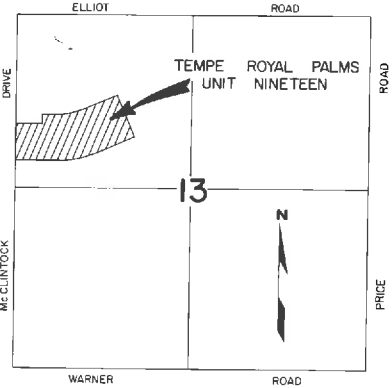


# TEMPE ROYAL PALMS UNIT NINETEEN

STATE OF ARIZONA }  
 County of Maricopa }  
 I hereby certify that the within instrument was filed and recorded at request of  
*City of Tempe*  
 on this 25 day of September, 1983  
 Witness my hand and official seal the day and year aforesaid.  
 HARRY CHAZ  
 County Recorder  
 by HARRY CHAZ Deputy Recorder

A PLANNED AREA DEVELOPMENT OF LOTS 448-468, 592-641, 650-673 TEMPE ROYAL PALMS UNIT 18 (BK.227, PG.18, M.C.R.) SITUATED IN THE NW 1/4 SECTION 13, T-1-S-R-4-E, G.B.S.R.B.8 M., MARICOPA COUNTY, ARIZONA

**HAVILL ENGINEERING CO.**  
 3336 N. 32ND. ST. SUITE 118. PHOENIX, ARIZONA, 85018 P.H. 966-3210



VICINITY MAP  
 NO SCALE

- △ 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 PUBLIC UTILITIES EASEMENT.
- V.N.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.
- T.S.E. INDICATES 3' SERVICE EASEMENT.
- B.S.L. INDICATES BUILDING SETBACK LINE.

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN SEWER EASEMENTS EXCEPT WOODEN, WIRE OR REMOVABLE SECTION TYPE FENCING, NO PAVEMENT, NO PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF REQUIRED MAINTENANCE OR RECONSTRUCTION.

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 ALONG MCCLINTOCK DRIVE (6' - 8' MASONARY WALL).

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

KNOW ALL MEN BY THESE PRESENTS: THAT U.S. HOME CORPORATION, PHOENIX LAND DEVELOPMENT DIVISION, A DELAWARE CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF TEMPE ROYAL PALMS UNIT NINETEEN, A PLANNED AREA DEVELOPMENT OF LOTS 448-468, 592-641, 650-673, TEMPE ROYAL PALMS UNIT 18 (BK. 227, PG. 18, M.C.R.) SITUATED IN PART OF THE NW 1/4 OF SECTION 13, T-1-S-R-4-E, G.B.S.R.B.8 M., MARICOPA COUNTY, ARIZONA, SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID TEMPE ROYAL PALMS UNIT NINETEEN 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 EACH STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN EACH RESPECTIVELY, ON SAID PLAT, AND U.S. HOME CORPORATION, PHOENIX LAND DEVELOPMENT DIVISION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND ALLEYS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN HEREON. ALL OTHER EASEMENTS ARE PROVIDED FOR THE PURPOSES INDICATED. TRACTS "A" THRU "I" ARE HEREBY DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS IN THE DEVELOPMENT. TRACT "I" IS COMMON AREA OVER WHICH IS HEREBY DEDICATED FOR DRAINAGE EASEMENT AND RECREATIONAL FACILITIES. NOTHING HEREON WRITTEN OR SET FORTH SHALL BE CONSTRUED TO MEAN OR CONSTITUTE A DEDICATION TO THE PUBLIC OF SAID TRACTS "A" THRU "I".

BY: *John B. Hynar*  
 JOHN B. HYNAR PRESIDENT

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

BEFORE ME THIS 30 DAY OF September, 1983, PERSONALLY APPEARED JOHN B. HYNAR, WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF U.S. HOME CORPORATION, PHOENIX LAND DEVELOPMENT DIVISION, AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS OWNER BY HIMSELF AS SUCH OFFICER.

NOTARY PUBLIC: *Conrad J. O'Connell*  
 MY COMMISSION EXPIRES:

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 MAY 1983, 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 RE-TRACED.

