

DEDICATION

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

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOREVER ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL STREETS AND EASEMENTS.

WE HEREBY GRANT TO THE PUBLIC AND ALL UTILITY COMPANIES ALL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS THE CITY OF TUCSON, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, 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 CITY ENGINEER.

STEWART TITLE AND TRUST OF TUCSON, AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST N^o 3460 AND NOT OTHERWISE.

BY: Terence Mitchell 4-14-93
TRUST OFFICER DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA 35
COUNTY OF PIMA

ON THIS THE 14th DAY OF April 1993, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Terence Mitchell WHO ACKNOWLEDGED him SELF TO BE THE OFFICER OF STEWART TITLE AND TRUST OF TUCSON, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Cindy A. Reiche 12/27/94
NOTARY PUBLIC MY COMMISSION EXPIRES

BENEFICIARY OF TRUST N^o 3460 15:
RITA LAND CORPORATION
3501 E. SUNRISE DRIVE, SUITE 219
TUCSON, ARIZONA 85718

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED MONUMENTS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

ROBERT ELLIS LEEK ARIZONA REGISTRATION N^o 19833

APPROVAL

I, KATHLEEN S. DETRICK, 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 MAY, 1993.

Kathleen S. Detrick
CLERK OF THE CITY OF TUCSON

5-10-93
DATE

ANNOTATED COPY

ASSURANCES

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

Greg
CITY OF TUCSON PLANNING DIRECTOR

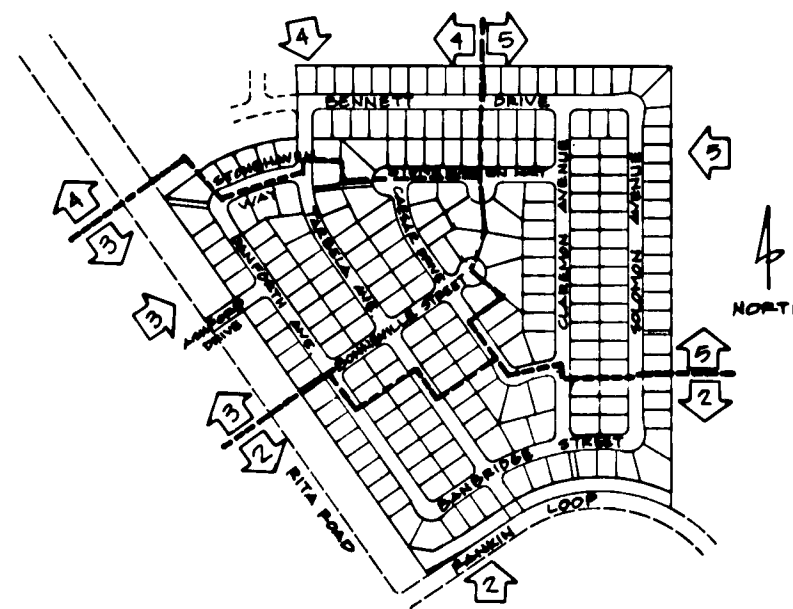
April 20, 1993
DATE

J. A. Turner
CITY OF TUCSON ENGINEER

April 16, 1993
DATE

LEGEND

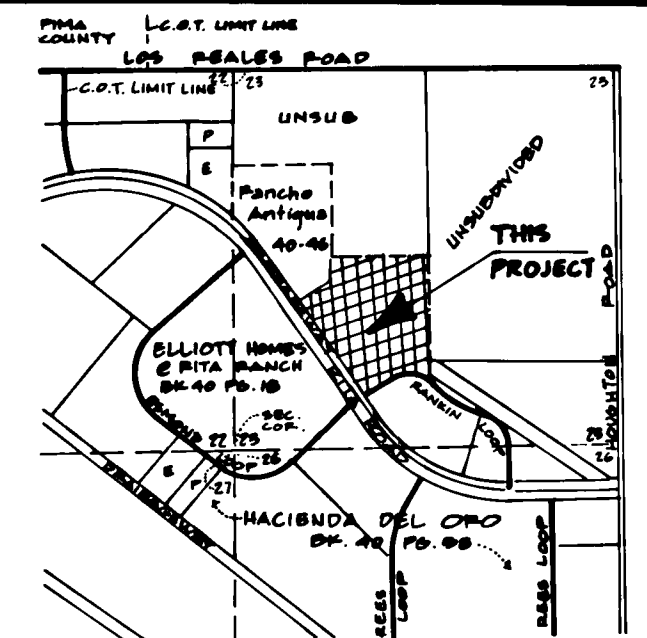
- (R) RADIAL BEARING
- 67 CURVE NUMBER, SEE CURVE DATA
- FOUND BRASS DISC SURVEY MONUMENT IN CONCRETE, AS NOTED
- OR ⊥ A 3/8" REBAR TAGGED BY A REGISTERED LAND SURVEYOR, TO BE SET AT ALL LOT CORNERS
