

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP-1-SOUTH, RANGE-4-EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE S. 00°21'16" W., A DISTANCE OF 1472.86 FEET TO THE CENTERLINE OF BEL DE MAR DRIVE;

THENCE S. 89°35'44" E., ALONG SAID CENTERLINE A DISTANCE OF 380.00 FEET TO A POINT ON ARC OF A CIRCLE, THE CENTER OF WHICH BEARS N. 00°21'16" E., A DISTANCE OF 500.00 FEET; THENCE NORTHEASTERLY ALONG SAID ARC AND CENTERLINE, THROUGH A CENTRAL ANGLE OF 63°12'35" A DISTANCE OF 551.62 FEET;

THENCE CONTINUING N. 27°08'42" E., ALONG SAID CENTERLINE A DISTANCE OF 147.92 FEET (AT THIS POINT BEL DE MAR DRIVE BECOMES VAUGHN STREET);

THENCE N. 62°51'18" W., A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ROADWAY AND PUBLIC UTILITY EASEMENT AS DESCRIBED IN DOCKET 11909, PAGES 236-239, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N. 62°51'15" W., A DISTANCE OF 50.00 FEET;

THENCE N. 22°48'57" W., A DISTANCE OF 102.96 FEET;

THENCE N. 58°31'58" W., A DISTANCE OF 145.00 FEET;

THENCE N. 31°28'02" E., A DISTANCE OF 299.43 FEET;

THENCE N. 55°41'27" E., A DISTANCE OF 285.00 FEET;

THENCE N. 00°11'27" E., A DISTANCE OF 37.05 FEET;

THENCE S. 89°48'33" E., A DISTANCE OF 360.16 FEET TO A POINT ON THE CENTERLINE OF HAZELTON LANE;

THENCE S. 00°11'37" W., A DISTANCE OF 227.05 FEET TO A POINT ON THE ARC OF A SECOND CIRCLE THE CENTER OF WHICH BEARS S. 00°11'27" W., A DISTANCE OF 535.00 FEET, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ROADWAY AND PUBLIC UTILITY EASEMENT RECORDED IN DOCKET 11909, PAGES 236-239, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTHWESTERLY ALONG SAID ARC AND NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 63°02'49" A DISTANCE OF 538.68 FEET;

THENCE S. 27°08'42" W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 143.09 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING WITHIN THE PARCEL CONVEYED TO CITY OF TEMPE IN DOCUMENT NO. 88344536 AND IN DOCUMENT NO. 88344537, RECORDS OF MARICOPA COUNTY, ARIZONA.

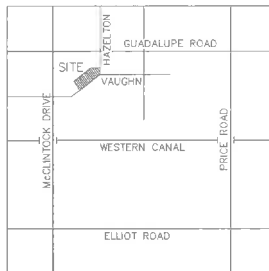
CONDITIONS OF APPROVAL (SPD-98.97)

- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT THE PRIOR APPROVAL OF THE CITY OF TEMPE.
- THE 2nd AMENDED FINAL SUBDIVISION PLAT AND AMENDED FINAL PLANNED AREA DEVELOPMENT SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE THROUGH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT. DETAILS OF THE DOCUMENT FORMAT SHALL BE REVIEWED BY THE PLANNING DIVISION STAFF WITHIN DEVELOPMENT SERVICES PRIOR TO RECORDATION BY THE MARICOPA COUNTY RECORDER.
- ALL PREVIOUS APPLICABLE CONDITIONS OF APPROVAL SHALL BE ADHERED TO.

2nd AND 3rd AMENDED FINAL PLANNED AREA DEVELOPMENT FOR THE LEGENDS AT TEMPE

CITY OF TEMPE, ARIZONA

BEING A PORTION OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP-1-SOUTH, RANGE-4-EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.

NOTE:
ALL HORIZONTAL AND VERTICAL CONTROLS, BOUNDARY SURVEY, DATED 07/14/97, AND TOPOGRAPHY WAS PROVIDED BY ARIZONA SURVEYING AND MAPPING, INC.

