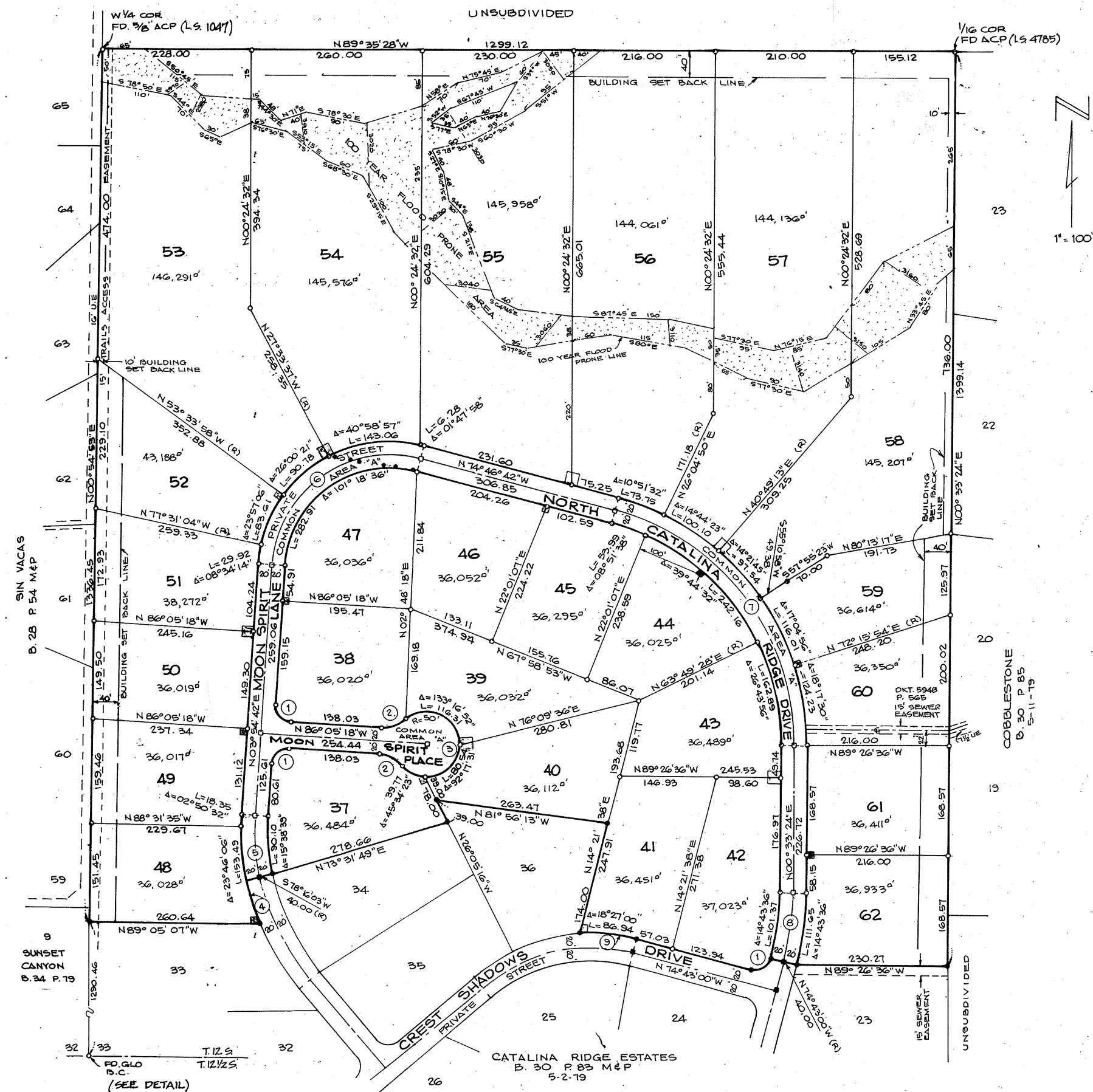
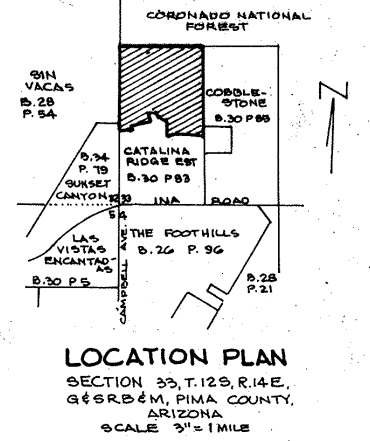


