

WARNER RANCH LANDING UNIT II

A SUBDIVISION AND PLANNED AREA DEVELOPMENT OF TRACTS "P" & "O" OF "WARNER RANCH", BK 277, PG 29, MCR, AND LYING IN A PORTION OF THE N 1/2 SW 1/4 OF SECTION 22, T-1-S, R-4-E, G&SRB&M, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST #1080, HAS SUBDIVIDED UNDER THE NAME OF "WARNER RANCH LANDING UNIT II", A SUBDIVISION LOCATED IN THE N 1/2 SW 1/4 OF SECTION 22, T-1-S, R-4-E, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "WARNER RANCH LANDING UNIT II", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH STREET, AND TRACT SHALL BE KNOWN BY THE NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT FIRST SERVICE TITLE AGENCY, INC., AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, AND THE EASEMENTS FOR THE PURPOSES SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. SAID PLAT CONSTITUTES, IN PART, A REPLAT OF A PORTION OF THE PROPERTY PREVIOUSLY PLATTED AS "WARNER RANCH", TRACTS "P" & "O" IN BOOK 277 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

IN WITNESS WHEREOF:

FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS OWNER HAS HERETO UNTO CAUSED ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED TRUST OFFICER THEREUNTO DULY AUTHORIZED THIS 3RD DAY OF August, 1988.

FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE

BY William C Penn
 TRUST OFFICER

ACKNOWLEDGEMENTS

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

ON THIS 3RD DAY OF August, 1988, BEFORE ME, THE UNDERSIGNED TRUST OFFICER APPEARED WILLIAM C PENN WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER OF FIRST SERVICE TITLE AGENCY, INC., 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 HERETO SET MY HAND AND OFFICIAL SEAL.

Mary E. Picerna
 NOTARY PUBLIC
 MY COMMISSION

Rth

VARIANCES

- Reduce the minimum lot area per unit from 5500 s.f. to 4320 s.f.
- Increase allowed lot coverage from 40% to 55%.
- Reduce the minimum lot length from 90' to 72'.
- Reduce the required front yard setback from 25' to 10' (5' based on 30' right-of-way) minimum 18' to garage from property line.
- Reduce the required sideyard setback from 10' to 5'.
- Reduce the required rear yard setback from 30' to 18' (for multi-story bldgs. adjacent to one family residences, lots 44 - 66).
- Reduce the required rear yard setback from 20' to 10'.
- Reduce the required street sideyard setback from 25' to 10' (5' based on 30' right-of-way).
- Reduce the required street sideyard setback for corner lots adjacent to key lots from 35' to 10' (5' based on 30' right-of-way) for lots 55, 77, 105 & 130.
- Reduce required guest parking spaces from 25 to 13 spaces.
- Reduce required on-site drive length from 20' to 18'.
- Waive required ingress and egress to and from a site by the forward motion of a vehicle.

NOTE:

- THE OWNER OF TRACTS "A", "AA", "B", "C" AND "D" IDENTIFIED ON THIS PLAN AS DRAINAGE EASEMENTS IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SAID TRACTS IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY TEMPE CITY ENGINEER PURSUANT TO ORDINANCE NO 819.1
- NO BUILDING OR STRUCTURE OF ANY SORT MAY BE CONSTRUCTED WITHIN SAID "A", "AA", "B", "C", OR "D" WHICH MAY IMPEDE THE FLOW OF WATER WITHIN SAID TRACTS.

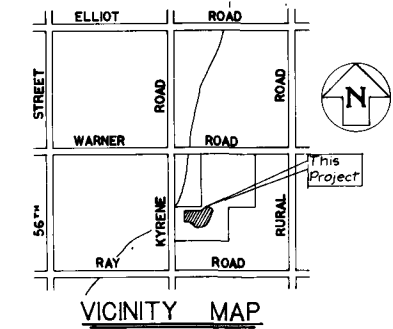
TRACT NAME	AREA (ACRES)	DESCRIPTION OF TRACT USE
A	1.3378	DRAINAGE, STORM WATER RETENTION, LANDSCAPING
AA	0.4534	DRAINAGE, STORM WATER RETENTION, LANDSCAPING, PARKING
B	0.0834	DRAINAGE, STORM WATER RETENTION, LANDSCAPING
C	0.1550	DRAINAGE, LANDSCAPING
D	0.5213	DRAINAGE, STORM WATER RETENTION, LANDSCAPING
E	0.1549	LANDSCAPING
F	0.0160	LANDSCAPING
G	0.0182	LANDSCAPING
H	0.2982	LANDSCAPING
J	0.4489	SWIMMING POOL, LANDSCAPING, PARKING

TOTAL AREA OF SUBDIVISION IS 24.6351 NET ACRES.

