

# WARNER RANCH VILLAGE UNIT 1

A PLANNED AREA DEVELOPMENT AND A SUBDIVISION OF TRACT "B" & TRACT "C", OF WARNER RANCH, BOOK 277

PAGE 29, MCR AND LOCATED IN A PORTION OF THE E 1/2 NW 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

## 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 VILLAGE UNIT 1," A SUBDIVISION OF TRACT "B" AND TRACT "C" OF WARNER RANCH, A SUBDIVISION AS RECORDED IN BOOK 277, PAGE 29, MARICOPA COUNTY RECORDS, LOCATED IN A PORTION OF THE E 1/2 NW 1/4 OF SECTION 22, T1S, R4E, G1A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HERON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "WARNER RANCH VILLAGE UNIT 1," AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS, EASEMENTS AND PRIVATE DRIVES CONSTITUTING SAID TRACT AND 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 OF ARIZONA, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE PUBLIC UTILITY EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, AND HEREBY RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING AND BOUNDARY WALLS OVER THE LANDSCAPE AND WALL EASEMENTS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

## IN WITNESS WHEREOF:

PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST #20,722 HAS HEREBY 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 30th DAY OF April, 1985

PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION AS TRUSTEE

BY Brian Barkyoum  
BRIAN BARKYUUM, TRUST OFFICER

## ACKNOWLEDGEMENTS

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

ON THIS THE 30th DAY OF April, 1985, BEFORE ME, THE UNDERSIGNED OFFICER APPEARED BRIAN BARKYUUM, 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 Dana J. [Signature]  
NOTARY PUBLIC MY COMMISSION EXPIRES

## CONDITIONS FOR APPROVAL

- All Lots Backing Onto Common Tracts Shall be Provided L/I Masonry and/or Liraught Iron Walls On the Lot Line Immediately Adjacent to the Common Tract.
- All Townhouse Development in the R-2 & R-3 Category Shall Have Min. 10' Driveways in Front of the Garage.
- Additional Architectural Detail as Required by Staff including All Windows to be set back from the Rear of Lots 1 thru 20, 55' thru 68, 70, 87, 88, 89 thru 109, and on the Side of Lots 1, 12, 13, 14, 15, 16, 18, 19, 22, 23, 24, 27, 60, 61, 74, 75, 80, 81, 83, 89, 90, 93, 104.
- All Mechanical Equipment Shall be Ground Mounted.

## RATIFICATION

THE ARIZONA BANK, AN ARIZONA CORPORATION, AS TRUSTEE AND HEREBY CAUSE OF RECORD UNDER THAT CERTAIN DEED OF TRUST AND ASSIGNMENT OF RENTS RECORDED ON NOVEMBER 26, 1982 IN DOCKET NO. 16451, PAGES 943-53 OF THE RECORDS OF THE MARICOPA COUNTY, ARIZONA RECORDER, AND THAT CERTAIN DEED OF TRUST AND ASSIGNMENT OF RENTS RECORDED ON OCTOBER 6, 1983 AS INSTRUMENT NO. 83 404794 OF THE RECORDS OF THE MARICOPA COUNTY, ARIZONA RECORDER, HEREBY RATIFIES, CONFIRMS AND APPROVES THIS PLAT.

THE ARIZONA BANK, AN ARIZONA CORPORATION

BY \_\_\_\_\_ ITS \_\_\_\_\_

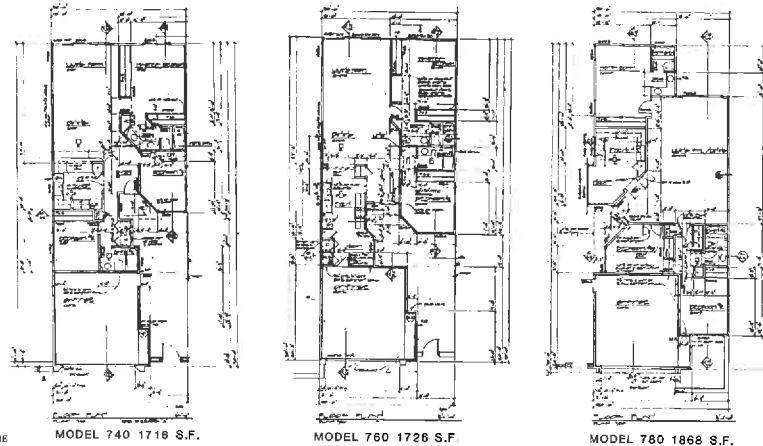
STATE OF ARIZONA )  
COUNTY OF MARICOPA )

