

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, UNDER TRUST #20,722, HAS SUBDIVIDED UNDER THE NAME OF WARNER RANCH MANOR, A SUBDIVISION OF TRACT "K" AND A PORTION OF TRACT "F" OF "WARNER RANCH", A SUBDIVISION AS RECORDED IN BOOK 277, PAGE 28, MARICOPA COUNTY RECORDS...

IN WITNESS WHEREOF: PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST #20,722 HAS HERETO 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 27th DAY OF August, 1985

PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION AS TRUSTEE

BY Brian W. Barkyoum, Brian Barkyoum, Trust Officer

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS THE 27th DAY OF August, 1985, BEFORE ME, THE UNDERSIGNED OFFICER APPEARED BRIAN BARKYOUIM, 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 HERETO SET MY HAND AND OFFICIAL SEAL.

By Connie P. Widmer, Notary Public, My Commission Expires April 22, 1988

RATIFICATION

THE ARIZONA BANK, AN ARIZONA CORPORATION, AS TRUSTEE AND BENEFICIARY OF RECORD UNDER THAT CERTAIN DEED OF TRUST AND ASSIGNMENT OF RENTS RECORDED ON NOVEMBER 29, 1982 IN BOOK NO. 18451, PAGES 943-95 OF THE RECORDS OF THE MARICOPA COUNTY, ARIZONA RECORDER, AND THAT CERTAIN DEED OF TRUST AND ASSIGNMENT OF RENTS RECORDED ON OCTOBER 9, 1983 AS INSTRUMENT NO. 82,404784 OF THE RECORDS OF THE MARICOPA COUNTY, ARIZONA RECORDER, HEREBY RATIFIES, CONFIRMS AND APPROVES THIS PLAN.

THE ARIZONA BANK, AN ARIZONA CORPORATION

BY ITS

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS THE 27th DAY OF August, 1985, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED HIMSELF/HERSLF TO BE THE ARIZONA CORPORATION AND THAT HE/SHE, IN SUCH CAPACITY, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

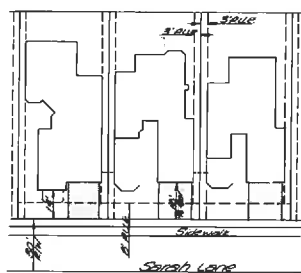
By Alice M. Sutton, Notary Public - State of AZ, My Commission Expires

WARNER RANCH MANOR

A PLANNED AREA DEVELOPMENT AND A SUBDIVISION OF "WARNER RANCH", TRACT "K", BOOK 277, PAGE 29, MARICOPA COUNTY RECORDS, LYING IN A PORTION OF E. 1/2 N.W. 1/4, & THE W. 1/2 OF THE N.E. 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

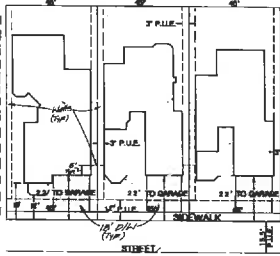
TYPICAL LOTS ALONG SARAH LANE

NOTE: SEE SHEET 4 FOR 3" USE EASEMENT DETAILS.



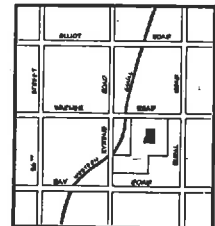
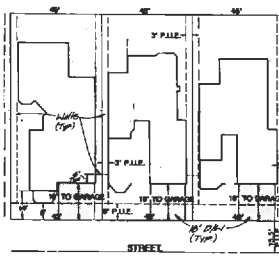
TYPICAL LOTS WITH SIDEWALK

NOTE: SEE SHEET 4 FOR 3" USE EASEMENT DETAILS.



TYPICAL LOTS WITHOUT SIDEWALK

NOTE: SEE SHEET 4 FOR 3" USE EASEMENT DETAILS.



