

**FINAL P.A.D./ SUBDIVISION PLAT  
OF  
SHADY LANE ESTATES  
A SUBDIVISION OF A PORTION OF THE  
SE 1/4 OF SECTION 14 T-1S, R-4E  
G&SRB&M MARICOPA COUNTY, ARIZONA**

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OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
**95-0560273**  
09/15/95 11:31

CONDITIONS OF FINAL CITY COUNCIL APPROVAL:

APPROVAL OF ZON-95.05 SPD-95.21 AND SBD-95.22 ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. Public Works Department approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - a. Off-site improvements to bring roadways to current standards include:
    - (1) Water lines and fire hydrants.
    - (2) Sewer lines.
    - (3) Storm drains.
    - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter and related amenities.
  - b. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees.
    - (2) Water and/or sewer participation charges.
    - (3) Inspection and testing fees.
2. a. All street dedications shall be made within six (6) months of Council approval.
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed under ground prior to issuance of occupancy permit for this (re)development in accordance with Ordinance No. 88-85.
3. Approval of CC&R's in a form acceptable to the City Attorney and Community Development Director must take place prior to recordation of the plat/P.A.D. These CC&R's shall provide that: (a) a Homeowners Association will repair any damage or graffiti on the exterior side of the subdivision perimeter wall within seven (7) days of written notification by either City or adjacent property owners, and will ultimately be responsible for maintaining all common area tracts/easements according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and Community Development Director, and (b) that all dwelling units are limited to one story in height with the ground floor no more than three feet above adjacent grade and (c) that none of the original thirteen lots can be split.
4. No variances may be created by future property lines without prior approval of the City of Tempe.
5. Preliminary (or a Final version of the) Planned Area Development Plat to be recorded within one year of date of Council approval or variances shall be deemed null and void.
6. Building permit shall be obtained and substantial construction commenced within two (2) years of the date of Council approval or the R1-6 zoning shall automatically revert to AG.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. Plat to be modified to list Subdivision Ordinance waivers prior to recordation in Final form.
9. A Final Subdivision Plat/Planned Area Development must be approved by City Council prior to issuance of any construction permits for this project.
10. The developer will install a gutter, radius curb and street light along with off-site improvements at the end of Willow Drive at the same time as the private street in this subdivision is constructed.

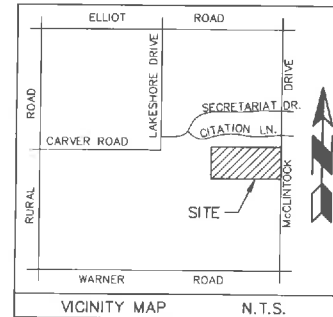
11. Final P.A.D./Plat to be modified to reflect a bridge path tract/easement that tapers from no less than seven (7) feet at the Northwest corner to zero feet at the West right-of-way line for Willow Drive, and to reflect the technical comments on the 2/15/95 staff markup.
12. Street name and construction details based on soil test to be approved by Public Works Department prior to recordation of Final Plat/P.A.D.
13. Dwelling units in this subdivision are limited to one story in height with the ground floor no more than three (3) feet above adjacent grade.
14. Details regarding the entrance area shall be resolved with Transportation staff, and the details for the entry gate, all walls and the landscaping and lighting in all tracts and pedestrian walkway to be resolved with Design Review and Police staff prior to placing the Final Plat/P.A.D. on any City Council agenda.
15. PAD and CC&R's shall be modified prior to recordation to reflect that no gates are permitted in the perimeter wall of any individual lot.
16. Width of landscape tract/easement to be resolved (between neighbors and developer) prior to City Council action.

VARIANCES:

- a. Reduce the minimum required front yard setback from 40' to 30'.
- b. Reduce the minimum required side yard setback from 20' to 15'.
- c. Reduce the minimum required lot depth from 150' to 145' (119' for lots #6-8)
- d. Increase the maximum allowed height of all freestanding walls within 40' of the street property line on McClintock Drive from 4' to 8'.