- FOUND SURVEY PIN AS NOTED
- 2" BRASS DISC SURVEY MONUMENT IN CONCRETE STAMPED BY A REGISTERED LAND SURVEYOR, TO BE SET
- SQUARE FEET
- ★ STREET ACCESS
- B.S.L. BUILDING SETBACK LINE
- ① 1' NO VEHICULAR ACCESS EASEMENT BY THIS PLAT



COMPOSITE MAP & SHEET INDEX

GENERAL NOTES:

1. THE GROSS AREA OF THIS SUBDIVISION IS 50.53 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 224.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 2.0 MILES.
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. THIS SUBDIVISION LIES WITHIN AN AREA HAVING AN ASSURED WATER SUPPLY.
6. THERE WILL BE NO FURTHER DIVISION OF LAND WITHOUT THE DEVELOPER OR SUCCESSOR IN INTEREST FURNISHING WRITTEN NOTICE TO ALL PROPERTY OWNERS OF RECORD WITHIN THE SUBDIVISION. IN NO EVENT WILL FURTHER DIVISION OF THE LAND OCCUR WITHOUT THE WRITTEN APPROVAL OF THE MAYOR AND COUNCIL.
7. THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 15 EAST, SAID BEARING BEING N00°07'12"EAST.
8. THIS PROJECT IS SUBJECT TO PROVISIONS OF ZONING ORDINANCE N^o 643 AS ADOPTED ON DECEMBER 17, 1984, INCLUDING A DENSITY LIMITATION OF 8 RESIDENCES PER ACRE. THIS PROJECT HAS A DENSITY OF 443 RAC. (224 UNITS ÷ 50.53 ACRES = 4.43 RAC).
9. THIS PROJECT IS SUBJECT TO THE CONDITIONS OF THE COVENANTS, CONDITIONS AND RESERVATIONS 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 THIS PROPERTY WILL BE TAKEN FROM RITA ROAD ACROSS THE 130 FOOT DRAINAGEWAY ESTABLISHED BY THE AMENDED RITA RANCH RIGHT-OF-WAY AND DRAINAGEWAY DEDICATION PLAT, BOOK 40 OF MAPS AND PLATS @ PAGE 45.
11. CONSENT TO DEDICATE RECORDED IN DKT. 7909 AT PAGES 1904 - 1905.



LOCATION MAP

A PORTION OF SECTIONS 22, 23, 24 & 27
TOWNSHIP 15 SOUTH, RANGE 15 EAST,
S. 45. R. 15. E. M., PIMA COUNTY, ARIZONA
SCALE: 5" = 1 MI.

CITY OF TUCSON

MAP 92
ZONE

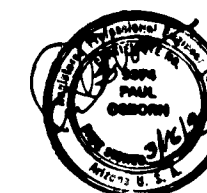
Adm. Address = 9601
E. Rita Rd.

