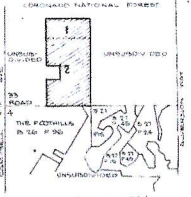


**MAP 117**

**NOTES**

- 1-0 REPRESENTS A 2" BRASS SURVEY MONUMENT TO BE SET IN CONCRETE STAMPEL BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.
- 2-0 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 35 AS RECORDED IN BOOK 26 PAGE 96, BEING N89°04'50"W.
- 4- ELEVATIONS BASED ON P.C.M. DATUM, U.S.C. & G.S. MON AT NW COR. SEC. 4, BEING 7989.74.
- 5- GROSS AREA - 19.962 ACRES.
- 6- NUMBER OF LOTS - 59.
- 7- MILES OF PRIVATE STREETS - .121.
- 8- ZONING - EXISTING OR PROPOSED - SR AND CR1.
- 9- THE DEVELOPER WILL PAVE ALL PRIVATE ROADS SHOWN ON THIS PLAN, BUT NOT NECESSARILY TO MINIMUM PIMA COUNTY STANDARDS.
- 10- THE AVERAGE CROSS SLOPE AS DETERMINED UNDER HDZ REQUIREMENT IS 16.9% AND A DRAINAGE DITCH IS AT 23.34' FROM 21 TO 22 AND 24.
- 11- THE PRIVATE 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.
- 12- DEED RESTRICTIONS WILL BE PLACED ON LOT 26 WHICH STATES THAT THE DEED CONTAINED WITHIN SAID LOT WILL NOT BE ALTERED, OBTAINED, OBTAINED OR RESTRICTED IN ANY MANNER, WHATSOEVER.
- 13- 6" X 6" EASEMENT FOR TUCSON GAS AND ELECTRIC.
- 14- 2" X 6" EASEMENT FOR TUCSON GAS AND ELECTRIC.
- 15- A VARIANCE HAS BEEN GRANTED FOR AN OVERLENGTH CUL DE SAC.
- 16- THE DEED ON LOT 26 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 DEED.
- 17- THE CITY OF BICSON, AZ. OFFERS EMPLOYMENT AND AGREES TO MAINTAIN UNOBSTRUCTED VEHICULAR ACCESS OVER THE PRIVATE STREETS SHOWN ON THIS PLAN FOR THE WHOLE OF 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.
- 18- A FLOODPLAIN USE PERMIT WILL BE OBTAINED FOR LOTS 23, 24, 25 AND 26 FROM THE ZONING INSPECTOR.
- 19- ALL WEATHER ACCESS WILL BE PROVIDED WITHIN THIS SUBDIVISION TO ALL LOTS.



**LOCATION PLAN**  
SECTION 33 T12S R11E  
CORONADO NATIONAL FOREST  
PIMA COUNTY  
ARIZONA

**DEDICATION**

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND ONLY PARTIES HAVING ANY RECORD FILE INTEREST IN THE LAND SHOWN ON THIS PLAN 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 CREATION AND INTERESTS AND FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES AND SEWERS.

WE HEREBY CONSENT 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 CITY.

TITLE TO THE LAND OF ALL PRIVATE STREETS AND DRAINAGE EASEMENTS WILL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED IN THE CONVEYANCE CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 5986 PAGE 12 AT PAGE 12 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 AGENTS, DO HEREBY Pledge PIMA COUNTY, ITS SUCCESSORS AND AGENTS, THEIR EMPLOYEES, OFFICERS AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES, INCLUDING THE USE OF SAID LANDS NOW AND IN THE FUTURE LATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE CAUSED BY WATER WHETHER SURFACE FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED IN ANY MANNER AS SHOWN HEREON WITHOUT APPROVAL OF THE PIMA COUNTY FLOOD PLAIN BOARD.

IN WITNESS WHEREOF, WE HAVE HEREON SIGNED AND APPROVED THIS AGREEMENT CONCERNING REAL ESTATE AND CREATING AN EASEMENT, HEREOF IN WITNESS OF THE RECORDER OF PIMA COUNTY, ARIZONA, IN DEED BOOK 5986 PAGE 13. ALSO HE FOR THE UNDERSIGNED HEREBY SIGNED AT PAGE 13.

THE SIGNERS OF THIS INSTRUMENT HAVE READ AND UNDERSTAND THE CONTENTS AND EFFECTS OF THIS INSTRUMENT AND VOLUNTARILY SIGN AND APPROVE THIS INSTRUMENT AS A FULL, FAIR AND COMPLETE AGREEMENT CONCERNING REAL ESTATE AND CREATING AN EASEMENT.

**APPROVALS**

I, JAMES M. 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 11th DAY OF APRIL 1978.

