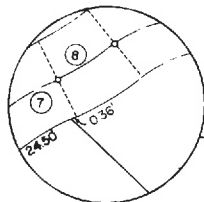
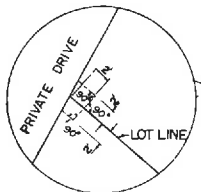


AMENDED P.A.D. FOR SVOB PARK TOWNHOMES

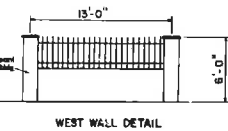
A PORTION OF TRACT D OF KNOELL GARDENS
AMENDED AS RECORDED IN BOOK 163,
PAGE 43 MCR AND A PORTION OF TRACT C
OF KNOELL GARDEN GROVES UNIT THREE



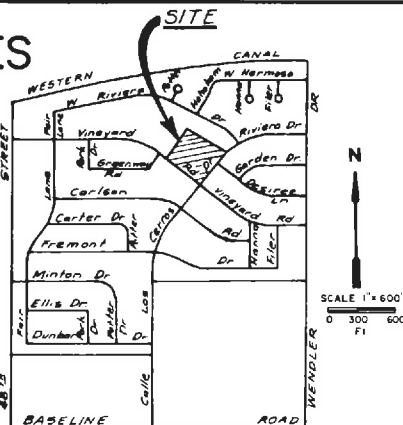
DETAIL A



DETAIL B
(TYPICAL)



WEST WALL DETAIL



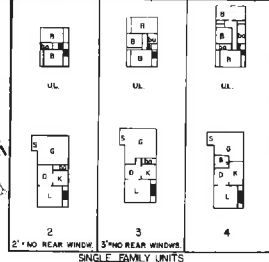
VICINITY MAP

CURVE DATA					
CURVE NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD
1	3700	87°02'34"	35.14	56.21	50.96
2	100.00	22°13'12"	19.64	38.78	38.54
3	100.00	25°10'38"	22.33	43.94	43.59
4	848.83	03°10'16"	23.50	46.98	46.97
5	848.83	01°06'57"	8.27	16.53	16.53
6	848.83	07°53'51"	58.59	117.00	116.91
7	50.00	37°59'26"	17.81	33.15	32.55
8	50.00	23°01'07"	10.18	20.09	19.95
9	50.00	23°52'23"	37.59	64.47	60.09
10	200.00	11°03'52"	19.37	38.62	38.56
11	100.00	19°26'31"	17.13	33.93	33.77
12	100.00	22°00'00"	19.44	38.40	38.16
13	662.47	05°12'09"	30.10	60.15	60.13
14	662.47	05°50'14"	33.77	67.49	67.46
15	662.47	09°54'10"	57.39	114.50	114.36

EXISTING VARIANCES

- Reduce minimum lot area from 5500 s.f. to 2000 s.f.
- Reduce minimum lot width from 40' to 35'
- Reduce minimum lot length from 90' to 60'
- Reduce required front yard setback from 25' to 0'
- Reduce required side yard setback from 10' to 0'
- Reduce required rear yard setback from 20' to 8'
- Reduce required street side yard setback from 25' to 8'
- Increase maximum allowed lot coverage from 40% to 80%.

The applicant has agreed to the following conditions:
1. All previous applicable ordinances of approval shall be observed.
2. The applicant shall install a water supply and sewer line to the street.



DEDICATION

State of Arizona
County of Maricopa SS

KNOW ALL MEN BY THESE PRESENTS: That Colonia Park Development, Inc., an Arizona Corporation as owner, has subdivided under the name of Svoob Park Townhomes, a subdivision of a portion of Tract D Knoell Gardens as recorded in Book 163, Page 43 of the Maricopa County Records and a portion of Tract C Knoell Garden Groves Unit Three as recorded in Book 166, Page 16 of the Maricopa County Records located in part of the S.W. 1/4 Section 32 T1N, R4E, G. & S. R. B. & M. Maricopa County, Arizona, as shown platted hereon and hereby publishes this plat as and for the plat of said Svoob Park Townhomes and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts, private drives, and easements constituting same, and each lot, tract and private drive shall be known by the number, letter, or name that is given to each respectively on said plat and that Colonia Park Development, Inc. hereby reserves Tracts A, B, and C for the use of the property owners of said Svoob Park Townhomes, Tracts D and E for private drives for access, emergency vehicles and public utilities easements, and the easements for use such as indicated on said plat.

