

SUBDIVISION PLAT
FOR
TEMPE VILLAGES UNIT 1 - 2ND AMENDED

A REPLAT OF TRACT E, TRACT G, AND UNIT 85 OF THE AMENDED FINAL SUBDIVISION FOR TEMPE VILLAGES UNIT 1 AS FILED IN BOOK 418, PAGE 13, RECORDS OF MARICOPA COUNTY, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASF AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20150204415 03/26/2015 05:00
BOOK 1223 PAGE 18
ELECTRONIC RECORDING

REC14021-3-1-1-M-
chagc11aj

HILGART WILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE. STE. 200 PH. (602) 963-2458
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DEDICATION:

TEMPE VILLAGES HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT ASSOCIATION, AS OWNER, HEREBY PLATS (2ND AMENDED) UNDER THE NAME OF "TEMPE VILLAGES UNIT 1 - 2ND AMENDED" TRACTS E, G, AND LOT 85 OF "TEMPE VILLAGES UNIT 1" AS RECORDED IN BOOK 418, PAGE 13, M.C.R., AZ., BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "TEMPE VILLAGES UNIT 1 - 2ND AMENDED" AND DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACTS AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH TRACT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF TEMPE FOR PUBLIC USE AS SUCH STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND IS INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ACKNOWLEDGMENT:

TEMPE VILLAGES HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT ASSOCIATION:

BY: Chad West DATE: 2/18/2015

ITS: PRESIDENT

ON THIS 18th DAY OF February, 2015 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED Dani De Gauci, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

BY: Morris D. Pinchoff 01/26/18
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION:

TRACTS E, G, AND UNIT 85 OF THE AMENDED FINAL SUBDIVISION PLAT FOR TEMPE VILLAGES UNIT 1 AS FILED IN BOOK 418, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.



OWNER/DEVELOPER:

TEMPE VILLAGES HOMEOWNERS ASSOCIATION, INC.
1738 W. VILLAGE WAY
TEMPE ARIZONA, 85282

BENCHMARK:

NORTHEAST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST, CITY OF TEMPE DATUM ELEVATION 1163.09

BASIS OF BEARINGS:

BASIS OF BEARING IS N89°37'25"E PER THE AMENDED FINAL SUBDIVISION FOR TEMPE VILLAGES UNIT 1 AS FILED IN BOOK 418, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. (CITY OF TEMPE BEARING FOR THIS LINE IS N89°40'09"E)

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA ON THIS 29th DAY OF January 2015.

BY: Mark W. Mitchell DATE: 2/18/15
MAYOR

ATTEST: Dani De Gauci DATE: 3/19/2015
CITY CLERK

BY: Dani De Gauci DATE: 2/19/15
PER CITY ENGINEER

BY: Daniel K. T. Johnson DATE: 3-24-15
COMMUNITY DEVELOPMENT



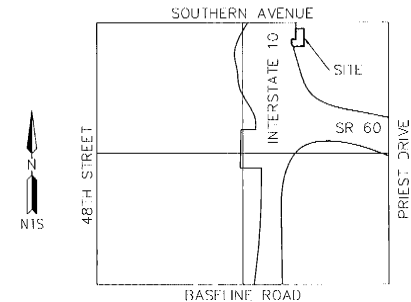
CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY OF THIS PREMISES DESCRIBED AND PLATTED HEREON, WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2014; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Kirk J. Pangus
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NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



VICINITY MAP

SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF TEMPE AND HAS BEEN DESIGNED AS HAVING AN ASSURED WATER SUPPLY.
2. LOT CORNERS TO BE SET WITH 1/2 REBAR. RLS #19344
3. ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND.
4. ANY RETENTION SYSTEM AS SHOWN ON THE GRADING AND DRAINAGE PLANS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO: (1) REGULARLY INSPECT THE SYSTEM (AT LEAST ANNUALLY) AND (2) MAINTAIN THE SYSTEM IN A CONDITION THAT WILL ALLOW THE SYSTEM TO STORE AND DISSIPATE THE VOLUME OF STORM WATER AS SHOWN ON THE DESIGN PLANS. THE FOREGOING RESTRICTION CANNOT BE CHANGED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY OF TEMPE ENGINEER.
5. THE INTENT OF THIS AMENDED PLAT IS TO REDEFINE THE BOUNDARY OF TRACTS E AND G AND DIKLE UNIT 85 AS COMPARED TO THEIR RESPECTIVE PLATTED BOUNDARIES PER BOOK 418, PAGE 13.
6. UNITS 86 THROUGH 94 ARE CONSIDERED AN "EXCEPTION" TO THIS AMENDED SUBDIVISION PLAT

