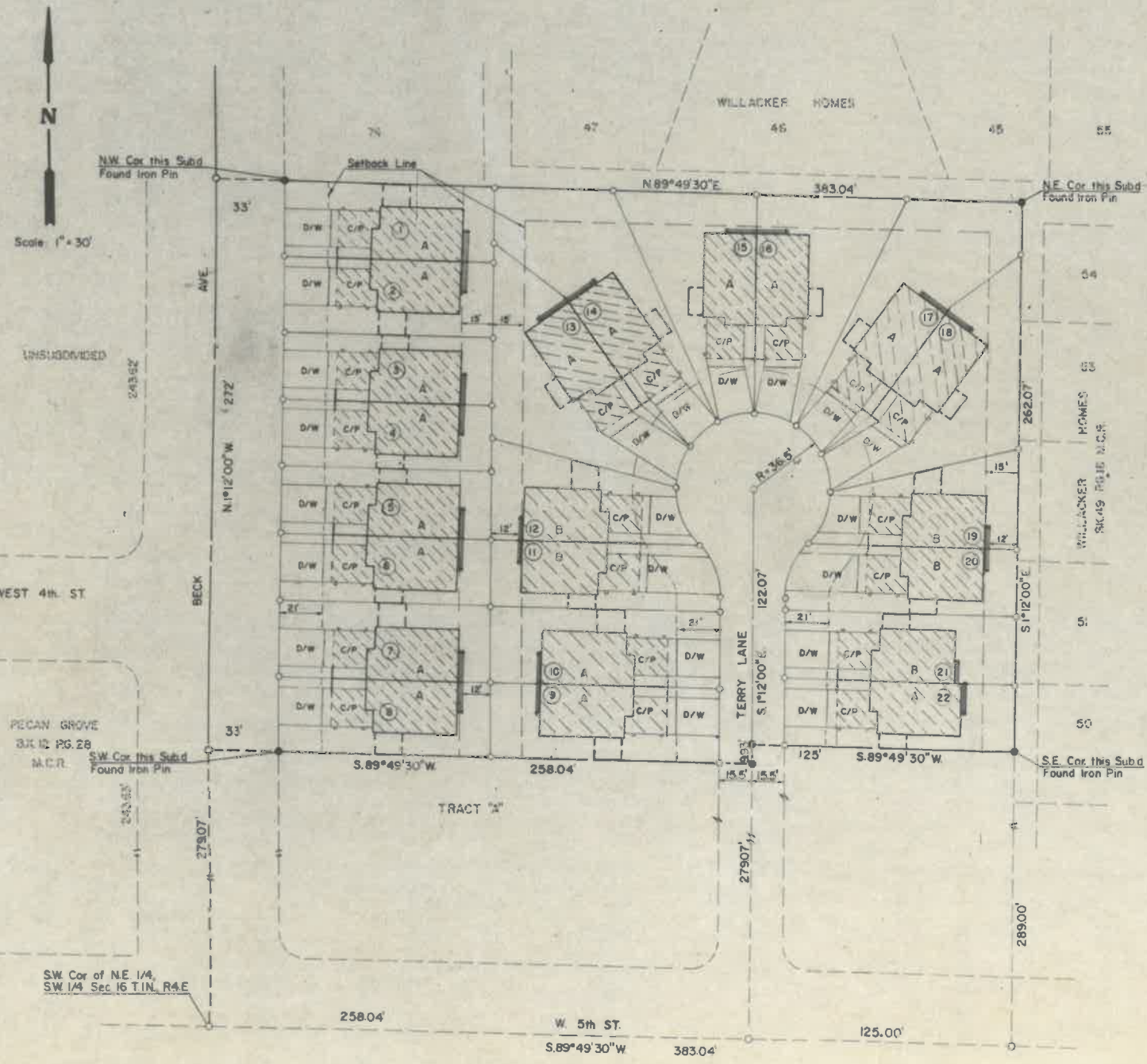


VILLAGE CIRCLE

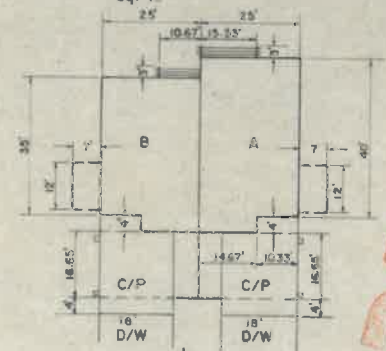
FINAL PLANNED RESIDENTIAL DEVELOPMENT MAP

1.13.1975
bk 177-13



VARIANCES

- Increase allowable lot coverage from 40% to 45% All Lots
- Decrease rear yard requirement from 15' to 12' All Lots
- Decrease front yard requirement from 25' to 12' and required driveway length from 20' to 12' (Lots 11, 12, 19, & 20)
- Increase side yard wall height from 6' to 8' all lots.
- Decrease front yard requirement 25' to 21' All Lots
- Reduce minimum lot width from 60' to 32'
- Reduce minimum lot area from 6000 sq. ft. to 3200 sq. ft.



