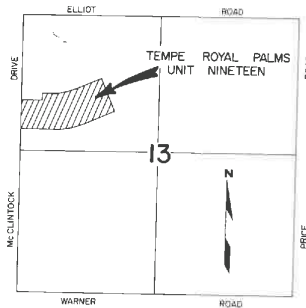


# TEMPE ROYAL PALMS UNIT NINETEEN

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 THE NW 1/4 SECTION 13, T-1-S - R-4-E,  
G & S.R.B. & M., MARICOPA COUNTY, ARIZONA

**HAYILL ENGINEERING CO.**  
3336 N. 32ND. ST. SUITE 116 PHOENIX, ARIZONA 85018 PH. 984-3210



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.V.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 FENCING, 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' PARAPET 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 & S.R.B. & M., MARICOPA COUNTY, ARIZONA, SHOWN HEREON AND HEREBY PUBLISHED THIS PLAN AS AND FOR THE PLAT OF SAID TEMPE ROYAL PALMS UNIT NINETEEN AND HEREBY DECLARED THAT SAID PLAT BEING FORTH THE LOCATIONS AND LINES THE DIMENSIONS OF THE LOTS, TRACTS AND SEVENTH CONSTITUTING SAME AND THAT EACH LOT, TRACT AND EACH STRAY SHALL BE KNOWN BY THE NUMBER, LITTLE OR NAME THAT IS GIVEN EACH DEVELOPMENT DIVISION, AS OWNER, HEREBY DEDICATED TO THE PUBLIC, FOR USE AS STREETS, THE STREETS AND ALLEYS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES INDICATED. TRACTS "A" AND "B" ARE HEREBY DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE PROPERTY OWNERS IN THE DEVELOPMENT. TRACT "C" 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 "C".

BY: John B. Ryan  
JOHN B. RYAN, PRESIDENT

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

BEFORE ME THIS 10th DAY OF September, 1983, PERSONALLY APPEARED JOHN B. RYAN, WHO REPRESENTED 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: Ramona J. Pugh  
MY COMMISSION EXPIRES: 10/1/83



I, MELVIN R. HAYILL, 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 RETRACED.

Melvin R. Hayill 9/29/83  
MELVIN R. HAYILL  
REG. CIVIL ENGINEER  
ARIZ. NO. 4180



APPROVALS:  
APPROVED BY: Don Hill 10/4/83  
PLANNING DIRECTOR DATE  
APPROVED BY: Ray D. Miller 10-2-83  
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 15th DAY OF September, 1983.

BY: Harry E. Withler ATTEST: Donna A. Williams  
MAYOR CLERK

RECEIVED

001 10 1983

CITY OF TEMPE  
PLANNING DEPT.

ADDITIONAL DATA				
BEARING	LENGTH	DELTA	RADIUS	TANGENT
1. N 17° 20' 00" E	7.75			
2. N 17° 20' 00" E	194.29	283° 52' 23"	450.00	
3. N 17° 20' 00" E	19.51	283° 52' 23"	30.00	
4. N 17° 20' 00" E			450.00	
5. N 17° 20' 00" E			450.00	
6. N 17° 20' 00" E			450.00	
7. N 17° 20' 00" E	10.51	171° 11' 07"	30.00	
8. N 17° 20' 00" E	10.51	171° 11' 07"	30.00	
9. N 17° 20' 00" E	10.51	171° 11' 07"	30.00	
10. N 17° 20' 00" E	10.51	171° 11' 07"	30.00	

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



STATE OF ARIZONA  
County of Maricopa  
I hereby certify that the within is a true and correct copy of the original as filed in the office of the County Recorder.  
County Recorder  
10-10-83

13s

# LEGAL DESCRIPTION

That part of the 30 1/4 Section 13, T-1-S-24-E, G.S.B. & N., Maricopa County, Arizona, described as follows:

Beginning at the SW corner of Lot 136, Tempe Royal Palms Village as recorded in Book 233 of Page, Page 30, M.C.R., run thence N89°00'40"E, a distance of 241.97 feet; run thence S87°24'00"E, a distance of 225.43 feet; run thence S84°20'00"E, a distance of 886.01 feet to a point on the centerline of Lone Palm Drive; run thence S23°40'00"E, a distance of 728.00 feet to the centerline of Citation Drive; run thence S64°20'00"E, 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 36°24'32", a radius of 939.70 feet, a distance of 633.13 feet; run thence S89°13'50"W, a distance of 300.00 feet; run thence S89°21'52"W, a distance of 300.00 feet; to a point on the West line of 1/4 Section 13, from which the 1/4 Corner of said Section 13 bears S7°44'30"W, a distance of 325.00 feet; run thence S87°44'30"W, a distance of 707.80 feet; run thence S89°13'50"W, a distance of 55.00 feet; run thence S44°18'58"E, a distance of 28.28 feet; run thence S89°21'52"E, a distance of 206.00 feet; run thence S87°44'30"E, a distance of 136.06 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 25' 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 32% for accessory building.
6. Reduce lot area from 5500 s.f. to 4398 s.f.

