

297-14  
5-2-86

36-218049

# PECAN GROVE ESTATES II

A SUBDIVISION OF PART OF THE SW 1/4 SECTION 15  
T-1-S-R-4-E, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

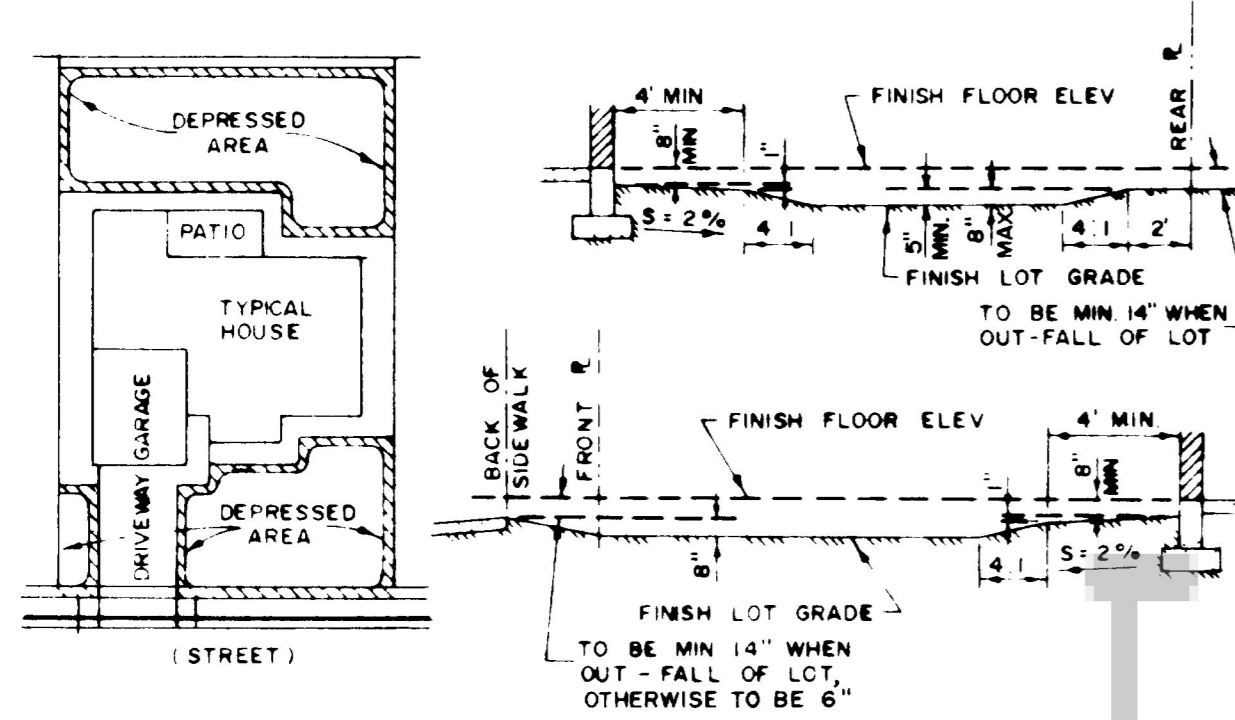
**HAVILL ENGINEERING CO.**

3336 N. 32ND. ST. SUITE 116 PHOENIX, ARIZONA. 85018 PH. 956-3210

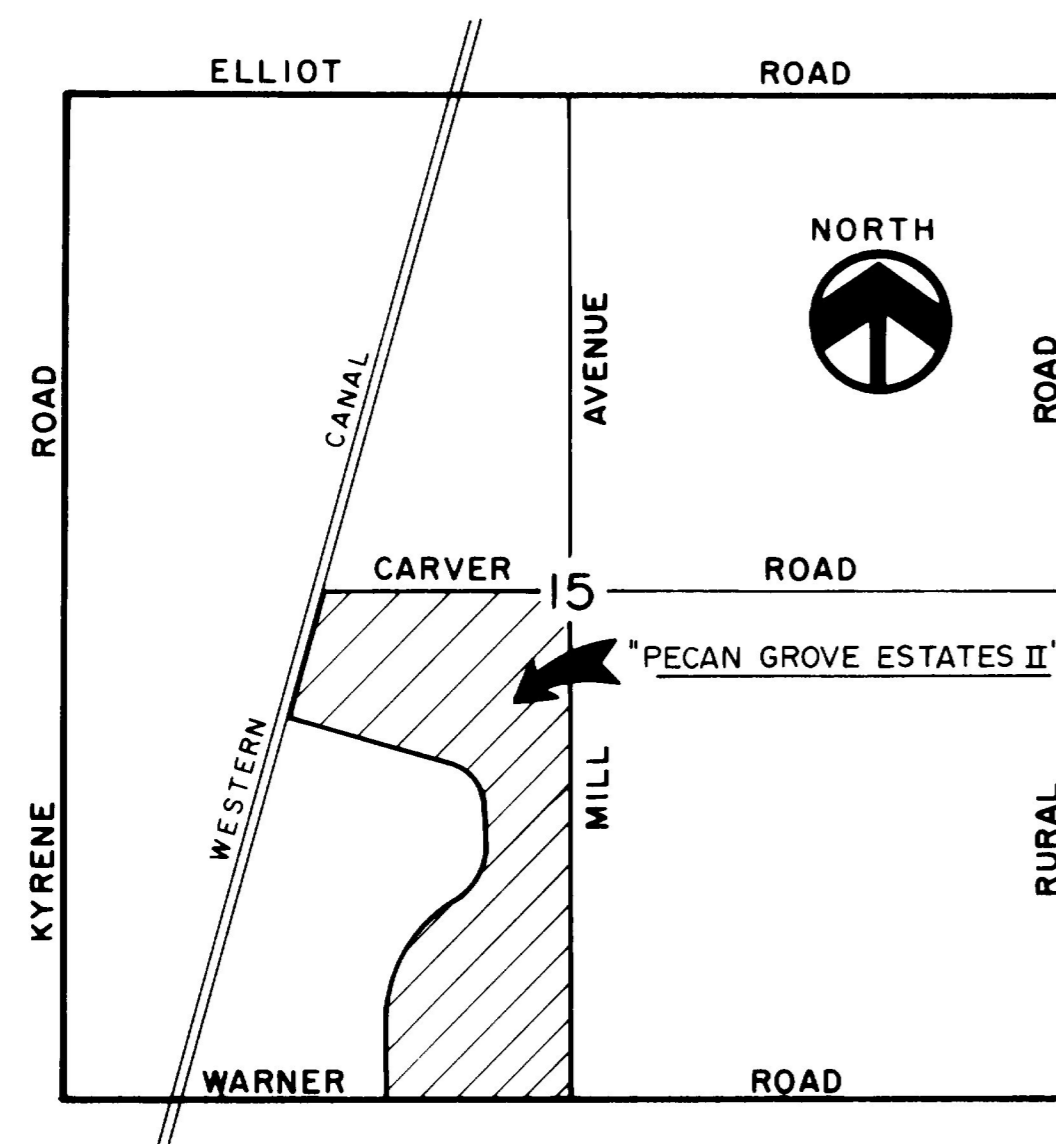
NOTE:  
SIDEWALK & REAR ELEVATIONS ARE NOT IDENTICAL, A SUITABLE BERM TO PERMIT USE OF ENTIRE YARD AREA FOR DRAINAGE STORAGE WILL BE REQUIRED SWIMMING POOL DECKING SHALL BE AT FINISH FLOOR ELEVATION OF HOUSE OR HIGHER.

DEPRESSED AREAS AS SHOWN ARE PROVIDED FOR STORAGE OF STORM WATER RUNOFF, FILLING OF THESE AREAS ABOVE THE ELEVATIONS SHOWN SHALL BE PROHIBITED IN ACCORDANCE WITH CITY OF TEMPE ORDINANCE NO. B19.1

INDICATES SLOPE OF BERM



- NOTE:
- THE OWNERS OF TRACTS "C", "D" AND "E", IDENTIFIED AS DRAINAGE EASEMENTS ON THIS PLAT, ARE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SAID TRACTS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE TEMPE CITY ENGINEER PURSUANT TO ORDINANCE NO. B19.1
  - NO BUILDINGS OR STRUCTURES OF ANY SORT MAY BE CONSTRUCTED WITHIN SAID TRACTS "C", "D" AND "E" WHICH MAY IMPEDE THE FLOW OF WATER WITHIN SAID TRACTS.



