337-37

WARNER RANCH CROSSING UNIT IV

A SUBDIVISION AND A PLANNED AREA DEVELOPMENT OF TRACT "S" AND A PORTION OF TRACT "R" OF "WARNER RANCH" , BK 277, PG 29, MCR, LYING WITHIN A PORTION OF THE N-1/2 OF THE SW-1/4 OF SECTION 22, T-1-S, R-4-E, G&SRB&M, 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 #1050, HAS SUBDIVIDED UNDER THE NAME OF "WARNER RANCH CROSSING UNIT IV", A SUBDIVISION LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER 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 CROSSING UNIT IV", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH 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 STREETS AND THE EASEMENTS FOR THE PURPOSES SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. SAID PLAT CONSTITUTES, IN PART, A REPLAT OF A PORTION OF THE PROPERTY PREVIOUSLY PLATTED AS "WARNER RANCH", TRACTS "S" & "R" 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 1st DAY OF March ,1990

FIRST SERVICE TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE

BY William C. Fenn
TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS 1ST DAY OF MARCH, 1990, BEFORE ME THE UNDERSIGNED TRUST OFFICER APPEARED WILLIAM C. FENN, 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.

Mary E. Fischnaw
NOTARY PUBLIC

MY COMMISSION EXPIRES

TRACT AREAS AND USES

TRACT NAME	AREA IN ACRES	DESCRIPTION OF USE
A	0.5737	LANDSCAPING & RETENTION BASIN
B	0.1186	LANDSCAPING
C	0.0468	LANDSCAPING & AT&T EASEMENT
D	0.2691	LANDSCAPING & RETENTION BASIN
E	0.0195	LANDSCAPING
F	0.3518	LANDSCAPING & RETENTION BASIN
G	0.0209	LANDSCAPING

NET SUBDIVISION AREA = 16.1596 ACRES

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 (RS) DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 88.85.

3. REVIEW AND APPROVAL OF CC&R'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDATION OF THE PLAN OR PLAT. THESE CC&R'S SHALL PROVIDE (AT A MINIMUM) FOR ALL LANDSCAPING ON SITE 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. VALID BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN ONE YEAR OF DATE OF COUNCIL APPROVAL OF VARIANCE(S) SHALL BE DEEMED NULL AND VOID.

5. BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED WITHIN TWO YEARS OF THE DATE OF COUNCIL APPROVAL OF THE ZONING SHALL REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION.

6. ALL DRIVEWAYS SHALL HAVE A MINIMUM LENGTH OF 20 FEET.

7. NO FUTURE ADDITIONS SHALL BE PERMITTED IN THE ESTABLISHED FRONT YARD AS SHOWN ON THE P.A.D. MAP IN ORDER TO PRESERVE THE VARIABLE SETBACKS. THIS CONDITION SHALL BE INCLUDED IN THE TRACT DECLARATIONS AND REFLECTED ON THE RECORDED PAD AND PLAT.

8. THE P.A.D. MAP SHOWING THE 20 FOOT SETBACK BE RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR 20 FOOT SETBACKS.

9. ALL MECHANICAL EQUIPMENT SHALL BE GROUND MOUNTED. DETAILS TO BE APPROVED BY STAFF PRIOR TO RECORDATION OF THE FINAL PAD.

10. ALL CONDITIONS OF APPROVAL NOT SHOWN ON THE PLAN SHALL BE LISTED ON THE FINAL PLAT AND PAD PRIOR TO RECORDING.

11. ALL WALLS VISIBLE FROM A PUBLIC OR PRIVATE STREET OR OPEN SPACE SHALL BE MASONRY WITH STUCCO OR A COMBINATION OR MASONRY WITH STUCCO OR A COMBINATION OF MASONRY WITH STUCCO AND WROUGHT IRON. DETAILS TO BE APPROVED BY STAFF.