ON THIS THE 22nd DAY OF April, 1985, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF THE ARIZONA BANK, AN 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 HEREBY SET MY HAND AND OFFICIAL SEAL

BY [Signature]  
NOTARY PUBLIC MY COMMISSION EXPIRES



MODEL 740 1718 S.F.

MODEL 760 1726 S.F.

MODEL 780 1868 S.F.

## SITE DATA

WARNER RANCH VILLAGE  
UNIT 1

### SITE DATA

# UNITS	# ACRES	# CURB PARKING REQ'D	# CURB PARKING PROVIDED
104	16.12	21	21

Total # RV Spaces required 21, Provided 21 in Warner Ranch Overall RV Storage Area.

NET ACRESAGE = Acreage excluding existing right of way on Warner Road and Warner Ranch Drive  
NET ACRESAGE = 14.425 acres

Density = 104 Units / 14.425 acres = 7.21 du/ac

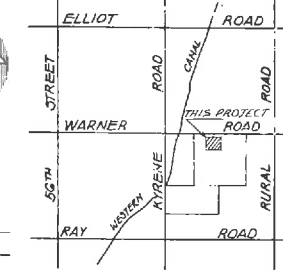
Open Area Provided = 2.1639 Acres (Tract Area)  
% Open Area Provided = 2.1639 / 14.425 Acres = 15%

Typical Floor Plans	Living SF	Garage SF	Total
Model 740 1.	1303	413	1716
Model 760 2.	1306	420	1726
Model 780 3.	1458	410	1868
Average	1356	414	1770

Landscaping Provided	Area (SF)
Landscaping Easements	17,590
Front yards	36,330
Tracts	94,260
Right of Way	23,923
TOTAL =	172,103 SF

## UTILITY SERVICES:

ELECTRIC SALT RIVER PROJECT  
TELEPHONE MOUNTAIN BELL  
WATER & SEWER CITY OF TEMPE  
SEWER CITY OF TEMPE



VICINITY MAP  
MAY 10 1985 -1 00

STATE OF ARIZONA )  
County of Maricopa )

I hereby certify that the with the within is true and correct as shown on the file of record

Book 282  
Page 19

Sealed and attested my hand and the seal of the County Recorder  
City of Tempe

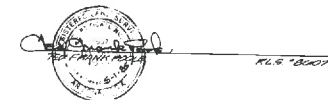
By [Signature] County Recorder  
Supply on file

## 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, THE PLANNING DIRECTOR, 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 1985; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THESE MONUMENTS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



## APPROVALS

APPROVED BY: [Signature]  
PLANNING DIRECTOR DATE

APPROVED BY: [Signature]  
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA  
THIS 25th Day of April 1985.

