WARNER RANCH MANOR UNIT II

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

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 # 1080, 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 ENCROACHES UPON ADJACENT PROPERTY NOT SUBJECTED HEREBY 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 _____
TRUST OFFICER

ACKNOWLEDGEMENTS

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS 20 DAY OF FEBRUARY, 1987, BEFORE ME THE UNDERSIGNED TRUST OFFICER APPEARED GARRETT G BACKFORD, 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.

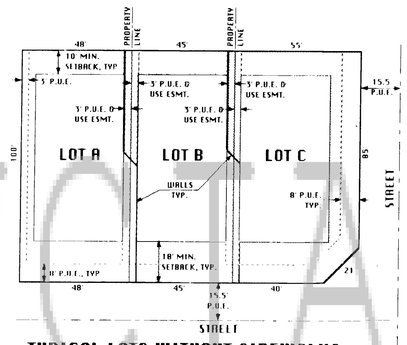
IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

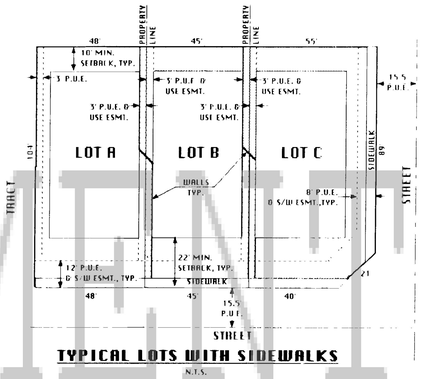
_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

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	0.0313	LANDSCAPING AND PUBLIC UTILITY EASEMENT.
E	0.0313	LANDSCAPING AND PUBLIC UTILITY EASEMENT.
F	0.1235	LANDSCAPING AND RETENTION.



TYPICAL LOTS WITHOUT SIDEWALKS
N.T.S.



TYPICAL LOTS WITH SIDEWALKS
N.T.S.

VARIANCES

A. DECREASE MINUMUM LOT AREA PER UNIT FROM 5500 S.F. TO 4500 S.F.
B. INCREASE MAXIMUM SITE BUILDING COVERAGE FROM 40% TO 55%.
C. DECREASE FRONT YARD SETBACK FROM 25' TO 14' FOR DWELLINGS WITHOUT SIDEWALKS.
D. DECREASE FRONT YARD SETBACK FROM 25' TO 18' FOR DWELLINGS WITH SIDEWALKS.
E. REDUCE SIDEYARD SETBACK FROM 10' TO 3'.
F. REDUCE REAR YARD SETBACK FROM 20' TO 10'.
G. REDUCE STREET SIDEYARD SETBACK FROM 25' TO 10'.
H. 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

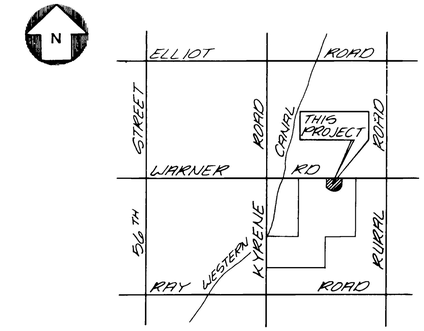
TOTAL NO. OF RV SPACES REQUIRED 7, PROVIDED 7.
NET ACREAGE ---------- 12.9092 ACRES
DENSITY ---------- 62 UNITS / 12.9092 ACRES = 4.80 du/ac.
OPEN AREAS ---------- (TRACTS B, C, D, E, F)
TOTAL OPEN AREA PROVIDED - 2.15 ACRES
% OPEN AREA PROVIDED ----- 2.15 / 12.9092 ACRES = 16.65%
NET SITE COVERAGE: (GROUND FLOOR COVERAGE)
PLAN 1 ---------2237 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
- Esmt. = EASEMENT
- Bk. = BOOK
- Pg. = PAGE
- M.C.R. = MARICOPA COUNTY RECORDS

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



VICINITY MAP

CITY OF TEMPE
308
21
By

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 R. 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 MADE UNDER MY SUPERVISION DURING THE MONTH OF Feb., 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

_____ 8607
2-10-87 R.L.S. #

APPROVALS

APPROVED BY: _____ 3-2-87
PLANNING DIRECTOR DATE

APPROVED BY: _____ 2-26-87
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 12th DAY OF February, 1987.