12. CREDIT FOR THE UNITS LOST FROM THE PREVIOUS DENSITY SHALL NOT BE TRANSFERRED TO ANY OTHER PROJECT IN WARNER RANCH.

13. LANDSCAPING SHALL CONFORM TO SECTION V OF TEMPE ORDINANCE 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. PROPOSED LANDSCAPING MATERIAL TO MATCH OR COMPLIMENT EXISTING LANDSCAPING IN ADJACENT WARNER RANCH NEIGHBORHOODS. DETAILS OF LANDSCAPING PLAN SHALL BE APPROVED BY DRB STAFF.

14. ALL COMMON LANDSCAPING AREAS TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

15. ROOF MATERIAL SHALL BE TILE TO MATCH OR COMPLIMENT EXISTING TILE ROOFS IN EXISTING SINGLE FAMILY NEIGHBORHOOD IN WARNER RANCH.

16. FINAL CLEARANCE OF PLATS SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT.

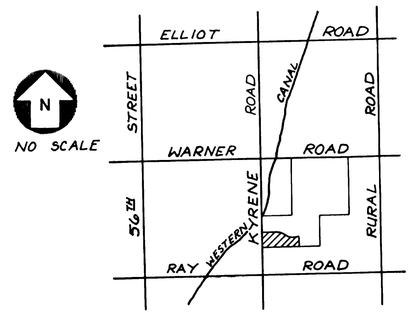
17. PLATS SHALL BE MODIFIED TO SHOW KEY LOT CONDITIONS (LOTS #56 AND #53), AND CORRSCT SPELLING OF LARONA LANE, AS NOTED ON MARKUP OF 11/22/89.

18. A 20 FOOT MINIMUM STREET SIDE YARD SETBACK SHALL BE MAINTAINED ON LOTS #55 AND #52.

19. CONDITIONS #13, #16, AND #17 SHALL BE COMPLIED WITH PRIOR TO COUNCIL INTRODUCTION.

UNOFFICIAL DOCUMENT

STATE of Arizona
County of Maricopa
City of Tempe
MAR 12 90-200
337
37
Carolyn Jones



VICINITY MAP

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 FRANK 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, 1990, 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.

REGISTERED LAND SURVEYOR
CERTIFICATE NUMBER
8607
TED FRANK POOLE
EXPIRES 6-30-90
ARIZONA, U.S.A.

8607
R.L.S. #

APPROVALS:

APPROVED BY: Terry L. Mullins 3-12-90
PLANNING DIRECTOR DATE

APPROVED BY: Lee Duran 3-9-90
CITY ENGINEER DATE

APPROVED BY THE COUNCIL OF THE CITY OF TEMPE, ARIZONA, THIS 15th DAY OF February, 1990.

BY: Harry E. Mitchell
MAYOR

ATTEST: Helen R. Fowler
CITY CLERK

1) THE OWNER OF TRACTS "A", "D", AND "F" IDENTIFIED AS "LANDSCAPING AND RETENTION BASINS" ON THIS PLAT, ARE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SAID TRACTS IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE TEMPE CITY ENGINEER PERSUANT TO ORDINANCE NO. 819.1.

2) NO BUILDING OR STRUCTURES OF ANY SORT MAY BE CONSTRUCTED WITHIN SAID TRACTS "A", "D", AND "F" WHICH MAY IMPEDE THE FLOW OF WATER WITHIN SAID TRACTS.

96035 S. Kyrene

VALLEY ENGINEERING & SURVEYING CO.			
422 East Southern Avenue • Tempe, Arizona 85282 • (602) 784-4452			
WARNER RANCH CROSSING UNIT IV			
SCALE: 1"=60'	JOB # 114-33	DATE: January, 1990	SHEET 1 OF 3

