

4300-N.

200-E.

UNSUBDIVIDED



STONE AVE. (C.O.T. ORD. 1955) AVENIDA DE MADRUX M&P BOOK 3, PAGE 8

PATIO VILLAS M&P 26/85

200-E.

200-E.

4200-N.

FOUND 1/8" CORNER 1 1/2" PIPE 6" BELOW PAVEMENT

E. NORMA LANE BOOK 5441, PAGE 299

LOT 16 HAYNES RILLITO M&P 3/8

100 YEAR FLOOD LIMIT

SEWER EASEMENT BOOK 5918 PAGE 562

4300-N.

100 YEAR FLOOD LIMIT

REC. BLDG. (426)

4200-N.

E. LIMBERLOST ROAD

LEGEND

- SET 1/2" REBAR TAGGED PE 9367
- FOUND PIN AS NOTED
- SET PIMA COUNTY STANDARD SURVEY MONUMENT STAMPED PE 9367 (BRASS DISC IN CONC.)
- 100 YEAR FLOOD LIMIT INFORMATION
- 6'x6' TRANSFORMER EASEMENT
- 2'x2' PEDESTAL EASEMENT
- 17.50 FINISHED FLOOR ELEVATION

ARIZONA ACRES M&P 6/65

ENGINEER'S 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.

DWIGHT LIND



NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 6.14 ACRES.
2. THE TOTAL NUMBER OF RESIDENTIAL LOTS IS 69, 11.2 UNITS/ACRE (3876/UNIT)
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.1 MILES.
4. BASIS OF BEARING: N 0°15'37" W ON & OF AVENIDA DE MADRUX PER PATIO VILLAS SUBDIVISION BY MAPS AND PLATS BOOK 26, PAGE 85.
5. DATUM OF ELEVATION: PCSD, INVERT OF MH, LIMBERLOST AND MADRUX, ELEVATION = 2312.00.
6. THE DEVELOPER WILL PAVE ALL PRIVATE ROADS AS SHOWN ON THIS PLAT, BUT NOT NECESSARILY TO MINIMUM PIMA COUNTY STANDARDS. DRAINAGEWAYS WILL BE CONSTRUCTED ACCORDING TO PLANS APPROVED BY THE PIMA COUNTY HIGHWAY DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR FOR LOTS 19 THRU 30 AND 33 THRU 39.
7. BUILDING PADS FOR LOTS 19 THRU 30 AND 33 THRU 39 WILL BE FILLED TO INDICATED ELEVATIONS AND VERIFIED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR FOR THOSE LOTS.
8. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS.
9. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE DONE SO AT NO EXPENSE TO PIMA COUNTY.
10. ALL PUBLIC ROADS ON OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS TO MINIMUM PIMA COUNTY STANDARDS FOR PAVED ROADS, AND THAT CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL OR ASSURANCES ACCEPTABLE TO THE PIMA COUNTY HIGHWAY DEPARTMENT SHALL BE RECEIVED PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
11. THIS PROJECT IS A TOWNHOUSE SUBDIVISION UNDER THE PROVISION OF SECTION 2408.01 OF THE ZONING ORDINANCE.
12. A 5' MASONRY WALL WILL BE CONSTRUCTED ALONG MADRUX AVENUE AT THE REAR OF LOTS 66 THROUGH 69 PRIOR TO OCCUPANCY.

WATER ADEQUACY HAS BEEN PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE PIMA COUNTY WATER ASSURANCE POLICY AND SECTION 45-513 OF THE ARIZONA REVISED STATUTES.

BY: [Signature] PIMA COUNTY SUBDIVISION COORDINATOR

DATE: 2-8-79

ASSURANCES AND APPROVALS

SATISFACTORY ASSURANCES IN THE FORM OF A trust agreement FROM Winifred A. Tite RECORDED IN BOOK 5918 PAGE 1236-1237 HAVE BEEN PROVIDED TO GUARANTEE STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, SANITATION IMPROVEMENTS, AND UTILITY IMPROVEMENTS (ELECTRIC, WATER) IN THIS SUBDIVISION.

[Signature] CHAIRMAN, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA

DATE: 3/0/79

[Signature] PIMA COUNTY PLANNING & ZONING

DATE: 2/14/79

[Signature] PIMA COUNTY HIGHWAY DEPARTMENT

DATE: 2/14/79

[Signature] PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT

DATE: 2/14/79

I, EUGENIA W. WELLS, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS, PIMA COUNTY, ARIZONA, ON THE 24th DAY OF February, 1979.