CONDITIONS OF APPROVAL

- Public Works Department approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - Water lines and fire hydrants.
 - Sewer lines.
 - Storm drains.
 - Roadway improvements including curb, gutter, and either a bikeway along arterial streets or a sidewalk along other streets.
- Off-site improvements to bring roadways to current standards include:
 - Water and sewer development fees.
 - Street light investment costs.
 - Water and/or sewer participation charges.
 - Inspection and testing fees.
- Fees to be paid with the development of this project include:
 - Water and sewer development fees.
 - Street light investment costs.
 - Water and/or sewer participation charges.
 - Inspection and testing fees.
- All street dedications shall be made within six (6) months of Council approval.
 - Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- CCAR's shall be approved by the City Attorney's Office and the Community Development Director prior to recordation of the plat. Any proposed future amendments shall also require approval by the City Attorney's Office.
- The 10 units which were deleted shall not be transferable.
- Reverse frontage wall along Warner Ranch Drive shall use the same "Warner Ranch" wall details as the rest of Warner Ranch.
- All walls visible from public or private streets or open spaces shall be stuccoed.
- Warner Ranch Drive (including sewer and water lines) shall be extended to Kyrene Road with the first phase of development. Details to be resolved with the Public Works Department prior to construction.
- Roofs shall be tiled to match or complement existing tile roofs.
- All mechanical equipment to be ground mounted.
- The pool and ramada and guest parking spaces to be installed with the 1st phase of construction.
- Two points of access to Warner Ranch Drive shall be provided with the 1st phase of construction.
- Details of "scupperd sidewalk" type entry to open space from Michelle Drive shall be resolved with the Public Works Department prior to Final Plat clearance.
- No more than 8 units (on lots 44 to 66) adjacent to the existing single family development to the north shall be 2 story.
- No two storey units shall be built adjacent to one another along the north boundary (on lots 44 to 66) adjacent to the existing single family.
- No part of any two storey unit (excluding patios) shall be closer than 24' to the property line (on lots 44 to 66) adjacent to the existing single family development to the north.
- All Design Review Board conditions of 6/21/88 shall be adhered to.

City of Tempe
 AUG 11 1988
 324
 28
 City Engineer
 City Recorder

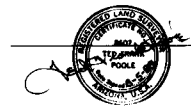


ASSURED WATER SUPPLY

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, James L. Mullins, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF 5 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF August 1988, 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.



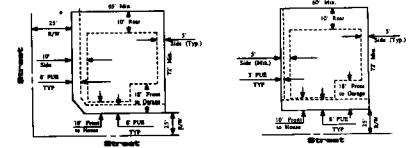
6607
 R.L.S.#

APPROVALS:

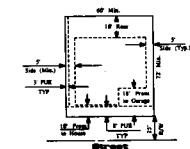
APPROVED BY: James L. Mullins 8-10-88
 PLANNING DIRECTOR DATE
 APPROVED BY: Ray Druw 8-10-88
 CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 28th DAY OF July, 1988.

BY: Henry E. Mitchell MAYOR ATTEST: Virginia J. Thompson CLERK



TYPICAL LOTS (N.T.S.)



