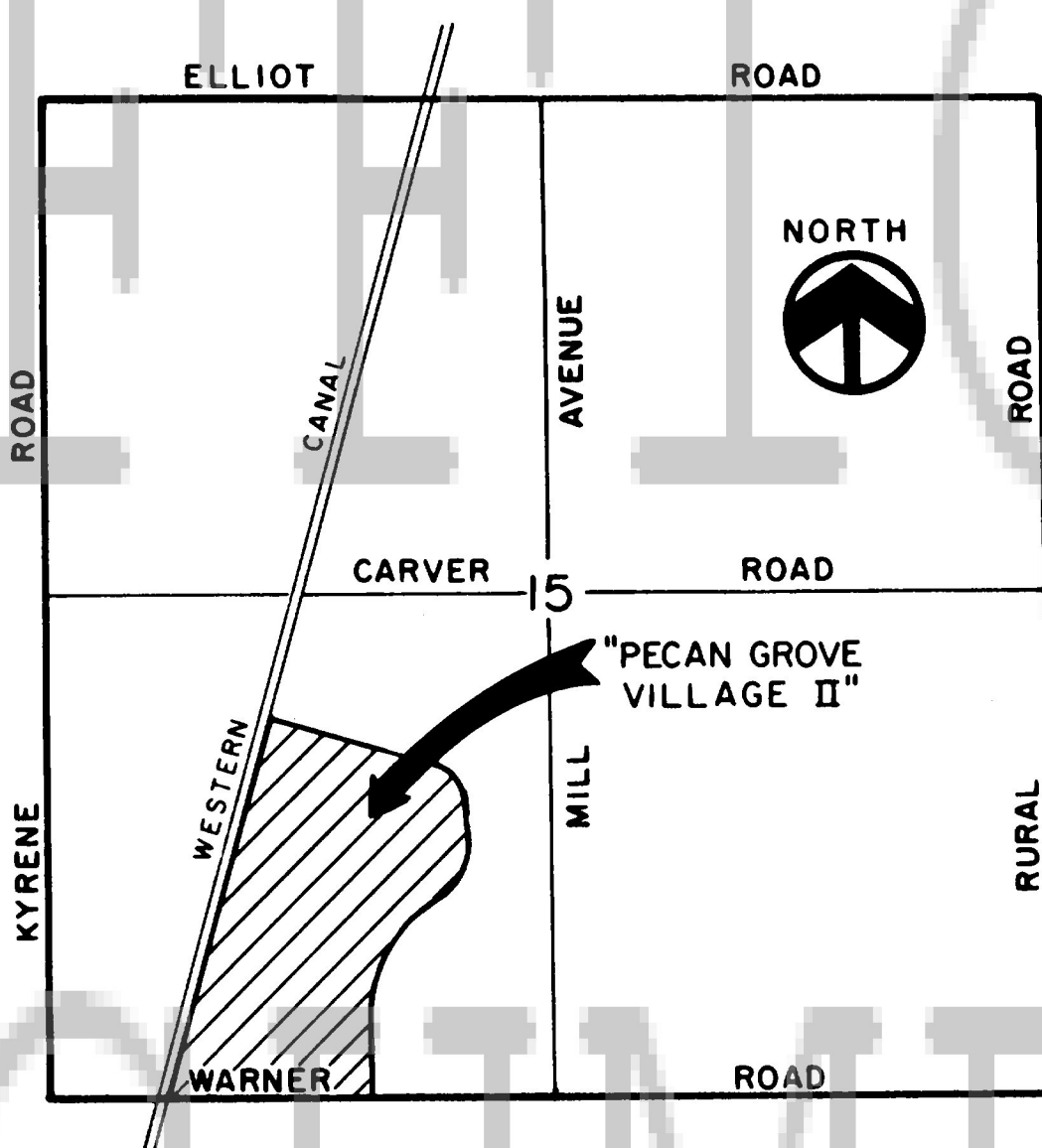
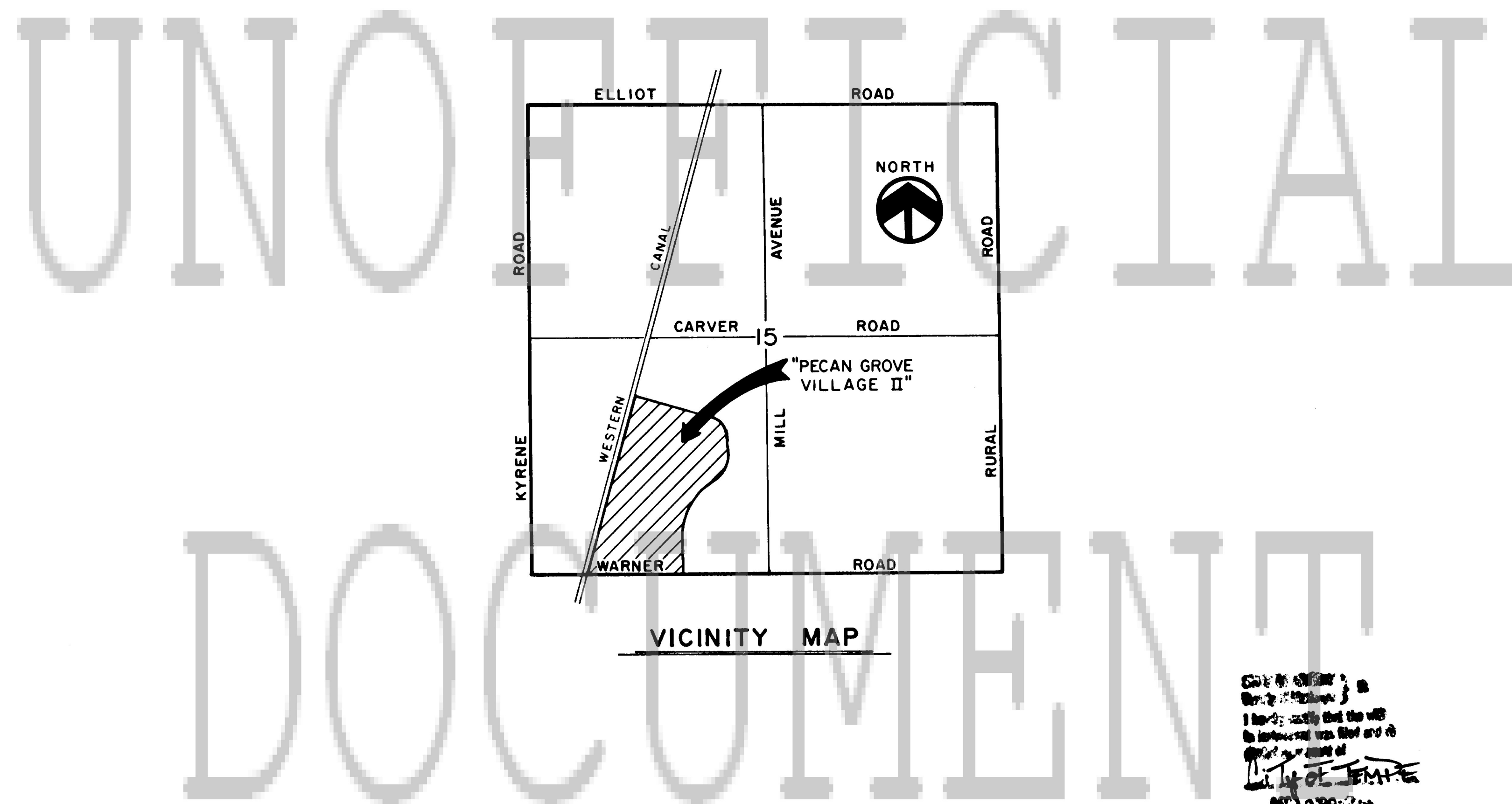


