

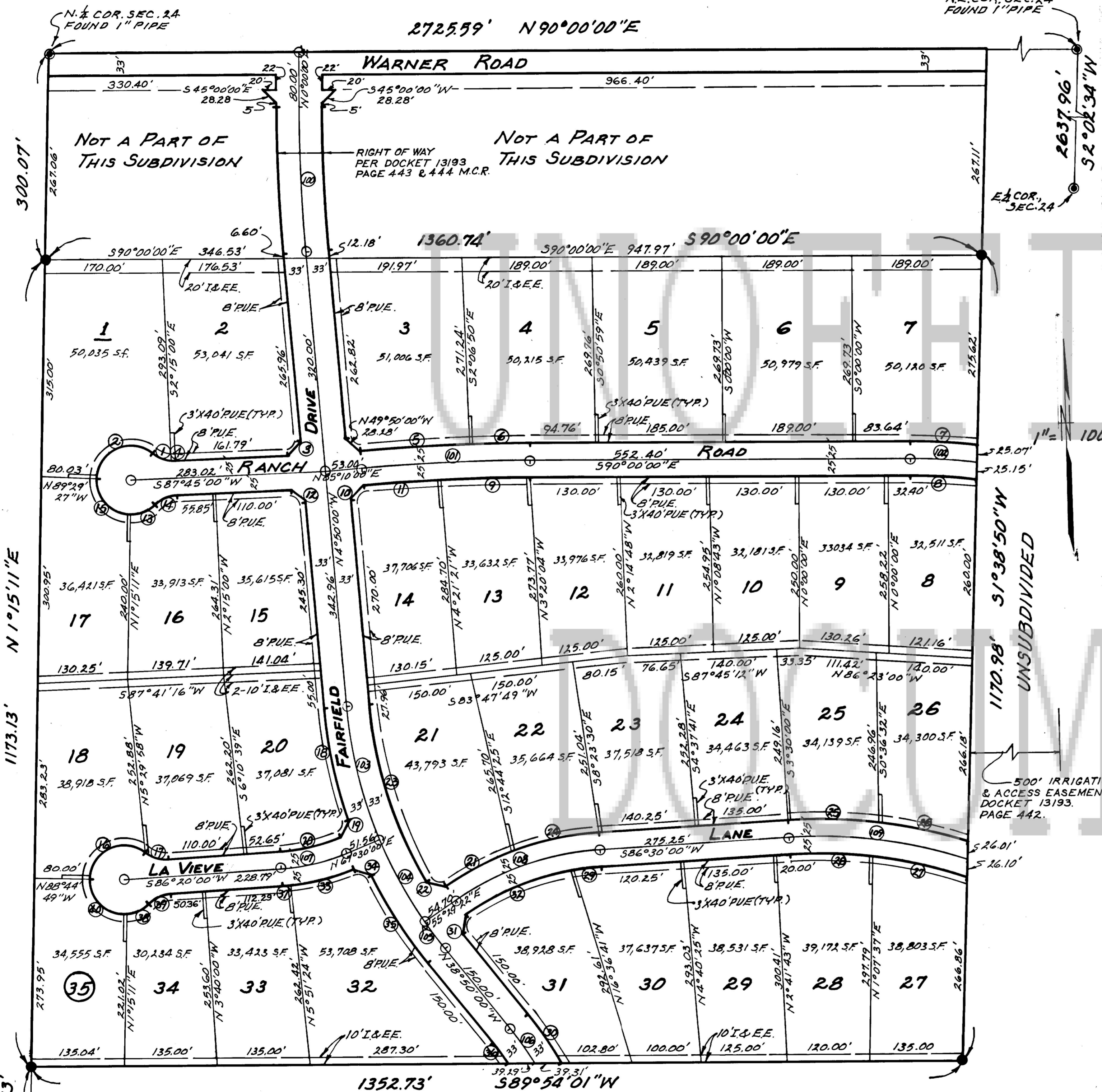
THE FINAL PLAT AND P.A.D. MAP OF

Circle G Ranches 4 Unit 1

A SUBDIVISION & P.A.D. IN THE N.E. 1/4, SEC. 24, T.1S., R.4E., G&S.R.B.&M., MARICOPA COUNTY, ARIZONA

UNSUBDIVIDED

N.E. COR. SEC. 24
FOUND 1" PIPE



- LEGEND**
- SET SURVEY MONUMENT
 - CORNER THIS DEVELOPMENT
 - ⊙ EXIST. SURVEY MONUMENT
 - PUE: PUBLIC UTILITY EASEMENT
 - I&EE: IRRIGATION & EQUESTRIAN EASEMENT

- NOTES:**
1. CONSTRUCTION WITHIN P.U.E.'S TO BE LIMITED TO PUBLIC UTILITIES, & WOOD, WIRE OR REMOVABLE SECTION FENCING ONLY.
 2. ALL TELEPHONE LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.

- VARIANCES:**
- A) REDUCTION OF FRONT AND STREET SIDE YARD SETBACK FROM 40' AND 25' TO 15' AND 15' FOR COMMON AREA.
 - B) REDUCTION FROM 1 HORSE PER 6000 SQ. FT. TO 1 HORSE PER 3300 SQ. FT. AFTER THE FIRST ONE HALF ACRE FOR COMMON AREA.
 - C) REDUCTION IN LOT WIDTH FROM 115' TO 90' IN R1-15 ZONING DISTRICT.
 - D) REDUCTION OF LOT SIZES TO LESS THAN 1 ACRE IN THE AG DISTRICT.
 - E) NO TYPICAL FLOOR PLANS AND ELEVATIONS OR LOCATION OF DRIVEWAYS.

