

AMENDED FINAL P.A.D. THE COTTAGES ON MILL AVENUE 2110 SOUTH MILL AVENUE

A PART OF THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1
NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

BOOK 514 PAGE 19
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
99-0947012
10/14/99 03:48
164



BASIS OF BEARING:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE SUBDIVISION PLAN OF DATE PALM MANOR AMENDED, RECORDED IN BOOK 59 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS.

SAID BEARING = EAST

SPECIAL NOTES:

- THE EAST END OF THE ACCESS DRIVE LOCATED WITHIN TRACT "A" SHALL BE GATED AND SHALL BE PROVIDED WITH A FIRE DEPARTMENT LOCK BOX OR OTHER APPROVED MEANS OF PROMOVING EMERGENCY ACCESS.
- THE WEST END OF THE ACCESS DRIVE LOCATED WITHIN TRACT "A" SHALL BE GATED FOR EMERGENCY ACCESS ONLY AND SHALL BE PROVIDED WITH A FIRE DEPARTMENT LOCK BOX OR OTHER APPROVED MEANS OF PROMOVING EMERGENCY ACCESS.
- THE ACCESS DRIVE LOCATED WITHIN TRACT "A" SHALL BE THE INGRESS/EGRESS ACCESS FOR THE ENTIRE SUBDIVISION.
- CDAR'S SHALL STATE THAT THIS SUBDIVISION IS WITHIN AN APPROVED P.A.D. AND ANY FURTHER SUBDIVISION OF LOTS IS PROHIBITED.
- ONLY ONE (1) PRIMARY DWELLING UNIT SHALL BE CONSTRUCTED PER LOT.

SITE DATA:

| PARCEL | SQUARE FOOT | ACRES | PHASE |
|----------|-------------|--------|----------|
| PARCEL 1 | 86,476 | 1.9852 | EXISTING |
| PARCEL 2 | 11,138 | .2571 | EXISTING |
| LOT 1 | 11,656.89 | .27 | PROPOSED |
| LOT 2 | 6,681.14 | .15 | PROPOSED |
| LOT 3 | 6,882.80 | .15 | PROPOSED |
| LOT 4 | 6,710.88 | .15 | PROPOSED |
| LOT 5 | 6,684.19 | .15 | PROPOSED |
| LOT 6 | 6,684.83 | .15 | PROPOSED |
| LOT 7 | 6,685.46 | .15 | PROPOSED |
| LOT 8 | 6,697.16 | .15 | PROPOSED |
| LOT 9 | 6,666.14 | .15 | PROPOSED |
| LOT 10 | 8,772.57 | .20 | PROPOSED |
| TRACT A | 23,541.77 | .54 | PROPOSED |
| AVE. LOT | 7,394.16 | 1.697 | PROPOSED |

CERTIFICATE OF ASSURED WATER SUPPLY:

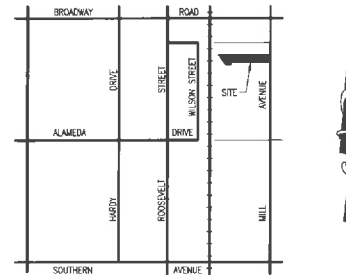
"THE COTTAGES ON MILL" IS WITHIN THE SERVICE AREA OF THE CITY OF TEMPE WATER UTILITY, AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-57E.

TRACT USES:

| TRACT NAME | AREA (ACRES) | USE |
|------------|--------------|---|
| TRACT "A" | 0.54 ACRES | LANDSCAPE, DRAINAGE, INGRESS, EGRESS, UTILITIES AND OPEN SPACE. |

ROADWAYS:

| STREET NAME | TRACT "A" WIDTH | STREET WIDTH B/C TO B/C | TYPE OF STREET |
|--------------|-----------------|-------------------------|-----------------------|
| COTTAGE LANE | 20' | 17' | PRIVATE (RESIDENTIAL) |



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: PARCEL 1
LOT 8 OF HU-ESTA PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 44 OF MAPS, PAGE 20.

