

DEDICATION

PARCEL 142

STATE OF ARIZONA)
COUNTY OF MARICOPA)s

KNOW ALL MEN BY THESE PRESENTS: THAT CONNORS OF LONDON, A CALIFORNIA PARTNERSHIP, AS OWNER, HAS SUBDIVIDED AS A CONDOMINIUM, UNDER THE NAME OF "THE CONDOMINIUM OF LONDON", PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 4 NORTH, COUNTY OF MARICOPA, SAID RIVER BASIN AND NEHRDIA, NARCOA COUNTY, ARIZONA, AS SHOWN PLATED HEREON AND HEREIN, PUBLISHED THIS PLAT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVEN THE DIMENSIONS OF THE UNITS, STREETS, TRACTS, EASEMENTS, PRIVATE ACCESSWAYS, AND COMMON AREA CONSTITUTING THE CONDOMINIUM OF LONDON, THE NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT HEREBY DECLARES THAT THE PLAT AND THE USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON THE PLAT AND INCLUDED IN THIS ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF: THE COMMONS ON LEMON, A CALIFORNIA GENERAL
PARTNERSHIP, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE SIGNED
BY ITS PARTNERS THIS 9th DAY OF
July, 1985.

BY: Sean Muzny
BY: Donald Smith
ACKNOWLEDGEMENT

STATE OF ARIZONA)
CALIFORNIA)

That part of the Southeast quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Northwest quarter of Section 23; thence West 538.93 feet along the South line of said quarter of the quarter of the Northwest quarter of Section 23; thence North 1 degree 34 minutes 09 seconds West 298.22 feet; thence North 0 degrees 42 minutes West 360.14 feet to a point on the South right of way line of Lemon Street; thence North 88 degrees 41 minutes West 107 feet along said South right of way line of Lemon Street to the true point of beginning; thence North 88 degrees 41 minutes West 77 feet along said South right of way line of Lemon Street; thence South 42 minutes 42 seconds West 305.75 feet to the true point of beginning; thence North 0 degrees 42 minutes West 305.75 feet to the true point of beginning;

EXCEPT the South 140 feet of the above described property

CERTIFICATION

BRASS CAP (FLUSH) AT THE INTERSECTION OF RURAL ROAD
AND LENIN STREET. ELEVATIONS = 1120.85.
CITY OF TOMB TOWN.

VICINITY MAP
N.T.S.