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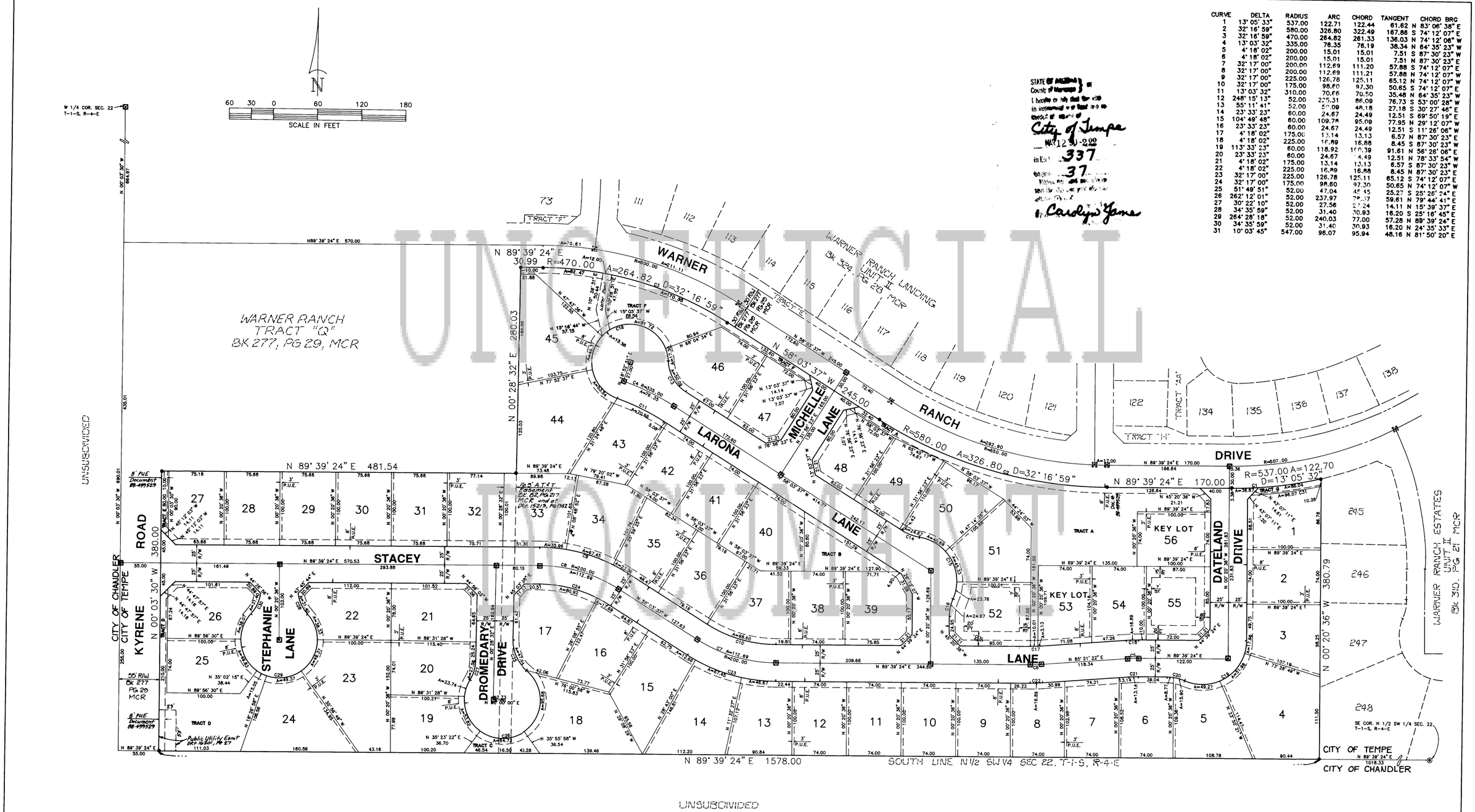

