

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.

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING STREETS AND DRAINAGEWAYS. WE ALSO HEREBY GRANT TO THE PUBLIC AND UTILITY COMPANIES ALL EASEMENTS, STREETS AND DRAINAGEWAYS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF ABOVE GROUND AND UNDERGROUND UTILITIES, SEWERS, AND OTHER USES AS DESIGNATED BY THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE THE CITY OF TUCSON, 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 REASONS OF FLOODING, FLOWAGE, 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 APPROVAL OF THE CITY ENGINEER.

PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO 11768, AND NOT OTHERWISE.

BY: [Signature] 10-23-86
TRUST DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF PIMA }

ON THIS THE 23rd DAY OF October, 1986, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED ELEANOR ORTEGA WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICER OF PIONEER TRUST COMPANY OF ARIZONA, AN ARIZONA CORPORATION AND THAT AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

[Signature] 10-6-87
NOTARY PUBLIC MY COMMISSION EXPIRES

BENEFICIARY OF PIONEER TRUST NO. 11768 IS:
BELLAMAH COMMUNITY DEVELOPMENT-A NEW
MEXICO GENERAL PARTNERSHIP
1840 E. RIVER ROAD, SUITE 20G
TUCSON, ARIZONA, 85718



GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 94.93 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 534.
3. THE BASIS OF BEARING FOR THIS PLAT IS THE WEST LINE OF SEC. 22, TOWNSHIP 15 SOUTH, RANGE 15 EAST, G. & S.R.B. & M. SAID BEARING BEING NORTH 00°07'12" EAST, AS SHOWN ON THE PLAT RECORDED IN BK. 39 OF M&P AT PG. 39.
4. ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THIS DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
5. THE TOTAL LENGTH OF NEW PUBLIC STREETS IS 3.81 MILES.
6. THIS SUBDIVISION IS WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
7. THIS PROJECT IS SUBJECT TO PROVISIONS OF ZONING ORDINANCE NO. 6143 AS ADOPTED ON DECEMBER 17, 1984, INCLUDING A DENSITY LIMITATION OF 8 RAC. THIS PROJECT HAS A DENSITY OF 5.6 (E., 534 UNITS ÷ 94.93 AC = 5.6 RAC).
8. THIS IS A RESIDENTIAL DEVELOPMENT PROJECT. MINIMUM LOT SIZE EXCEEDS 2000 SQ. FT. THEREFORE NO COMMON AREA IS REQUIRED.
9. THIS PROJECT SUBJECT TO THE CONDITIONS OF THE COVENANTS, RESERVATIONS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DOCKET 7435 AT PAGE 674, AND DOCKET 7434 AT PAGE 775.
10. THE CITY OF TUCSON ACKNOWLEDGES, BY THE APPROVAL OF THIS PLAT, THAT ACCESS TO THE SUBJECT PROPERTY WILL BE TAKEN FROM RITA ROAD ACROSS THE 100 FOOT DRAINAGEWAY ESTABLISHED BY THE AMENDED RITA RANCH RIGHT-OF-WAY AND DRAINAGEWAY DEDICATION PLAT, BOOK 40 OF MAPS AND PLATS AT PAGE 45.
11. CONSENT TO DEDICATE RECORDED IN DKT. 7909@ PAGES 1904-1905.

ASSURANCES

THIS IS TO CERTIFY THAT THE COMPLETION OF ALL IMPROVEMENTS, SUCH AS STREETS, SIDEWALKS, SEWERS, WATER, AND ELECTRIC UTILITY INSTALLATION, DRAINAGE AND FLOOD CONTROL FACILITIES AND MONUMENTS REQUIRED BY THE CITY OF TUCSON HAVE BEEN COMPLETED OR THE FUTURE COMPLETION OF SUCH IMPROVEMENTS HAS BEEN SECURED BY THE POSTING OF PERFORMANCE BONDS, ASSURANCES OR OTHER SECURITY AS THE CITY OF TUCSON DEEMS NECESSARY AND APPROPRIATE.

