



SUNBURST FARMS TEMPE

A SUBDIVISION AND PLANNED RESIDENTIAL DEVELOPMENT OF PART OF THE S. 1/2 N.E. 1/4 OF SECTION 14, T.1S., R.4E., G.B.S.R.B.&M., MARICOPA COUNTY, ARIZONA.

CURVE	DATA
1	241.15 25.00 233.58
2	55.15 25.00 478.46
3	55.15 25.00 512.18
4	55.15 25.00 58.55
5	55.15 25.00 96.71
6	55.15 25.00 151.28
7	55.15 25.00 199.62
8	55.15 25.00 252.78
9	55.15 25.00 310.78
10	55.15 25.00 373.62
11	55.15 25.00 441.30
12	55.15 25.00 513.82
13	55.15 25.00 591.28

SIDE LOT EASEMENTS ARE 3' WIDE UNLESS OTHERWISE INDICATED & ARE EASEMENTS TO MOUNTAIN BELL ARIZONA PUBLIC SERVICE & SALT RIVER PROJECT, FOR TELEPHONE, GAS & ELECTRIC FACILITIES.

NOTE: CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES & WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.

INDICATES CORNER OF THIS SUBDIVISION - SET 1/2" IRON BAR, UNLESS OTHERWISE INDICATED.
INDICATES CORNER OF THIS SUBDIVISION & CORNER OF BUENA VISTA RANCHOS & CORNER OF CALLE DE CABALLOS.

NOTE: NO WALL OR OTHER OBSTRUCTION TO BE BUILT ACROSS STREET SIDE OF 6' X 6' ELECTRICAL EQUIPMENT EASEMENT TO SALT RIVER PROJECT.

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

VARIANCES GRANTED:
1. DELETION OF ONE ACRE LOT REQUIREMENT.
2. CUL-DE-SAC LENGTH LONGER THAN 400 FEET.

CONDITIONS OF APPROVAL:

- ANY ACCESSORY BUILDINGS SHALL BE RELATED TO THE PRIMARY STRUCTURE BY DESIGN AND USE OF MATERIALS IN CONSTRUCTION.
- MIN. 4' HIGH CHAIN LINK FENCE SHALL BE USED ALONG LOTS 68-74 AT SOUTH PROPERTY LINE.

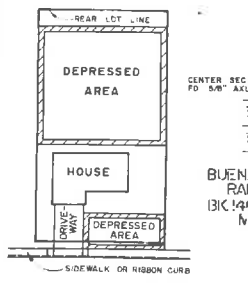
BUILDING SETBACK REQUIREMENT:
35' - FRONT YARD
30' - REAR YARD
15' - SIDE YARD
15' - STREET SIDE YARD
SEE LOTS 12 & 74 FOR TYPICALS.

NOTES:

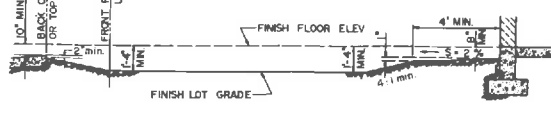
- IF SIDEWALK & BRIDLE PATH ELEVATIONS ARE NOT IDENTICAL, A SUITABLE BERM TO PERMIT USE OF ENTIRE YARD AREA FOR DRAINAGE STORAGE WILL BE REQUIRED.
- SWIMMING POOL DECKING SHALL BE AT FINISH FLOOR ELEVATION OF HOUSE.
- DEPRESSED AREAS AS SHOWN BELOW ARE PROVIDED FOR STORAGE OF STORM WATER RUNOFF. FILLING OF THESE AREAS, ABOVE THE ELEVATIONS SHOWN, SHALL BE PROHIBITED.

INDICATES SLOPE OF BERM (SEE BELOW)

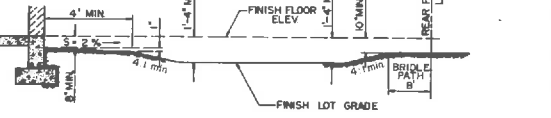
NOTE: ALL PRIVATE BRIDLE PATHS SHOWN ON THIS PLAN ARE NOT TO BE THE RESPONSIBILITY OF OR TO BE MAINTAINED BY THE CITY OF TEMPE.