TYPICAL LOT FOR MULTI-STORY UNIT ON LOTS 44 TO 66

VALLEY ENGINEERING & SURVEYING CO.
 9830-B South 51st Street - Suite 114 - Phoenix, Arizona 85044 - (602) 993-6757
WARNER RANCH LANDING UNIT II
 SCALE: N/A JOB # 114-18 DATE: MAY, 88 SHEET 1 OF 5

ENGINEERS COPY

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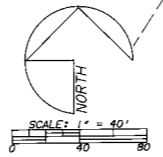


- LEGEND**
- ① = 8' PUBLIC UTILITY EASEMENT (Typ.)
 - ② = 3' PUBLIC UTILITY EASEMENT (Typ.)
 - ③ = 1' VEHICULAR NON-ACCESS EASEMENT (Typ.)
 - ⊠ = SURVEY MONUMENT
 - R/W = RIGHT OF WAY
 - Ⓢ = CURVE TABLE NUMBER

City of Tempe
 AUG 13 2014
 28
 Joseph Plummer

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	520.00	275.89	030°24'36"	141.33	272.76
2	530.00	290.63	030°18'59"	153.89	294.89
3	600.00	409.84	041°02'48"	224.61	420.71
4	413.00	216.87	030°06'02"	111.05	214.49
5	280.00	143.70	025°13'07"	74.20	142.50
6	750.00	34.54	007°15'10"	47.53	94.88
7	200.00	102.76	044°03'01"	50.91	150.01
8	420.00	79.59	010°51'23"	39.91	79.46
9	510.00	240.31	026°58'50"	122.43	238.09
10	590.00	290.00	021°02'49"	150.75	288.02
11	540.00	45.18	004°47'37"	22.80	45.17
12	775.00	382.70	033°43'45"	206.36	52.69
13	612.00	226.41	021°11'46"	114.51	225.12
14	438.00	189.92	024°50'40"	96.48	188.44
15	625.00	0.74	000°04'03"	0.37	0.74
16	388.00	165.01	024°22'02"	83.77	163.77
17	655.00	67.15	005°48'43"	33.61	67.12
18	48.00	36.12	043°06'49"	18.96	35.27
19	241.62	121.62	026°13'39"	62.00	75.92
20	48.00	36.12	043°06'49"	18.96	35.27
21	662.00	106.75	007°14'22"	53.49	106.64
22	175.00	134.54	044°03'01"	70.79	131.25
23	625.00	135.43	012°24'55"	67.98	135.16
24	385.00	25.46	003°50'19"	13.24	25.46
25	48.00	56.92	067°56'24"	32.34	23.64
26	52.00	218.05	040°05'20"	113.24	89.65
27	445.00	84.32	010°51'23"	42.29	84.19
28	625.00	112.34	010°21'13"	56.63	112.79
29	225.00	166.38	042°22'01"	87.20	162.61
30	80.00	24.67	023°33'23"	12.51	24.49
31	60.00	143.15	035°41'47"	72.14	111.53
32	60.00	24.67	023°33'23"	12.51	24.49
33	725.00	47.38	003°44'38"	23.70	47.57
34	550.00	292.89	030°30'43"	150.01	289.44
35	500.00	281.72	032°16'58"	144.71	278.01

WARNER RANCH TRACT "R" BK 277, PG 29 MCR ZONED R-3 PAD



WARNER RANCH TRACT "S" BK 277, PG 29 MCR ZONED R-3 PAD

VALLEY ENGINEERING & SURVEYING CO.
 9630-B South 51st Street • Suite 114 • Phoenix, Arizona 85044 • (602) 863-8757
WARNER RANCH LANDING UNIT II
 SCALE: 1"=40' JOB # 114-19 DATE: MAY, 2000 SHEET 2 OF 5
 ENGINEERS COPY