LEGEND

- A=3 Bedroom Unit
- B=2 Bedroom Unit
- C/P=Carport
- D/W=Driveway
- =Lot No.

LEGAL DESCRIPTION

A Subdivision of lots 5 thru 15 of Mercado Homes as rec'd Book 60 Page 30 Maricopa County Recorder, being a part N.E. 1/4, SW 1/4, Sec.16, T.1N. R.4E., G.B.S.R.B.B.M., Maricopa County, Arizona

CERTIFICATION:

This is certify that the site plan of the premises described was prepared under my direction during the month of Sept 1974

By James W. Craft, PE. (Reg. No. 6859)

APPROVAL:

Approved by the Council of the City of Tempe, Arizona the day of December 1974

By William A. Piane Mayor Attest Virginia Thompson Clerk

Approved by [Signature] City Engineer Date 1/9/75

Approved by [Signature] Planning Department Date

DETERMINANT DATA

Occupancy: 1 & J-1
 Type of Construction: 5N
 Zoning: R-3
 Area: 3 Bedroom: 1,399.70' sq ft inc. C/P
 2 Bedroom: 1,274.70' sq ft inc. C/P
 Lot Area= Average 3,200 sq ft
 Bldg Area per lot= 1,399.70' sq ft
 Lot Coverage= 40% min 44% max
 Total Site Area= 102,929.16' Gross sq. ft. 86,460.77' Net sq ft
 Total Bldg Area= 29,918.40' sq ft
 Total Bldg Coverage= 35%

Landscaping Req as per approved plans and specs

Owner: Courtney Brown
 1045 W University
 Tempe, Arizona 8528:
 Phone: 968-3214

Engineer: James W. Craft
 2425 E. Thomas
 Phoenix Arizona 85016
 Phone: 956-5150

RECORDED

MAR 17 1975

CITY OF TEMPE
 PLANNING DEPT.

CRAFT ENGINEERING

CONSULTING ENGINEERS
 Phoenix Arizona

Sheet of 2

S-74.2

FINAL PLAT FOR

VILLAGE CIRCLE

A Subdivision of lots 5 thru 15 of Mercado Homes as recorded Book 60, Page 30 Maricopa County Recorder, being apart of the N.E. 1/4, S.W. 1/4, Sec. 16, T.1N., R.4E., G.&S.R.B.&M., Maricopa County, Arizona.

1.13.75
177/13

DEDICATION
STATE OF ARIZONA
COUNTY OF MARICOPA

Know all men by these presents, that the CHICAGO TITLE COMPANY, an Arizona Corporation, as Trustee, has subdivided by name of VILLAGE CIRCLE, lots 5 thru 15 of Mercado Homes recorded Book 60, Page 30 Maricopa County Recorder, being apart of the N.E. 1/4, S.W. 1/4, Sec. 16, T.1N., R.4E., G.&S.R.B.&M., Maricopa County, Arizona, the premises as platted hereon and hereby dedicates this plat as and for the plat of VILLAGE CIRCLE and hereby that said plat sets forth the location and gives the dimensions of streets, and easements constituting same and that each lot shall be known by the number or name given to each respective said plat and the CHICAGO TITLE COMPANY as Trustee hereby dedicates to the public for use as such, the streets as shown on said plat and dedicates the easements to the purpose designated on said plat.

In witness whereof the CHICAGO TITLE COMPANY has caused its corporate name to be signed and its corporate seal to be affixed to the undersigned officers thereunto duly authorized this 20th day of December, 1974. CHICAGO TITLE COMPANY as Trustee.
By: Betty Newman Vice President Attest: _____ Trust Officer

ACKNOWLEDGEMENT
STATE OF ARIZONA
COUNTY OF MARICOPA

Before me this 20th day of December, 1974 personally appeared Betty Newman who acknowledges herself to be the Vice President and Trust Officer of CHICAGO TITLE COMPANY, an Arizona Corporation and that they as such officers are authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporate Trustee, by themselves as such officers.

In witness whereof I hereunto set my hand and official seal.
Dana A. McCullough Notary Public
My Commission Expires May 21, 1978

APPROVAL

Approved by the council of the City of Tempe, Arizona this 17th day of December, 1974.

