

WARNER RANCH MANOR UNIT II

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST # 1090, HAS SUBDIVIDED UNDER THE NAME OF "WARNER RANCH MANOR UNIT II", A PORTION OF THE WEST 1/2 OF THE NE 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 MANOR UNIT II", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PRIVATE STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH PRIVATE 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 EASEMENTS FOR THE PURPOSES SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. IN ADDITION, FIRST SERVICE TITLE AGENCY, INC., HEREBY GRANTS AND ESTABLISHES RIGHTS AND EASEMENTS OF USE AND ENJOYMENT OVER THOSE AREAS DESCRIBED AND DEPICTED IN TYPICAL FASHION ON SHEET 4 HEREOF AS "USE EASEMENTS", EACH OF WHICH USE EASEMENTS SHALL BE APPURTENANT TO AND NON-SEVERABLE FROM TITLE TO THE LOT LYING IMMEDIATELY ADJACENT TO THE USE EASEMENT IN QUESTION; THUS, FOR EXAMPLE, THE USE EASEMENT DESCRIBED AND DEPICTED IN TYPICAL FASHION ON SHEET 4 HEREOF AS COVERING A PORTION OF LOT 100 IS AND SHALL BE APPURTENANT TO AND NON-SEVERABLE FROM TITLE TO LOT 101 THE OWNER OF THE LOT TO WHICH THE USE EASEMENT IS APPURTENANT SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPERTY SUBJECT TO SAID USE EASEMENT, AND ANY BOUNDARY OR FENCE WALL SITUATED UPON THE USE EASEMENT SHALL BE DEEMED TO BE A PARTY WALL SUBJECT TO THE PROVISIONS RELATING TO PARTY WALLS IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "WARNER RANCH MANOR UNIT II" TO BE RECORDED SUBSEQUENT TO RECORDATION OF THIS PLAT, TO THE EXTENT, IF ANY, THAT ANY BOUNDARY WALL CONSTRUCTED WHOLLY OR PARTLY UPON ANY SUCH USE EASEMENT IN CONNECTION WITH THE ORIGINAL CONSTRUCTION OF A DWELLING UNIT ON A LOT ENCLOSED UPON ADJACENT PROPERTY NOT SUBJECTED HERETO TO SUCH A USE EASEMENT, THERE SHALL BE (AND THERE IS HEREBY ESTABLISHED) AN EASEMENT APPURTENANT TO TITLE TO THE ADJACENT LOT SERVED BY SUCH USE EASEMENT, FOR SUCH ENCROACHMENT (AND FOR MAINTENANCE AND REPAIR OF THE ENCROACHING WALL). SAID PLAT CONSTITUTES, IN PART, A REPLAT OF A PORTION OF THE PROPERTY PREVIOUSLY PLATTED AS "WARNER RANCH", TRACT "G" AND A PORTION OF TRACT "F", 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 HEREUNTO 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 20th DAY OF February, 1987.

FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE
By: *Janette Rubin*
TRUST OFFICER

ACKNOWLEDGEMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

ON THIS 20th DAY OF FEBRUARY, 1987, BEFORE ME THE UNDERSIGNED TRUST OFFICER APPEARED *Robert C. Bilford* 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.

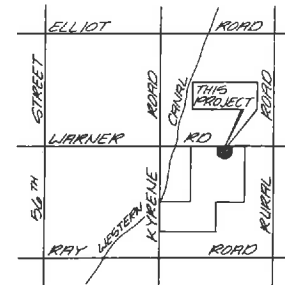
IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL.

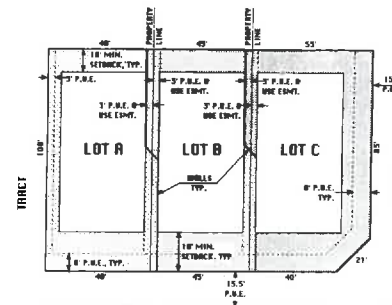
Janette Rubin
NOTARY PUBLIC
My Commission Expires Sept. 10, 1989
MY COMMISSION EXPIRES

TRACT	AREA IN ACRES	PROPOSED USE
A	1.5022	PRIVATE STREET AND PUBLIC UTILITY EASEMENT.
B	1.9478	LANDSCAPING, RECREATION, PARKING AND RETENTION.
C	0.1090	LANDSCAPING AND SIGNS.
D	0.0913	LANDSCAPING AND PUBLIC UTILITY EASEMENT.
E	0.0913	LANDSCAPING AND PUBLIC UTILITY EASEMENT.
F	0.1235	LANDSCAPING AND RETENTION.