CLERK OF SUPERVISORS DATE 4/11/78  
PIMA COUNTY PLANNING DEPARTMENT DATE 4/23/78  
PIMA COUNTY PLANNING DIRECTOR DATE 4/23/78  
PIMA COUNTY DEPARTMENT OF WATER MANAGEMENT DATE

**ASSURANCES**

SATISFACTORY ASSURANCES IN THE FORM OF THIS INSTRUMENT HAVE BEEN PROVIDED BY THE LAWYERS TITLE OF ARIZONA, INC. AND I HAVE BEEN PROVIDED TO GUARANTEE STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, UTILITY IMPROVEMENTS (ELECTRIC, WATER, SANITATION IMPROVEMENTS) IN THIS SUBDIVISION.

BY: *C.S. Rowland*  
CHAIRMAN BOARD OF SUPERVISORS, PIMA COUNTY, ARIZONA  
DATE 4/23/78

WATER UTILITY HAS BEEN PROVIDED IN COMPLIANCE WITH THE PIMA COUNTY WATER ASSOCIATION POLICY AND PERMANENT TO SANS 45-918.  
BY: *Clark*  
PIMA COUNTY SUBDIVISION COORDINATOR DATE 4/23/78

**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 M. Cella*  
PAUL M. CELLA, REG. PROF. ENGINEER, NO. 2669

**ANNOTATED COPY**

**MAPS 78,117**  
**ZONE CR-1, SR**

**LAWYERS TITLE OF ARIZONA**, AN ARIZONA CORPORATION AS SUCCESSORS AND AGENTS OF THE PIONEER INVESTMENT TRUST OF BICSON, ARIZONA AND WATER & MURRAY, 26TH NORTHWEST HIGHWAY, 508 SOUTH BULLHEAD, SOUTHFIELD, MICHIGAN 48075.

BY: *James M. Wells*  
JAMES M. WELLS, CLERK OF THE BOARD OF SUPERVISORS, PIMA COUNTY, ARIZONA.

STATE OF ARIZONA  
COUNTY OF PIMA  
I, THE RECORDING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF APRIL 1978 BY *James M. Wells* AND *Paul M. Cella* AND I AM A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF ARIZONA.

**COBBLESTONE**

LOTS 1 THRU 60 AND COMMON AREA "A"

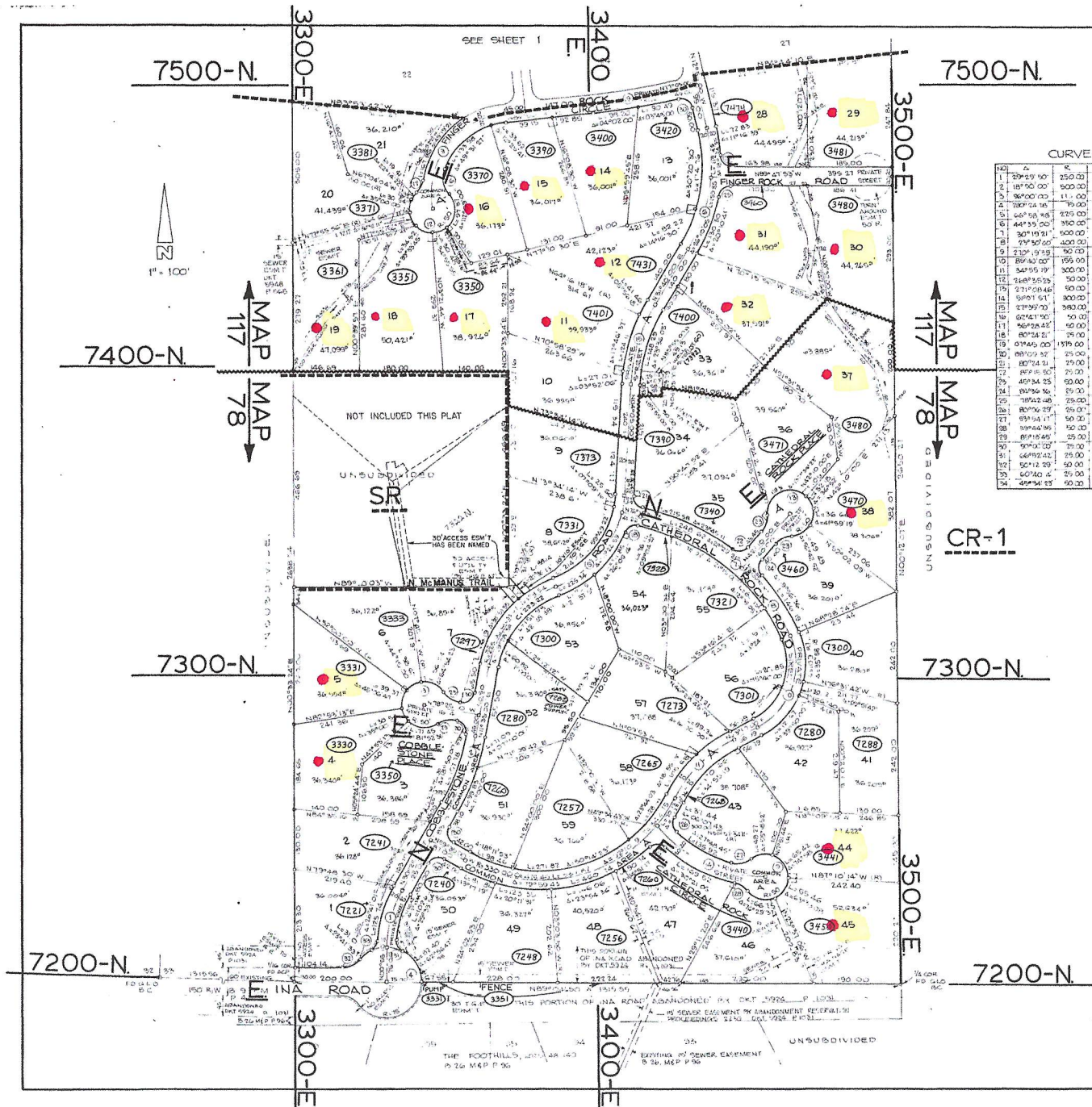
A SUBDIVISION OF THE E 1/2 OF SW 1/4, SEC. 33, T. 12S., R. 11E., G. & S. R.B.E.M., PIMA CO., ARIZONA