DESCRIBED PROPERTY BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO BEING A PART OF THE CITY OF TEMPE, AND COMPRISING AN AREA OF 97,674 SQUARE FEET OR 2.2423 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 2 (RECORDED)
THE SOUTH 101.50 FEET OF THE NORTH 797.70 FEET OF THE EAST 858.03 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF MILL AVENUE AND EAST OF THE RIGHT-OF-WAY OF THE ARIZONA EASTERN RAILROAD.

SUBJECT TO AN EASEMENT FOR STREET AND UTILITIES OVER AND ACROSS THE EAST 7.00 FEET THEREOF.

LEGAL DESCRIPTION: PARCEL 2 (ACTUAL)
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND THE MONUMENT LINE OF MILL AVENUE FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS WEST 1135.24 FEET
THENCE SOUTH 00° 05' 47" EAST, ALONG THE MONUMENT LINE OF SAID MILL AVENUE, 856.20 FEET, SAID POINT BEING THE EASTERN EXTENSION OF THE SOUTH LINE OF DATE PALM MANOR AMENDED; A SUBDIVISION RECORDED IN BOOK 59 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS;

THENCE SOUTH 89° 50' 31" WEST, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID DATE PALM MANOR, 33.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 89° 50' 31" WEST, ALONG THE SAID SOUTH LINE 858.29 FEET TO THE NORTHEAST CORNER OF LOT 8 OF HU-ESTA PARK, A SUBDIVISION RECORDED IN BOOK 44 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00° 05' 47" EAST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 101.53 FEET;

THENCE NORTH 89° 50' 40" EAST, 858.41 FEET TO A POINT 33.00 FEET WEST OF THE MONUMENT LINE OF SAID MILL AVENUE;

THENCE NORTH 00° 05' 47" WEST, PARALLEL WITH THE MONUMENT LINE OF SAID MILL AVENUE, 101.59 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR STREET AND UTILITIES OVER AND ACROSS THE EAST 7.00 FEET THEREOF.

DESCRIBED PROPERTY COMPRISING AN AREA OF 86,476 SQUARE FEET OR 1.9846 ACRES MORE OR LESS.

CONDITIONS OF APPROVAL (SPD-97.69):

- AN AMENDED FINAL PLANNED AREA DEVELOPMENT FOR THE PROJECT SHALL BE RECORDED WITH THE BUILDING ENVELOPE EXPANSION FOR LOT 10. THE RECORDING SHALL BE DONE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT ON OR PRIOR TO 10/31/99. DETAILS OF THE DOCUMENT NOTATION SHALL BE REVIEWED BY THE PLANNING DIVISION STAFF WITHIN DEVELOPMENT SERVICES PRIOR TO RECORDATION BY THE MARICOPA COUNTY RECORDER'S OFFICE.



*Approved by Mayor + City Council
on the 23rd day of September, 1999.*

APPROVALS:

BY: *Reif D. Guiliano* 10/11/99
MAYOR DATE
BY: *Paul D. ...* 10/11/99
CITY CLERK DATE
BY: *Al ...* 10/12/99
CITY ENGINEER DATE
BY: *...* 10/17/99
DEVELOPMENT SERVICES DIRECTOR DATE

REVISIONS

The Cottages
ON MILL AVENUE
Tempo, Arizona
Abcor Plans, LLC.

| | |
|-----------------|----------|
| DATE | SEPT. 99 |
| PROJECT NO | 9733-01 |
| PROJECT MANAGER | WD |
| DRAWN BY | KH |
| CHECKED BY | BK |



SEQUENCE OF
1 OF 2

DWG FILE: H45233-01-PLAN-00-DWG

PLOT DATE: 09/09/99 2:27pm

PLAT DRAWINGS

LEGAL DESCRIPTION: (PER ALTA SURVEY DATED 04-3-88 PREPARED BY BRADY HALDRUP & ASSOC.)

LEGAL DESCRIPTION: PARCEL 1
 LOT 8 OF HU-ESTA PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 44 OF MAPS, PAGE 20.

DESCRIBED PROPERTY BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO BEING A PART OF THE CITY OF TEMPE, AND COMPRISING AN AREA OF 97,674 SQUARE FEET OR 2.2423 ACRES MORE OR LESS.