222

WARNER RANCH TRACT "S" BK 277, PG 29 MCR ZONED R-3 PAD

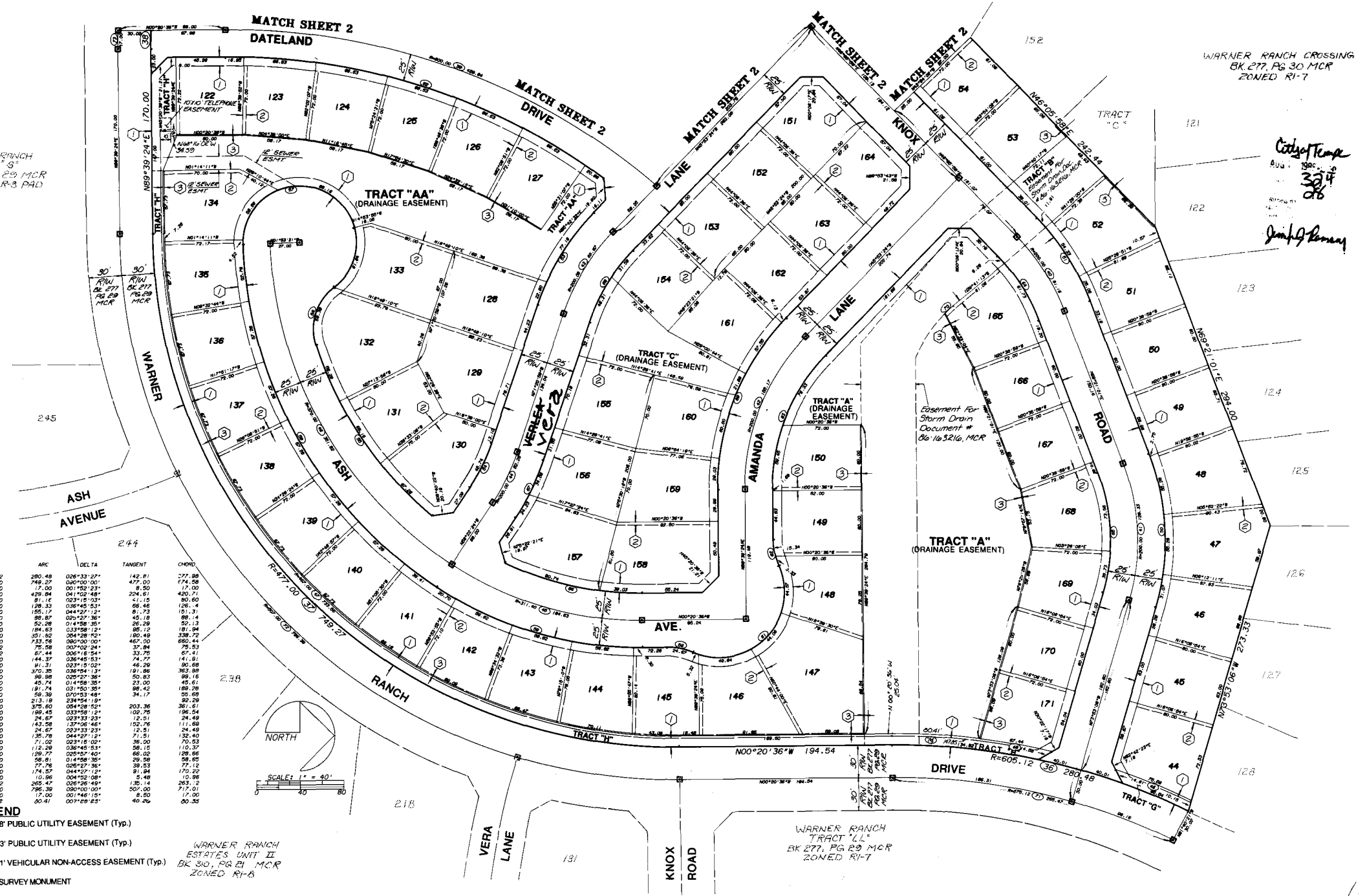
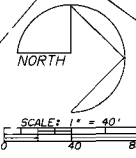
WARNER RANCH CROSSING BK 277, PG 30 MCR ZONED R-7