BY [Signature] ATTEST: [Signature]  
MAYOR CLERK

PREPARED NOVEMBER 28, 1984 SHEET 1 OF 3

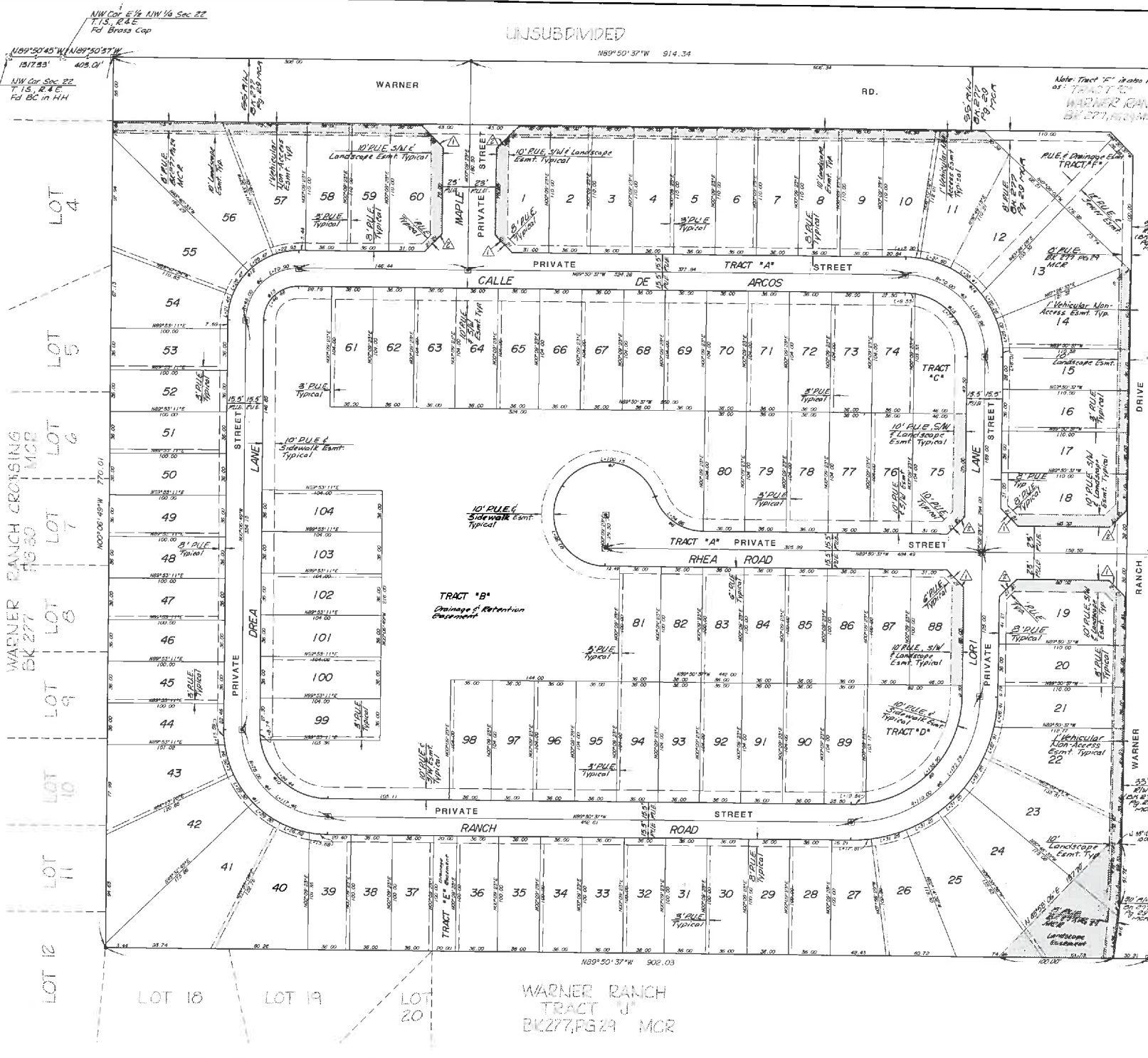
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ENGINEERS • PLANNERS • SURVEYORS  
5777 South Rural Road • Tempe, Arizona 85283 • (602) 832-2105

RECORDED

R.H.

225

UNSUBDIVIDED



NW Cor Sec 22  
T.1S, R.4E  
Fd Brass Cap  
1517.53'  
402.01'