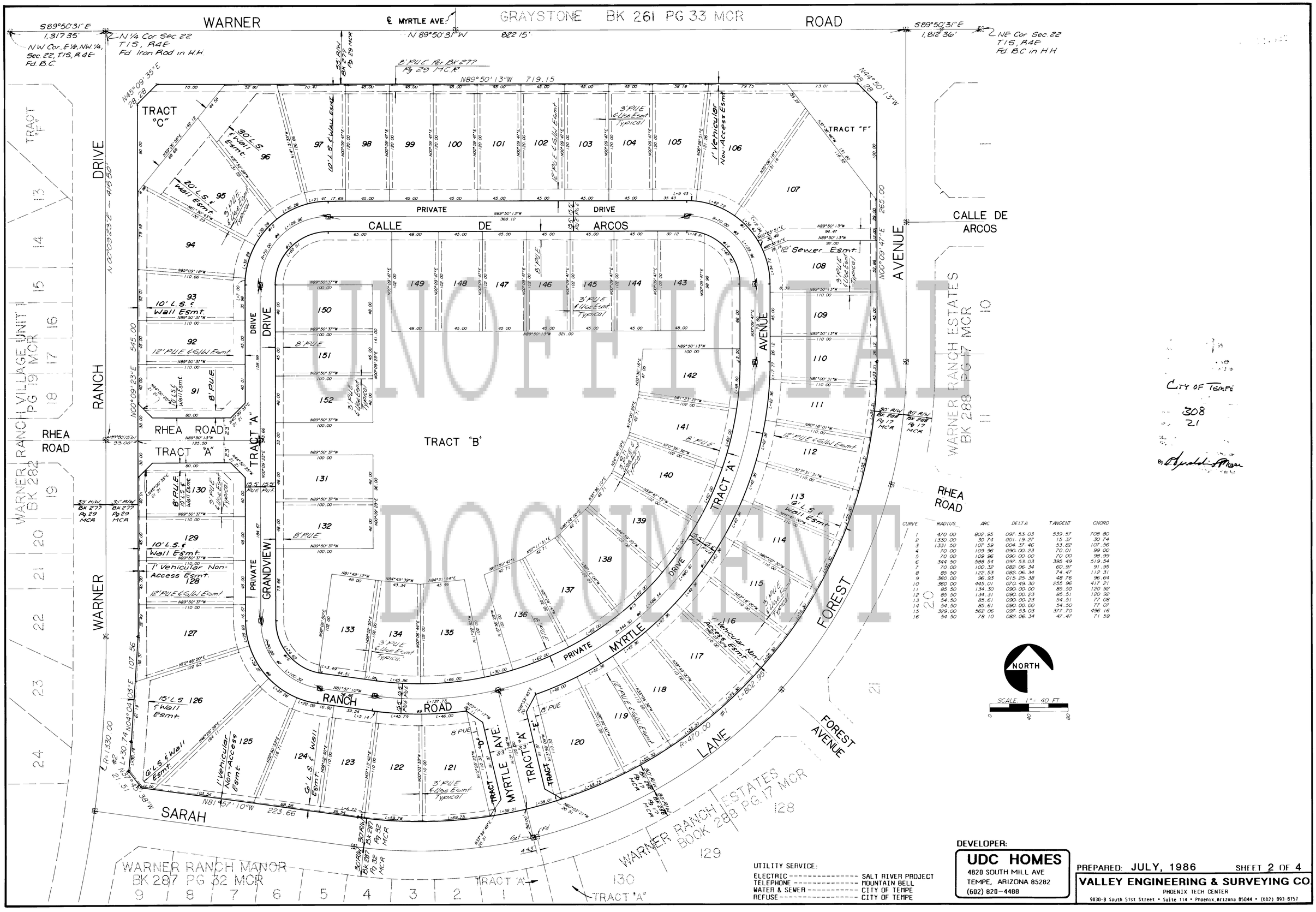
BY: _____ ATTEST: _____
MAYOR CLERK

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

PREPARED: JULY, 1986 SHEET 1 OF 4

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	470.00	802.95	097.53.03	539.57	708.80
2	1330.00	30.74	001.19.27	15.37	30.74
3	1331.50	107.59	004.37.46	53.82	107.56
4	70.00	109.96	090.00.23	70.01	99.00
5	70.00	109.96	090.00.00	70.00	98.99
6	344.50	588.54	097.53.03	395.49	519.54
7	70.00	100.32	082.06.34	60.97	91.95
8	85.50	122.53	082.06.34	74.47	112.31
9	360.00	96.93	015.25.38	48.76	96.64
