

ITEMS AMENDED:

- CHANGE IN LENGTH AND/OR LOCATION OF 3" WIDE UTILITY EASEMENT.
MODIFIED LOCATION OF INTERIOR 12" PIPING EA. SIDE OF LOT 129.
CORRECTION OF N.W. 1/4 OF LOT 129 AS RECORDED 28 JUL 78 IN DOCKET 15095, PAGE 81.
TRIANGULAR CORNER OF LOT 101 DEED TO L.C.A.
FOR COMMON USE TO PROVIDE 20' SETBACK OF PERIMETER FENCE.
PERIMETER EASEMENTS GRANTED BY L.C.A.
FOR USE BY ADJ. LOT(S) PER DOCUMENT
RECORDED 28 JUL 78 IN DOCKET 15499,
PAGE 89A-899.

AMENDED PLAT OF

WEST LAKE

A SUBDIVISION AND PLANNED RESIDENTIAL DEVELOPMENT OF LOTS 39 THROUGH 69 INCLUSIVE OF "THE LAKES TRACT 'G-2A'" BOOK 175 PAGE 9 M.C.R. AND LOTS 70 THROUGH 98 INCLUSIVE OF "THE LAKES TRACT 'G-2B'" BOOK 175 PAGE 13 M.C.R. AND SITUATED IN THE N.W. 1/4 OF SECTION 2, T.1S., R.4E., G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
City of Tempe
AUG 4 1978-2 00
in Book 175
on page 9
Witness my hand and official seal the day and year aforesaid.
Bill Gray County Recorder
John King Deputy Recorder

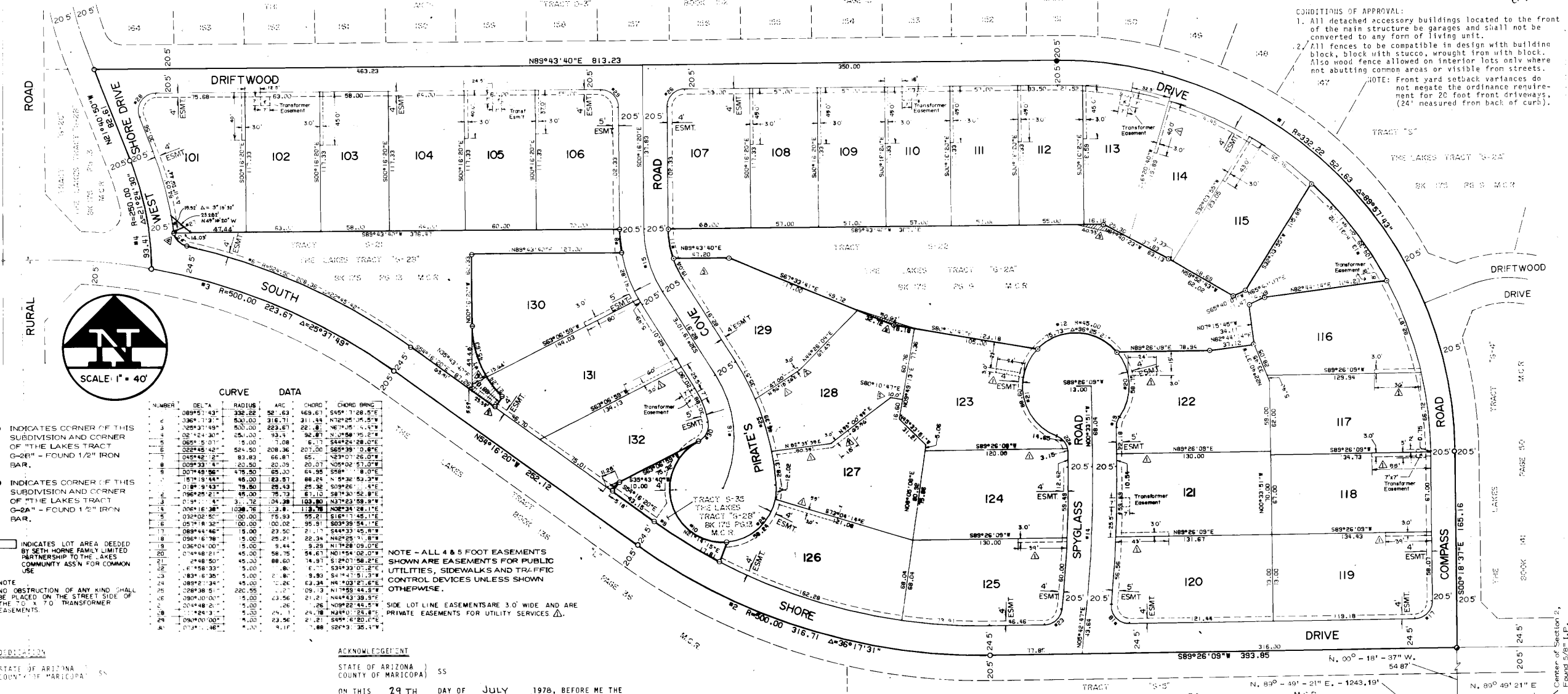


Table with columns: CURVE DATA, NUMBER, DELTA, RADIUS, ARC, CHORD, CHORD BEING. Contains curve data for various lots.

INDICATES CORNER OF THIS SUBDIVISION AND CORNER OF "THE LAKES TRACT 'G-2B'" - FOUND 1/2" IRON BAR.
INDICATES CORNER OF THIS SUBDIVISION AND CORNER OF "THE LAKES TRACT 'G-2A'" - FOUND 1/2" IRON BAR.
INDICATES LOT AREA DEEDED BY SETH HORNE FAMILY LIMITED PARTNERSHIP TO THE LAKES COMMUNITY ASS'N FOR COMMON USE.
NOTE: NO OBSTRUCTION OF ANY KIND SHALL BE PLACED ON THE STREET SIDE OF THE 10' X 70' TRANSFORMER EASEMENTS.

