61-SL1

175-19

A PLAT OF DEDICATION FOR

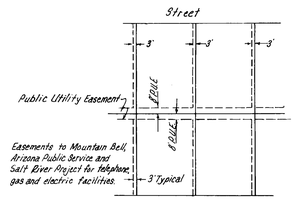
NORTHTOWN UNIT THREE - C

A PLANNED AREA DEVELOPMENT

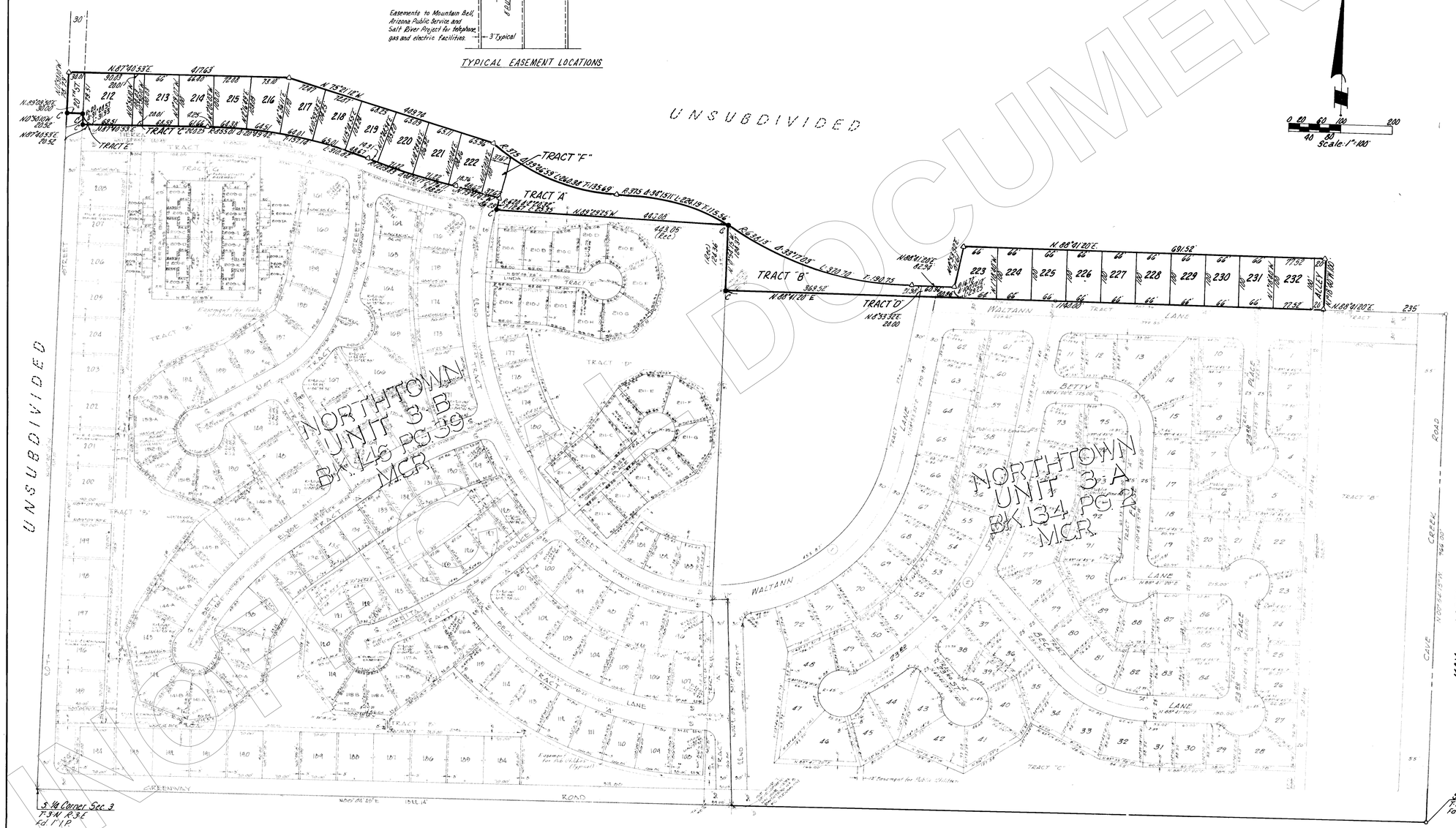
A Division of part of the S.E. 1/4 Section 3, T-3-N, R-3-E
G.&S.R.B.&M. Maricopa County, Arizona