VICINITY MAP

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 FRANK POOLE, 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 MAP UNDER MY SUPERVISION DURING THE MONTHS OF 1985; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



R.L.S. #6607

APPROVALS

APPROVED BY: [Signature] 9/18/85, Planning Director; [Signature] 9/18/85, City Engineer.

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 27th day of August, 1985.

By: [Signature] Mayor, [Signature] Attest.

TRACT AREAS & USES

Table with 3 columns: Tract, Area, and Proposed Use. Includes rows for Landscaping, Recreation, Private Street, and Public Utility Easement.

VARIANCES

- List of variances including: Decrease minimum lot area per unit from 6500 S.F. to 4600 S.F.; Increase maximum site building coverage from 40% to 55%.

SITE DATA

Site data including: Gross Area (16.39 acres), Net Site Coverage (3.97 ac. / 15.52 ac. = 25.6%), and various lot area calculations.

Handwritten signature 'R-Th' in red ink.

PREPARED MAY 13, 1985 SHEET 1 OF 4

VALLEY ENGINEERING & SURVEYING CO. ENGINEERS, PLANNERS & SURVEYORS 5777 South Rural Road • Tempe, Arizona 85283 • (602) 820-2140

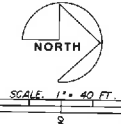
Handwritten date '9.12.85' and number '287/32' in red ink.

Large vertical stamp reading 'RECORDED' in a stylized font.

Handwritten number '225' in red ink.