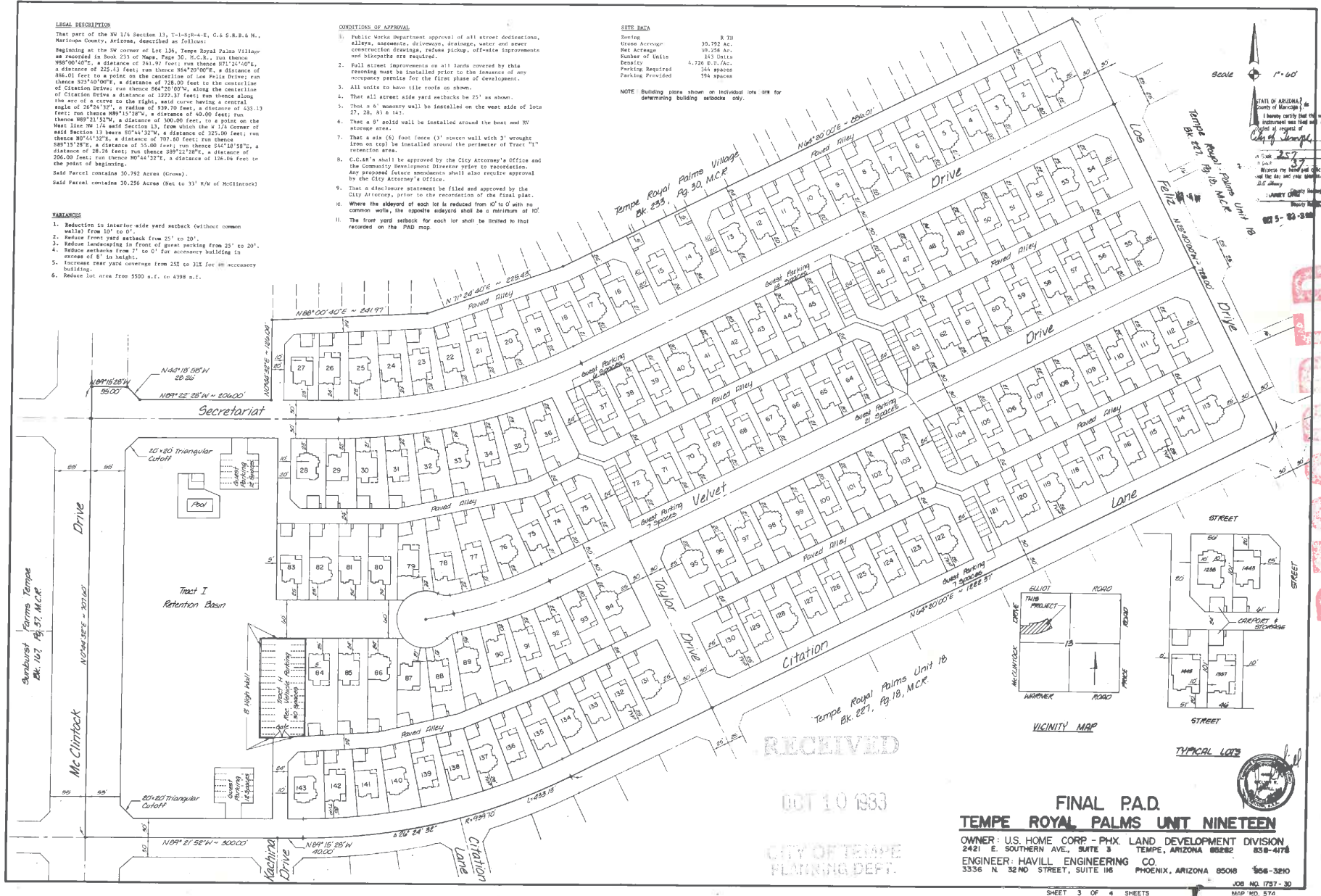
## CONDITIONS OF APPROVAL

1. Public Works Department approval of all street dedications, allers, easements, driveway, drainage, water and sewer construction drawings, refuse pickup, off-street improvements and sidewalks are required.
2. Full street improvements on all lands covered by this recording must be installed prior to the issuance of any occupancy permits for the first phase of development.
3. All units to have life route as shown.
4. That all street side yard setbacks be 25' as shown.
5. That a 6' masonry wall be installed on the west side of lot 27, 28, 81 & 82.
6. That a 6' solid wall be installed around the boat and RV storage area.
7. That a six (6) foot fence (3' screen wall with 3' wrought iron on top) be installed around the perimeter of Tract "I" retention area.
8. City's approval must 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 sidewalk of each lot is reduced from 4' to 2' with no common walls, the opposite sidewalks 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-10  
Minimum Acreage: 30.792 Ac.  
Net Acreage: 30.256 Ac.  
Number of Units: 143 Units  
Density: 4.738 U.D./Ac.  
Parking Required: 344 spaces  
Parking Provided: 354 spaces

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



FINAL P.A.D.

