

SOUTHERN VILLAGE ESTATES UNIT TWO

A PLANNED AREA DEVELOPMENT AND A SUBDIVISION OF PART OF THE N 1/2 SECTION 33 T-1-N-R-4-E, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

HAVILL ENGINEERING CO.
3336 N. 32nd STREET PHOENIX, ARIZONA 85018 PHONE: 956-3210

STATE OF ARIZONA
County of Maricopa }
I hereby certify that the within instrument was filed and recorded in accordance with the provisions of the laws of the STATE OF ARIZONA.
M. J. Sullivan
County Registrar
Deputy Registrar

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

KNOW MEN BY THESE PRESENTS: THAT ELLIS SUGGS CONSTRUCTION CO., INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SOUTHERN VILLAGE ESTATES UNIT TWO, PART OF THE N 1/2 SECTION 33, 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 PLAY OF SAID SOUTHERN VILLAGE ESTATES UNIT TWO AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY, ON SAID PLAT, AND ELLIS SUGGS CONSTRUCTION CO., INC., AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED TRACTS. EASEMENTS ARE HEREBY PROVIDED FOR THE PURPOSES AS SHOWN HEREON. TRACTS "C", "D" AND "E" ARE PRIVATE ALLEYS WITH AN EASEMENT FOR USE BY CITY SERVICES AND PUBLIC UTILITIES.

ELLIS SUGGS CONSTRUCTION CO., INC., AS OWNER
BY: *John B. Hyman*
JOHN B. HYMAN - VICE PRESIDENT

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

BEFORE ME THIS 1 DAY OF August, 1979, PERSONALLY APPEARED *John B. Hyman*, WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF ELLIS SUGGS CONSTRUCTION CO., INC. AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS SUCH OFFICER.

NOTARY PUBLIC: *William R. Havill*
MY COMMISSION EXPIRES: 3/24/80

I, MELVIN R. HAVILL HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 1979, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE 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 REPEATED.

Melvin R. Havill
MELVIN R. HAVILL
REG. CIVIL ENGINEER
ARIZ. NO. 4480

APPROVALS:

APPROVED BY: *John B. Hyman* 8/29/79
PLANNING DIRECTOR DATE

APPROVED BY: *Tom Connor* 8-23-79
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA
THIS 24 DAY OF July, 1979.
BY: *Harvey E. Mitchell* ATTEST: *Pauline L. Kempfman*
MAYOR CLERK

ADDITIONAL DATA					
A	BEARING	LENGTH	DELTA	RADIUS	TANGENT
A	N89°51'40"W	40.00			
B	N84°12'0"W	45.54			
C	N83°24'20"E	23.46			
D	N73°24'40"W	33.00			
E	EAST	80.71			
F	N86°12'00"E	22.11			
G	N78°07'00"E	31.51			
H	N78°07'00"E	28.34			
I	N83°27'00"W	29.08			
J	N83°27'00"W	23.94			
K	N83°27'00"W	24.09			
L	83.70	100°57'30"	50.00'		
M	77.81	28°54'00"	50.00'		

Δ INDICATES CORNER THIS DEVELOPMENT SET PIPE (OR OTHER MONUMENT AS INDICATED).

⊙ INDICATES COMMON CORNER OF THIS DEVELOPMENT AND ADJACENT SUBDIVISION (S).

P.U.E. INDICATES EASEMENT FOR PUBLIC UTILITIES.

V.R.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.

CONSTRUCTION WITHIN EASEMENTS MARKED P.U.E. SHALL BE LIMITED TO UTILITIES AND WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING.

A SOLID CONTINUOUS WALL BE INSTALLED WITHIN THE VEHICULAR NON-ACCESS EASEMENT.

SITE DATA

GROSS ACREAGE	14.946
NET ACREAGE	14.682
ZONING	R-2
NO. OF UNITS	124
PARKING REQUIRED	273
PARKING PROVIDED	295
REC. VEHICLE REQUIRED	25
REC. VEHICLE PROVIDED	32

TRACTS

TRACTS	SIZE	USAGE
"A"	62,894 S.F.	POOL AND RECREATIONAL AREA AND BOAT AND TRAILER STORAGE
"B"	11,845 S.F.	LANDSCAPE AREA
"C"	51,148 S.F.	* PRIVATE ALLEY
"D"	8,067 S.F.	* PRIVATE ALLEY
"E"	7,811 S.F.	* PRIVATE ALLEY

* TRACTS "C", "D" AND "E" ARE PRIVATE ALLEYS WITH AN EASEMENT FOR USE BY CITY SERVICES AND PUBLIC UTILITIES.

