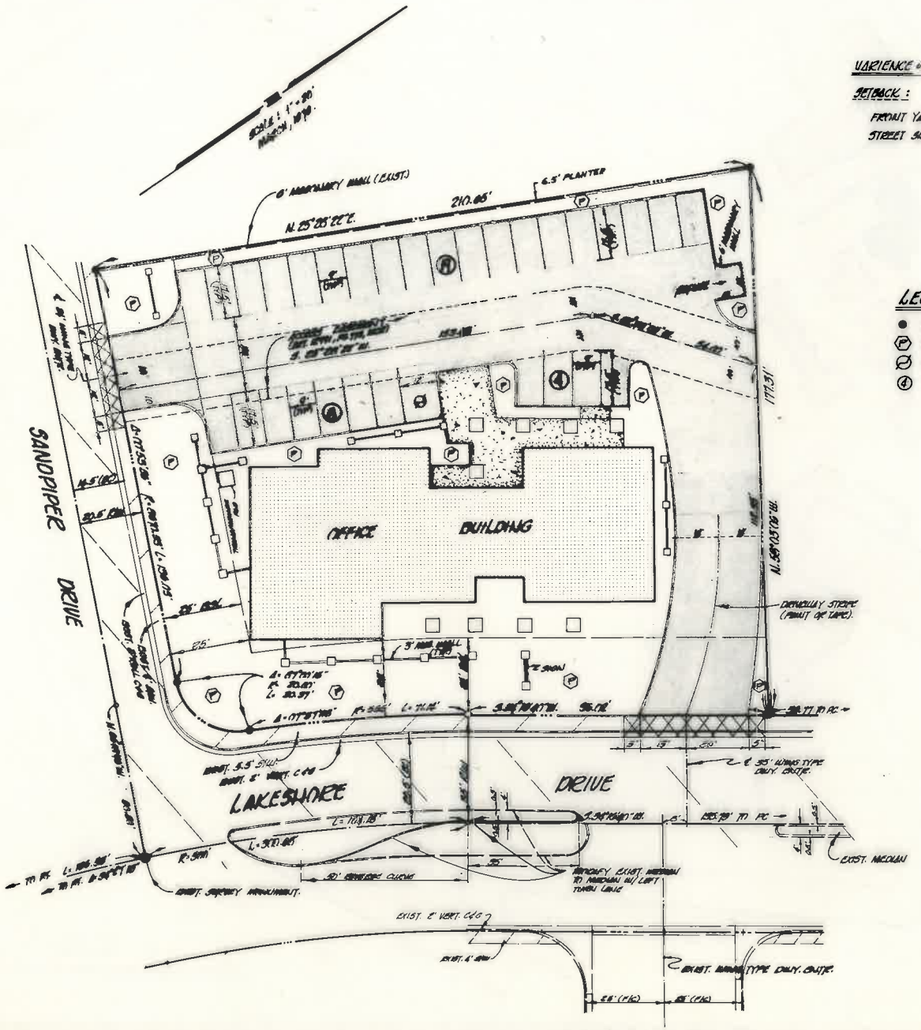
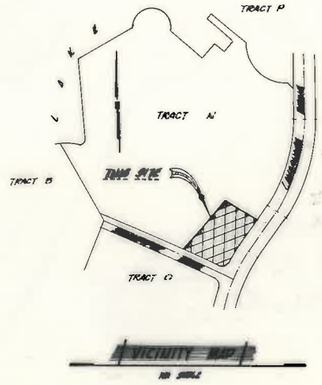
AMENDED GENERAL & FINAL DEVELOPMENT PLAN
FOR: RUSS LYON REALTY CO. .....

IN A PORTION OF TRACT "N" OF "THE LAKES", A SUBDIVISION RECORDED IN BOOK 131, PAGE 36, M.C.R.
AMENDING: AMENDED GENERAL PLAN OF DEVELOPMENT, TRACT "N", THE LAKES, BOOK 154, PAGE 25, M.C.R.





THE LAKES - TRACT S-4

STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT RUSS LYON REALTY COMPANY, AN ARIZONA CORPORATION, HAS CAUSED TO BE PLATTED AS AN AMENDED GENERAL AND FINAL DEVELOPMENT PLAN OF A PORTION OF TRACT "N" OF "THE LAKES", A SUBDIVISION RECORDED IN BOOK 131 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS, AND LOCATED IN A PORTION OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SHOWN HEREON, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF SAID PLAT.

IN WITNESS WHEREOF, RUSS LYON REALTY COMPANY HAS CAUSED ITS NAME TO BE SIGNED AND ITS SEAL AFFIXED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS 6 DAY OF September, 19 79.

RUSS LYON REALTY COMPANY

BY: Russ Lyon
President

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS THE 6th DAY OF September 1979 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Russ Lyon WHO ACKNOWLEDGED HIMSELF TO BE THE President OF RUSS LYON REALTY COMPANY, AND THAT HE AS SUCH BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS President.

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

8-29-80
MY COMMISSION EXPIRES

Lawrence B. Hiller
NOTARY PUBLIC

STATE OF ARIZONA } SS
County of Maricopa }
I hereby certify that the within instrument was filed and recorded at request of
R. B. Cubley & Assoc.
OCT 11 1979 - 11 00
in Book 216
in Page 26
Witness my hand and official seal the day and year aforesaid
Last Above
Clerk Recorder
By Deputy Recorder

VARIENCE on

SETBACK:
FRONT YARD - 50' to 25'.
STREET SIDE - 50' to 25'.

SITE DATA

NET AREA (W/O LAKESHORE & SANDPIPER DRIVES)	32.237 S.F.
BUILDING	6.227 S.F.
% BUILDING COVERAGE	19%
REQUIRED PARKING SPACES	31
PARKING SPACES PROVIDED	31
LANDSCAPING - ONSITE	10.032 S.F.
% ONSITE LANDSCAPING	31%

LEGEND:

- ● = CONCRETE TILT SITE.
- (P) = PLANTING (LANDSCAPE).
- ⌀ = MASONRY FENCING.
- (4) = NUMBER OF PARKING SPACES.

APPROVED BY THE MAYOR & CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, ON THIS THE 24th DAY OF May, 19 79.

BY: Harry E. Mitchell, MAYOR

ATTEST: Edward Templeton, CITY CLERK

APPROVED BY: Harry Sumner, CITY ENGINEER

Kenneth Hobbs, PLANNING DIRECTOR

ENGINEER'S CERTIFICATE:

I, ROBERT B. CUBLEY, 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 March, 19 79; 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.

R. B. CUBLEY & ASSOCIATES, INC.
CONSULTING ENGINEERS
3300 S. MILL AVE., TEMPE, ARIZONA 85282
PHONE: 966-7271

7103-78