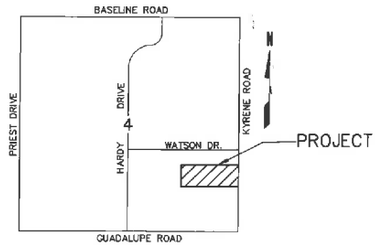
PRELIMINARY & FINAL P.A.D.
OF
SPRING MEADOWS
A PORTION OF THE S.E. 1/4 OF SECTION 4, T. 1 S., R. 6 E, G. & S. R. B. & M. MARICOPA COUNTY, ARIZONA.

FLOOD ZONE

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
040054	2630 4/15/88	D	4/15/88	B	N/A



VICINITY MAP
NTS

STATEMENT OF OWNERS:

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.

SIGNED THIS 25th DAY OF APRIL 2003 BY GEORGE WARD AS OWNER OF STRATA DEVELOPMENT.

BY: _____
GEORGE WARD

NOTES:

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

SITE AREA:

NET AREA: 164,783 S.F. 3.78 AC.
GROSS AREA: 178,503 S.F. 4.10 AC.

SITE DATA:

NO. OF LOTS: 23
BLDG. ENVELOPE (TYP.)=2,880 SF
LOT #1=2,989 SF
LOT #14=3,316 SF
TOTAL BLDG. ENVELOPE=66,785 SF

LOT SIZE (TYP.)=4,815 SF
LOT #1=5,509 SF
LOT #14=6,204 SF
TOTAL LOT SIZE=112,828 SF

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS 25th DAY OF April 2003, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED THE ABOVE DESIGNATED OWNER, GEORGE WARD, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF STRATA DEVELOPMENT L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

OFFICIAL SEAL
C. A. LESSARD
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires July 31, 2005

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:

APPROVALS:

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THIS 10th DAY OF April, 2003

BY: _____ MAYOR, DATE: 4/30/03

ATTEST: _____ CITY CLERK, DATE: 4/30/03

BY: _____ CITY ENGINEER, DATE: 4/30/03

BY: _____ DEVELOPMENT SERVICES, DATE: 5/2/03

SEAL

BENCHMARK

INT. SEC. OF KYRENE ROAD & GUADALUPE ROAD
FND. B.C. IN H.H.

DEVELOPER:

STRATA DEVELOPMENT, L.L.C.
GEORGE WARD
JOHN BEBBLING
6485 S. RURAL RD.
TEMPE, AZ 85283
(480) 703-6622
(480) 345-6157

ENGINEER

D&M ENGINEERING
DURAN THOMPSON P.E.
1833 W. MAIN ST. SUITE 141
MESA, ARIZONA 85201
PHONE: (480) 350-9590
FAX: (480) 350-9486

LEGAL DESCRIPTION:

THE EAST 700 FEET OF THE NORTH 145 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE EAST 700 FEET OF THE SOUTH 110 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST SECTION 4, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

CERTIFICATE OF SURVEY

"I, ROBERT P. GROW, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF 2 SHEETS REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING MONTH OF DECEMBER 2002; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS, CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

_____

REGISTERED LAND SURVEYOR
CERTIFICATE
28725
ROBERT P. GROW
4-25-03
ARIZONA, U.S.A.

BASIS OF BEARINGS

WEST LINE SE 1/4 SEC. 6, T1S, R6E BEING S00°00'02"W

CONDITIONS OF APPROVAL:SPD-2003.14

1. a. THE PUBLIC WORKS DEPARTMENT SHALL APPROVE 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.

b. 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.

c. 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

d. ALL APPLICABLE OFF-SITE PLANS SHALL BE APPROVED PRIOR TO RECORDATION OF FINAL SUBDIVISION PLAT.

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 UNDERGROUND PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH THE CODE OF THE CITY OF TEMPE – SECTION 25.120.

3. THE OWNER(S) SHALL PROVIDE A CONTINUING CARE CONDITION, COVENANT AND RESTRICTION FOR ALL OF THE PROJECT'S LANDSCAPING, REQUIRED BY ORDINANCE OR LOCATED IN ANY COMMON AREA ON SITE. THE CC&R'S SHALL BE IN A FORM SATISFACTORY TO THE DEVELOPMENT SERVICES MANAGER AND CITY ATTORNEY.

4. NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY TEMPE.

5. A VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE APRIL 10, 2004 OR THE VARIANCE SHALL BE DEEMED NULL AND VOID.

6. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE APRIL 10, 2005 OR THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.

7. THE FINAL SUBDIVISION PLAT AND P.A.D. FOR THE SPRING MEADOWS SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR BEFORE APRIL 10, 2004.

8. THE FINAL SUBDIVISION PLAT AND P.A.D. FOR THE SPRING MEADOWS SUBDIVISION SHALL BE FLIPPED NORTH PLACING FEWER LOTS ALONG THE NORTH SIDE OF THE SITE AND SOUTH OF THE EXISTING SINGLE FAMILY HOMES AND THOSE LOTS SHALL BE LIMITED TO SINGLE STORY HOMES ONLY.

BOOK 634 PAGE 9
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2003-0566563
05/05/2003 10:30 AM

LEGEND

⊗	INDICATES EXISTING VALVE
◉	INDICATES NEW SURVEY MONUMENT (B.C. FLUSH)
	INDICATES SUBDIVISION BOUNDARY
	INDICATES RIGHT-OF-WAY LINE
△	INDICATES CORNER OF BOUNDARY
-O-	INDICATES EXISTING POWER POLE
□	INDICATES EXISTING WATER METER
⊙	INDICATES EXISTING STREET SIGN
□	INDICATES EXISTING TELE RISER
G	INDICATES GAS LINE
	INDICATES SEWER LINE
	INDICATES WATER LINE
	INDICATES EASEMENT LINE (AS NOTED)
P.U.E.	INDICATES PUBLIC UTILITY AND FACILITIES EASEMENT

EX. ZONING

AG
MAXIMUM BUILDING HEIGHT: 30'

VARIANCE:

REDUCE THE MINIMUM REQUIRED SIDE SETBACK FROM 10' TO 5' ALONG THE WEST SIDE & FROM 10' TO 0' ALONG THE EAST SIDE

DS030056 SPD-2003.14 REC03017

45

D&M Engineering
Duran Thompson, P.E.
1833 W. Main St., Suite 141
Mesa, AZ 85202
Ph: (480) 350-9590
Fax: (480) 350-9486
E-Mail: dmeng@earthlink.net

CLIENT/PROJECT: SPRING MEADOWS
6102 S. KYRENE RD.
TEMPE, ARIZONA

TITLE: PRELIMINARY & FINAL P.A.D.

