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WARNER RANCH CROSSING UNIT III

A SUBDIVISION AND A PLANNED AREA DEVELOPMENT OF TRACT "K" OF "WARNER RANCH TWO", BOOK 310, PAGE 20, M.C.R. LOCATED IN A PORTION OF THE SE 1/4 OF SEC. 22, T-1-S, R-4-E, G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

UNOFFICIAL DOCUMENT

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 #1070, HAS SUBDIVIDED UNDER THE NAME OF "WARNER RANCH CROSSING UNIT III", A SUBDIVISION LOCATED IN THE SE 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 CROSSING UNIT III", 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 TWO", TRACT "K" IN BOOK 310 OF MAPS, PAGE 20, 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 9 DAY OF Nov., 1987

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

BY _____
TRUST OFFICER

ACKNOWLEDGEMENTS

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS 9TH DAY OF NOVEMBER, 1987, BEFORE ME THE UNDERSIGNED TRUST OFFICER APPEARED Jill P. ROBERTS, 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.

Mary C. Wehrei
NOTARY PUBLIC

MY COMMISION EXPIRES

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 DRAINS.
   (4) ROADWAY IMPROVEMENTS INCLUDING CURB, GUTTER, AND EITHER A BIKEPATH ALONG ARTERIAL STREETS OR A SIDEWALK ALONG OTHER STREETS.

   C. FEES TO 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. 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 COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR'S).

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

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

8. A FINAL SUBDIVISION MAP AND P.A.D. FOR WARNER RANCH CROSSING #3 SHALL BE SUBMITTED TO AND CLEARED BY THE PLANNING AND ENGINEERING DEPARTMENTS.

9. FINAL LANDSCAPE DETAILS OF OPEN SPACES, INCLUDING THE GILA DRAIN, SHALL BE SUBMITTED TO AND APPROVED BY STAFF.

10. ALL RAY ROAD IMPROVEMENTS FROM WESTERN BOUNDARY OF RURAL ROAD SHALL BE CONSTRUCTED WITH 1ST PHASE OF DEVELOPMENT.

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

12. A 1' V.N.E. SHALL BE PROVIDED ALONG THE REAR LOT LINE OF ALL REVERSE FRONTAGE LOTS AND ALONG ALL PROPERTY LINES THAT ADJOIN THE GILA DRAIN AND RETENTION AREAS. THE V.N.E. SHALL BE REFLECTED ON ALL FINAL PLATS.

13. CONDITIONS #8, 9, AND 12 SHALL BE COMPLETED PRIOR TO CITY COUNCIL INTRODUCTION.

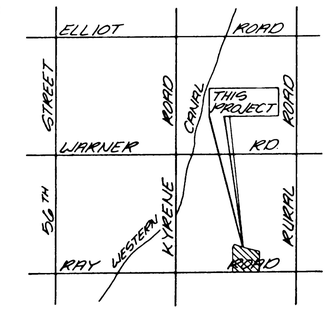
\# 28. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

NOTE:

1. THE OWNER OF TRACTS "A","B","C","D" AND "E", IDENTIFIED AS DRAINAGE EASEMENTS ON THIS PLAN, IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SAID TRACTS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY TEMPE CITY ENGINEER PERSUANT TO ORDINANCE NO. 819.1.

2. NO BUILDING OR STRUCTURE OF ANY SORT MAY BE CONSTRUCTED WITHIN SAID TRACTS "A","B","C","D" AND "E", WHICH MAY IMPEDE THE FLOW OF WATER WITHIN SAID TRACTS.

N
N.T.S.



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 5 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF Nov. 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.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 8607 POOLE ARIZONA U.S.A.