NW Cor Sec 22  
T.1S, R.4E  
Fd BC in HH

NE Cor Sec 22  
T.1S, R.4E  
Fd BC in HH

NE Cor W/4 NE 1/4 Sec 22  
T.1S, R.4E  
Fd Iron Bar

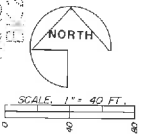
CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	1300.00	120.33	606.35.33	75.24	100.25
2	45.00	70.30	290.16.12	45.21	63.75
3	110.00	109.96	590.00.00	75.00	98.50
4	75.00	117.40	589.45.48	74.63	105.86
5	110.00	173.75	590.00.00	110.00	125.56
6	45.00	90.06	254.51.00	37.45	52.25
7	100.00	146.23	449.51.96	54.50	74.75
8	94.50	140.44	280.00.00	34.50	117.49
9	100.00	187.73	590.00.00	125.50	133.64
10	50.00	53.10	699.43.49	30.07	47.69
11	100.00	141.73	590.00.00	60.75	86.70
12	60.00	95.37	699.16.12	30.07	107.69
13	100.00	141.73	590.00.00	60.75	86.70
14	40.00	194.49	590.16.12	29.94	47.69
15	50.00	48.30	699.16.12	29.94	47.69
16	100.00	65.07	699.00.00	24.90	72.07
17	100.00	47.77	699.00.00	23.89	47.77
18	100.00	65.07	699.00.00	24.90	72.07
19	100.00	65.07	699.00.00	24.90	72.07
20	100.00	65.07	699.00.00	24.90	72.07
21	100.00	65.07	699.00.00	24.90	72.07
22	100.00	65.07	699.00.00	24.90	72.07
23	100.00	65.07	699.00.00	24.90	72.07
24	100.00	65.07	699.00.00	24.90	72.07
25	100.00	65.07	699.00.00	24.90	72.07

BEARING TABLE

Δ S44°00'37"E  
Δ N45°04'25"E

STATE OF ARIZONA } ss  
County of Maricopa }  
I hereby certify that the within plat was filed and recorded in the office of the County Recorder of the City of Tempe  
Book 282  
Page 79  
By: [Signature] County Recorder  
[Signature] Deputy Recorder



