

DEDICATION

STATE OF ARIZONA | SS
 COUNTY OF MARICOPA |

KNOW ALL MEN BY THESE PRESENTS:

THAT C.H.I. CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SIERRA TEMPE UNIT 4, A SUBDIVISION, A PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SIERRA TEMPE UNIT 4 AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND THAT C.H.I. CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES TRACTS A, B, C, D, E, F, G, H, I AND J ARE HEREBY ESTABLISHED FOR PURPOSES AS SET FORTH IN THE TABLE SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, C.H.I. CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAS HEREBY CAUSED THE CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED AGENT, THEREUNTO DULY AUTHORIZED THIS 21st DAY OF August, 1993.

BY: *Curt Nelson*
 CURT NELSON, VICE PRESIDENT
 C.H.I. CONSTRUCTION COMPANY

ACKNOWLEDGEMENT

STATE OF ARIZONA | SS
 COUNTY OF MARICOPA |

ON THIS 21st DAY OF August, 1993 BEFORE ME, CURT NELSON PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE VICE PRESIDENT OF C.H.I. CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE, AS VICE PRESIDENT, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN BY SIGNING IN THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS VICE PRESIDENT.

IN WITNESS WHEREOF:

I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: *Linda Victor* 8/26/93
 LINDA VICTOR, NOTARY PUBLIC

CONDITIONS OF APPROVAL:

SBD 92 37, SBD 93 23

SPD 93 24 FINAL PLANNED AREA DEVELOPMENT FOR SIERRA TEMPE UNIT 4 (FORMERLY TEMPE LEGACY) CONSISTING OF 151 LOTS AND 10 TRACTS ON 23.27 NET ACRES, INCLUDING THE FOLLOWING:

- VARIANCE M: REDUCE THE REQUIRED SIDE YARD SETBACK FROM 5 FEET TO 3 FEET
- SPD 92 36 PRELIMINARY PLANNED AREA DEVELOPMENT FOR TEMPE LEGACY CONSISTING OF 151 LOTS AND 10 TRACTS ON 23.27 NET ACRES, INCLUDING THE FOLLOWING:

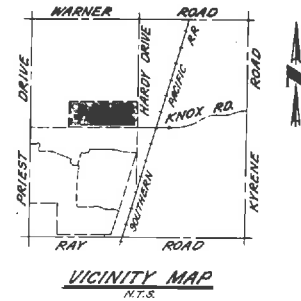
- VARIANCES:
 - A. REDUCE THE REQUIRED FRONT YARD SETBACK FROM 25 FEET TO 20 FEET (15 FEET BASED ON 30 FOOT RIGHT OF WAY)
 - B. REDUCE THE REQUIRED SIDE YARD SETBACK FROM 5 FEET TO 3 FEET
 - C. REDUCE THE REQUIRED STREET SIDE YARD SETBACK FROM 25 FEET TO 5 FEET (BASED ON 30 FOOT RIGHT OF WAY)
 - D. REDUCE THE REQUIRED REAR YARD SETBACK FROM 31 FEET TO 22 FEET (AND FROM 31 FEET TO 11 FEET TO ALLOW OPTIONAL PATIO COVERS FOR MODELS #1300 AND #1420) FOR MULTI-STORY BUILDINGS ADJACENT TO ONE FAMILY RESIDENTIAL DISTRICT
 - E. REDUCE THE REQUIRED MINIMUM ON-SITE DRIVE LENGTH FROM 20 FEET TO 15 FEET (BASED ON 30 FOOT RIGHT OF WAY)
 - F. REDUCE THE REQUIRED MINIMUM LOT AREA PER DWELLING UNIT FROM 5,500 S.F. TO 4,725 S.F.
 - G. INCREASE THE REQUIRED MAXIMUM ALLOWED LOT COVERAGE FROM 40% TO 45%
 - H. REDUCE REQUIRED H.V. PARKING FROM 16 SPACES TO 8 SPACES
 - I. REDUCE REQUIRED GUEST PARKING FROM 32 SPACES TO 8 SPACES
 - J. WAIVE REQUIRED LANDSCAPING (15 GALLON TREES, 15 FEET ON CENTER) ON ALL INTERNAL REAR YARD PROPERTY LINES BETWEEN LOTS
 - K. WAIVE REQUIRED FRONT YARD LANDSCAPING (15 GALLON AND/OR 24 INCH BOX TREES, 10 FEET ON CENTER) ALONG ALL STREET FRONTAGES
 - L. INCREASE REQUIRED TREE SPACING FROM 10 FEET TO 24 FEET BETWEEN PROJECT AND ADJACENT SINGLE-FAMILY RESIDENTIAL DISTRICT ALONG THE WEST AND NORTH PROPERTY LINES