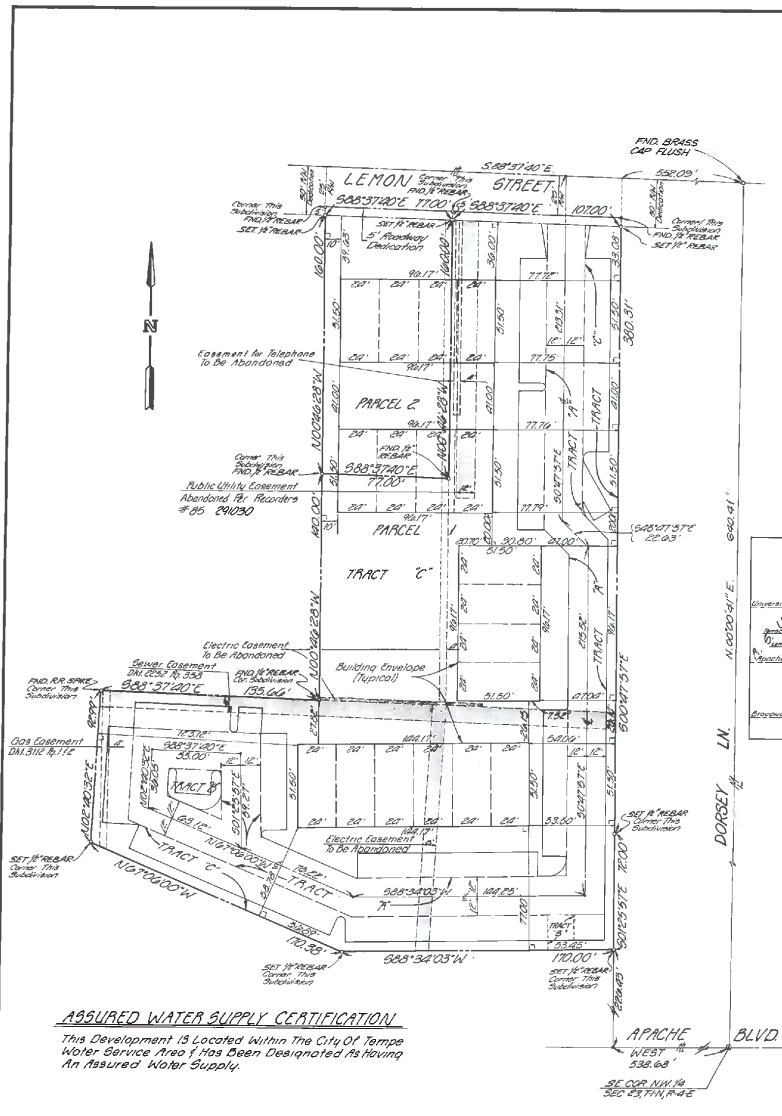
PLANNED AREA DEVELOPMENT

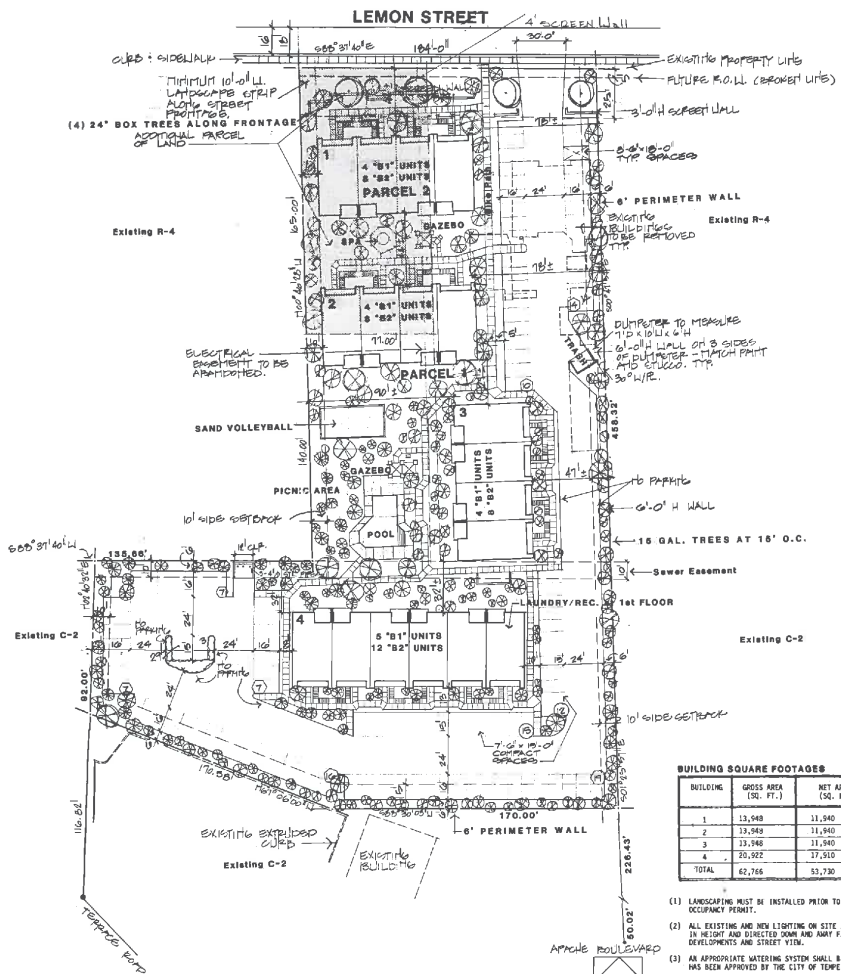
APPROVED BY THE COUNCIL OF THE CITY OF TUCSON, ARIZONA
THIS 17th DAY OF May, 1985
BY: William Beggs ATTEST: Helen Dowdle
VICE MAYOR Deputy CLERK
APPROVED BY: [Signature] 7-18-85
CITY ENGINEER
APPROVED BY: [Signature] 7/19/85
PLANNING DIRECTOR DATE