JULY, 1978  
SCALE 1"=100'

**Cella, Barr, Evans and Associates**  
ENGINEERS - PLANNERS  
1075 NORTH SIXTH AVENUE, TUCSON, ARIZONA 85705

174-15  
SHEET 1 OF 2





CURVE DATA

NO.	CHORD	CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
1	239.29	90°	250.00	126.71	65.84
2	187.00	00°	500.00	164.35	82.92
3	96.00	00°	11.00	294.22	194.36
4	287.04	98°	79.00	341.00	102.10
5	64.58	98°	225.00	265.02	140.86
6	44.55	00°	360.00	217.50	147.43
7	307.19	21°	500.00	244.42	125.48
8	297.50	00°	400.00	164.06	83.20
9	210.91	91°	50.00	235.50	102.31
10	89.40	00°	105.00	234.79	143.70
11	347.00	00°	300.00	181.89	94.36
12	246.50	29°	50.00	234.39	102.31
13	211.00	46°	50.00	234.62	102.31
14	390.15	1°	300.00	281.75	143.92
15	217.90	20°	343.00	182.94	93.28
16	62.41	90°	50.00	94.80	30.92
17	56.28	45°	60.00	3.83	16.48
18	40.28	21°	25.00	35.08	21.3
19	67.45	00°	175.00	185.99	93.14
20	88.00	87°	25.00	34.41	24.31
21	85.48	50°	25.00	33.02	23.01
22	45.34	25°	50.00	30.11	21.00
23	80.36	36°	25.00	36.92	22.75
24	78.42	48°	25.00	34.45	20.50
25	80.00	25°	50.00	34.99	21.02
26	89.54	11°	50.00	41.04	25.42
27	89.44	39°	50.00	34.66	18.01
28	89.44	39°	50.00	34.66	18.01
29	89.44	39°	50.00	34.66	18.01
30	89.44	39°	50.00	34.66	18.01
31	64.92	42°	25.00	29.18	16.51
32	50.12	29°	50.00	45.81	23.49
33	60.70	4°	25.00	28.43	14.49
34	48.34	23°	50.00	38.11	21.00