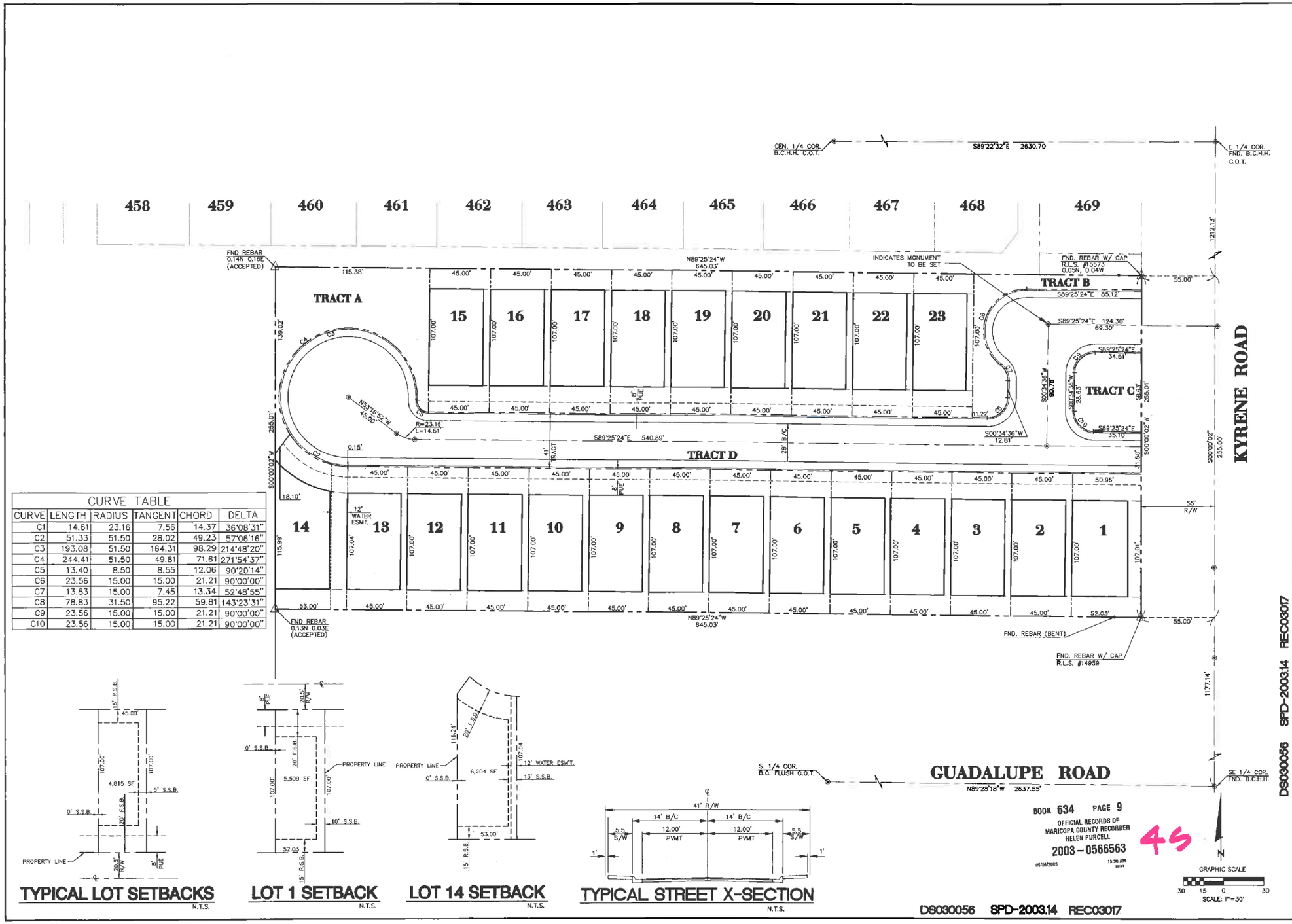
NO.	DATE	APP.	REVISIONS DESCRIPTION

DS030056 SPD-2003.14 REC03017

DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	1/27/03
SCALE	N.T.S.
PROJECT	030106
FILE NAME	PREPLAT 01

SHEET 1 OF 2

G:\2003\030106\WORK\PLAT\PREPLAT01.dwg Fri, Apr 25 10:50:13 2003 ADFELL



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	14.61	23.16	7.56	14.37	36°08'31"
C2	51.33	51.50	28.02	49.23	57°06'16"
C3	193.08	51.50	164.31	98.29	214°48'20"
C4	244.41	51.50	49.81	71.61	271°54'37"
C5	13.40	8.50	8.55	12.06	90°20'14"
C6	23.56	15.00	15.00	21.21	90°00'00"
C7	13.83	15.00	7.45	13.34	52°48'55"
C8	78.83	31.50	95.22	59.81	143°23'31"
C9	23.56	15.00	15.00	21.21	90°00'00"
C10	23.56	15.00	15.00	21.21	90°00'00"

TYPICAL LOT SETBACKS
N.T.S.

LOT 1 SETBACK
N.T.S.

LOT 14 SETBACK
N.T.S.

TYPICAL STREET X-SECTION
N.T.S.

BOOK 634 PAGE 9
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2003-0566563
05/06/2003 10:30 AM

45

DS030056 SPD-2003.14 REC03017

D&M Engineering
Duran Thompson, P.E.
1833 W. Main St., Suite 141
Mesa, AZ 85202
Ph: (480) 350-9590
Fax: (480) 350-9486
E-Mail: dmeng@earthlink.net

CLIENT/PROJECT
SPRING MEADOWS
6102 S. KYRENE RD.
TEMPE, ARIZONA

TITLE
PRELIMINARY & FINAL P.A.D.

REVISIONS

NO.	DATE	APP.	DESCRIPTION

28725 ROBERT P. GROW 4-25-03 ARIZONA, USA

DESIGNED	DTT
DRAWN	AGY
CHECKED	RPG
DATE	1/27/03
SCALE	1"=50'
PROJECT	021202
FILE NAME	PREPLAT02

SHEET
2 OF 2

DS030056 SPD-2003.14 REC03017

G:\2003\030106\PRE-PLAT\PREPLAT02.dwg Fri Apr 25 10:45:12 2003 ARDELL YAZZIE