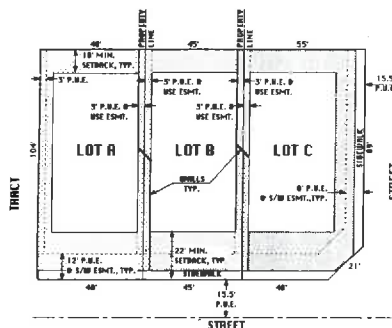
A PLANNED AREA DEVELOPMENT AND A SUBDIVISION OF
A PORTION OF TRACT "F" & TRACT "G", OF WARNER RANCH, BOOK 277,
PAGE 29, MCR AND LOCATED IN A PORTION OF THE W1/2 NE1/4 OF SECTION 22,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP



TYPICAL LOTS WITHOUT SIDEWALKS



TYPICAL LOTS WITH SIDEWALKS

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss
I hereby certify that the above plat was filed with me on this 21st day of February, 1987.
City of Tempe
308
21
By: *Janette Rubin*
City Recorder

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.

CERTIFICATION

I, *Ted E. Bule*, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF 3 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 1987; 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.

Ted E. Bule
2-2-87
R.L.S. I

RTH

VARIANCES

- DECREASE MINIMUM LOT AREA PER UNIT FROM 5500 S.F. TO 4500 S.F.
- INCREASE MAXIMUM SITE BUILDING COVERAGE FROM 40% TO 55%.
- DECREASE FRONT YARD SETBACK FROM 25' TO 14' FOR DWELLINGS WITHOUT SIDEWALKS.
- DECREASE FRONT YARD SETBACK FROM 25' TO 18' FOR DWELLINGS WITH SIDEWALKS.
- REDUCE SIDEYARD SETBACK FROM 10' TO 3'.
- REDUCE REAR YARD SETBACK FROM 20' TO 10'.
- REDUCE STREET SIDEYARD SETBACK FROM 25' TO 10'.
- INCREASE MAXIMUM WALL HEIGHT IN FRONT YARD SETBACK FROM 3' TO 6' FOR A DECORATIVE MASONRY WALL.

SITE DATA

NO. UNITS	GROSS ACRES	NO. GUEST PARKING REQ'D.	NO. GUEST PARKING PROV'D.
62	12.9092	13	13

TOTAL NO. OF RV SPACES REQUIRED 7, PROVIDED 7.
NET ACREAGE ----- 12.9092 ACRES
DENSITY ----- 62 UNITS / 12.9092 ACRES = 4.80 du/ac.
OPEN AREAS ----- (TRACTS B, C, D, E, F)
TOTAL OPEN AREA PROVIDED - 2.15 ACRES
% OPEN AREA PROVIDED ----- 2.15 / 12.9092 ACRES = 16.65%
NET SITE COVERAGE: (GROUND FLOOR COVERAGE)
PLAN 1 ----- 2297 S.F. X 10 = 0.51 ACRES
PLAN 2 ----- 1828 S.F. X 13 = 0.55 ACRES
PLAN 3 ----- 1703 S.F. X 13 = 0.51 ACRES
PLAN 4 ----- 1664 S.F. X 13 = 0.50 ACRES
PLAN 5 ----- 2024 S.F. X 13 = 0.60 ACRES
TOTAL = 2.67 ACRES
% NET SITE COVERAGE = 2.67 AC / 12.9092 AC = 20.7%
EXISTING ZONING = R-TH PAD
PROPOSED ZONING = R-TH PAD

UTILITY SERVICE:
ELECTRIC ----- SALT RIVER PROJECT
TELEPHONE ----- MOUNTAIN BELL
WATER & SEWER ----- CITY OF TEMPE
REFUSE ----- CITY OF TEMPE

LEGEND

- ☒ = FOUND BRASS CAP
- ☒ = SET BRASS CAP
- = FOUND 1/2" REBAR / SUBDIVISION CORNER
- L.S. = LANDSCAPE
- S/W = SIDEWALK
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- Emt. = EASEMENT
- Bk. = BOOK
- Pg. = PAGE
- M.C.R. = MARICOPA COUNTY RECORDS

NOTE:

ALL PRIVATE DRIVES ARE TO BE POSTED "NO PARKING" "FIRELANE".