ANNOTATED COPY

COBBLESTONE  
 LOTS 1 THRU 60 COMMON AREA A  
 CO. 12 18 64  
 CO. 9 18 71 SHEET 2 OF 2

17475





7400-N

7300-N

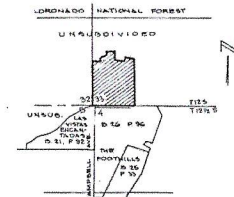
7200-N

7400-N

7300-N

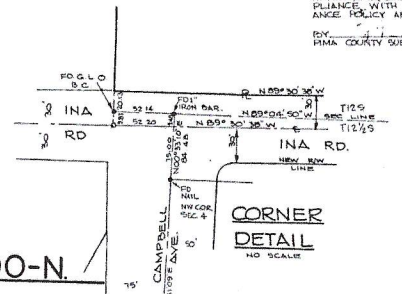
CURVE DATA

NO	A	B	C	D	E
1	90°00'00"	25.00	39.21	25.00	39.21
2	37°54'35"	2.85	0.58	0.61	1.05
3	37°54'35"	4.00	0.74	0.71	1.41
4	34°16'48"	75.00	36.89	71.69	269.62
5	21°10'46"	50.00	23.62	42.00	10.00
6	49°34'13"	50.00	39.11	21.00	38.12
7	14°43'30"	500.00	128.91	44.61	128.16
8	90°00'00"	175.00	274.89	175.00	274.89
9	24°12'57"	30.00	219.04	175.00	274.89
10	60°75'19"	50.00	51.90	37.15	64.71
11	59°47'30"	250.00	245.44	182.34	253.93
12	10°11'50"	25.00	34.12	20.32	31.52
13	28°46'33"	350.00	175.18	63.19	173.34



LOCATION MAP  
 SEC 33, T.12 S, R.14 E  
 G&S RB&M, PIMA CO., ARIZONA  
 Scale 3" = 1 mi

WATER ADEQUACY HAS BEEN PROVIDED IN COMPLIANCE WITH THE PIMA COUNTY WATER ADEQUACY POLICY AND PURSUANT TO ARS 45-909.  
 BY: PIMA COUNTY SUBDIVISION COORDINATOR DATE



CORNER DETAIL  
 NO SCALE

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.

FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS AS ESTABLISHED BY THEIR RESPECTIVE DEEDS 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 EASEMENTS WILL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 3682, PAGE 105 AND 106, 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 AND AGREE 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 FLOODS 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.

LAWYERS TITLE OF ARIZONA AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO 1246-1 AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY, BENEFICIARIES BEING: JOSEPHINE ALEXIS MOLLOY, JOSEPH H. ALEXIS, MARJORIE ALEXIS TODD, EMPIRE WEST, INC., AN ARIZONA CORPORATION

BY: JOYCE M. BOGUA, TRUST OFFICER

STATE OF ARIZONA 95  
 COUNTY OF PIMA  
 THIS 17th DAY OF JUNE 1978 BY JOYCE M. BOGUA, TRUST OFFICER OF LAWYERS TITLE OF ARIZONA, AN ARIZONA CORPORATION, ON BEHALF OF THE CORPORATION.

NOTARY PUBLIC

CONSENT TO DEDICATION

WE, THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE HOLDERS OF THOSE CERTAIN DOCUMENTS RECORDED IN DEED BOOK 3682, PAGES 105 AND 106, AND WE DO HEREBY JOIN IN THE CONSENT TO DEDICATION:

WESTERN SAVINGS AND LOAN ASSOCIATION, AN ARIZONA CORPORATION  
 BY: JIM J. GARDNER, TITLE VICE PRESIDENT

STATE OF ARIZONA 95  
 COUNTY OF PIMA  
 THIS 17th DAY OF JUNE 1978 BY JIM J. GARDNER, TITLE VICE PRESIDENT OF WESTERN SAVINGS AND LOAN ASSOCIATION.