SUBDIVISION ORDINANCE WAIVER:

Cul-de-sac street more than four hundred feet long.



DEDICATION STATEMENT FOR SHADY LANE ESTATES

Know all men by these presents: That MICHAEL L. KEPP, an unmarried man, and WARD GILBERT and JANET M. GILBERT, husband and wife, have subdivided under the name SHADY LANE ESTATES that part of the North half of the North half of the Northeast quarter of the Southeast quarter of Section 14, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, shown plotted hereon and hereby declare that said plat sets forth the location and gives the dimensions of the lots, tract and street constituting same, and that each lot, tract and street shall be known by the number or name or letter that is given each respectively on said plat; and that MICHAEL L. KEPP, WARD GILBERT, and JANET M. GILBERT hereby dedicate to the public for use as such McClintock Drive as shown on this plat. Easements are hereby dedicated for the uses shown hereon. Tract A is hereby dedicated as a private street and as an easement for public utilities, refuse collection, emergency and service type vehicles, and pedestrian access.

IN WITNESS WHEREOF: Michael L. Kepp  
Ward Gilbert  
Janet M. Gilbert

have hereunto caused their names to be signed this 8<sup>th</sup> day of August 1995.

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
County of Maricopa } ss.

Before me the undersigned, MICHAEL L. KEPP, WARD GILBERT, and JANET M. GILBERT who acknowledged themselves to be the persons whose names are subscribed to the within instrument, have executed the foregoing instrument for the purposes therein contained.  
Date 8/8/95 By Richard H. Brady

My Commission Expires: 10/1/98

ASSURED WATER SUPPLY  
Shady Lane Estates, shown plotted hereon, is within an area designated as having an assured water supply, pursuant to A.R.S. 45-576, subsection-E.

- NOTES
1. All utilities to be installed underground.
  2. Electric lines to be constructed underground as required by the Arizona Corporation Commission General order U-48.
  3. Only 3' high walls maximum will be permitted in front yards.

FLOOD PLAIN DESIGNATION

The above subject subdivision, situated on the West side of McClintock Drive in the City of Tempe, Arizona, lies within an area designated "ZONE X" in Community No. D40054, Panel No. 2835-F dated December 3, 1993, and is not within the limits of a 100 year flood plain, although being subject to shallow (less than 1 foot depth) sheet flows as determined by the Federal Emergency Management Agency under that circumstance.

BASIS OF BEARING

The East line of Section 14, Township 1 South, Range 4 East of the G&SRB&M per the City of Tempe Municipal Survey Control Coordinates.  
Said Bearing = N 00°05'25" W

APPROVALS

Approved by Richard H. Brady (Community Development Director) Sept. 14, 1995 Date

Approved by Richard H. Brady (City Engineer) 9-14-95 Date

Approved by the Council of the City of Tempe, Arizona, this 24<sup>th</sup> day of August 1995.

By Richard H. Brady

Attest: Richard H. Brady City Clerk



CERTIFICATE OF SURVEY

I, Dennis H. Brady, hereby certify that I am a Registered Land Surveyor of the State of Arizona and that this Map, consisting of two sheets, correctly represents a Survey made under my supervision during the month of June 1994, that the Survey is true and the complete as shown, that all monuments exist or will be set as shown, that their positions are accurately shown and that said monuments are sufficient to enable the survey to be retraced.