CORONADO NATIONAL FOREST



GENERAL NOTES

- 1. GROSS AREA - 39.00 ACRES
2. EXISTING ZONING - SR
PROPOSED ZONING - CR-1 LOTS 53 THRU 56
CR-1 LOTS 57 THRU 59 THRU 62
3. NUMBER OF RESIDENTIAL LOTS - 26
4. MINIMUM LOT SIZE - 36,000 SQ.FT. (CR-1); 144,000 SQ.FT. (SR)
5. INDICATES FOUND 1/2" IRON PIN (TAGGED PE 21663)
INDICATES 1/2" IRON PIN (TAGGED L.S. 4527) TO BE SET AT ALL LOT CORNERS.
6. INDICATES A 2" BRASS SURVEY MONUMENT FOUND (STAMPED PE 2663)
INDICATES A 2" BRASS SURVEY MONUMENT TO BE SET IN CONCRETE (STAMPED L.S. 4527)
7. BASIS OF BEARINGS - THE WEST LINE OF THE SW 1/4 SECTION 33 AS RECORDED IN BOOK 30, MAPS AND PLATS, AT PAGE 83, BEING N00°54'53"E.
8. BASIS OF ELEVATIONS - PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT DATUM - USGS MON. AT CAMPBELL AVE. & INA ROAD. ELEV. = 2989.24
9. ALL STREETS AND DRAINAGE FACILITIES WILL BE BUILT IN ACCORDANCE WITH PLANS APPROVED BY PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT
10. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAT.
11. ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
12. THE AREA WITHIN THE 100-YEAR FLOOD PRONE LINES REPRESENTS AN AREA SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD. ALL LAND IN THIS DELINEATED FLOOD PRONE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS STATED IN PIMA COUNTY ORDINANCE NO. 1914-86.
13. INDICATES WATER SURFACE ELEVATION WITHIN THE 100-YEAR FLOOD PRONE AREA.
14. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
15. A FLOOD PLAIN USE PERMIT WILL BE OBTAINED FOR LOTS 53 THRU 56 PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
16. REMOVAL OF NATURAL VEGETATION WILL BE LIMITED TO THAT AREA NECESSARY FOR BUILDING PADS AND THE NECESSARY ROADS, DRAINAGE AND SANITARY FACILITIES.
17. LOTS 53 THRU 56 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.
18. INDICATES A 3' x 3' ELECTRIC AND TELEPHONE EASEMENT
INDICATES A 6' x 6' ELECTRIC AND TELEPHONE EASEMENT
19. THIS PROPERTY IS SUBJECT TO AN UNDEFINED EASEMENT TO TUCSON ELECTRIC POWER CO. RECORDED IN MR. BOOK 51 PAGE 232.
20. *** INDICATES END ONE STREET NAME - BEGIN ANOTHER



DEDICATION

WE THE UNDERSIGNED HEREBY WARRANT THAT WE ARE ALL AND THE 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 AREA) AND 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 PRIVATE STREETS (COMMON AREA) AND 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 (COMMON AREA) WILL BE IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET BOOK 12205 AT PAGE 1047, 1048, 1049 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 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 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 THE WRITTEN APPROVAL OF THE PIMA COUNTY FLOOD PLAIN BOARD.

TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. T-514, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY
BENEFICIARY BEING: THE ALFORD COMPANY DAVID I & ROSANNE F. LAPAN
2200 E. RIVER ROAD, SUITE 123 1601 E. KLEINDALE
TUCSON, ARIZONA 85718

BY William S. Langston TITLE TRUST OFFICER
STATE OF ARIZONA SS:
COUNTY OF PIMA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August 1983 BY William S. Langston TRUST OFFICER OF TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

BY Janice Anderson Oct. 15, 1985 NOTARY PUBLIC MY COMMISSION EXPIRES
LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 7904-T, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.
BENEFICIARIES BEING: JOSEPHINE A. MOLLOY, JOSEPH H. ALEXIS, MARJORIE A. TODD,
c/o JOHN MOLLOY
ARIZONA BANK PLAZA
TUCSON, ARIZONA

BY James M. Pardo TITLE TRUST OFFICER

DEDICATION CONTINUED

STATE OF ARIZONA SS:
COUNTY OF PIMA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August 1983 BY James M. Pardo TRUST OFFICER OF LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.
IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

CONSENT TO DEDICATION
WE THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE HOLDERS OF THAT CERTAIN INTEREST LISTED BELOW, AND WE DO HEREBY JOIN IN THE CONSENT TO DEDICATION
REALTY MORTGAGE - DOCKET 7069 PAGE 187
BY Jim S. Appell TITLE Vice President
STATE OF ARIZONA SS:
COUNTY OF PIMA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF August 1983, BY Jim S. Appell TITLE Vice President OF WESTERN SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.
IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

BY James M. Pardo TITLE TRUST OFFICER
STATE OF ARIZONA SS:
COUNTY OF PIMA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December 1983, BY James M. Pardo TITLE TRUST OFFICER OF WESTERN SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.
IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

RECORDING

STATE OF ARIZONA SS:
COUNTY OF PIMA
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF CELLA BARR ASSOCIATES ON THIS 12th DAY OF October 1983, AT 3:00 P.M. IN BOOK 36 OF MAPS AND PLATS AT PAGE 64.
RICHARD KENNEDY, PIMA COUNTY RECORDER
BY [Signature] 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 MARKERS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED THEREON. I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION.
BY James R. Burke REGISTERED PROFESSIONAL ENGINEER NO. 9625 DATE 6-29-83

CURVE DATA table with columns NO, A, R, L, T, C and rows 1 through 9.

ASSURANCES

SATISFACTORY ASSURANCES IN THE FORM OF THIRD PARTY TRUST AGREEMENT FROM TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER NO. T-514 HAVE BEEN PROVIDED TO GUARANTEE STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, SANITATION IMPROVEMENTS AND UTILITY IMPROVEMENTS (ELECTRIC, GAS, WATER) IN THIS SUBDIVISION.

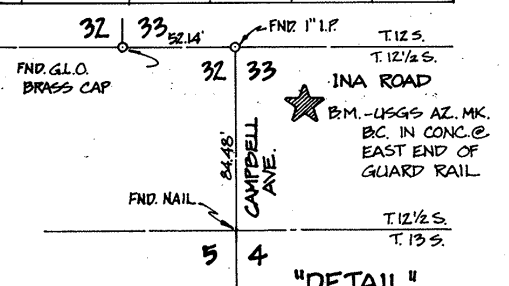
BY [Signature] DATE 10/11/83
CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

WATER ADEQUACY

THIS DEVELOPMENT LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
BY John B. Oden DATE Sept 21, 83
SUBDIVISION COORDINATOR, PIMA COUNTY DEPARTMENT OF TRANSPORTATION

APPROVALS

EUGENIA W. WELLS, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE PIMA COUNTY BOARD OF SUPERVISORS ON THIS 12th DAY OF October 1983.
BY [Signature] DATE
CLERK, BOARD OF SUPERVISORS
PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT
DATE
BY [Signature] DATE 9-30-83
PIMA COUNTY PLANNING DEPARTMENT
BY [Signature] DATE 9-30-83
PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT



CATALINA RIDGE ESTATES

LOTS 37 THRU 62, COMMON AREA A

BEING A SUBDIVISION OF A PORTION OF THE SW 1/4, SECTION 33, T12S, R. 14 E G4SRB&M, PIMA COUNTY, ARIZONA

FEBRUARY, 1982

SCALE 1" = 100'

CELBA BARR ASSOCIATES 2075 North 30th Avenue Tucson, Arizona 85705 (520) 624-7401

009-80-162 0012-80-128 00095-206