134-2

# NORTHTOWN-UNIT THREE-A

## A PLANNED AREA DEVELOPMENT

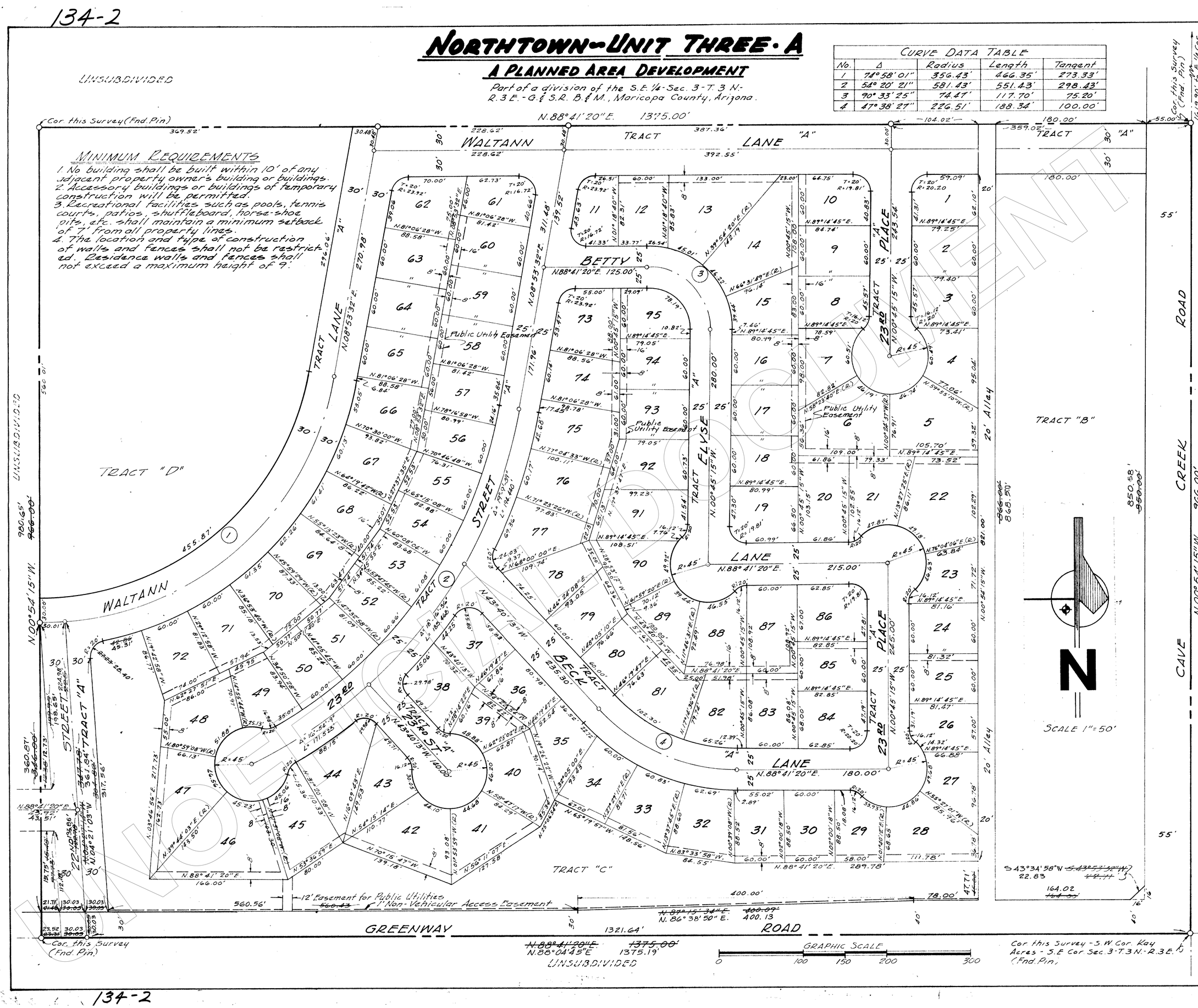
Part of a division of the S.E. 1/4 - Sec. 3 - T. 3 N. - R. 3 E. - G. & S.R. B. & M., Maricopa County, Arizona.

UNSUBDIVIDED

| CURVE DATA TABLE | | | | |
|---|---|---|---|---|
| No. | Δ | Radius | Length | Tangent |
| 1 | 74° 58' 01" | 356.43' | 466.35' | 273.33' |
| 2 | 58° 20' 21" | 581.43' | 551.43' | 298.43' |
| 3 | 90° 33' 25" | 74.47' | 117.70' | 75.20' |
| 4 | 47° 38' 27" | 226.51' | 188.34' | 100.00' |

### MINIMUM REQUIREMENTS

1. No building shall be built within 10' of any adjacent property owner's building or buildings.
2. Accessory buildings or buildings of temporary construction will be permitted.
3. Recreational facilities such as pools, tennis courts, patios, shuffleboard, horse-shoe pits, etc. shall maintain a minimum setback of 7' from all property lines.
4. The location and type of construction of walls and fences shall not be restricted. Residence walls and fences shall not exceed a maximum height of 9'.





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State Of ARIZONA } ss
County of Maricopa }

I hereby certify that the within instrument was filed and recorded at request of

Associated Engineers

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in Book 130 of Maps, on page 1500K 134 2

Witness my hand and official seal the day and year aforesaid.

Paul N. Marston
County Recorder

By
Deputy Recorder


## AFFIDAVIT of ENGINEER'S CORRECTION

State of Arizona } ss
County of Maricopa }

Robert R. Johnson, being duly sworn says

1. That he is a Registered Civil Engineer under the laws of the State of Arizona and qualified to perform and execute the functions of his profession pertaining to land surveying.
2. That as such Engineer, he prepared the plat of Northtown Unit Three-A during the month of May, 1970, which was duly recorded on Page 13 in Book 130 of Maps on Page 13 of Maricopa County, Arizona.
3. That subsequent investigation revealed that there were discrepancies in the bearing of the Greenway Road and the bearing and distance of the West subdivision line and the bearing and length of 22 lots, and that these discrepancies have been corrected by marking through the original dimensions and bearings and inserting the true dimensions and bearings and distances there on.
4. Furthermore that this action rectifies said discrepancies and sets forth the true conditions, as found by actual survey.

Robert R. Johnson

Subscribed and sworn before me this 13th day of Nov, 1970.

Margaret [illegible]
Notary Public

My Commission expires [illegible]

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ACRES

## GENERAL NOTES

1. No structure of any kind shall be built or placed within the Public Utility Easements except wood, wire, or removable section fencing and/or paving, nor any planting except grass. Further, the City of Phoenix shall not be required to replace any such structure or planting that must be removed by the City in the course of maintenance, operation, or re-construction.
2. A homeowner's association will be formed which will be responsible for the maintenance of all commonly owned property within the platted hereon such as: private streets, tracts, open areas, and all other property not specifically designated as commonly-owned.
3. Tract "A" constitutes all private streets in this Planned Area Development. Tract "A" also constitutes easements for ingress, egress, refuse collection and public utilities.
4. ○ = Denotes corners of Northtown UNIT THREE-A.

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