

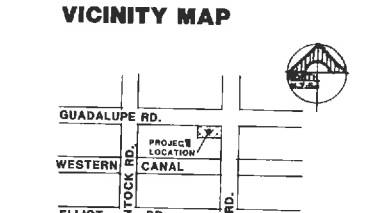
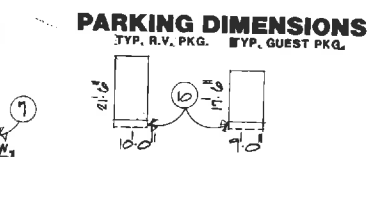
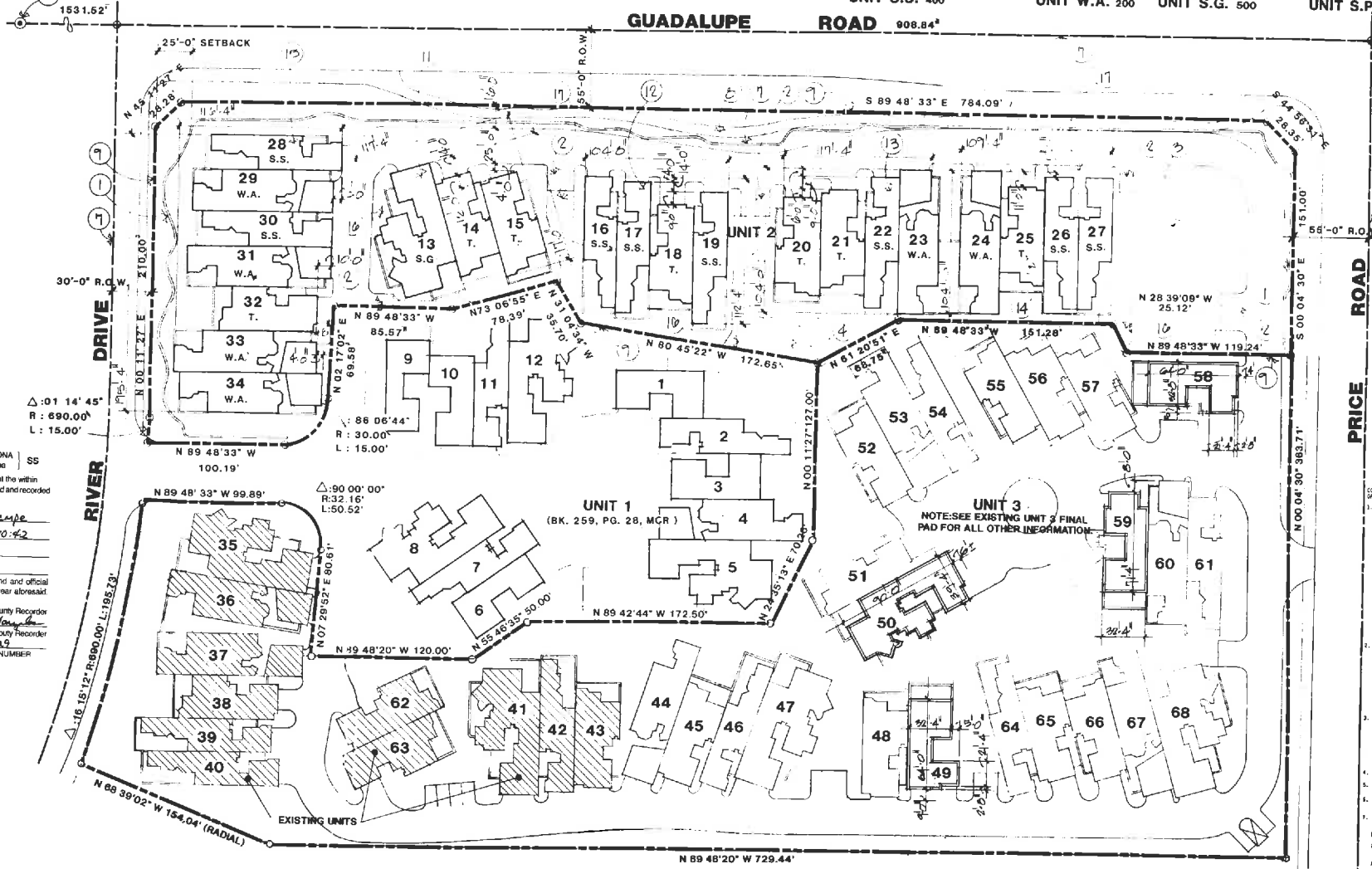
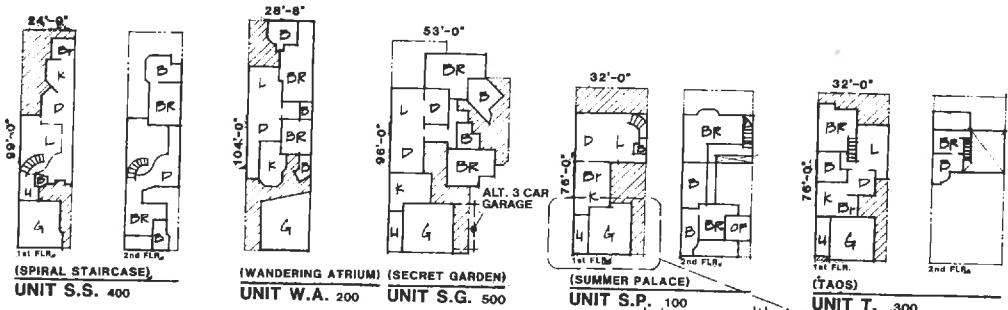
LEGAL DESCRIPTION