WARNER RANCH CROSSING
 BK. 277, Pg. 30 MCR

CURVE	ADIUS	ARC	DELTA	TANGENT	CHORD
1	637.00	112.78	10.14	73.80	106.37
2	637.00	112.78	10.14	73.80	106.37
3	637.00	112.78	10.14	73.80	106.37
4	637.00	112.78	10.14	73.80	106.37
5	637.00	112.78	10.14	73.80	106.37
6	637.00	112.78	10.14	73.80	106.37
7	637.00	112.78	10.14	73.80	106.37
8	637.00	112.78	10.14	73.80	106.37
9	637.00	112.78	10.14	73.80	106.37
10	637.00	112.78	10.14	73.80	106.37
11	637.00	112.78	10.14	73.80	106.37
12	637.00	112.78	10.14	73.80	106.37
13	637.00	112.78	10.14	73.80	106.37
14	637.00	112.78	10.14	73.80	106.37
15	637.00	112.78	10.14	73.80	106.37
16	637.00	112.78	10.14	73.80	106.37
17	637.00	112.78	10.14	73.80	106.37
18	637.00	112.78	10.14	73.80	106.37
19	637.00	112.78	10.14	73.80	106.37
20	637.00	112.78	10.14	73.80	106.37
21	637.00	112.78	10.14	73.80	106.37
22	637.00	112.78	10.14	73.80	106.37
23	637.00	112.78	10.14	73.80	106.37
24	637.00	112.78	10.14	73.80	106.37
25	637.00	112.78	10.14	73.80	106.37
26	637.00	112.78	10.14	73.80	106.37
27	637.00	112.78	10.14	73.80	106.37
28	637.00	112.78	10.14	73.80	106.37
29	637.00	112.78	10.14	73.80	106.37
30	637.00	112.78	10.14	73.80	106.37
31	637.00	112.78	10.14	73.80	106.37
32	637.00	112.78	10.14	73.80	106.37
33	637.00	112.78	10.14	73.80	106.37
34	637.00	112.78	10.14	73.80	106.37
35	637.00	112.78	10.14	73.80	106.37
36	637.00	112.78	10.14	73.80	106.37
37	637.00	112.78	10.14	73.80	106.37
38	637.00	112.78	10.14	73.80	106.37
39	637.00	112.78	10.14	73.80	106.37
40	637.00	112.78	10.14	73.80	106.37
41	637.00	112.78	10.14	73.80	106.37
42	637.00	112.78	10.14	73.80	106.37
43	637.00	112.78	10.14	73.80	106.37
44	637.00	112.78	10.14	73.80	106.37
45	637.00	112.78	10.14	73.80	106.37
46	637.00	112.78	10.14	73.80	106.37
47	637.00	112.78	10.14	73.80	106.37
48	637.00	112.78	10.14	73.80	106.37
49	637.00	112.78	10.14	73.80	106.37
50	637.00	112.78	10.14	73.80	106.37
51	637.00	112.78	10.14	73.80	106.37
52	637.00	112.78	10.14	73.80	106.37
53	637.00	112.78	10.14	73.80	106.37
54	637.00	112.78	10.14	73.80	106.37
55	637.00	112.78	10.14	73.80	106.37
56	637.00	112.78	10.14	73.80	106.37
57	637.00	112.78	10.14	73.80	106.37
58	637.00	112.78	10.14	73.80	106.37
59	637.00	112.78	10.14	73.80	106.37
60	637.00	112.78	10.14	73.80	106.37
61	637.00	112.78	10.14	73.80	106.37
62	637.00	112.78	10.14	73.80	106.37
63	637.00	112.78	10.14	73.80	106.37
64	637.00	112.78	10.14	73.80	106.37
65	637.00	112.78	10.14	73.80	106.37
66	637.00	112.78	10.14	73.80	106.37
67	637.00	112.78	10.14	73.80	106.37
68	637.00	112.78	10.14	73.80	106.37
69	637.00	112.78	10.14	73.80	106.37
70	637.00	112.78	10.14	73.80	106.37
71	637.00	112.78	10.14	73.80	106.37
72	637.00	112.78	10.14	73.80	106.37
73	637.00	112.78	10.14	73.80	106.37
74	637.00	112.78	10.14	73.80	106.37
75	637.00	112.78	10.14	73.80	106.37
76	637.00	112.78	10.14	73.80	106.37
77	637.00	112.78	10.14	73.80	106.37
78	637.00	112.78	10.14	73.80	106.37
79	637.00	112.78	10.14	73.80	106.37
80	637.00	112.78	10.14	73.80	106.37
81	637.00	112.78	10.14	73.80	106.37
82	637.00	112.78	10.14	73.80	106.37
83	637.00	112.78	10.14	73.80	106.37
84	637.00	112.78	10.14	73.80	106.37
85	637.00	112.78	10.14	73.80	106.37
86	637.00	112.78	10.14	73.80	106.37
87	637.00	112.78	10.14	73.80	106.37
88	637.00	112.78	10.14	73.80	106.37
89	637.00	112.78	10.14	73.80	106.37
90	637.00	112.78	10.14	73.80	106.37



STATE OF ARIZONA }
 County of Maricopa }
 I hereby certify that the work
 is in accordance with the laws and
 regulations of the State of Arizona.
 DEBORAH MOSS
 County Recorder
 Deputy Recorder

30,019 S.F.
 0.6891 AC.

- LEGEND**
- FOUND EXISTING SURVEY MONUMENT (AS NOTED)
 - SET BRASS CAP (TYPE "B")
 - P.U.E. — PUBLIC UTILITY EASEMENT
 - R/W — RIGHT-OF-WAY
 - B.C. — BRASS CAP
 - M.H. — HAND HOLE
 - Fd. — FOUND
 - Easmt. — EASEMENT

WARNER RANCH
 TRACT "H"
 BK. 277, Pg. 30 MCR

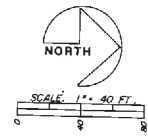
SHEET 2 OF 4
 PREPARED MAY 14, 1986
 VALLEY ENGINEERING & SURVEYING CO.
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WARNER RANCH MANOR

