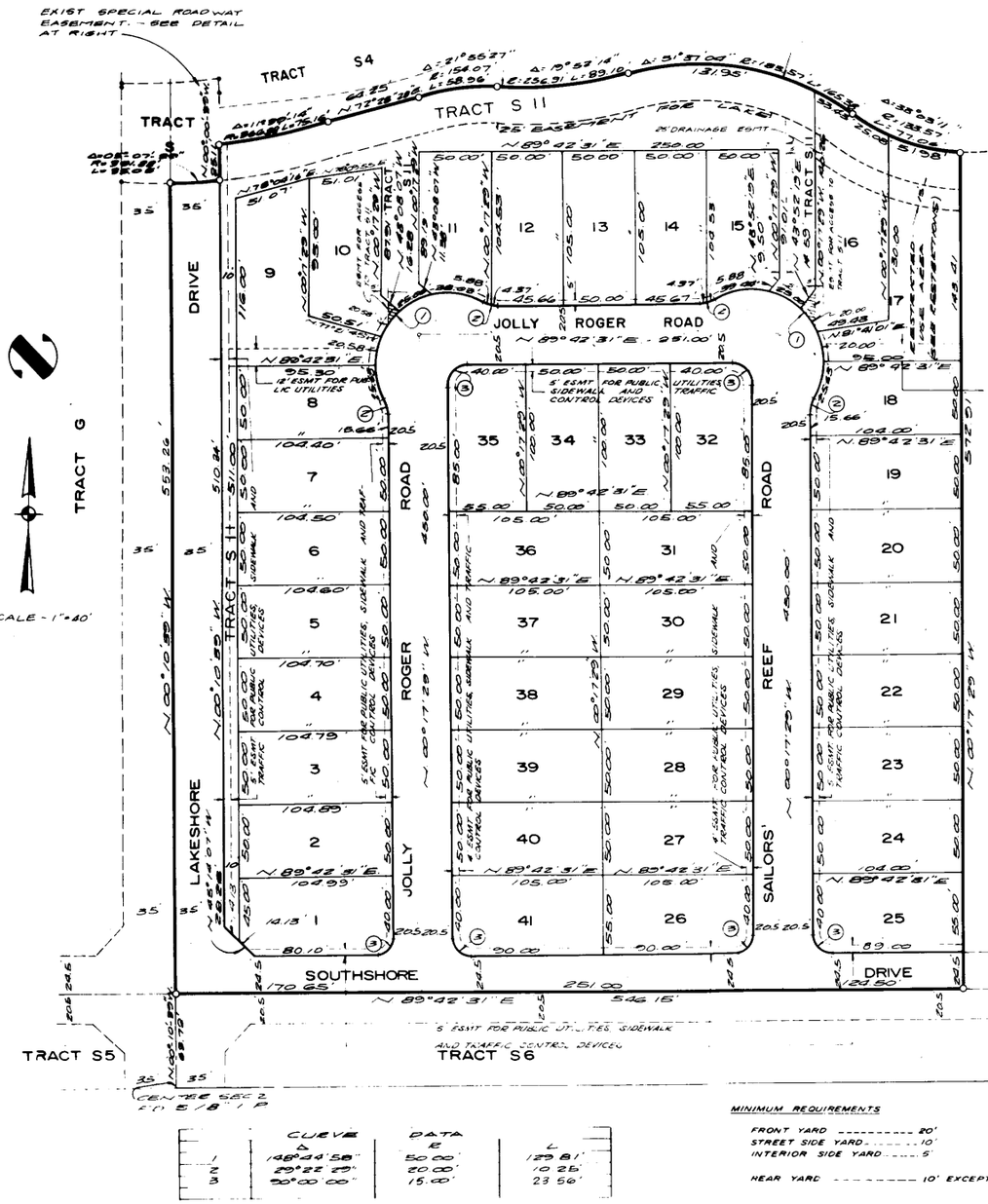
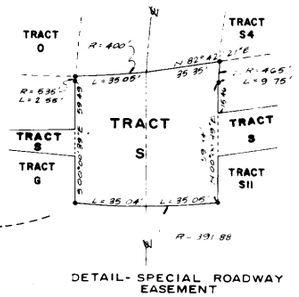
THE LAKES TRACT "F-1"

A SUBDIVISION & PLANNED RESIDENTIAL DEVELOPMENT OF PART OF TRACT "F" OF THE LAKES,
BOOK 131 PAGE 36 M.C.R. & SITUATED IN THE S.1/2 N.E.1/4, SECTION 2, T.1S., R.4 E., G.& S.R.B.& M., MARICOPA COUNTY, ARIZONA.



CURVE	Δ	R	L
1	148° 44' 58"	50.00'	129.81'
2	29° 22' 29"	20.00'	10.25'
3	90° 00' 00"	15.00'	23.56'

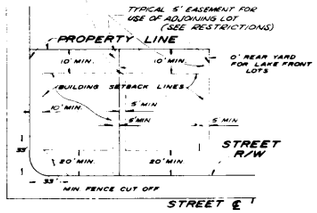
○ Indicates corner of this subdivision - unless otherwise indicated



DETAIL - SPECIAL ROADWAY EASEMENT

NOTE:
Common lot line between lots 9 & 10 and between lots 16 & 17 may be adjusted subject to approval of the Planning Director, City Of Tempe.

134.12



TYPICAL BUILDING SETBACK DETAIL

MINIMUM REQUIREMENTS

FRONT YARD ---------- 20'
STREET SIDE YARD ---------- 10'
INTERIOR SIDE YARD ---------- 5'
REAR YARD ---------- 10' EXCEPT LAKE FRONT LOTS - ZERO

DEDICATION

STATE OF ARIZONA SS
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 "F-1" a part of Tract "F" of THE LAKES, Bk. 131 Pg. 36 M.C.R.& situated in the S.1/2 N.E.1/4, Sec. 2, T.1S., R.4 E., G.& S.R.B.& M., Maricopa County, Arizona, as shown platted hereon and hereby publishes this plat as and for the plat of said "THE LAKES TRACT "F-1" and hereby declares that said plat sets forth the location and gives the dimensions of the lots, streets & tract constituting same and that each lot, street & tract shall be known by the number, name or letter given each respectively on said plat and that TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, as trustee, hereby dedicates to the public for use as such the streets shown on said plat and included in the above described premises.

Easements are dedicated for purposes shown.

In witness whereof:

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, as trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of the undersigned officer thereunto duly authorized this day of 1970.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE

BY _____
TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA SS
COUNTY OF MARICOPA

On this the ___ day of _____, before me the undersigned officer appeared _____ who acknowledged himself to be a trust officer of TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, and acknowledged that he as a trust officer, being duly authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation, as trustee, by himself as a trust officer.

In witness whereof:

I hereunto set my hand and official seal.

BY _____ My commission expires
Notary Public

CERTIFICATION

This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of August 1970.

BY _____ 2608
Registered Civil Engineer R.C.E. No.

APPROVALS

Approved by the Council of the City of Tempe, Arizona, this ___ day of _____ 19___.

BY _____ ATTEST _____
MAYOR CLERK

Approved by _____ Date
CITY ENGINEER

Approved by _____ Date
PLANNING DIRECTOR

COE & VAN LOO

349-02-01