

# WINDSOR ESTATES

~ Exclusively Listed ~



SE of Thomas Rd & 48<sup>th</sup> Street ♦ Phoenix, Arizona 85018



## HIGHLIGHTS

|                     |   |
|---------------------|---|
| LOCATION ♦          | SE of Thomas Rd & 48 <sup>th</sup> St<br>Phoenix, Arizona 85018                     |
| PRICE ♦             | \$1,200,000 (\$120,000 per P&E lot)   |
| APN's ♦             | 126-14-017  |
| ZONING ♦            | R1-6, Phoenix   |
| TOTAL LOTS ♦        | 10  |
| AVG. LOT SIZE ♦     | 58' x 133'  |
| SETBACKS ♦          | Side – 10' & 3'<br>Front – 10'<br>Rear – 20'  |
| IMPROVEMENT COSTS ♦ | \$54,729 per lot  |
| IMPACT FEES ♦       | None  |
| COMMENTS ♦          | - Final Plat will be approved in May 2014 .<br>- Subject will be a gated community. |

### PLEASE CONTACT:

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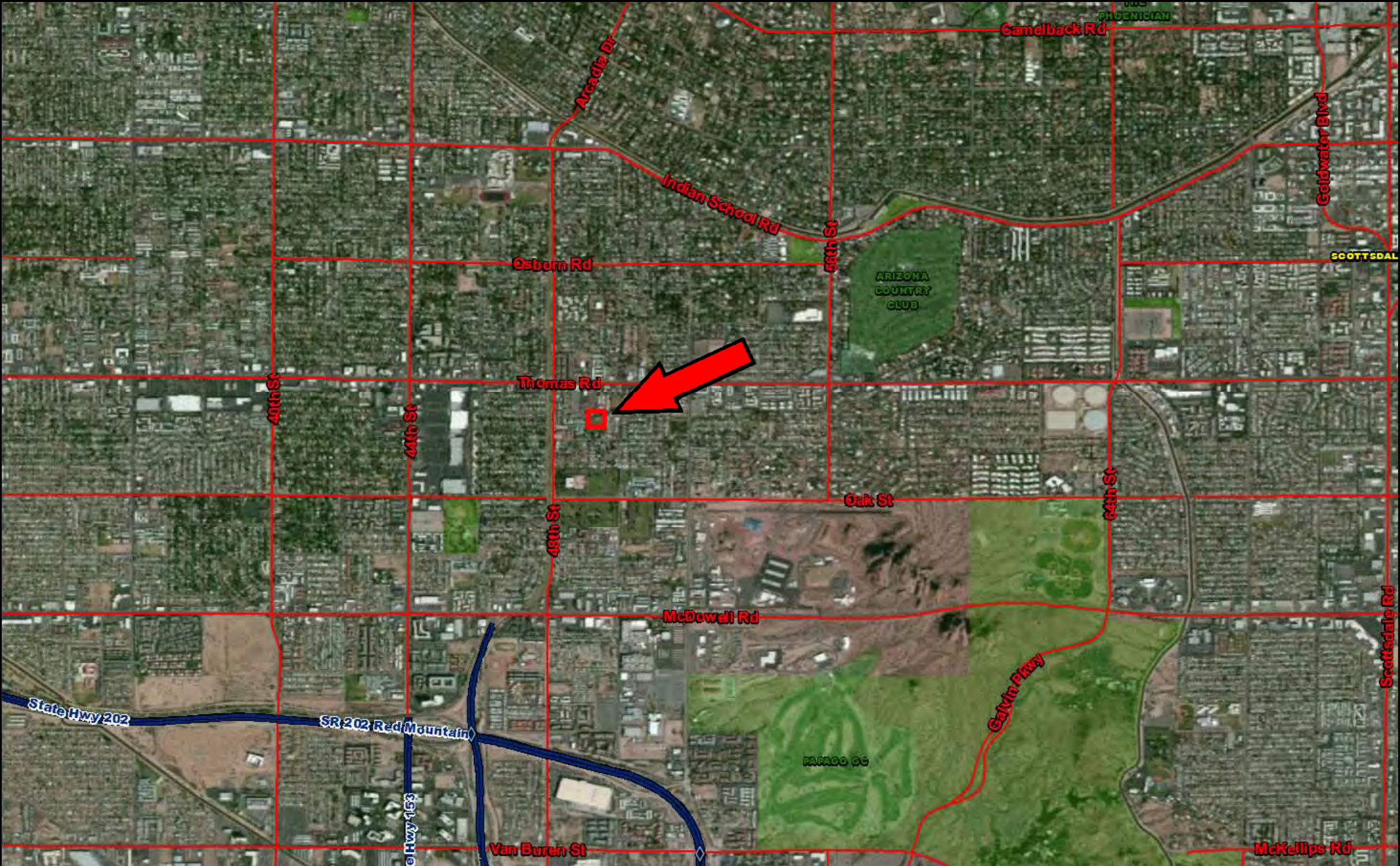