A PLANNED AREA DEVELOPMENT

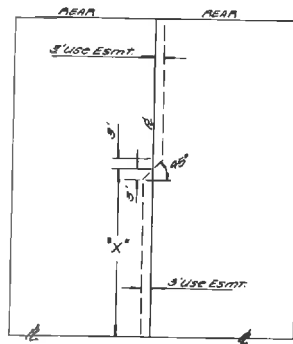
STATE OF ARIZONA
 County of Maricopa
 I hereby certify that the within
 subdivision is a valid subdivision
 of the land described in the
 original plat of the same
 recorded in the
 Public Records of the
 County of Maricopa, Arizona
 on the 12th day of
 May, 1985.
 DEBORAH MOSS
 Deputy Recorder



LEGEND
 △△ Denotes Driveway Entrance & Garage Entrance.

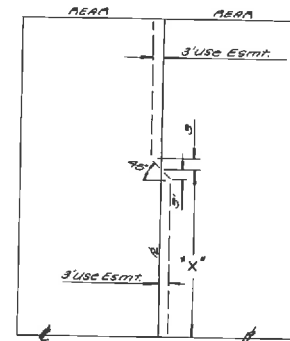
SHEET 3 OF 4 PREPARED MAY 14, 1985
VALLEY ENGINEERING & SURVEYING CO.
 ENGINEERS • PLANNERS • SURVEYORS
 5777 South Rural Road, Suite 3 • Tempe, Arizona 85283 • (602) 838-2149

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STREET

TYPICAL "A"



STREET

TYPICAL "B"

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).

STATE OF ARIZONA } ss
County of Maricopa }
I hereby certify that the within
is correct and a true and valid
recorded at record.

Deputy Recorder
By: DEBORAH MOSS
Deputy Recorder

USE EASEMENT TABLE

LOTLINE No.	"X" DISTANCE	TYPICAL ("A" OR "B")
1-2	53'	"A"
2-3	53'	"A"
3-4	53'	"A"
4-5	53'	"A"
5-6	53'	"A"
6-7	53'	"A"
7-8	53'	"A"
8-9	53'	"A"
10-11	57'	"B"
11-12	57'	"B"
12-13	57'	"B"
13-14	57'	"B"
14-15	57'	"B"
15-16	57'	"B"
16-17	57'	"B"
18-19	57'	"B"
19-20	57'	"B"
20-21	57'	"B"
21-22	57'	"B"
22-23	57'	"B"
23-24	57'	"B"
24-25	57'	"B"
26-27	53'	"A"
27-28	53'	"A"
28-29	53'	"A"
29-30	53'	"A"
31-32	53'	"A"
33-34	53'	"B"
34-35	53'	"B"
35-36	53'	"B"
36-37	53'	"B"
37-38	53'	"B"
38-39	53'	"B"
40-41	57'	"B"
41-42	57'	"B"
42-43	57'	"B"
43-44	57'	"B"
44-45	57'	"B"
45-46	57'	"B"
46-47	57'	"B"
48-49	57'	"A"
49-50	57'	"A"
50-51	57'	"A"
51-52	57'	"A"
52-53	57'	"A"
53-54	57'	"A"

LOTLINE No.	"X" DISTANCE	TYPICAL ("A" OR "B")
54-55	57'	"A"
55-56	57'	"A"
57-58	53'	"A"
58-59	53'	"A"
59-60	53'	"A"
60-61	53'	"A"
61-62	53'	"A"
62-63	53'	"A"
63-64	53'	"A"
64-65	53'	"A"
66-67	57'	"B"
67-68	57'	"B"
68-69	57'	"B"
69-70	57'	"B"
70-71	57'	"B"
71-72	57'	"B"
72-73	57'	"B"
74-75	53'	"A"
75-76	53'	"A"
76-77	53'	"A"
77-78	53'	"A"
78-79	53'	"A"
79-80	53'	"A"
80-81	53'	"A"
81-82	55'	"A"
82-83	59'	"A"
84-85	57'	"A"
85-86	57'	"A"
86-87	57'	"A"
87-88	57'	"A"
88-89	57'	"A"
89-90	57'	"A"