APPROVALS

APPROVED BY: *Janette Rubin* 3-2-87
PLANNING DIRECTOR DATE
APPROVED BY: *Ray Shaw* 2-26-87
CITY ENGINEER DATE

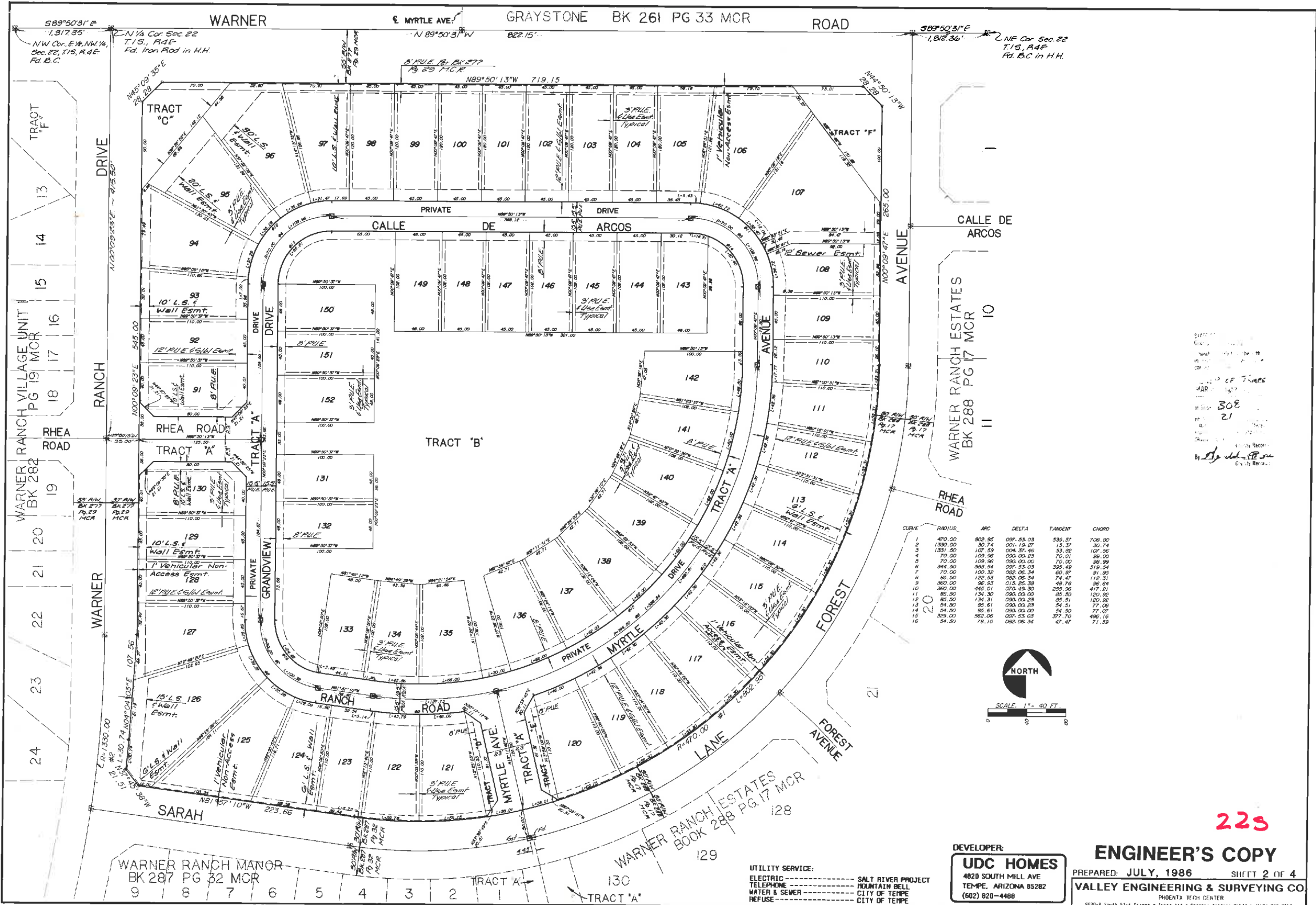
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 22nd DAY OF February, 1987.
BY: *James Mitchell* ATTORNEY AT LAW
CLERK

225

DEVELOPER:
UDC HOMES
4820 SOUTH MILL AVE
TEMPE, ARIZONA 85282
(602) 820-4488

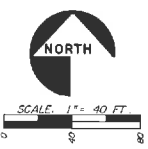
ENGINEER'S COPY

PREPARED: JULY, 1986 SHEET 1 OF 4
VALLEY ENGINEERING & SURVEYING CO.
PHOENIX TECH CENTER
9300 N. South 51st Street - Suite 114 - Phoenix, Arizona 85044 - (602) 993-8757



