

PLANNED AREA DEVELOPMENT

LEGAL DESCRIPTION

PARCEL 1

That part of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

FROM the Southeast corner of the said Northwest quarter, Section 23, measure West (bearing of reference) along the South line of the said Northwest quarter, Section 23, a distance of 538.68 feet; thence North 01 degrees 25 minutes 57 seconds West along a line which is the prolongation of the West line of Dorsey Square Apartment Planned Residential Development, recorded in Book 154 of Maps, page 31, Maricopa County Records, a distance of 226.43 feet to the point of beginning; thence South 88 degrees 34 minutes 03 seconds West 170.00 feet; thence North 67 degrees 06 minutes 00 seconds West 170.38 feet to a point on the West line of that property described in Book 4569, page 471 (Dolt Claim Deed); thence North 02 degrees 40 minutes 32 seconds East 92.99 feet to the Northwest corner of the said property described in Book 4569, page 471; thence South 88 degrees 37 minutes 40 seconds East on a line which is parallel to and 305.00 feet Southerly from the South right of way line of Lemon Street, a distance of 136.66 feet; thence North 00 degrees 46 minutes 28 seconds West 140.00 feet; thence South 88 degrees 37 minutes 40 seconds East 77.00 feet; thence North 00 degrees 47 minutes 57 seconds West; 165.01 feet to a point on the South right of way line of Lemon Street; thence South 88 degrees 37 minutes 40 seconds East along the said South right of way line, a distance of 107.00 feet to a point on the West line of the said Dorsey Square Apartments; thence South 00 degrees 47 minutes 57 seconds East along the West line of the said Dorsey Square Apartments, a distance of 380.31 feet; thence South 01 degrees 25 minutes 57 seconds East 72.00 feet to the point of beginning.

PARCEL 2

That part of the Southeast quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Northwest quarter of Section 23; thence West 538.93 feet along the South line of said Southeast quarter of the Northwest quarter of Section 23; thence North 1 degree 34 minutes 09 seconds West 298.22 feet; thence North 0 degrees 42 minutes West 380.34 feet to a point on the South right of way line of Lemon Street; thence North 88 degrees 41 minutes West 307 feet along said South right of way line of Lemon Street to the true point of beginning; thence North 88 degrees 41 minutes West 77 feet along said South right of way line of Lemon Street; thence South 0 degrees 42 minutes East 305 feet; thence South 88 degrees 41 minutes East 77 feet; thence North 0 degrees 42 minutes West 305 feet to the true point of beginning;

EXCEPT the South 140 feet of the above described property.

DEDICATION

PARCEL 1 & 2

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS, THAT COMMONS ON LEMON, A CALIFORNIA PARTNERSHIP, AS OWNER, HAS SUBDIVIDED AS A CONDOMINIUM, UNDER THE NAME OF "THE COMMONS ON LEMON", PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, BARRIERS, PRIVATE ACCESSWAYS, AND COMMON AREA CONSTITUTING THE SAME, SHALL BE KNOWN BY THE NUMBER, DATE OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND BARRIERS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF, THE COMMONS ON LEMON, A CALIFORNIA GENERAL PARTNERSHIP, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE SIGNED BY ITS PARTNERS, THIS 9TH DAY OF July, 1985.

THE COMMONS ON LEMON

BY: *Shawn D. Huxley*
BY: *Tommy D. Drake*

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 9TH DAY OF July, 1985, PERSONALLY APPEARED DON DORRO AND DEAN DUNPHY WHO ACKNOWLEDGED THEMSELVES TO BE SOLE PARTNERS OF THE COMMONS ON LEMON, A CALIFORNIA GENERAL PARTNERSHIP AND AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE GENERAL PARTNERSHIP, BY THESESELVES AS GENERAL PARTNERS.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL, THIS 23RD DAY OF October, 1988
NOTARY PUBLIC



CERTIFICATION
I, DARREL E. WOOD HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF ONE SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 1985, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MEASUREMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN AND THAT SAID MEASUREMENTS ARE SUFFICIENT TO RETRAKE THIS SURVEY.