Pancho Antigua II

LOTS 1-224, A RESIDENTIAL CLUSTER PROJECT,
A RESUBDIVISION OF LOTS 1-346 OF RANCHO ANTIGUA, LOTS
1-534, AS RECORDED IN BOOK 40 OF MAPS & PLATS @ PAGE 46,
A PORTION OF THE NE 1/4 OF SECTION 22 AND THE W 1/2 OF
SECTION 23, T15S, R15E, S. 45. R. 15. E. M., PIMA CO., ARIZONA

OPW & ASSOCIATES, INC.

ENGINEERING SURVEYING PLANNING
6383 East Grant Road
Tucson, Arizona 85715

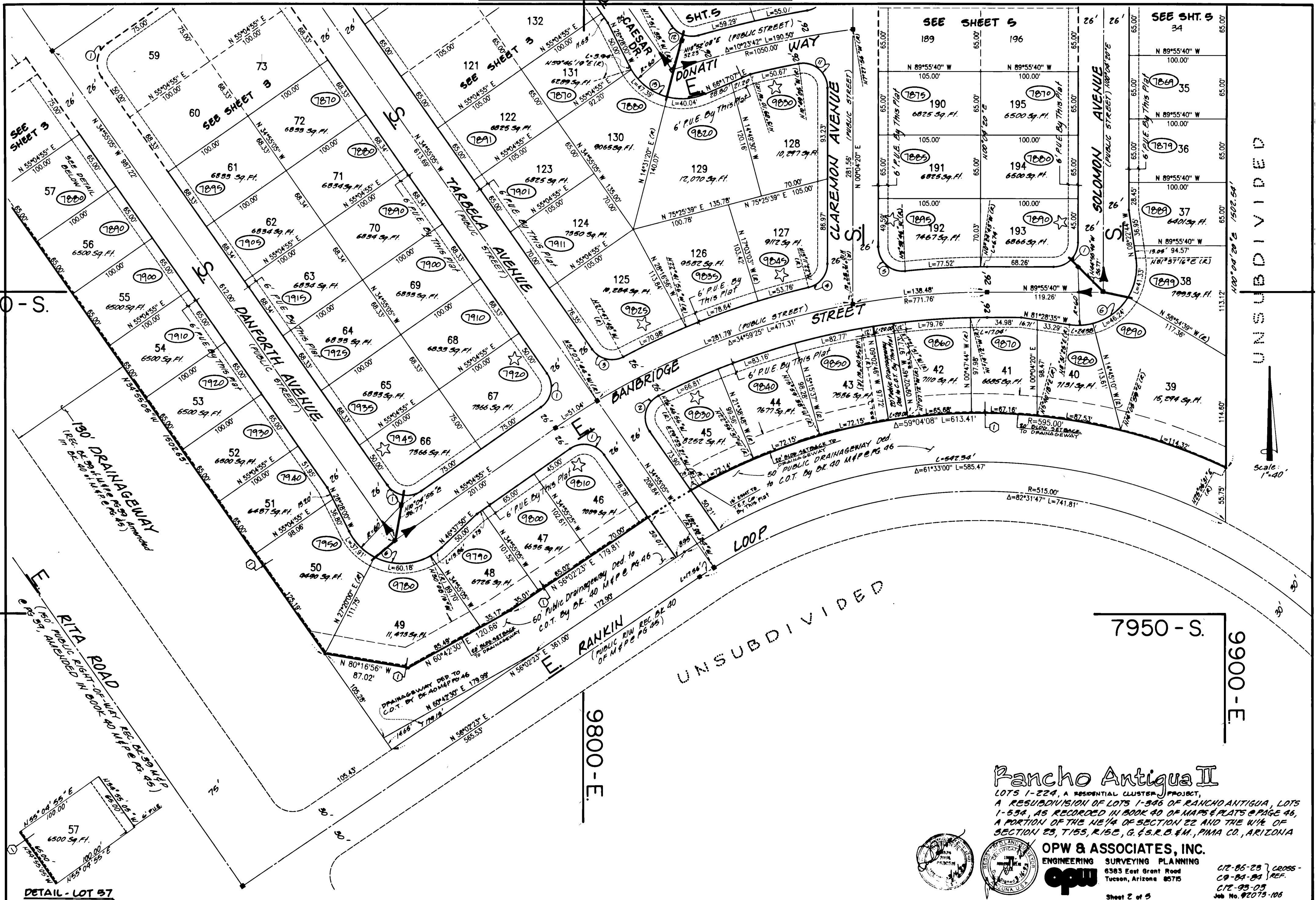


NOTE: This subdivision plat may have been ALTERED for Development Services use. The original document is on file with the Pima County Recorder's office.