NOTE:
CONTRACTORS SHALL VERIFY ALL DIMENSIONS (ELEVATIONS, SLOPES, VERTICAL AND HORIZONTAL CONTROLS) PRIOR TO CONSTRUCTION OF THIS PROJECT.



STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENT,

LEGEND DEVELOPMENT II, L.L.C., OF CALIFORNIA AS LEGAL OWNER OF SAID REAL PROPERTY HAS SUEMIDDED UNDER THE NAME OF THE LEGENDS AT TEMPE, A PLAT OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP-1-SOUTH, RANGE-4-EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHED THIS P.A.D. PLAT AND HEREBY DECLARE THAT THIS P.A.D. PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONVEYING SAME AND THAT EACH PARCEL AND PRIVATE STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID P.A.D. PLAT, AND HEREBY DEDICATE AND GRANT TO THE CITY OF TEMPE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE SHOWN.

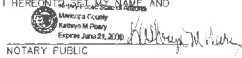
IN WITNESS WHEREOF

LEGENDS DEVELOPMENT, INC. OF PHOENIX AS LEGAL OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED BY THE SIGNATURE OF THE UNDERSIGNED THIS 11th DAY OF JANUARY, 2000.

BY: [Signature]
MANAGING PARTNER

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, 2000, BY LEGEND DEVELOPMENT, INC., AS OWNER, IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES: 11/21/2003

NOTARY PUBLIC

CERTIFICATION OF COMPLIANCE:

DEVELOPMENT OF LAND WITHIN THE LEGENDS AT TEMPE PLANNED AREA DEVELOPMENT, IS TO BE IN ACCORDANCE WITH THE LEGENDS AT TEMPE AMENDED FINAL SUBDIVISION PLAT AND P.A.D. PLAT AS RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND ON FILE WITH THE CITY OF TEMPE PLANNING DEPARTMENT.

CERTIFICATION OF SURVEY:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON HAS BEEN DONE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2000, THAT THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS FOR A "CLASS B" SURVEY AS DEFINED IN TABLE 1 OF THE RULES OF THE STATE BOARD OF TECHNICAL REGISTRATION, EFFECTIVE AS OF THE DATE OF CERTIFICATION, AND HAS BEEN PERFORMED TO MEET OR EXCEED THE MEASUREMENT REQUIREMENTS OF A "CLASS B" SURVEY AS DEFINED IN TABLE 2 THEREOF.

BY: [Signature]
ARIZONA SURVEYING AND MAPPING INC.

DATE: 1/14/00



APPROVALS (2nd AMENDED):

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA
THIS 12th DAY OF AUGUST, 1999.

BY: [Signature]
MAYOR

DATE: 1/21/2000

ATTEST: [Signature]
CITY CLERK

DATE: 1/21/2000

BY: [Signature]
DEVELOPMENT SERVICE DIRECTOR

DATE: 9/5/00

BY: _____
CITY ENGINEER

DATE: _____



APPROVALS (3rd AMENDED):

APPROVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA
THIS 12th DAY OF NOVEMBER, 1999.

BY: [Signature]
MAYOR

DATE: 1/21/2000

ATTEST: [Signature]
CITY CLERK

DATE: 1/21/2000

BY: [Signature]
DEVELOPMENT SERVICE DIRECTOR

DATE: 9/5/00

BY: [Signature]
CITY ENGINEER

DATE: 8/24/00



BOOK 541 PAGE 41
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2000-0684810
09/06/2000 08:32

BOOK	B.T.A.
CHECKED	FILED
DATE	DATE
BY	BY
RECORDED	RECORDED
INDEXED	INDEXED
FILED	FILED



SHEET No.
1
of 2

BENCHMARK:

BENCHMARK IS A HALF MILE SOUTH OF THE INTERSECTION OF GUADALUPE ROAD AND MCCLINTOCK DRIVE, BRASS CAP, HAZELTON AT WESTERN CANAL AND MCCLINTOCK DRIVE, C.O. DATUM, ELEVATION = 1190.66

BASIS OF BEARING:

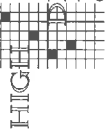
THE CENTERLINE OF GUADALUPE ROAD, ALSO BEING THE NORTH SECTION LINE OF SECTION 12, T-1-SOUTH, R-4-E, G & S.R.B. & M., MARICOPA COUNTY, STATE OF ARIZONA, WITH A BEARING OF N. 89°40'34" E.