# WINDSOR ESTATES

10 Platted Lots (58' x 133')

SE of Thomas Rd & 48<sup>th</sup> Street ♦ Phoenix, Arizona 85018

~ Exclusively Listed ~



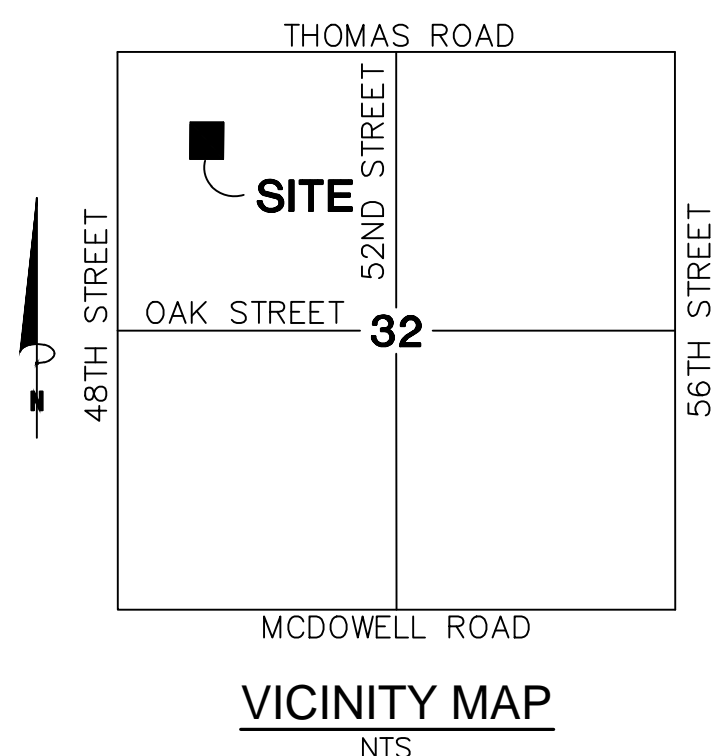
#### DISCLAIMER

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# A FINAL PLAT OF WINDSOR ESTATES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE HOGAN GROUP AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "WINDSOR ESTATES", LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID WINDSOR ESTATES" AND HEREBY DECLARE THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH PARCEL, LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. THAT "THE OWNER" HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREET RIGHTS-OF-WAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

TRACTS "A", "B", "C", "D" AND "E" ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED OVER TRACTS "B" AND "C".

TRACT "E" IS HEREBY DECLARED AS A PRIVATE ACCESS WAY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. AN EASEMENT FOR PUBLIC WATER AND SEWER, REFUSE COLLECTION, DRAINAGE, AND EMERGENCY AND SERVICE TYPE VEHICLE ACCESS IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT "E".

EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

THE RIGHT OF WAY LANDSCAPE MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE WINDSOR ESTATES COMMUNITY ASSOCIATION. THE MAINTENANCE OF THE LANDSCAPING WITHIN THE RIGHT OF WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE WINDSOR ESTATES COMMUNITY ASSOCIATION OR THE ADJUTING LOT OWNER. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE WINDSOR ESTATES COMMUNITY ASSOCIATION AFTER PLAT RECORDATION.

IN WITNESS WHEREOF: THE HOGAN GROUP, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

THE HOGAN GROUP

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGMENTS

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## APPROVAL

APPROVED BY:

FOR PLANNING AND DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## NOTES:

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THIS PROJECT HAS ADDITIONAL CONDITIONS OF APPROVAL (DESCRIBED IN A DEVELOPMENT AGREEMENT AND/OR DESIGN REVIEW DIVERSITY EXHIBIT ON FILE WITH THE CITY OF PHOENIX DEVELOPMENT SERVICES DEPARTMENT) WHICH MUST BE SATISFIED PRIOR TO INDIVIDUAL BUILDING PERMIT RELEASE.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES AND STRUCTURES SUCH AS POOLS AND PRIVACY WALLS ARE PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
- THE WINDSOR ESTATES COMMUNITY ASSOCIATION SHALL HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER THE DRAINAGE EASEMENT, WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE EASEMENT.
- "NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND A REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS."
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 10 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A 33' x 15' TRIANGLE AT 'T-TYPE' PRIVATE ACCESSWAY INTERSECTIONS AND AT FOUR-WAY PRIVATE ACCESSWAY INTERSECTIONS CONTROLLED WITH STOP SIGNS WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 36'.
- A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) "ELEVATION CERTIFICATE" MUST BE COMPLETED FOR EACH STRUCTURE CONSTRUCTED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PRIOR TO AN ELECTRICAL CLEARANCE FOR THAT STRUCTURE. ONE COPY OF THE "ELEVATION CERTIFICATE" IS TO BE SUBMITTED TO THE GENERAL BUILDING SAFETY INSPECTOR ONSITE AND ONE COPY IS TO BE SUBMITTED TO THE CITY OF PHOENIX FLOOD PLAIN MANAGER.
- A MINIMUM 20' SETBACK (18' IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.
- CERTAIN LOTS WITHIN WINDSOR ESTATES ARE SUBJECT TO USE AND BENEFIT EASEMENTS THAT MAY BURDEN THE INDIVIDUAL LOT. OWNERS SHOULD REFER TO THE INDIVIDUAL DEED AND TRACT DECLARATION AND SUPPLEMENT COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SONORAN COMMONS RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENT.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.

## OWNER / DEVELOPER

THE HOGAN GROUP  
7114 EAST STETSON DRIVE  
SUITE 400  
SCOTTSDALE, AZ 85251  
PHONE: 602.527.6211  
CONTACT: JOE HOGAN

## ENGINEER

BOWMAN CONSULTING  
14100 NORTH 83RD AVENUE  
SUITE 250  
PEORIA, AZ 85381  
PHONE: 602.679.4438  
CONTACT: SHELBY DUPLESSIS

## SHEET INDEX

|      |  |
|------|--|
| FP01 | COVER, NOTES, DEDICATION, CERTIFICATIONS & LEGAL DESCRIPTION                         |
| FP02 | DETAILS, LOT AREA TABLE, TRACT AREA, USAGE TABLE, BOUNDARY OVERVIEW FINAL PLAT PLANS |

## SITE DATA

|                    |              |
|--------------------|--------------|
| ZONING:            | R1-6         |
| NUMBER OF PARCELS: | 1            |
| NUMBER OF LOTS:    | 10           |
| TOTAL PARCEL:      | 2.4508 ACRES |

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

### PARCEL NO. 1:

THE WEST HALF OF LOT 26, ORANGEDALE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1 OF MAPS, PAGE 35;

EXCEPT THE SOUTH 282 FEET.

### PARCEL NO. 2:

THE NORTH 20 FEET OF THE NORTH HALF OF LOT 25, ORANGEDALE TRACT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1 OF MAPS, PAGE 35;

SAID PARCEL CONTAINS 106,755 SQUARE FEET OR 2.4508 ACRES, MORE OR LESS.

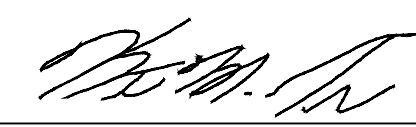
## BASIS OF BEARINGS

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

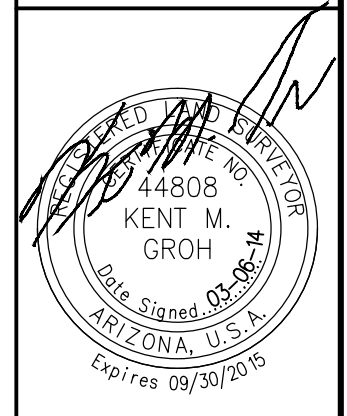
**NORTH 89 DEGREES 50 MINUTES 32 SECONDS WEST**

## SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2013; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT 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.