# PECAN GROVE VILLAGE II

A REPLAT OF PECAN GROVE VILLAGE, A SUBDIVISION OF PART OF THE SW 1/4 OF SECTION 15, T-1-S R-4-E, G.&S.R.B.&M, MARICOPA COUNTY, ARIZONA AS RECORDED IN BOOK 297 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS

### HAVILL ENGINEERING CO.

3336 N. 32nd STREET • PHOENIX, ARIZONA • PHONE 956-3210



VICINITY MAP

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT HOMES BY POLYGON 2000, A CALIFORNIA GENERAL PARTNERSHIP, AS OWNER, HAS REPLATTED UNDER THE NAME OF "PECAN GROVE VILLAGE II", PECAN GROVE VILLAGE, A SUBDIVISION OF PART OF THE SW 1/4 OF SECTION 15, T-1-S, R-4-E, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA, AS RECORDED IN BOOK 297 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "PECAN GROVE VILLAGE 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 HOMES BY POLYGON 2000, A CALIFORNIA GENERAL PARTNERSHIP, AS OWNER, 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: HOMES BY POLYGON 2000, A CALIFORNIA GENERAL PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED THIS 1st DAY OF December, 1989.

BY: TROPEZ HOLDINGS, INC., ITS MANAGING GENERAL PARTNER.  
BY: William F. Dykes WILLIAM F. DYKES, PRESIDENT BY: Gary P. Schrader GARY P. SCHRADER, ASST. SECRETARY

#### ACKNOWLEDGEMENT

STATE OF CALIFORNIA } s. s.  
COUNTY OF ORANGE }

BEFORE ME, THIS 1st DAY OF December, 1989, PERSONALLY APPEARED WILLIAM F. DYKES AND GARY P. SCHRADER WHO ACKNOWLEDGED THEMSELVES TO BE PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF TROPEZ HOLDINGS, INC., THE MANAGING GENERAL PARTNER OF HOMES BY POLYGON 2000, AND THAT THEY AS SUCH OFFICERS, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE MANAGING GENERAL PARTNER OF HOMES BY POLYGON 2000, AS OWNER, BY THEMSELVES AS SUCH OFFICERS.

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

Agnes Dampster MY COMMISSION EXPIRES: April 27 1992



#### CERTIFICATION

I, MICHAEL R. HAVILL, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA; THAT THIS MAP CONSISTING OF 6 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.

Michael R. Havill  
MICHAEL R. HAVILL  
REG. LAND SURVEYOR  
ARIZ. NO. 16138



#### NOTES

1. THE OWNERS OF TRACTS "A", "B" AND "C", 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. 819.1.
2. NO BUILDING OR STRUCTURES OF ANY SORT MAY BE CONSTRUCTED WITHIN SAID TRACTS "A", "B" AND "C" WHICH MAY IMPEDE THE FLOW OF WATER WITHIN SAID TRACTS.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY AS PROVIDED UNDER A.R.S. 45-576.
4. ALL EASEMENTS AS SHOWN HEREON SUPERSEDE ALL EASEMENTS AS SHOWN ON THE PLAT OF PECAN GROVE VILLAGE AS RECORDED IN BOOK 297 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS.