[Signature]
CITY OF TUCSON PLANNING DIRECTOR

10/27/86
DATE

[Signature]
CITY OF TUCSON ENGINEER

10/27/86
DATE

APPROVALS

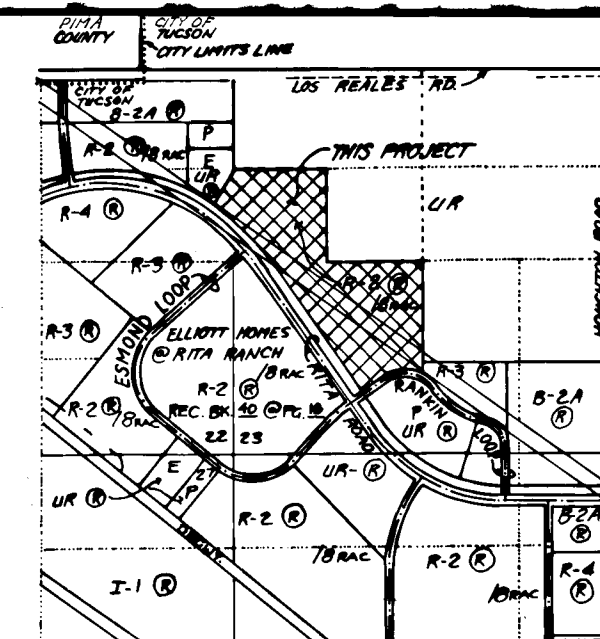
I, DONALD L. DEMENT, CLERK OF THE CITY OF TUCSON, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, ON THIS THE 10th DAY OF November, 1986.

[Signature]
CLERK OF THE CITY OF TUCSON

11/10/86
DATE

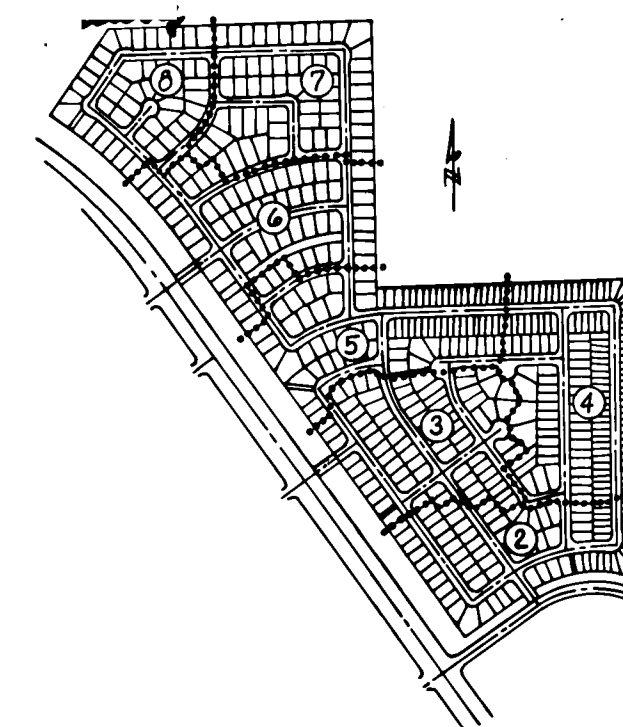
LEGEND

- OR T 5/8" REBAR TAGGED RLS 4785 TO BE SET
- A 2" BRASS DISC IN CONC. STAMPED RLS 4785 TO BE SET
- A FOUND 2" BRASS DISC IN CONC. STAMPED AS NOTED
- ⊙ RADIAL BEARING
- ① CURVE NUMBER, SEE CURVE TABLE
- ⊙ FND. SECTION OR 1/4 CORNER AS NOTED
- P.U.E. PUBLIC UTILITY EASEMENT
- COT CITY OF TUCSON
- B.S.L. BUILDING SET-BACK LINE
- ☆ STREET ACCESS
- FOUND SURVEY MONUMENT AS NOTED
- ⇄ STREET NAME CHANGE



LOCATION PLAN

Ptn. Sections 22, 23, 26 & 27,
T. 15 S., R. 15 E., G. & S.R.B. & M.,
Pima County, Arizona
SCALE: 3" = 1 mi.



SHEET INDEX

CITY OF TUCSON
MAP 57,92
ZONE

Adm. Address 7703
E. RITA RD.