C12-86-23 } CROSS-
C9-84-84 } REF.
C12-93-03
Job No. 92073-106

Sheet 1 of 5

ANNOTATED COPY



Rancho Antigua II

LOTS 1-224, A RESIDENTIAL CLUSTER PROJECT,
A RESUBDIVISION OF LOTS 1-346 OF RANCHO ANTIGUA, LOTS
1-554, AS RECORDED IN BOOK 40 OF MAPS & PLATS @ PAGE 46,
A PORTION OF THE NE 1/4 OF SECTION 22 AND THE W 1/2 OF
SECTION 23, T15S, R15E, G. & S.R.O. & M., PIMA CO., ARIZONA

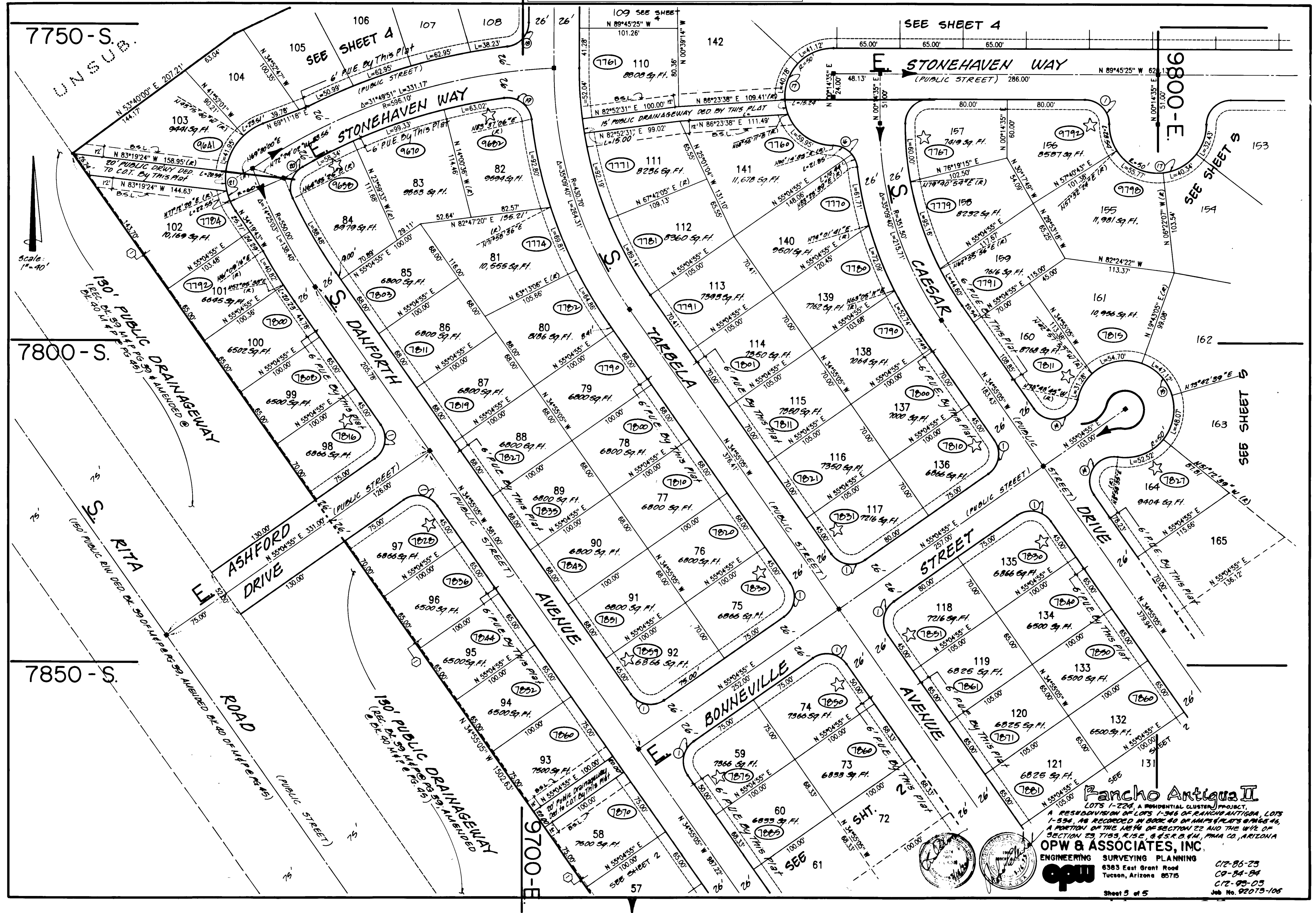
OPW & ASSOCIATES, INC.