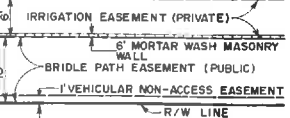
TYPICAL DEPRESSED LOT LAYOUT
NO SCALE



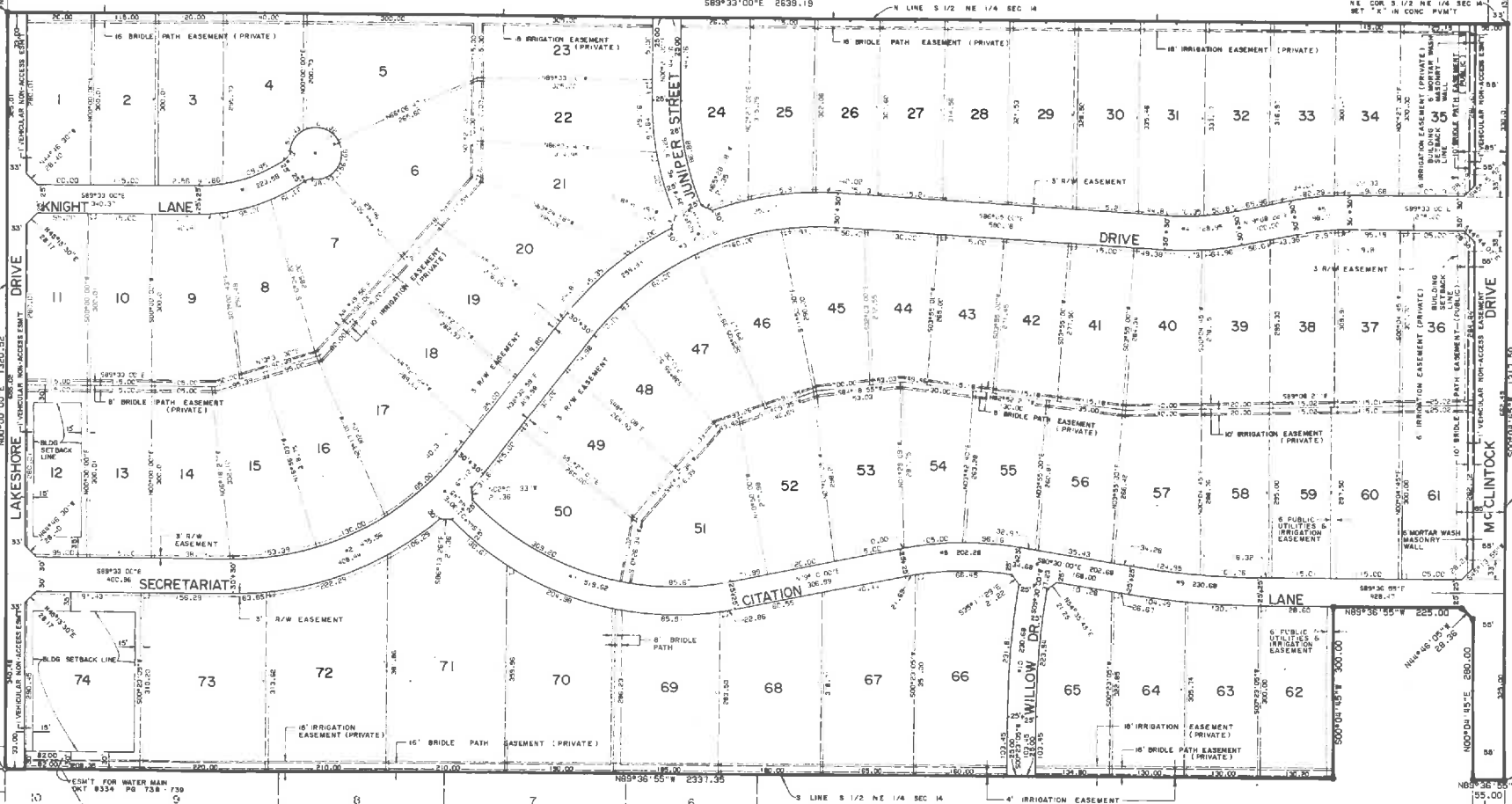
TYPICAL LOT SECTION, (FRONT)



TYPICAL LOT SECTION, (REAR)



DETAIL OF EASEMENTS ALONG McCLINTOCK DRIVE
NO SCALE



DEDICATION
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT ARIZONA TITLE INSURANCE & TRUST COMPANY, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER NAME OF "SUNBURST FARMS TEMPE, A PLANNED RESIDENTIAL DEVELOPMENT OF PART OF THE S. 1/2 N.E. 1/4 OF SECTION 14, T.1S., R.4E., G.B.S.R.B.&M., MARICOPA COUNTY, ARIZONA, AS SHOWN ON THIS PLAN AND HEREBY PUBLISHES THIS PLAN AS AND FOR THE LOCATION AND GIVES THE EXTENSIONS OF THE LOTS AND STREETS CONSTITUTING SAID PLAT AND STREET SHALL BE KNOWN BY NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAN AND THAT ARIZONA TITLE INSURANCE & TRUST COMPANY HEREBY DEDICATES TO THE PUBLIC FOR USE AS THE STREETS SHOWN ON SAID PLAN AND INCL. THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN IN WITNESS WHEREOF: ARIZONA TITLE INSURANCE & TRUST COMPANY, AN ARIZONA CORPORATION, HAS HERETOFORE CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICERS THEREUNTO AUTHORIZED THIS DAY OF JULY, 1973.

ARIZONA TITLE INSURANCE & TRUST COMPANY, AS TRUSTEE
BY: *[Signature]* VICE PRESIDENT ATTEST: *[Signature]* ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE 13th DAY OF JULY, 1973, BEFORE ME, THE UNDERSIGNED OFFICER APPEARED *[Signature]* WHO ACKNOWLEDGED THEMSELVES TO BE VICE PRESIDENT & ASSISTANT SECRETARY RESPECTIVELY OF ARIZONA TITLE INSURANCE & TRUST COMPANY, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT AS SUCH OFFICERS, BEING DULY AUTHORIZED SO TO DO, EXE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, & SELVES AS SUCH OFFICERS.

IN WITNESS WHEREOF: I HERETOFORE SET MY HAND AND OFFICIAL SEAL.
BY: *[Signature]* NOTARY PUBLIC MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATE

I, *Henry L. Lopez*, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, PLAN, OR ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 1973; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE LOTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
DATED: 14 July, 1973. *Henry L. Lopez* P.E.

APPROVALS 9.13.73

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 13th DAY OF JULY, 1973.

BY: *[Signature]* MAYOR ATTEST: *[Signature]* CLERK

APPROVED BY: *[Signature]* CITY ENGINEER DATE

APPROVED BY: *[Signature]* PLANNING DIRECTOR DATE

DRAINAGE NOTE: DRAINAGE EASEMENTS ARE FOR THE PURPOSE OF ALLOWING FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH LAND SET ASIDE FOR THE EASEMENT AND NOTHING SHALL BE (ED, PLANTED OR ALLOWED TO GROW ON THIS EASEMENT WHICH IMPEDE THE FLOW OF SUCH WATERS.