*Melvin R. Havill* 9/29/83  
 MELVIN R. HAVILL DATE  
 REG. CIVIL ENGINEER  
 ARIZ. NO. 4480

APPROVED BY: *Don Hill* 10/4/83  
 PLANNING DIRECTOR DATE

APPROVED BY: *Ray Quinn* 10-3-83  
 CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 5 DAY OF September, 1983.

BY: *Harry E. Withler* ATTEST: *Dorinda Adams*  
 MAYOR CLERK

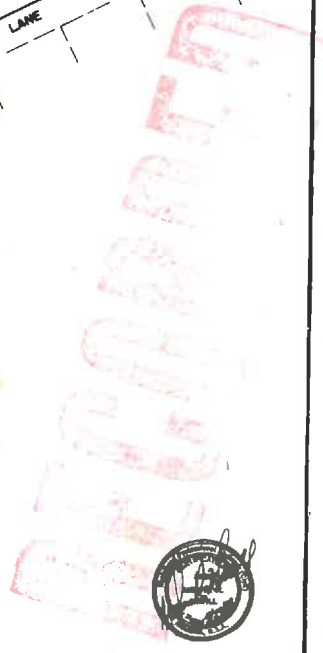
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ADDITIONAL DATA				
BEARING	LENGTH	DELTA	RADIUS	TANGENT
N4°20'00"E	7.15			
N71°20'40"E	199.29	263°34'52"	25.00	
N78°00'00"E	19.31	266°52'10"	30.00	
N78°00'00"E			45.00	
N78°00'00"E			45.00	
N78°00'00"E			45.00	
N78°00'00"E	10.31	174°40'53"	30.00	
N78°00'00"E	9.00	171°11'17"	30.00	
N78°00'00"E	7.15			
N78°00'00"E	4.00			

NOTE: REFER TO P.A.D. MAP SHEET 3, FOR BUILDING SETBACKS.

STATE OF ARIZONA  
 County of Maricopa  
 I hereby certify that the within instrument was filed and recorded in payment of  
 \$257  
 in Book 257  
 Page 17  
 Where no such official seal the day, and year sheweth.  
 J. J. Murphy  
 County Recorder  
 Maricopa County, Arizona



13s

**LEGAL DESCRIPTION**

That part of the NW 1/4 Section 13, T-1-S-18-4-E, G.6 S.R.W.M.6, Maricopa County, Arizona, described as follows:  
 Beginning at the SW corner of Lot 136, Tempe Royal Palms Village as recorded in Book 233 of Maps, Page 30, M.C.R., run thence N88°00'40"W, a distance of 241.97 feet; run thence N71°24'40"E, a distance of 225.63 feet; run thence N64°20'00"W, a distance of 886.01 feet to a point on the centerline of Los Feliz Drive; run thence S25°40'00"E, a distance of 728.00 feet to the centerline of Citation Drive; run thence S64°20'00"W, along the centerline of Citation Drive a distance of 1222.37 feet; run thence along the arc of a curve to the right, said curve having a central angle of 28°34'32", a radius of 939.70 feet, a distance of 439.13 feet; run thence N89°15'28"W, a distance of 40.00 feet; run thence N89°21'52"W, a distance of 300.00 feet, to a point on the west line NW 1/4 said Section 13, from which the NW 1/4 Corner of said Section 13 bears S0°44'32"W, a distance of 325.00 feet; run thence N0°44'32"E, a distance of 707.60 feet; run thence S89°15'28"E, a distance of 35.00 feet; run thence S44°18'58"E, a distance of 29.36 feet; run thence S89°22'28"W, a distance of 206.00 feet; run thence N0°44'32"E, a distance of 126.04 feet to the point of beginning.

Said Parcel contains 30.792 Acres (Gross).  
 Said Parcel contains 30.256 Acres (Net to 33' R/W of McClintock)

**VARIANCES**

1. Reduction in interior side yard setback (without common wall) from 10' to 0'.
2. Reduce front yard setback from 25' to 20'.
3. Reduce landscaping in front of guest parking from 23' to 20'.
4. Reduce setbacks from 7' to 0' for accessory building in excess of 8' in height.
5. Increase rear yard coverage from 25% to 31% for an accessory building.
6. Reduce lot area from 3500 s.f. to 4398 s.f.