FOR THE COMMONS				
DRAWN BY CHECK: <i>AM</i>	DATE <i>April, 85</i>	JOB NO. <i>82199</i>	SCALE <i>1"=30'</i>	SHEET <i>1 of 6</i>
TIMMERMAN, WOOD & ASSOCIATES, INC. CONSULTING ENGINEERS				

23N

*This Development Is Located Within The City Of Tempe
Water Service Area & Has Been Designated As Having
An Assured Water Supply.*





PLANNED AREA DEVELOPMENT MAP

SCALE 1" = 30' - 0"

BUILDING SQUARE FOOTAGES		
BUILDING	GROSS AREA (SQ. FT.)	NET AREA (SQ. FT.)
1	12,940	11,940
2	12,940	11,940
3	12,940	11,940
4	25,922	17,910
TOTAL	62,766	53,730

- LANDSCAPING MUST BE INSTALLED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
- ALL EXISTING AND NEW LIGHTING ON SITE SHALL BE 16" MAXIMUM IN HEIGHT AND DIRECTED DOWN AND AWAY FROM SURROUNDING DEVELOPMENT AND STREET VIEW.
- AN APPROPRIATE WATERING SYSTEM SHALL BE PROVIDED WHICH HAS BEEN APPROVED BY THE CITY OF TEMPE.
- REPLANT OF (1) 16-GALLON TREE 30'-40'-0" O.C. ALONG STREET FRONTAGE, 4'-5'-0" HIGH TREES ALONG FRONTAGE ALSO.
- REPLANT OF (1) 16-GALLON SHADE OR ORNAMENTAL TREE PER DWELLING UNIT.
- REPLANT OF (1) 16-GALLON TREE AT 15'-40' O.C. ALONG ALL PROPERTY LINES.

DEVELOPMENT DATA

OWNER: MR. DONALD EMMETT, PRESIDENT
EMMETT DEVELOPMENT COMPANY
POST OFFICE BOX 84359
SAN DIEGO, CALIFORNIA 92188-4359

zoning: R-3 & R-4
 building code: 1982 U.B.C.
 type of construction: TYPE V 1-MR.
 use: MULTI-FAMILY
 occupancy group: RA
 net area: 2.30 Acres, 100,562 Sq. Ft.
 gross area: 2.43 Acres, 106,106 Sq. Ft.
 density allowed: 22 Units/Gross Acre
 density provided: 21.41 Units/Gross Acre

parking required:
 53 Units x 2 = 106
 20% Compact after first 20 = 11
 1 Guest/5 Units = 11
 1 RV/5 Units = 11
 Total = 139

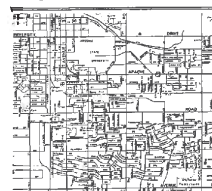
parking provided:
 Units Parking Including 18
 Compact Spaces = 106
 Guest Spaces = 13
 Total = 119

units:
 53 Single Story 2 Bedrooms = 17
 32 Two Story 2 Bedrooms = 36
 Total = 53

variances:
 Reduce RV Spaces From 11 To 0.
 Reduce Parking Stall Sizes From 9' x 30' To 8.5' x 18'

general notes:
 No Parking Firelane Signs To Be Installed Prior To Occupancy
 Fire Access & Fire Hydrant Coverage Shall Be Maintained Throughout The Development Of Property. (Signs Shall Be Posted At The Start Of Development)
 8.5' x 18' (With 2" Overhang)
 7.5' x 18' Compact Space