1. APPROVAL OF CCR'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDATION OF THE PLAN OR PLAT. THESE CCR'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING ALL COMMON AREA LANDSCAPING ON THE SITE INCLUDING BOTH ARTERIAL FRONTAGES, 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
2. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE
3. VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OR VARIANCE SHALL BE DEEMED NULL AND VOID.
4. BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO (2) YEARS OF THE DATE OF COUNCIL APPROVAL OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION
5. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING ARCHEOLOGICAL ARTIFACTS ON THIS SITE
6. ON ALL DORMIT LOTS, DWELLING UNITS SHALL BE BUILT SO THAT THE DRIVEWAY IS ADJACENT TO THE REAR PROPERTY LINE
7. ALL MECHANICAL EQUIPMENT SHALL BE GROUND MOUNTED AND SCREENED ACCORDING TO ORDINANCE REQUIREMENTS.
8. KNOX ROAD SHALL BE FULLY IMPROVED TO WITHIN 73 FEET OF THE EAST RIGHT OF WAY LINE OF PRIEST AS PART OF THIS DEVELOPMENT.
9. MEANDERING 10 FOOT BIKEPATH, LIGHTING AND LANDSCAPING TO BE INSTALLED WITH THIS DEVELOPMENT AS SHOWN ON PLAN. DETAILS TO BE RESOLVED WITH DESIGN REVIEW STAFF PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT. HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING ONCE INSTALLED.
10. WALLS RETURNING FROM SIDE PROPERTY LINES TO HOMES SHALL BE MASONRY WITH STUCCO AND PAINT TO MATCH BUILDINGS
11. UPGRADED ELEVATIONS SHALL BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO ISSUANCE OF A BUILDING PERMIT. SHOULD THE FLOOR PLANS OR ELEVATIONS BE CHANGED AFTER THAT TIME FROM THOSE SUBMITTED WITH THIS REQUEST, THEY SHALL ALSO BE REVIEWED BY THE DESIGN REVIEW BOARD PRIOR TO CONSTRUCTION

PRELIMINARY AND FINAL PLAT AND P.A.D. FOR SIERRA TEMPE UNIT 4

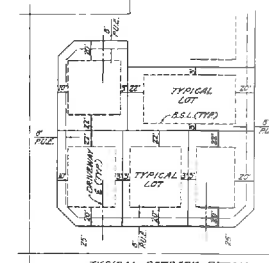
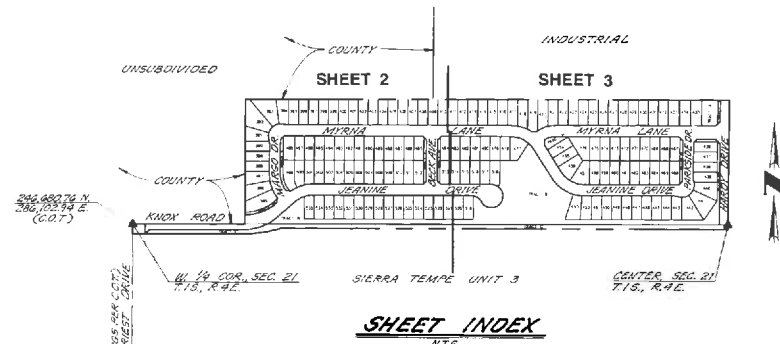
A SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

STATE OF ARIZONA | SS
 County of Maricopa |
 I hereby certify that the within instrument was filed and recorded at request of
Continental Homes, Inc.
 2/1/93 10216
 in Book 365
 on page 29
 Witness my hand and official seal the day and year above said.
 Notary Public
 County Recorder
 By *Frank A. Longenecker*
 Deputy Recorder
 93-592077
 RECORDING NUMBER