DARREL E. WOOD, L.S. 16627

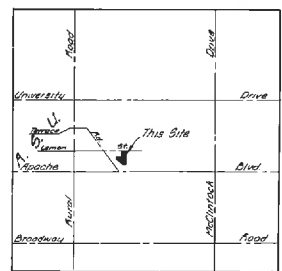
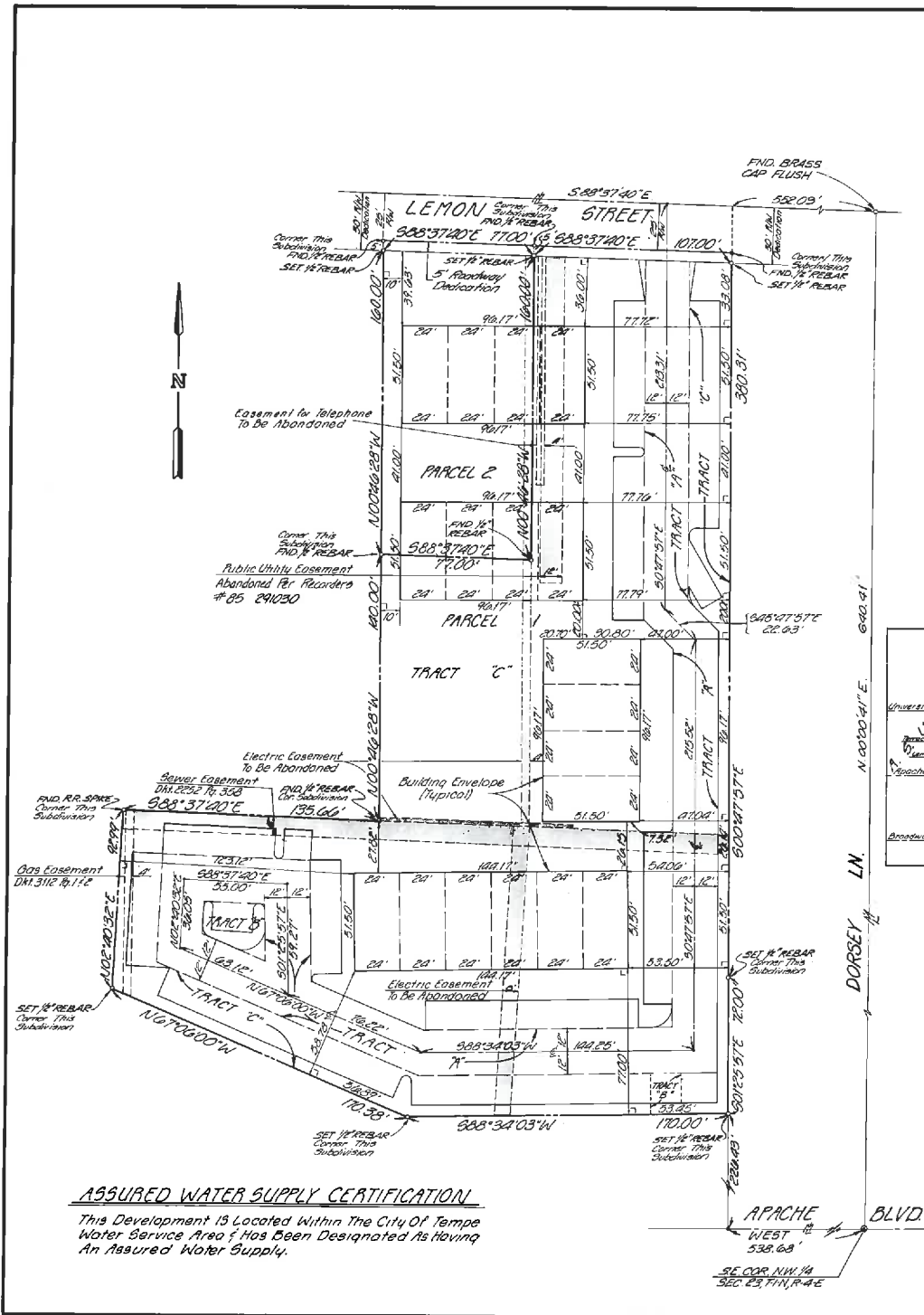
STATE OF ARIZONA)
County of Maricopa)
I hereby certify that the within instrument was filed and recorded in Book 285 on page 32. Witness my hand and official seal the day and year aforesaid.
Shawn D. Huxley County Recorder
By: *Shawn D. Huxley* County Recorder

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA
THIS 17TH DAY OF May, 1985
BY: *William J. Beaman* ATTEST: *Helen Fowler*
VICE MAYOR DEPUTY CLERK
APPROVED BY: *Shawn D. Huxley* 7-18-85
CITY ENGINEER DATE
APPROVED BY: *Shawn D. Huxley* 7-19-85
PLANNING DIRECTOR DATE

PLANNED AREA DEVELOPMENT FOR THE COMMONS

DATE: April 23, 1985
JOB NO.: 83139
SCALE: 1"=50'
SHEET: 1 OF 2
DRAWN BY: *Shawn D. Huxley*
CHECKED BY: *Shawn D. Huxley*
Timmerman, Wood & Associates, Inc.
CONSULTING ENGINEERS



VICINITY MAP N.T.S.