RANCHO ANTIGUA

Lots 1 thru 534
BEING A SUBDIVISION OF A PORTION OF
the N.E. 1/4 of Sec. 22 & the W. 1/2 of Sec. 23;
Township 15 South, Range 15 East, G. & S.R.B. & M.,
PIMA COUNTY, ARIZONA

Osborn, Petterson, Walbert and Associates
ENGINEERING SURVEYING PLANNING

6383 East Grant Road
Tucson, Arizona 85715
(602) 296-8544



Sheet 1 of 8

Job No. 88005-108

ANNOTATED
COPY

9700-E

7900-S

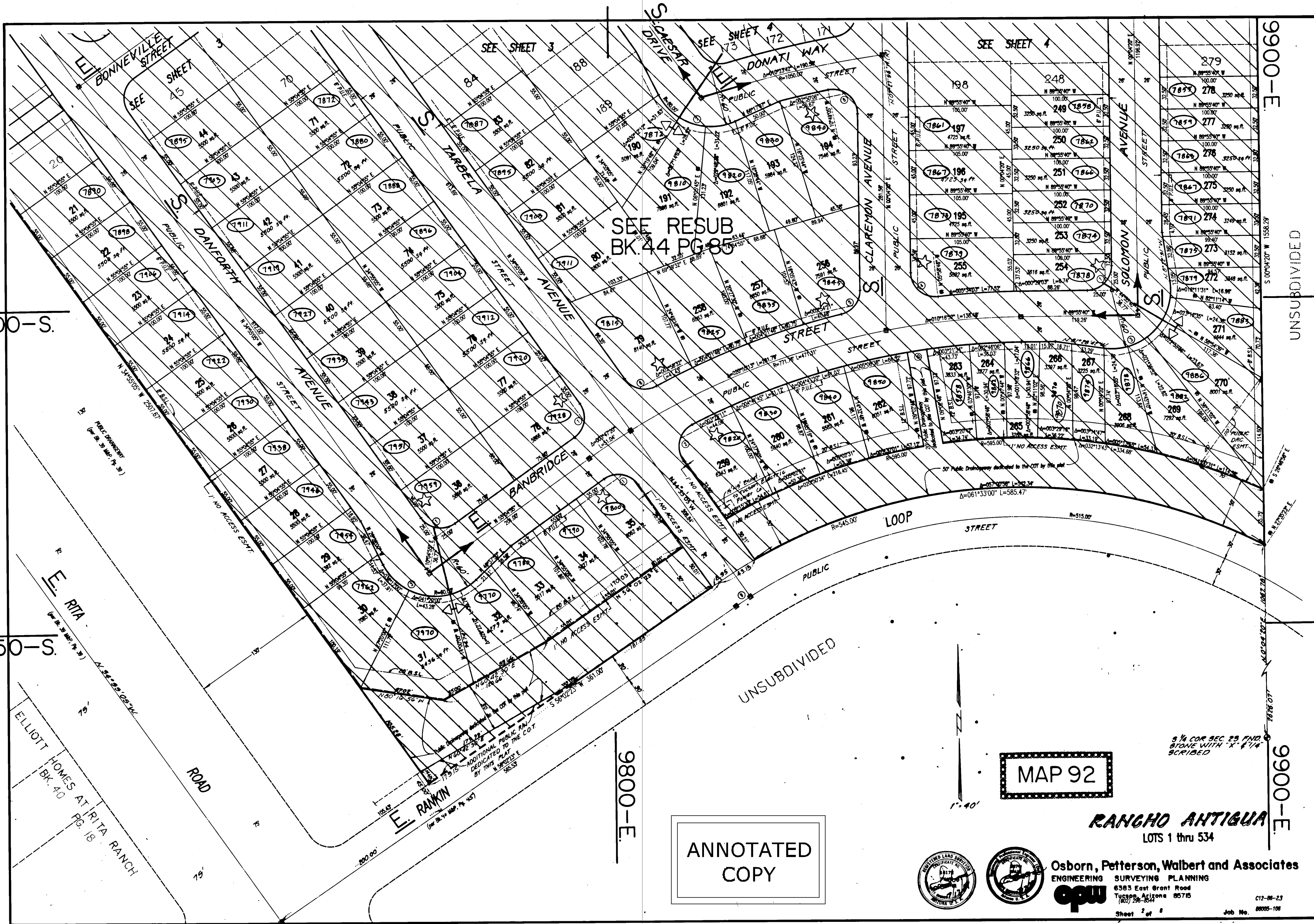
7950-S

9700-E

9900-E

UNSUBDIVIDED

9900-E



SEE RESUB
BK. 44 PG. 85

ANNOTATED
COPY

MAP 92

RANCHO ANTIGUA
LOTS 1 thru 534



Osborn, Petterson, Walbert and Associates
ENGINEERING SURVEYING PLANNING
6383 East Grant Road
Tucson, Arizona 85715
(602) 296-5544

Sheet 2 of 8

Job No. 88000-106

C12-06-23

ANNOTATED
COPY

7800-S.

SEE RESUB
BK 44 PG 85

7850-S.

