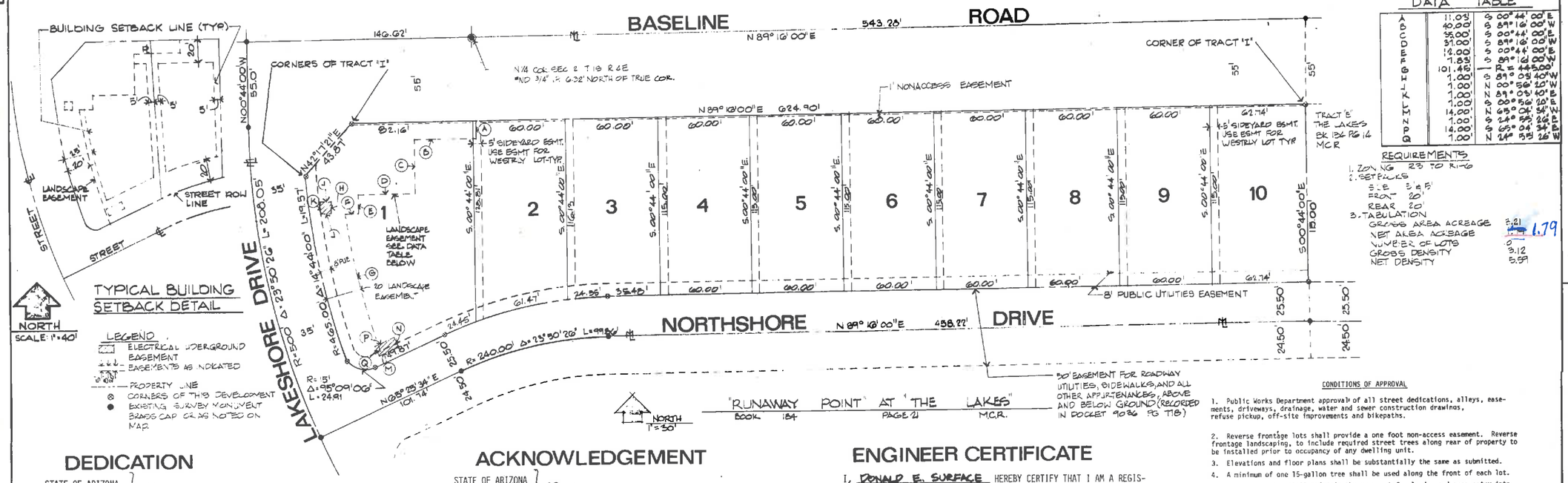
SCHED. HRS
DATE | BY | HRS

AMENDED FINAL P.R.D. & SUBDIVISION MAP
FOR
RUNAWAY POINT AT THE LAKES
A REPLAT OF THE NORTH PORTION OF TRACT "I"
THE LAKES, A SUBDIVISION RECORDED IN BOOK 131
OF MAPS, PAGE 36 M.C.R. SITUATED IN THE N½
OF SEC. 2, T 1 S, R 4 E, G & S R B&M.



TYPICAL BUILDING SETBACK DETAIL

LEGEND
- ELECTRICAL UNDERGROUND EASEMENT
- EASEMENTS AS INDICATED
- PROPERTY LINE
- ⊗ CORNERS OF THIS DEVELOPMENT
- ● EXISTING SURVEY MONUMENT BRASS CAP OR AS NOTED ON MAP.

DATA TABLE

CURVE	LENGTH	DELTA	RADIUS
A	11.03'	S 00°44'00" E	
B	40.00'	S 89°16'00" W	
C	35.00'	S 00°44'00" E	
D	31.00'	S 89°16'00" W	
E	12.00'	S 00°44'00" E	
F	1.83'	S 89°16'00" W	
G	101.46'	R =	445.00'
H	1.00'	S 89°03'40" W	
I	1.00'	N 00°56'20" W	
J	1.00'	S 89°03'40" E	
K	1.00'	S 00°56'20" E	
L	14.00'	N 89°03'40" W	
M	1.00'	S 00°56'20" E	
N	14.00'	S 89°03'40" E	
O	1.00'	N 00°56'20" E	
P	14.00'	S 89°03'40" E	
Q	1.00'	N 00°56'20" E	