_____ 8607
R.L.S. #

APPROVALS:

APPROVED BY: _____ _____
PLANNING DIRECTOR DATE

APPROVED BY: _____ 11-23-87
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 29TH DAY OF October, 1987

BY: _____ ATTEST: _____
MAYOR CLERK

LEGEND

- FOUND EXISTING SURVEY MONUMENT (AS NOTED)
- BRASS CAP TO BE SET (TYPE "B")
- P.U.E. - PUBLIC UTILITY EASEMENT
- R/W - RIGHT-OF-WAY
- B.C. - BRASS CAP
- H.H. - HAND HOLE
- Fd. - FOUND
- ESMT. - EASEMENT
- • - DENOTES SUBDIVISION CORNER

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TRACT AREAS AND USES

TRACT NAME	AREA (AC)	DESCRIPTION OF USE
TRACT "A"	0.1514	LANDSCAPING & STORM WATER RETENTION
TRACT "B"	1.6269	LANDSCAPING & STORM WATER RETENTION
TRACT "C"	1.4771	LANDSCAPING & STORM WATER RETENTION
TRACT "D"	0.2395	LANDSCAPING & STORM WATER RETENTION
TRACT "E"	0.2051	LANDSCAPING & STORM WATER RETENTION

VARIANCES REQUESTED:

1) REDUCE THE FRONT YARD SETBACK FROM 25 FEET TO 20 FEET.

2) INCREASE THE MAXIMUM LOT COVERAGE FROM 40% TO 45%.