SUBJECT TO AN EASEMENT FOR STREET AND UTILITIES OVER AND ACROSS THE EAST 7.00 FEET THEREOF.

LEGAL DESCRIPTION: PARCEL 2 (ACTUAL)
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND THE MONUMENT LINE OF MILL AVENUE FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS WEST 1135.24 FEET;
 THENCE SOUTH 00° 05' 47" EAST, ALONG THE MONUMENT LINE OF SAID MILL AVENUE, 696.20 FEET, SAID POINT BEING THE EASTERN EXTENSION OF THE SOUTH LINE OF DATE PALM MANOR AMENDED, A SUBDIVISION RECORDED IN BOOK 59 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS;
 THENCE SOUTH 89° 59' 31" WEST, ALONG THE EASTERN EXTENSION OF THE SOUTH LINE OF SAID DATE PALM MANOR, 33.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 89° 59' 31" WEST, ALONG THE SAID SOUTH LINE 858.39 FEET TO THE NORTHEAST CORNER OF LOT 8 OF HU-ESTA PARK, A SUBDIVISION RECORDED IN BOOK 44 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS;
 THENCE SOUTH 00° 05' 47" EAST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 101.55 FEET;
 THENCE NORTH 89° 59' 40" EAST, 858.41 FEET TO A POINT 33.00 FEET WEST OF THE MONUMENT LINE OF SAID MILL AVENUE;
 THENCE NORTH 00° 05' 47" WEST, PARALLEL WITH THE MONUMENT LINE OF SAID MILL AVENUE, 101.59 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT FOR STREET AND UTILITIES OVER AND ACROSS THE EAST 7.00 FEET THEREOF.

DESCRIBED PROPERTY COMPRISING AN AREA OF 86,476 SQUARE FEET OR 1.9852 ACRES MORE OR LESS.

AMENDED P.A.D. FOR THE COTTAGES ON MILL AVENUE 2110 SOUTH MILL AVENUE

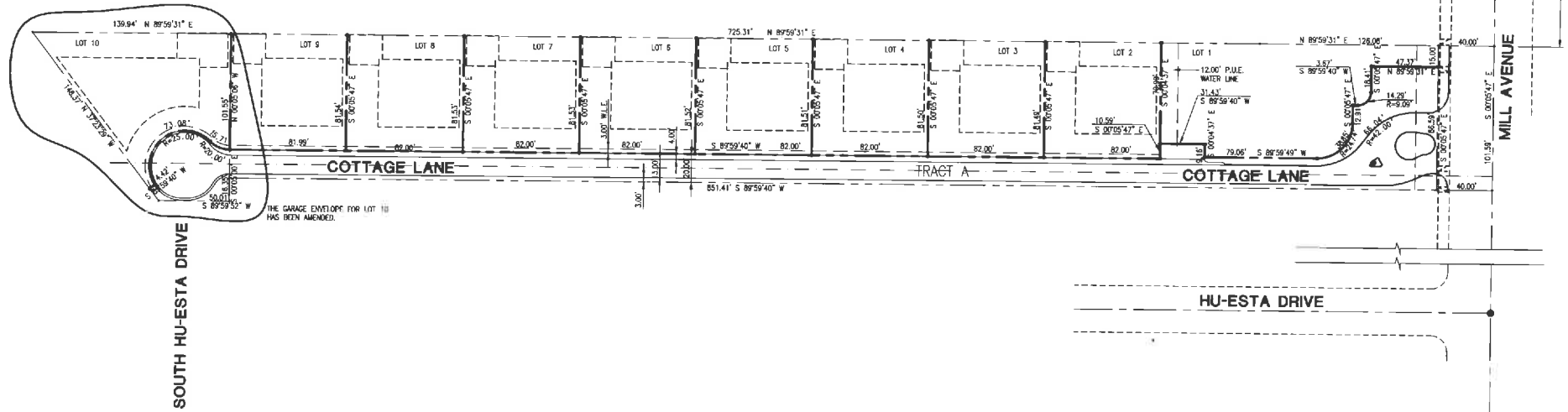
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