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	13° 05' 33"	537.00	122.71	122.44	61.62	N 83° 06' 38" E
2	32° 16' 59"	580.00	326.80	322.49	167.88	S 74° 12' 07" E
3	32° 16' 59"	470.00	264.82	261.33	136.03	N 74° 12' 08" W
4	13° 03' 32"	335.00	76.35	76.19	38.34	N 64° 35' 23" W
5	4° 18' 02"	200.00	15.01	15.01	7.51	S 87° 30' 23" W
6	4° 18' 02"	200.00	15.01	15.01	7.51	N 87° 30' 23" E
7	32° 17' 00"	200.00	112.69	111.20	57.88	S 74° 12' 07" E
8	32° 17' 00"	200.00	112.69	111.21	57.88	N 74° 12' 07" W
9	32° 17' 00"	225.00	126.78	125.11	65.12	N 74° 12' 07" W
10	32° 17' 00"	175.00	98.60	97.30	50.65	S 74° 12' 07" E
11	113° 03' 32"	310.00	70.66	70.50	35.48	N 64° 35' 23" W
12	248° 15' 13"	52.00	225.31	86.09	76.73	S 53° 00' 28" W
13	55° 11' 41"	52.00	50.09	48.18	27.18	S 30° 27' 46" E
14	23° 33' 23"	60.00	24.67	24.49	12.51	S 69° 50' 19" E
15	104° 49' 48"	60.00	109.78	95.09	77.95	N 29° 12' 07" W
16	23° 33' 23"	60.00	24.67	24.49	12.51	S 11° 26' 06" W
17	4° 18' 02"	175.00	13.14	13.13	6.57	N 87° 30' 23" E
18	4° 18' 02"	225.00	16.89	16.88	8.45	S 87° 30' 23" W
19	113° 33' 23"	60.00	118.92	100.39	91.61	N 56° 26' 06" E
20	23° 33' 23"	60.00	24.67	24.49	12.51	N 78° 33' 54" W
21	4° 18' 02"	175.00	13.14	13.13	6.57	S 87° 30' 23" W
22	4° 18' 02"	225.00	16.89	16.88	8.45	N 87° 30' 23" E
23	32° 17' 00"	225.00	126.78	125.11	65.12	S 74° 12' 07" E
24	32° 17' 00"	175.00	98.60	97.30	50.65	N 74° 12' 07" W
25	51° 49' 51"	52.00	47.04	45.45	25.27	S 25° 26' 24" E
26	262° 12' 01"	52.00	237.97	78.37	59.61	N 79° 44' 41" E
27	30° 22' 10"	52.00	27.56	27.24	14.11	N 15° 39' 37" E
28	34° 35' 59"	52.00	31.40	30.93	16.20	S 25° 16' 45" E
29	264° 28' 18"	52.00	240.03	77.00	57.28	N 89° 39' 24" E
30	34° 35' 59"	52.00	31.40	30.93	16.20	N 24° 35' 33" E
31	10° 03' 45"	547.00	96.07	95.94	48.16	N 81° 50' 20" E

STATE OF ARIZONA }
County of Maricopa }
I hereby certify that the within instrument was filed and recorded at the request of
City of Tempe
MAY 12 '90 -2:00 PM
in Book 337
of Maps, Page 37
Records of Maricopa County, Arizona.
Witness my hand and official seal.
Carolyn Jane

UNOFFICIAL DOCUMENT

LEGEND

- ⊡ = SURVEY MONUMENT TO BE SET
- ⊠ = SURVEY MONUMENT FOUND
- ● = IRON ROD TO BE SET (Subdivision Corner)
- R/W = RIGHT-OF-WAY
- PUE = PUBLIC UTILITY EASEMENT
- ESMT = EASEMENT
- C1 = CURVE NUMBER FOR CURVE TABLE

VALLEY ENGINEERING & SURVEYING CO.
422 East Southern Avenue Tempe, Arizona 85282 (602) 784-4452

