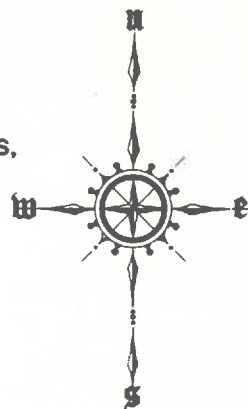
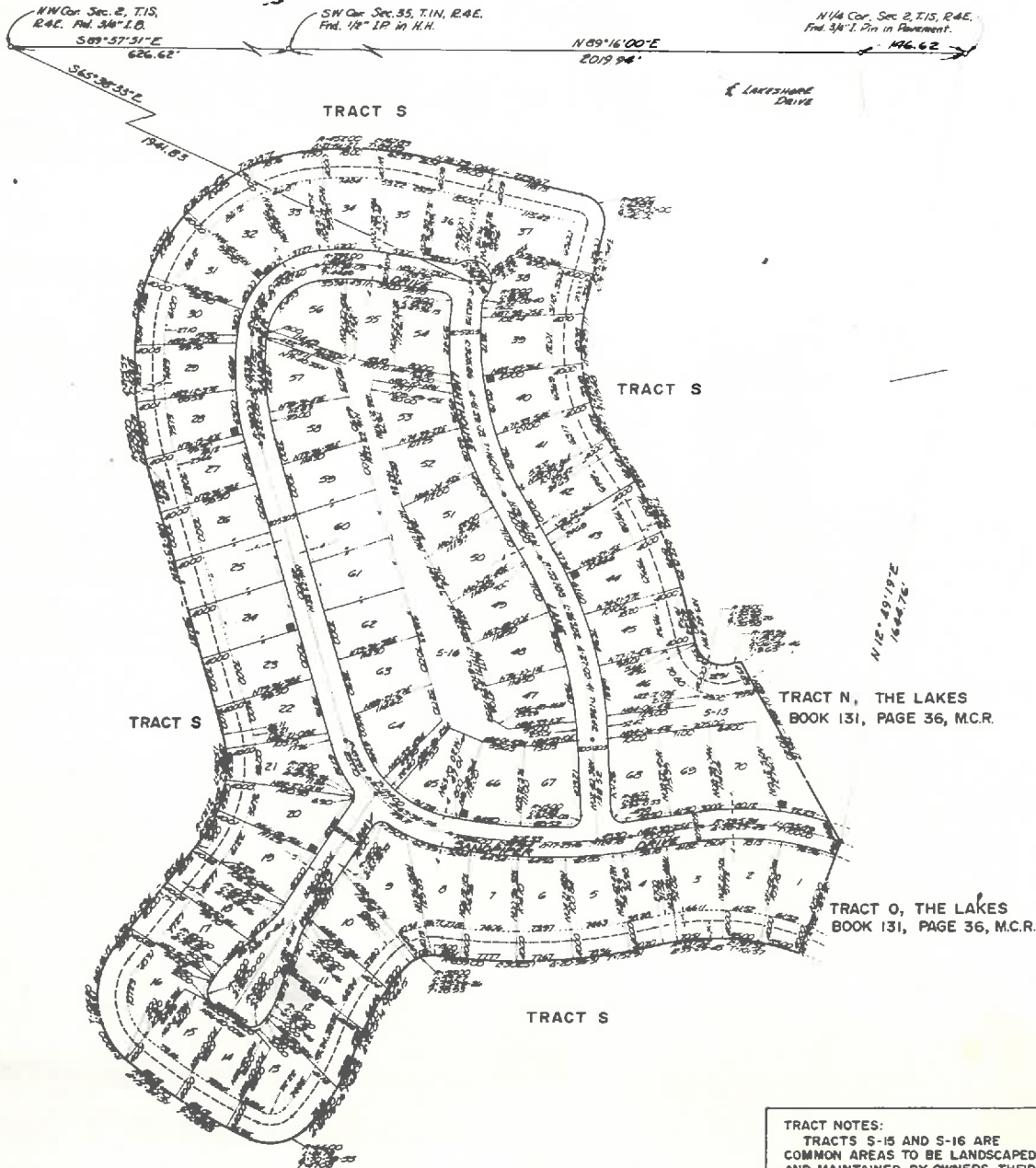
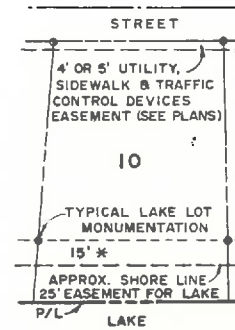