LEGEND

- INDICATES CORNER OF THIS SUBDIVISION SET BRASS CAP UPON COMPLETION OF JOB, PER M.A.G. STD. DET. 120-1, TYPE "B"
- INDICATES CENTER LINE IMPROVEMENT SET BRASS CAP UPON COMPLETION OF JOB, PER M.A.G. STD. DET. 120-1, TYPE "D"
- INDICATES CORNER OF THIS SUBDIVISION SET SURVEY MONUMENT PER M.A.G. STD. DET. 120-1, TYPE "C"
- INDICATES CURVE TABLE NUMBER
- INDICATES SECTION CORNER (ROUND BRASS CAP IN HANDHOLD)
- INDICATES BUILDING SETBACK LINE
- INDICATES PUBLIC UTILITY EASEMENT
- INDICATES EXIST. CORNER, SIERRA TEMPE UNIT 3



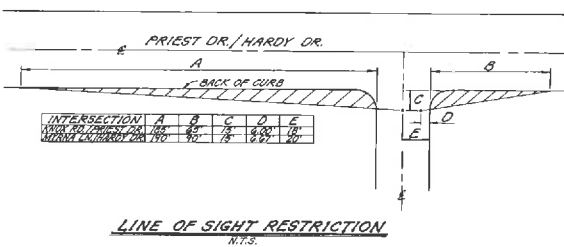
SHEET INDEX
 N.T.S.

NOTES:

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON OR OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS, EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, ASPHALT OR GRASS. THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
2. THE OWNERS OF TRACTS B, C, D, E, F, G, H, I, AND J, IDENTIFIED AS DRAINAGE EASEMENTS ON THIS PLAT ARE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SAID TRACTS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE TEMPE CITY ENGINEER PURSUANT TO ORDINANCE NO. 879-1
3. NO BUILDINGS OR STRUCTURES OF ANY SORT MAY BE CONSTRUCTED WITHIN SAID TRACTS B, C, D, E, F, G, H, I, AND J, WHICH MAY IMPEDE THE FLOW OF WATER WITHIN SAID TRACTS

CAUTION: HIGH PRESSURE GAS LINE

NO DEEP-ROOTED TREES OR SHRUBS ARE TO BE PLANTED, AND NO BUILDINGS, ROAD, EXCAVATION, CUT, FILLS, GRADING, OBSTRUCTION, STRUCTURE OR UTILITIES ARE TO BE CONSTRUCTED WITHIN OR ACROSS THE RIGHT-OF-WAY OF EL PASO NATURAL GAS COMPANY, WITHOUT ITS WRITTEN CONSENT. ANY INQUIRIES ARE TO BE ADDRESSED TO EL PASO NATURAL GAS COMPANY, P.O. BOX 1482, EL PASO, TEXAS 79978. ATTENTION: RIGHT-OF-WAY DEPARTMENT. ANY APPROVED CONSTRUCTION WITHIN SAID RIGHT-OF-WAY WILL THEN BE IN ACCORDANCE WITH THE SPECIFICATIONS OF EL PASO NATURAL GAS COMPANY.



LINE OF SIGHT RESTRICTION
 N.T.S.

NO STRUCTURES HIGHER THAN THIRTY (30) INCHES SHOULD BE PLACED WITHIN THE CROSSHATCHED AREA SHOWN ABOVE. LANDSCAPING SHOULD BE LIMITED TO THIRTY (30) INCHES MAXIMUM WATER, HEIGHT OR GROUND COVER, SOME WIDELY SPACED TREES WITH SIX (6) FEET MINIMUM CANOPIES MAY BE USED BUT MUST NOT CREATE A "POCKET FENCE" EFFECT. ALL TREES SHOULD BE LOCATED A MINIMUM OF FIVE (5) FEET BACK OF CURB IN AREAS WITHOUT SIDEWALKS, A FOUR (4) FOOT WIDE WALKABLE SURFACE, FREE OF OBSTRUCTIONS, SHOULD BE PROVIDED ADJACENT TO THE CURB.

NOTE: SEE SHEET 2 OF 3 FOR CURVE DATA TABLE

TRACT TABLE			
NAME	OWNERSHIP	USE	ACREAGE
A	SIERRA TEMPE UNIT 4 HOMEOWNER'S ASSOCIATION	RECREATIONAL VEHICLE STORAGE FACILITY	0.191
B	-	COMMON USE, LANDSCAPING, DRAINAGE, PUBLIC ACCESS, BIKEPATH, PUBLIC UTILITY EASEMENT AND PRIVATE IRRIGATION EASEMENT	3.271
C	-	-	1.221
D	-	COMMON USE, LANDSCAPING, AND DRAINAGE	0.044
E	-	-	0.068
F	-	-	0.054
G	-	-	0.054
H	-	-	0.071
I	-	-	0.054
J	-	-	0.028

NOTE:
 ONCE THE BIKEPATH HAS BEEN INSTALLED PURSUANT TO CITY SPECIFICATIONS AND ACCEPTED BY THE CITY, THE CITY WILL THEREAFTER ACCEPT FULL RESPONSIBILITY FOR ALL MAINTENANCE ASSOCIATED WITH THE COMMUNITY BIKEPATH SYSTEM INCLUDING THE BIKEPATH SURFACE AND LIGHTING SYSTEM.