LAND SURVEYOR:

ARIZONA SURVEYING AND MAPPING, INC.
7206 N. 55th AVENUE, STE. #100
GLendale, ARIZONA 85301
PHONE: (623)930-1720
FAX: (623)930-1783
CONTACT: MR. KENNETH P. CONVERSE, R.L.S.

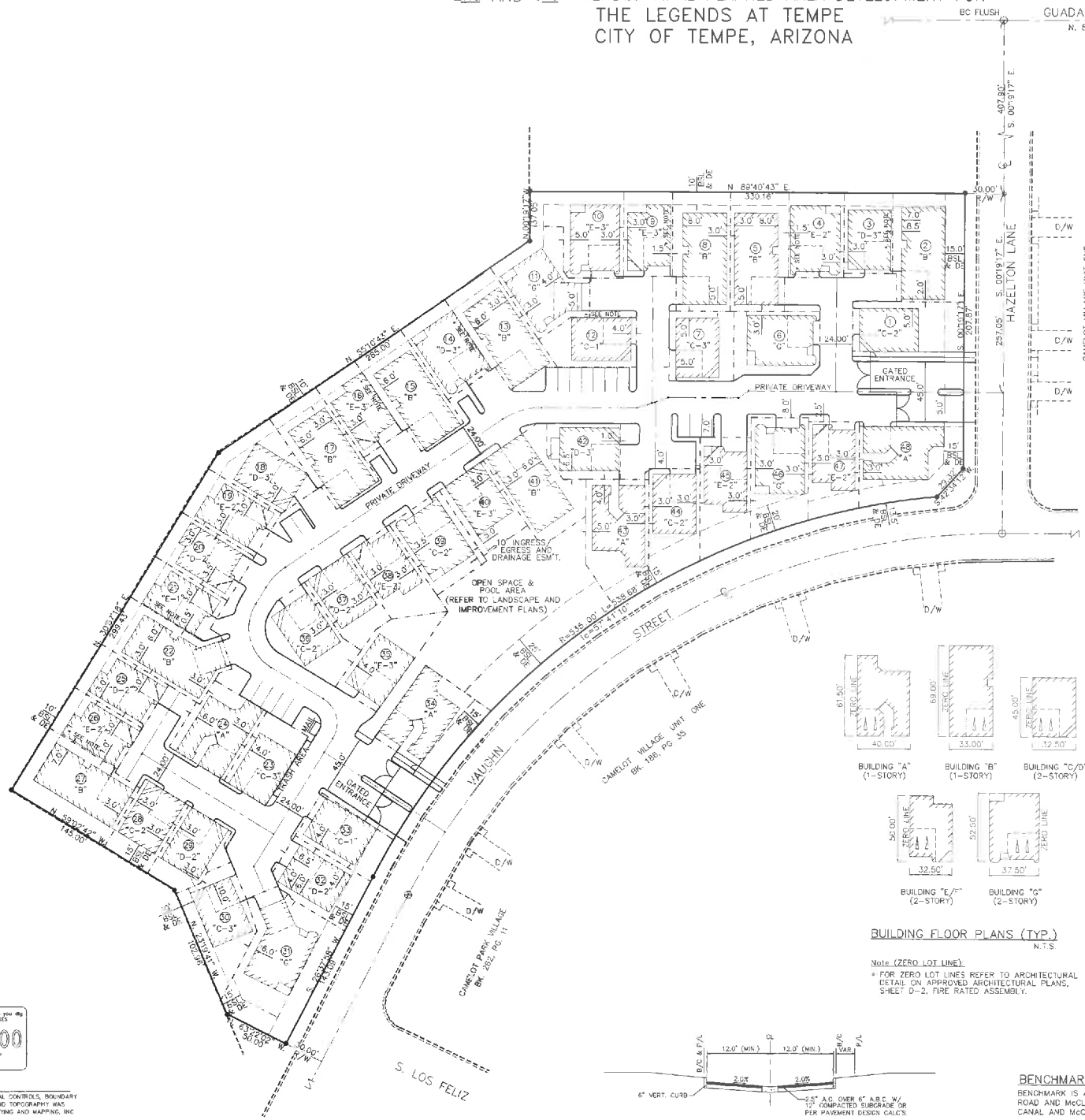
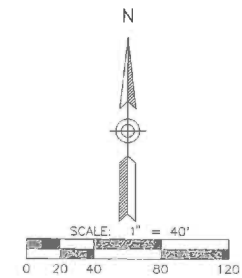
2nd & 3rd AMENDED FINAL PLANNED AREA DEVELOPMENT
THE LEGENDS AT TEMPE
6510 SOUTH HAZELTON LANE TEMPE, ARIZONA