BEUCH MARK

BRASS CAP (FLUSH) AT THE INTERSECTION OF RURAL ROAD AND LEMON STREET. ELEVATIONS = 1170.65.
CITY OF TEMPE DATUM.

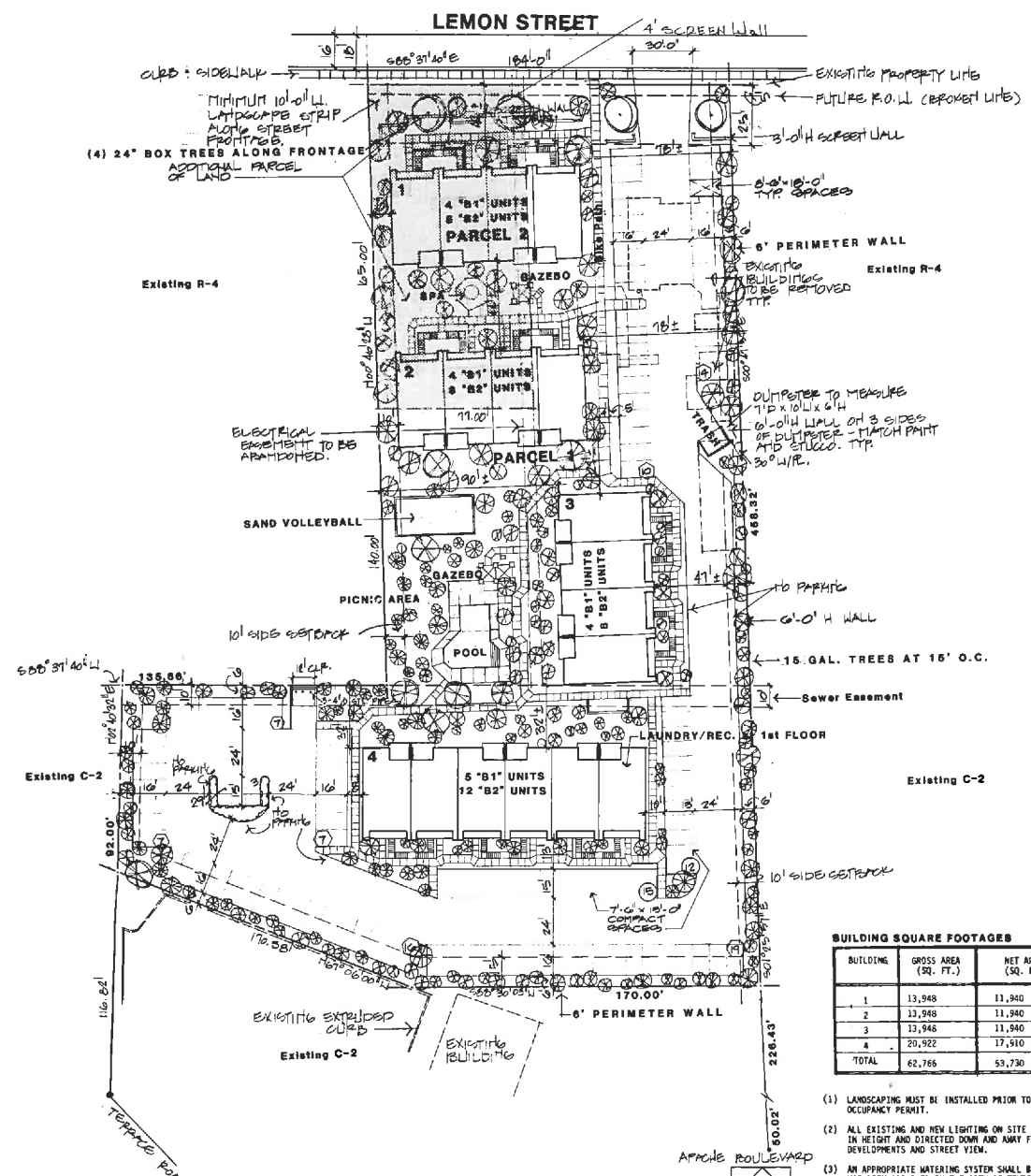
ASSURED WATER SUPPLY CERTIFICATION

This Development is Located Within the City of Tempe Water Service Area & Has Been Designated As Having An Assured Water Supply.

