WARNER RANCH CROSSING UNIT II AMENDED

A PLANNED AREA DEVELOPMENT OF "WARNER RANCH CROSSING UNIT II", BOOK 310, PG 22, MCR
LOCATED IN A PORTION OF THE SE1/4 OF SEC 22, T-1-S, R-4-E G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

OWNER'S STATEMENT

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 #1070, HAS PREPARED THIS PLANNED AREA DEVELOPMENT (P.A.D.) OF "WARNER RANCH CROSSING UNIT II", A SUBDIVISION RECORDED AT BOOK 310, PAGE 22, M.C.R., AND LOCATED IN THE S.E. 1/4 OF SECTION 22, T-1-S, R-4-E, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS P.A.D. AS AND FOR THE P.A.D. OF SAID "WARNER RANCH CROSSING UNIT II".

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 11 DAY OF [illegible], 1987.

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

BY _____
TRUST OFFICER

ACKNOWLEDGEMENTS

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS [illegible] DAY OF [illegible], 1987, BEFORE ME THIS UNDERSIGNED TRUST OFFICER APPEARED [illegible], 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

SITE DATA
87 LOTS AND 2 TRACTS ON 25.0232 ACRES.
ZONING = R1-7 P.A.D.

VARIANCES
A. REDUCE THE FRONT YARD SETBACK FROM 25' TO 20'.
B. INCREASE THE MAXIMUM LOT COVERAGE FROM 40% TO 45%.

CONDITIONS OF APPROVAL

1. A. 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.

   B. OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:

   (1) WATER LINES AND FIRE HYDRANTS.
   (2) SEWER LINES.
   (3) STORM DRAIN.
   (4) ROADWAY IMPROVEMENTS INCLUDING CURB, GUTTER, AND EITHER A BIKEPATH ALONG ARERIAL STREETS OR A SIDEWALK ALONG OTHER STREETS.

   C. FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:

   (1) WATER AND SEWER DEVELOPMENT FEES.
   (2) STREET LIGHT INVESTMENT COSTS.
   (3) WATER AND/OR SEWER PARTICIPATION CHARGES.
   (4) INSPECTION AND TESTING FEES.

2. A. ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.

3. CC&R'S TO BE SUBMITTED TO AND 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.

4. ALL DRIVEWAYS SHALL HAVE A MINUMUM LENGTH OF 20'.

5. NO FUTURE ADDITIONS SHALL BE PERMITTED IN THE ESTABLISHED FRONT YARD AS SHOWN ON THE P.A.D. MAP IN ORDER TO PRESERVE THE VARIABLE SETBACKS. THIS CONDITION SHALL BE INCLUDED IN THE COVENTS, CONDITIONS AND RESTRICTIONS (CC&R'S).

6. THE P.A.D. MAP SHOWING THE 20 FT. SETBACK BE RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

7. ALL PREVIOUS APPLICABLE CONDITIONS OF APPROVAL SHALL BE COMPLIED WITH.

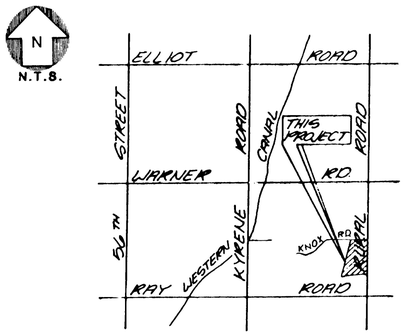
8. FINAL LANDSCAPE DETAILS OF OPEN SPACES, INCLUDING THE GILA DRAIN, SHALL BE SUBMITED TO AND APPROVE BY STAFF PRIOR TO CITY COUNCIL INTRODUCTION.

9. P.A.D. SHALL BE MODIFIED AS PER STAFF MARK-UP OF 7/24/87 PRIOR TO RECORDATION.

10. A FINAL P.A.D. MAP FOR WARNER RANCH CROSSING UNIT II SHALL BE SUBMITTED TO AND CLEARED BY THE PLANNING & ENGINEERING DEPARTMENTS.

