

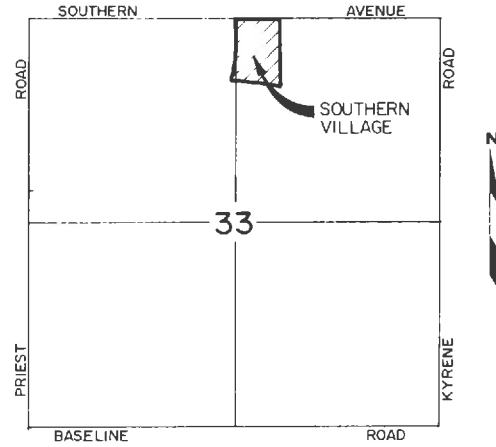
SOUTHERN VILLAGE ESTATES

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
City of Tempe
1978-10-20
205
20
John D. [Signature]



VICINITY MAP
(NO SCALE)

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

KNOW ALL MEN BY THESE PRESENTS:
THAT ELLIS SUGGS CONSTRUCTION CO., INC., A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF SOUTHERN VILLAGE ESTATES, 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 PLAT OF SAID SOUTHERN VILLAGE ESTATES & 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 PREMISES. EASEMENTS ARE HEREBY PROVIDED FOR THE PURPOSES AS SHOWN HEREON. TRACTS "C", "E" AND "F" ARE PRIVATE ALLEYS WITH AN EASEMENT FOR USE BY CITY SERVICES.

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

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

BEFORE ME THIS 23 DAY OF August, 1978, PERSONALLY APPEARED John 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 Apple
MY COMMISSION EXPIRES: 9/24/78

I, MELVIN R. HAVILL HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 1978, 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 RETRACED.

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



APPROVALS:
APPROVED BY: Melvin R. Havill 9/6/78
PLANNING DIRECTOR DATE
APPROVED BY: [Signature] 8/24/78
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA
THIS DAY OF _____, 19__
BY: Francis E. Mitchell ATTEST: Virginia J. Thompson
DIRECTOR CLERK

VARIANCES REQUESTED

- INCREASE FRONT YARD FENCE HEIGHT FROM 3' TO 5'4". (MIN. 12' FROM PROPERTY LINE.).
- REDUCE FRONT YARD SETBACKS FROM 25' TO 20'.
- REDUCE INTERIOR SIDE YARD SETBACKS FROM 10' TO 7'.
- REDUCE STREET SIDE YARD SETBACKS FROM 25' TO 10' (EXCEPT LOT 1).
- REDUCE STREET SIDE YARD SETBACK FOR REQUIRED PARKING FROM 25' TO 10' (EXCEPT LOT 1).
- INCREASE ACCESSORY BUILDING LOT COVERAGE IN REAR YARD SETBACK FROM 25% TO 45%.
- PERMIT USE OF ALLEY FOR ACCESS ADJACENT TO SINGLE FAMILY RESIDENTIAL DISTRICT.
- ALLOW 6' WALL/FENCE IN FRONT YARD SETBACK FOR TRACT A (COMMON AREA).
- REDUCE REAR YARD SETBACK FROM 15' TO 0' FOR TRACT A (COMMON AREA).
- ALLOW PARKING IN FRONT YARD SETBACK FOR TRACT A (COMMON AREA).
- INCREASE LOT COVERAGE FROM 40% TO 50%.
- ELIMINATE 15 GAL. TREES, 15' O.C. ON EAST LINE OF DEVELOPMENT FOR SOUTH 500'.
- PROJECTION INTO 33' SIGHT TRIANGLE FOR CORNER LOTS, AS SHOWN ON PLAN.
- THE 10' LANDSCAPE STRIP LYING ALONG THE SOUTH EDGE OF THE PROPERTY SHALL BE A PUBLIC ACCESS EASEMENT.
- PROJECTION OF 3' SCREENWALLS INTO 33' SIGHT TRIANGLE FOR CORNER LOTS FOR BUILDINGS AS PROPOSED ON PLANS ONLY.

SITE DATA

GROSS ACREAGE	12.856
NET ACREAGE	11.402
ZONING	R-2
NO. OF UNITS	100
PARKING REQUIRED	240
PARKING PROVIDED	253

TRACTS	SIZE	USAGE
"A"	26,314 S.F.	POOL AND RECREATIONAL AREA AND BOAT AND TRAILER STORAGE
"B"	6,316 S.F.	LANDSCAPE AREA
"C"	45,121 S.F.	* PRIVATE ALLEY
"D"	4,651 S.F.	LANDSCAPE AREA
"E"	8,477 S.F.	* PRIVATE ALLEY
"F"	7,574 S.F.	* PRIVATE ALLEY

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

CONDITIONS OF APPROVAL

- REVERSE FRONTAGE LOTS ALONG SOUTHERN SHALL PROVIDE A 1' NON ACCESS EASEMENT WITH A 6' MORTAR WASHED MASONRY WALL AND LANDSCAPING.
- THAT ALL ALLEYS SHALL BE PRIVATE DRIVEWAYS MAINTAINED BY THE HOMEOWNERS ASSOCIATION INCLUDING AN EASEMENT FOR ACCESS OF CITY VEHICLES.
- THAT THE WALL ALONG THE SOUTH PROPERTY LINE SHALL BE CONTINUOUS WITH NO GATE OPENINGS AND WITH REFUSE PICKUP FOR THOSE LOTS AFFECTED IN SOUTHERN PALMS UNIT THREE TO HAVE GARBAGE PICKUP IN THE STREET. DETAILS TO BE WORKED OUT WITH THE PUBLIC WORKS DEPARTMENT AND APPROVED BY CITY COUNCIL PRIOR TO RECORDATION OF THE PLAT.