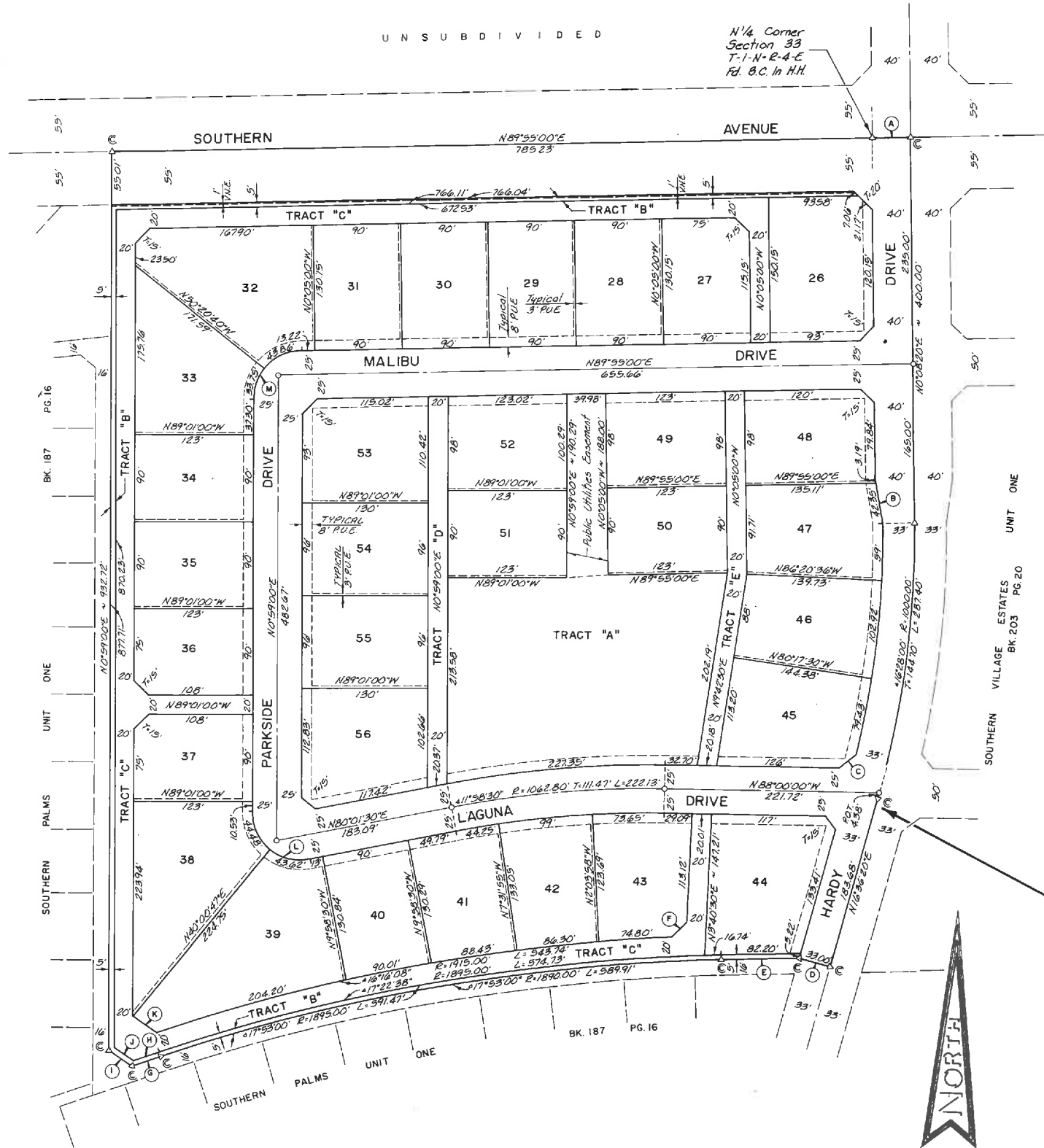
VARIANCES REQUESTED

- INCREASE FRONT YARD FENCE HEIGHT FROM 3' TO 5'-4". (MIN. 12' FROM FRONT PROPERTY LINE.) (MEASURED FROM FINISH FLOOR ELEV.)
- REDUCE FRONT YARD SETBACKS FROM 25' TO 20' (EXCEPT LOTS 45, 46, 47 AND 48)
- REDUCE INTERIOR SIDE YARD SETBACKS FROM 10' TO 7'.
- REDUCE STREET SIDE YARD SETBACKS FROM 25' TO 10' FOR BUILDING AND PARKING. (EXCEPT LOT 26 BUILDING AND PARKING @ 25' PERCH @ 15') (EXCEPT LOT 44 BUILDING, PARKING AND FENCE @ 15')
- INCREASE ACCESSORY BUILDING REAR YARD COVERAGE FROM 25% TO 45%.
- INCREASE LOT COVERAGE FROM ALLOWABLE 40% TO 55%.
- REDUCE FRONT YARD SETBACK FROM 25' TO 15' FOR TRACT "A" FOR POOL, FENCE AND PARKING SPACES.