VICINITY MAP

**LEGEND**

- ⊙ INDICATES COMMON CORNER OF THIS DEVELOPMENT.
- △ INDICATES CORNER OF THIS SUBDIVISION, SET PIPE OR FOUND MONUMENT AS NOTED.
- P.U.E. INDICATES PUBLIC UTILITIES EASEMENT.
- V.N.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.
- B.S.L. INDICATES BUILDING SETBACK LINE.
- T.S.E. INDICATES TYPICAL SERVICE EASEMENT.
- D.E. INDICATES DRAINAGE EASEMENT (SEE NOTES ABOVE)

**APPROVALS**

APPROVED BY: [Signature] 5-2-86  
CITY ENGINEER DATE

APPROVED BY: [Signature] 5-1-86  
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS  
24<sup>th</sup> DAY OF Aug. 1986.

[Signature] ATTEST: [Signature]  
MAYOR CLERK

**DEDICATION**

STATE OF ARIZONA S.S.  
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT WARNER ROAD JOINT VENTURE, AN ARIZONA JOINT VENTURE COMPRISED OF PARAGON HOMES, AN ARIZONA GENERAL PARTNERSHIP AND CONLEY D. WOLFSWINKEL, A MARRIED MAN, DEALING WITH HIS SOLE AND SEPARATE PROPERTY, HAS SUBDIVIDED UNDER THE NAME OF "PECAN GROVE ESTATES II" PART OF THE SW 1/4 SECTION 15, T-1-S-R-4-E, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "PECAN GROVE ESTATES II" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND THAT WARNER ROAD JOINT VENTURE HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS SHOWN HEREON AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF: WARNER ROAD JOINT VENTURE, AN ARIZONA JOINT VENTURE HAS HEREUNTO CAUSED IT'S NAME TO BE SIGNED THIS 17<sup>th</sup> DAY OF March, 1986.

PARAGON HOMES, AN ARIZONA GENERAL PARTNERSHIP

BY: [Signature]  
JOHN M. STEWART, GENERAL PARTNER

BY: [Signature]  
TIMOTHY R. OLSON, GENERAL PARTNER CONLEY D. WOLFSWINKEL

**ACKNOWLEDGEMENT**

STATE OF ARIZONA S.S.  
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED, THIS 17<sup>th</sup> DAY OF March, 1986, PERSONALLY APPEARED JOHN M. STEWART AND TIMOTHY R. OLSON, WHO ACKNOWLEDGED THEMSELVES TO BE THE GENERAL PARTNERS OF PARAGON HOMES, AN ARIZONA GENERAL PARTNERSHIP, AND THAT THEY AS SUCH GENERAL PARTNERS EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN BY SIGNING THEIR NAMES ON BEHALF OF THE PARTNERSHIP.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

[Signature] MY COMMISSION EXPIRES: June 11, 1988  
NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED, THIS 17<sup>th</sup> DAY OF March, 1986, PERSONALLY APPEARED CONLEY D. WOLFSWINKEL

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

[Signature] MY COMMISSION EXPIRES: June 10, 1989  
NOTARY PUBLIC

**CERTIFICATION**

I, MELVIN R. HAVILL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 1985, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL 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.

[Signature]  
M. R. HAVILL  
REG. LAND SURVEYOR  
ARIZ. NO. 16547

[Signature]

