146-39

NORTHTOWN UNIT THREE - B

A PLANNED AREA DEVELOPMENT

A DIVISION OF PART OF THE SE¼ - SECTION 3 - T.3N. - R.3E. - G.&S.R.B.&M. AND A PORTION OF TRACT "A" NORTHTOWN UNIT THREE A - AND THOSE CERTAIN UNNUMBERED PARCELS WEST OF AND ADJACENT TO 22ND ST. (TRACT "A" - BOOK 130 - PAGE 2 AND AFFIDAVIT OF CORRECTION - BOOK 134 - PAGE 2 MARICOPA COUNTY, ARIZONA.

49646

County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
City of Phoenix
FEB 29 '72 8 45
in Book 146
39
on page
Witness my hand and official seal the day and year aforesaid.
Paul W. Johnson County Recorder
By [illegible] Deputy Recorder

UNSUBDIVIDED

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE, HAS DIVIDED UNDER THE NAME OF NORTHTOWN UNIT THREE - B, PART OF THE SE¼ OF SECTION 3, T.3N., R.3E., G.&S.R.B.&M., AND A PORTION OF TRACT "A" NORTHTOWN UNIT THREE-A BOOK 134, AT PAGE 6, MARICOPA COUNTY, ARIZONA, AND THOSE CERTAIN UNNUMBERED PARCELS WEST OF AND ADJACENT TO 22ND STREET (TRACT "A") IN SAID NORTHTOWN UNIT THREE-A, AND HEREBY PUBLISHES THIS MAP AS AND FOR THE MAP OF NORTHTOWN UNIT THREE-B AND HEREBY DECLARES THAT SAID MAP SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE STREETS, PARCELS, AND TRACTS, CONSTITUTING SAME, AND THAT EACH STREET, PARCEL, AND TRACT SHALL BE KNOWN BY THE NAME, NUMBER, OR LETTER GIVEN EACH RESPECTIVELY ON SAID MAP AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH GREENWAY ROAD AND 20TH STREET AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN. TRACTS "E, F" AND "G" SHOWN ON SAID PLAT ARE PRIVATE DRIVEWAYS FOR THE USE OF THE OWNERS OF THE PARCELS ADJACENT THERETO, THEIR INVITEES, LICENSEES, AND EMPLOYEES, AND ARE ALSO DEDICATED AS EASEMENTS FOR PUBLIC UTILITIES, REFUSE COLLECTION, AND EMERGENCY VEHICLES ONLY. TRACTS "E, F, AND G," ARE NOT OTHERWISE DEDICATED TO THE PUBLIC FOR ITS USE. TRACT "H" SHOWN ON SAID PLAT IS FOR THE USE OF THE OWNERS OF THE PARCELS ADJACENT THERETO, AND THEIR INVITEES, FOR RECREATION AND OTHER RELATED ACTIVITIES. TRACT "H" IS NOT OTHERWISE DEDICATED TO THE PUBLIC FOR ITS USE. TRACT "A" IS HEREBY DEDICATED FOR THE HOMEOWNERS IN NORTHTOWN UNIT THREE-B AS A PRIVATE DRIVE AND AS AN EASEMENT FOR REFUSE COLLECTION AND PUBLIC UTILITIES THERE IS HEREBY DEDICATED THAT PORTION OF THE ABOVE DESCRIBED, IDENTIFIED AS TRACTS "B", "C", AND "D" FOR USE BY THE HOMEOWNERS IN NORTHTOWN UNIT THREE-B FOR RECREATION, AND OTHER RELATED ACTIVITIES, EASEMENTS THAT ARE WITHIN THESE TRACTS ARE TO BE USED FOR THE PURPOSES SHOWN. TRACTS "A", "B", "C" AND "D" ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN NORTHTOWN UNIT THREE-B AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO NORTHTOWN UNIT THREE-B OF RECORD AND RECORDED CONCURRENTLY WITH THIS MAP

MINIMUM REQUIREMENTS

1. NO BUILDING SHALL BE BUILT WITHIN 10' OF ANY ADJACENT PROPERTY OWNERS BUILDING OR BUILDINGS, EXCEPT AS NOTED IN (6) BELOW.
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'.
5. LOTS 209-A THRU 209-L SHALL BE ZERO LOT LINE TRIPLEX LIVING UNITS. ANY SINGLE LIVING UNITS OF WHICH SHALL BE WITHIN THE LIMITS OF ITS RESPECTIVE SUB-LOT.

IN WITNESS WHEREOF:

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, AS TRUSTEE, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED, AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED.

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA AS TRUSTEE

BY: Richard Buttram
TRUST OFFICER.

ACKNOWLEDGEMENT

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }

ON THIS THE 9 DAY OF FEBUARY, 19 72 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RICHARD BUTTRAM WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER, OF TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, 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 A TRUST OFFICER.

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

Roberta Ann Monzingo
NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires Aug. 5, 1973

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND DIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 1971.

REGISTERED CIVIL ENGINEER

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA, THIS 23rd DAY OF February, 19 72

BY John D. Driggs MAYOR ATTEST Dorothea Robertson CITY CLERK

GENERAL NOTES

1. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE, OR REMOVABLE SECTION-TYPE FENCING AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS. FURTHER, THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTINGS THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RE-CONSTRUCTION.
2. A HOMEOWNERS ASSOCIATION WILL BE FORMED WHICH WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMONLY OWNED PROPERTY PLATTED HEREON SUCH AS: PRIVATE STREETS, OPEN AREAS, AND ALL OTHER PROPERTIES DESIGNATED AS COMMONLY-OWNED.
3. TRACT "A" CONSTITUTES ALL PRIVATE DRIVES IN THIS PLANNED AREA DEVELOPMENT. TRACT "A" ALSO CONSTITUTES EASEMENTS FOR REFUSE COLLECTION AND PUBLIC UTILITIES.
4. ● = DENOTES CORNERS OF NORTHTOWN UNIT THREE - B UNLESS OTHERWISE NOTED ALL CORNERS ARE SET WITH A 1/2" IRON BAR

THIS EASEMENT IS FOR THE PURPOSE OF ALLOWING STORM, FLOOD AND OTHER WATERS TO PASS OVER, UNDER OR THROUGH THE LAND SET ASIDE FOR THE EASEMENT AND NOTHING SHALL BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW ON THIS EASEMENT WHICH WOULD IMPEDE THE FLOW OF SUCH WATERS.

PUBLIC UTILITIES ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

NORTHTOWN UNIT THREE-A BK. 134, PG. 6

GREENWAY ESTATES No 3 BK. 169, PG. 43

FEB 1972 RECEIVED City of Phoenix Planning Dept. 2nd Floor

SCALE: 1"=100

P.A.D. 9-69 2-3-72 1-6-72

ASSOCIATED ENGINEERING
Civil Consultants
Phoenix Arizona

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