

VILLAGE AT SHALIMAR

A PLANNED AREA DEVELOPMENT AND
 A SUBDIVISION OF PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 25 TOWNSHIP 1 NORTH
 RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

RECEIVED

AUG 24 1983

CITY OF TEMPE
 PLANNING DEPT.

FILED
 CITY OF TEMPE
 HARRY ORN
 256-2

256-2

DEDICATION

STATE OF ARIZONA)
 COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:
 THAT PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE HAS SUBDIVIDED UNDER THE NAME OF "VILLAGE AT SHALIMAR" PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 25, T1N, R4E, G1A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHED THIS PLAT AS AND FOR THE PLAT OF SAID "VILLAGE AT SHALIMAR" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, ALLEYS, TRACTS, SEGMENTS, AND PRIVATE DRIVES CONSTITUTING SAME AND THAT EACH LOT, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT PIONEER TRUST COMPANY, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, ALLEYS, AND THE PUBLIC UTILITY SEGMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THERE IS HEREBY DEDICATED THAT PORTION OF THE PREMISES IDENTIFIED AS TRACTS "A" THRU "K" INCLUSIVE, TO THE USES AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "VILLAGE AT SHALIMAR" TO BE HEREAFTER RECORDED. TRACTS "A" THRU "K" 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, REFUSE COLLECTION AND EMERGENCY AND SERVICE TYPE VEHICLES. OTHER SEGMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF:
 PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND SEALED AND THE SAME TO BE TESTED BY THE SIGNATURE OF THE UNDERSIGNED TRUST OFFICER THEREunto DULY AUTHORIZED THIS 5TH DAY OF AUGUST, 1983.

PIONEER TRUST COMPANY OF ARIZONA AS TRUSTEE
 BY *Charles A. Johnson*
 CHARLES A. JOHNSON, TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
 COUNTY OF MARICOPA) SS

ON THIS 5TH DAY OF AUGUST, 1983, BEFORE ME, THE UNDERSIGNED TRUST OFFICER APPEARED, CHARLES A. JOHNSON, WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER OF PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AND ACKNOWLEDGED THAT HE AS TRUST OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION, AS TRUSTEE, BY HIMSELF AS TRUST OFFICER.

IN WITNESS WHEREOF:
 I HEREBY SET MY HAND AND OFFICIAL SEAL.
 BY *David J. [Signature]* Sept 18, 1984
 NOTARY PUBLIC MY COMMISSION EXPIRES

VARIANCES REQUESTED

- REDUCE FRONT YARD SETBACK FROM 25' TO 20' (LOTS 21 THRU 79).
- REDUCE SIDE YARD SETBACK WITH NO COMMON WALLS FROM 10' TO 3' (LOTS 21 THRU 79).
- REDUCE REAR YARD SETBACK FROM 20' TO 5' (LOTS 21 THRU 79).
- REDUCE STREET SIDE YARD SETBACKS FROM 25' TO THE FOLLOWING:
 - 20' FOR LOTS 37, 38, 46, 53, & 70.
 - 15' FOR LOTS 54 & 71.
 - 5' FOR LOT 62.
- INCREASE WALL HEIGHT FROM 6' TO 8' ALONG PRICE ROAD AND RV ENCLOSURE, AND FROM 8' TO 12' FOR THE TENNIS COURT.
- INCREASE LOT COVERAGE FROM 40% TO 60% (LOTS 21 THRU 79).
- REDUCE MAXIMUM LOT AREA FROM 5500 SF TO 4500 SF (LOTS 21 THRU 79).
- REDUCE PRIVATE DRIVES FROM 25' TO 24'.
- REDUCE LANDSCAPE AREA ADJACENT TO PRICE ROAD FROM 25' TO 0'.