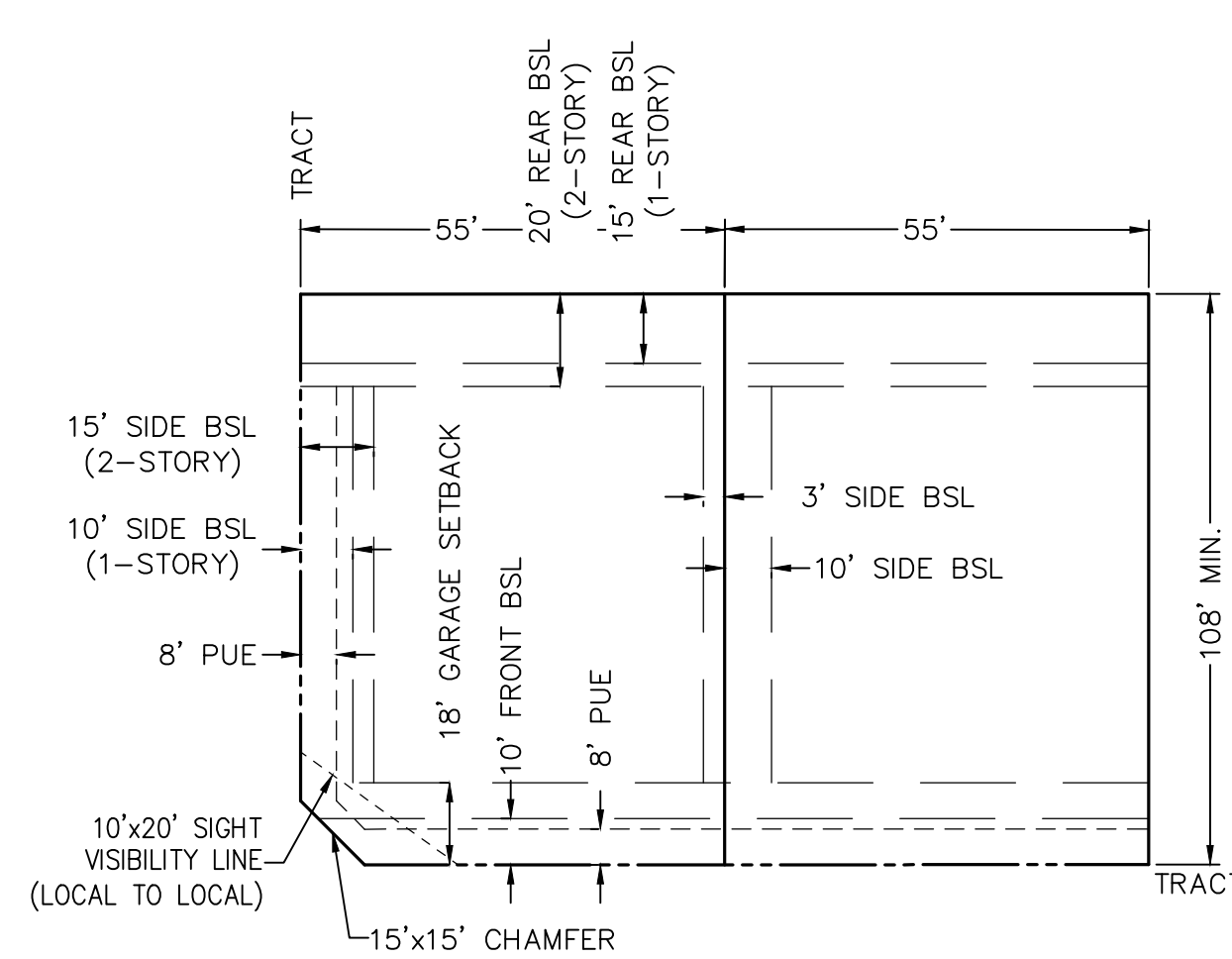