DESERT ENGINEERING, INC.
159 S. CENTER STREET, SUITE 9 MESA, ARIZONA 85210-1307
(480) 454-7757
FAX: (480) 454-7757



HIGH

2nd AND 3rd AMENDED FINAL PLANNED AREA DEVELOPMENT FOR
THE LEGENDS AT TEMPE
CITY OF TEMPE, ARIZONA



PROPOSED ROADWAYS:

STREET NAME	R/W WIDTH	STREET WIDTH	TYPE OF STREET
INTERIOR STREETS	N/A	24.0 FT. (FC to FC)	PRIVATE DRIVEWAYS

LAND USE TABLE:

GROSS ACREAGE:	4.89 (±) ACRES
P.A.D. (48 LOTS):	3.38 (±) ACRES
P.A.D. (COMMON AREA AND OPEN SPACE - LANDSCAPED):	0.45 (±) ACRES
P.A.D. (COMMON AREA - PAVED):	1.01 (±) ACRES
P.A.D. (COMMON AND POOL AREA):	0.05 (±) ACRES
AVERAGE AREA PER LOT:	3,065 S.F. / 0.070 AC.
PROPOSED DENSITY:	9,816 LOTS/ACRE
TOTAL LOTS:	48 LOTS

P.A.D. ZONING:

EXISTING ZONING: R2 (MULTI-FAMILY RESIDENTIAL)

R1-P.A.D. (SINGLE FAMILY RESIDENTIAL LOTS):

MAXIMUM BUILDING HEIGHT:	35 FT.
MINIMUM LOT AREA:	0 FT.
MINIMUM LOT WIDTH:	0 FT.
MINIMUM FRONT YARD (B.S.L.):	0 FT.
MINIMUM REAR YARD (B.S.L.):	0 FT.
MINIMUM SIDE YARD (B.S.L.):	0 FT.
MINIMUM INTERIOR BUILDING SEPARATION (3.0 FT. / 3.0 FT.):	6 FT.
- TO BE DETERMINED BY BUILDING AREA.	

EXTERIOR SETBACKS:

MINIMUM FRONT AND STREET SIDE SETBACKS (B.S.L.):	13.5 FT.
MINIMUM REAR SETBACK (B.S.L.):	10 FT.
MINIMUM SIDE SETBACK (B.S.L.):	10 FT.

NOTE (BUILDING SETBACK EXCEPTIONS):

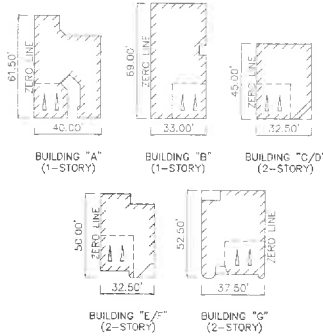
THE FOLLOWING PATIOS, PORCHES, BALCONIES, FIREPLACES AND SUPPORT COLUMNS MAY ENCRUGH INTO THE PREVIOUSLY DETERMINED BUILDING SETBACKS FOR THE EXTERIOR LOTS LISTED BELOW:

LOT No.	BUILDING SETBACK LINE	SUPPORT COLUMNS	FIREPLACES
LOT No. 2	10 FT.	6 FT. 7 IN.	
LOT No. 3	10 FT.	6 FT. 0 IN.	
LOT No. 14	10 FT.	9 FT. 0 IN.	
LOT No. 18	10 FT.	8 FT. 4 IN.	
LOT No. 20	10 FT.	9 FT. 1 IN.	
LOT No. 25	10 FT.	8 FT. 9 IN.	
LOT No. 28	15 FT.	8 FT. 10 IN.	14 FT. 3 IN.
LOT No. 29	15 FT.	9 FT. 2 IN.	13 FT. 9 IN.
LOT No. 32	15 FT.	8 FT. 3 IN.	14 FT. 1 IN.
LOT No. 33	15 FT.	8 FT. 9 IN.	14 FT. 4 IN.
LOT No. 44	20 FT.	15 FT. 8 IN.	

