

FINAL PLAT FOR PECAN GROVE VILLAGE III

A SUBDIVISION OF
A PORTION OF THE S.W. 1/4 OF SECTION 15,
T.1S., R.4E., G.8.S.R.B. 8 M.
MARICOPA COUNTY, ARIZONA

362-30

STATE OF ARIZONA
County of Maricopa

6-1-93 12:12
6-1-93 12:12

On page 30
Witness my hand and official seal the day and year aforesaid.

County Recorder
Deputy Recorder
REC-0342512

DEPOSITION
State of Arizona s.s.
County of Maricopa

KNOW ALL MEN BY THESE PRESENTS: That Genesis S.W. Inc., an Arizona corporation, as Owner, has subdivided under the name of PECAN GROVE VILLAGE III, a portion of the S.W. 1/4, Section 15, T. 1 S., R. 4. E., G. 8 S. R. B. 8 M., Maricopa County, Arizona, as shown platted hereon and hereby publish this plat as and for the plat of said PECAN GROVE VILLAGE III, and hereby declares that said plat sets forth the location and gives the dimensions of the lots, tracts, streets and easements constituting same and that each lot, tract, and street shall be known by the number, letter, or name given to each respectively on said plat and hereby dedicates to the public for use as such the streets as shown on said plat and included in the above described premises. Easements are dedicated for the purposes shown hereon. Tract "N" is hereby dedicated as a drainage easement. Tracts "B", "C" and "D" are hereby dedicated as landscaping, and public utility easements. Tracts "N" thru "D" are to be maintained as landscape areas by PECAN GROVE VILLAGE III HOME OWNERS ASSOCIATION.

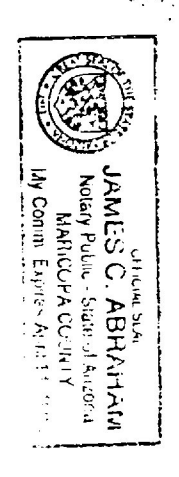
IN WITNESS WHEREOF: Genesis S.W. Inc., an Arizona corporation, as Owner, has hereunto caused its corporate name to be affixed and the same to be attested by the signature of William F. Dykes, its President, thereunto duly authorized.