COLONIA PARK DEVELOPMENT, INC. AS OWNER

By *Thomas Valente* Attest *[Signature]*
President Secretary

ACKNOWLEDGEMENT

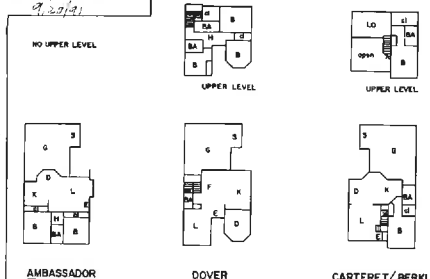
State of Arizona
County of Maricopa SS

On this the 30th day of March 1988, before me the undersigned officers personally appeared *Thomas Valente* who acknowledged themselves to be officers of Colonia Park Development, Inc., and they as such officers being authorized so to do executed the foregoing instrument for purposes therein contained by signing the name of the corporation as such officers.

In witness whereof I hereby set my hand and official seal:
By *[Signature]* Date 3/30/88
Notary Public

My Commission Expires 9/30/91

TYPICAL UNIT (THRU)



BREAKOUT OF TRACTS		
TRACT	USE	SIZE
A	PROPERTY OWNERS	2,115 AC
B	"	5,833 AC
C	"	2,012 AC
D	PRIVATE ACCESS DRIVE EMERGENCY VEHICLES & PUBLIC UTILITIES EASEMENT	4,005 AC
E	"	2,189 AC

LEGEND

- SUBDIVISION CORNER
- R.U.E. PUBLIC UTILITIES EASEMENT
- W.E. WATERLINE EASEMENT
- WATERLINE EASEMENT (SEE DETAIL 'B')
- (R.) RECORD
- S.E. SEWER EASEMENT
- PERPENDICULAR OR RADIAL LINE TO CENTERLINE OF PRIVATE DRIVE

ZONING	RTH
TOTAL AREA	3,335 ACRES
BUILDING AREA	38,400 S.F.
BUILDING COVERAGE	25% OF TOTAL SITE
NUMBER OF UNITS	26
DENSITY	7.8 UNITS/ACRES
PARKING REQUIRED	52 SPACES (4 GUESTS, 2 RECREATIONAL VEHICLE)
LANDSCAPING	6 UNITS/ACRES (INGRADES)
	22% OF TOTAL AREA

NOTE

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING
- SVOB PARK TOWNHOMES IS WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION E.
- COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133

APPROVALS

Approved by the Planning Department of the City of Tempe this day of *April* 1988

By *[Signature]*

Approved by the City Engineer of the City of Tempe this day of *April* 1988

By *[Signature]*

Approved by the City Council of the City of Tempe this day of *March* 1988

By *[Signature]* Mayor Attest *[Signature]* City Clerk

ENGINEERS CERTIFICATE

I, *[Signature]*, hereby certify that I am a Registered Land Surveyor of the State of Arizona; that this map consisting of one sheet correctly represents a survey made under my supervision during the month of *March* 1988; that the survey is true and complete as shown; that all the monuments actually exist or will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

3/13/88 1988 *[Signature]*
Dated REGISTERED LAND SURVEYOR No. 16202

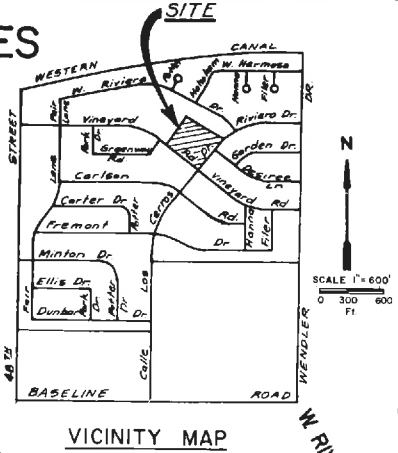
LIMITED USE AREA EASEMENT AS DEFINED IN AN ORDINANCE TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SVOB PARK TOWNHOMES ALSO KNOWN AS COLONIA PARK TOWN TOWNHOMES DATED THE 15TH DAY OF MARCH, 1988.

NON-CONSTRUCTED AREA EASEMENT AS DEFINED IN AN ORDINANCE TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SVOB PARK TOWNHOMES ALSO KNOWN AS COLONIA PARK TOWN TOWNHOMES DATED THE 15TH DAY OF MARCH, 1988.

