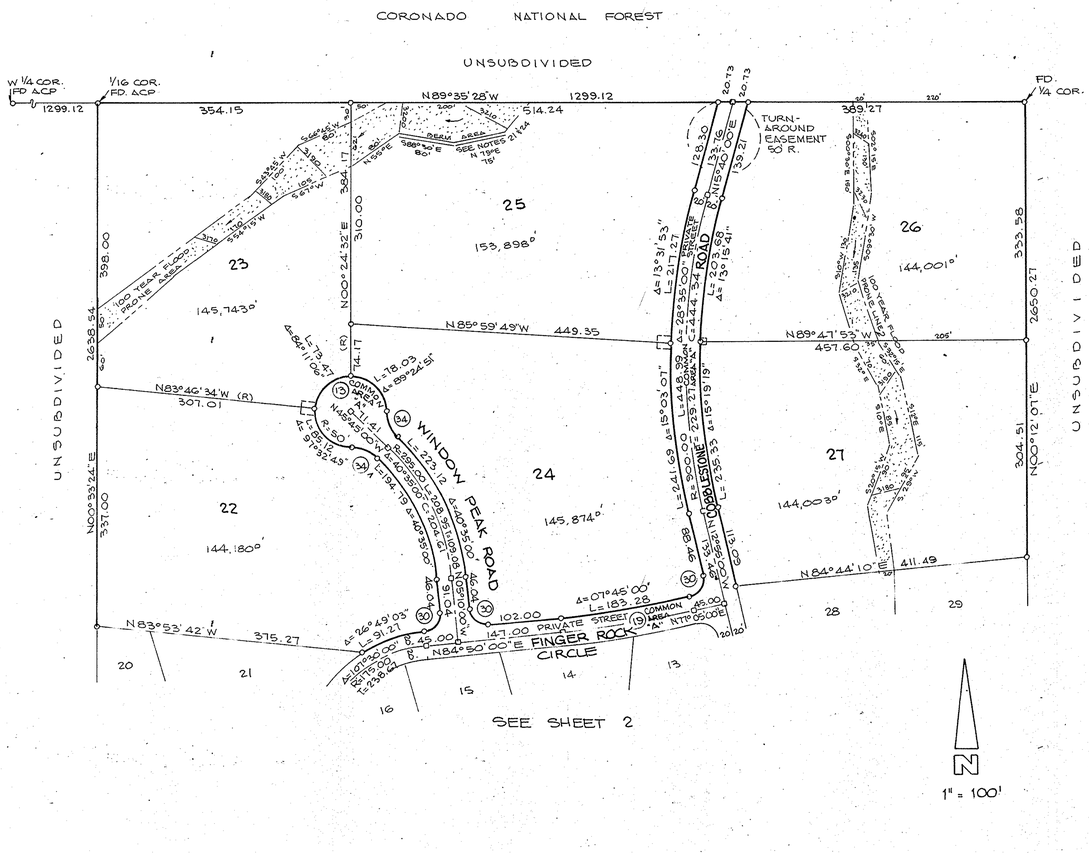



## NOTES

1- ○ REPRESENTS A 2" BRASS SURVEY MONUMENT TO BE SET IN CONCRETE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.

2- ⊙ REPRESENTS A 1/2" STEEL PIN TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.

3- BEARINGS BASED ON THE SOUTH LINE OF SECTION 33, AS RECORDED IN BOOK 26 M&P, PAGE 96, BEING N89°04'50"W.

4- ELEVATIONS BASED ON R.C.W.M. DATUM, U.S.C.&G.S. MON. AT NW COR. SEC. 4, BEING 2989.24.

5- GROSS AREA- 79.362 ACRES

6- NUMBER OF LOTS- 59

7- MILES OF PRIVATE STREETS- 1.21

8- ZONING- EXISTING- SR
PROPOSED - SR AND CR-1.

9- ALL PUBLIC ROADS ON OR ADJACENT TO THIS SUBDIVISION WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS TO MINIMUM PIMA COUNTY STANDARDS FOR PAVED ROADS AND THAT CONSTRUCTION PLANS WILL BE SUBMITTED TO PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL OR ASSURANCES ACCEPTABLE TO THE PIMA COUNTY HIGHWAY DEPARTMENT ARE RECEIVED PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE ZONING INSPECTOR.

10- ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE DONE AT NO EXPENSE TO PIMA COUNTY

11- REMOVAL OF NATURAL VEGETATION WILL BE LIMITED TO THAT AREA NECESSARY FOR BUILDING PADS AND THE NECESSARY ROADS, DRAINAGE AND SANITARY FACILITIES.