VICINITY MAP



CONDITIONS OF APPROVAL

- Public Works Department approval of all street dedications, alleys, easements, driveways, drainage, water and sewer construction drainage, refuse pickup, off-site improvements and bikepaths are required.
- All street dedications shall be made within six (6) months of Council action and prior to the zoning becoming effective.
- All street improvements on all lots covered by this retaining wall to be installed prior to the issuance of any occupancy permits for the first phase of development.
- C.C.D.'s shall be submitted and approved by the City attorney and Planning Director prior to construction. A clause shall be included to require any change to be approved by the City attorney.
- All common areas and facilities shall be fully developed prior to issuance of any occupancy permits for the first phase of development.
- That a 6" masonry wall, mortar washed or stuccoed, be installed along the west and south boundary of this site. Details to be approved by the Design Review Board.
- That 18 galvanized steel 18" x 6", be installed along the north boundary of this site. Details to be approved by the Design Review Board.
- A preliminary plan sheet shall be completed by the Building Safety Department prior to Council introduction.
- This project shall be reviewed by the Design Review Board prior to Council introduction.
- Lots 1-20 shall adhere to all the requirements of the R-1-A zoning district.
- Lots 1-8 shall have pedestrian access to the alley for refuse purposes only.
- The applicant shall be required to erect a masonry wall with mortar wash and stucco finish along the north boundary which extends to same finished grade of the Church parking lot.

ASSURED WATER SUPPLY

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

CERTIFICATION

I, JESSE M. TEACHER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 1983; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MEASUREMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MEASUREMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

Jesse M. Teacher
 JESSE M. TEACHER, R.L.S., 14966

APPROVALS

APPROVED BY: *Kathy J. Day* 8-18-83
 acting PLANNING DIRECTOR DATE

APPROVED BY: *Bill Campbell* 8-17-83
 CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 14TH DAY OF JULY 1983.
 BY: *John Mitchell* Mayor *J. Virginia Thompson* Clerk

SHEET 1 OF 3

COPY

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 ENGINEERS • PLANNERS • SURVEYORS
 6303 South Rural Road • Tempe, Arizona 85283 • (602) 820-2149

25

BROADWAY ROAD

N.E. Cor. Sec. 25
T.1N., R.4E.

Fd. Pk. No. 1

Unsubdivided

N00°11'10"E 989.20

E. 1/4 Cor. Sec. 25
T.1N., R.4E.
Fd. B.C.

S.E. Cor. Sec. 25
T.1N., R.4E.

SOUTHERN AVENUE

N00°11'10"E 989.20

STATE OF ARIZONA
County of Maricopa
I, Harry Crane, Surveyor
do hereby certify that this is a
true and correct copy of the
original map filed and
approved by the Board of
City Engineers
on 8/24/80
Harry Crane
Surveyor

RECEIVED

AUG 24 1980

CITY OF TEMPE
PLANNING DEPT.



SCALE: 1"=40'