RECORDED

01783

23N



PLANNED AREA DEVELOPMENT MAP
SCALE 1" = 30' - 0"

BUILDING SQUARE FOOTAGES

| BUILDING | GROSS AREA (SQ. FT.) | NET AREA (SQ. FT.) |
|----------|----------------------|--------------------|
| 1 | 13,948 | 13,940 |
| 2 | 13,948 | 13,940 |
| 3 | 13,946 | 13,940 |
| 4 | 20,922 | 17,910 |
| TOTAL | 62,766 | 59,730 |

- LANDSCAPING MUST BE INSTALLED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
- ALL EXISTING AND NEW LIGHTING ON SITE SHALL BE 16" MAXIMUM IN HEIGHT AND DIRECTED DOWN AND AWAY FROM SURROUNDING DEVELOPMENTS AND STREET VIEW.
- AN APPROPRIATE WATERING SYSTEM SHALL BE PROVIDED WHICH HAS BEEN APPROVED BY THE CITY OF TEMPE.
- MINIMUM OF (1) 15-GALLON TREE 30'-0" O.C. ALONG STREET FRONTAGE. 4-24" BOX TREES ALONG FRONTAGE (ALSO).
- MINIMUM OF (1) 15-GALLON SHADE OR ORNAMENTAL TREE PER DWELLING UNIT.
- MINIMUM OF (1) 15-GALLON TREE AT 15'-0" O.C. ALONG ALL PROPERTY LINES.

DEVELOPMENT DATA

OWNER: MR. DONALD DEMKO, PRESIDENT
IDENRY DEVELOPMENT COMPANY
POST OFFICE BOX 84359
SAN DIEGO, CALIFORNIA 92138-4359

ZONING: R-3 & R-4
BUILDING CODE: 1982 U.B.C.
TYPE OF CONSTRUCTION: TYPE V 1-HR.
USE: MULTI-FAMILY
OCCUPANCY GROUP: R1
NET AREA: 2.36 Acres, 100,562 Sq. Ft.
GROSS AREA: 2.43 Acres, 106,106 Sq. Ft.
DENSITY ALLOWED: 22 Units/Gross Acre
DENSITY PROVIDED: 21.81 Units/Gross Acre

PARKING REQUIRED:

| | |
|----------------------------|-----|
| 55 Units x 2 | 106 |
| 20V Compact after first 20 | |
| 1 Guest/5 Units | 11 |
| 1 RV/5 Units | 11 |
| Total | 128 |

PARKING PROVIDED:

| | |
|----------------------------------|-----|
| Unit Parking Including 18 | |
| Compact Spaces | 106 |
| Guest Spaces | 13 |
| Total | 119 |
| UNITS: B1 Single Story 2 Bedroom | 17 |
| B2 Two Story 2 Bedroom | 36 |
| Total | 53 |

VARIANCES:
Reduce RV Spaces From 11 To 0.
Reduce Parking Stall Sizes From 9' x 20' To 8.5' x 18'

BIKE PARKING REQUIRED: 12
BIKE PARKING PROVIDED: 15

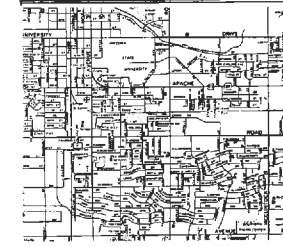
BUILDING SETBACKS:

| | |
|----------|----------|
| Required | Provided |
| Front | 25 |
| Rear | 15 |
| Side | 10 |

GENERAL NOTES:
No Parking Firelane Signs To Be Installed Prior To Occupancy
Fire Access & Fire Hydrant Coverage Shall Be Maintained Throughout The Development Of Property. (Signs Shall Be Posted At The Start Of Development)