12- THE AREA WITHIN THE 100 YEAR FLOOD PRONE LINES REPRESENTS AN AREA WHICH IS SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS FLOOD PRONE AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS STATED IN PIMA COUNTY ORD. NO. 1974-86. ALL LOTS CONTAINING LAND WITHIN THE DELINEATED FLOOD PRONE AREA WILL HAVE DEED RESTRICTIONS PLACED UPON THEM WHICH INDICATE COMPLIANCE WITH SAID ORDINANCE.

13- 2960 INDICATES WATER SURFACE ELEVATION
——— INDICATES DIRECTION OF FLOW

14- IF, IN THE OPINION OF THE PIMA COUNTY HIGHWAY DEPARTMENT, VIOLATIONS OF THE ONE-FOOT NO-ACCESS EASEMENT ARE CREATING HAZARDOUS CONDITIONS, THE PROPERTY OWNER WILL INSTALL PHYSICAL BARRIERS OR MODIFY EXISTING PHYSICAL BARRIERS IN ORDER TO RESTRICT VEHICULAR ACCESS TO DESIGNATED POINTS OF INGRESS-EGRESS.

15- NO FURTHER SUBDIVIDING WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS, EXCEPT AS PROVIDED BY STATE LAW.

16- A FLOODPLAIN USE PERMIT WILL BE OBTAINED FOR LOTS 1, 2, 3, 7, 18, 19, 20, 21, 23, 25 THRU 32, 37 AND 38 PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.

17- ALL WEATHER ACCESS WILL BE PROVIDED WITHIN THIS SUBDIVISION TO ALL LOTS.

18- ACCESS ACROSS THE FLOODPRONE AREAS TO BUILDING SITES ON LOTS 1, 2, 19, 20, 21, 23, 26 AND 27 WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS. CONSTRUCTION PLANS FOR SAID ACCESS WILL BE SUBMITTED TO THE PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR. SAID ACCESS TO BE BUILT IN ACCORDANCE WITH APPROVED PLANS PRIOR TO THE OCCUPANCY OF THE SITE.

19- THE DEVELOPER WILL PAVE ALL PRIVATE ROADS SHOWN ON THIS PLAT, BUT NOT NECESSARILY TO MINIMUM PIMA COUNTY STANDARDS.

20- THE AVERAGE CROSS SLOPE AS DETERMINED UNDER HDZ REQUIREMENT IS 16%. LOTS 4, 5, 11, 12, 14, 15 THRU 19, 22, 23, 26 THRU 32, 37, 38, 44 AND 45 ARE SUBJECT TO THE HILLSIDE DEVELOPMENT ZONE ORDINANCE AND ANY CONSTRUCTION OR DEVELOPMENT TO BE PLACED THEREON SHALL CONFORM TO THE REQUIREMENTS OF SAID ORDINANCE PRIOR TO THE ISSUANCE OF BUILDING PERMITS BY THE ZONING INSPECTOR.

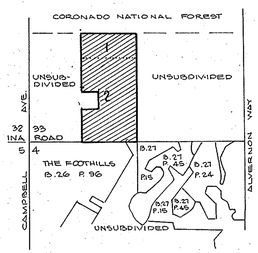
21- DEED RESTRICTIONS WILL BE PLACED ON LOT 25 WHICH STATES THAT THE BERM CONTAINED WITHIN SAID LOT WILL NOT BE ALTERED, DISTURBED, OBSTRUCTED OR RESTRICTED IN ANY MANNER WHATSOEVER.

22- ▭ 6'x6' EASEMENT FOR TUCSON GAS AND ELECTRIC.
▫ 2'x2' EASEMENT FOR TUCSON GAS AND ELECTRIC.

23- A VARIANCE HAS BEEN GRANTED FOR AN OVERLENGTH CUL-DE-SAC.

24- THE BERM ON LOT 25 WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS PRIOR TO THE ISSUANCE OF PERMITS BY THE ZONING INSPECTOR AND SHALL BE MAINTAINED BY THE OWNER WHO SHALL ACCEPT THE RESPONSIBILITY, CONTROL AND SAFETY OF SAID BERM.

25- THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES AND AGENTS SHALL HAVE UNRESTRICTED VEHICULAR ACCESS OVER THE PRIVATE STREETS CREATED BY THIS PLAT FOR THE PURPOSE OF INGRESS AND EGRESS TO THE CITY'S COMMUNICATIONS FACILITY LOCATED IN THE CORONADO NATIONAL FOREST. THE CITY SHALL NOT, HOWEVER, BE RESPONSIBLE FOR, NOR BE REQUIRED TO CONTRIBUTE TO THE MAINTENANCE AND UPKEEP OF SAID PRIVATE STREETS.




