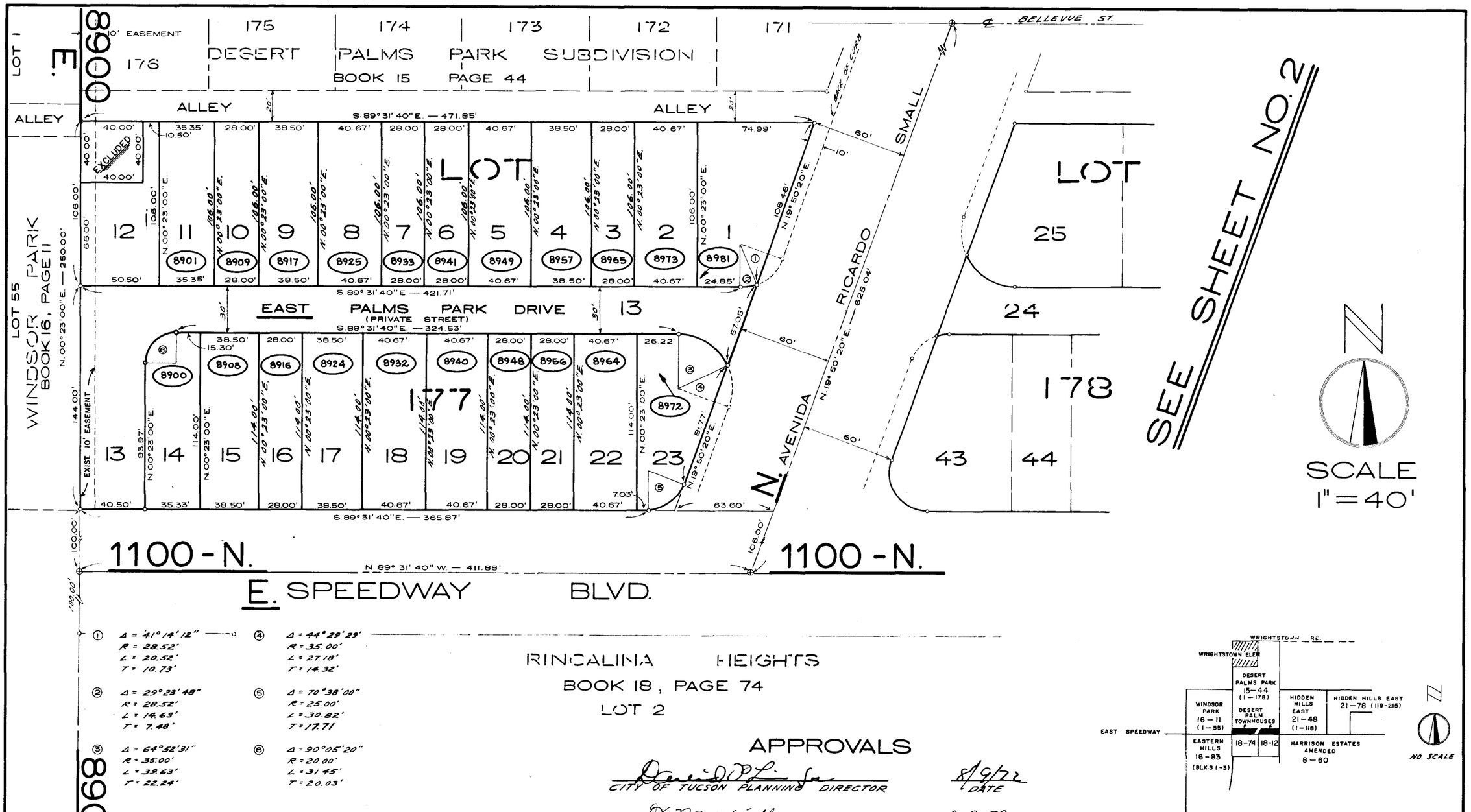


① Δ = 41°14'12"
R = 28.52'
L = 20.52'
T = 10.73'

② Δ = 29°23'48"
R = 28.52'
L = 14.63'
T = 7.48'

③ Δ = 64°52'31"
R = 35.00'
L = 39.63'
T = 22.24'

④ Δ = 44°29'29"
R = 35.00'
L = 27.18'
T = 14.32'

⑤ Δ = 70°38'00"
R = 25.00'
L = 30.82'
T = 17.71

⑥ Δ = 90°05'20"
R = 20.00'
L = 31.45'
T = 20.03'

RINCALINA HEIGHTS
BOOK 18, PAGE 74
LOT 2

APPROVALS

CITY OF TUCSON PLANNING DIRECTOR	8/9/72 DATE
CITY OF TUCSON ENGINEER	8-9-72 DATE
PIMA COUNTY HEALTH DEPARTMENT	8/9/72 DATE

I, DONALD L. DeMENT, CLERK OF THE CITY OF TUCSON, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, ON THIS THE 7TH DAY OF AUGUST, 1972

CLERK, CITY OF TUCSON — 8-9-72 DATE

LOCATION PLAN

A PORTION OF THE S.W. 1/4 OF SEC. 3, T.14S., R.15E., G.&S.R.B.&M., PIMA COUNTY, ARIZONA

NOTES

⊕ INDICATES EXISTING SURVEY MONUMENTS

INDICATES P.C., P.T., OR PROPERTY CORNER, BEING A 1/2" I.P.