11. CONDITION #10 SHALL BE COMPLETED PRIOR TO CITY COUNCIL INTRODUCTION.

SHEET INDEX



VICINITY MAP

APPROVALS:

APPROVED BY [illegible] 9-23-87
PLANNING DIRECTOR DATE

APPROVED BY [illegible] 9-23-87
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 17th DAY OF [illegible], 198[illegible]

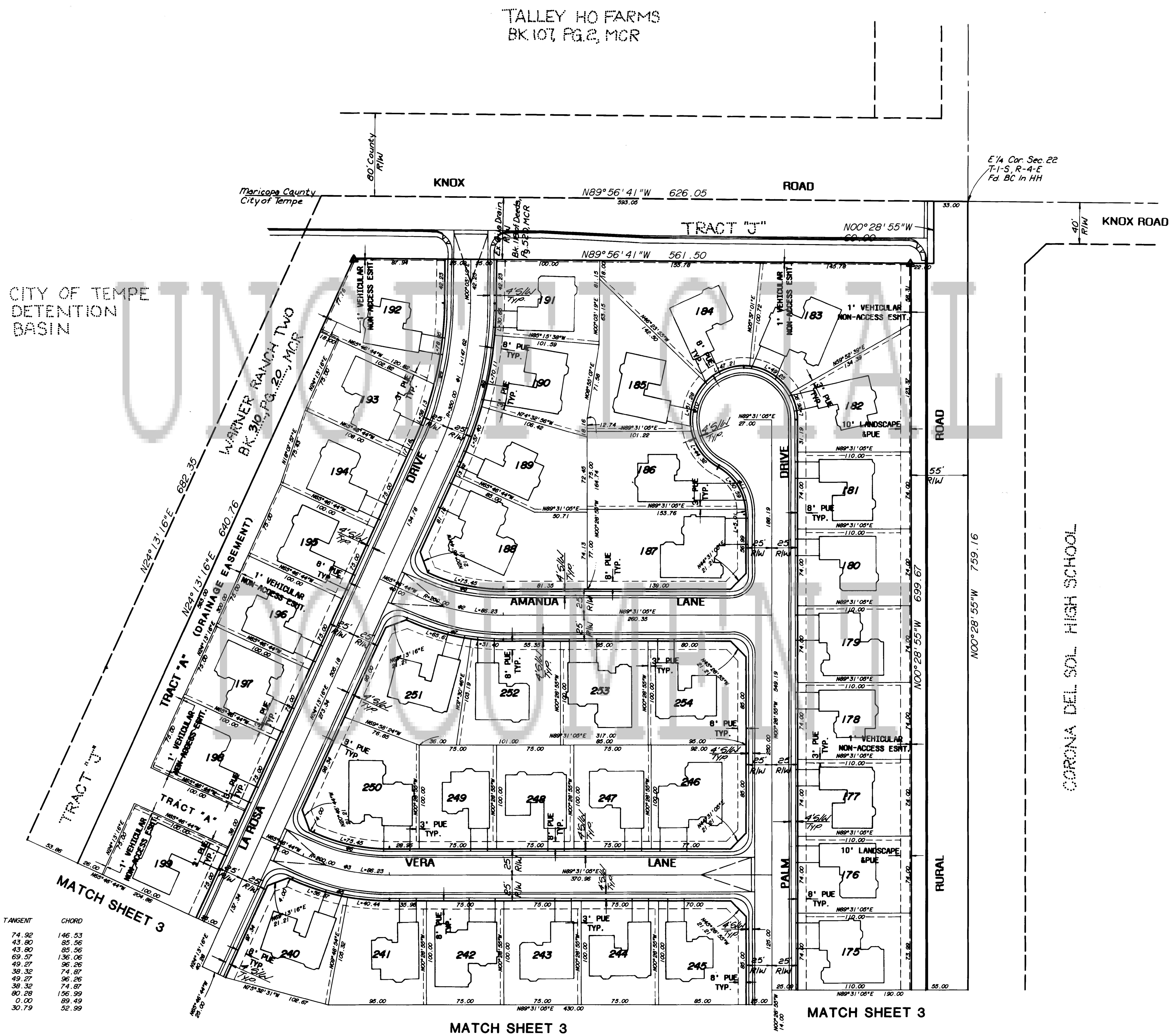
BY [illegible] ATTEST [illegible]
MAYOR CLERK