PROPOSED

John J. Schuler

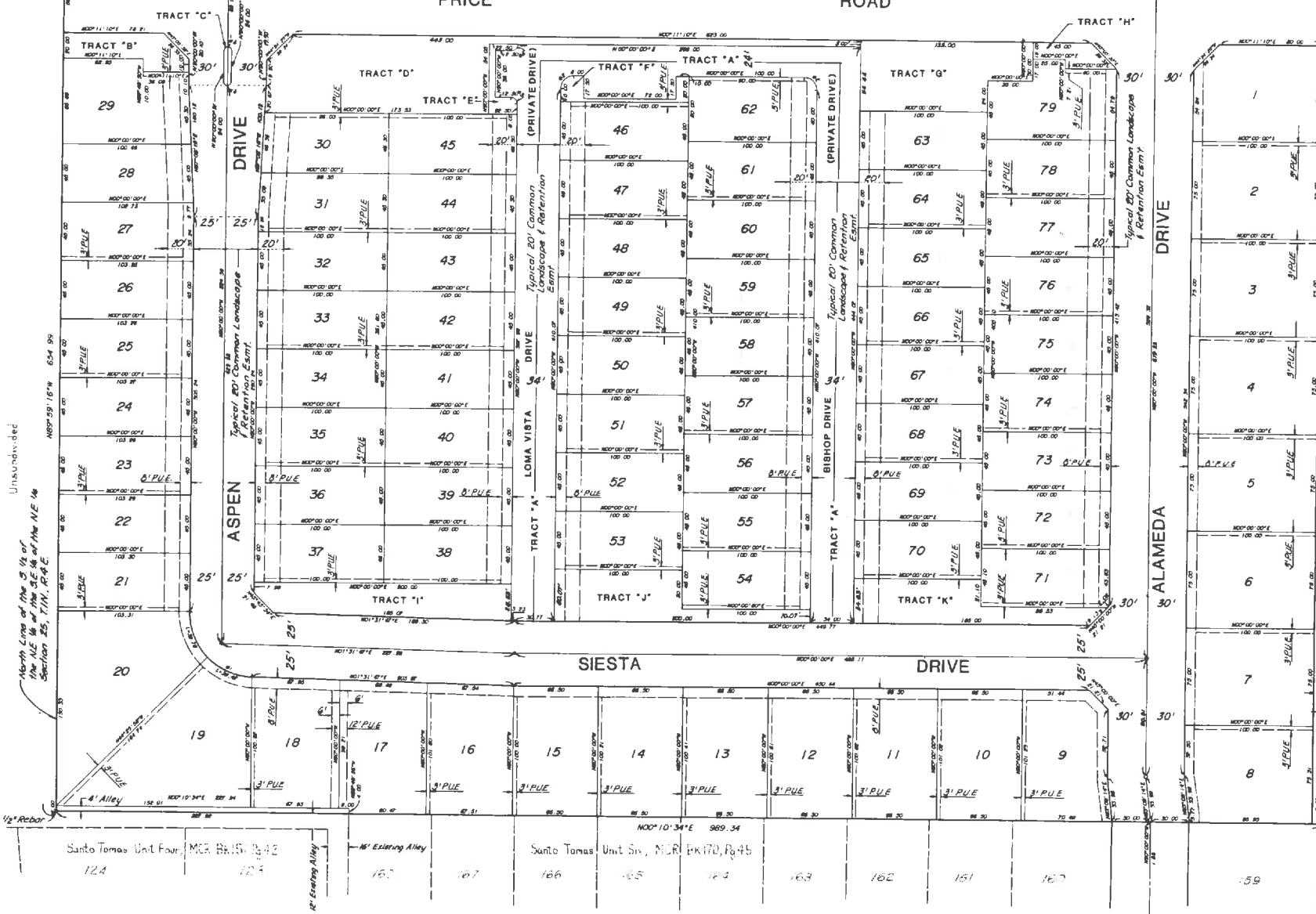
SHEET 2 OF 3

COPY

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25

PRICE ROAD



Unsubdivided
North Line of the S 1/4 of
the NE 1/4 of the NE 1/4 of the NE 1/4
Section 25, T.1N., R.4E.
N89°59'16"W 634.99

Fd. 1/2" Rebar

Santo Tomas Unit Four, MCR BK151, P.42
124

12' Existing Alley
165

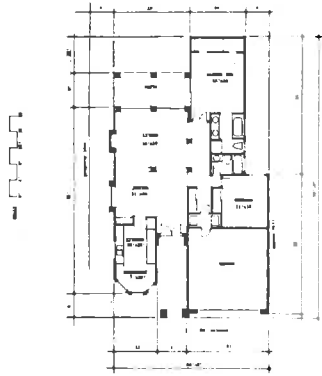
Santo Tomas Unit Six, MCR BK170, P.45
166

Fd. 1/2" Rebar

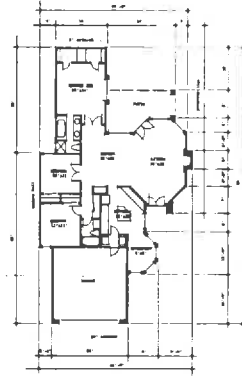
CURVE DATA			
Curve #	Radius	Length	Delta
1	50.00'	77.81'	66° 28' 31"
2	10.00'	15.71'	90° 00' 00"
3	5.00'	7.85'	90° 00' 00"
4	3.00'	4.71'	90° 00' 00"

A SUBDIVISION

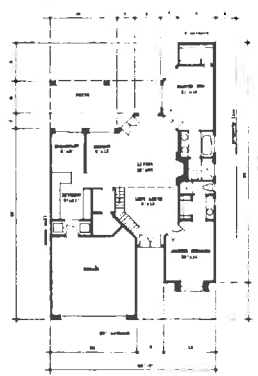
Village at Shalimar



UNIT A 1430 S.F.



UNIT B 1570 S.F.



