

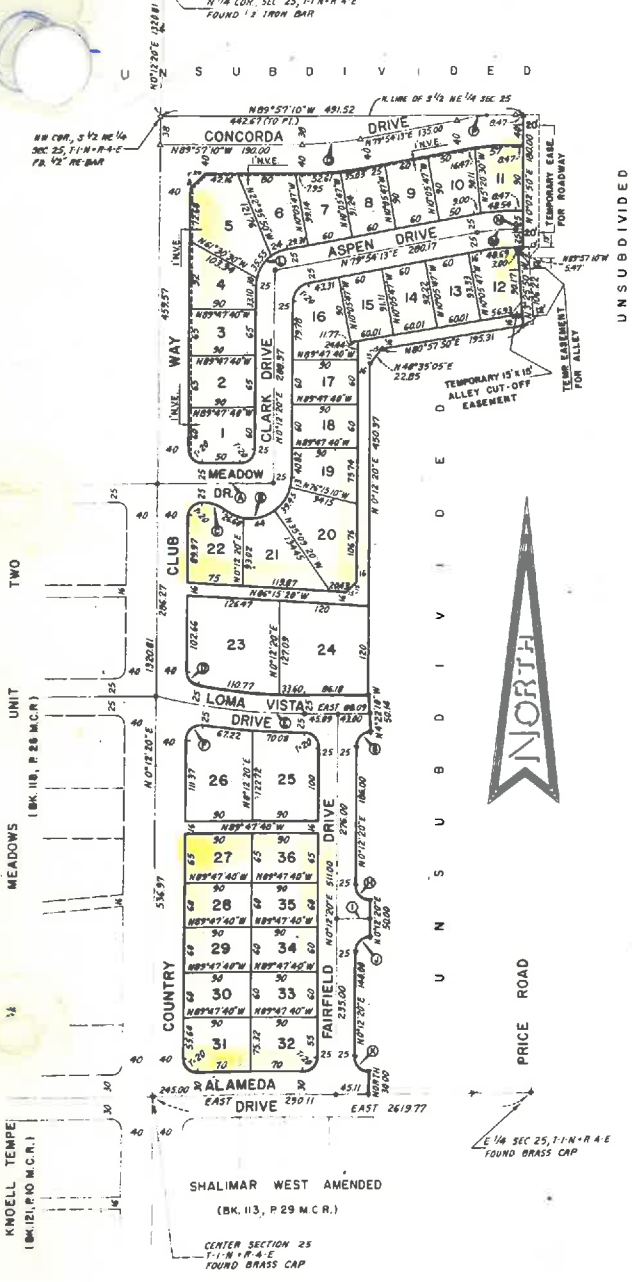
SANTO TOMAS UNIT ONE

A SUBDIVISION AND PLANNED RESIDENTIAL DEVELOPMENT
 LOCATED IN PART OF THE S 1/2 NE 1/4 SECTION 25, T-1-N R-4-E, G & S.R.B. & M.
 MARICOPA COUNTY, ARIZONA

HAVILL ENGINEERING CO.

3015 E THOMAS RD
 PHOENIX, ARIZONA 854-3210
 SCALE 1"=100'

ADDITIONAL DATA				
BEARING	LENGTH	DELTA	RADIUS	TANGENT
N89°47'40"W	155.00			
	123.05	128°11'13"	55.00	
	334.2	38°11'13"	50.14	
		79°14'33"	20.00	
	202.06	14°40'30"	781.80	101.60
	314.6	89°32'43"	20.00	
	314.6	89°47'40"	20.07	20.00
	31.38	30°12'41"	19.97	20.00
	45.00			
	314.6	89°47'40"	20.07	20.00
	31.38	30°12'41"	19.97	20.00
	51.55	79°14'33"	50.00	
	53.11	10°08'37"	300.00	24.67
	84.7			
	80.55	10°08'37"	455.00	40.38
	80.55	10°08'37"	455.00	40.38



March 11, 1971. Tempe City Council amended the conditions of approval of Santo Tomas as follows:

- To permit swimming pools in the front yard with a setback of 3 ft. instead of 7 ft. from the property line.
- To permit a reduction in the required rear yard from 10 ft. to 6 ft.