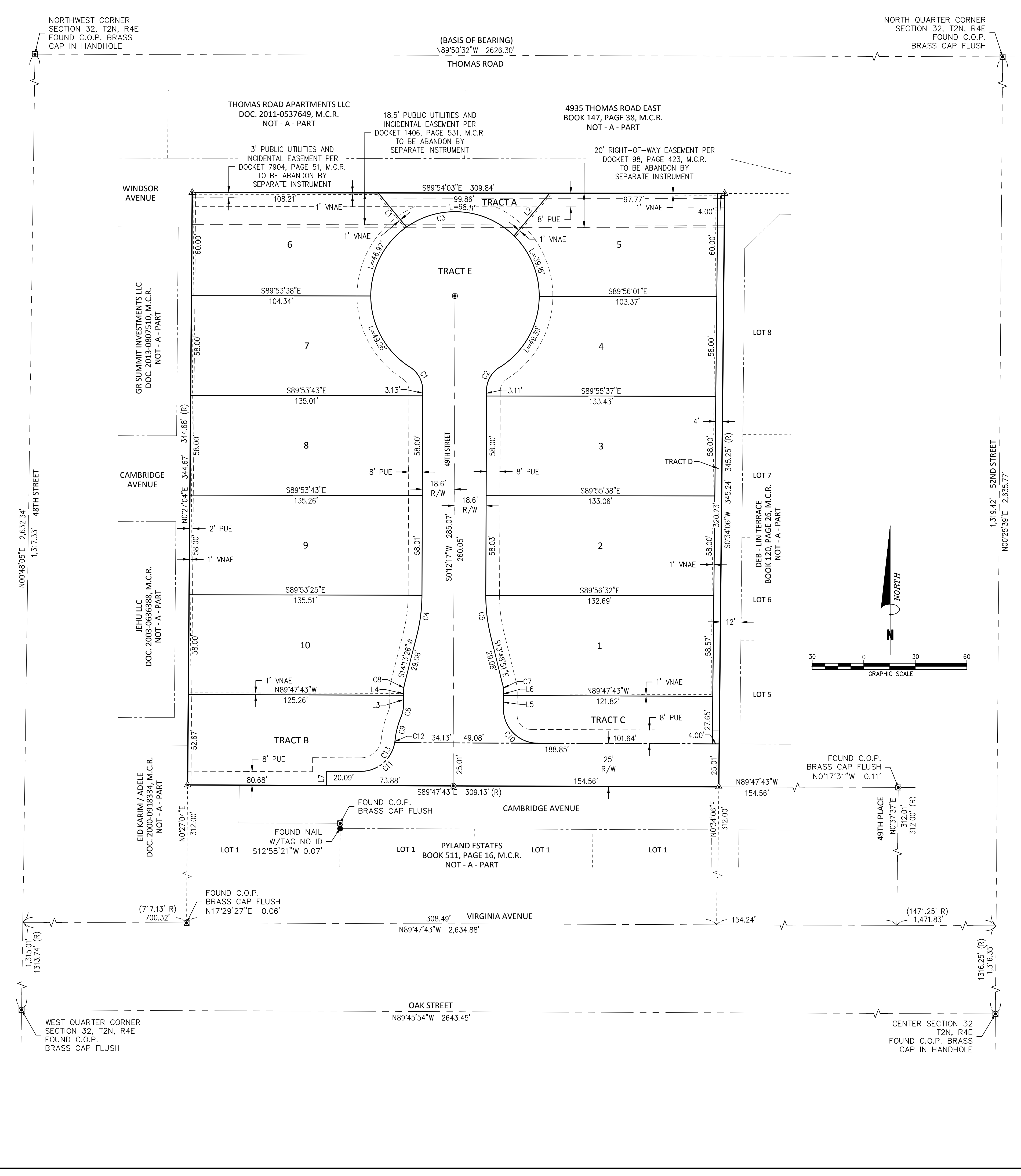
  