#### APPROVAL

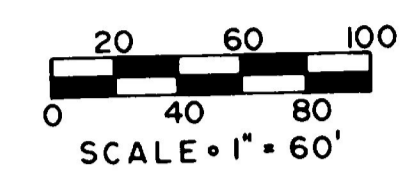
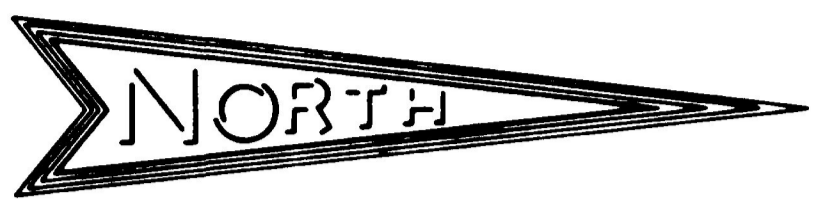
APPROVED BY: David K. Mullin 12-18-89  
PLANNING DIRECTOR DATE

APPROVED BY: Ken New 12-15-89  
CITY ENGINEER DATE

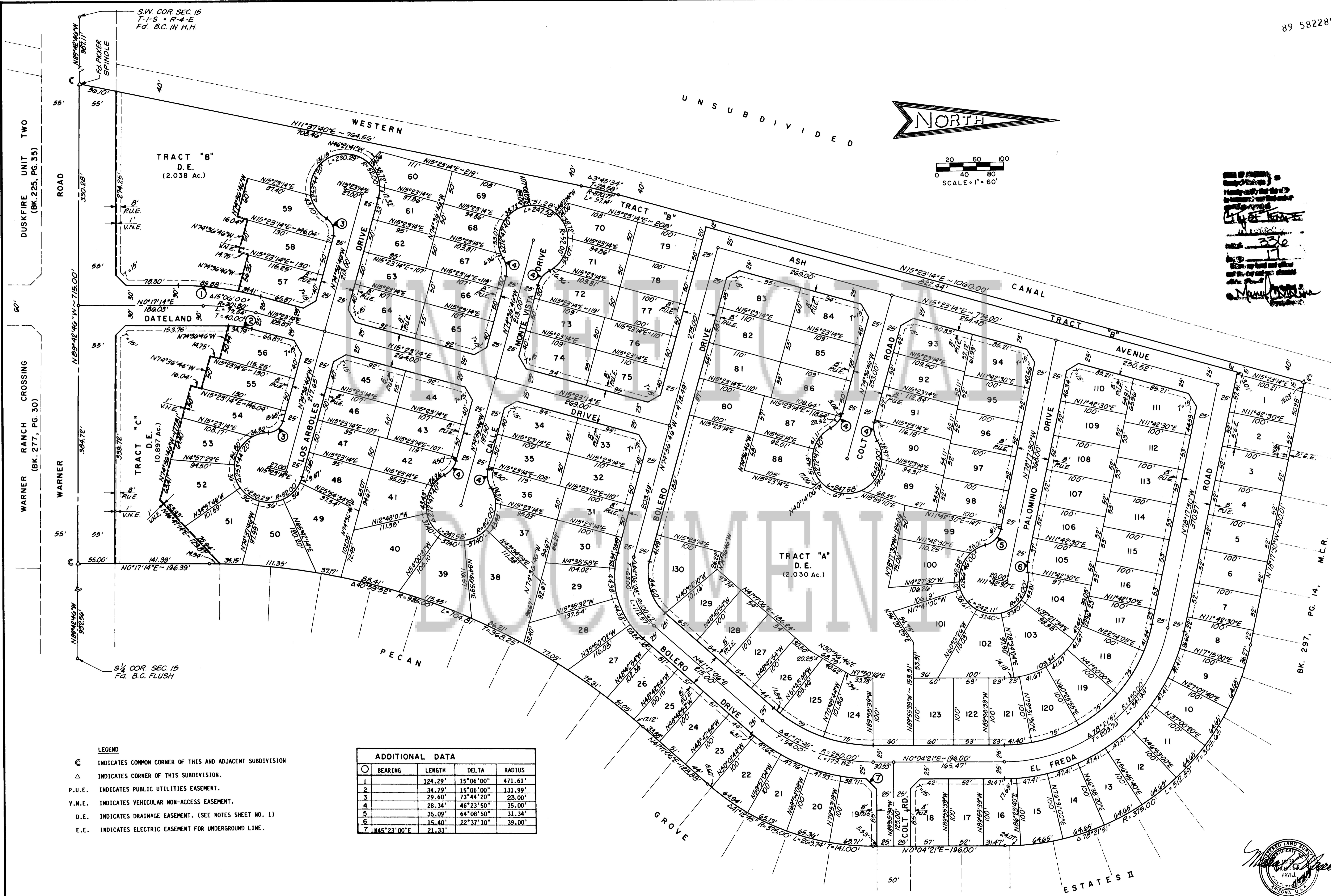
APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA THIS 16th DAY OF November, 1989.