CONDITIONS OF APPROVAL

- PUBLIC WORKS DEPARTMENT APPROVAL OF ALL STREET DEDICATIONS, ALLEYS, EASEMENTS, DRIVEWAYS, DRAINAGE, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP, OFF-SITE IMPROVEMENTS AND BIKEPATHS.
- ALL ALLEYS (TRACTS "C", "D" & "E") SHALL BE PRIVATE DRIVEWAYS MAINTAINED BY THE HOMEOWNERS ASSOCIATION INCLUDING AN EASEMENT FOR ACCESS OF CITY VEHICLES AND PUBLIC UTILITIES.
- REVERSE FRONTAGE LOTS ALONG SOUTHERN AVE. SHALL PROVIDE A 1' NON-ACCESS EASEMENT WITH A 6" MORTAR WASHED MASONRY WALL AND LANDSCAPING.
- DETAILS OF THE RECREATION AREA (POOL, CABANA, CHILDREN'S PLAY AREA, FENCE, ETC.) SHALL BE SUBMITTED FOR APPROVAL BY CITY COUNCIL.
- ELEVATIONS AND LANDSCAPING TO BE APPROVED BY THE DESIGN REVIEW BOARD PRIOR TO COUNCIL ACTION.

SCALE 1" = 60'



UNSUBDIVIDED

N 1/4 Corner Section 33 T-1-N-R-4-E Rd. B.C. in H.H.

PG. 16

BK. 187

UNIT ONE

PALMS

SOUTHERN

UNIT ONE

PALMS

UNIT ONE

PALMS

UNIT ONE

PALMS

UNIT ONE

Final P.A.D. Plat of
SOUTHERN VILLAGE ESTATES
UNIT TWO

A proposed Subdivision of part of the N 1/2
Section 33, T-1-N-R-4-E, G & S.R.B. & M.
Maricopa County, Arizona

Prepared for
ELLIS SUGGS CONSTRUCTION CO.
3910 S. Rural Rd. 948-3210 Tempe, Arizona

Prepared by
HAVILL ENGINEERING CO.
3336 N. 32nd St. 956-3210 Phoenix, Arizona

SEWER - CITY OF TEMPE
WATER - CITY OF TEMPE
GAS - ARIZONA PUBLIC SERVICE
ELECTRIC - S.R.P.
TELEPHONE - MOUNTAIN BELL TEL.

ZONING - R-2
TOTAL LOTS - 31
TOTAL UNITS - 124
TOTAL ACRES - 14.682 (NET)
DENSITY - 8.29
TOTAL ACRES - 14.946 (GROSS)

STATE of ARIZONA
County of Maricopa
I hereby certify that the plat
is an instrument which has been
recorded in request of
CITY OF TEMPE
August 21, 1974
in Book 215
Page 16
Witness my hand and official
seal the day and year aforesaid.
M. Livingston
County Recorder
Deputy Recorder