DEDICATION:
STATE OF ARIZONA SS
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS THAT COMMONWEALTH TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS SUBDIVIDED UNDER THE NAME OF CIRCLE G RANCHES 4, UNIT 1, A PART OF THE NE1/4 OF SECTION 24, T.1S., R.4E., G&S.R.B.&M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID CIRCLE G RANCHES 4, UNIT 1, COMMONWEALTH TITLE OF ARIZONA DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, AND STREETS CONSTITUTING THE SUBDIVISION, EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON THIS PLAT AND COMMONWEALTH TITLE OF ARIZONA, AS TRUSTEE, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE PROVIDED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, THE COMMONWEALTH TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE SEAL TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 2nd DAY OF October, 1978.

COMMONWEALTH TITLE OF ARIZONA, AS TRUSTEE

BY: *[Signature]*
K.D. MATTISON, SENIOR TRUST OFFICER

ACKNOWLEDGEMENT:
STATE OF ARIZONA SS
COUNTY OF MARICOPA

ON THIS THE 2nd DAY OF October, 1978, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED KD MATTISON, WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER OF THE COMMONWEALTH TITLE OF ARIZONA AN ARIZONA CORPORATION, AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, 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, MY COMMISSION EXPIRES MAY 22, 1978.

[Signature]
NOTARY PUBLIC

ENGINEER'S CERTIFICATE:

I, WILLIAM J. NORMAN, HEREBY CERTIFY THAT I AM A CIVIL ENGINEER REGISTERED IN THE STATE OF ARIZONA; THAT THIS MAP, CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MARCH 1978; 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.

BY: *[Signature]*
WILLIAM J. NORMAN
CITY ENGINEER

APPROVALS:
CITY ENGINEER

BY: *[Signature]*
PLANNING DIRECTOR

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 20th DAY OF April, 1978.

BY: *[Signature]*
MAYOR

ATTEST: *[Signature]*
CITY CLERK

LOT CURVE DATA

LOT #	CURVE #	DELTA	RADIUS	LENGTH	TANGENT
1	1	33° 48' 33"	50.00'	39.51'	15.20'
1	2	126° 39' 02"	50.00'	110.52'	99.52'
2	1	N 41° 27' 30" E	28.91'		
2	4	7° 35' 51"	50.00'	6.63'	3.32'
3	2	3° 06' 17"	2925.00'	158.50'	79.27'
4	2	1° 43' 43"	2925.00'	88.25'	44.13'
7	7	6° 46' 57"	825.00'	97.66'	48.89'
8	2	7° 26' 53"	775.00'	96.22'	48.18'
13	2	2° 35' 28"	2875.00'	130.01'	65.02'
14	10	N 40° 10' 00" E	28.28'		
14	11	2° 14' 32"	2875.00'	112.82'	56.26'
15	2	N 40° 32' 30" W	17.64'		
16	3	85° 38' 46"	50.00'	39.19'	20.65'
16	2	41° 24' 35"	50.00'	36.14'	18.90'
17	2	91° 15' 22"	50.00'	79.64'	51.11'
18	10	126° 29' 22"	50.00'	110.38'	99.18'
19	7	41° 24' 35"	50.00'	36.14'	18.90'
20	2	13° 59' 48"	683.00'	166.85'	83.84'
20	2	N 24° 19' 58" E	27.37'		
20	2	18° 50' 00"	275.00'	90.39'	45.61'
21	2	12° 01' 12"	440.00'	107.67'	54.10'
21	2	N 77° 20' 56" W	29.33'		
21	3	25° 21' 15"	617.00'	275.03'	138.79'
22	2	16° 59' 26"	440.00'	130.48'	65.72'
25	2	10° 26' 46"	725.00'	132.18'	66.27'
26	2	10° 28' 49"	725.00'	132.61'	66.49'
27	2	11° 55' 28"	675.00'	140.48'	70.49'
28	2	10° 12' 19"	675.00'	120.23'	60.27'
30	2	5° 25' 45"	390.00'	40.02'	20.03'
32	2	16° 38' 36"	325.00'	94.41'	47.54'
32	2	N 69° 10' 07" W	27.36'		
32	2	12° 39' 48"	683.00'	150.95'	75.79'
32	2	4° 35' 19"	467.00'	37.40'	18.71'
33	2	2° 01' 24"	325.00'	12.22'	6.21'
34	2	40° 35' 25"	50.00'	35.42'	18.49'
34	2	41° 24' 35"	50.00'	36.14'	18.90'
35	2	95° 44' 21"	50.00'	83.55'	55.28'

STREET CENTERLINE CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT
10	4° 50' 00"	2500.00'	210.89'	105.51'
10	4° 50' 00"	2900.00'	244.64'	122.39'
10	6° 56' 36"	800.00'	96.95'	48.53'
12	17° 40' 00"	630.00'	200.42'	101.01'
12	12° 00' 38"	630.00'	136.26'	68.38'
12	4° 19' 22"	630.00'	49.04'	24.53'
12	7° 06' 59"	500.00'	62.10'	31.09'
12	18° 50' 20"	300.00'	98.61'	49.75'
12	31° 00' 38"	415.00'	224.61'	115.13'
12	21° 30' 20"	700.00'	242.74'	131.90'

STATE OF ARIZONA SS
County of Maricopa

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

[Signature]
W. J. Norman
OCT 27 1978 4 12
in Book 205-19
on page 19
Witness my hand and official seal this 20th day of April, 1978.

[Signature]
County Recorder
Linda K. Quinn
Notary Public

GROSS AREA = 36.492 Ac.
NET AREA = 31.693 Ac.

William J. Norman
civil engineer
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