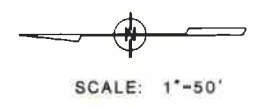
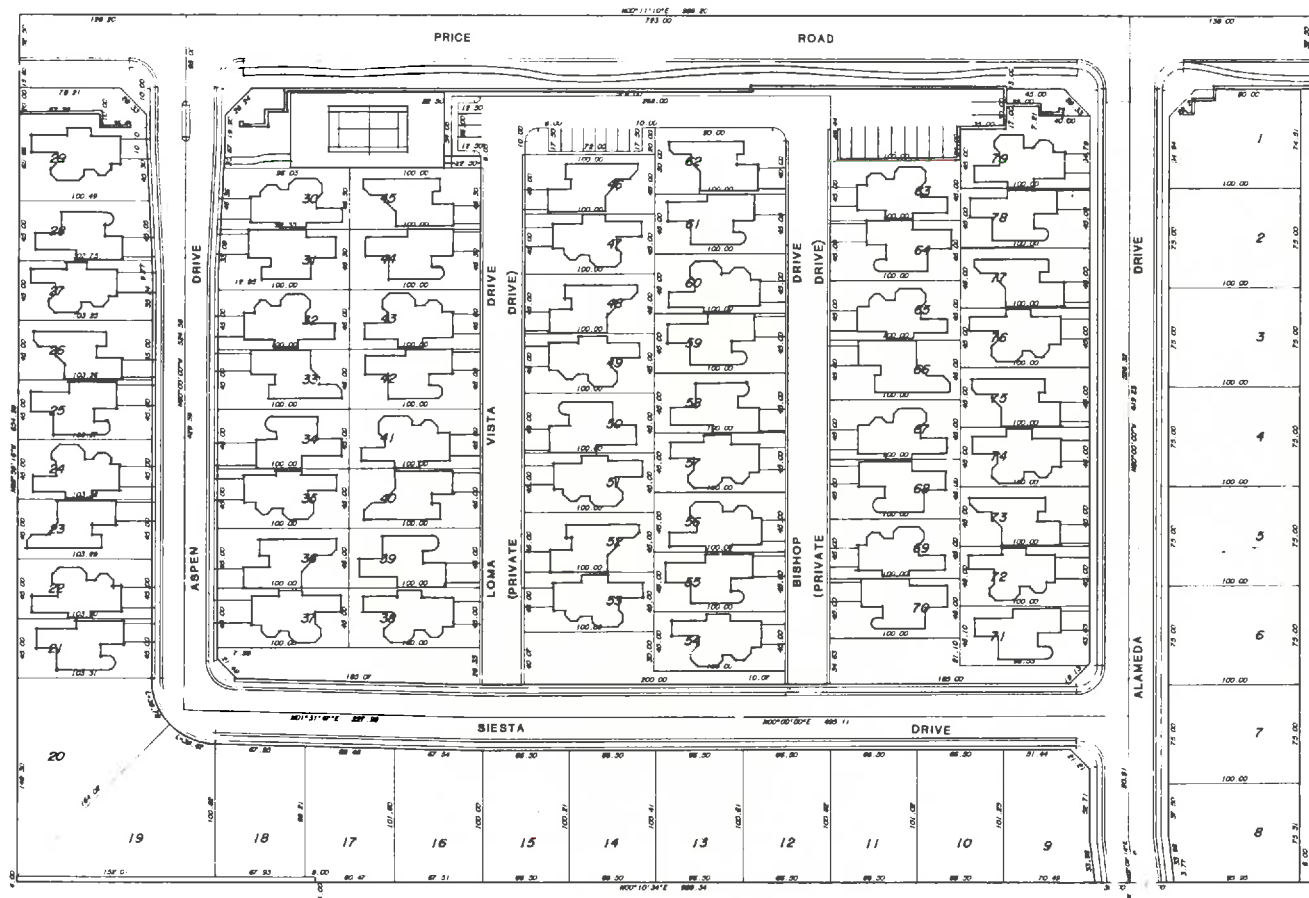
UNIT C 1620 S.F.

CITY OF TEMPE
 AUG 24 1983
 HARRY COG

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AUG 24 1983

CITY OF TEMPE
 PLANNING DEPT.



RECORDED

John J. ...

25

A PLANNED AREA DEVELOPMENT
Village at Shalimar

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SHEET 3 OF 9
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