10	360.00	445.01	070.49.30	255.96	417.21
11	85.50	134.30	090.00.00	85.50	120.92
12	85.50	134.31	090.00.23	85.51	120.92
13	54.50	85.61	090.00.23	54.51	77.08
14	54.50	85.61	090.00.00	54.50	77.07
15	329.00	562.06	097.53.03	377.70	496.16
16	54.50	78.10	082.06.34	47.47	71.59

CITY OF TEMPE
308
21

UTILITY SERVICE:

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

DEVELOPER:

UDC HOMES
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PREPARED: JULY, 1986 SHEET 2 OF 4

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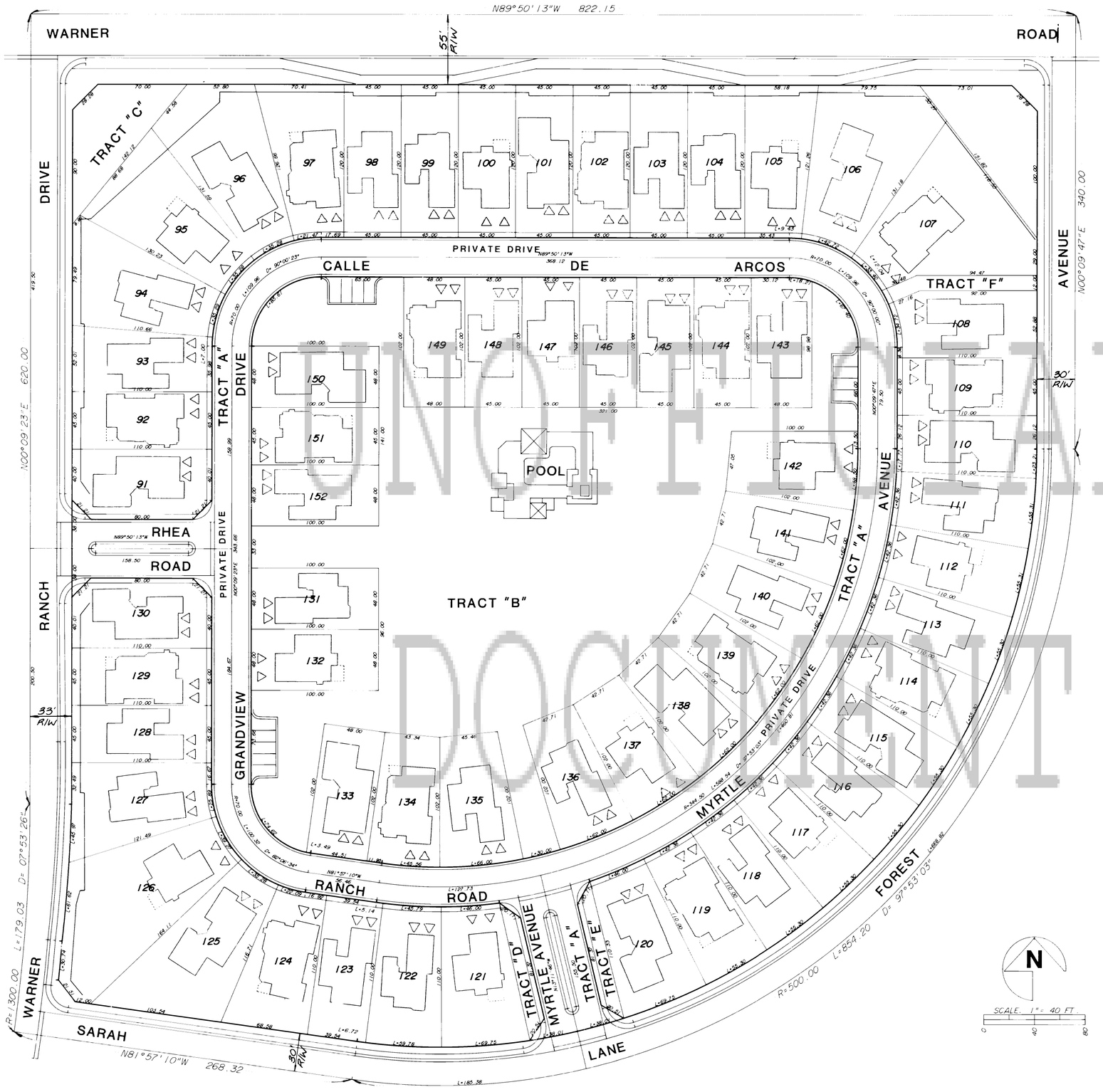
WARNER RANCH MANOR UNIT II