[Signature] CLERK, BOARD OF SUPERVISORS DATE: 3/6/79

CONSENT TO DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE MORTGAGOR OF A MORTGAGE RECORDED DECEMBER 13, 1978, IN DOCKET 5922, AT PAGE 994; AND A MORTGAGE RECORDED DECEMBER 13, 1978, IN DOCKET 5922, AT PAGE 1002; AND A MORTGAGE RECORDED DECEMBER 13, 1978, IN DOCKET 5922, AT PAGE 998; ENCUMBERING THE LAND SUBDIVIDED IN THE MANNER SHOWN HEREON, AND WE DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY SHOWN ON THIS PLAT IN THE MANNER DESIGNATED HEREON, AND TO THE DEDICATION HEREON.

UNITED BANK OF ARIZONA, AN ARIZONA STATE BANKING CORPORATION

CITY OF TUCSON

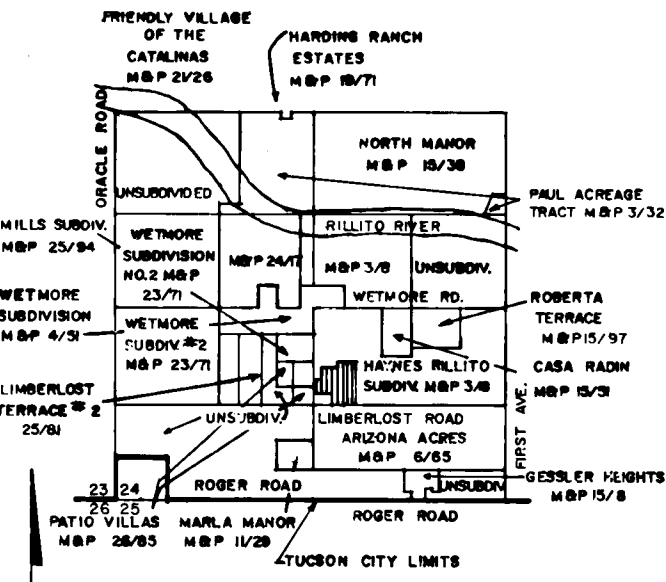
STATE OF ARIZONA
COUNTY OF PIMA

MAP 23 ZONE CR-4
SEE SEC. 2408.01 OF P.C. ZONING PLAN

ON THIS 24th DAY OF January, 1979, BEFORE ME, [Signature] THE UNDERSIGNED OFFICER, PERSONALLY APPEARED [Signature], WHO ACKNOWLEDGED HIMSELF TO BE AN OFFICER OF UNITED BANK OF ARIZONA, AN ARIZONA STATE BANKING CORPORATION, AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS OFFICER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-13-82



LOCATION PLAN
SECTION 24, T13S, R3E, G&SR.
PIMA COUNTY, ARIZONA
3"=1 MILE

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

"I, THE UNDERSIGNED, MY SUCCESSORS AND ASSIGNS, DO HEREBY SAVE PIMA COUNTY, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN HEREON WITHOUT THE WRITTEN APPROVAL OF THE PIMA COUNTY FLOOD PLAIN BOARD."

"PRIVATE STREETS, AND COMMON AREAS AS SHOWN HEREON ARE GRANTED 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 UTILITIES AND SEWERS. TITLE TO THE LAND OF ALL PRIVATE STREETS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET BOOK 5949, AT PAGE 824-832 IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE 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 COMMON AREAS WITHIN THIS SUBDIVISION, AS SHOWN HEREON."

[Signature] FOUR H. CONSTRUCTION, INC. PRESIDENT

[Signature] SECRETARY

STATE OF ARIZONA }
COUNTY OF PIMA } SS

ON THIS 23rd DAY OF January, 1979, BEFORE ME, [Signature] THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Clifford B. Halbert, Jr., WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT, AND [Signature] AS SECRETARY FOR THE CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires March 23, 1982

ANNOTATED COPY

PONDEROSA ESTATES TOWNHOUSES NO.1

Lots 1 Thru 69 And Common Area A

A RESUBDIVISION OF PART OF LOT 16 OF HAYNES RILLITO SUBDIVISION AS RECORDED IN BOOK 3, PAGE 8 OF MAPS & PLATS, PIMA COUNTY, ARIZONA

SCALE: 1"=40' DATE: NOV. 1978 SHEET 1 OF 1 C-12-78-118

LIND ENGINEERING, INC. TUCSON, ARIZONA

CIVIL ENGINEERS