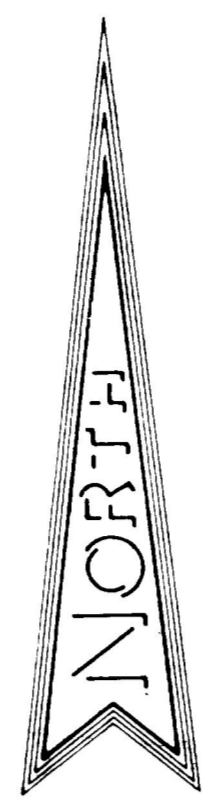
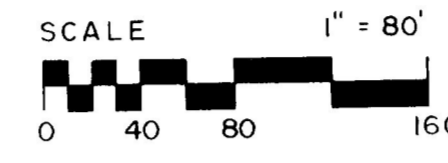
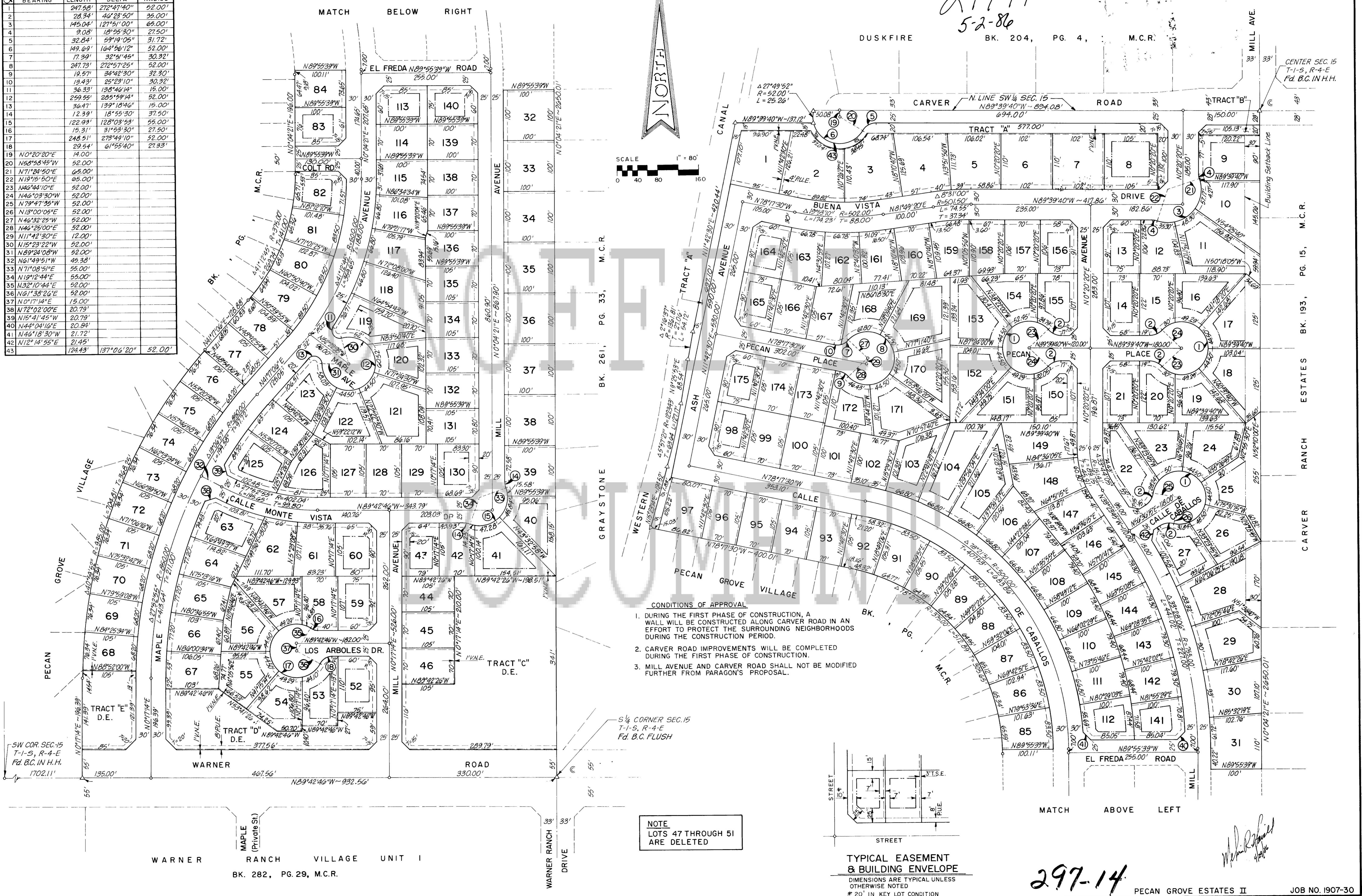
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ADDITIONAL DATA		DATA	
BEARING	LENGTH	DELTA	RADIUS
1	247.58'	272°47'40"	52.00'
2	28.34'	46°23'50"	35.00'
3	145.04'	127°51'00"	65.00'
4	9.08'	18°55'30"	27.50'
5	32.84'	59°19'05"	31.72'
6	149.69'	164°56'12"	52.00'
7	17.39'	32°51'45"	30.32'
8	247.73'	272°57'25"	52.00'
9	19.57'	34°42'30"	32.30'
10	13.43'	25°23'10"	30.32'
11	36.33'	135°46'14"	15.00'
12	259.55'	285°59'14"	52.00'
13	36.47'	139°18'46"	15.00'
14	12.39'	18°55'30"	27.50'
15	122.93'	128°08'53"	55.00'
16	15.31'	31°53'30"	27.50'
17	248.51'	273°49'10"	52.00'
18	29.54'	61°55'40"	27.33'
19	N0°20'20"E	14.00'	
20	N58°58'45"W	52.00'	
21	N71°24'50"E	65.00'	
22	N19°15'50"E	65.00'	
23	N46°44'10"E	52.00'	
24	N46°10'30"W	52.00'	
25	N79°47'35"W	52.00'	
26	N13°00'05"E	52.00'	
27	N46°32'25"W	52.00'	
28	N46°25'00"E	52.00'	
29	N11°42'30"E	12.00'	
30	N15°23'22"W	52.00'	
31	N89°24'08"W	52.00'	
32	N61°49'51"W	45.38'	
33	N71°08'51"E	55.00'	
34	N19°12'44"E	55.00'	
35	N32°10'44"E	22.00'	
36	N61°38'26"E	52.00'	
37	N0°17'14"E	15.00'	
38	N72°02'00"E	20.79'	
39	N15°41'45"W	20.79'	
40	N44°04'16"E	20.84'	
41	N46°18'30"W	21.72'	
42	N12°14'55"E	21.45'	
43	124.43'	137°06'20"	52.00'