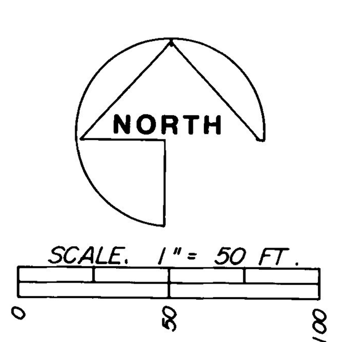
315-38

PREPARED: JULY 13, 1987 SHEET 1 OF 3

VALLEY ENGINEERING & SURVEYING CO
PHOENIX TECH CENTER
9830-B South 51st Street • Suite 114 • Phoenix, Arizona 85044 • (602) 893-8757

UNOFFICIAL DOCUMENT





CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	350.00	147.62	024-09-57	74.92	146.53
2	200.00	86.23	024-42-11	43.80	85.56
3	200.00	86.23	024-42-11	43.80	85.56
4	325.00	137.08	024-09-57	69.57	136.06
5	225.00	97.01	024-42-11	49.27	96.26
6	175.00	75.45	024-42-11	38.32	74.87
7	225.00	97.01	024-42-11	49.27	96.26
8	175.00	75.45	024-42-11	38.32	74.87
9	375.00	158.16	024-09-57	80.28	156.99
10	52.00	218.96	241-15-52	0.00	89.49
11	52.00	55.60	061-15-52	30.79	52.99

STATE OF ARIZONA } ss
County of Maricopa

I hereby certify that the within instrument was filed and recorded at request of

UDC HOMES

SEP 24 1987-4 30

in Book 315

on page 38

Witness my hand and official seal the day and year aforesaid.

Keith Poletti

County Recorder

By Gail C Singer

Deputy Recorder

315-38

PREPARED: JULY 13, 1987 SHEET 2 OF 3

VALLEY ENGINEERING & SURVEYING CO.