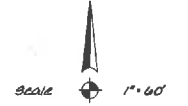
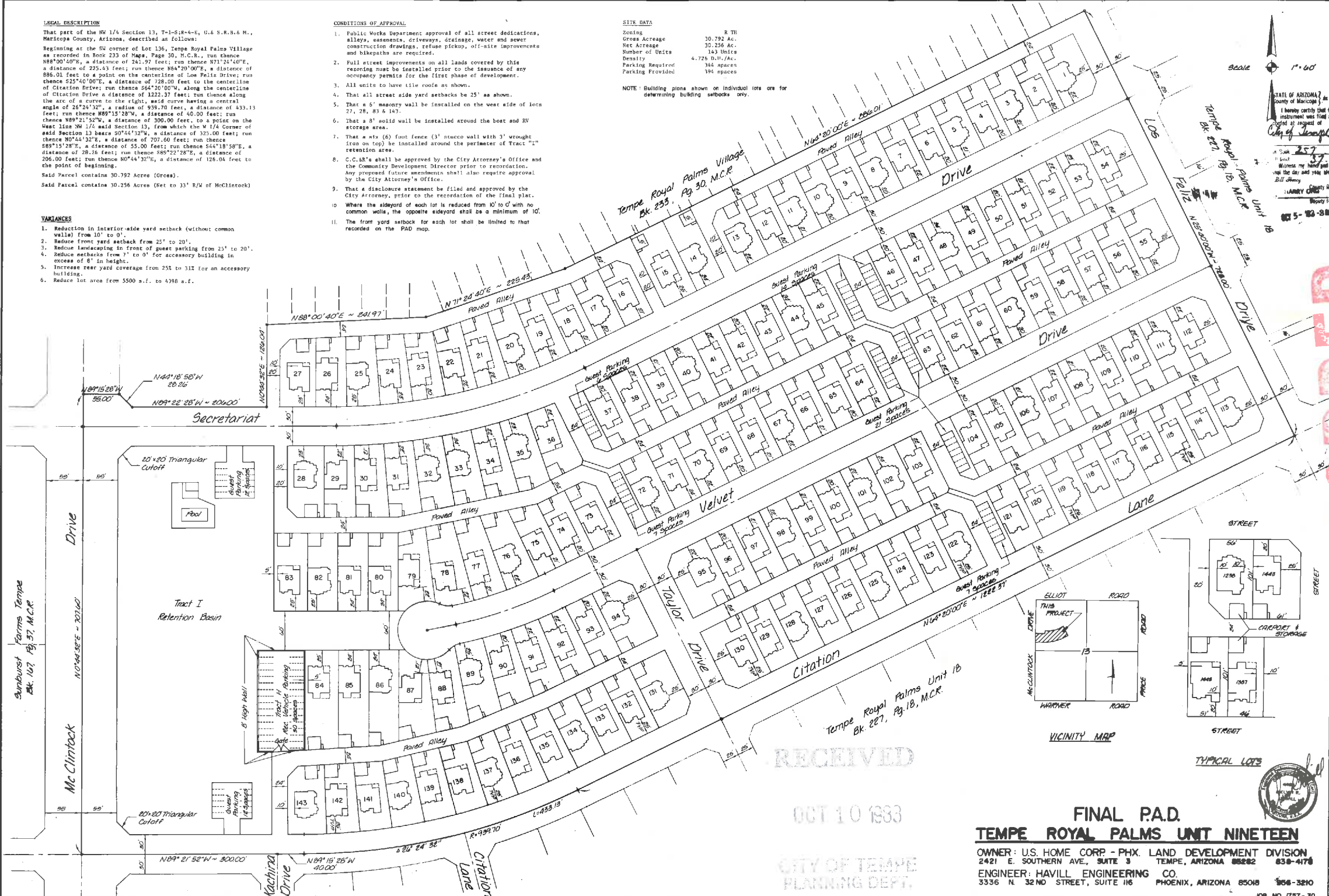
**CONDITIONS OF APPROVAL**

1. Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths are required.
2. Full street improvements on all lands covered by this rezoning may be installed prior to the issuance of any occupancy permits for the first phase of development.
3. All units to have tile roofs as shown.
4. That all street side yard setbacks be 25' as shown.
5. That a 5' masonry wall be installed on the rear side of lots 27, 28, 83 & 143.
6. That a 8' solid wall be installed around the boat and RV storage area.
7. That a six (6) foot fence (3' stucco wall with 3' wrought iron on top) be installed around the perimeter of Tract "I" retention area.
8. C.C.&R.'s shall be approved by the City Attorney's Office and the Community Development Director prior to recordation. Any proposed future amendments shall also require approval by the City Attorney's Office.
9. That a disclosure statement be filed and approved by the City Attorney, prior to the recordation of the final plat.
10. Where the sideyard of each lot is reduced from 10' to 0' with no common walls, the opposite sideyard shall be a minimum of 10'.
11. The front yard setback for each lot shall be limited to that recorded on the PAD map.

**SITE DATA**

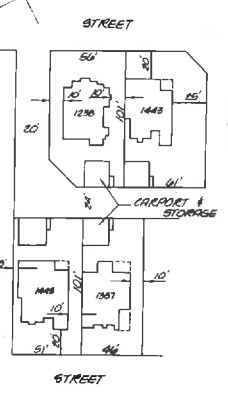
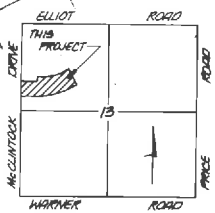
Zoning	R TH
Gross Acreage	30.792 Ac.
Net Acreage	30.256 Ac.
Number of Units	143 Units
Density	4.725 D.U./Ac.
Parking Required	344 spaces
Parking Provided	394 spaces

NOTE: Building plans shown on individual lots are for determining building setbacks only.



STATE OF ARIZONA  
 County of Maricopa  
 I hereby certify that the instrument was filed and recorded at request of  
 City of Joseph  
 in Book 257  
 Page 187  
 Witness my hand and seal on this day and year 1983  
 Bill Sherry  
 County Clerk  
 602-5-182-8180

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 PLANNING DEPT.

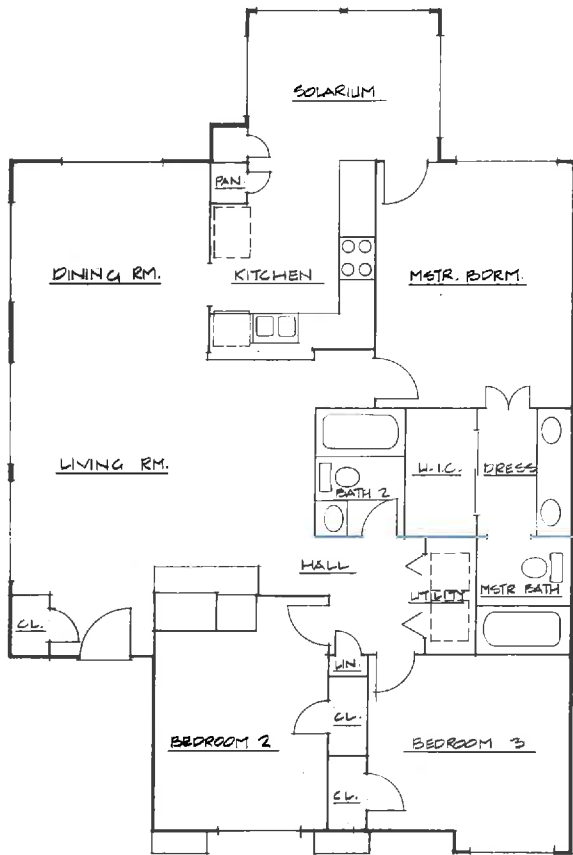


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FINAL P.A.D.  
 TEMPE ROYAL PALMS UNIT NINETEEN