PARKING REQUIRED

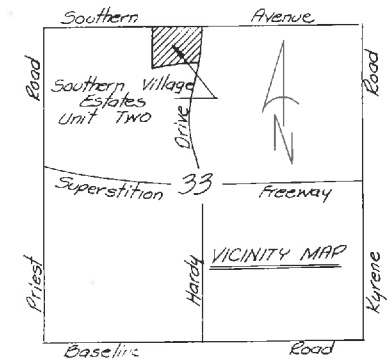
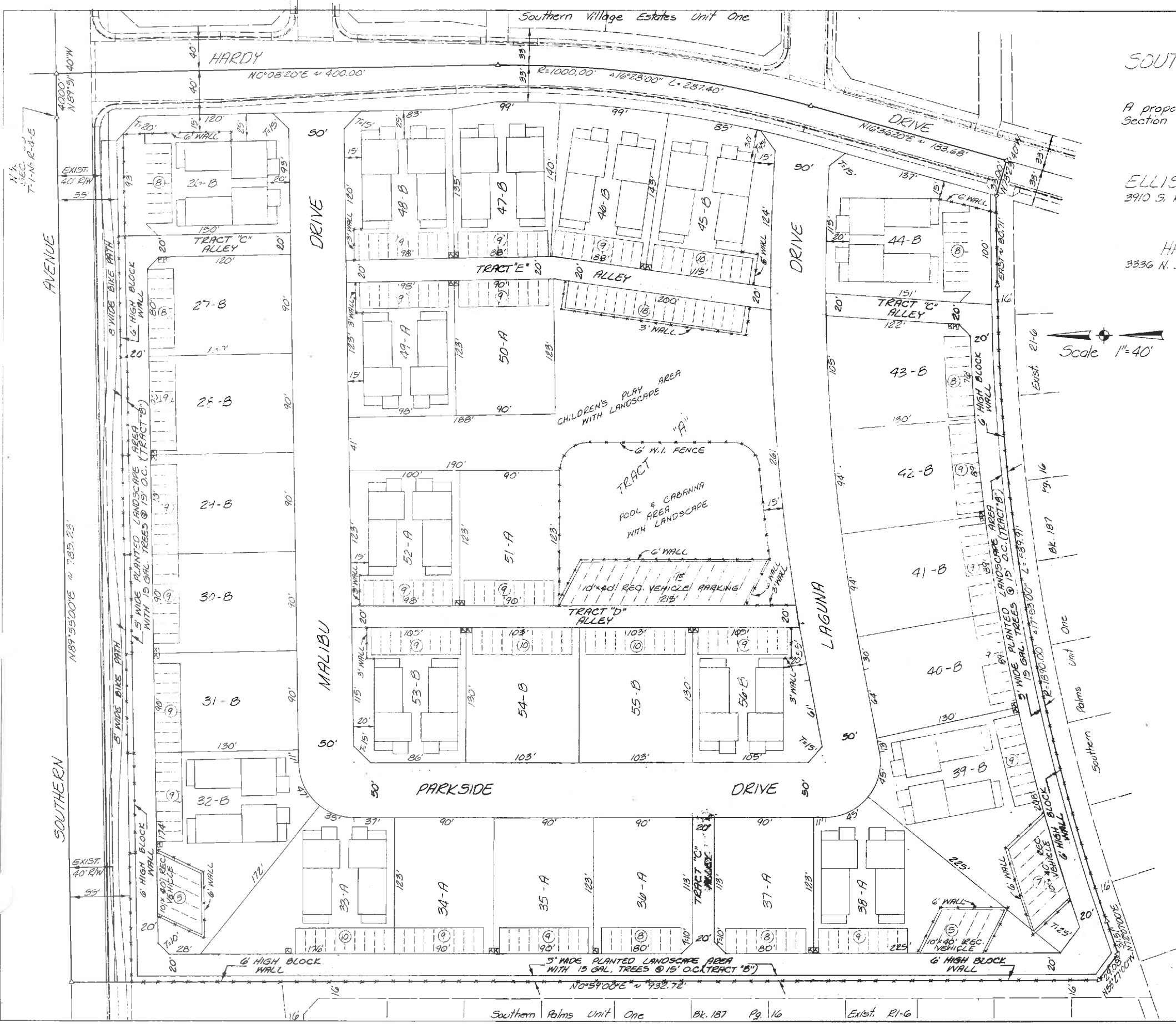
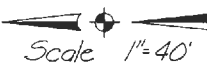
124 UNITS X 2 = 248
1 GUEST PER 5 UNITS = 24.8
REC. VEHICLE 1 PER 5 UNITS = 24.8
BICYCLE, 1 PER 10 CARS = 24.8