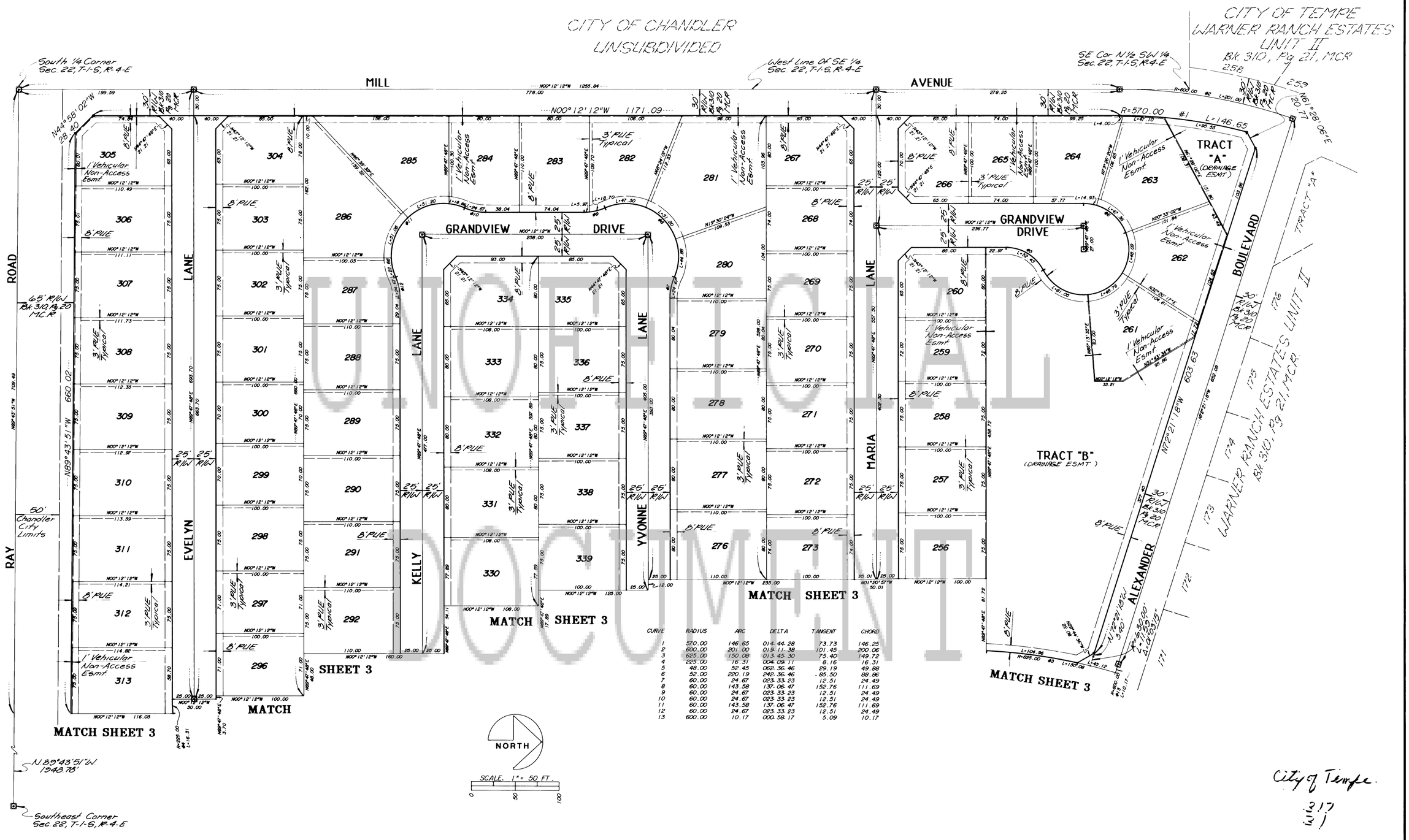
DEVELOPER:
UDC HOMES
4820 SOUTH MILL AVE
TEMPE, ARIZONA 85282
(602) 820-4488

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

WARNER RANCH CROSSING UNIT III

SCALE:	JOB #	DATE:	SHEET	OF
Noted	114-25	Aug. 1987	1	5

87 709753



CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	570.00	146.65	014.44.28	73.73	146.25
2	600.00	201.00	019.11.38	101.45	200.06
3	625.00	150.08	013.45.30	75.40	149.72
4	225.00	16.31	004.09.11	8.16	16.31
5	48.00	52.45	062.36.46	29.19	49.88
6	52.00	220.19	242.36.46	85.50	88.96
7	60.00	24.67	023.33.23	12.51	24.49
8	60.00	143.58	137.06.47	152.76	111.69
9	60.00	24.67	023.33.23	12.51	24.49
10	60.00	24.67	023.33.23	12.51	24.49
11	60.00	143.58	137.06.47	152.76	111.69
12	60.00	24.67	023.33.23	12.51	24.49
13	600.00	10.17	000.58.17	5.09	10.17