ENGINEERING SURVEYING PLANNING

odw 6383 East Grant Road
Tucson, Arizona 85715

C12-86-23 } CROSS -
C9-84-84 } REF.
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Lab No. 92073-106

Sheet 2 of 3

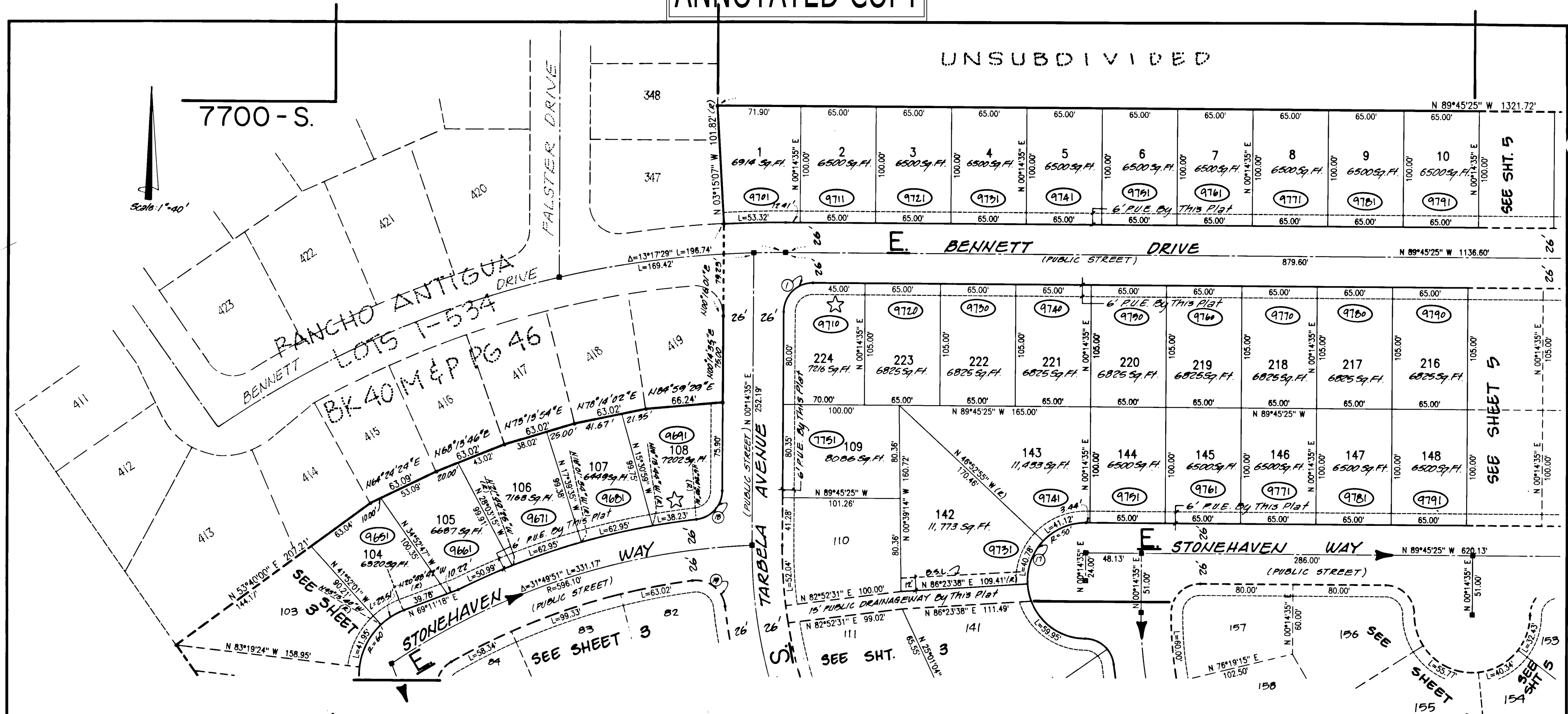


Pancho Antigua II
LOTS 1-224, A RESIDENTIAL CLUSTER PROJECT,
A RESUBDIVISION OF LOTS 1-304 OF PANCHO ANTIGUA, LOTS
1-534, AS RECORDED IN BOOK 40 OF RANGE PLATS & 165-46,
A PORTION OF THE NE 1/4 OF SECTION 22 AND THE W 1/2 OF
SECTION 23, T15S, R15E, S45R, B4M, PIMA CO., ARIZONA

OPW & ASSOCIATES, INC.
ENGINEERING SURVEYING PLANNING
6383 East Grant Road
Tucson, Arizona 85715

012-86-23
09-84-84
012-93-03
Job No. 92073-106

Sheet 5 of 5



CURVE TABLE			
NAME	ANGLE	RADIUS	LENGTH
1	$\Delta=90^{\circ}00'00''$	25.00	39.27
2	$\Delta=98^{\circ}08'09''$	25.00	42.82
3	$\Delta=82^{\circ}52'43''$	25.00	36.16
4	$\Delta=76^{\circ}44'18''$	25.00	33.48