STEELE ENGINEERING
4201 N 16TH ST SUITE 203
PHOENIX, ARIZONA 85016
PHONE (602) 265-0612

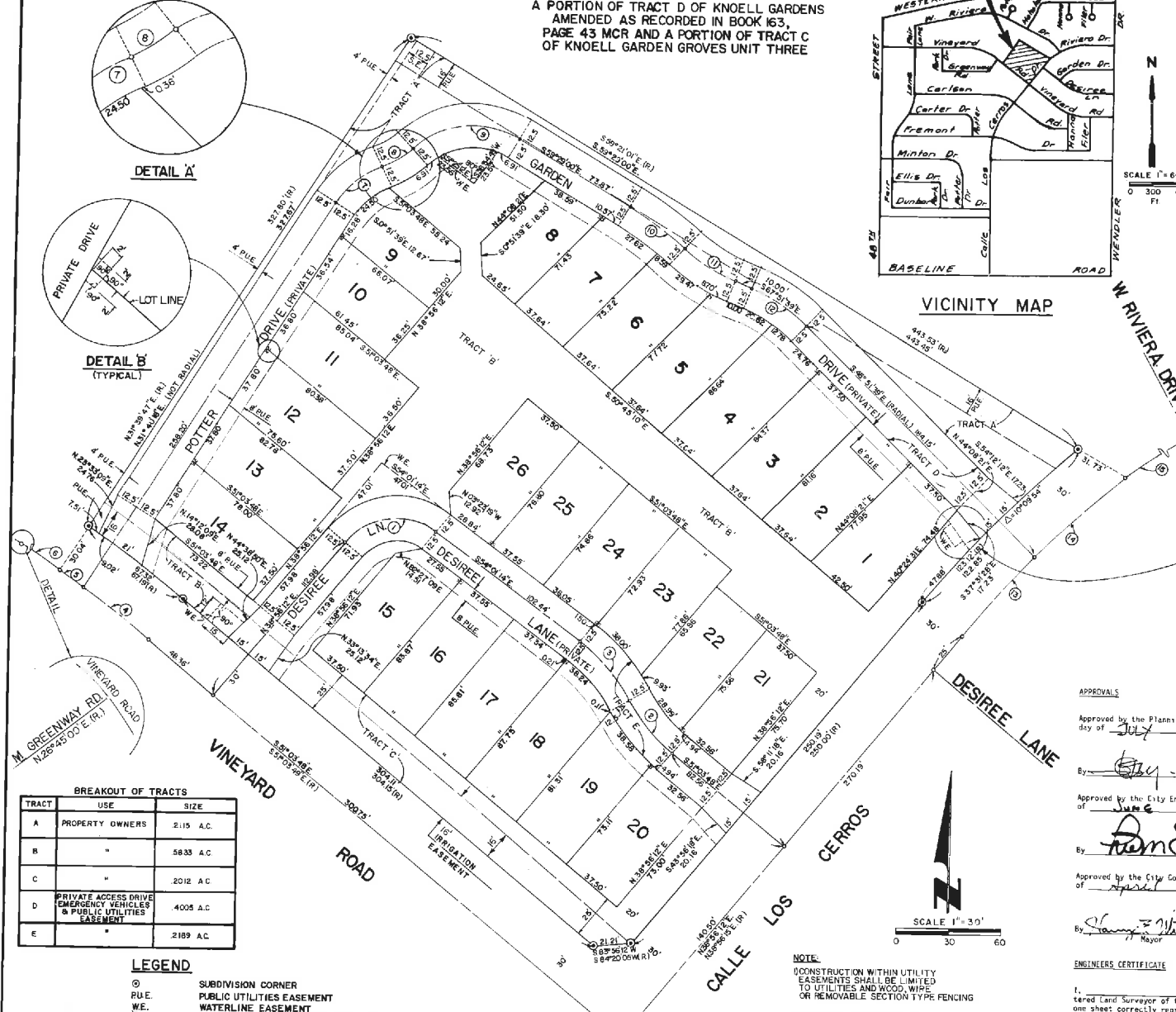
SVOB PARK TOWNHOMES

A PORTION OF TRACT D OF KNOELL GARDENS
AMENDED AS RECORDED IN BOOK 163,
PAGE 43 MCR AND A PORTION OF TRACT C
OF KNOELL GARDEN GROVES UNIT THREE