MAP 92

RANCHO ANTIGUA

LOTS 1 thru 534

Osborn, Petterson, Walbert and Associates

ENGINEERING SURVEYING PLANNING

ENGINEERING SURVEYING & ESTIMATING
6363 East Grant Road

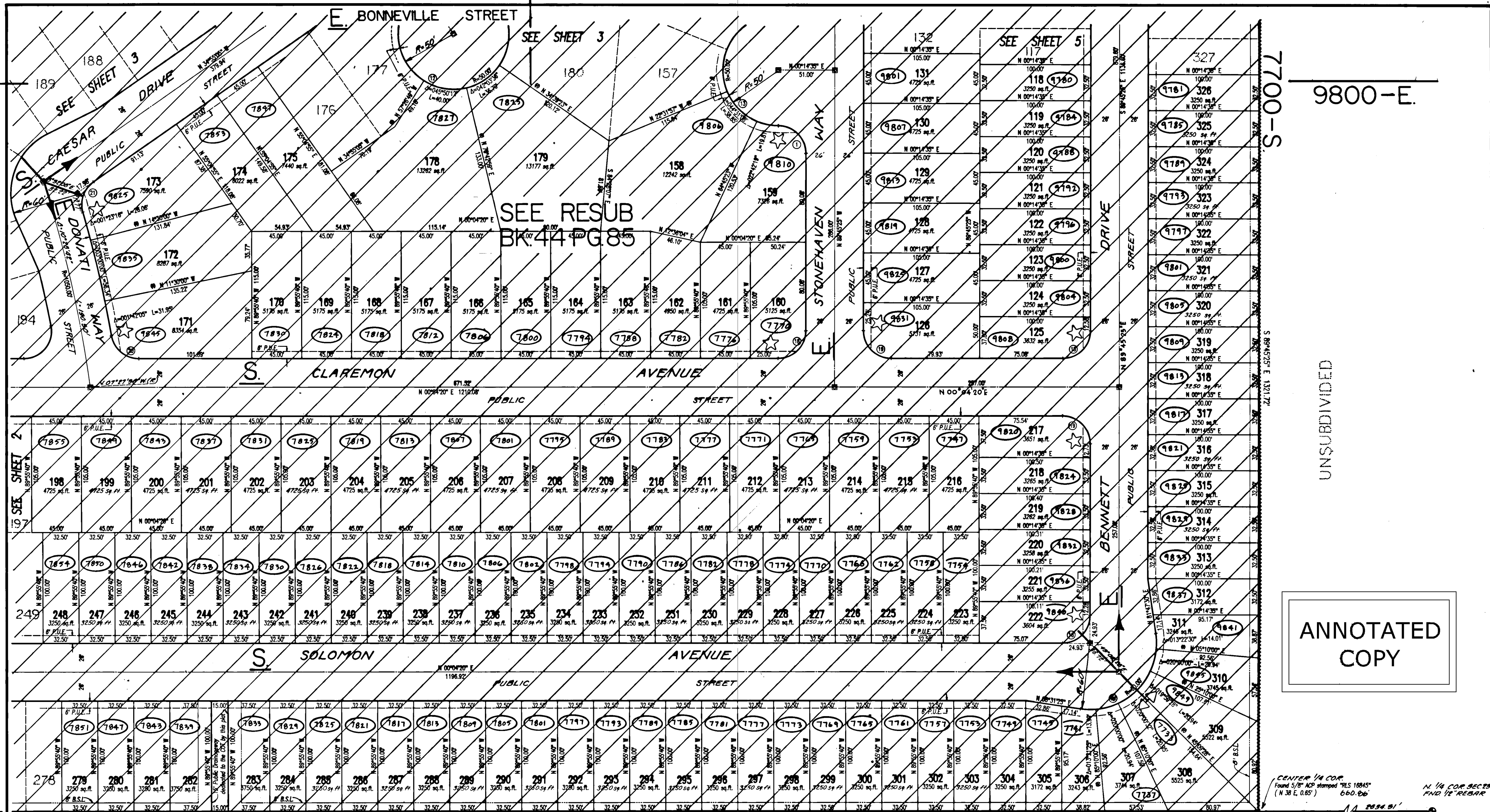
Tucson, Arizona 85715

Sheet 3 of 1

Job No. 88005-106

SEE SHEET 2

REGISTERED LAND SURVEYOR
 CERTIFICATE NO. 1729
 J. R. SMITH
 ARIZONA U. S. A.



9800-E.