Colby Kemp
 3/24/08
Joseph Conway

CURVE	RAD/US	ARC	DEL TA	TANGENT	CHORD
36	605.12	280.48	026°33'27"	142.81	277.88
37	477.00	749.27	020°00'00"	477.00	774.58
38	520.00	17.00	001°52'23"	8.50	17.00
39	600.00	429.84	041°02'48"	224.81	420.71
40	200.00	81.14	023°15'03"	41.15	80.60
41	200.00	128.33	036°45'53"	66.46	126.4
42	200.00	155.17	044°25'12"	81.23	151.31
43	200.00	98.87	025°27'36"	45.18	88.14
44	200.00	52.28	014°58'35"	26.29	52.12
45	311.40	184.63	033°58'12"	95.12	181.84
46	370.00	351.62	024°28'52"	180.48	338.72
47	467.00	722.56	020°00'00"	467.00	690.44
48	615.12	75.58	007°02'24"	37.84	75.53
49	615.12	67.44	005°18'54"	33.75	67.41
50	225.00	144.37	036°45'53"	74.77	141.81
51	225.00	81.31	023°15'02"	46.29	80.88
52	575.00	370.35	036°54'13"	191.86	363.88
53	225.00	98.88	025°27'36"	50.83	98.16
54	175.00	45.74	014°58'35"	23.00	45.61
55	345.00	181.74	031°50'35"	98.42	180.28
56	48.00	59.38	070°53'48"	34.17	59.68
57	50.00	213.18	234°54'19"	203.36	92.29
58	336.40	375.60	024°28'52"	196.54	381.81
59	336.40	189.45	033°58'12"	102.75	186.54
60	60.00	24.67	023°33'23"	12.51	24.49
61	60.00	143.88	137°06'46"	132.75	111.88
62	60.00	24.67	023°33'23"	12.51	24.49
63	175.00	135.78	044°25'12"	71.51	132.40
64	175.00	71.02	023°15'02"	36.00	70.53
65	175.00	112.29	036°45'53"	58.15	110.37
66	288.40	128.40	025°57'40"	66.02	128.66
67	225.00	58.81	014°58'35"	29.59	58.85
68	175.00	177.98	024°52'08"	38.53	177.12
69	225.00	174.57	044°25'12"	91.84	170.22
70	129.00	10.98	004°52'08"	5.48	10.98
71	575.12	265.47	026°26'49"	136.14	263.12
72	507.00	796.38	020°00'00"	507.00	717.01
73	250.00	17.00	001°46'15"	8.50	17.00
74	615.18	80.41	007°28'23"	40.26	80.35

- LEGEND**
- ① = 8' PUBLIC UTILITY EASEMENT (Typ.)
 - ② = 3' PUBLIC UTILITY EASEMENT (Typ.)
 - ③ = 1' VEHICULAR NON-ACCESS EASEMENT (Typ.)
 - = SURVEY MONUMENT
 - R/W = RIGHT OF WAY
 - Ⓢ = CURVE TABLE NUMBER

WARNER RANCH ESTATES UNIT II BK 310, PG 21 MCR ZONED R-8



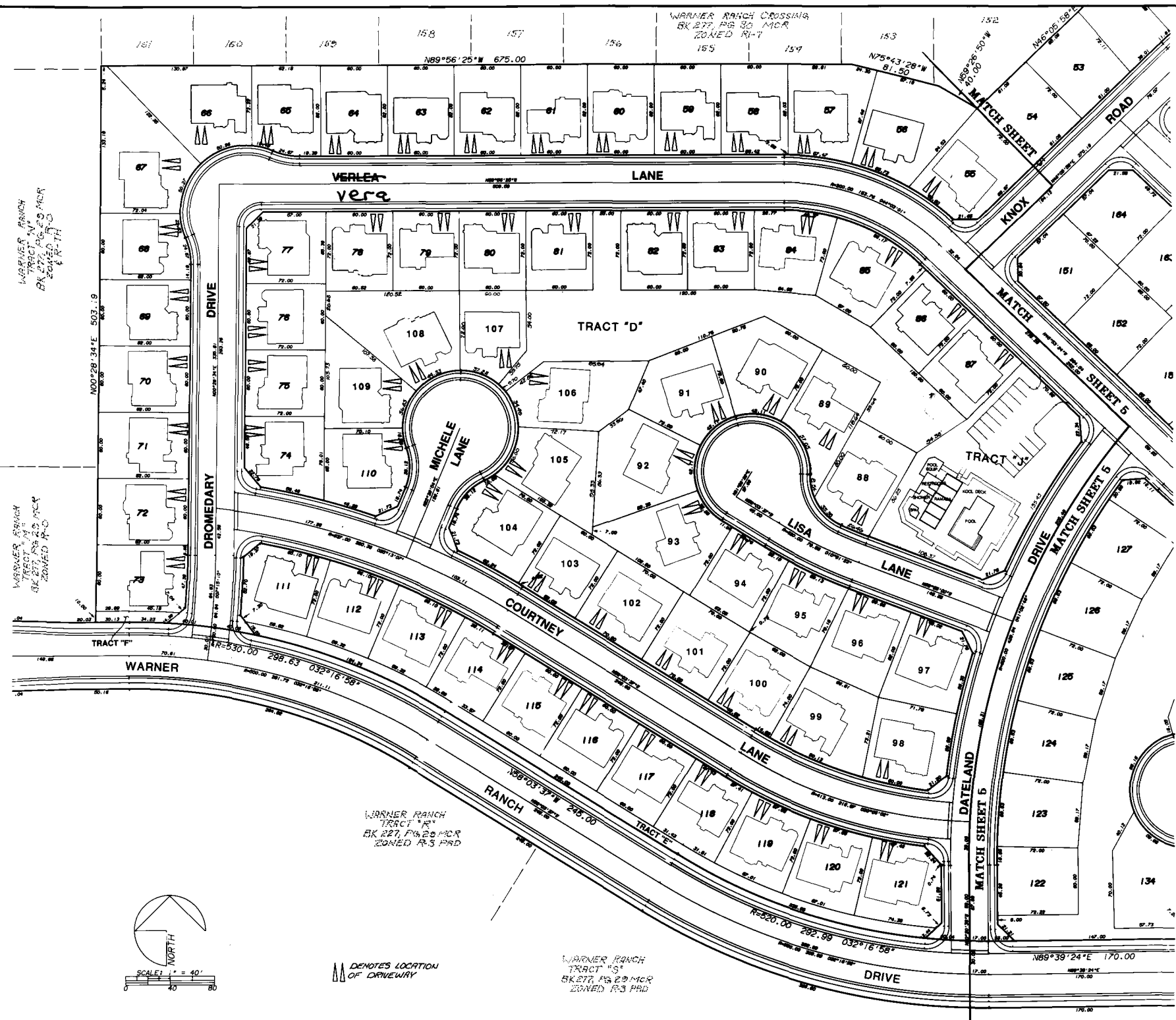
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 9830-B South 51st Street • Suite 114 • Phoenix, Arizona 85044 • (602) 893-8757