NOTE - ALL 4 & 5 FOOT EASEMENTS SHOWN ARE EASEMENTS FOR PUBLIC UTILITIES, SIDEWALKS AND TRAFFIC CONTROL DEVICES UNLESS SHOWN OTHERWISE.
SIDE LOT LINE EASEMENTS ARE 3.0' WIDE AND ARE PRIVATE EASEMENTS FOR UTILITY SERVICES.

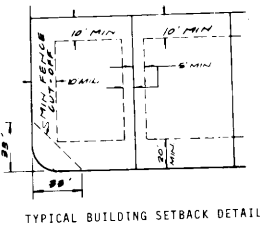
CONDITIONS OF APPROVAL:
1. All detached accessory buildings located to the front of the main structure be garages and shall not be converted to any form of living unit.
2. All fences to be compatible in design with building block, block with stucco, wrought iron with block. Also wood fence allowed on interior lots only where not abutting common areas or visible from streets.
NOTE: Front yard setback variances do not negate the ordinance requirement for 20 foot front driveways, (24' measured from back of curb).

DEDICATION: STATE OF ARIZONA, COUNTY OF MARICOPA.
ACKNOWLEDGEMENT: ON THIS 29th DAY OF JULY 1978, BEFORE ME THE UNDERSIGNED OFFICERS APPEARED M.G. HORNE, ROGER M. HORNE AND EDWARD F. HEROLD WHO ACKNOWLEDGED THEMSELVES TO BE OF SETH HORNE FAMILY LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT THEY AS SUCH GENERAL PARTNERS BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED PARTNERSHIP BY THEMSELVES AS SAID GENERAL PARTNERS.
IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.
By [Signature] Notary Public
ENGINEER'S CERTIFICATE: I, Ramon J. Patel, 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 December 1976, 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 retraced.
DATED: 07-27-1978

SETH HORNE FAMILY LIMITED PARTNERSHIP, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WEST LAKE" LOTS 39 THROUGH 69 INCLUSIVE OF "THE LAKES TRACT 'G-2A'" BOOK 175 PAGE 9 M.C.R. AND LOTS 70 THROUGH 98 INCLUSIVE OF "THE LAKES TRACT 'G-2B'" BOOK 175 PAGE 13 M.C.R. & SITUATED IN THE N.W. 1/4 OF SECTION 2, T.1S., R.4E., G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "WEST LAKE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT THE SETH HORNE FAMILY LIMITED PARTNERSHIP, AS OWNER, 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 THE PURPOSES SHOWN.
SETH HORNE FAMILY LIMITED PARTNERSHIP, AS OWNER, HAS HERETO CAUSED THIS DOCUMENT TO BE EXECUTED BY THE SIGNATURES OF THE THREE UNDERSIGNED GENERAL PARTNERS THEREUNTO DULY AUTHORIZED THIS 29th DAY OF JULY 1978.
By M.G. Horne, Roger M. Horne, Edward F. Herold
GENERAL PARTNER, GENERAL PARTNER, GENERAL PARTNER

ACKNOWLEDGEMENT: STATE OF ARIZONA, COUNTY OF MARICOPA.
ON THIS 29th DAY OF JULY 1978, BEFORE ME THE UNDERSIGNED OFFICERS APPEARED M.G. HORNE, ROGER M. HORNE AND EDWARD F. HEROLD WHO ACKNOWLEDGED THEMSELVES TO BE OF SETH HORNE FAMILY LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT THEY AS SUCH GENERAL PARTNERS BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED PARTNERSHIP BY THEMSELVES AS SAID GENERAL PARTNERS.
IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.
By [Signature] Notary Public
ENGINEER'S CERTIFICATE: I, Ramon J. Patel, 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 December 1976, 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 retraced.
DATED: 07-27-1978

APPROVALS: APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 20th DAY OF January 1978.
BY [Signatures] Mayor, City Engineer, Planning Director.
INDICATES CORNER OF THIS SUBDIVISION FOUND BRASS CAP.
INDICATES CORNER OF THIS SUBDIVISION AND CORNER OF THE LAKES "TRACT D-3" FOUND BRASS CAP.
INDICATES CORNER OF THIS SUBDIVISION AND CORNER OF THE LAKES TRACT "G-4" FOUND BRASS CAP.



- VARIANCES APPROVED:
1. REDUCTION OF FRONT YARD SETBACK FROM 25' TO 20'.
2. REDUCTION OF FRONT YARD SETBACK FROM 25' TO 15' ON LOTS 113, 114, 116, 122, 123, 126, 129 AND 132.
3. REDUCTION OF SIDE YARD SETBACK FROM 7' TO 5' ON ALL LOTS AND REDUCTION TO 4' ON LOTS 113 AND 114.
4. REDUCTION OF REAR YARD SETBACK FROM 15' TO 10'.
5. INCREASE MAJ. LOT COVERAGE FROM 40% TO 50%.
6. REDUCTION OF MIN. LOT LENGTH FROM 100' TO 45' ON LOT 129.
7. REDUCTION OF MIN. LOT WIDTH FROM 60' TO:
58' ON LOT 103
57' ON LOT 108, 109, 111
55' ON LOT 110 AND 112.
8. ALLOW SWIMMING POOLS TO BE LOCATED IN THE FRONT YARDS.
9. ALLOW A 5' WALL IN FRONT YARDS NO CLOSER THAN 10' TO THE FRONT PROPERTY LINE.
10. ALLOW DETACHED ACCESSORY BUILDING TO BE LOCATED TO THE FRONT OF THE MAIN BUILDINGS.