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DUSKFIRE BK. 204, PG. 4, M.C.R.

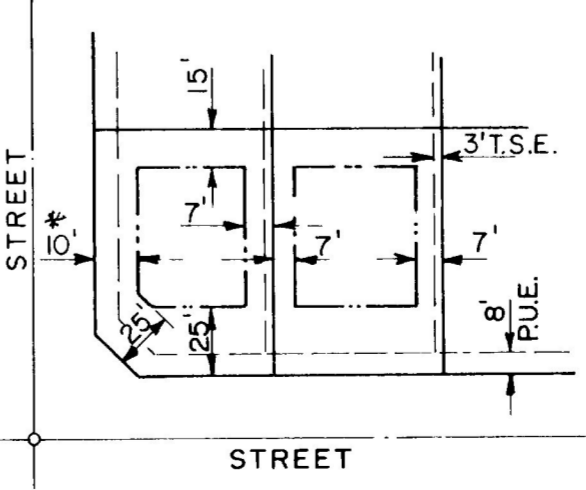
CENTER SEC. 15  
T-1-S, R-4-E  
Fd. B.C. IN H.H.



- CONDITIONS OF APPROVAL**
- DURING THE FIRST PHASE OF CONSTRUCTION, A WALL WILL BE CONSTRUCTED ALONG CARVER ROAD IN AN EFFORT TO PROTECT THE SURROUNDING NEIGHBORHOODS DURING THE CONSTRUCTION PERIOD.
  - CARVER ROAD IMPROVEMENTS WILL BE COMPLETED DURING THE FIRST PHASE OF CONSTRUCTION.
  - MILL AVENUE AND CARVER ROAD SHALL NOT BE MODIFIED FURTHER FROM PARAGON'S PROPOSAL.

1/4 CORNER SEC. 15  
T-1-S, R-4-E  
Fd. B.C. FLUSH

**NOTE**  
LOTS 47 THROUGH 51  
ARE DELETED



**TYPICAL EASEMENT & BUILDING ENVELOPE**  
DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED  
\* 20' IN KEY LOT CONDITION

WARNER RANCH VILLAGE UNIT I  
BK. 282, PG. 29, M.C.R.

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*Handwritten signature*