WARNER RANCH LANDING UNIT II

SCALE: 1"=40' JOB # 114-19 DATE: MAR, 2008 SHEET 3 OF 5

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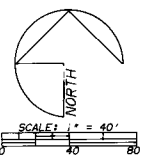


WARNER RANCH TRACT "A" BK 277, PG. 23 MCR ZONED R-3

WARNER RANCH TRACT "B" BK 277, PG. 23 MCR ZONED R-3

WARNER RANCH TRACT "R" BK 277, PG. 23 MCR ZONED R-3 PRD

WARNER RANCH TRACT "S" BK 277, PG. 23 MCR ZONED R-3 PRD



▲ DENOTES LOCATION OF DRIVEWAY

City of Tempe
AUG 11 1998-20
324
28
John J. Glancy

VALLEY ENGINEERING & SURVEYING CO.
9630-B South 51st Street - Suite 114 - Phoenix, Arizona 85044 - (602) 893-8757

WARNER RANCH LANDING UNIT II

SCALE: 1"=40' JOB # 114-19 DATE: MAY, 1998 SHEET 4 OF 5

ENGINEERS COPY

222

MATCH SHEET 4

DATELAND

MATCH SHEET 4

DRIVE

MATCH SHEET 4

MATCH SHEET

WARNER RANCH CROSSING
BK 277, PG 30 MCR
ZONED R-7

WARNER RANCH
TRACT "S"
BK 277, PG 28 MCR
ZONED R-3 RHD

TRACT "H"

TRACT "H"

TRACT "H"

TRACT "H"

TRACT "H"

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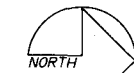
TRACT "H"

TRACT "H"

TRACT "H"

TRACT "H"

ASH AVENUE



SCALE 1" = 40'

DENOTES LOCATION OF DRIVEWAY

RANCH

KNOX ROAD

WARNER RANCH
TRACT "LL"
BK 277, PG 25 MCR
ZONED R-7

VALLEY ENGINEERING & SURVEYING CO.
930-B South 51st Street - Suite 114 - Phoenix, Arizona 85044 - (602) 883-4757

WARNER RANCH LANDING UNIT II

SCALE 1" = 40' JOB # 114-10 DATE: MAY, 1988 SHEET 5 OF 5

ENGINEERS COPY

City of Tempe
A.C. 15.4
324
08
Janet Rancey

222