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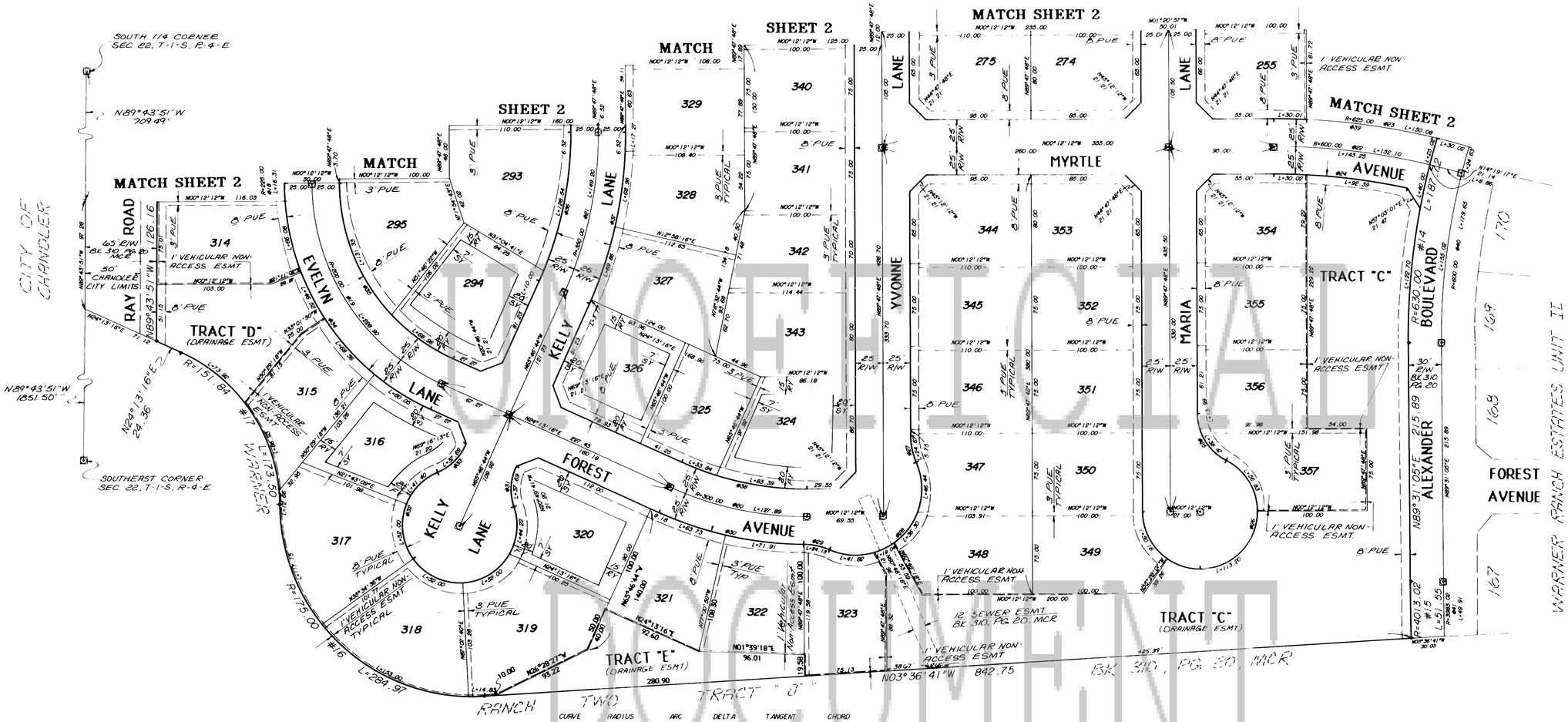
WARNER RANCH CROSSING UNIT III

SCALE: 1"=50'	JOB # 114-25	DATE: Aug. 1987	SHEET 2 OF 5



CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
14	630.00	187.72	017.04.22	94.56	187.03
15	4013.02	51.55	000.44.10	25.78	51.55
16	175.00	284.97	093.18.05	185.39	254.51
17	151.84	173.50	065.28.09	97.61	164.22
18	225.00	16.31	004.09.11	8.16	16.31
19	200.00	228.90	065.34.32	128.83	216.61
20	300.00	127.89	024.25.28	64.93	126.92
21	350.00	149.20	024.25.28	75.75	148.07
22	600.00	143.25	013.40.44	71.96	142.91
23	625.00	120.07	011.00.24	60.22	119.88
24	575.00	122.41	012.11.50	61.44	122.17
25	48.00	52.45	062.36.46	29.19	49.88
26	52.00	220.19	242.36.46	0.00	88.86
27	60.00	24.67	023.33.23	12.51	24.49
28	60.00	143.60	137.07.53	152.83	111.70
29	60.00	24.15	023.03.46	12.24	23.99
30	325.00	135.64	023.54.44	68.82	134.66
31	48.00	37.69	044.59.22	19.88	36.73
32	52.00	93.40	102.54.40	65.27	81.34
33	48.00	37.69	044.59.22	19.88	36.73
34	225.00	257.51	065.34.32	144.93	243.69
35	175.00	200.29	065.34.32	112.73	189.54
36	325.00	138.54	024.25.28	70.34	137.50
37	375.00	159.86	024.25.28	81.16	158.65
38	275.00	117.23	024.25.28	59.52	116.34
39	625.00	150.08	013.45.29	75.40	149.72
40	600.00	179.65	017.09.20	90.50	178.98
41	3983.02	49.91	000.43.05	24.96	49.91