Harry E. Mitchell ATTEST: Helen R. Fowler  
MAYOR CLERK

*[Handwritten notes and signatures in the bottom right margin, including a signature that appears to be 'M. Havill']*



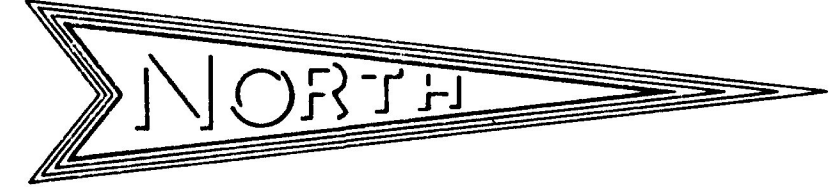
**NOTICE TO CONTRACTORS**  
 The owner hereby certifies that the information furnished herein is true and correct to the best of his knowledge and belief.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



- LEGEND**
- ⊙ INDICATES COMMON CORNER OF THIS AND ADJACENT SUBDIVISION
  - △ INDICATES CORNER OF THIS SUBDIVISION.
  - P.U.E. INDICATES PUBLIC UTILITIES EASEMENT.
  - V.N.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.
  - D.E. INDICATES DRAINAGE EASEMENT. (SEE NOTES SHEET NO. 1)
  - E.E. INDICATES ELECTRIC EASEMENT FOR UNDERGROUND LINE.

| BEARING | LENGTH      | DELTA     | RADIUS  |
|---------|-------------|-----------|---------|
| 1       | 124.29'     | 15°06'00" | 471.61' |
| 2       | 34.79'      | 15°06'00" | 131.99' |
| 3       | 29.60'      | 73°44'20" | 23.00'  |
| 4       | 28.34'      | 46°23'50" | 35.00'  |
| 5       | 35.09'      | 64°08'50" | 31.34'  |
| 6       | 15.40'      | 22°37'10" | 39.00'  |
| 7       | N45°23'00"E | 21.33'    |         |



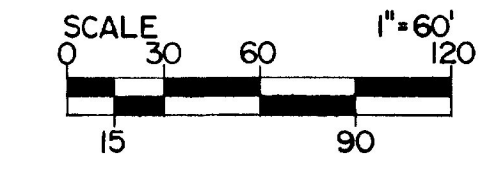
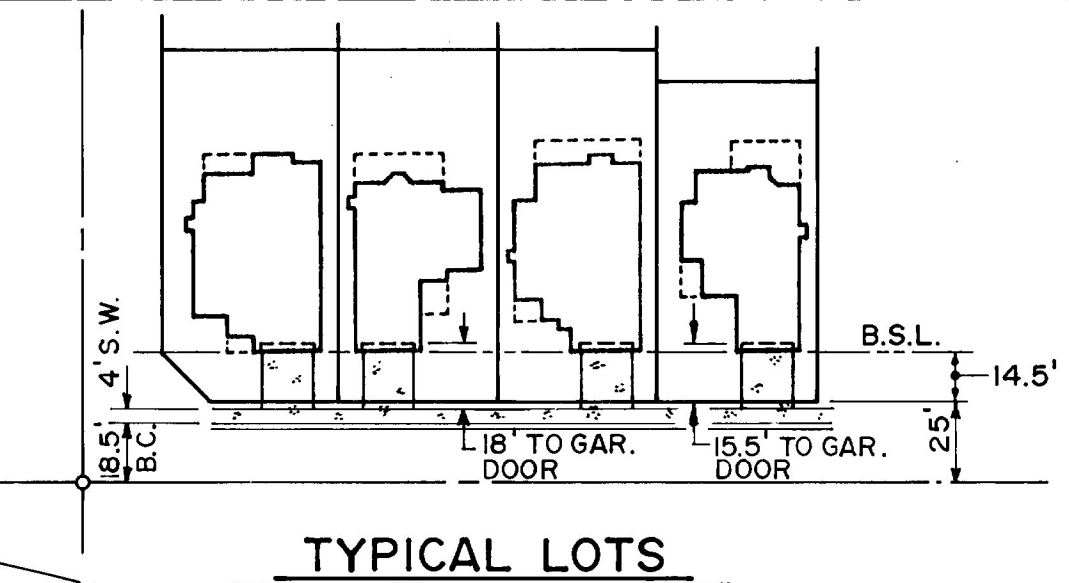


- VARIANCES - ZONING RT-H
- (1.) REDUCE MINIMUM LOT AREA FROM 5500 S.F. TO 4750 S.F.
  - (2.) REDUCE FRONT YARD SETBACK FROM 25 FT. TO 14.5 FT.
  - (3.) REDUCE SIDE YARD SETBACK FROM 10 FT. TO 5 FT.
  - (4.) REDUCE STREET SIDE YARD SETBACK FROM 25 FT. TO 10 FT.
  - (5.) REDUCE REAR YARD SETBACK FROM 20 FT. TO 10' AND (FROM 31' TO 15' FOR 2-STORY BUILDINGS ADJACENT TO SINGLE FAMILY).
  - (6.) REDUCE ON-SITE DRIVEWAY LENGTH FROM 20 FT. TO 15.5 FT.
  - (7.) INCREASE MAXIMUM LOT COVERAGE FROM 40% TO 60%.
  - (8.) REDUCE REQUIRED GUEST PARKING SPACES FROM 26 TO 21.