BOOK 514 PAGE 19

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL

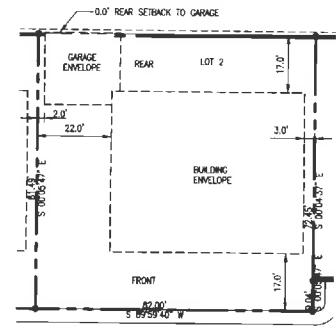
99-0947012

10/14/99 03:48



SET BACK TABLE:

| GARAGE (MINIMUM SET BACK) | |
|---------------------------|-------|
| REAR | 0.0' |
| SIDE | 2.0' |
| HOUSE (MINIMUM SET BACK) | |
| FRONT | 17.0' |
| REAR | 17.0' |
| SIDE | 3.0' |
| SIDE | 22.0' |

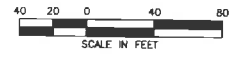


TYPICAL LOT PLAN: SCALE: 1"=20'



VICINITY MAP N.T.S.

| LOT NO. | LOT AREA (S.F.) | LOT AREA (ACRES) | CONTRIBUTION FROM TRACT "A" (S.F.) (1) | TOTAL DRAINAGE AREA (S.F.) | TOTAL DRAINAGE AREA (ACRES) | RAINFALL DEPTH (INCHES) | RUNOFF COEFF. (2) | RETENTION STORAGE REQUIRED (C.F.) (3) | LESS SWAMPING POOL AREA CONTRIBUTION (C.F.) (4) | NET RETENTION STORAGE REQUIRED (C.F.) (5) | RETENTION STORAGE PROVIDED (C.F.) (6) |
|---------|-----------------|------------------|--|----------------------------|-----------------------------|-------------------------|-------------------|---------------------------------------|---|---|---------------------------------------|
| 1 | 12365.97 | 0.28 | 7370.33 | 19736.31 | 0.45 | 2.7 | 0.56 | 2620 | 90 | 2530 | 1710 |
| 2 | 6881.14 | 0.15 | 1849.94 | 8331.00 | 0.19 | 2.7 | 0.77 | 1443 | 90 | 1353 | 1488 |
| 3 | 2892.50 | 0.15 | 1849.94 | 8331.00 | 0.19 | 2.7 | 0.77 | 1443 | 90 | 1353 | 1488 |
| 4 | 8710.68 | 0.15 | 1849.94 | 8360.62 | 0.19 | 2.7 | 0.77 | 1443 | 90 | 1353 | 1488 |
| 5 | 6884.19 | 0.15 | 1849.94 | 8334.13 | 0.19 | 2.7 | 0.77 | 1444 | 90 | 1354 | 1488 |
| 6 | 6684.83 | 0.15 | 1849.94 | 8334.78 | 0.19 | 2.7 | 0.77 | 1444 | 90 | 1354 | 1488 |
| 7 | 8685.48 | 0.15 | 1849.94 | 8335.42 | 0.19 | 2.7 | 0.77 | 1444 | 90 | 1354 | 1488 |
| 8 | 8697.18 | 0.15 | 1849.94 | 8347.13 | 0.19 | 2.7 | 0.77 | 1444 | 90 | 1354 | 1488 |
| 9 | 6686.14 | 0.15 | 1849.94 | 8336.08 | 0.19 | 2.7 | 0.77 | 1444 | 90 | 1354 | 1488 |
| 10 | 8772.57 | 0.20 | 2426.67 | 11199.24 | 0.26 | 2.7 | 0.77 | 1940 | 90 | 1850 | 1857 |
| TOTALS | 74651.08 | 1.71 | | 97847.63 | 2.24 | | | | | 15281 | 15307 |



330 North Third Street
 Phoenix, Arizona 85012-3022
 602 266-3979 Fax

REVISIONS

The Cottages
 ON MILL AVENUE
 Tempe, Arizona
 Arbor Farms, LLC.

DATE: SEPT. 06

PROJECT NO: 0783-01

PROJECT MANAGER: WD

DRAWN BY: KH

CHECKED BY: BK



SHEET NO:

SEQUENCE 2 OF 2

DWG FILE: H43313-011.PLAN.PAD...DWG
 PLOT DATE: 11/17/97 2:18pm