Dennis H. Brady 6051 9/8/95  
REGISTERED LAND SURVEYOR REG. NO. DATE

		BRADY+AULERICH & ASSOCIATES, INC. CIVIL ENGINEERING • LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (602) 838-4000 Fax (602) 345-9259	
		DATE <u>9/01/95</u> SCALE:	CHECKED BY: <u>Richard H. Brady</u> JOB NO. 94-05-12

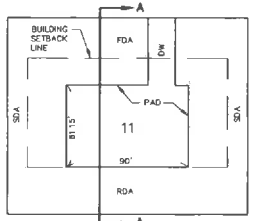
# FINAL P.A.D./ SUBDIVISION PLAT OF SHADY LANE ESTATES A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 14 T-1S, R-4E G&SRB&M MARICOPA COUNTY, ARIZONA

**DEPRESSED LOT RETENTION ANALYSIS**

LOT NO.	LOT AREA	STREET AREA	REQUIRED	PROVIDED
1	26,009 SF	3,783 SF	5,277 CF	5,999 CF
2	26,009 SF	3,783 SF	5,277 CF	5,999 CF
3	26,031 SF	3,783 SF	5,277 CF	5,999 CF
4	26,031 SF	3,783 SF	5,277 CF	5,999 CF
5	25,990 SF	3,783 SF	5,277 CF	5,999 CF
6	27,009 SF	3,783 SF	5,277 CF	5,999 CF
7	30,271 SF	1,750 SF	8,084 CF	8,186 CF
8	27,042 SF	3,783 SF	5,277 CF	5,999 CF
9	26,015 SF	3,783 SF	5,277 CF	5,999 CF
10	26,015 SF	3,783 SF	5,277 CF	5,999 CF
11	26,015 SF	3,783 SF	5,277 CF	5,999 CF
12	26,015 SF	3,783 SF	5,277 CF	5,999 CF
13	26,015 SF	3,783 SF	5,277 CF	5,999 CF
TOTAL	11,172 SF	2,041 SF	2,511 CF	2,881 CF
U.S. AREA	12,589 SF	2,250 SF	2,818 CF	3,208 CF

**CURVE DATA**

①	Δ = 45°07'34"	R = 45.00'	L = 35.44'
②	Δ = 69°33'31"	R = 45.00'	L = 69.55'
③	Δ = 93°38'49"	R = 45.00'	L = 73.55'
④	Δ = 50°02'48"	R = 45.00'	L = 69.15'
⑤	Δ = 09°51'30"	R = 30.00'	L = 5.16'
⑥	Δ = 12°28'24"	R = 30.00'	L = 6.53'
⑦	Δ = 22°19'54"	R = 30.00'	L = 11.09'
⑧	Δ = 15°19'07"	R = 30.00'	L = 8.01'
⑨	Δ = 07°01'52"	R = 30.00'	L = 3.88'
⑩	Δ = 22°19'59"	R = 30.00'	L = 11.09'