KENT M. GROH, REGISTERED LAND SURVEYOR NO. 44808  
BOWMAN CONSULTING  
1295 E. WASHINGTON STREET, SUITE 108  
TEMPE, ARIZONA 85281  
DATE: 03-06-14

**Bowman**  
CONSULTING  
Bowman Consulting Group, Ltd.  
1295 W. Washington Street, #108  
Tempe, AZ 85281  
Phone: (480) 629-8830  
Fax: (480) 629-8841  
www.bowmanconsulting.com



A FINAL PLAT OF  
WINDSOR ESTATES  
PHOENIX, ARIZONA

|            |              |
|------------|--------------|
| DATE       | 03-06-14     |
| PROJ NO:   | 9820-01-001  |
| TASK NUM:  | 001          |
| DRAWN BY:  | AG           |
| CHECKED:   | DT           |
| QUALITY:   | KG           |
| CLIENT NO: | SCALE N.T.S. |
| PLAT#      | FP01 OF FP02 |
| KIVA#      | 13-2299      |
| CSPR#      |              |
| SDEV#      | 1300369      |
| Q.S.#      | 14-39        |



**TYPICAL LOT DETAIL**  
N.T.S.

(MIN LOT AREA = 5,940 SQ. FT.)  
(MIN LOT WIDTH = 55 FEET)  
18' FROM BACK OF SIDEWALK TO FRONT FACING GARAGE

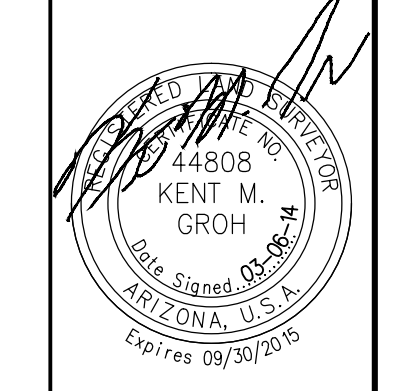
**LEGEND**

- FOUND BRASS CAP AS NOTED
- SET MONUMENT
- ▲ SUBDIVISION CORNER
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- DOC DOCUMENT
- VNAE VEHICLE NO-ACCESS EASEMENT
- EASEMENT LINE (AS NOTED)
- PUBLIC UTILITY EASEMENT
- - - - - VEHICLE NO-ACCESS EASEMENT
- RIGHT-OF-WAY
- LOT LINE
- ROADWAY MONUMENT LINE
- SUBDIVISION BOUNDARY
- EXIST RIGHT OF WAY LINE

| LOT AREA TABLE |         |        | LOT AREA TABLE |         |        | TRACT AREA TABLE |         |        |  |
|----------------|---------|--------|----------------|---------|--------|------------------|---------|--------|--|
| LOT            | SQ. FT. | ACRES  | LOT            | SQ. FT. | ACRES  | TRACT            | SQ. FT. | ACRES  | DESCRIPTION                              |
| 1              | 7,465   | 0.1714 | 6              | 6,746   | 0.1549 | TRACT A          | 1,334   | 0.0306 | LANDSCAPING, OPEN SPACE & PUE            |
| 2              | 7,709   | 0.1770 | 7              | 6,817   | 0.1565 | TRACT B          | 6,010   | 0.1380 | LANDSCAPING, OPEN SPACE, PUE & RETENTION |
| 3              | 7,728   | 0.1774 | 8              | 7,838   | 0.1799 | TRACT C          | 3,280   | 0.0753 | LANDSCAPING, OPEN SPACE, PUE & RETENTION |
| 4              | 6,740   | 0.1547 | 9              | 7,853   | 0.1803 | TRACT D          | 1,281   | 0.0294 | ALLEY                                    |
| 5              | 6,487   | 0.1489 | 10             | 7,610   | 0.1747 | TRACT E          | 16,728  | 0.3840 | PRIVATE STREET                           |

| LINE TABLE |        |             | CURVE TABLE |         |        |            | CURVE TABLE |        |        |            |
|------------|--------|-------------|-------------|---------|--------|------------|-------------|--------|--------|------------|
| LINE #     | LENGTH | DIRECTION   | CURVE #     | LENGTH  | RADIUS | DELTA      | CURVE #     | LENGTH | RADIUS | DELTA      |
| L1         | 25.81' | N39°36'52"W | C1          | 16.16'  | 16.00' | 057°51'34" | C8          | 4.89'  | 20.00' | 014°01'09" |
| L2         | 32.43' | N40°00'05"E | C2          | 16.16'  | 16.00' | 057°51'34" | C9          | 14.16' | 49.42' | 016°25'10" |
| L3         | 5.18'  | S00°12'17"W | C3          | 252.90' | 49.00' | 295°43'07" | C10         | 31.42' | 20.00' | 090°00'00" |
| L4         | 1.91'  | S00°12'17"W | C4          | 23.49'  | 96.00' | 014°01'09" | C11         | 28.10' | 20.00' | 080°29'47" |
| L5         | 7.65'  | S00°12'17"W | C5          | 23.49'  | 96.00' | 014°01'09" | C12         | 1.24'  | 20.00' | 003°32'54" |
| L6         | 1.91'  | S00°12'17"W | C6          | 7.74'   | 20.00' | 022°10'11" | C13         | 29.34' | 20.00' | 084°02'41" |
| L7         | 8.17'  | N00°12'17"E | C7          | 4.89'   | 20.00' | 014°01'09" |             |        |        |            |

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**A FINAL PLAT OF WINDSOR ESTATES PHOENIX, ARIZONA**

| DATE | REVISION |
|------|----------|
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|      |          |
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|      |          |

DATE: 03-06-14  
PROJ NO: 9820-01-001  
TASK NUM: 001  
DRAWN BY: AG  
CHECKED: DT  
QUALITY: KG  
CLIENT NO:  
SCALE: 1" = 30'  
FP02 OF FP02

PLAT#  
KIVA# 13-2299  
CSPR#  
SDEV# 1300369  
Q.S.# 14-39