GENESIS S.W. INC. OWNER
By: *William F. Dykes*
William F. Dykes - President

ACKNOWLEDGEMENT
State of Arizona s.s.
County of Maricopa

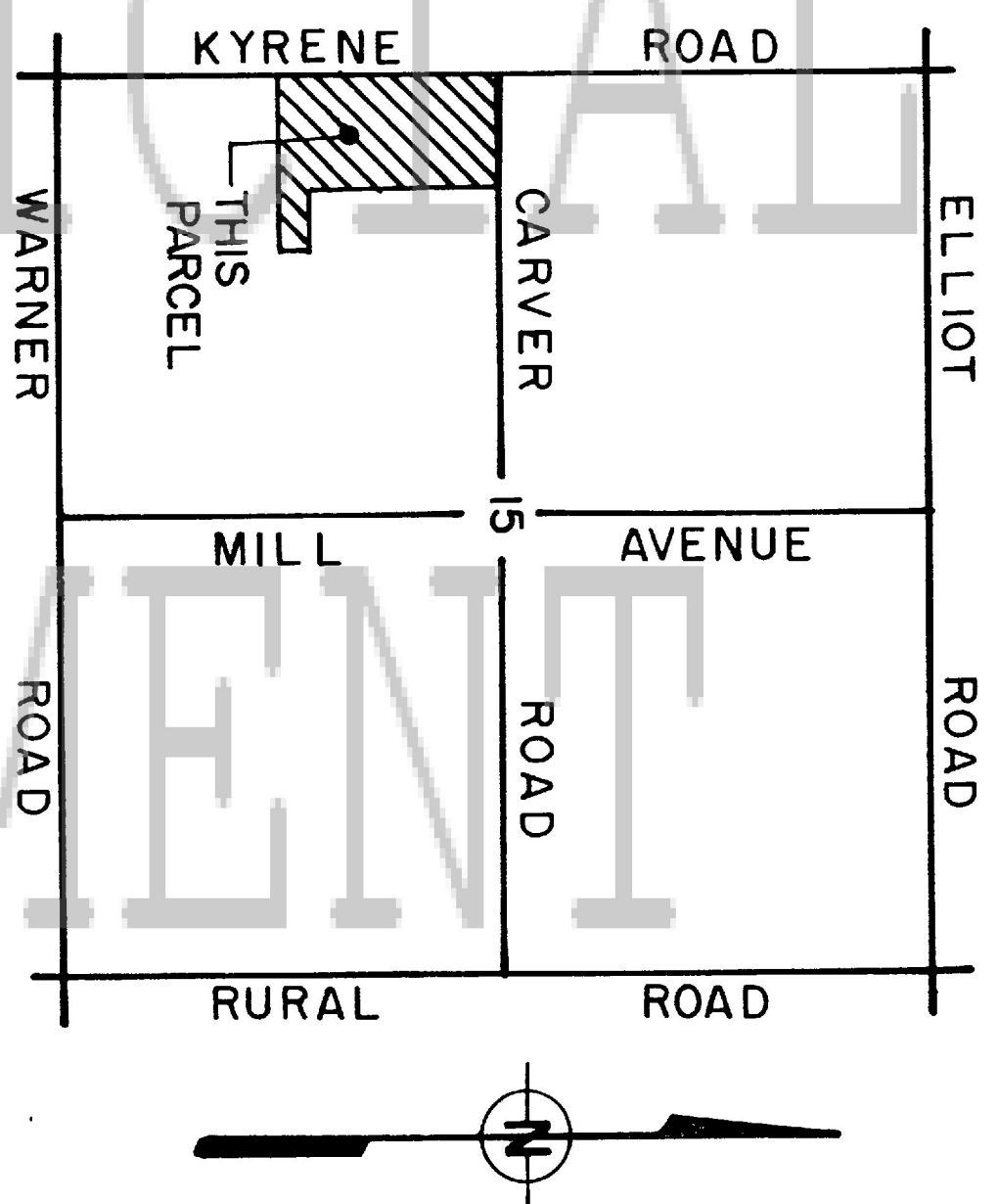
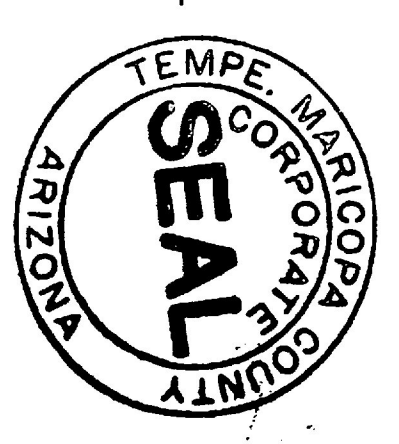
On this, the 11th day of MAY, 1993, before me the undersigned officer, personally appeared William F. Dykes, who acknowledged himself to be President of Genesis S.W. Inc., an Arizona corporation, as Owner and acknowledged that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Janis C. Robinson
Notary Public