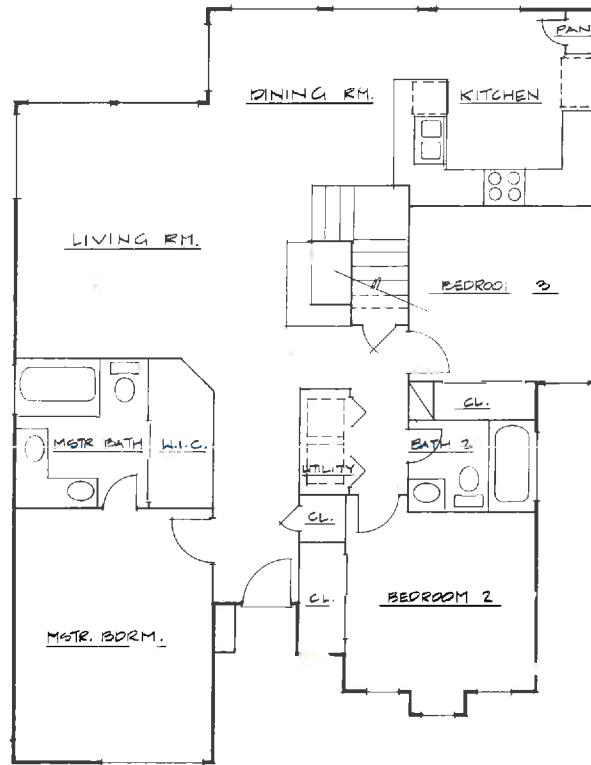
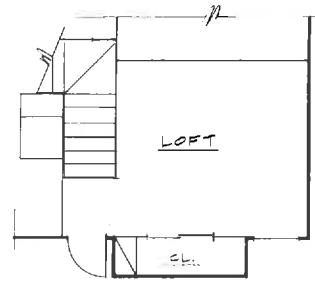
OWNER: U.S. HOME CORP - PHX LAND DEVELOPMENT DIVISION  
 2421 E. SOUTHERN AVE., SUITE 3 TEMPE, ARIZONA 85282 838-4178  
 ENGINEER: HAVILL ENGINEERING CO.  
 3336 N. 32ND STREET, SUITE 116 PHOENIX, ARIZONA 85018 856-3210

13s



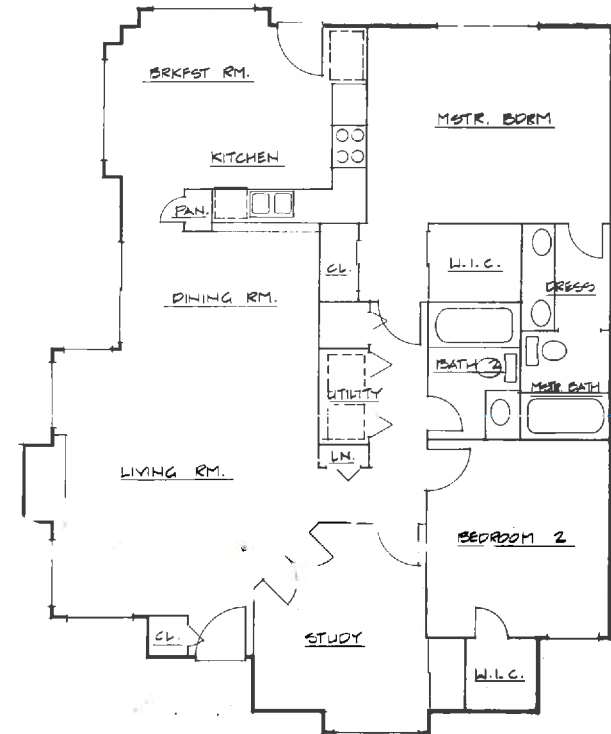
PLAN 1357-R  
LIVABLE SPACE - 1357 S.F.

TEMPE ROYAL PALMS 19  
U.S. HOMES CORPORATION



PLAN 1443-R  
LIVABLE SPACE - 1443 S.F.

TEMPE ROYAL PALMS 19  
U.S. HOMES CORPORATION



PLAN 1238-R  
LIVABLE SPACE - 1238 S.F.

TEMPE ROYAL PALMS 19  
U.S. HOMES CORPORATION

NOTE: THIS SHEET & INFORMATION HEREON WAS PREPARED AND FURNISHED BY U.S. HOME PHOENIX DIVISION.

STATE OF ARIZONA }  
County of Maricopa }  
I hereby certify that the within instrument was filed and recorded at the office of  
City of Tempe  
in Book 217  
in page 37  
Witness my hand and official seal the day and year aforesaid.  
Harry V. ...  
County Recorder  
Deputy Recorder

RECEIVED

OCT 10 1933

CITY OF TEMPE  
PLANNING DEPT.

RECORDED