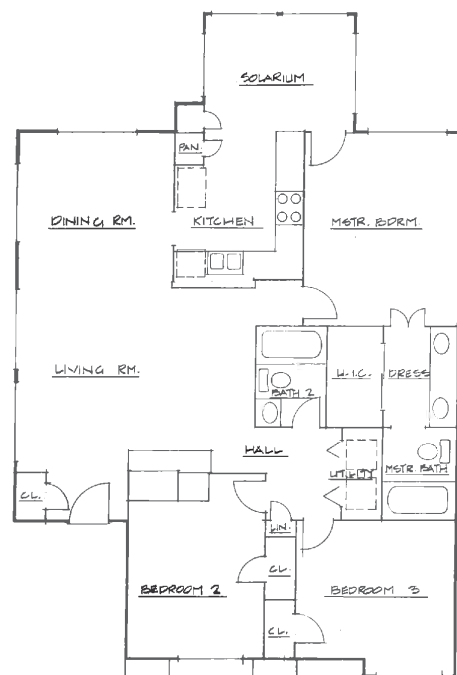
TEMPE ROYAL PALMS UNIT NINETEEN

OWNER: U.S. HOME CORP. - PHX. LAND DEVELOPMENT DIVISION  
2421 E. SOUTHERN AVE., SUITE 3 TEMPE, ARIZONA 85282 858-4178  
ENGINEER: HAVILL ENGINEERING CO.  
3336 N. 32ND STREET, SUITE 116 PHOENIX, ARIZONA 85018 956-3210

SHEET 3 OF 4 SHEETS

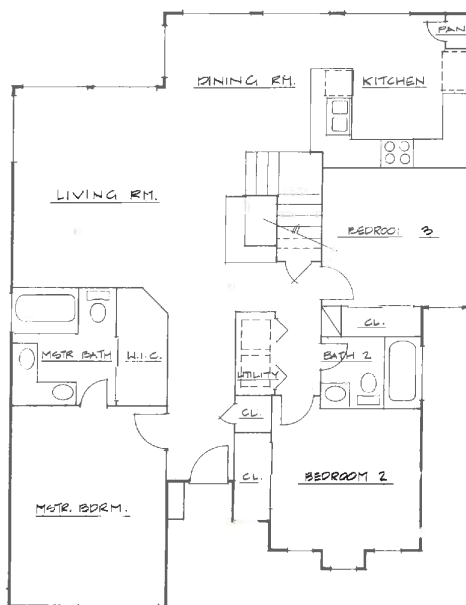
JOB NO. 1757-30  
MAP NO. 574

13s



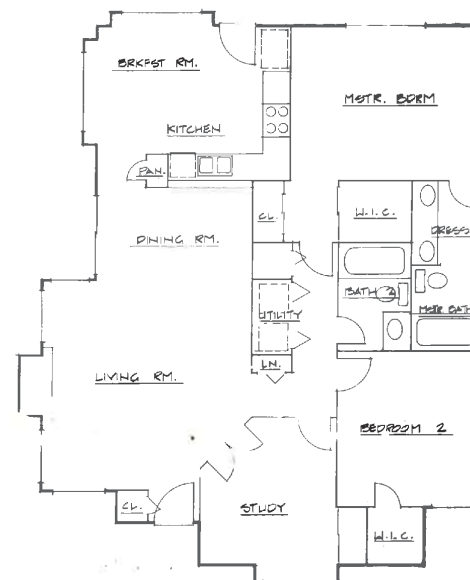
PLAN 1357-R  
LIVABLE SPACE - 1357 S.F.

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 1230-R  
LIVABLE SPACE - 1230 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 ) ss  
I hereby certify that the within  
document was filed and is  
a true and correct copy of  
the original as shown to me  
by the County Recorder.  
Witness my hand and seal of  
office this 5th day of May, 1933.  
County Recorder  
HARVEY  
Notary Public

RECEIVED

OCT 10 1933

CITY OF TEMPE  
PLANNING DEPT.

135