PARKING SHOWN

PARKING = 248
GUEST = 47
REC. VEHICLE = 32
BICYCLE = 30

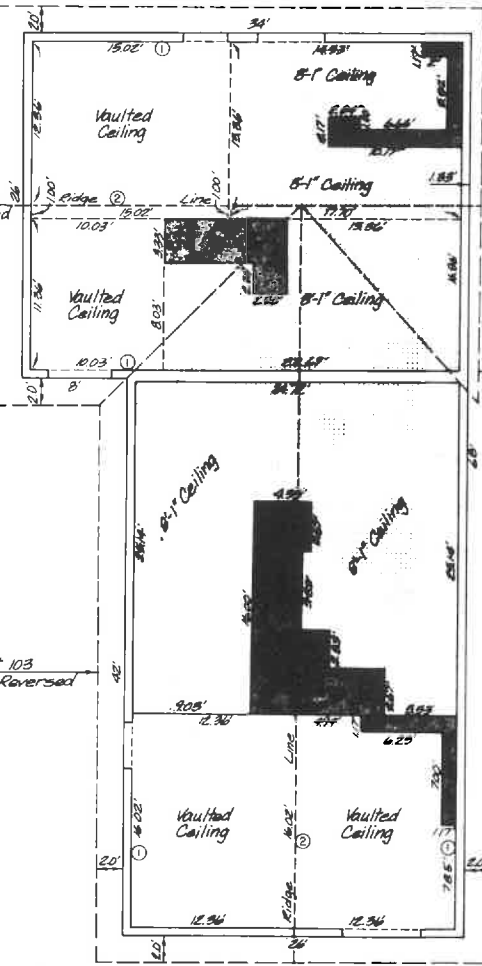
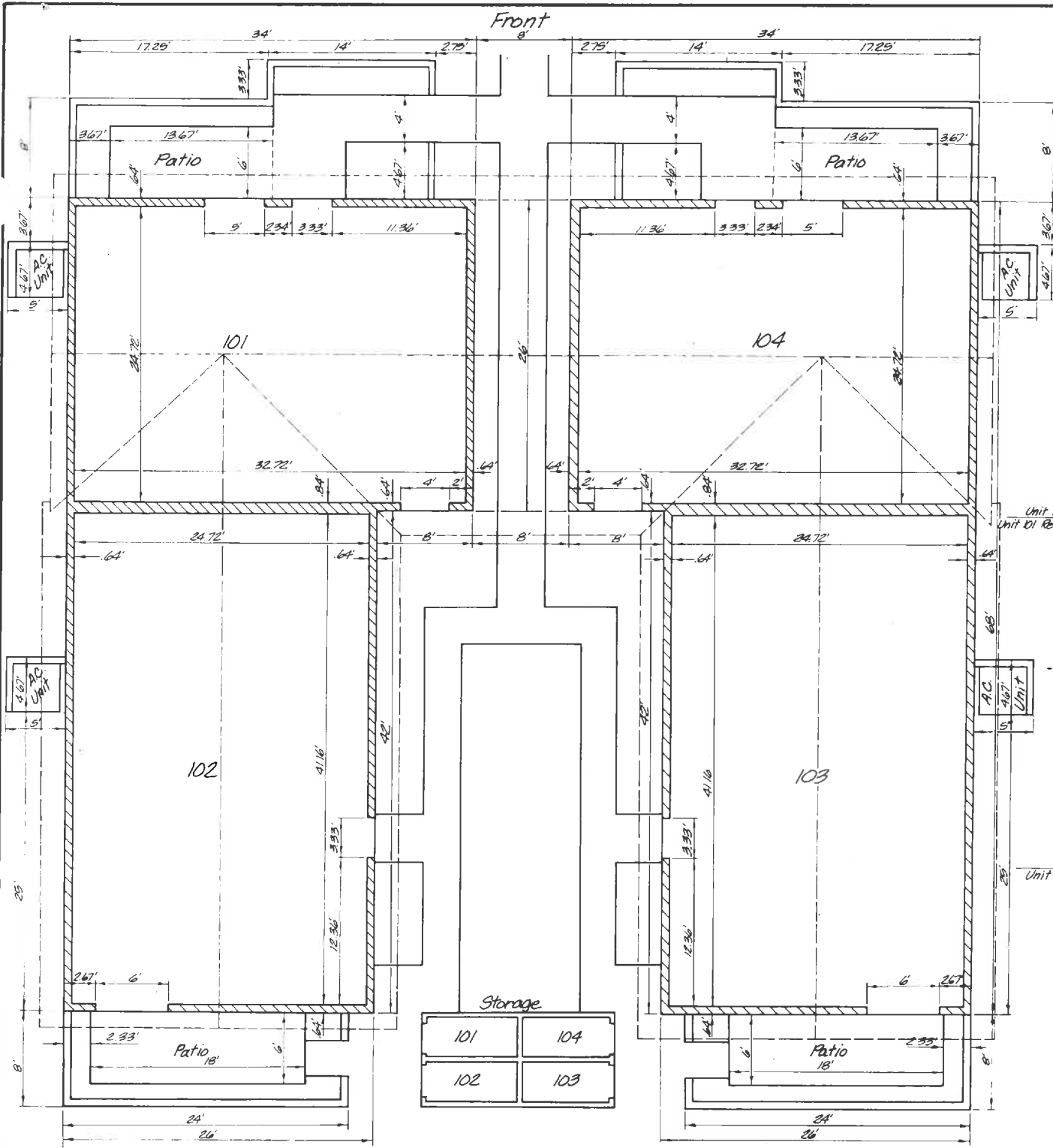
VARIANCES REQUESTED

