

THE COTTONWOODS

ASSURED WATER SUPPLY

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

VARIANCES

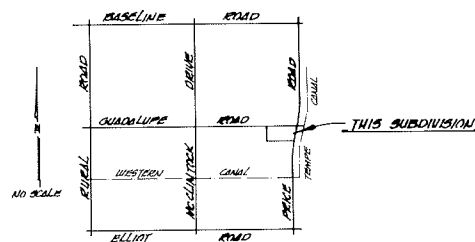
1. REDUCE LOT WIDTH FROM 40 FEET TO 24 FEET.
2. REDUCE LOT DEPTH FROM 90 FEET TO 76 FEET.
3. REDUCE LOT AREA FROM 3600 SQUARE FEET TO 2576 SQUARE FEET.
4. REDUCE SETBACKS AS FOLLOWS:
FRONT - FROM 20 FEET TO 0 FEET
SIDE - FROM 10 FEET TO 0 FEET
REAR - FROM 20 FEET TO 0 FEET
5. INCREASE LOT COVERAGE FROM 40% TO 80%.
6. REDUCE LANDSCAPE AREA - FROM 90 FEET TO 0 FEET AND ALLOW MANEUVERING AREA WITHIN SETBACK ALONG GUADALUPE ROAD AND PRICE ROAD.
7. REDUCE SIDEYARD SETBACK FROM 10 FEET TO 0 FEET FOR ONE UNIT ADJACENT TO ALLEY ON THE SOUTH PROPERTY LINE.
8. ALLOW EIGHT FOOT WALLS ON THE PERIMETER OF THE SITE.
9. REDUCE COURTYARD SEPARATIONS FROM 30 FEET TO 20 FEET.

CONDITIONS OF APPROVAL

1. FOURTEEN OF THE ADDITIONAL GUEST PARKING STALLS SHALL BE CONVERTED TO 10' X 24' STALL SIZE AND RV VARIANCE ELIMINATED.
2. THERE SHALL BE NO COOKING FACILITIES IN THE ROOMS OUTSIDE OF THE KITCHEN.

A PLANNED AREA DEVELOPMENT AND SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND GALT RIVER DRAIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



NOTE:
COVENANTS, CONDITIONS & RESTRICTIONS RECORDED IN
BOOK 1, PAGE 1, THRU 1, MARICOPA COUNTY RECORDS,
MARICOPA COUNTY, ARIZONA

MUNICIPAL APPROVALS

APPROVED BY: Don Zell 11/1/83
PLANNING DIRECTOR DATE

APPROVED BY: Frank R. Smith 11-30-83
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS
11th DAY OF August, 1983.

BY: Harry Mitchell ATTEST: Virginia J. Thompson
MAYOR CITY CLERK

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT UPLIFE TITLE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, HAS SUBDIVIDED UNDER THE NAME, THE COTTONWOODS, A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND GALT RIVER DRAIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHED THIS PLAT AS AND FOR THE PLAT OF SAID THE COTTONWOODS, AND HEREBY DECLARED THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND PRIVATE DRIVES CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY, HEREON, AND HEREBY DEDICATED TO THE PUBLIC FOR USE AS SUCH. THE STREETS AS SHOWN HEREON INCLUDED WITHIN SAID PLAT.

THERE IS HEREBY DEDICATED THAT PORTION OF THE PREMISES IDENTIFIED AS TRACTS "A" THRU "G" INCLUSIVE, TO THE USES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "THE COTTONWOODS" TO BE HEREINAFTER RECORDED. TRACTS "A" THRU "G" INCLUSIVE ARE NOT DEDICATED TO THE USE OF THE PUBLIC. TRACT "A" IS HEREBY DEDICATED AS A PRIVATE DRIVE AND AS AN EASEMENT FOR PUBLIC UTILITIES, EMERGENCY AND SERVICE TYPE VEHICLES. OTHER EASEMENTS ARE PROVIDED FOR THE USE INDICATED.

IN WITNESS WHEREOF, UPLIFE TITLE COMPANY OF ARIZONA, AS TRUSTEE, HAS HEREBY CAUSED ITS CORPORATE NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 18th DAY OF November, 1983.

UPLIFE TITLE COMPANY OF ARIZONA, AS TRUSTEE.