CURVE DATA					
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10	200.00'	11°03'52"	19.37'	38.62'	38.56'
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12	50.00'	22°00'00"	19.44'	38.40'	38.16'
13	662.47'	05°42'09"	30.10'	60.15'	60.13'
14	662.47'	05°50'14"	30.77'	67.49'	67.46'
15	662.47'	09°58'10"	57.39'	114.50'	114.36'

- VARIANCES**
1. Reduce minimum lot area from 5500 s.f. to 2000 s.f.
 2. Reduce minimum lot width from 40' to 35'.
 3. Reduce minimum lot length from 90' to 60'.
 4. Reduce required front yard setback from 25' to 0'.
 5. Reduce required side yard setback from 10' to 0'.
 6. Reduce required rear yard setback from 20' to 0'.
 7. Reduce required street side yard setback from 25' to 0'.
 8. Increase maximum allowed lot coverage from 40% to 90%.



BREAKOUT OF TRACTS		
TRACT	USE	SIZE
A	PROPERTY OWNERS	2,115 A.C.
B	"	5833 A.C.
C	"	2012 A.C.
D	PRIVATE ACCESS DRIVE, EMERGENCY VEHICLES & PUBLIC UTILITIES EASEMENT	4,005 A.C.
E	"	2,189 A.C.

- LEGEND**
- SUBDIVISION CORNER
 - P.U.E. PUBLIC UTILITIES EASEMENT
 - W.E. WATERLINE EASEMENT
 - WATERLINE EASEMENT (SEE DETAIL 'B')
 - (R) RECORD
 - SE SEWER EASEMENT
 - PERPENDICULAR OR RADIAL LINE TO CENTERLINE OF PRIVATE DRIVE

NOTE:
CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
SVOB PARK TOWNHOMES IS WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION E.
COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133

APPROVALS

Approved by the Planning Department of the City of Tempe this day of July 1986

By [Signature] day

Approved by the City Engineer of the City of Tempe this 30th day of June 1986

By [Signature]

Approved by the City Council of the City of Tempe this 10th day of April 1986

By [Signature] Mayor Attest [Signature] City Clerk

ENGINEERS CERTIFICATE

I, [Signature], hereby certify that I am a Registered Land Surveyor of the State of Arizona; that this map consisting of one sheet correctly represents a survey made under my supervision during the month of July 1986; that the survey is true and complete as shown; that all the monuments actually exist or will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

3/13/86 1986 [Signature] REGISTERED LAND SURVEYOR No. 16202

DEDICATION

State of Arizona
County of Maricopa SS

KNOW ALL MEN BY THESE PRESENTS: That Colonia Park Development, Inc., an Arizona Corporation as owner, has subdivided under the name of Svob Park Townhomes, a subdivision of a portion of Tract D Knoell Gardens as recorded in Book 163, Page 43 of the Maricopa County Records and a portion of Tract C Knoell Garden Groves Unit Three as recorded in Book 106, Page 16 of the Maricopa County Records located in part of the W. 1/2 of Section 32, T1N, R4E, G. & S. R. B. & M. Maricopa County, Arizona, as shown platted herein and hereby publishes this plat as and for the plat of said Svob Park Townhomes and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts, private drives, and easements constituting same, and each lot, tract and private drive shall be known by the number, letter, or name that is given to each respectively on said plat, and that Colonia Park Development, Inc. hereby resumes Tracts A, B, and C for the use of the property owners of said Svob Park Townhomes, Tracts D and E for private drives for access, emergency vehicles, and public utilities easements, and the easements for use such as indicated on said plat.

COLONIA PARK DEVELOPMENT, INC. AS OWNER

By [Signature] Attest [Signature]

ACKNOWLEDGEMENT

State of Arizona
County of Maricopa SS

On this the 18 day of June 1986, before me the undersigned officers personally appeared [Signature] who acknowledged themselves to be officers of Colonia Park Development, Inc., an Arizona Corporation, and they as such officers being authorized so to do executed the foregoing instrument for purposes therein contained by signing the same of the corporation as such officers.

In witness whereof I hereby set my hand and official seal

By [Signature] Date 6-18-86
Notary Public

My Commission Expires
My Commission Expires Oct. 15, 1988

JUL 1 1986-10 26

STEELE ENGINEERING
4201 N. 16TH ST. SUITE 203
PHOENIX, ARIZONA 85016
PHONE (602) 265-0612