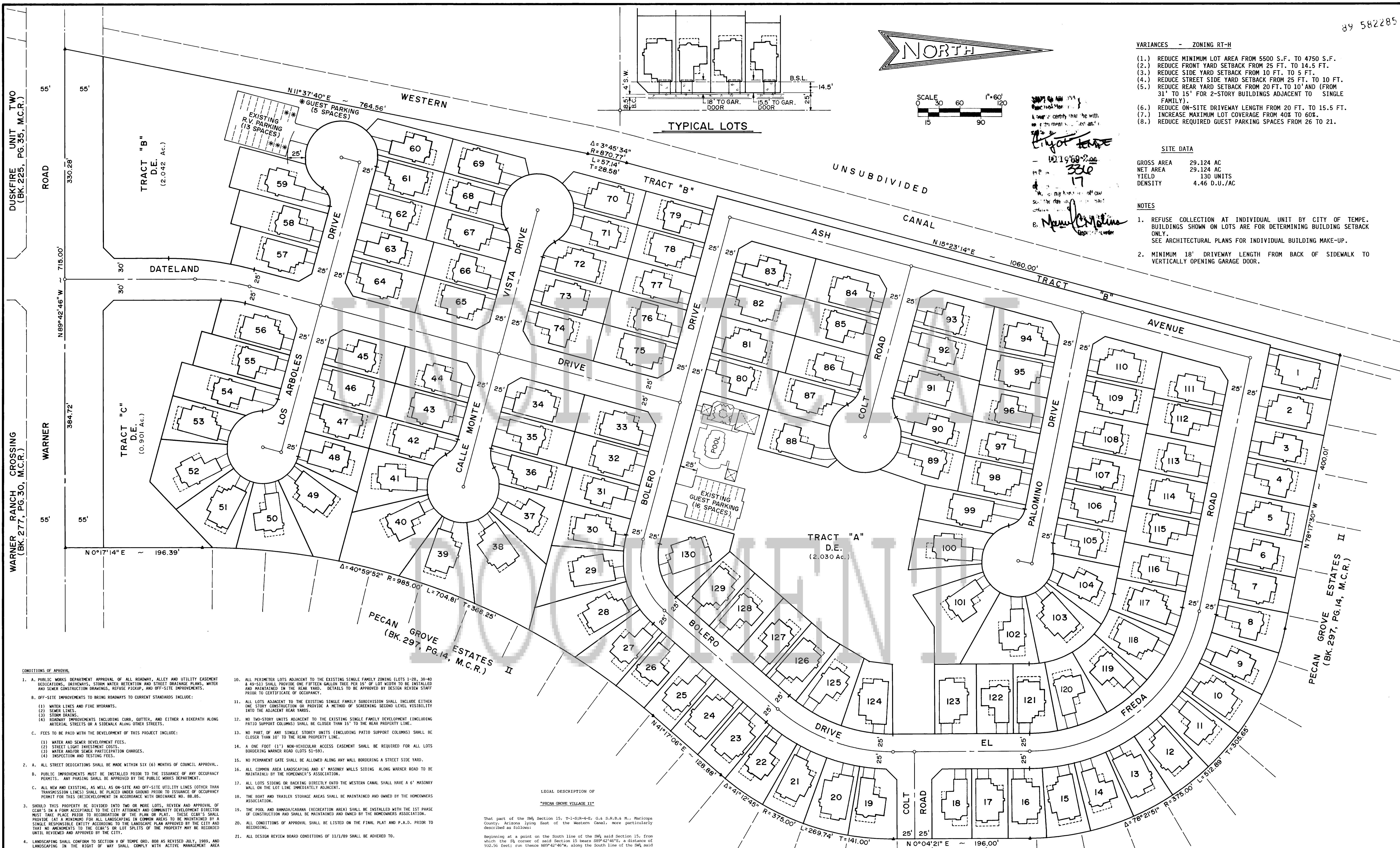
SITE DATA

|            |              |
|------------|--------------|
| GROSS AREA | 29.124 AC    |
| NET AREA   | 29.124 AC    |
| YIELD      | 130 UNITS    |
| DENSITY    | 4.46 D.U./AC |

- NOTES
1. REFUSE COLLECTION AT INDIVIDUAL UNIT BY CITY OF TEMPE. BUILDINGS SHOWN ON LOTS ARE FOR DETERMINING BUILDING SETBACK ONLY. SEE ARCHITECTURAL PLANS FOR INDIVIDUAL BUILDING MAKE-UP.
  2. MINIMUM 18' DRIVEWAY LENGTH FROM BACK OF SIDEWALK TO VERTICALLY OPENING GARAGE DOOR.