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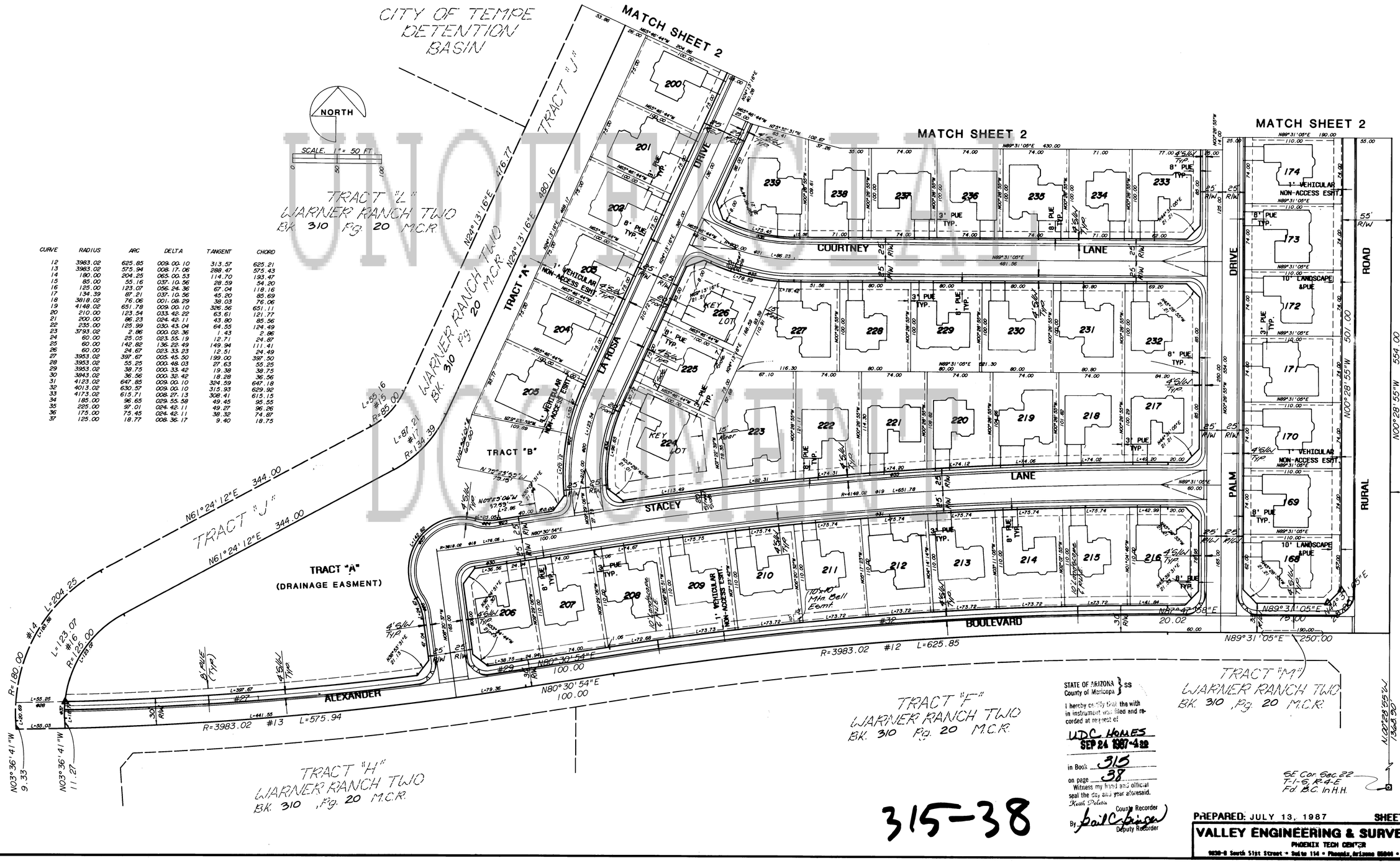
87 595698



CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
12	3983.02	625.85	009.00.10	313.57	625.21
13	3983.02	575.94	008.17.06	288.47	575.43
14	180.00	204.25	065.00.53	114.70	193.47
15	85.00	55.16	037.10.56	28.59	54.20
16	125.00	123.07	056.24.36	67.04	118.16
17	134.39	87.21	037.10.56	45.20	85.69
18	3818.02	76.06	001.08.29	38.03	76.06
19	4148.02	651.78	009.00.10	326.56	651.11
20	210.00	123.54	033.42.22	63.61	121.77
21	200.00	86.23	024.42.11	43.80	85.56
22	235.00	125.99	030.43.04	64.55	124.49
23	3793.02	2.86	000.02.36	1.43	2.86
24	60.00	25.05	023.55.19	12.71	24.87
25	60.00	142.82	136.22.49	149.94	111.41
26	60.00	24.67	023.33.23	12.51	24.49
27	3953.02	397.67	005.45.50	199.00	397.50
28	3953.02	55.25	000.48.03	27.63	55.25
29	3953.02	38.75	000.33.42	19.38	38.75
30	3843.02	36.56	000.32.42	18.28	36.56
31	4123.02	647.85	009.00.10	324.59	647.18
32	4013.02	630.57	009.00.10	315.93	629.92
33	4173.02	615.71	008.27.13	308.41	615.15
34	185.00	96.65	029.55.59	49.45	95.55
35	225.00	97.01	024.42.11	49.27	96.26
36	175.00	75.45	024.42.11	38.32	74.87
37	125.00	18.77	008.36.17	9.40	18.75

STATE OF ARIZONA } SS
County of Maricopa }

I hereby certify that the within instrument was filed and recorded at request of

UDC HOMES
SEP 24 1987-422

in Book 315
on page 38

Witness my hand and official seal the day and year aforesaid.

Keith Poletis County Recorder
By Gail C. Brisen Deputy Recorder

315-38

PREPARED: JULY 13, 1987 SHEET 3 OF 3

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