VICINITY MAP



LEGAL DESCRIPTION

PARCEL 1

That part of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the 6th and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

FROM the Southwest corner of the said Northwest quarter, Section 23, measure West (bearing of reference) along the South line of the said Northwest quarter, Section 23, a distance of 130.00 feet; thence North 01 degrees 25 minutes 57 seconds East along a line which is the prolongation of the West line of Survey Square Apartment Platons Horizontal Alignment, recorded in Book 154 of Maps, Page 31, Maricopa County Records, a distance of 258.33 feet to the point of thence North 67 degrees 08 minutes 00 seconds East 170.00 feet; beginning, thence North 68 degrees 00 minutes 00 seconds East 95.99 feet to the Northwest corner of the said property described in Tract 4589, page 471; thence South 30 degrees 37 minutes 40 seconds East on a line which is parallel to and 205.00 feet Southerly from the South right of way line of Lemon Street, a distance of 125.00 feet; thence North 00 degrees 48 minutes 20 seconds East 140.00 feet; thence South 88 degrees 27 minutes 40 seconds East 77.00 feet; thence North 00 degrees 47 minutes 47 seconds East, 183.01 feet to a point on the South right of way line of Lemon Street; thence South 88 degrees 29 minutes 40 seconds East along the said South right of way line, a distance of 137.00 feet to a point on the West line of the said Desert Square Apartments; thence South 00 degrees 47 minutes 47 seconds East along the West line of the said Desert Square Apartments, a distance of 380.31 feet; thence South 01 degrees 25 minutes 57 seconds East 70.00 feet to the point of beginning.

PARCEL 2

That part of the Southeast quarter of the Northwest quarter of Section 23, Township 1 North, Range 4 East of the 6th and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Southeast corner of said Southeast quarter of the Northwest quarter of Section 23, thence West 130.00 feet along the South line of said Southeast quarter of the Northwest quarter of Section 23, thence North 1 degree 18 minutes 00 seconds East 258.33 feet; thence North 68 degrees 00 minutes East 170.14 feet to a point on the South right of way line of Lemon Street; thence North 68 degrees 00 minutes 00 seconds East 95.99 feet to the Northwest corner of the said property described in Tract 4589, page 471; thence South 30 degrees 37 minutes 40 seconds East on a line which is parallel to and 205.00 feet Southerly from the South right of way line of Lemon Street, a distance of 125.00 feet; thence North 00 degrees 48 minutes 20 seconds East 140.00 feet; thence South 88 degrees 27 minutes 40 seconds East 77.00 feet; thence North 00 degrees 47 minutes 47 seconds East, 183.01 feet to a point on the South right of way line of Lemon Street; thence South 88 degrees 29 minutes 40 seconds East along the said South right of way line, a distance of 137.00 feet to a point on the West line of the said Desert Square Apartments; thence South 00 degrees 47 minutes 47 seconds East along the West line of the said Desert Square Apartments, a distance of 380.31 feet; thence South 01 degrees 25 minutes 57 seconds East 70.00 feet to the point of beginning.

EXCEPT the South 140 feet of the above described property.

SCHEDULE B:

NOTES:
 SQUARE FOOTAGE OF SITE IN LANDSCAPING = 36,741.52 (365)
 AREA OF LANDSCAPING ON SITE = 35,821.92 (355)
 AREA OF LANDSCAPING IN PUBLIC - RIGHT-OF-WAY = 908 SQ. FT.

TYPICAL SITE LIGHTING DETAIL

Douglas T. Whitneybell Architects
Incorporated
a.l.a.

LEMON GROVE CONDOMINIUMS
TEMPE, ARIZONA
DUNPHY DEVELOPMENT COMPANY

1102 east missouri avenue, suite A phoenix, arizona 85016-2551

APPROVED FOR THE CITY OF TEMPE
DATE 01-11-00
BY [Signature]

APPROVED FOR THE CITY OF TEMPE
DATE 01-11-00
BY [Signature]

8424

23N