DIMENSIONS REFLECTED ARE MEASURED FROM THE EXTERIOR PROPERTY LINES. THIS EXCEPTION DOES NOT APPLY TO BUILDING EXPANSIONS, ENCLOSURES, ADDITIONS, ETC. ANY SUCH MODIFICATIONS TO THE FLOOR PLAN OF THE MAIN STRUCTURE SHALL REQUIRE ADDITIONAL PROCESSING AND APPROVAL BY THE CITY OF TEMPE.

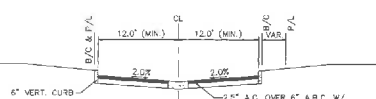
LEGEND:

- B.S.L. = BUILDING SETBACK LINE
- D.E. = DRAINAGE EASEMENT
- P.A.D. = PLANNED AREA DEVELOPMENT
- R/W = RIGHT-OF-WAY
- D/W = DRIVEWAY
- B.C. = BRASS CAP



BUILDING FLOOR PLANS (TYP.)
N.T.S.

Note (ZERO LOT LINE):
* FOR ZERO LOT LINES REFER TO ARCHITECTURAL DETAIL ON APPROVED ARCHITECTURAL PLANS, SHEET D-2, FIRE RATED ASSEMBLY.



TYPICAL INTERIOR DRIVEWAY SECTION
N.T.S.

BENCHMARK:

BENCHMARK IS A HALF MILE SOUTH OF THE INTERSECTION OF GUADALUPE ROAD AND McCLINTOCK DRIVE. BRASS CAP IN HAND HOLE AT WESTERN CANAL AND McCLINTOCK DRIVE, C.O.T. DATUM. ELEVATION = 1130.06

BASIS OF BEARING:

THE CENTERLINE OF GUADALUPE ROAD, ALSO BEING THE NORTH SECTION LINE OF SECTION 12, T-1-S, R-4-E, G. & S.R.B. & M., MARICOPA COUNTY, STATE OF ARIZONA, WITH A BEARING OF N. 89°40'34\"/>

BOOK 541 PAGE 41
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
KAREN PURCELL
2000-0684810
09/06/2000 08:32

LAND SURVEYOR:
ARIZONA SURVEYING AND MAPPING, INC.
7208 N. 55TH AVENUE, STE. #100
GLENDALE, ARIZONA 85301
PHONE: (623)930-1720
FAX: (623)930-1783
CONTACT: MR. KENNETH P. CONVERSE, P.L.S.

2nd & 3rd AMENDED FINAL PLANNED AREA DEVELOPMENT
THE LEGENDS AT TEMPE
6510 SOUTH HAZELTON LANE TEMPE, ARIZONA

HIGH DESERT ENGINEERING, INC.
159 S. CENTER STREET, SUITE B MESA, ARIZONA 85210-1307
(480) 484-2787 FAX: (480) 655-7630

DRAWN: B.L.A.
CHECKED: A.L.A./A.G.
JOB No.: 0117
ORIGINAL PLAN DATE: 07/20/97
SHEET: 2 OF 2



SHEET No. 2
OF 2

For more info before you call
263-1100
Blue State Center
CALL COLLECT

NOTE:
ALL HORIZONTAL AND VERTICAL CONTROLS, BOUNDARY SURVEY, DATED 01/14/97, AND TOPOGRAPHY WAS PROVIDED BY ARIZONA SURVEYING AND MAPPING, INC.

NOTE:
CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, VERTICAL AND HORIZONTAL CONTROLS PRIOR TO CONSTRUCTION OF THIS PROJECT.