LOCATION PLAN
SECTION 33, T. 12 S., R. 14 E.
G&SRB&M, PIMA COUNTY, ARIZONA
3"=1 MILE

## DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

PRIVATE STREETS, COMMON AREAS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES AND FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES AND SEWERS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND SEWERS AND OTHER USES AS DESIGNATED BY THIS PLAT.

TITLE TO THE LAND OF ALL PRIVATE STREETS AND DRAINAGE EASEMENT WILL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET BOOK 4226 AT PAGES 222-127 IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THIS SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF THE PRIVATE STREETS AND DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION AS SHOWN HEREON.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE PIMA COUNTY, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

IT IS FURTHER UNDERSTOOD AND AGREED THAT DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN HEREON WITHOUT WRITTEN APPROVAL OF THE PIMA COUNTY FLOOD PLAIN BOARD.

PURSUANT TO THE PROVISIONS OF THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT CONCERNING REAL ESTATE AND CREATING AN EASEMENT" RECORDED IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA, IN DOCKET BOOK 5993 AT PAGE 773 THE PRIVATE STREETS SHOWN HEREON, ARE ALSO RESERVED FOR THE INGRESS AND EGRESS AND USE OF ALL OWNERS OF PROPERTY WITHIN THE BENEFITED PARCEL, THEIR GUESTS AND INVITEES, WHICH BENEFITED PARCEL IS DESCRIBED IN THE DOCUMENT ENTITLED "AGREEMENT CONCERNING REAL ESTATE AND CREATING AN EASEMENT.

LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 7238-T, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY, BENEFICIARIES BEING: STEWART TITLE AND TRUST OF TUCSON, LUCILLE P. McMANUS AND WALTER J. MURRAY, 26711 NORTHWEST HIGHWAY, 500 DONNER BUILDING, SOUTHFIELD, MICHIGAN 48075.

BY Joyce M. Rodda TITLE Trust Officer

STATE OF ARIZONA
COUNTY OF PIMA SS:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF May, 1979,
BY Joyce M. Rodda TITLE Trust Officer
OF LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION ON BEHALF OF THE CORPORATION.

Amanda G. Golden
NOTARY PUBLIC My Commission Expires Oct. 1, 1982
MY COMMISSION EXPIRES:

## APPROVALS

I, EUGENIA W. WELLS, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS 26 DAY OF May, 1979.

| | |
|---|---|
| CLERK, BOARD OF SUPERVISORS | DATE 5-5-79 |
| PIMA COUNTY HIGHWAY DEPARTMENT | DATE 4-19-79 |
| PIMA COUNTY PLANNING DIRECTOR | DATE 4-23-79 |
| PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT | DATE 4-23-79 |

## ASSURANCES

SATISFACTORY ASSURANCES IN THE FORM OF TRUST AGREEMENT NO. 7238-T FROM LAWYERS TITLE OF ARIZONA, RECORDED IN BOOK 6795 PAGE 991-994 HAVE BEEN PROVIDED TO GUARANTEE STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, UTILITY IMPROVEMENTS (ELECTRIC, WATER) SANITATION IMPROVEMENTS IN THIS SUBDIVISION.

BY C.S. Rowley
CHAIRMAN, BOARD OF SUPERVISORS, PIMA COUNTY, ARIZONA
DATE 4/25/79

WATER ADEQUACY HAS BEEN PROVIDED IN COMPLIANCE WITH THE PIMA COUNTY WATER ASSURANCE POLICY AND, PURSUANT TO ARS 45-513.

BY [illegible] 4-19-79
PIMA COUNTY SUBDIVISION COORDINATOR DATE

## COUNTY RECORDER

STATE OF ARIZONA NO. 54135
COUNTY OF PIMA FEE $20.00

THIS PLAT FILED FOR RECORD AT THE REQUEST OF CELLA, BARR, EVANS AND ASSOCIATES ON THIS 1st DAY OF May, 1979, AT 4:15 PM IN BOOK 30 OF MAPS AND PLATS AT PAGE 85.

IDA MAE SMYTH
RECORDER, PIMA COUNTY, ARIZONA
BY Winfred G. Buchanan
DEPUTY

## CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

Paul W. Cella
PAUL W. CELLA, REG. PROF. ENGINEER NO. 2663

# COBBLESTONE

LOTS 1 THRU 60 AND COMMON AREA "A"

A SUBDIVISION OF THE E 1/2 OF SW 1/4, SEC. 33, T. 12 S., R 14 E, G&SRB&M, PIMA CO. ARIZONA

JULY, 1978

SCALE 1"=100'

CO 12-78-64
CO 9-78-77

REV. 2-27-79 REV. 3-23-79

Cella, Barr, Evans and Associates
ENGINEERS • PLANNERS
2075 NORTH SIXTH AVENUE, TUCSON, ARIZONA 85705

774-75

SHEET 1 OF 2