7700-S

UNSUBDIVIDED

ANNOTATED COPY

9900-E.

MAP 92

MAP 57

RANCHO ANTIGUA
LOTS 1 thru 534

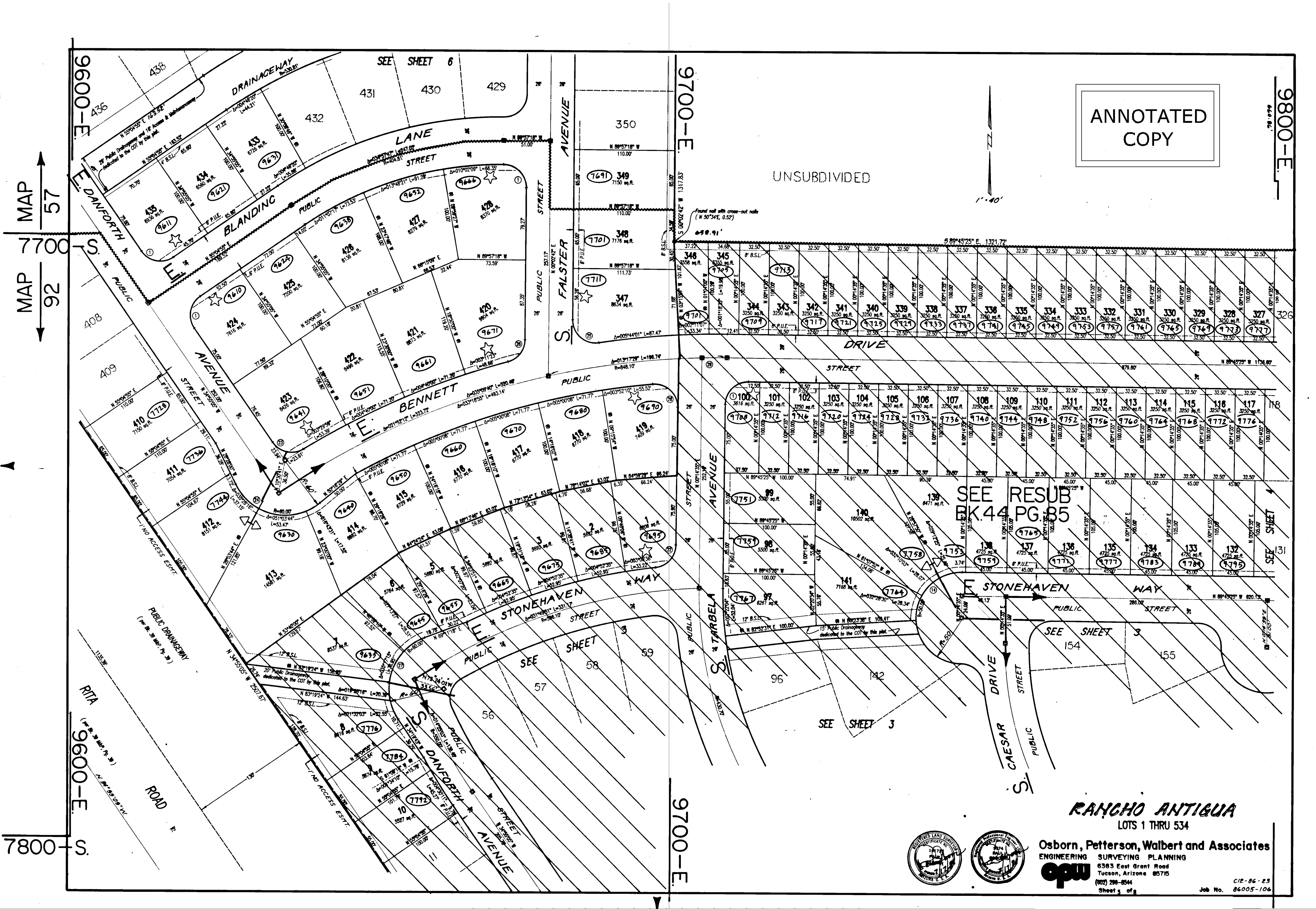
Osborn, Petterson, Walbert and Associates
ENGINEERING SURVEYING PLANNING
6383 East Grant Road
Tucson, Arizona 85715
C12-86-23
Job No. 89005-106