5	$\Delta=96^{\circ}03'08''$	25.00	41.91
6	$\Delta=106^{\circ}54'09''$	60.00	111.95
7	$\Delta=106^{\circ}43'54''$	60.00	111.77
8	$\Delta=89^{\circ}49'45''$	25.00	39.20
9	$\Delta=90^{\circ}10'15''$	25.00	39.34
10	$\Delta=80^{\circ}07'45''$	25.00	34.96
11	$\Delta=100^{\circ}53'25''$	25.00	44.02
12	$\Delta=70^{\circ}58'11''$	25.00	30.97
13	$\Delta=87^{\circ}14'52''$	60.00	91.37
14	$\Delta=133^{\circ}53'41''$	25.00	58.42
15	$\Delta=267^{\circ}47'21''$	50.00	233.69
16	$\Delta=83^{\circ}09'04''$	25.00	36.28
17	$\Delta=180^{\circ}00'00''$	50.00	197.08
18	$\Delta=83^{\circ}02'54''$	25.00	36.24
19	$\Delta=91^{\circ}17'40''$	25.00	39.83
20	$\Delta=85^{\circ}23'14''$	25.00	37.26
21	$\Delta=103^{\circ}31'01''$	60.00	108.40

Rancho Antigua II
LOTS 1-224, A RESIDENTIAL CLUSTER PROJECT,
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opw

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