SCALE: HORIZ: 1"=60' VERT: N/A	DATE: JANUARY, 1990	SHEET 2 OF 3

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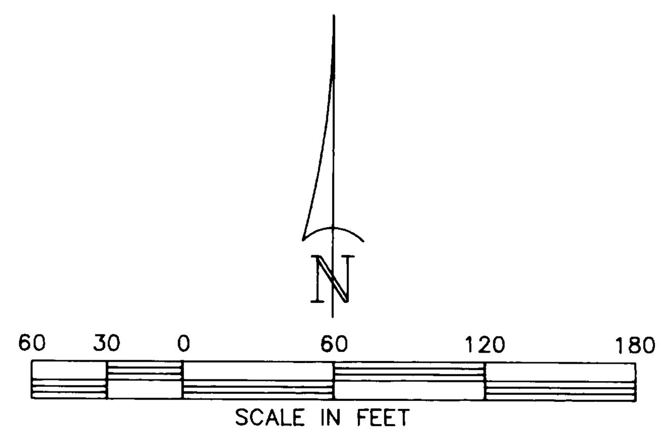
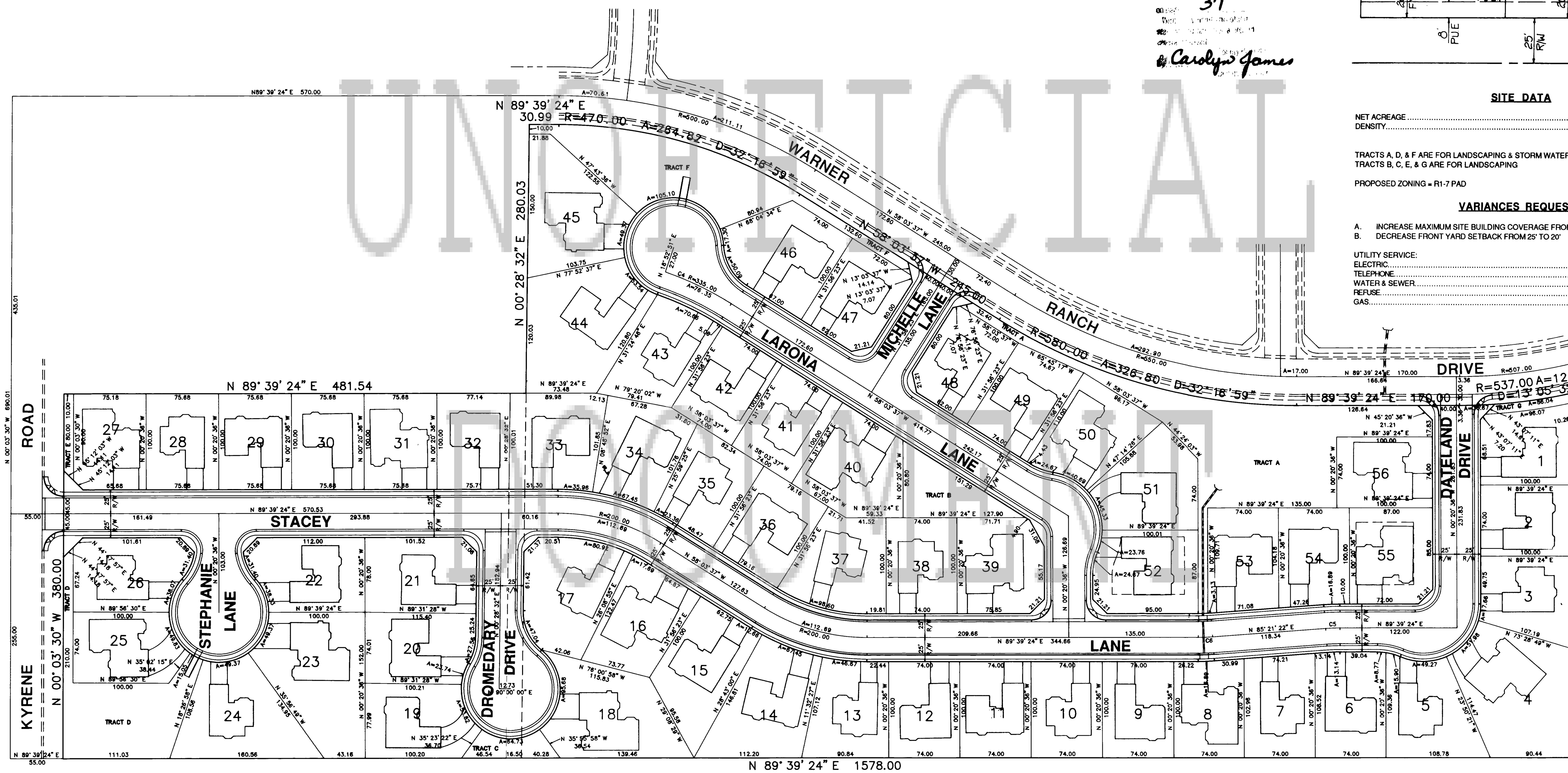
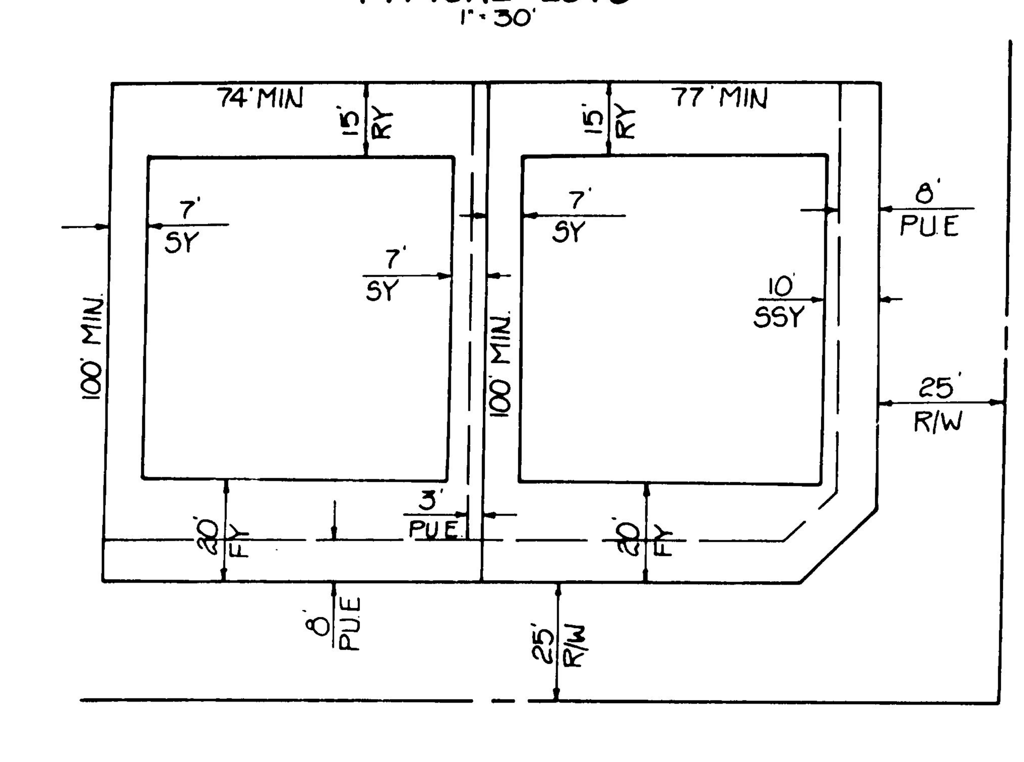
A PLANNED AREA DEVELOPMENT FOR
WARNER RANCH CROSSING UNIT IV





STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
City of Tempe
MAR 12 '90 -2 00
in Book 337
on page 37
Carolyn James

TYPICAL LOTS
1"=30'



SITE DATA

NET ACREAGE .... 16.1596 ACRES
DENSITY .... 56 UNITS / 16.1596 ACRES = 3.47 DU/AC.

TRACTS A, D, & F ARE FOR LANDSCAPING & STORM WATER RETENTION
TRACTS B, C, E, & G ARE FOR LANDSCAPING

PROPOSED ZONING = R1-7 PAD

VARIANCES REQUESTED

A. INCREASE MAXIMUM SITE BUILDING COVERAGE FROM 40% TO 45%.
B. DECREASE FRONT YARD SETBACK FROM 25' TO 20'

UTILITY SERVICE:

ELECTRIC .... SALT RIVER PROJECT
TELEPHONE .... US WEST
WATER & SEWER .... CITY OF TEMPE
REFUSE .... CITY OF TEMPE
GAS .... SOUTHWEST GAS

VALLEY ENGINEERING & SURVEYING CO.
422 East Southern Avenue Tempe, Arizona 85282 (602) 784-4452

SCALE: HORIZ: 1" = 60'	VERT: N/A	DATE: JANUARY, 1990	SHEET 3 OF 3

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