33

SOUTHERN VILLAGE ESTATES

STATE OF ARIZONA
 COUNTY OF MARICOPA
 City of Phoenix
 7-1-2032
 Jany O.

ADDITIONAL DATA				
BEARING	LENGTH	DELTA	RADIUS	TANGENT
A	N75°23'40"W	33.00'		
B	N39°07'35"W	19.44'		
C		26.61'	99'13"10"	30.00'
D	N88°45'10"W	4.00'		
E	N67°47'00"E	23.79'		
F		99.51'	91°06'30"	50.00'
G	N18°46'50"E	22.66'		
H	N41°18'25"W	21.01'		
I				
J				
K				
L				

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

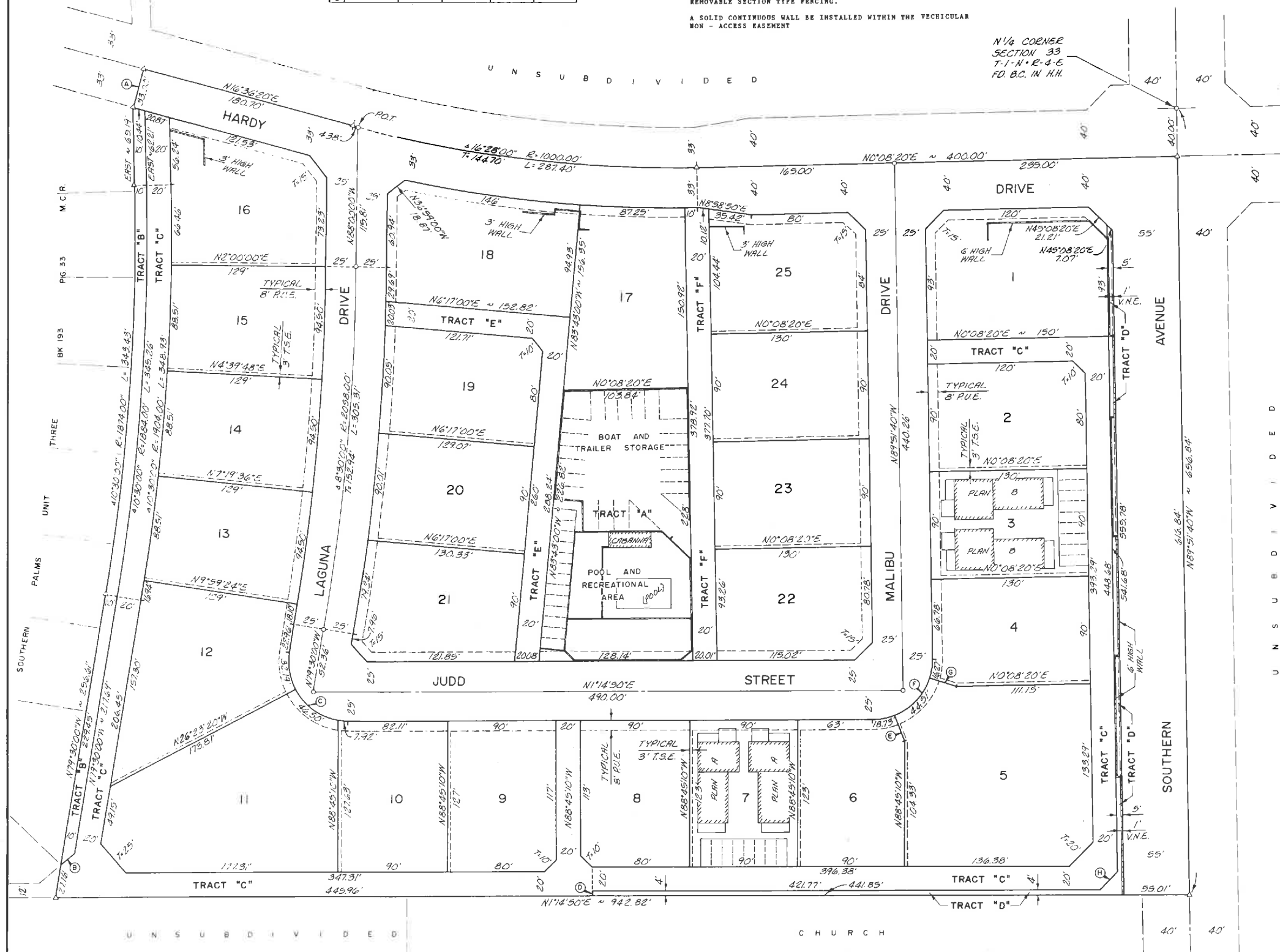
T.S.E. INDICATES TYPICAL SERVICE EASEMENT FOR UNDERGROUND UTILITIES; GAS, ELECTRIC AND COMMUNICATIONS.

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

V.N.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



SCALE 1" = 40'

U N S U B D I V I D E D

C H U R C H

John R. ...
 33