INDICATES BACK OF CURB

GROSS AREA OF LOT 177 (INCLUDING STREET) = 2.453 ACRES

GROSS AREA OF LOT 178 (INCLUDING STREET) = 4.379 ACRES

UTILITIES WILL BE LOCATED UNDERGROUND IN CONFORMANCE WITH ARIZONA CORPORATION COMMISSION AMENDED GENERAL ORDER U-48 OR AS IT MAY BE AMENDED.

BEARINGS ARE BASED ON THE CENTERLINE OF SPEEDWAY BLVD. AS SHOWN ON THE PLAT OF DESERT PALMS PARK SUBDIVISION RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER IN BOOK 15 OF MAPS AND PLATS AT PAGE 44 THEREOF, SAID BEARING BEING N. 89°31'40" W.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY COMPLETED UNDER MY DIRECTION AND ALL MONUMENTS EXIST AS SHOWN.

WARREN WALKER
REGISTERED ENGINEER NO. 1970
LICENSE

CITY OF TUCSON
MAP 53
ZONE R-4

DEDICATION

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

(CONT'D ON SHT. 2)

ANNOTATED COPY

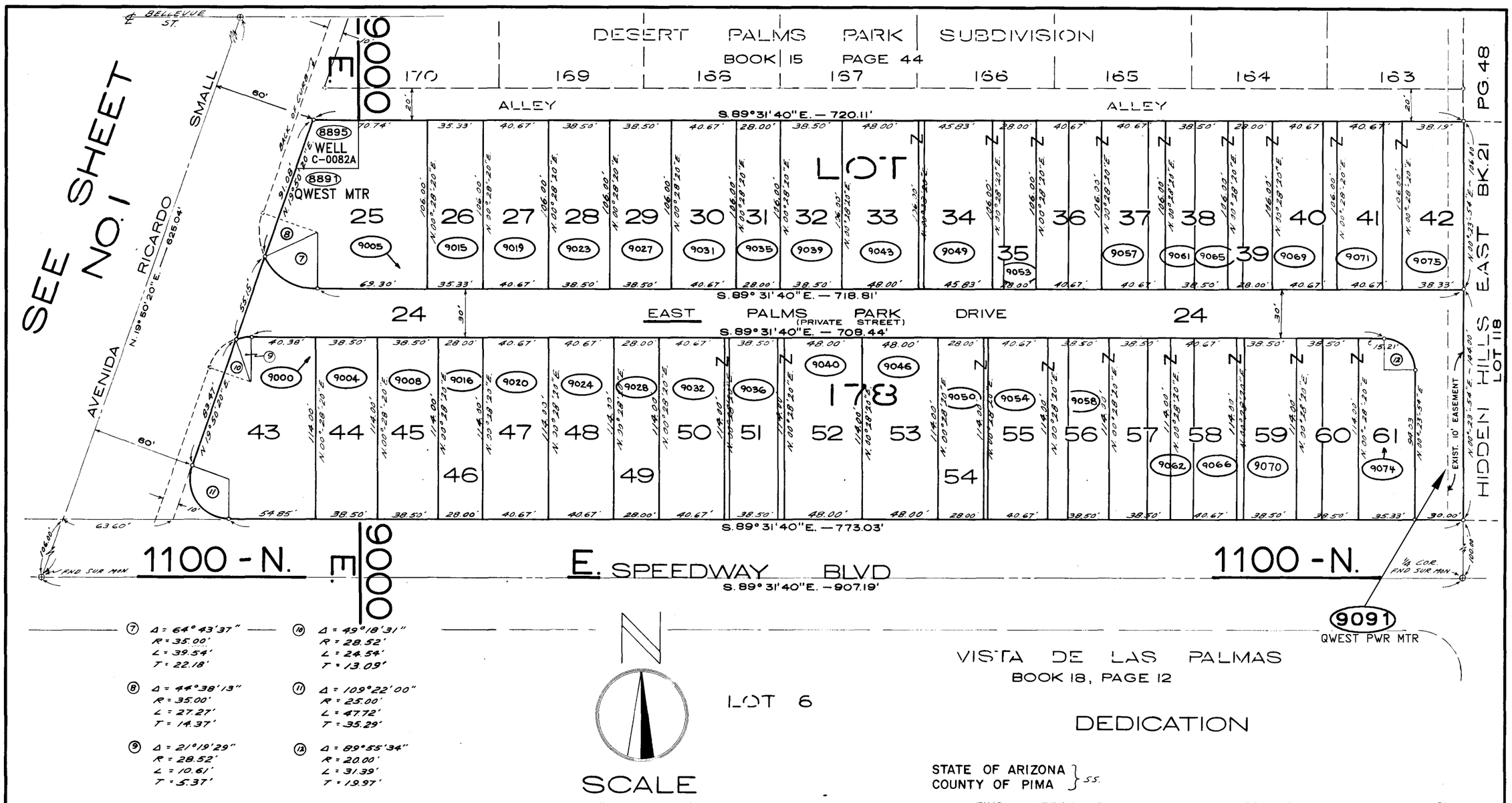
DESERT PALM TOWNHOUSES

LOTS
1 THRU 61

BEING A RESUBDIVISION OF LOTS 177 AND 178 AS SHOWN ON THE PLAT OF DESERT PALMS PARK AND RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER IN BOOK 15 AT PAGE 44 OF MAPS AND PLATS.

C12-72-26

ANNOTATED COPY



⑦ Δ = 64°43'37" R = 35.00' L = 39.54' T = 22.18'

⑧ Δ = 44°38'13" R = 35.00' L = 27.27' T = 14.37'

⑨ Δ = 21°19'29" R = 28.52' L = 10.61' T = 5.37'

⑩ Δ = 49°18'31" R = 28.52' L = 24.54' T = 13.09'

⑪ Δ = 109°22'00" R = 25.00' L = 47.72' T = 35.29'

⑫ Δ = 89°55'34" R = 20.00' L = 31.39' T = 19.97'

DEDICATION (CONT'D)

PIONEER NATIONAL TRUST COMPANY OF ARIZONA, AS TRUSTEE UNDER TRUST NO. 10,920, AS OWNER AND MORGAGEE OF THE LAND SHOWN ON THIS PLAT, HEREINAFTER REFERRED TO AS "GRANTOR", DOES HEREBY DEDICATE TO THE SEVERAL OWNERS OF TOWNHOUSE PARCELS LOCATED WITHIN DESERT PALM TOWNHOUSES, FOR THE USE OF EACH SUCH OWNER, PRESENT AND FUTURE, HIS GUESTS AND INVITEES, ALL OF THE COMMON AREA LOCATED WITHIN DESERT PALMS TOWNHOUSES, SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS FOR DESERT PALMS TOWNHOUSES RECORDED MARCH 10, 1972, IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA, IN DOCKET 4205 AT PAGE 434, AND ANY AMENDMENTS THERETO. THE COMMON AREA IS DEFINED AS ALL OF THE AREA DESCRIBED IN SAID DECLARATION, EXCEPTING THEREFROM THE NUMBERED TOWNHOUSE PARCELS, LOTS 1 THRU 21 AND LOTS 1 THRU 36 IN LOTS 177 AND 178, RESPECTIVELY, OF DESERT PALMS PARK. THE "GRANTOR", FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO GRANT EASEMENTS FOR UTILITIES OVER THE SAID COMMON AREA AND TO MAKE ALL DECISIONS AND TO DO ALL NECESSARY ACTS TO DEVELOP THE PROPERTY AS PLATTED, INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF EAST PALMS PARK DRIVE, PLACEMENT OF IMPROVEMENTS, LANDSCAPING, AND PROVIDING FOR UTILITY AND OTHER NECESSARY SERVICES TO THE DWELLING UNITS.

PIONEER NATIONAL TRUST COMPANY OF ARIZONA, AS TRUSTEE UNDER TRUST NO. 10,920.

BY _____
TRUST OFFICER

CONSENT TO DEDICATION OF PLAT

THE UNDERSIGNED MORTGAGEE DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THIS PLAT.

TUCSON FEDERAL SAVINGS AND LOAN ASSOCIATION

BY _____
VICE PRESIDENT

DEDICATION

STATE OF ARIZONA
COUNTY OF PIMA } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF JUNE, 1972, BY PAUL R. STULGIN AS TRUST OFFICER OF PIONEER NATIONAL TRUST COMPANY OF ARIZONA AS TRUSTEE UNDER TRUST NO. 10,920.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

STATE OF ARIZONA
COUNTY OF PIMA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF JUNE, 1972, BY R. SCOTT SMITH AS VICE PRESIDENT OF TUCSON FEDERAL SAVINGS AND LOAN ASSOCIATION.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ORIGINAL ADDRESSING APPROVED (CITY OF TUCSON)

JUNE, 1972

DESERT PALM TOWNHOUSES

LOTS 1 THRU 61

BEING A RESUBDIVISION OF LOTS 177 AND 178 AS SHOWN ON THE PLAT OF DESERT PALMS PARK AND RECORDED IN THE OFFICE OF THE PIMA COUNTY RECORDER IN BOOK 15 AT PAGE 44 OF MAPS AND PLATS.

SHEET 2 OF 2

6/12-72-26