BY: [Signature]
TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 18th DAY OF November, 1983, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MICHAEL J. SPANSTERN, WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER OF UPLIFE TITLE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY HIMSELF AS TRUST OFFICER.

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

April 27, 1984
MY COMMISSION EXPIRES Donna Collins
NOTARY PUBLIC

CERTIFICATION

I, ROBERT D. GURLEY, HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER IN THE STATE OF ARIZONA THAT THIS MAP CONSISTING OF 4 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF August, 1983, 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.



ROBERT D. GURLEY, R.C.E., No. 9890
2241 SOUTH MCCLINTOCK DRIVE
TEMPE, ARIZONA 85283
PHONE (602) 981-1025

SHEET 1 OF 4 SHEETS

965

HALFON

SCALE: 1" =
JULY, 1983

SCALE: 1" = 40'
JULY, 1983

◆ CORNER THIS SUBDIVISION.

ROBERT B. CUBLEY RE:
1509 SOUTH MCCLINTOCK DRIVE
TEMPE, ARIZONA 85283
PHONE: (602) 831-1609

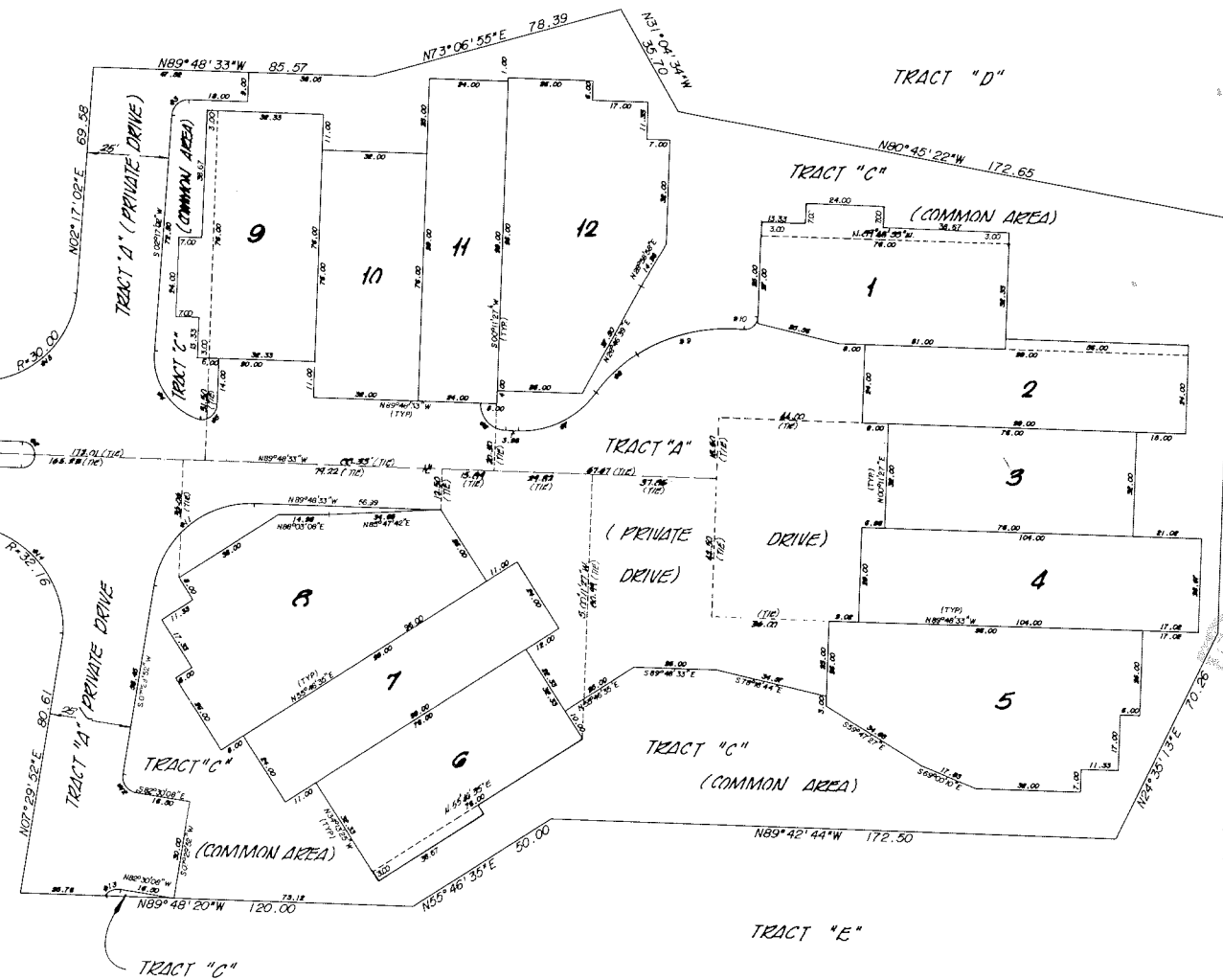
SUBDIVISION OF
THE COTTONWOODS

SHEET 2 OF 4 SHEETS

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SCALE: 1" = 20'
JULY, 1983

CURVE DATA					
CURVE #	RADIUS	ARC	DELTA	TANGENT	CHORD
1	4.00	12.57	180.00.00		8.00
2	4.00	12.57	180.00.00		8.00
3	4.00	12.57	180.00.00		8.00
4	20.00	27.49	087.34.25	4.82	6.94
5	5.00	7.85	078.45.40	16.42	25.38
6	8.00	12.57	090.00.00	5.00	7.07
7	28.00	27.58	026.18.12	14.98	11.31
8	49.00	17.19	021.53.10	8.70	26.42
9	45.00	35.53	42.41.41	17.59	17.08
10	4.00	6.20	088.50.06	3.92	6.60
11	30.00	43.30	082.41.35	26.40	39.64
12	5.00	7.85	090.00.00	5.00	7.07
13	5.00	5.44	062.23.12	3.03	5.18
14	32.16	50.52	080.00.00	32.16	45.49
15	30.00	45.09	086.06.44	28.03	40.96



STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded as requested of
Bill Cherry
in Book *28*
on Page *28*
Witness my hand and official seal this 5th day of July 1983.
Bill Cherry
County Recorder
HARRY CHRY

RECEIVED

DEC 5 1983

CITY OF TEMPE
PLANNING DEPT.