THE COTTONWOODS - LEGAL DESCRIPTION (NEW) FOR SAVING PURPOSES
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SAULT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
 THENCE NORTH 89°48'33" WEST ALONG THE NORTH LINE OF SAID SECTION 12 A DISTANCE OF 251.35 FEET;
 THENCE SOUTH 00°04'30" EAST A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PRICE ROAD AS RECORDED IN DECKET 11261, PAGE 220, MARICOPA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 00°04'30" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PRICE ROAD A DISTANCE OF 514.71 FEET TO THE NORTHEAST CORNER OF THE CITY OF TEMPE WATER TREATMENT PLANT AS RECORDED IN DECKET 10756, PAGE 441, MARICOPA COUNTY RECORDS;
 THENCE NORTH 89°48'20" WEST ALONG THE NORTH LINE OF SAID WATER TREATMENT PLANT, A DISTANCE OF 725.44 FEET;
 THENCE NORTH 66°39'02" WEST (RADIAL LINE) A DISTANCE OF 154.04 FEET TO A POINT ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS NORTH 66°39'02" WEST A DISTANCE OF 690.00 FEET;
 THENCE INDETERMINATELY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 21°09'31" AND A DISTANCE OF 254.81 FEET;
 THENCE NORTH 00°11'27" EAST A DISTANCE OF 210.00 FEET;
 THENCE NORTH 45°11'27" EAST A DISTANCE OF 28.28 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GUADALUPE ROAD;
 THENCE SOUTH 89°48'33" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 784.09 FEET;
 THENCE SOUTH 44°56'31" EAST A DISTANCE OF 28.35 FEET TO THE POINT OF BEGINNING.

VARIANCES

- REDUCE LOT WIDTH FROM 40' TO 24'.
- REDUCE LOT DEPTH FROM 90' TO 76'.
- REDUCE LOT AREA FROM 5000 SQ. FT. TO 2376 SQ. FT.
- REDUCE SETBACKS AS FOLLOWS:
 FRONT - FROM 25' TO 0'
 SIDE - FROM 10' TO 0'
 REAR - FROM 20' TO 0'
- INCREASE LOT COVERAGE FROM 40% TO 85%.
- REDUCE LANDSCAPE AREA FROM 25' TO 5' AND ALLOW MANEUVERING AREA WITHIN SETBACK ALONG GUADALUPE AND PRICE ROADS.
- REDUCE DRIVEWAY SETBACK FROM 10' TO 0' FOR ONE UNIT ADJACENT TO ALLEY ON THE SOUTH PROPERTY LINE.
- ALLOW 9'-0" HIGH WALLS ON THE PERIMETER OF THE SITE.
- REDUCE COURTYARD SEPARATIONS FROM 30' TO 25'.

TYPICAL LOT DIMENSIONS



UNIT 3 AMENDED PAD

LOT #49	PLAN 101 ALT. 3 CAR GARAGE
LOT #50	PLAN 500 ALT. 3 CAR GARAGE
LOT #59	PLAN 101 ALT. 3 CAR GARAGE
LOT #59	PLAN 102 ALT. 3 CAR GARAGE

THE COTTONWOOD
 JOB #9107
PAR CONSTRUCTION
 1921 S. ALMA SCHOOL ROAD #214
 MESA, ARIZONA 85210
 602-345-1426

Linderth Assoc. Architects, Inc.
 6982 East First Avenue
 Scottsdale, Arizona, 85251
 Phone: (602)941-0840

- NOTES:**
- 9'-0" REAR YARDING WALL & FENCE REQUIRED.
 - GUEST PARKING SPACE @ 9'-0"x17'-6" TYP.
 - TRANSIT COURT.
 - FOUL.
 - N.E. CORNER, SEC. 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST, MESA, ARIZONA B.C. IN H.B.
 - N.E. CORNER, SEC. 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST, MESA, ARIZONA B.C. IN H.B.
 - CENTRILING.
 - BICYCLE PATH.
 - SEWER/STORM SEWER.
 - LANDSCAPED CURB STOP.
 - BLDG. 4.
 - BLDG. 5.
 - BLDG. 6.
 - BLDG. 7.
 - BLDG. 8.
 - PAVED COURTYARD AREA TYP.
 - LANDSCAPE AREA.

STATE OF ARIZONA
 County of Maricopa SS
 I hereby certify that the within instrument was filed and recorded at request of
 City of Tempe
 6-15-92 10-42
 in Book 357
 on page
 Witness my hand and official seal the day and year aforesaid.
 County Recorder
 By: Frank H. ...
 Deputy Recorder
 92-322929
 RECORDING NUMBER

TEMPE WATER TREATMENT PLANT PROPERTY

UNIT 3 AMENDED PAD SITE PLAN 1":40"=0"