*Handwritten notes:*  
 10/19/08  
 300  
 17  
 B. *[Signature]*



- 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 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.
  - B. PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
  - C. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDER GROUND PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR THIS (RE)DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88-85.
  3. SHOULD THIS PROPERTY BE DIVIDED INTO TWO OR MORE LOTS, REVIEW AND APPROVAL OF CC&R'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECOGNITION OF THE PLAN OR PLAT. THESE CC&R'S SHALL PROVIDE AT A MINIMUM FOR ALL LANDSCAPING IN COMMON AREAS TO BE MAINTAINED BY A SINGLE RESPONSIBLE ENTITY ACCORDING TO THE LANDSCAPE PLAN APPROVED BY THE CITY AND THAT NO AMENDMENTS TO THE CC&R'S OR LOT SPLITS OF THE PROPERTY MAY BE RECORDED UNTIL REVIEWED AND APPROVED BY THE CITY.
  4. LANDSCAPING SHALL CONFORM TO SECTION V OF TEMPE ORD. 808 AS REVISED JULY, 1989, AND LANDSCAPING IN THE RIGHT OF WAY SHALL COMPLY WITH ACTIVE MANAGEMENT AREA RESTRICTIONS SET BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
  5. ALL PATIO WALLS SHALL BE OF MASONRY CONSTRUCTION AND/OR WROUGHT IRON.
  6. ROOFS SHALL BE TILED TO MATCH OR COMPLEMENT EXISTING TILE ROOF IN ADJACENT SINGLE FAMILY NEIGHBORHOODS.
  7. ALL MECHANICAL EQUIPMENT TO BE GROUND MOUNTED.
  8. ALL WALLS VISIBLE FROM PUBLIC/Private STREETS OR OPEN SPACES SHALL BE STUCCOED.
  9. SIGNIFICANT UPGRADES TO THE ELEVATIONS SHALL BE PROVIDED, SPECIFICALLY SIDE ELEVATIONS OF UNITS VISIBLE FROM PUBLIC/Private STREETS OR OPEN SPACES.
  10. ALL PERIMETER LOTS ADJACENT TO THE EXISTING SINGLE FAMILY ZONING (LOTS 1-29, 38-40 & 49-51) SHALL PROVIDE ONE FIFTEEN GALLON TREE PER 15' OF LOT WIDTH TO BE INSTALLED AND MAINTAINED IN THE REAR YARD. DETAILS TO BE APPROVED BY DESIGN REVIEW STAFF PRIOR TO CERTIFICATE OF OCCUPANCY.
  11. ALL LOTS ADJACENT TO THE EXISTING SINGLE FAMILY SUBDIVISION SHALL INCLUDE EITHER ONE STORY CONSTRUCTION OR PROVIDE A METHOD OF SCREENING SECOND LEVEL VISIBILITY INTO THE ADJACENT REAR YARDS.
  12. NO TWO-STORY UNITS ADJACENT TO THE EXISTING SINGLE FAMILY DEVELOPMENT (INCLUDING PATIO SUPPORT COLUMNS) SHALL BE CLOSER THAN 15' TO THE REAR PROPERTY LINE.
  13. NO PART OF ANY SINGLE STORY UNITS (INCLUDING PATIO SUPPORT COLUMNS) SHALL BE CLOSER THAN 10' TO THE REAR PROPERTY LINE.
  14. A ONE FOOT (1') NON-VEHICULAR ACCESS EASEMENT SHALL BE REQUIRED FOR ALL LOTS BORDERING WARNER ROAD (LOTS 51-59).
  15. NO PERMANENT GATE SHALL BE ALLOWED ALONG ANY WALL BORDERING A STREET SIDE YARD.
  16. ALL COMMON AREA LANDSCAPING AND 6" MASONRY WALLS SIDING ALONG WARNER ROAD TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  17. ALL LOTS SIDING OR BACKING DIRECTLY ONTO THE WESTERN CANAL SHALL HAVE A 6" MASONRY WALL ON THE LOT LINE IMMEDIATELY ADJACENT.
  18. THE BOAT AND TRAILER STORAGE AREAS SHALL BE MAINTAINED AND OWNED BY THE HOMEOWNERS ASSOCIATION.
  19. THE POOL AND RAMADA/CABANA (RECREATION AREA) SHALL BE INSTALLED WITH THE 1ST PHASE OF CONSTRUCTION AND SHALL BE MAINTAINED AND OWNED BY THE HOMEOWNERS ASSOCIATION.
  20. ALL CONDITIONS OF APPROVAL SHALL BE LISTED ON THE FINAL PLAT AND P.A.D. PRIOR TO RECORDING.
  21. ALL DESIGN REVIEW BOARD CONDITIONS OF 11/1/89 SHALL BE ADHERED TO.