NOTARY PUBLIC

CATALINA RIDGE ESTATES

LOTS 1 THRU 36, COMMON AREA A

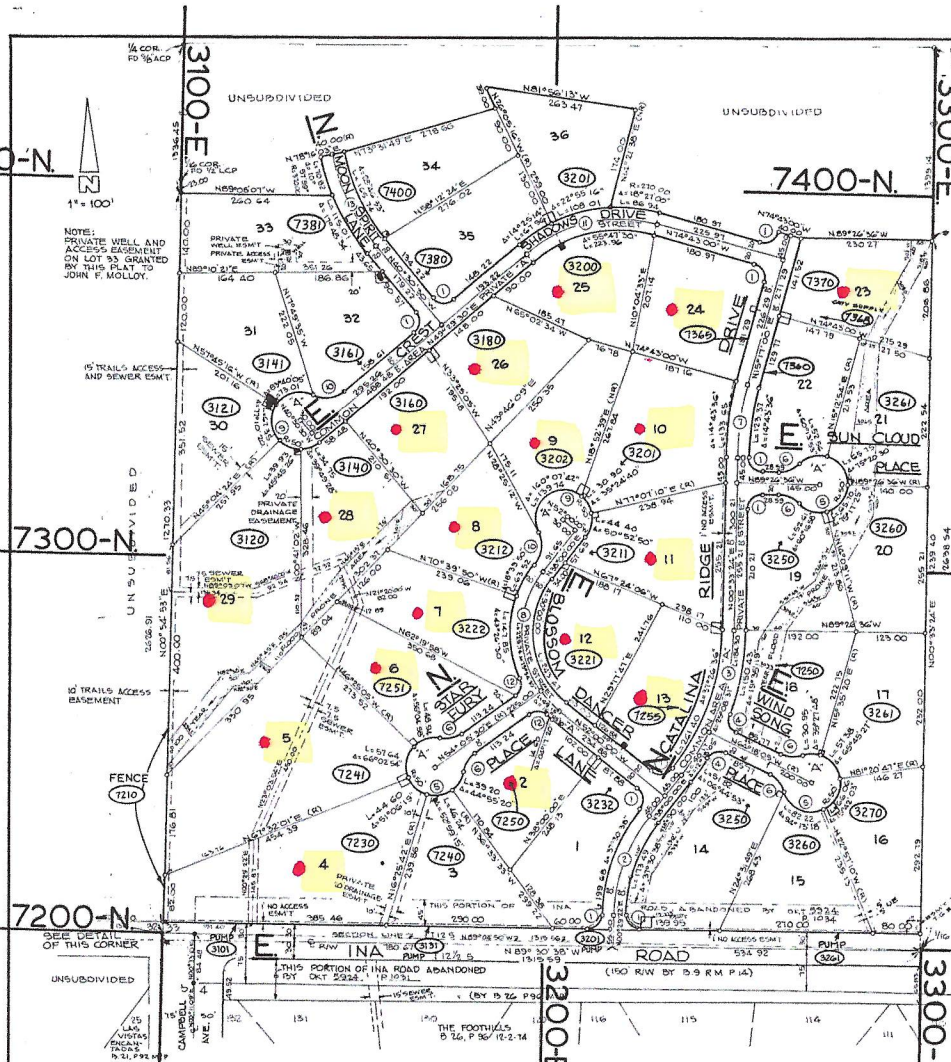
A SUBDIVISION OF A PORTION OF THE W 1/2 OF SW 1/4, SECTION 33, T.12 S, R.14 E, G&S RB&M, PIMA COUNTY, ARIZONA

JUNE, 1978

SCALE 1" = 100'

Cella, Barr, Evans and Associates  
 ENGINEERS PLANNERS  
 3075 NORTH 54TH AVENUE, TUCSON, ARIZONA 85705

CO 12-78-26  
 CO 9-78-66  
 00095



**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 27th DAY OF JUNE 1978.

CLERK, BOARD OF SUPERVISORS DATE 6/27/78

PIMA COUNTY HIGHWAY DEPARTMENT DATE 6/27/78

PIMA COUNTY PLANNING DIRECTOR DATE 6/27/78

PIMA COUNTY DEPARTMENT OF WASTE WATER MANAGEMENT DATE 6/27/78

**ASSURANCES**

SATISFACTORY ASSURANCES IN THE FORM OF TRUST AGREEMENT NO 1246-1 FROM LAWYERS TITLE OF ARIZONA RECORDED IN DEED BOOK 3682, PAGES 105 AND 106, HAVE BEEN PROVIDED TO GUARANTEE STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, UTILITY IMPROVEMENTS, SANITATION IMPROVEMENTS (ELECTRIC, GAS, WATER) IN THIS SUBDIVISION.