8.5' x 18' (With 2' Overhang)
7.5' x 18' Compact Space

VICINITY MAP



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FROM the Southeast corner of the said Northwest quarter, Section 23, measure West (bearing of reference) along the South line of the said Northwest quarter, Section 23, a distance of 320.48 feet; thence North 01 degrees 25 minutes 57 seconds West along a line which is the prolongation of the West line of Dorsey Square Apartment Planned Residential Development, recorded in Book 154 of Maps, page 31, Maricopa County Records, a distance of 226.43 feet to the point of beginning; thence South 88 degrees 34 minutes 02 seconds East 170.80 feet; thence North 67 degrees 06 minutes 00 seconds West 170.36 feet to a point on the West line of that property described in Booklet 4569, page 471 (Unit C114 West); thence North 02 degrees 40 minutes 52 seconds East 92.99 feet to the Northwest corner of the said property described in Doctact 4569, page 471; thence South 88 degrees 37 minutes 40 seconds East on a line which is parallel to and 305.00 feet Southerly from the South right of way line of Lemon Street, a distance of 136.66 feet; thence North 00 degrees 46 minutes 28 seconds West 140.00 feet; thence South 88 degrees 37 minutes 40 seconds East 77.00 feet; thence North 00 degrees 47 minutes 57 seconds West, 165.01 feet to a point on the South right of way line of Lemon Street; thence South 88 degrees 37 minutes 40 seconds East along the said South right of way line, a distance of 107.00 feet to a point on the West line of the said Dorsey Square Apartments; thence South 00 degrees 47 minutes 57 seconds East along the West line of the said Dorsey Square Apartments, a distance of 380.31 feet; thence South 01 degrees 25 minutes 57 seconds East 72.80 feet to the point of beginning.

PARCEL 2

That part of the Southeast quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

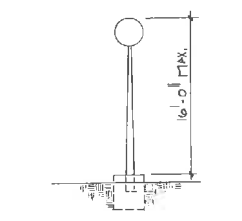
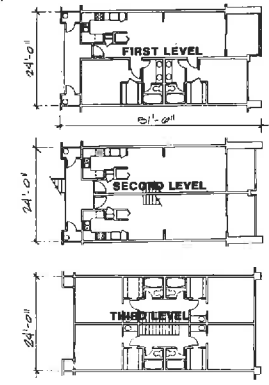
Commencing at the Southeast corner of said Southeast quarter of the Northwest quarter of Section 23; thence East 528.23 feet along the South line of said Southeast quarter of the Northwest quarter of Section 23; thence North 1 degree 36 minutes 09 seconds West 298.22 feet; thence North 0 degrees 42 minutes West 290.14 feet to a point on the South right of way line of Lemon Street; thence North 88 degrees 41 minutes West 107 feet along said South right of way line of Lemon Street to the true point of beginning; thence North 88 degrees 41 minutes West 77 feet along said South right of way line of Lemon Street; thence South 0 degrees 42 minutes East 305 feet; thence South 08 degrees 41 minutes East 77 feet; thence North 0 degrees 42 minutes West 305 feet to the true point of beginning;

EXCEPT the South 140 feet of the above described property.

SCHEDULE B:

NOTES

SQUARE FOOTAGE OF SITE IN LANDSCAPING = 36,741.92 (36%)
AREA OF LANDSCAPING ON SITE = 35,821.92 (35%)
AREA OF LANDSCAPING IN PUBLIC - RIGHT-OF-WAY = 920 SQ. FT.

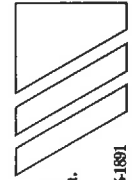


TYPICAL SITE LIGHTING DETAIL

THE COMMONS - SHEET 2 OF 2

JUL 11 1985 11 15

STATE OF ARIZONA
County of Maricopa
I hereby certify that the work in instrument was done and recorded at request of
in Book 385
on page 325
Witness my hand and official seal the day and year above,
Mark Polun
County Recorder
By: MELBORAH MOSS
Deputy Recorder



Douglas T. Whitneybell Architects Incorporated a.i.a.
1102 east missouri avenue, suite A phoenix, arizona (602) 265-1881



LEMONGROVE CONDOMINIUMS
TEMPE, ARIZONA
DUNPHY DEVELOPMENT COMPANY

PAD 3 APRIL 85
DWD 6/18/85

DESIGNED BY JAH
DUNPHY DEVELOPMENT COMPANY
ARCHITECTS, INCORPORATED

8424

23N