

CONDITIONS

1. Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water, and sewer construction drawings, refuse pick up, off-site improvements and bikeways.
2. Drainage and retention engineering shall be based on holding a 100 year, 1 hour storm (2.4" of rainfall) which may be metered at a maximum rate of 2 cfs to the Price Road storm drain.

DEDICATION

Know all men by these presents Finley Construction Corporation, an Arizona Corporation, has registered lots 1 through 50 of a planned residential development and subdivision for Villa Antigua, a subdivision according to Book 164 of Maps, page 21, of Records, Maricopa County, Arizona as shown attached hereto and hereby publishes this plat as Villa Antigua Apartments and hereby declares that said plat sets forth the location and dimensions of the tract and street on the said plat and hereby dedicates to the public, for the public use as such, the street as shown on said plat and included in the above described premises. Private roadways are to be used as easements for public utilities, refuse collection and other city services requiring the use of vehicles and equipment, but nothing herein shall be construed to mean a dedication of these private roadways shown hereon to the public. All other easements shall be shown as public if not so required.

IN WITNESS WHEREOF, Finley Construction Corporation, an Arizona Corporation, has hereunto caused its corporate seal to be affixed and the same to be attested by the signatures of its duly authorized officers, its Secretary and its President, this 12th day of September, 1978.

Finley Construction Corporation
By Michael J. Finley ATTEST James Thompson
Secretary President

ACKNOWLEDGEMENT

State of Arizona
County of Maricopa

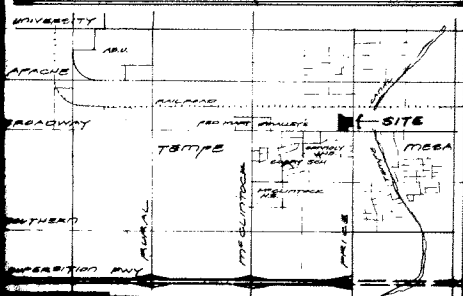
On this the 15th day of September, 1978, before me the undersigned officer, personally appeared Michael J. Finley and James Thompson, who acknowledged themselves to be President and Secretary, respectively, of Finley Construction Corporation, an Arizona Corporation, and acknowledged that they, as such officers, respectively, were authorized to do so, executing the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal. My commission expires 2/1/79
John K. Dwyer
Notary Public

APPROVALS

APPROVED BY: James Thompson DATE: 12-14-78
APPROVED BY: John K. Dwyer DATE: 12/15/78
APPROVED BY: James Thompson DATE: 12/15/78
Approved by the Council of the City of Tempe, Arizona this 2nd Day of March 1978.
By James Thompson Attest James Thompson
Mayor City

LOCATION



DATA

EXISTING ZONING	R2
REQUESTED ZONING	P.A.D./R3
SITE AREA (NET ACRES)	8.217
(SQUARE FEET)	357932.5
BUILDING AREA (GROUND FLOOR COVERAGE)	
8 Studio @ 444 S.F. =	3,552
24 One bedroom @ 713 S.F. =	17,112
0 One Bedroom-loft @ 713 S.F. =	7,130
19 Two bedroom-one bath @ 820 S.F. =	15,580
14 Two bedroom - two bath @ 910 S.F. =	12,740
2 Laundry @ 800 S.F. =	1,600
1 Mechanical @ 480 S.F. =	480
1 Storage Building @ 400 S.F. =	400
Total	58,594 S.F.
PARKING BREAK DOWN:	
16 Studios @ 1.5 spaces =	24
24 One bedroom @ 1.5 spaces =	102
19 Two bedroom @ 2.0 spaces =	132
14 Two bedroom - two bath @ 2.0 spaces =	132
2 Laundry @ 1.0 spaces =	20
150 1.5 boat spaces =	30
Total	318 spaces
Total Spaces Provided	318
COVERAGE	16%
DENSITY (150 Units/8.217 acre)	18.25 du/ac
LANDSCAPE AREA (150,000 S.F.)	41%

VARIANCES

SYMBOL ON PLAN	VARIANCE DESCRIPTION
A	Front yard setback reduction from 25 feet to 5 feet
B	Elimination of 6 foot wall and required 15 gal. trees adjacent to industrial zoning district