CERTIFICATION

I, LARRY E. SULLIVAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 1993, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN 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.

BY: LARRY E. SULLIVAN
 REGISTERED LAND SURVEYOR
 REGISTRATION #22782
 COE & VAN LOO CONSULTANTS, INC.



ASSURED WATER SUPPLY

THE SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

APPROVALS

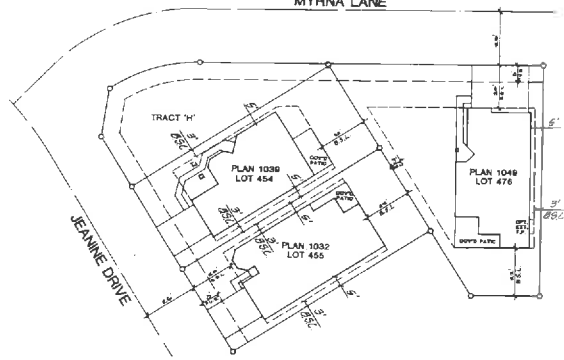
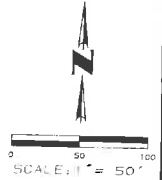
APPROVED BY: *Paul Brattenden* 8-30-93
 PLANNING DIRECTOR DATE
 APPROVED BY: *John Deane* 8-30-93
 CITY ENGINEER DATE
 APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 10th DAY OF August, 1993.
 BY: *Thomas E. Mitchell* ATTEST: *Alison R. Fowler*
 MAYOR CLERK



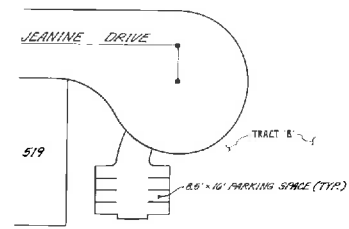
1958-1993
 35
 YEARS OF
 EXCELLENCE
 Coe & Van Loos
 Consultants, Inc.

SHT. 1 OF 3
COE & VAN LOO
 CONSULTANTS, INC.
 4550 N. 12TH STREET
 (602) 264-6831
 PHOENIX ARIZONA

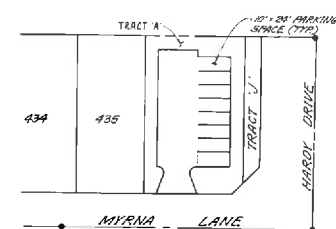
I N D U S T R I A L



MODELS 1032, 1039 & 1049



GUEST PARKING DETAIL
(8 SPACES PROVIDED)



RV PARKING DETAIL
(8 SPACES PROVIDED)

ROAD FUTURE
KNOX ROAD
IMPROVEMENTS

*TEMPORARY EASEMENT
TO BE AUTOMATICALLY
ABANDONED WHEN KNOX
ROAD IMPROVEMENTS
TO THE EAST ARE
COMPLETED AND ACCEPTED
BY THE CITY OF TEMPE.

EXIST. ROAD PER
SIERRA TEMPE
UNIT 1

STATE OF ARIZONA SS
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
at request of
Continental Homes, Inc.
9/1/92 1076
in Book 365
on page 29
Witness my hand and official
seal the day and year: atreadair
John P. ...
County Recorder
By: ...
Deputy Recorder
93-532077
RECORDING NUMBER

1958 1993
35
YEARS OF
EXCELLENCE
Coe & Van Loo
Consultants, Inc.



3
SHEET
3 OF 3
92-0112-02

SIERRA TEMPE UNIT 4

COE & VAN LOO
PLANNING · ENGINEERING · LANDSCAPE ARCHITECTURE

FINAL PLAT

DESIGNED	DRAWN	CHECKED	DATE	REVISIONS	DATE BY

4660 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 894-8827