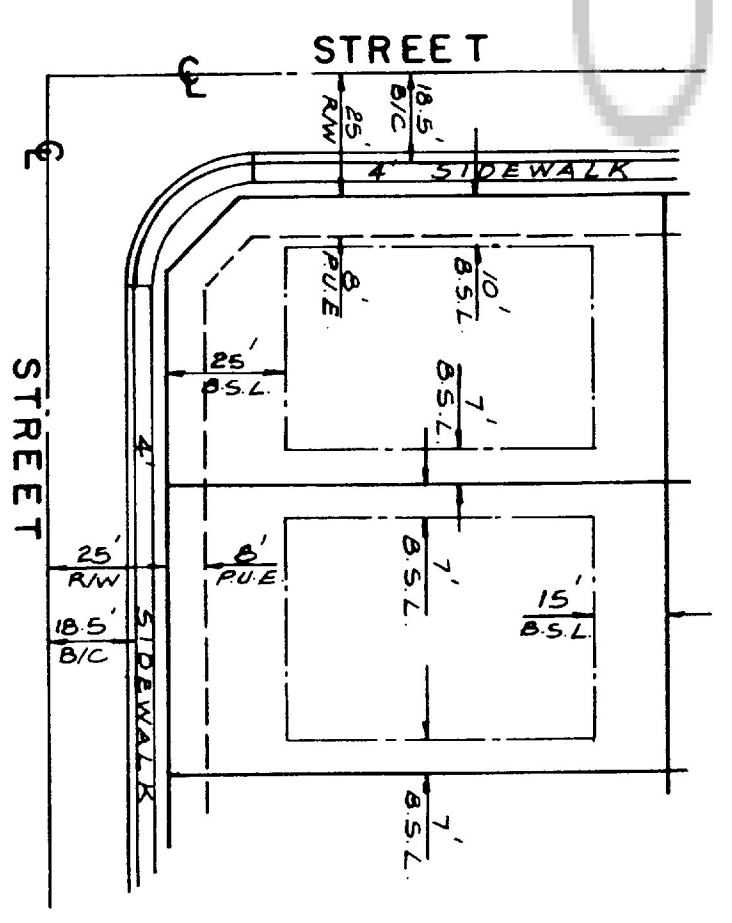
APPROVAL
Approved By: *Frederick Smith* 5-28-93
Planning Director
Approved By: *Ken Dykes* 5-29-93
City Engineer

Approved by the Council of the City of Tempe, Arizona this 18th day of March, 1993.
By: *Robert E. Welling* Mayor
Attest: *Adrian R. Swartz* Clerk



VICINITY MAP

CLOUSE ENGINEERING INC.
ENGINEERS
PHOENIX
SURVEYORS
ARIZONA
JOB NO. 920603



TYPICAL BUILDING SETBACK LIMITS

CERTIFICATION
This is to certify that the survey and subdivision of the premises described and platted hereon were made under my direction during the month of February, 1993, and that the plat is a true and correct copy of the original and that the monuments shown actually exist or will be set as shown. That their positions are correct and that said monuments are sufficient to enable the survey to be retraced.

Registered Land Surveyor No. 4369
Arson B. Rutter
Arson B. Rutter
3815 North 32nd Street
Phoenix, Arizona 85018



NOTES AND LEGEND

Indicates a corner of this subdivision. Set 5/8" rebar unless noted otherwise.
P.U.E. Indicates public utility easement, unless noted otherwise.
V.N.A.E. Indicates vehicular non-access easement.

Construction within public utility easements shall be limited to utilities, and wood, wire or removable section type fencing.
This subdivision is located within the City of Tempe water service area and has been designated as having an assured water supply.

That all utilities, including street light and electric lines up to and including 12.5 K.V. installed with this development, shall be placed underground upon a permit issued by the City Engineer.
The corners of Tract "N" identified as a drainage easement on this plat, are responsible for the perpetual maintenance of said tract in accordance with standards established by the Tempe City Engineer pursuant to ordinance No. 819-11.
No building or structures of any sort may be constructed within said tract "N", which may impede the flow of water within said tract.
Public utility easements are subordinate to the drainage easement.

CONDITIONS OF APPROVAL

1. Approval of CC&G's in a form acceptable to the City Attorney and Community Development Director must take place prior to reclamation of the plat. These CC&G's should provide that a single entity will ultimately be responsible for maintaining all common area landscaping on the site, according to the landscape plan approved by the City, and that such provision may not be amended without prior approval by the City Attorney and Community Development Director.
2. No variances may be created by future property lines without prior approval of the City of Tempe.
3. Building permit shall be obtained and substantial construction commenced within two (2) years of the date of council approval or the zoning shall revert to that in place at the time of application.
4. This plan shall be recorded prior to issuance of permits, and shall reflect cross access to land on both the north and south.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. The plat shall be modified to reflect changes indicated on staff map of 12/04/92 prior to final plat review.
7. Wall and landscape details, including timing of installation, to be approved by Design Review staff prior to City Council action on the Final Plat.
8. Irrigation ditch to be tiled for the entire length of the parcel easement with installation of streets in this project.
9. Driveway drive connection to adjacent subdivision to the north to be installed with streets in this project, with special construction details to be approved by Engineering Department prior to reclamation of plat.
10. 6" masonry screen wall to be constructed along the northern property lines of lots #17-44 with installation of first phase of improvements in this project.