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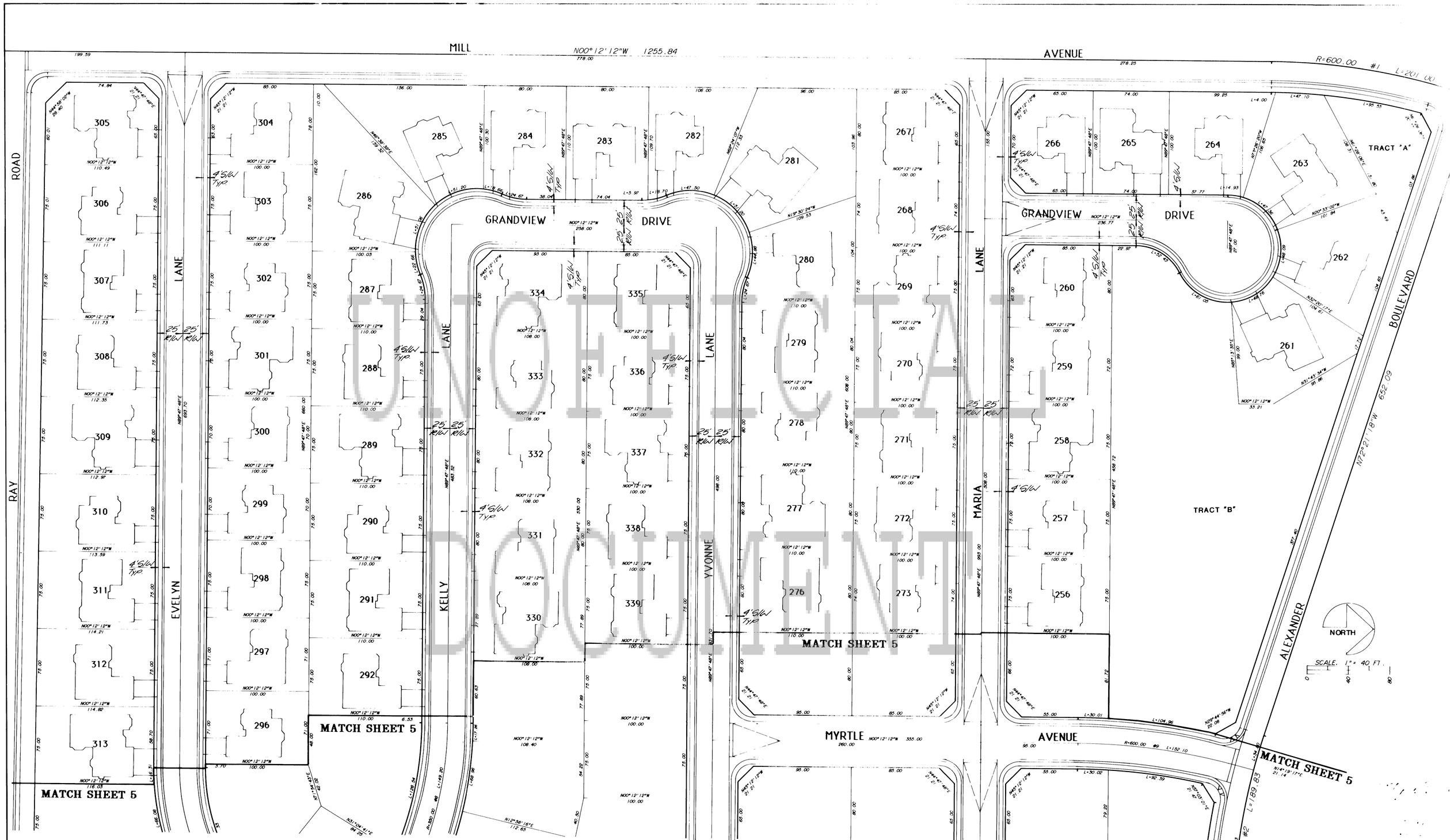
WARNER RANCH CROSSING UNIT III			
SCALE: 1"=50'	JOB # 114-25	DATE: AUG '87	SHEET 3 OF 5