BY: P. S. BOGUA, CHAIRMAN, BOARD OF SUPERVISORS, PIMA COUNTY, ARIZONA DATE 6/27/78

ANNOTATED COPY

**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.

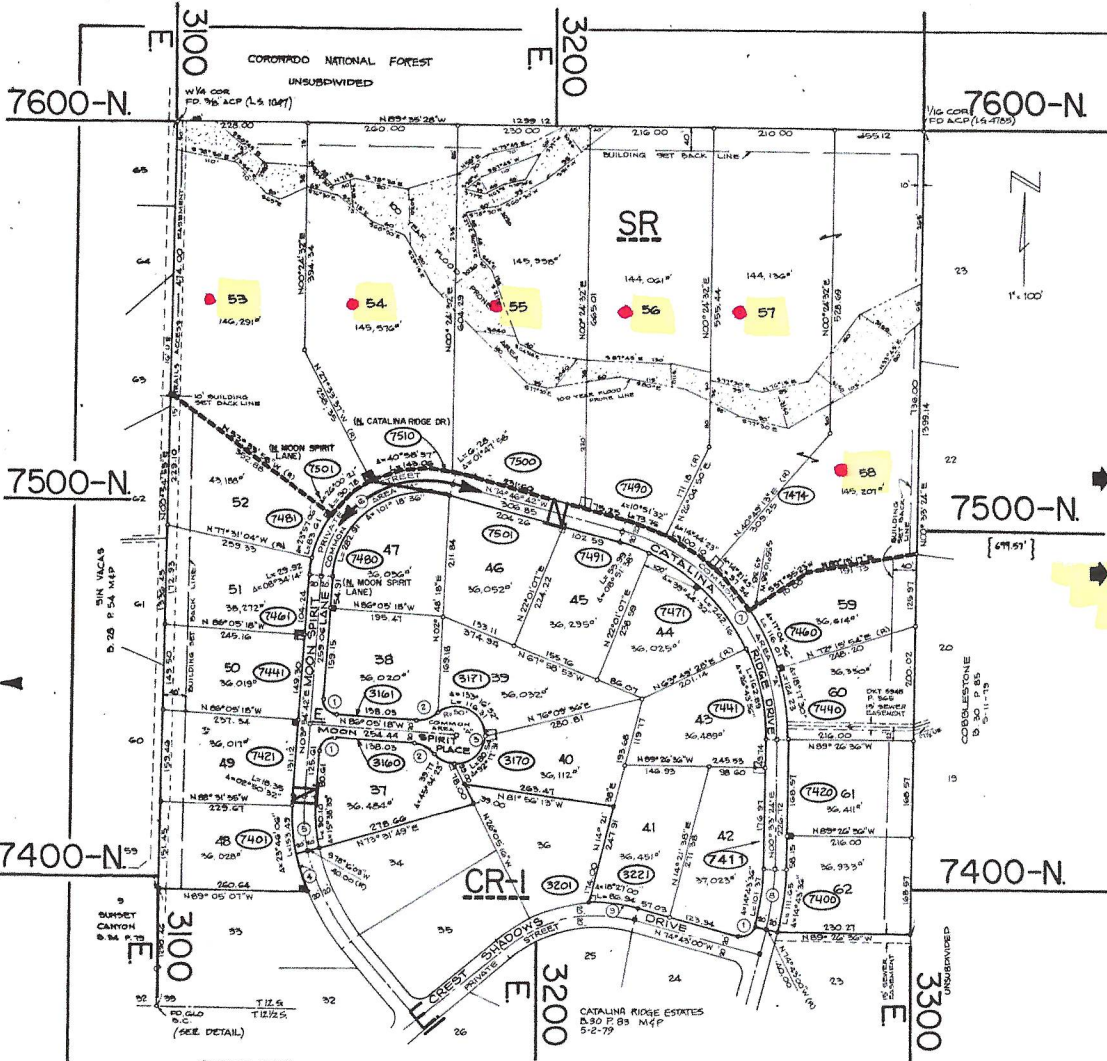
PAUL W. CELLA, REG. PROF. ENGINEER NO 2265

- NOTES**
- 1-0 REPRESENTS A 1/4 BRASS SURVEY MONUMENT TO BE SET IN CONCRETE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.
  - 2-0 REPRESENTS A 1/4 STEEL PIN TO BE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.
  - 3-0 BEARINGS BASED ON THE SOUTH LINE OF SECTION 33 AS RECORDED IN DEED BOOK 3682, PAGE 36, BEING N89°04'50" W.
  - 4-0 ELEVATIONS BASED ON P.C.M. DATUM U.S.C. 1985 MON. AT NW COR. SEC. 4, BEING 2289.22.
  - 5-0 GROSS AREA 99,758 ACRES
  - 6-0 NUMBER OF LOTS - 36
  - 7-0 MILES OF PRIVATE STREETS - 0.80
  - 8-0 ZONING - EXISTING OR PROPOSED - CR-1 MINIMUM LOT AREA: 36,000 SQ. FT. MINIMUM NUMBER OF LOTS ARE 39 AS DETERMINED BY THE BUILD-UP DEVELOPMENT ZONE ORD. ART. 44
  - 9-0 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.
  - 10-0 ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE DONE AT NO EXPENSE TO PIMA COUNTY.
  - 11-0 REMOVAL OF NATURAL VEGETATION WILL BE LIMITED TO THAT AREA NECESSARY FOR BUILDING PLOTS AND THE NECESSARY ROADS, DRAINAGE AND SANITARY FACILITIES.
  - 12-0 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. 1974-82. ALL LOTS CONTAINING LAND WITHIN THE DELINEATED FLOOD PRONE AREA WILL HAVE DEED RESTRICTIONS PLACED UPON THEM WHICH INDICATE COMPLIANCE WITH SAID ORDINANCE.
  - 13-0 INDICATES WATER SURFACE ELEVATION INDICATES DIRECTION OF FLOW.
  - 14-0 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.
  - 15-0 NO FURTHER SUBDIVIDING WILL BE DONE NOR ANY LOTS SPLIT WITHOUT THE WRITTEN APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS, EXCEPT AS PROVIDED BY STATE LAW.
  - 16-0 A FLOODPLAIN USE PERMIT WILL BE OBTAINED FOR LOTS 5, 18, 14, 19, 20, 21, 23 AND 21 THRU 23 PRIOR TO THE ISSUANCE OF PERMITS FROM THE ZONING INSPECTOR.
  - 17-0 ALL WEATHER ACCESS WILL BE PROVIDED WITHIN THIS SUBDIVISION.
  - 18-0 ACCESS ACROSS THE FLOODPRONE AREAS TO BUILDING SITES ON LOTS 20 AND 21 WILL BE THE RESPONSIBILITY OF 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 THE APPROVED PLANS PRIOR TO THE OCCUPANCY OF THE SITE.
  - 19-0 DEVELOPER INTENDS TO PAVE THE PRIVATE STREETS BUT NOT NECESSARILY TO MINIMUM PIMA COUNTY STANDARDS.
  - 20-0 LOTS 2, 4 THRU 15 AND 20 THRU 23 ARE SUBJECT TO THE REQUIREMENTS OF THE FLOODPLAIN MANAGEMENT ORDINANCE AND ANY CONSTRUCTION OR DEVELOPMENT TO BE PLACED ON THESE LOTS SHALL CONFORM TO THE REQUIREMENTS OF SAID ORDINANCE PRIOR TO THE ISSUANCE OF BUILDING PERMITS BY THE ZONING INSPECTOR.
  - 21-0 INDICATES 2" X 4" EASEMENT TO TUCSON GAS & ELECTRIC COMPANY INDICATES A 6" X 6" EASEMENT TO TUCSON GAS & ELECTRIC COMPANY.
  - 22-0 AN UNDEFINED EASEMENT TO TUCSON GAS AND ELECTRIC EXISTS OVER THIS PROPERTY RECORDED IN DEED BOOK 3682, PAGE 105.