LEGEND

- LANDSCAPE & WALL EASEMENT
- FD SURVEY MONUMENT OR ROD
- BRASS CAP TO BE SET
- IRON ROD TO BE SET

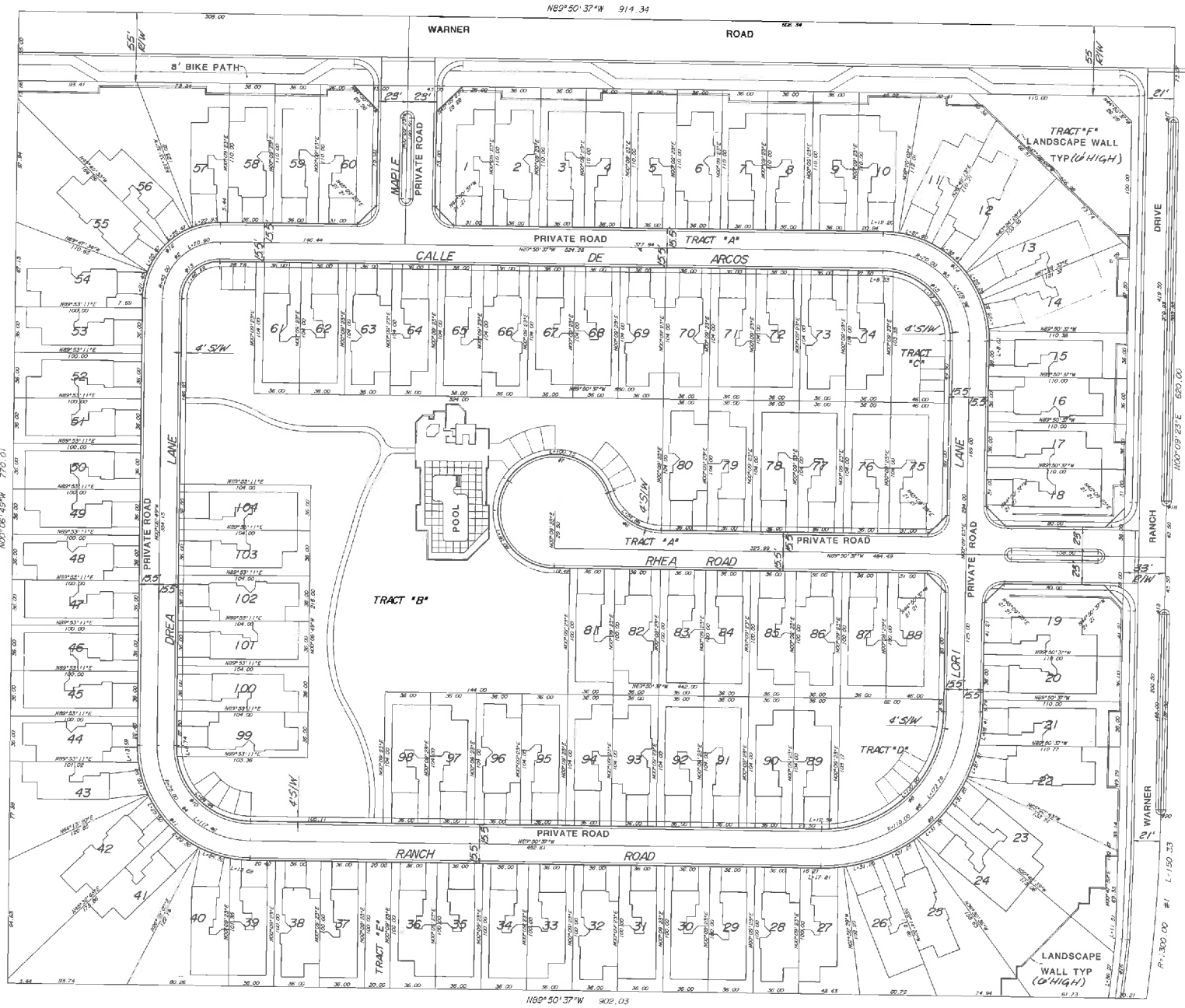
WARNER RANCH VILLAGE UNIT 1

A SUBDIVISION

PREPARED NOVEMBER 28, 1984 SHEET 2 OF 3

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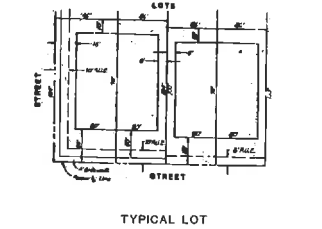
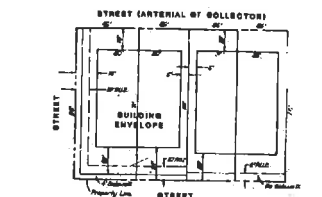
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County of Maricopa  
 City of Phoenix  
 City Engineer  
 City Clerk  
 City Treasurer  
 City Attorney  
 City Manager  
 City Council  
 City Commission  
 City Board of Directors  
 City Board of Education  
 City Board of Health  
 City Board of Public Works  
 City Board of Parks and Recreation  
 City Board of Public Utilities  
 City Board of Social Services  
 City Board of Transportation  
 City Board of Veterans Affairs  
 City Board of Zoning Appeals  
 City Board of Planning and Community Development  
 City Board of Economic Development  
 City Board of Intergovernmental Affairs  
 City Board of Intergovernmental Relations  
 City Board of Intergovernmental Cooperation  
 City Board of Intergovernmental Coordination  
 City Board of Intergovernmental Collaboration  
 City Board of Intergovernmental Partnership  
 City Board of Intergovernmental Alliance  
 City Board of Intergovernmental Cooperation  
 City Board of Intergovernmental Coordination  
 City Board of Intergovernmental Collaboration  
 City Board of Intergovernmental Partnership  
 City Board of Intergovernmental Alliance

By C. BROOKS

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	1500.00	150.33	006.37.33	78.18	100.85
2	45.00	70.30	090.16.12	45.31	63.73
3	70.00	109.95	090.00.00	70.00	90.00
4	74.00	115.46	090.43.48	74.00	102.80
5	110.00	170.79	090.00.00	110.00	150.00
6	45.00	54.96	090.21.09	31.42	51.53
7	45.00	136.83	290.51.08	31.42	73.74
8	45.00	145.44	090.43.48	31.42	73.74
9	180.00	187.13	090.00.00	180.00	253.94
10	30.00	33.19	090.43.48	20.82	33.00
11	30.00	141.73	090.43.48	20.82	83.30
12	40.00	38.50	090.16.12	28.00	37.89
13	40.00	46.46	090.16.12	28.00	47.76
14	40.00	154.90	090.16.12	28.00	177.89
15	34.33	63.61	090.00.00	34.33	47.80
16	180.00	187.13	090.00.00	180.00	253.94
17	2.00	3.14	090.00.00	2.00	2.83
18	2.00	3.14	090.00.00	2.00	2.83
19	2.00	3.14	090.00.00	2.00	2.83
20	2.00	3.14	090.00.00	2.00	2.83



**WARNER RANCH VILLAGE UNIT 1**  
 A PLANNED AREA DEVELOPMENT

PREPARED MARCH 6, 1985 SHEET 3 OF 3  
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