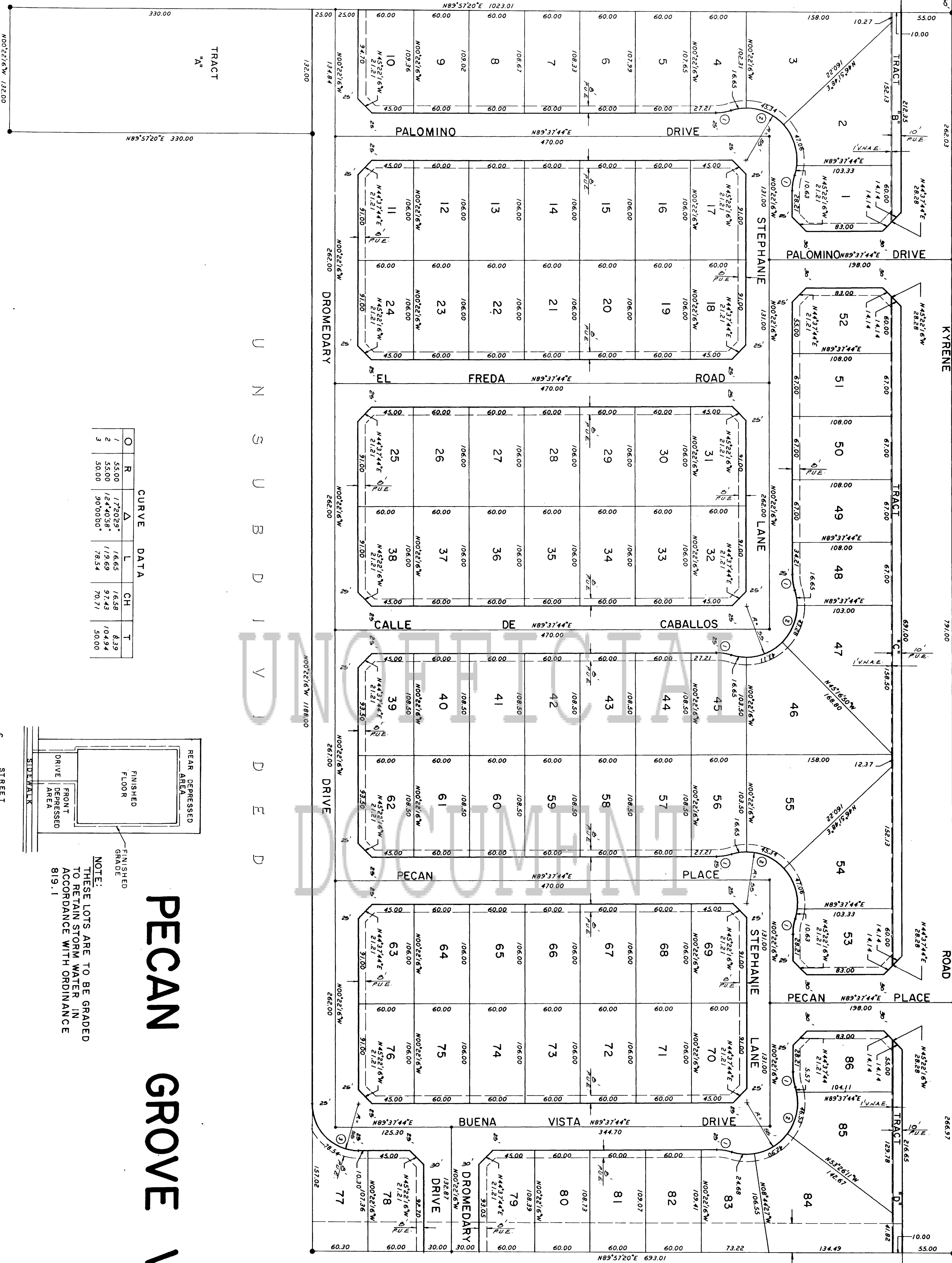
ENGINEERS
Clouse Engineering, Inc.
5450 North 32nd Street
Phoenix, AZ 85018
Phone: (602) 955-4690