FLOOD PLAIN CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE "SHADED X" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2240L, DATED OCTOBER 16, 2013 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REC-4021

SBD14009

DS130758

TEMPE VILLAGES UNIT 1 - 2ND AMENDED
1830 WEST VILLAGE WAY
TEMPE, ARIZONA
FINAL PLAT

PROJ. NO.: 349	STATUS:
DATE: APRIL 2014	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: DSP
APPROVED: KJP	DWG. NO.:
	FPO1
	SHT. 1 OF 3

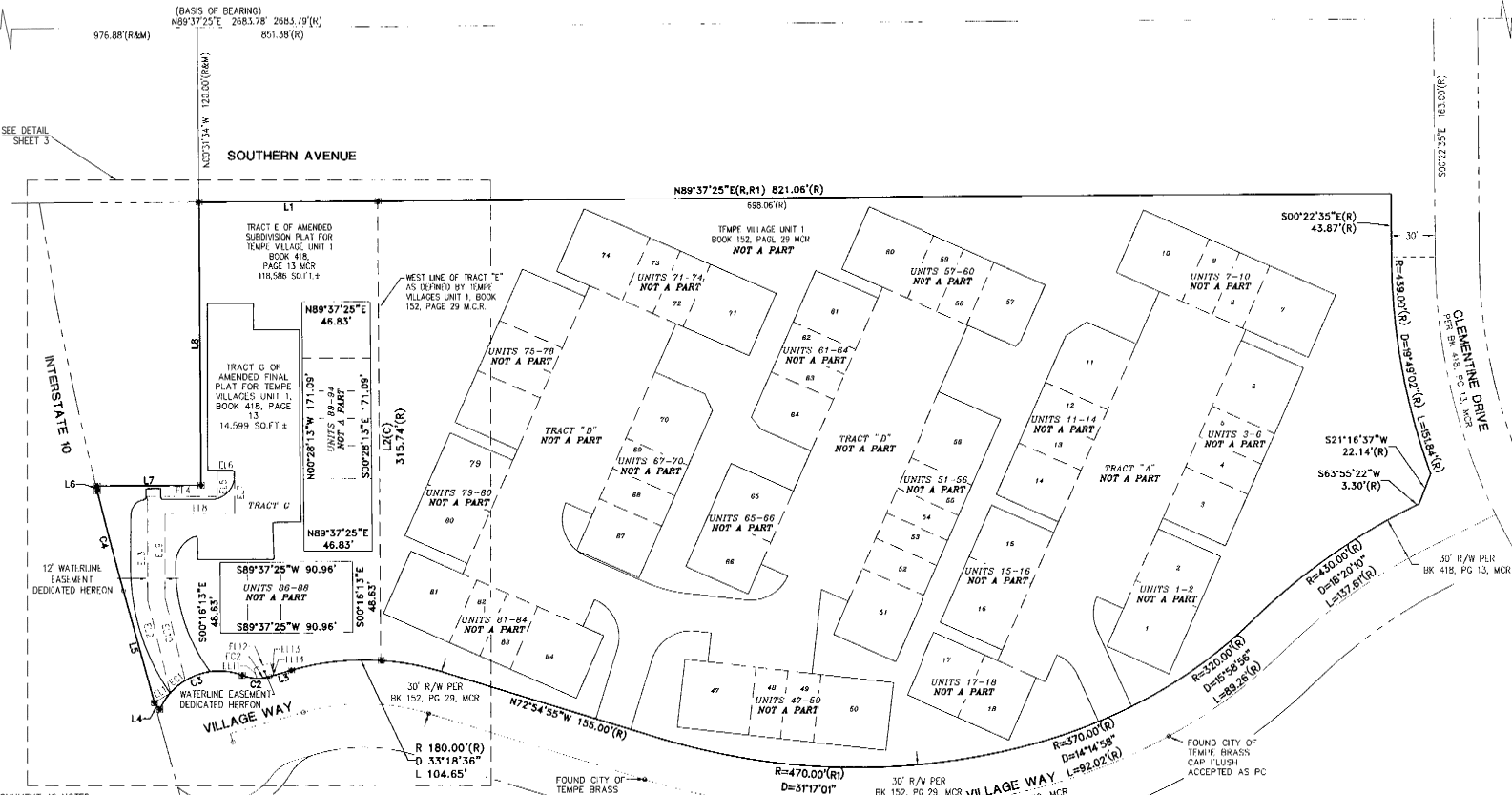
OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
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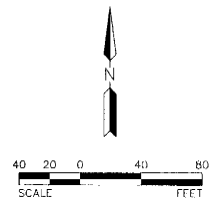
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NORTH QUARTER
 CORNER OF SECTION
 32, TOWNSHIP 1
 NORTH, RANGE 4
 EAST, FOUND BRASS
 CAP IN HAND HOLE