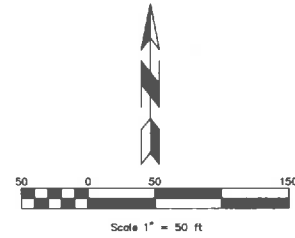
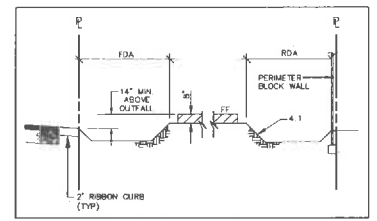
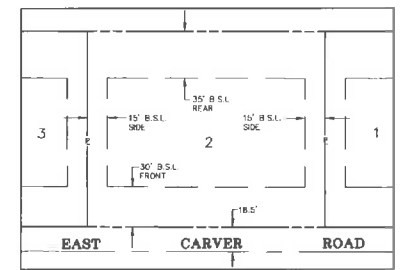
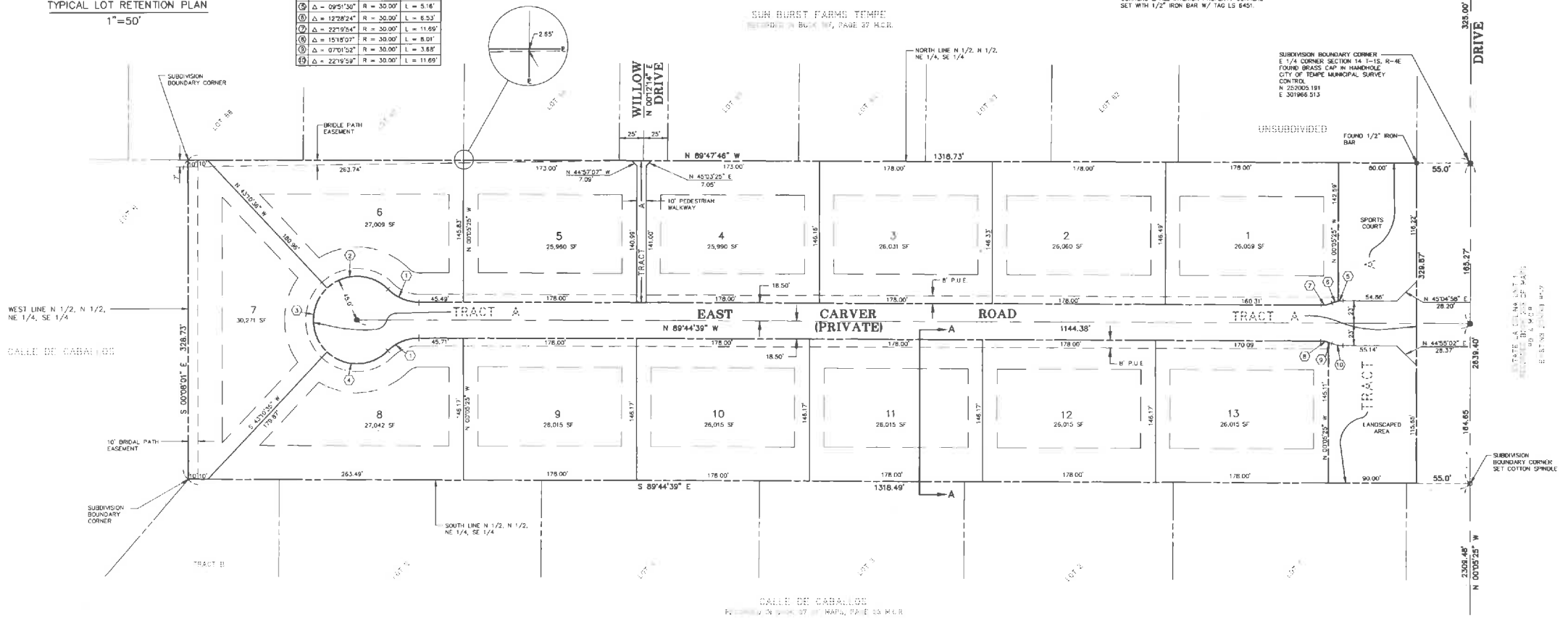
TYPICAL LOT RETENTION PLAN  
1"=50'

**LEGEND**

P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
FDA	FRONT DEPRESSED AREA
RDA	REAR DEPRESSED AREA
SDA	SIDE DEPRESSED AREA
⊙	CITY OF TEMPE BRASS CAP
FF	FINISH FLOOR
FG	FINISH GRADE
DW	DRIVEWAY

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NOTE:  
EXCEPT AS SHOWN ALL SUBDIVISION BOUNDARY CORNERS & ALL INTERIOR PROPERTY CORNERS SET WITH 1/2" IRON BAR W/ TAG LS 6451.



SE CORNER SECTION 14 T-1S, R-4E  
FOUND BRASS CAP IN HANDHOLE  
CITY OF TEMPE MUNICIPAL SURVEY  
CORNER  
N 248265.793  
E 301970.671

	<b>BRADY•AULERICH &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERING & LAND SURVEYING 1030 E. Guadalupe Road Tempe, Arizona 85283 Phone (602) 839-4000 Fax (602) 345-9259 DENNIS M. BRADY P.L.S. ROBERT M. HERMON P.E. CHRISTOPHER E. AULERICH P.L.S.	
	<b>SHADY LANE ESTATES</b>	
DATE 9/01/95	DRAWN BY GWV, ACL	CHECKED BY RHH
SCALE 1" = 50'	JOB NO. 94-05-12	