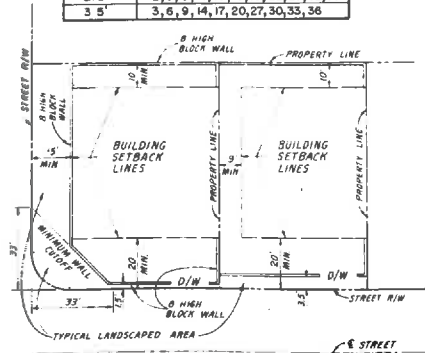
PATIO HOUSE BUILDING SETBACKS

FRONT	20 FEET
REAR	10 FEET
SIDE (on one side only)	9 FEET
SIDE STREET	15 FEET

8' HIGH BLOCK WALLS TO HAVE A STAGGERED FRONT SETBACK OF 15' TO 3.5' FROM PROPERTY LINE AS INDICATED ON EACH PATIO HOUSE LOT. ON CORNER LOTS, THE BLOCK WALLS ARE TO HAVE 33' CUTOFFS, AS SHOWN ON DETAIL, TO PROVIDE A CLEAR SIGHT TRIANGLE.

MAXIMUM BUILDING AREA TO BE 50% OF TOTAL LOT AREA

SETBACK	LOT NUMBER
1 5'	1, 4, 7, 10, 12, 15, 18, 21, 28, 31, 34
2 5'	2, 3, 8, 11, 13, 16, 19, 22, 29, 32, 35
3 5'	3, 6, 9, 14, 17, 20, 27, 30, 33, 36



TYPICAL BUILDING & WALL SETBACK DETAIL

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 1970.

Melvin R. Havill
 MELVIN R. HAVILL

1-29-70
 DATE

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT THE ARIZONA TITLE INSURANCE AND TRUST COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF SANTO TOMAS-UNIT ONE LOCATED IN PART OF THE S 1/2 NE 1/4 SECTION 25, T-1-N R-4-E, G & S.R.B. & M, MARICOPA COUNTY, ARIZONA, SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID SANTO TOMAS UNIT ONE AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND ALLEYS CONSTITUTING SAME AND THAT EACH LOT AND EACH STREET SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH, RESPECTIVELY, ON SAID PLAT, AND THE ARIZONA TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND ALLEYS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ARIZONA TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE, HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 21ST DAY OF NOVEMBER, 1970.

ARIZONA TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE

BY: [Signature] ATTEST: [Signature]
 ASSISTANT VICE-PRESIDENT ASSISTANT - SECRETARY

STATE OF ARIZONA } S.S.
 COUNTY OF MARICOPA }

ON THIS, THE 21ST DAY OF NOVEMBER, 1970, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED [Signature] AND [Signature] WHO ACKNOWLEDGED THEMSELVES TO BE ASSISTANT VICE-PRESIDENT AND ASSISTANT-SECRETARY, RESPECTIVELY, OF THE ARIZONA TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, AND THAT THEY AS SUCH OFFICERS, RESPECTIVELY, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION AS TRUSTEE, BY THEMSELVES AS SUCH OFFICERS, RESPECTIVELY. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: [Signature]
 MY COMMISSION EXPIRES: _____

APPROVALS:

APPROVED BY: [Signature] DATE _____
 PLANNING DIRECTOR

APPROVED BY: [Signature] DATE 11-23-70
 CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA
 THIS 21ST DAY OF NOVEMBER, 1970.

BY: _____ ATTEST: [Signature]
 MAYOR CLERK

NOTES: INDICATES CORNER THIS SUBDIVISION SET OR FOUND ON OTHER MONUMENT, AS INDICATED (OUND; B.C. = BRASS CAP; H.M. = HANDHOLE)

INDICATES COMMON CORNER OF THIS SUBDIVISION ADJACENT SUBDIVISION(S)

N.L.E. INDICATES NON-VEHICULAR ACCESS EASEMENT
 U.E. INDICATES EASEMENT FOR PUBLIC UTILITIES.
 U.G. INDICATES EASEMENT FOR UNDERGROUND ELECTRIC POWER LINES AND FACILITIES
 S.E. INDICATES EASEMENT FOR SEWER LINES
 ALL UTILITIES TO BE INSTALLED UNDERGROUND

INDICATES EASEMENT FOR ELECTRIC TRANSFORMER (7'x7' Minimum Size).

ALLEY

Build no fence on alley side of transformer easement.

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