UNOFFICIAL DOCUMENT



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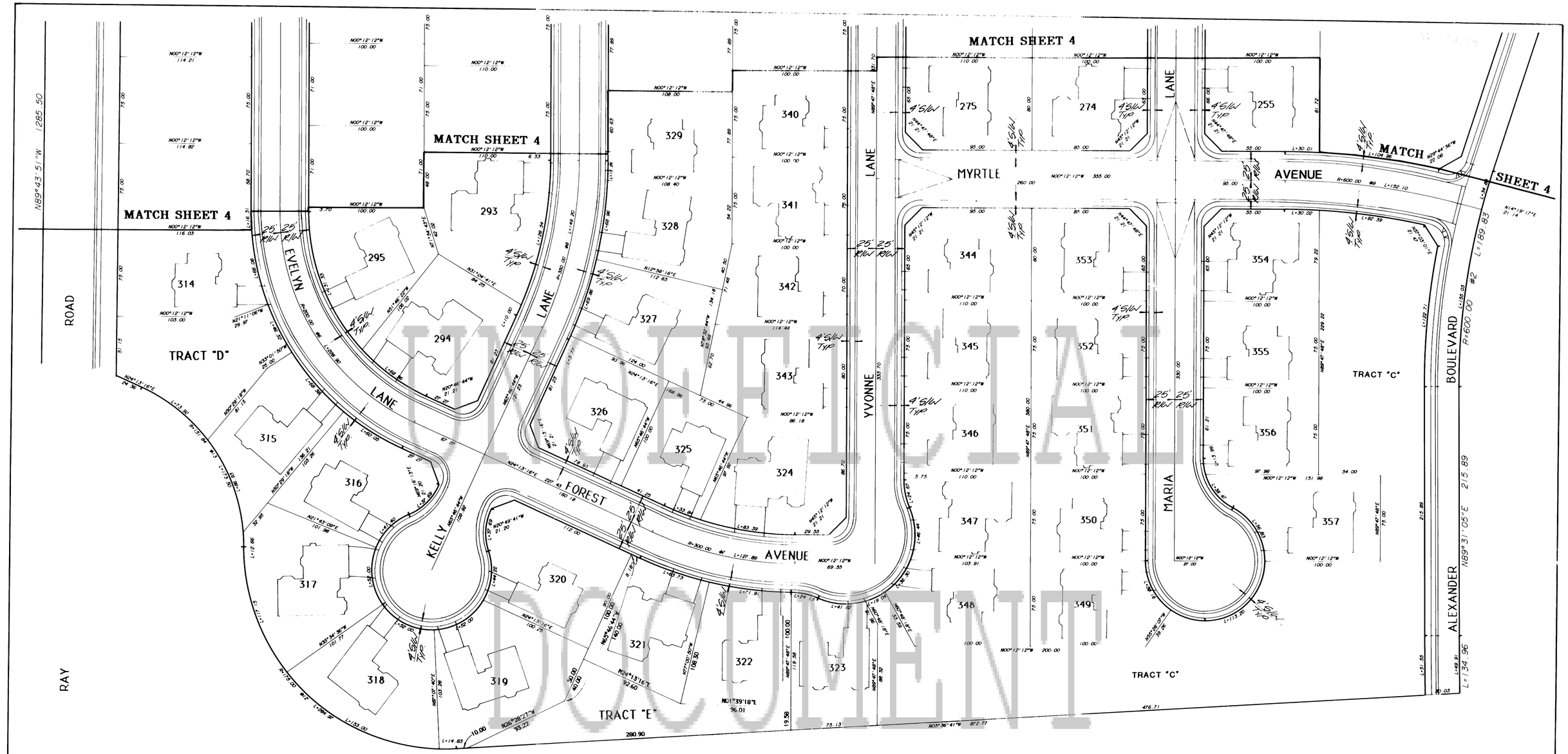
WARNER RANCH CROSSING UNIT III

SCALE:	JOB #	DATE:	SHEET
1"=40'	114-25	Aug 1987	4 of 5



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WARNER RANCH CROSSING UNIT III			
SCALE: 1"=40'	JOB # 114-25	DATE: Aug 1987	SHEET 5 OF 5