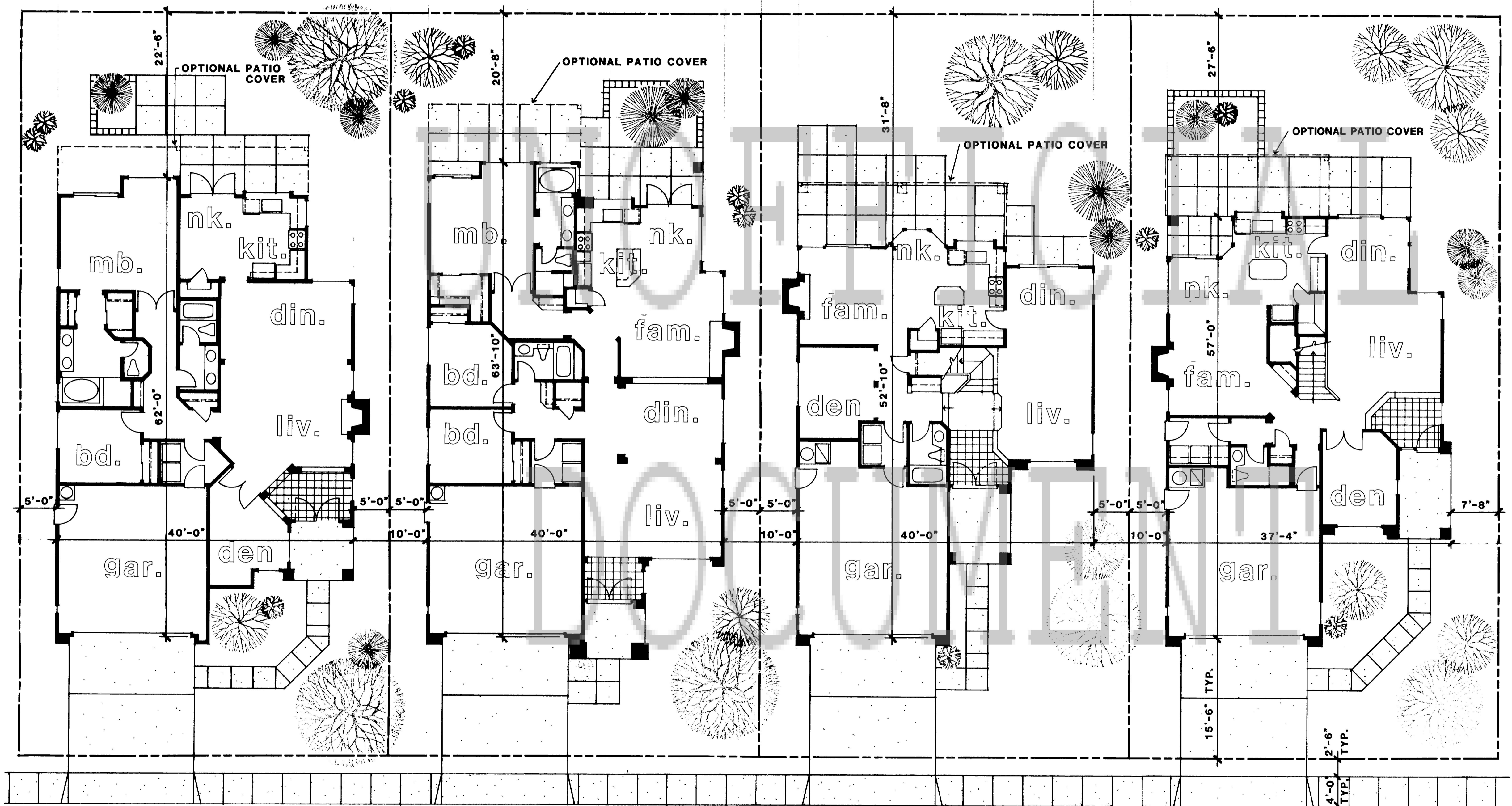
LEGAL DESCRIPTION OF  
 "PECAN GROVE VILLAGE II"  
 That part of the 9th Section 15, T-1-S-8-R-4-G, G.S. S.R.A. N., Maricopa County, Arizona lying East of the Western Canal, more particularly described as follows:  
 Beginning at a point on the South line of the 9th said Section 15, from which the SW corner of said Section 15 bears 89°42'46"W, a distance of 932.36 feet; run thence 89°42'46"W, along the South line of the 9th said Section 15, a distance of 715.00 feet to a point from which the SW corner of said Section 15 bears 89°42'46"W, a distance of 907.11 feet; run thence N11°37'40"E, along the westerly right-of-way line of the Western Canal, a distance of 764.56 feet; run thence along the arc of a curve to the right, said curve having a central angle of 3°45'34", a radius of 870.77 feet, a distance of 57.14 feet; run thence N15°23'14"E, a distance of 1060.00 feet; run thence 87°17'30"W, a distance of 400.01 feet; run thence along the arc of a curve to the right, said curve having a central angle of 78°21'51", a radius of 375.00 feet, a distance of 512.89 feet; run thence S0°04'21"W, a distance of 196.00 feet; run thence along the arc of a curve to the right, said curve having a central angle of 41°12'45", a radius of 375.00 feet, a distance of 269.74 feet; run thence S41°17'00"W, a distance of 128.80 feet; run thence along the arc of a curve to the left, said curve having a central angle of 40°59'52", a radius of 985.00 feet, a distance of 704.81 feet; run thence 80°17'14"W, a distance of 196.39 feet to the point of beginning.  
 Said parcel contains 30,020 acres.

FINAL P.A.D.



| REVISIONS | BY |
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**PECAN GROVE VILLAGE II**  
**TEMPE, ARIZONA**  
**HOMES BY POLYGON**



**PLAN 1**  
1699 S.F.

**PLAN 2**  
1827 S.F.

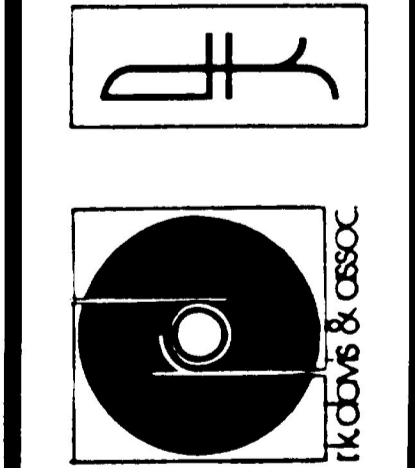
**PLAN 3**  
2080 S.F.

**PLAN 4**  
2181 S.F.

FIRST FLOOR PLAN

STATE OF ARIZONA )  
 County of Maricopa )  
 I hereby certify that the within instrument was filed and recorded in request of  
DAVID A. KAECH & ASSOCIATES, AIA, INC.  
 on 09/26/89  
 in Book 3316  
 on page 17  
 Witness my hand and official seal the day and year above stated.  
 Notary Public  
Naomi Christine  
 Deputy Recorder

David A. Kaech & Associates, AIA, Inc.  
 26131 Marguerite Parkway, Suite A  
 Mission Viejo, California 92692  
 (714) 582-2346