DEVELOPER
Landscape Homes
4625 South Wendler Drive
Suite 210
Tempe, AZ 85282
Phone: (602) 431-1186

SW CORNER SECTION 15
T.1S., R.4E. FOUND BRASS
203 N. 249362.339
E. 291334.404

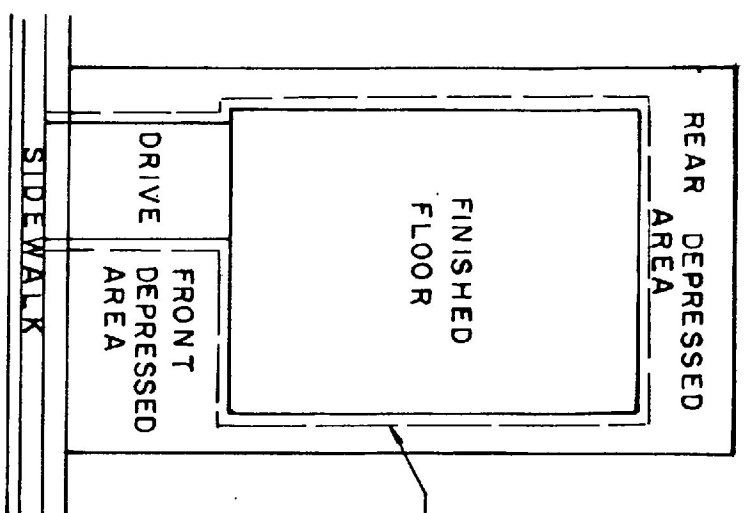
W. 1/4 CORNER SECTION 15,
T.1S., R.4E. FOUND BRASS
279 N. 252014.622
E. 291413.635

WARNER ROAD



CURVE DATA

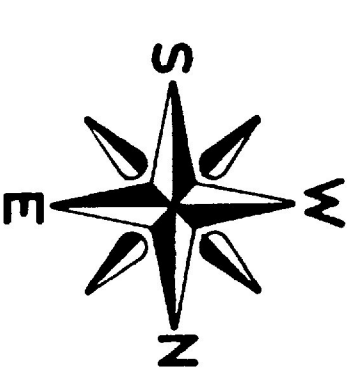
O	R	Δ	L	CH	T
1	55.00	172023°	1.665	16.58	8.39
2	55.00	1244038°	1.969	97.43	10.494
3	50.00	900000°	78.54	70.71	50.00



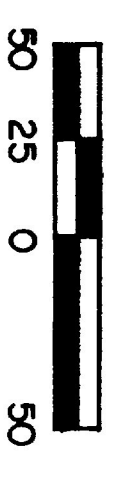
NOTE:
THESE LOTS ARE TO BE GRADED
TO RETAIN STORM WATER IN
ACCORDANCE WITH ORDINANCE
819.1

PECAN GROVE VILLAGE III

UNSUBDIVIDED



SCALE: 1" = 50'



362-30

25 FT. MARGINATION CASE
DOC. 71-0479073

STAT OF ARIZONA } SS
County of Maricopa }
I hereby certify that the within
instrument was filed and recorded
at request of
CITY OF TEBES
6-1-93 A.D.
In Book 362
on page 30
I, **Deputy Recorder**
County Recorder
93081250
RECORDING NUMBER