MAP 78 ZONE CR-1

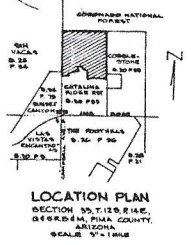
3





**GENERAL NOTES**

- GROSS AREA - 93.00 ACRES
- EXISTING ZONING - SR  
PROPOSED ZONING - CR-1 LOTS 53 THRU 58  
CR-1 LOTS 59 THRU 62
- NUMBER OF RESIDENTIAL LOTS - 36
- MINIMUM LOT SIZE - 36,000 SQ. FT. (CR-1), 14,000 SQ. FT. (SR)
- INDICATES ROUND 1/2" IRON PIN (TAGGED PE 2263)  
INDICATES 1/2" IRON PIN (TAGGED L6492) TO BE SET AT ALL LOT CORNERS
- INDICATES A 2" BRASS SURVEY MONUMENT FOUND (STAMPED PE 2263)  
INDICATES A 2" BRASS SURVEY MONUMENT TO BE SET IN CONCRETE (STAMPED L6492)
- PLANS OF BEARINGS - THE NEXT LINE OF THE SW/4 SECTION 33 AS RECORDED IN BOOK 30, MAPS AND PLATS, AT PAGE 83, BEING N00°54'32"E.
- BASIS OF ELEVATIONS - PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT DATUM - 10566.100' AT CANTALINA AVE. 4 INA ROAD, 2124-2728 24
- ALL STREETS AND DRAINAGE FACILITIES WILL BE BUILT IN ACCORDANCE WITH PLANS APPROVED BY PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR CONSTRUCTED OTHER THAN AS SHOWN ON THIS PLAT
- ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC
- THE AREA WITHIN THE 100-YEAR FLOOD PRONE LINES REPRESENTS AN AREA WHICH IS 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. 1974-98.
- INDICATES WATER SURFACE ELEVATION WITHIN THE 100-YEAR FLOOD PRONE AREA.
- ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION
- A FLOOD PLAIN USE PERMIT WILL BE OBTAINED FOR LOTS 53 THRU 58 PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR
- REMOVAL OF NATURAL VEGETATION WILL BE LIMITED TO THAT AREA NECESSARY FOR BUILDING PADS AND THE NECESSARY ROAD, DRAINAGE AND SANITARY FACILITIES
- LOTS 53 THRU 58 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
- INDICATES A 2" x 2" ELECTRIC AND TELEPHONE EASEMENT
- INDICATES A 6" x 6" ELECTRIC AND TELEPHONE EASEMENT
- THIS PROPERTY IS SUBJECT TO AN UNDEFINED EASEMENT TO TUCSON ELECTRIC POWER CO. RECORDED IN M.R. BOOK 51 PAGE 132
- \*\*\* INDICATES END ONE STREET NAME - OBTAIN 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 LAND EASEMENTS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR SUCCESSORS AND INVITEES 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 LAND 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) ESTABLISHED WILL BE IN AN ASSOCIATION OF ALL LOT OWNERS AS ESTABLISHED BY GOVERNMENT CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET BOOK 200200 AT PAGE 102 (L6492) 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 FULL 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 LEGHEES DO HEREBY WAIVE PIMA COUNTY TITLE SUCCESSIONS AND ASSIGNMENTS, THEIR EMPLOYEES, OFFICERS TO THE USE OF SAID LAND NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOOD OR RAINFALL.