13
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CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	470.00	802.55	097.33.03	539.57	706.80
2	1330.00	30.74	001.19.07	15.31	30.74
3	1331.50	107.59	004.57.46	53.96	107.59
4	70.00	109.96	090.00.03	70.01	99.00
5	70.00	109.96	090.00.00	70.00	99.99
6	344.50	588.54	097.33.03	335.49	519.24
7	70.00	100.35	082.06.34	60.97	51.96
8	85.50	120.53	092.06.34	60.97	112.31
9	360.00	36.53	015.25.38	24.76	36.04
10	360.00	446.01	070.49.30	255.96	417.81
11	85.50	134.30	090.00.00	85.50	120.96
12	70.00	85.34	090.00.00	85.51	120.96
13	54.50	85.61	090.00.00	54.51	77.07
14	54.50	85.61	090.00.00	54.50	77.07
15	328.00	669.06	097.33.03	377.70	496.16
16	54.50	78.10	082.06.34	47.47	71.58



308
 21
 By *[Signature]*
 City of Tempe

22s

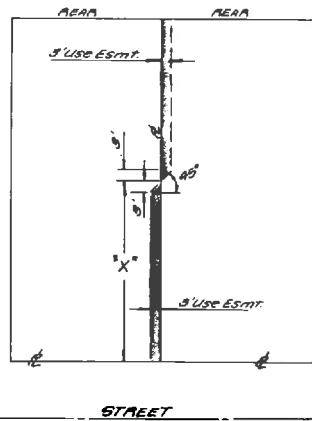
WARNER RANCH MANOR
 BK 287 PG 32 MCR

WARNER RANCH ESTATES
 BOOK 288 PG 17 MCR

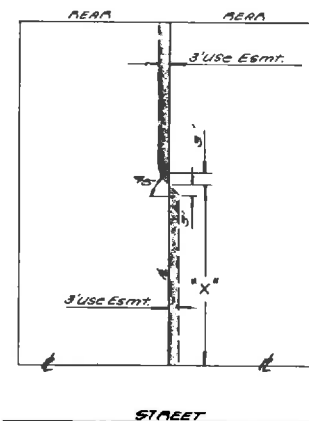
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TYPICAL "A"
(GARAGE TO LEFT)



TYPICAL "B"
(GARAGE TO RIGHT)

NOTE:
"X" DENOTES DISTANCE TO INTERSECTION OF
3' USE EASEMENT AND PROPERTY LINE (SEE
TABLE BELOW).

NOTE:
"X" DENOTES DISTANCE TO INTERSECTION OF
3' USE EASEMENT AND PROPERTY LINE (SEE
TABLE BELOW).

WARNER RANCH MANOR UNIT II
USE EASEMENT TABLE

LOTLINE #	DIST "X"	TYP "A" or "B"	LOTLINE #	DIST "X"	TYP "A" or "B"
91-92	57	"B"	119-120	57.5	"A"
92-93	57	"B"	121-122	57.5	"A"
93-94	60	"B"	122-123	57	"A"
94-95	60	"B"	123-124	57	"A"
95-96	60	"B"	124-125	60	"A"
96-97	60	"B"	125-126	60	"A"
97-98	57	"B"	126-127	60	"A"
98-99	57	"B"	127-128	57	"A"
99-100	57	"B"	128-129	57	"A"
100-101	57	"B"	129-130	57	"A"
101-102	57	"B"	131-132	53	"B"
102-103	57	"B"	133-134	53	"B"
103-104	57	"B"	134-135	53	"B"
104-105	57	"B"	136-137	53	"B"
105-106	60	"B"	137-138	53	"B"
106-107	60	"B"	138-139	53	"B"
108-109	57	"A"	139-140	53	"B"
109-110	57	"A"	140-141	53	"B"
110-111	57.5	"A"	141-142	53	"B"
111-112	57.5	"A"	143-144	53	"A"
112-113	57.5	"A"	144-145	53	"A"
113-114	57.5	"A"	145-146	53	"A"
114-115	57.5	"A"	146-147	53	"A"
115-116	57.5	"A"	147-148	53	"A"
116-117	57.5	"A"	148-149	53	"A"
117-118	57.5	"A"	150-151	53	"A"
118-119	57.5	"A"	151-152	53	"A"

CITY OF TEMPE
308
21
By *[Signature]*

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