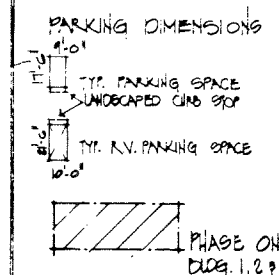
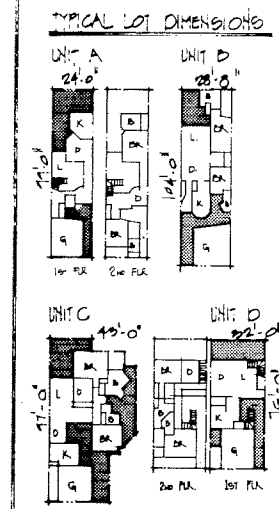
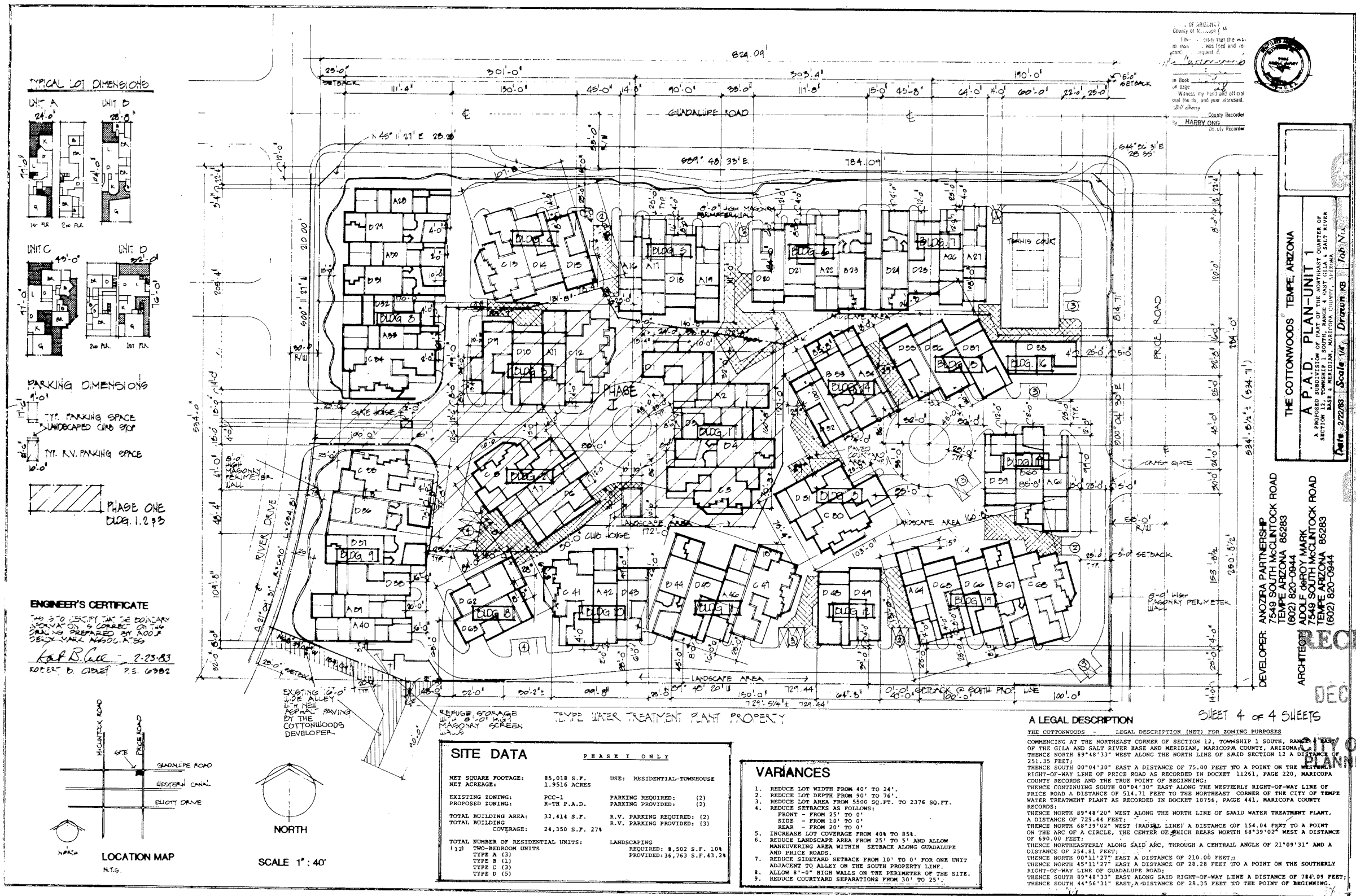


ROBERT B. CURBEY, PE
7549 SOUTH MCCLINTOCK DRIVE
TEMPE, ARIZONA 85283
PHONE: (602) 931-1603

SUBDIVISION OF UNIT 1 OF
THE COTTONWOODS

SHEET 3 OF 4 SHEETS

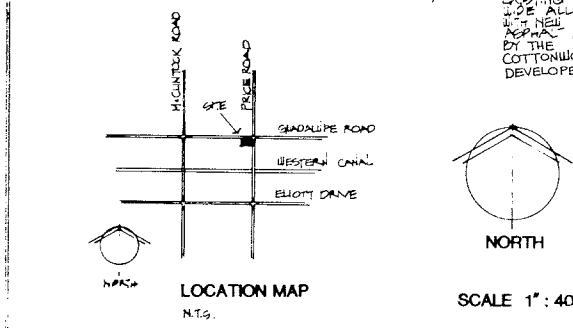
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ENGINEER'S CERTIFICATE

I, the undersigned, being a duly licensed Professional Engineer in the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me for record.