IT IS FURTHER UNDERSTOOD AND AGREED THAT DRAINAGE WILL NOT BE ALTERED, DISTURBED OR CONSTRUCTED 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-914, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.**

BENEFICIARY BEING: THE ALPICO COMPANY DAVID I ROSSANIE F. LARIN  
2000 N RIVER ROAD SUITE 105 BOX 81 WILLOWDALE TUCSON, ARIZONA 85710

BY *William S. Langston* TITLE TRUST OFFICER

STATE OF ARIZONA 351  
COUNTY OF PIMA 595  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August 1985 BY *William S. Langston* OF THE TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY *James Anderson* NOTARY PUBLIC  
DATE: Aug 15 1985  
MY COMMISSION EXPIRES

LAWYER'S TITLE OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 7304-T, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BENEFICIARIES BEING: JOSEPHINE A. MOLLOY, JOSEPH A. MOLLOY, MAURICE A. TOOP,  
50 JOHN MOLLOY ARIZONA BANK PLAZA TUCSON, ARIZONA

BY *James M. Brown* TRUST OFFICER

**MAP 117**  
**ZONE CR-1, SR**  
**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. 14E G&SR&M, PIMA COUNTY, ARIZONA

FEBRUARY 1982  
SCALE 1" = 100'

**DEDICATION CONTINUED**

STATE OF ARIZONA 351  
COUNTY OF PIMA 595  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August 1985 BY *William S. Langston* OF THE TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

**CONSENT TO DEDICATION**

WE THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE HOLDERS OF THAT CERTAIN DOCUMENT LISTED BELOW, AND WE DO HEREBY JOIN IN THE CONSENT TO DEDICATION.

REALTY MORTGAGE - DOCKET 7089 PAGE 187  
WESTERN SAVINGS AND LOAN ASSOCIATION, AN ARIZONA CORPORATION  
BY *John S. Gagny* TITLE VICE PRESIDENT  
STATE OF ARIZONA 351  
COUNTY OF PIMA 595  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August 1985 BY *John S. Gagny* OF WESTERN SAVINGS AND LOAN ASSOCIATION, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY *James M. Brown* NOTARY PUBLIC  
DATE: December 11, 1983  
MY COMMISSION EXPIRES

**ANNOTATED COPY**

**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 LOCATED. I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION.

BY *James M. Brown* PROFESSIONAL ENGINEER NO. 9623  
DATE: 6-27-83

**ASSURANCES**

SATISFACTORY ASSURANCES IN THE FORM OF SAID GROUND-BUILDING AGREEMENT FROM LITTLE, GREENLY, JOSEPH & CO. ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER NO. T-914 HAVE BEEN PROVIDED TO GUARANTEE STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, SANITATION IMPROVEMENTS AND UTILITY IMPROVEMENTS (ELECTRIC GAS WATER) IN THIS SUBDIVISION.

BY *Sam J. Ina* DATE: 8/15/85  
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. Olin* DATE: Sept 21, 83  
SUBDIVISION COORDINATOR, PIMA COUNTY DEPARTMENT OF TRANSPORTATION

**APPROVALS**

I, EUGENIA A. WELLS, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE PIMA COUNTY BOARD OF SUPERVISORS ON THIS, THE 22nd DAY OF August 1985.

BY *Eugenia A. Wells* DATE: 8/22/85  
CLERK, BOARD OF SUPERVISORS

BY *David J. Brown* DATE: 9-30-85  
PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT

BY *David J. Brown* DATE: 9-30-83  
PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT

**CURVE DATA**

PC	R	L	T	PT
1 20°00'00"	50.00	39.27	25.00	35.30
2 45°34'27"	50.00	39.77	21.00	38.73
3 21°08'44"	50.00	236.42	-49.01	30.20
4 10°51'58"	310.00	10.82	99.92	10.11
5 16°38'38"	300.00	99.96	42.08	96.71
6 20°18'36"	300.00	318.28	319.91	278.40
7 7°57'22.06"	309.12	485.93	184.99	451.12
8 14°43'35"	244.38	106.91	93.99	106.71
9 18°21'00"	170.00	86.96	43.86	86.91