REQUIREMENTS

1. ZONING R3 TO R1-6
2. SETBACKS
   - SIDE 5' & 5'
   - FRONT 20'
   - REAR 20'
3. TABULATION

GROSS AREA ACREAGE	3.21
NET AREA ACREAGE	1.79
NUMBER OF LOTS	9
GROSS DENSITY	3.12
NET DENSITY	5.59

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT WESTERN SAVINGS AND LOAN ASSOCIATION, AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "RUNAWAY POINT AT THE LAKES" A REPLAT OF THE NORTH PORTION OF TRACT "I" THE LAKES, A SUBDIVISION RECORDED IN BOOK 131 OF MAPS, PAGE 36 MCR, SITUATED IN THE N½ OF SECTION 2, T1S, R4E, G & SRB & M, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "RUNAWAY POINT AT THE LAKES", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOW BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT WESTERN SAVINGS AND LOAN ASSOCIATION OF ARIZONA, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:

WESTERN SAVINGS AND LOAN ASSOCIATION, AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED 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 _____ 1976.

WESTERN SAVINGS AND LOAN ASSOCIATION, AS OWNER,

BY _____
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE ____ DAY OF _____, 1976, BEFORE ME THE UNDERSIGNED OFFICER APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE ASSISTANT SECRETARY OF WESTERN SAVINGS AND LOAN ASSOCIATION, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE AS AN OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, AS OWNER, BY HIMSELF AS THE ASSISTANT SECRETARY.

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

BY _____
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES

NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF TEMPE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.

UNDERGROUND STREET LIGHT CIRCUITS SHALL BE INSTALLED TO EACH APPROVED STREET LIGHT LOCATION AT NO COST TO THE CITY.

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

ENGINEER CERTIFICATE

I, DONALD E. SURFACE 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 SEPTEMBER 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 Sept. 24, 1976

Donald E. Surface
P.E.

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS ____ DAY OF _____ 1975.

BY _____ ATTEST _____
MAYOR CLERK

APPROVED BY _____ _____
CITY ENGINEER DATE

APPROVED BY Glenn Hall 10/5/76
PLANNING DIRECTOR DATE

CONDITIONS OF APPROVAL

1. Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drawings, refuse pickup, off-site improvements and bikepaths.
2. Reverse frontage lots shall provide a one foot non-access easement. Reverse frontage landscaping, to include required street trees along rear of property to be installed prior to occupancy of any dwelling unit.
3. Elevations and floor plans shall be substantially the same as submitted.
4. A minimum of one 15-gallon tree shall be used along the front of each lot.
5. The subdivision shall maintain the easement for landscaped area entry into subdivision at the Northwest corner of the plat.
6. Air conditioning equipment shall be ground mounted or screened from public view.
7. Variances:
   - Reduction in front yard 20 feet.
   - Reduction in side yard 5 feet.
   - Yards for swimming pools (permitted in front yard).
   - Maximum building coverage 50 percent.
8. No building, wall or other structure more than three feet high shall be located closer than ten feet to the property lines of any street, excepting existing wall along Baseline.
9. No structure except walls to side property line shall be permitted within five feet of either side of the property line.
10. All driveways shall be at least 24 feet deep, measured from the back of the curb.
11. Temporary office, on Lot #1 be removed prior to issuance of any building permits.
12. The five foot screening wall located at the Southeast corner of Northshore and Lakeshore, in Phase I completed, shall be removed.
13. Lot #1, building setbacks shall not encroach into the landscape easement.

RECORDED

2-74-20

HAVER, NUNN AND COLLAMER
ARCHITECTURE · ENGINEERING · PLANNING
PHOENIX. ARIZONA

DRAWN	DATE	SHEET
TS	30 JUNE 76	1
CHECK	JOB NO.	OF 1
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