S-0087

696.55' PER 37/37

UNSUBDIVIDED



ANNOTATED
COPY

SEE RESUB
BK. 44 PG. 85

RANCHO ANTIGUA
LOTS 1 THRU 534

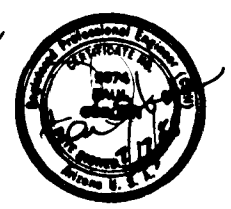
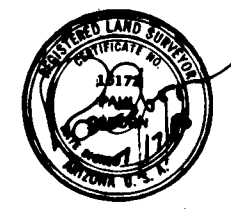
Osborn, Petterson, Walbert and Associates
ENGINEERING SURVEYING PLANNING
6383 East Grant Road
Tucson, Arizona 85715
(602) 298-8544
Sheet 4 of 4





RANCHO ANTIGUA
LOTS 1 thru 534

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ENGINEERING SURVEYING & PLANNING
opw
6383 East Grand Road
Tucson, Arizona 85715
(602) 296-8544
C12-88-23
Job No. 88005-108
Sheet 6 of 8



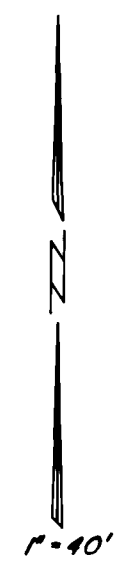
ELLIOTT HOMES AT RITA RANCH
OK 40 PG. 18

UNSUBDIVIDED

9700-E

7500-S

Found ACP stamped "RLS 7599"
(N 24 58W, 0.82)



ANNOTATED
COPY

MAP 57

ANNOTATED
COPY

UNSUBDIVIDED

9600-E.

7500-S.

7500-S.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	Δ=090°00'00"	25.00	39.27	25.00
2	Δ=088°08'09"	25.00	42.82	28.83
3	Δ=086°34'09"	60.00	111.95	80.94
4	Δ=084°03'08"	25.00	41.81	27.79
5	Δ=078°44'18"	25.00	33.48	19.79
6	Δ=082°52'43"	25.00	36.16	22.07
7	Δ=087°14'52"	60.00	81.37	57.18
8	Δ=100°53'25"	25.00	44.02	30.27
9	Δ=001°57'13"	515.00	17.56	8.78
10	Δ=001°32'12"	745.78	20.00	10.00
11	Δ=133°53'41"	25.00	58.42	58.75
12	Δ=287°47'21"	50.00	233.69	51.97
13	Δ=180°00'00"	50.00	157.08	
14	Δ=180°00'00"	50.00	157.08	
15	Δ=083°09'04"	25.00	36.28	22.18
16	Δ=081°17'40"	25.00	39.83	25.57
17	Δ=085°23'14"	25.00	37.26	23.06
18	Δ=089°48'45"	25.00	39.20	24.93
19	Δ=090°10'15"	25.00	39.34	25.07
20	Δ=080°07'45"	25.00	34.96	21.03
21	Δ=070°58'11"	25.00	30.97	17.82
22	Δ=083°02'54"	25.00	36.24	22.14
23	Δ=088°44'54"	25.00	37.85	23.82
24	Δ=103°15'31"	60.00	108.13	75.78
25	Δ=099°01'51"	25.00	43.21	29.29
26	Δ=074°18'41"	25.00	32.42	18.95
27	Δ=103°31'01"	60.00	108.40	76.13
28	Δ=095°38'19"	25.00	41.73	27.59
29	Δ=001°50'48"	848.10	27.32	13.68
30	Δ=090°50'35"	25.00	39.64	25.37
31	Δ=087°13'02"	25.00	38.08	23.81
32	Δ=088°57'12"	25.00	38.81	24.55
33	Δ=108°40'48"	60.00	111.71	80.81
34	Δ=097°24'27"	25.00	42.50	28.48
35	Δ=077°50'01"	25.00	33.96	20.18
36	Δ=072°35'43"	25.00	31.88	18.36
37	Δ=089°48'38"	25.00	39.17	24.90
38	Δ=088°57'12"	25.00	38.81	24.55
39	Δ=055°18'30"	25.00	24.13	13.10
40	Δ=072°12'40"	60.00	75.62	43.76
41	Δ=102°58'24"	60.00	107.80	75.35
42	Δ=086°09'35"	25.00	37.59	23.38
43	Δ=088°57'12"	25.00	38.81	24.55
44	Δ=281°04'18"	50.00	227.83	58.47
45	Δ=088°57'12"	25.00	38.81	24.55
46	Δ=106°43'55"	60.00	111.17	80.69

MAP 57

RANCHO ANTIGUA
LOTS 1 thru 534

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