- FRONT YARD FENCE HEIGHT FROM 3'-0" TO 5'-4" FROM FINISH FLOOR GRADE MIN. 12" FROM FRONT PROPERTY LINE.
- FRONT YARD SETBACKS FROM 25' TO 20' EXCEPT LOTS 20, 21, 22 & 23.
- INTERIOR SIDERYARD SETBACKS FROM 10' TO 7'.
- STREET SIDERYARD SETBACKS FROM 25' TO 10' EXCEPT LOTS # 1 & 25' (FENCE @ 15') & LOT 19 BUILDING & FENCE @ 15'.
- STREET SIDERYARD SETBACKS FOR PARKING FROM 25' TO 10' EXCEPT LOT # 1 FENCE @ 15' & LOT # 19 FENCE @ 15'.
- ACCESSORY BUILDING LOT COVERAGE MORE THAN 25% COVERAGE BETWEEN MAIN BUILDING & PROPERTY LINE; VARIANCE FROM 25% TO 45%.
- USE OF ALLEYS FOR ACCESS TO PARKING AREAS.
- TRACT "A" YARD SETBACKS AS SHOWN FOR POOL, FENCE AND BUILDING
- LOT COVERAGE FROM 40% TO 55%.



SITE PLAN

SOUTHERN VILLAGE ESTATES-UNIT TWO CONDOMINIUMS PLAN "A"



LOT	PLAN "A"		CEILING ELEVATION			
	UNITS	FLOOR ELEVATION	7'	8'-1"	①	②
33	101 & 104	1166.72	1173.72	1174.80	1174.80	1176.86
33	102 & 103	1166.72	1173.72	1174.80	1174.80	1176.86
34	101 & 104	1166.85	1173.85	1174.93	1174.93	1176.99
34	102 & 103	1166.85	1173.85	1174.93	1174.93	1176.99
35	101 & 104	1166.99	1173.99	1175.07	1175.07	1177.13
35	102 & 103	1166.99	1173.99	1175.07	1175.07	1177.13
36	101 & 104	1167.12	1174.12	1175.20	1175.20	1177.26
36	102 & 108	1167.12	1174.12	1175.20	1175.20	1177.26
37	101 & 104	1167.29	1174.29	1175.37	1175.37	1177.43
37	102 & 108	1167.29	1174.29	1175.37	1175.37	1177.43
38	101 & 104	1167.55	1174.55	1175.63	1175.63	1177.69
38	102 & 108	1167.55	1174.55	1175.63	1175.63	1177.69
49	101 & 104	1166.21	1173.21	1174.29	1174.29	1176.35
49	102 & 103	1166.21	1173.21	1174.29	1174.29	1176.35
50	101 & 104	1166.21	1173.21	1174.29	1174.29	1176.35
50	102 & 103	1166.21	1173.21	1174.29	1174.29	1176.35
51	101 & 104	1166.31	1173.31	1174.39	1174.39	1176.45
51	102 & 103	1166.31	1173.31	1174.39	1174.39	1176.45
52	101 & 104	1166.31	1173.31	1174.39	1174.39	1176.45
52	102 & 103	1166.31	1173.31	1174.39	1174.39	1176.45