STATEMENT OF SURVEY

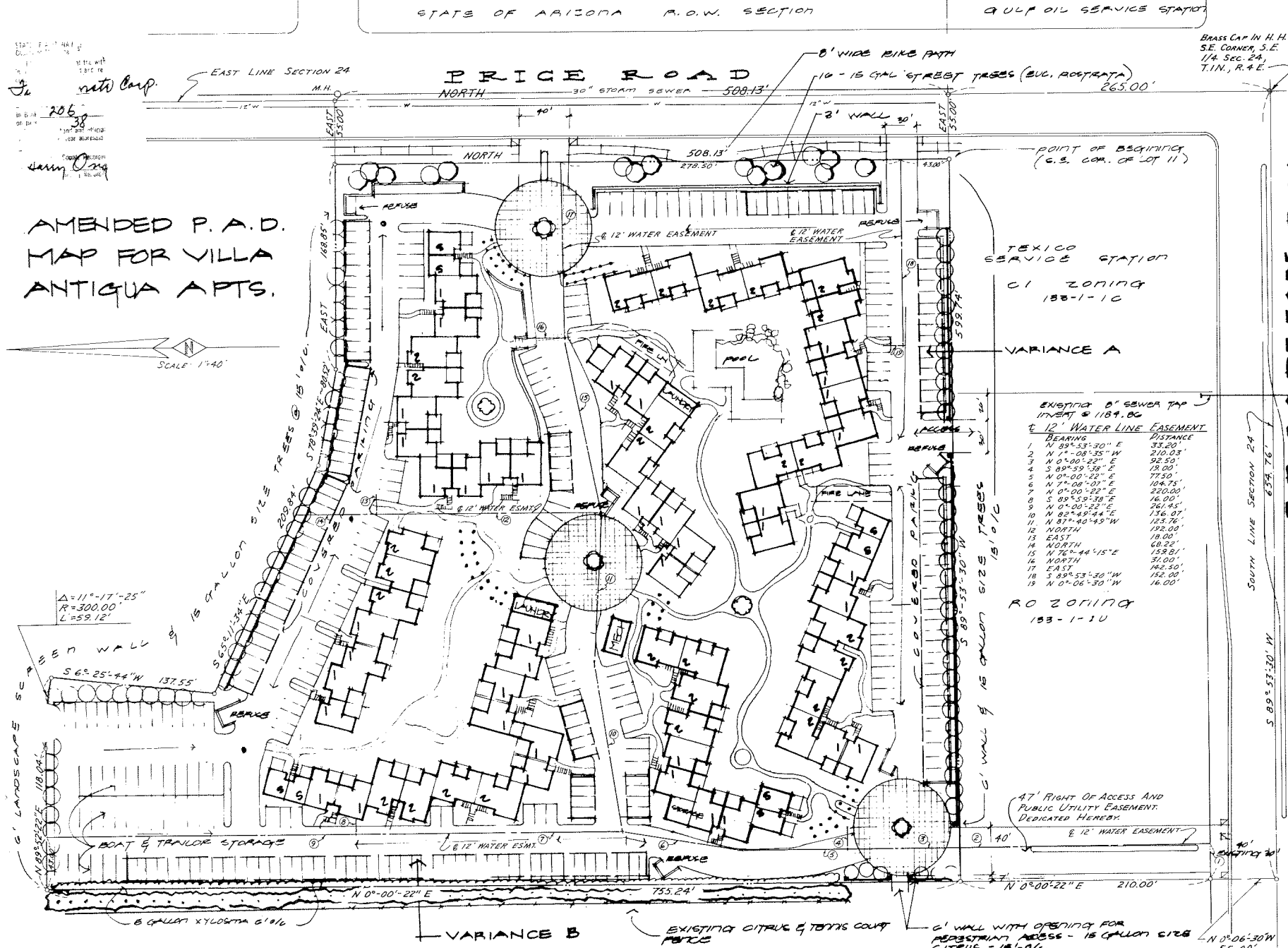
I, Curtis Drew, hereby certify that I am a registered land surveyor of the State of Arizona, that this map consisting of one sheet, correctly represents a true boundary of the land shown; that all property corners actually exist or will be set prior to development and that said property corners are sufficient to enable the boundary to be retraced.



LEGAL DESCRIPTION

That part of a planned residential development and subdivision for Villa Antigua, a subdivision of record, recorded in the office of the Maricopa County Recorder, Maricopa County, Arizona in Book 164, Page 21, described as follows:
Beginning at the SE corner of Lot 11 of the said VILLA ANTIGUA; measure thence S 89°53'30" W a distance of 599.74 feet to the SW corner of the said VILLA ANTIGUA; thence N 0°00'22" E a distance of 755.24 feet; thence N 0°00'22" E a distance of 118.04 feet to the beginning of a curve to the right having a radius point bearing S 0°07'38" E a distance of 300.00 feet; thence easterly a distance of 59.12 feet along the through a central angle of 119°17'25" thence S 6°25'44" W a distance of 131.55 feet; thence S 6°25'44" W a distance of 209.54 feet; thence S 78°39'24" E a distance of 80.52 feet; thence East 168 right-of-way of Price Road; thence South parallel to and 55.00 feet Westerly from the Center a distance of 508.13 feet to the point of beginning and containing 8.217 acres.

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OWNER: Finley Construction Corporation 6528 E. Bar Z Lane, Paradise Valley Az., 85253 266-2614
ENGINEER: Curtis Drew, 2342 North Pima Road, Scottsdale, Arizona 85257 994-5796
PLANNER: A. Wayne Smith & Associates, 2120 South Rural Road, Tempe, Arizona 85282 968-8501