A PLANNED AREA DEVELOPMENT OF A PORTION OF TRACT "F" AND TRACT "G" OF "WARNER RANCH", BK 277, PG 29, MCR, AND LYING IN A PORTION OF THE NE 1/4 OF SECTION 22, T-1-S, R-4-E, G&SRB&M, MARICOPA COUNTY, ARIZONA.



△△ DENOTES LOCATION OF DRIVEWAY.

SCALE: 1" = 40 FT

DOCUMENT NOT OFFICIAL

CITY OF TEMPE
308
21

DEVELOPER:
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PREPARED: JULY, 1986

SHEET 3 OF 4

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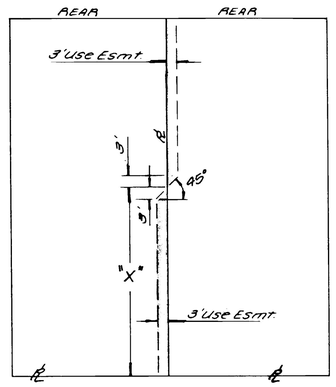
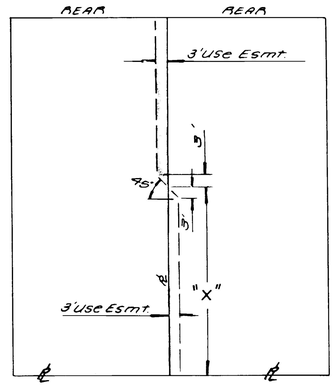


STREET

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

TYPICAL "A"
(GARAGE TO LEFT)



STREET

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

TYPICAL "B"
(GARAGE TO RIGHT)

UNOFFICIAL

CITY OF TEMPE
308
21

WARNER RANCH MANOR UNIT II
USE EASEMENT TABLE

LOTLINE #	DIST "X"	TYP "A"◇"B"
91-92	57	"B"
92-93	57	"B"
93-94	60	"B"
94-95	60	"B"
95-96	60	"B"
96-97	60	"B"
97-98	57	"B"
98-99	57	"B"
99-100	57	"B"
100-101	57	"B"
101-102	57	"B"
102-103	57	"B"
103-104	57	"B"
104-105	57	"B"
105-106	60	"B"
106-107	60	"B"
108-109	57	"A"
109-110	57	"A"
110-111	57.5	"A"
111-112	57.5	"A"
112-113	57.5	"A"
113-114	57.5	"A"
114-115	57.5	"A"
115-116	57.5	"A"
116-117	57.5	"A"
117-118	57.5	"A"
118-119	57.5	"A"

LOTLINE #	DIST "X"	TYP "A"◇"B"
119-120	57.5	"A"
121-122	57.5	"A"
122-123	57	"A"
123-124	57	"A"
124-125	60	"A"
125-126	60	"A"
126-127	60	"A"
127-128	57	"A"
128-129	57	"A"
129-130	57	"A"
131-132	53	"B"
133-134	53	"B"
134-135	53	"B"
136-137	53	"B"
137-138	53	"B"
138-139	53	"B"
139-140	53	"B"
140-141	53	"B"
141-142	53	"B"
143-144	53	"A"
144-145	53	"A"
145-146	53	"A"
146-147	53	"A"
147-148	53	"A"
148-149	53	"A"
150-151	53	"A"
151-152	53	"A"

DOCUMENT

PREPARED: JULY, 1986 SHEET 4 OF 4

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