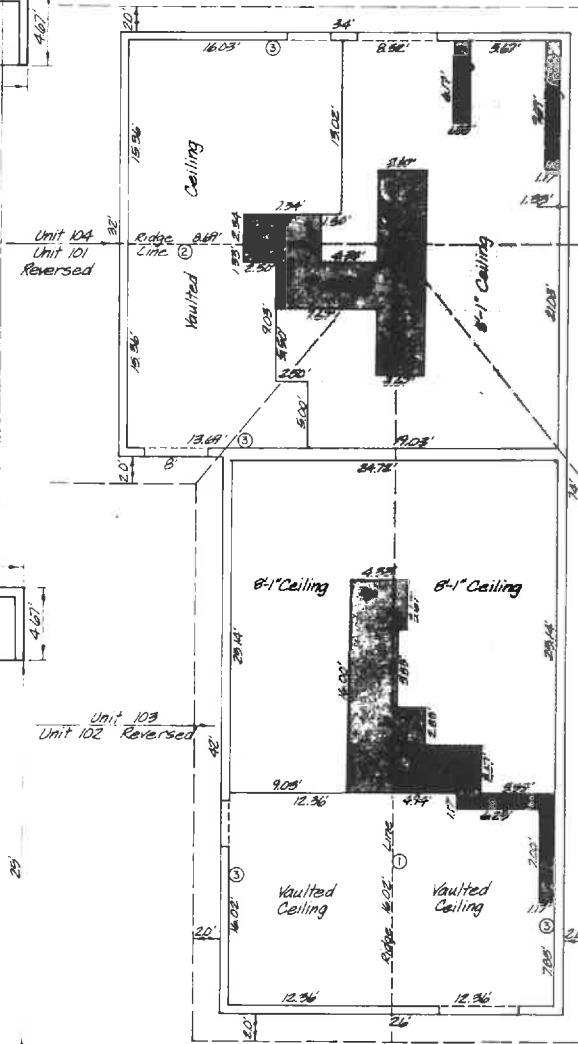
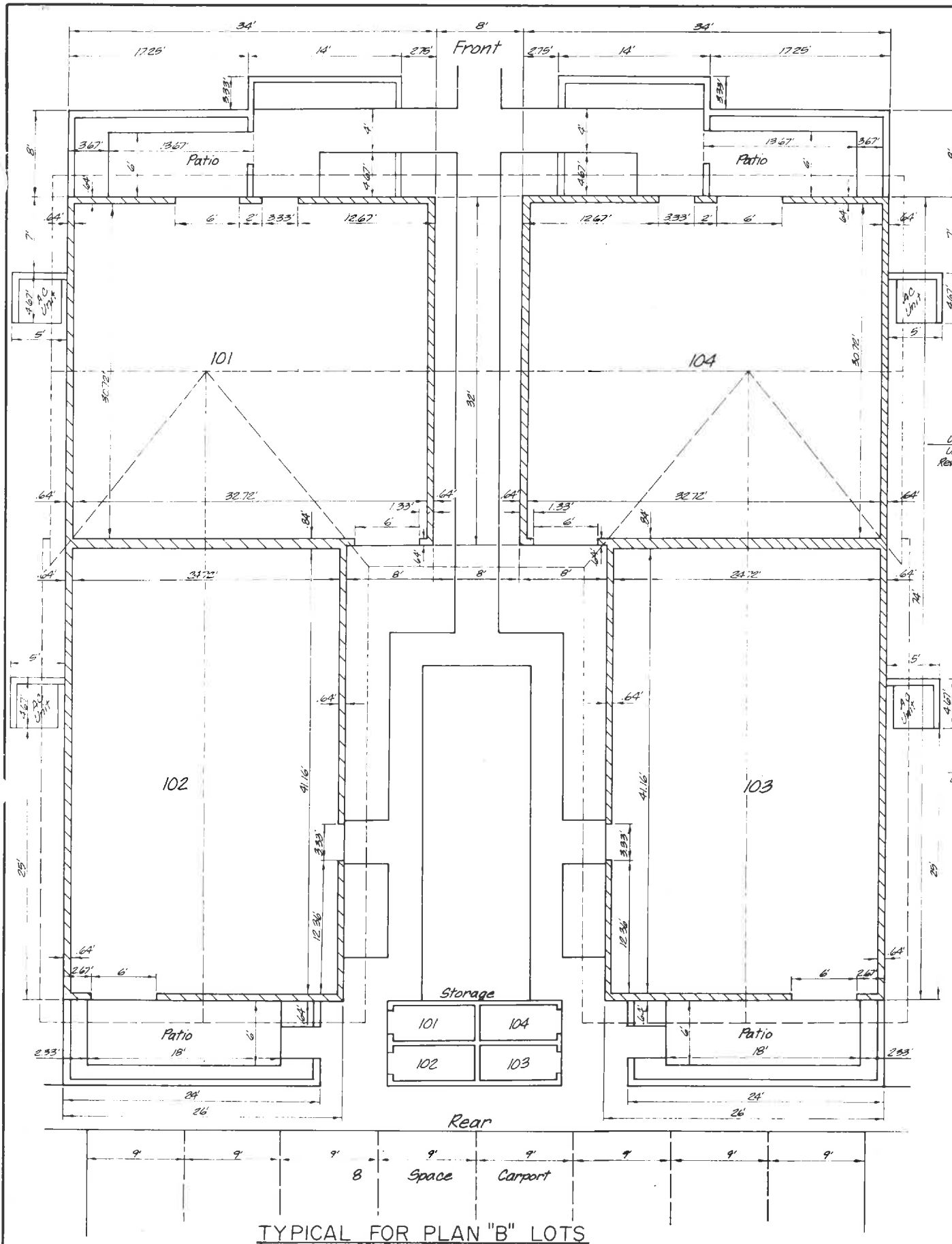
AIR SPACE:
 UNIT 101 A & 104A 6797.77 CUBIC FEET
 UNIT 102A & 103A 8506.95 CUBIC FEET