NOTES & LEGEND

1. No structure of any kind shall be constructed or any vegetation be planted nor be allowed to grow within the drainage easement which would impede the flow of storm, flood, or other waters to pass over, under or through the easement. The City of Phoenix may, if it so desires, construct and/or maintain drainage facilities on or under the land in the easement.
2. No structure of any kind be constructed on or over, or placed within the public utility easements except wood, wire or removable section-type fencing and/or paving nor any planting except grass. It shall be further understood that the City of Phoenix shall not be required to replace any obstructions or planting that must be removed during the course of maintenance, construction or reconstruction of City utilities.
3. Owners of property adjacent to public rights of way will have responsibility for maintaining all landscaping within the public rights of way in accordance with approved plans.
4. ◺ Denotes corner of this map. Set 1/2" Iron Bar.
5. C: Denotes common corner of this subdivision and adjacent subdivision.
6. The Northtown Homeowners Association is responsible for maintenance of all drainage ways and easements.
7. ● Denotes corner of this map. Fd. 1/2" Iron Bar.



TYPICAL EASEMENT LOCATIONS



STATE OF ARIZONA } ss
County of Maricopa }

I hereby certify that the within instrument was filed and recorded at request of City of Phoenix
in Book 175 Page 19
Witness my hand and official seal the day and year above said.
Henry Operstein County Recorder
By Sherry Ong Deputy Recorder

DEDICATION

Know all men by these presents: That Transamerica Title Company, an Arizona Corporation, as trustee, has divided under the name of Northtown Unit Three-C, A Planned Area Development, part of the S.E.¼ of Section 3 T-3-N, R-3-E G.&S.R.B.&M. and hereby publishes this plat as and for the plat of dedication for Northtown Unit Three-C, A Planned Area Developement and hereby declares that said plat sets forth the locations and gives the dimensions of the alley, streets, lots and tracts constituting same, and that each street lot, and tract shall be known by the name, number or letter given each respectively on said plat and hereby dedicates to the public for use as such 20th Street and alley as shown on said plat and included in the above described premises. Easements are dedicated for the purposes shown. Tracts D & E are hereby declared as private accessways and dedicated as easements for refuse collection, public utility and emergency service type vehicles. An easement is hereby dedicated over Tracts "C" "D" and "F" for drainage purposes. Tracts A, B, D and E are not hereby dedicated for use by the general public, but are declared for the common use and enjoyment of the Homeowners in Northtown Unit 3C, a planned area development, as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to Northtown Unit 3C.

In Witness Whereof:
Transamerica Title Company, an Arizona Corporation, 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 COMPANY, AN ARIZONA CORPORATION
BY: [signature] Trust Officer

ACKNOWLEDGEMENT

State of Arizona }
County of Maricopa } S.S.

On this the 22 day of August, 1974 before me, the undersigned officer, personally appeared Robert C. Quinn who acknowledged himself to be Trust Officer of Transamerica Title Company, 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.

Judy K Lawton
NOTARY PUBLIC
MY COMMISION EXPIRES 7/24/78

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 March 1974.

[signature] 4/21/74
ROBERT H. MURPHY Date
Reg. Civil Engineer
No. 8486

APPROVALS

Approved by the council of the City of Phoenix, Arizona, this 10th day of September, 1974.

By: Timothy A. Barrow Mayor Attest: [signature] City Clerk

See Restrictions Recorded in Docket ____ Page ____ M.C.R.

Book 33 Page 28 M.C.R.

KAY ACRES

TOUPS ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
4131 NORTH 24TH STREET / PHOENIX, ARIZONA / 602-264-9665
A PLANNING RESEARCH CORPORATION COMPANY

175-19

175-19 Job No. 323-048 File No. PL-1068

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