By: William J. Toliano Mayor Attest: Virginia J. Thomas City Clerk

Approved By: _____ City Engineer

Approved By: _____ Planning Department

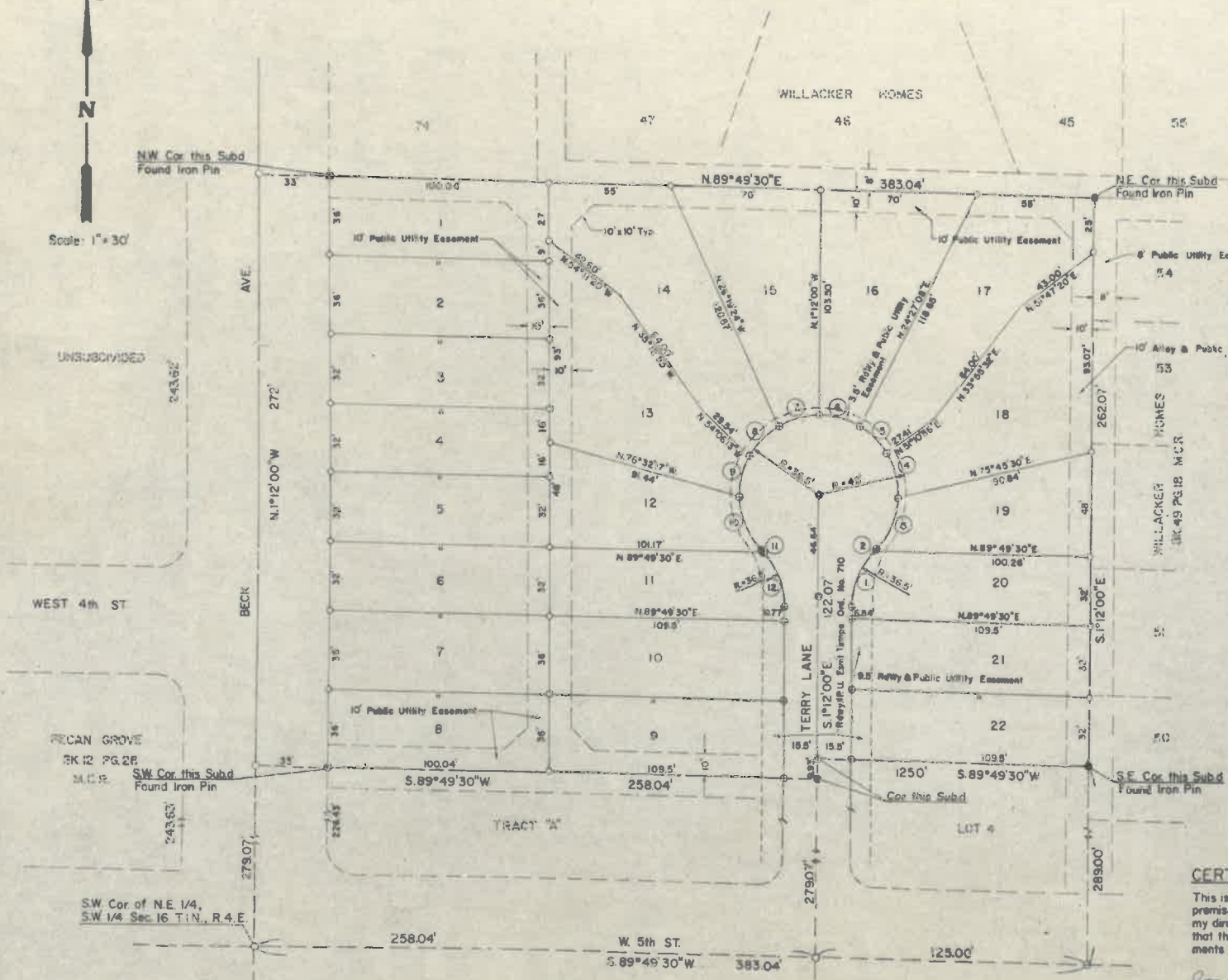
RECEIVED

CRAFT ENGINEERING

CONSULTING ENGINEERS
Phoenix Arizona

S-74.24

Sheet 2 of 2



CURVE DATA

No	Δ	R	L	T
1.	41°40'53"	36.50'	26.50'	13.89'
2.	2°53'38"	36.50'	18.4'	0.82'
3.	42°36'11"	36.50'	27.14'	14.23'
4.	30°53'45"	36.50'	19.68'	10.09'
5.	30°53'48"	36.50'	19.68'	10.09'
6.	30°42'51"	36.50'	19.57'	10.02'
7.	30°45'50"	36.50'	19.60'	10.04'
8.	29°11'37"	36.50'	18.60'	9.51'
9.	29°11'38"	36.50'	18.60'	9.51'
10.	37°20'13"	36.50'	23.79'	12.33'
11.	4°53'38"	36.50'	3.12'	1.56'
12.	40°30'48"	36.50'	25.81'	13.47'

- Subdn. Bdny.
- Set Iron pin
- Found Monument
- Cross in Conc. S/W

CERTIFICATE

This is to certify that the survey and development of the premises described and platted hereon was made under my direction during the month of September, 1974, and that the plat is correct and accurate and that the monuments are in and have been located as described.

James W. Craft
JAMES W. CRAFT, P.E. (Reg. No. 6859) Date