TYPICAL FOR PLAN "A" LOTS

STATE OF ARIZONA
 County of Maricopa
 I hereby certify that the within instrument was filed and recorded in accordance with the provisions of
 CITY OF TEMPE
 AUG 29 1974
 in Book 215
 on Page 16
 Witness my hand and official seal this 29th day of August, 1974.
 County Recorder
 By *M. Revell*
 Deputy Recorder



SOUTHERN VILLAGE ESTATES UNIT TWO CONDOMINIUMS PLAN "B"



LOT	UNITS	FLOOR ELEVATION	CEILING ELEVATION				
			7'	8'-1"	①	②	③
26	101 & 104	1165.75	1172.75	1173.83	1182.39		1173.83
26	102 & 103	1165.75	1172.75	1173.81		1175.89	1173.83
27	101 & 104	1165.91	1172.91	1173.99	1182.55		1173.99
27	102 & 103	1165.91	1172.91	1173.99		1176.05	1173.99
28	101 & 104	1166.05	1173.05	1174.13	1182.69		1174.13
28	102 & 103	1166.05	1173.05	1174.13		1176.19	1174.13
29	101 & 104	1166.18	1173.18	1174.26	1182.82		1174.26
29	102 & 103	1166.18	1173.18	1174.26		1176.32	1174.26
30	101 & 104	1166.32	1173.32	1174.40	1182.96		1174.40
30	102 & 103	1166.32	1173.32	1174.40		1176.46	1174.40
31	101 & 104	1166.45	1173.45	1174.53	1183.09		1174.53
31	102 & 103	1166.45	1173.45	1174.53		1176.59	1174.53
32	101 & 104	1166.59	1173.59	1174.67	1183.23		1174.67
32	102 & 103	1166.59	1173.59	1174.67		1176.73	1174.67
39	101 & 104	1167.77	1174.77	1175.85	1184.41		1175.85
39	102 & 103	1167.77	1174.77	1175.85		1177.91	1175.85
40	101 & 104	1167.77	1174.77	1175.85	1184.41		1175.85
40	102 & 103	1167.77	1174.77	1175.85		1177.91	1175.85
41	101 & 104	1167.64	1174.64	1175.72	1184.28		1175.72
41	102 & 103	1167.64	1174.64	1175.72		1177.78	1175.72
42	101 & 104	1167.49	1174.49	1175.57	1184.13		1175.57
42	102 & 103	1167.49	1174.49	1175.57		1177.63	1175.57
43	101 & 104	1167.35	1174.35	1175.43	1183.99		1175.43
43	102 & 103	1167.35	1174.35	1175.43		1177.49	1175.43
44	101 & 104	1167.15	1174.15	1175.23	1183.79		1175.23
44	102 & 108	1167.15	1174.15	1175.23		1177.29	1175.23
45	101 & 104	1166.66	1173.66	1174.74	1183.30		1174.74
45	102 & 108	1166.66	1173.66	1174.74		1176.80	1174.74
46	101 & 104	1166.41	1173.41	1174.49	1183.05		1174.49
46	102 & 108	1166.41	1173.41	1174.49		1176.55	1174.49
47	101 & 104	1166.06	1173.06	1174.14	1182.70		1174.14
47	102 & 108	1166.06	1173.06	1174.14		1176.20	1174.14
48	101 & 104	1165.73	1172.73	1173.81	1182.37		1173.81
48	102 & 103	1165.73	1172.73	1173.81		1175.87	1173.81
53	101 & 104	1166.83	1173.83	1174.91	1183.47		1174.91
53	102 & 103	1166.83	1173.83	1174.91		1176.97	1174.91
54	101 & 104	1166.97	1173.97	1175.05	1183.61		1175.05
54	102 & 103	1166.97	1173.97	1175.05		1177.11	1175.05
55	101 & 104	1167.11	1174.11	1175.19	1183.75		1175.19
55	102 & 103	1167.11	1174.11	1175.19		1177.25	1175.19
56	101 & 104	1167.45	1174.45	1175.53	1184.09		1175.53
56	102 & 103	1167.45	1174.45	1175.53		1177.59	1175.53

AIR SPACE:
 UNIT 101B & 104B 8478.05 CUBIC FEET
 UNIT 102B & 103B 8506.95 CUBIC FEET

STATE OF ARIZONA } ss
 County of Maricopa }
 I hereby certify that the within instrument was filed and recorded at request of
 CITY OF TOLSON
 in Book 215
 on page 76
 Witness my hand and official seal the day and year aforesaid.
 Bill Henry County Recorder
 M. Leventhal Deputy Recorder