# THE LAKES TRACT B

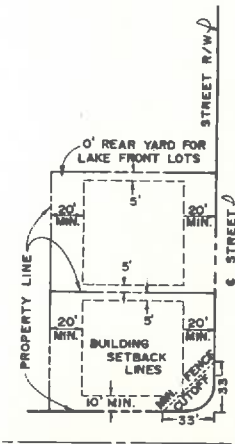
A SUBDIVISION AND PLANNED RESIDENTIAL DEVELOPMENT OF TRACT B, THE LAKES, A SUBDIVISION OF THE NORTH HALF OF SECTION TWO, TOWNSHIP ONE SOUTH, RANGE FOUR EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN; AND RECORDED IN BOOK 131 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS, MARICOPA COUNTY, ARIZONA.



SCALE: 1" = 100'  
SEPT. 1970



TYPICAL LOT EASEMENTS  
\* AREA SUBJECT TO LAKE, SLOPE AND BUILDING RESTRICTIONS.



TYPICAL BUILDING SETBACK DETAIL

TRACT NOTES:  
TRACTS S-15 AND S-16 ARE COMMON AREAS TO BE LANDSCAPED AND MAINTAINED BY OWNERS, THEIR SUCCESSORS OR ASSIGNS.

- SUBDIVISION CORNER
- 7' x 7' TRANSFORMER EASEMENT
- SURVEY MONUMENT

FRONT YARD SETBACK 20'  
REAR YARD SETBACK 20'  
EXCEPT REAR YARD SETBACK FOR WATERFRONT LOTS MAY BE ZERO.  
SIDE YARD SETBACK 5'  
GARAGE OR CARPORT SETBACK 24' FROM BACK OF CURB

## DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS: THAT TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF THE LAKES TRACT B, ALL OF TRACT B, THE LAKES, A SUBDIVISION OF THE NORTH HALF OF SECTION TWO, TOWNSHIP ONE SOUTH, RANGE FOUR EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA, AND RECORDED IN BOOK 131 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS; AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID THE LAKES, TRACT B; 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 STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY HEREON AND HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AS SHOWN HEREON INCLUDED WITHIN SAID PLAT. EASEMENTS ARE DEDICATED TO THE USE SHOWN.

IN WITNESS WHEREOF, TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED, AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 2nd DAY OF November, 1970.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE

BY [Signature] TRUST OFFICER.

## ACKNOWLEDGEMENT

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

ON THIS, THE 2nd DAY OF November, 1970, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Benny George WHO ACKNOWLEDGED HIMSELF TO BE A TRUST OFFICER OF TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, A CORPORATION, AND THAT HE, AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HIMSELF AS TRUST OFFICER.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES May 14, 1972

## MUNICIPAL APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA,

THIS 25th DAY OF November, 1970

BY [Signature] MAYOR

ATTEST [Signature] CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF TEMPE, ARIZONA,

THIS 25th DAY OF November, 1970.

[Signature]  
CITY ENGINEER

APPROVED BY THE CITY PLANNING DEPT. OF THE CITY OF TEMPE, ARIZONA,

THIS 25th DAY OF November, 1970.

[Signature]  
PLANNING DIRECTOR

## CERTIFICATE OF ENGINEER

I, Robert A. Conley, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF October, 1970; 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 REPRODUCED.

DATED 20 October, 1970.



**ANDERSON-HERMON, INC.**  
CONSULTING ENGINEERS & LAND SURVEYORS  
3300 SOUTH MALL AVENUE, TEMPE, ARIZONA  
PHONE: 966-7271

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