K. R. B. G. 2-23-83
K. R. B. G. P.E. 69882



SITE DATA		
PHASE I ONLY		
NET SQUARE FOOTAGE:	85,018 S.F.	USE: RESIDENTIAL-TOWNHOUSE
NET ACRES:	1.9516 ACRES	
EXISTING ZONING:	PCC-1	PARKING REQUIRED: (2)
PROPOSED ZONING:	R-TH P.A.D.	PARKING PROVIDED: (2)
TOTAL BUILDING AREA:	32,414 S.F.	R.V. PARKING REQUIRED: (2)
TOTAL BUILDING COVERAGE:	24,350 S.F. 27%	R.V. PARKING PROVIDED: (3)
TOTAL NUMBER OF RESIDENTIAL UNITS:		LANDSCAPING
(12) TWO-BEDROOM UNITS		REQUIRED: 8,502 S.F. 10%
TYPE A (3)		PROVIDED: 36,763 S.F. 43.2%
TYPE B (3)		
TYPE C (3)		
TYPE D (3)		

- VARIANCES**
- REDUCE LOT WIDTH FROM 40' TO 24'.
 - REDUCE LOT DEPTH FROM 90' TO 76'.
 - REDUCE LOT AREA FROM 5500 SQ. FT. TO 2376 SQ. FT.
 - REDUCE SETBACKS AS FOLLOWS:
FRONT - FROM 25' TO 0'
SIDE - FROM 10' TO 0'
REAR - FROM 20' TO 0'
 - INCREASE LOT COVERAGE FROM 40% TO 85%.
 - REDUCE LANDSCAPE AREA FROM 25' TO 5' AND ALLOW MANEUVERING AREA WITHIN SETBACK ALONG GUADALUPE AND PRICE ROADS.
 - REDUCE SIDEYARD SETBACK FROM 10' TO 0' FOR ONE UNIT ADJACENT TO ALLEY ON THE SOUTH PROPERTY LINE.
 - ALLOW 8'-0" HIGH WALLS ON THE PERIMETER OF THE SITE.
 - REDUCE COURTYARD SEPARATIONS FROM 30' TO 25'.

A LEGAL DESCRIPTION

LEGAL DESCRIPTION (NET) FOR ZONING PURPOSES

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, THENCE NORTH 89°48'33" WEST ALONG THE NORTH LINE OF SAID SECTION 12 A DISTANCE OF 251.35 FEET;

THENCE SOUTH 00°04'30" EAST A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF PRICE ROAD AS RECORDED IN DOCKET 11261, PAGE 220, MARICOPA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°04'30" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PRICE ROAD A DISTANCE OF 514.71 FEET TO THE NORTHEAST CORNER OF THE CITY OF TEMPE WATER TREATMENT PLANT AS RECORDED IN DOCKET 10756, PAGE 441, MARICOPA COUNTY RECORDS;

THENCE NORTH 89°48'20" WEST ALONG THE NORTH LINE OF SAID WATER TREATMENT PLANT, A DISTANCE OF 729.44 FEET;

THENCE SOUTH 68°59'02" WEST (RADIAL LINE) A DISTANCE OF 154.04 FEET TO A POINT ON THE ARC OF A CIRCLE, THE CENTER OF WHICH BEARS NORTH 68°39'02" WEST A DISTANCE OF 690.00 FEET;

THENCE NORTHEASTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 21°09'31" AND A DISTANCE OF 254.81 FEET;

THENCE NORTH 00°11'27" EAST A DISTANCE OF 210.00 FEET;

THENCE NORTH 45°11'27" EAST A DISTANCE OF 28.26 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GUADALUPE ROAD;

THENCE SOUTH 89°48'33" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 784.09 FEET;

THENCE SOUTH 44°58'31" EAST A DISTANCE OF 28.35 FEET TO THE POINT OF BEGINNING.

County of Maricopa, Arizona
I, the undersigned, being a duly licensed Professional Engineer in the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original as submitted to me for record.

HARRY DING
HARRY DING
P.E. 69882

THE COTTONWOODS TEMPE, ARIZONA

A P.A.D. PLAN-UNIT 1

A PROPOSED SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Date: 2/22/83 Scale: 1" = 40' Drawn by: J. V. N.

DEVELOPER: ANOZRA PARTNERSHIP
7549 SOUTH MCCLINTOCK ROAD
TEMPE, ARIZONA 85283
(602) 820-0944

ARCHITECT: ADOLF 6890Y MARK
7549 SOUTH MCCLINTOCK ROAD
TEMPE, ARIZONA 85283
(602) 820-0944

SHEET 4 OF 4 SHEETS

RECEIVED

DEC 5 1983

CITY OF TEMPE
PLANNING DEPT.

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