NORTH EAST CORNER OF
 SECTION 32, TOWNSHIP
 1 NORTH, RANGE 4
 EAST, FOUND BRASS
 CAP IN HAND HOLE



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND BRASS CAP IN HAND HOLE
 - FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/CAP, R.I.S. 19344
 - BRASS CAP FLUSH
 - BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - - - RIGHT-OF-WAY
 - R/W REGISTERED LAND SURVEYOR
 - APN ASSESSOR PARCEL NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - MCR MARICOPA COUNTY RECORDER
 - F.K.A. FORMERLY KNOWN AS
 - (C) CALCULATED
 - (R) RECORD PER BK 418, PG 13, MCR
 - (R1) RECORD PER BK 152, PG 29, MCR
 - 94 UNIT NUMBER
 - ▨ EXCEPTION AREA
 - SUBDIVISION CORNER



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C2	30.00'	36°52'11"	19.30'
C3	44.93'	86°01'58"	67.56'
C4	2490.48'	1°38'02"	71.02'
C5	44.21'	17°02'53"	13.16'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°37'25"W	122.72'
L2	S00°20'30"E	315.43'
L3	N73°49'49"E	15.29'
L4	S38°40'36"E	5.88'
L5	N15°31'41"W	70.52'
L6	S00°22'35"E	3.36'
L7	S89°37'25"W	71.50'
L8	S00°22'35"E	194.50'

EASEMENT LINE TABLE

LINE #	DIRECTION	LENGTH
EL1	N58°56'13"E	12.84'
EL2	N13°48'53"W	65.69'
EL3	N00°00'00"E	71.13'
EL4	N90°00'00"E	47.85'
EL5	N00°00'00"E	17.50'
EL6	N90°00'00"E	12.00'
EL7	S00°00'00"E	29.50'
EL8	N90°00'00"W	47.83'
EL9	S00°00'00"E	57.69'
EL10	S13°48'53"E	58.41'
EL11	N16°18'53"W	7.22'
EL12	N73°41'07"E	12.00'
EL13	S16°18'53"E	8.64'
EL14	S73°49'49"W	2.90'

EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
EC1	45.00'	17°02'45"	13.30'
EC2	30.00'	17°28'32"	9.15'

DS130758

SBD14009

REC14021



REC-4021
 SDO 4009
TEMPE VILLAGES UNIT 1 - 2ND AMENDED
 1830 WEST VILLAGE WAY
 TEMPE, ARIZONA
FINAL PLAT

PROJ. NO.: 137405
 DATE: APRIL 2014
 SCALE: AS SHOWN
 DRAWN: DSP
 APPROVED: JLP
 DWG. NO.
FP02
 SHT. 2 OF 3