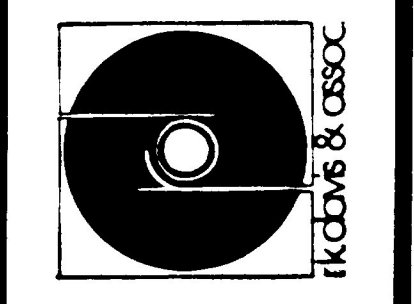
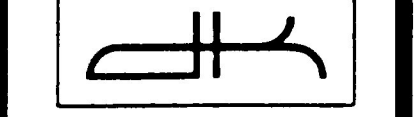


|         |              |
|---------|--------------|
| DRAWN   | SDK          |
| CHECKED |              |
| DATE    | 9/26/89      |
| SCALE   | 1/8" = 1'-0" |
| JOB NO. | 8927         |
| SHEET   | 4            |
| OF      | 5 SHEETS     |

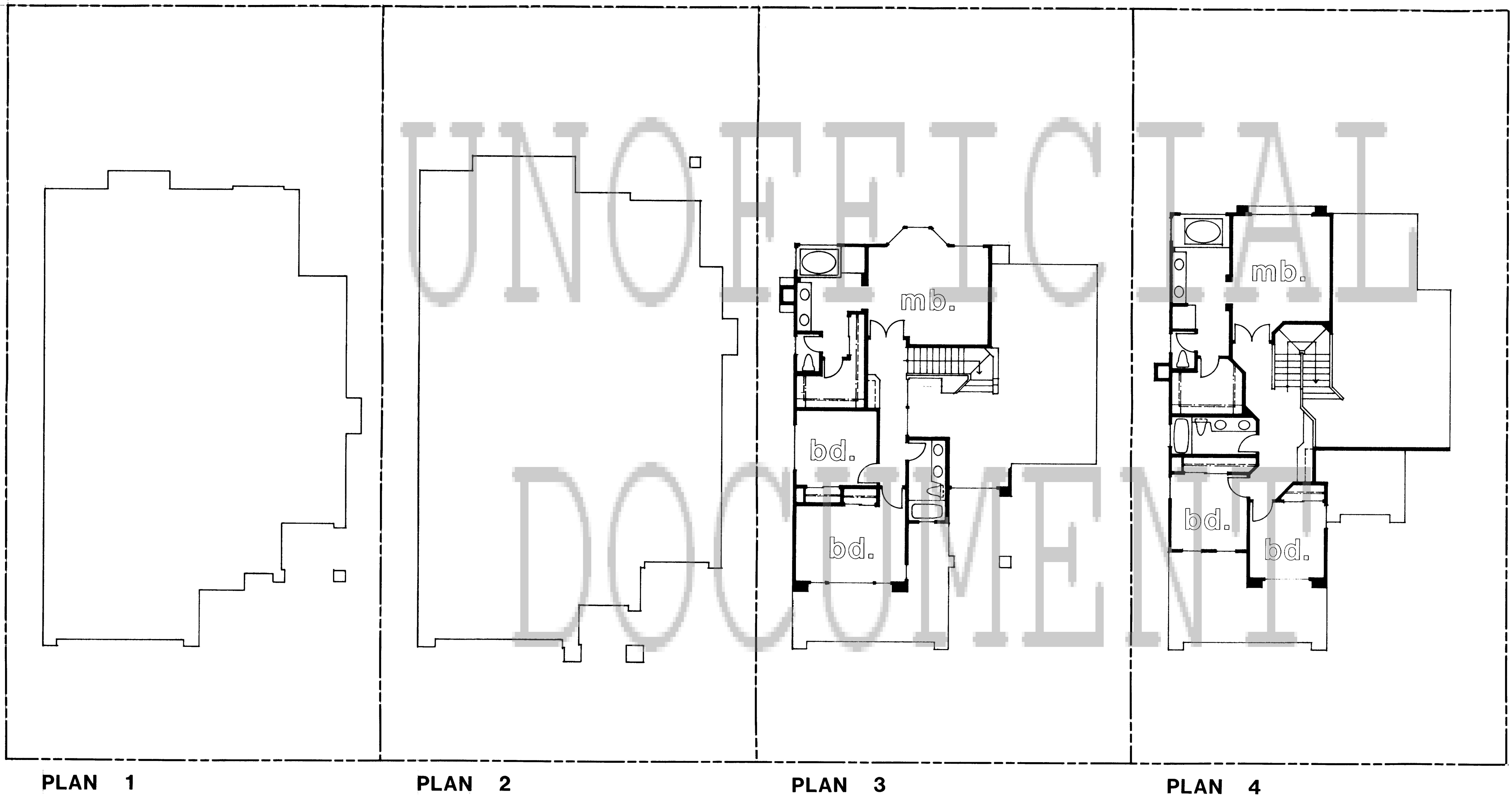
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**PECAN GROVE VILLAGE II**  
**TEMPE, ARIZONA**  
**HOMES BY POLYGON**

David A. Kaech &  
 Associates, AIA, Inc.  
 26131 Marguerite Parkway, Suite A  
 Mission Viejo, California 92692  
 (714) 562-2346



|         |              |
|---------|--------------|
| DRAWN   | SDK          |
| CHECKED |              |
| DATE    | 9/26/89      |
| SCALE   | 1/8" = 1'-0" |
| JOB NO. | 8927         |
| SHEET   | 5            |
| OF      | 5 SHEETS     |



STATE OF ARIZONA )  
 County of Maricopa )  
 I hereby certify that the within  
 instrument was filed and re-  
 corded at request of  
*David A. Kaech*  
 Dec 19 89 2 00  
 in Book 330  
 on page 17  
 Witness my hand and official  
 seal the day and year aforesaid.  
 My Comm. Expires  
*Mary Ann Medina*  
 Deputy Recorder

SECOND FLOOR PLAN