

SAN IGNACIO HEIGHTS RESUB

MP 49088

RECORDED: AUGUST 19, 1997

***THE FOLLOWING PLAT IS AN ANNOTATED
VERSION OF THE ORIGINAL DOCUMENT. IT HAS
BEEN ALTERED BY PIMA COUNTY
DEVELOPMENT SERVICES TO SHOW
ADDITIONAL INFORMATION. ORIGINAL COPIES
MAY BE OBTAINED FROM THE PIMA COUNTY
RECORDER***

APPROVALS

I, LORI GODOSHIAN, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ON THE 5th DAY OF August, 1997.

Loba Bragade, Deputy 8-5-97
CLERK, BOARD OF SUPERVISORS DATE

Heather M. Moanillo 7-22-97
PIMA COUNTY DEPARTMENT OF TRANSPORTATION & FLOOD CONTROL DISTRICT DATE

Jo Mezzano 7-22-97
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION DATE

George A. Benish 7-22-97
PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT DATE

ASSURANCE

ASSURANCE IN THE FORM OF TRUST AGREEMENT NO. 8408-T FROM LAWYERS TITLE OF ARIZONA, INC. AS RECORDED IN BOOK 10111 PAGE 552 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION

Jay M. Galvan 8-5-97
CHAIRMAN, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA DATE

CERTIFICATION OF WATER ADEQUACY

THIS DEVELOPMENT LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

BY: Debra J. Marshall-Banks 7-22-97
PIMA COUNTY SUBDIVISION COORDINATOR DATE

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE ENGINEERING WORK EFFORT, INCLUDING GEOMETRIC DESIGN AND DETERMINATION OF 100 YEAR FLOOD PRONE LIMITS, ON THIS PLAT WAS DONE BY ME OR UNDER MY SUPERVISION

COREY THOMPSON, P.E.
ARIZONA REGISTRATION NO. 22217



CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

J. SCOTT SHANE R.L.S.
ARIZONA REGISTRATION NO. 22273



DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY 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 PIMA COUNTY ALL PUBLIC STREETS AS SHOWN HEREON. WE HEREBY CONVEY TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS 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 PIMA COUNTY AND THE PIMA COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS, AGENTS, 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 REASONS OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, SURFACE, FLOOD, OR RAINFALL.

PRIVATE STREETS PRIVATE DRAINAGE WAY, OPEN SPACE AND COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF SEWERS AND UTILITIES, INCLUDING, BUT NOT LIMITED TO, ABOVE-GROUND ELECTRIC TRANSFORMERS AND PEDESTALS AND RELATED ABOVE-GROUND ELECTRIC FACILITIES. TITLE TO THE LAND OF ALL PRIVATE STREETS, PRIVATE DRAINAGE EASEMENTS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 10012 AT PAGE 538, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THE ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY OF THE PRIVATE STREETS, PRIVATE DRAINAGE EASEMENTS AND COMMON AREAS WITHIN THIS SUBDIVISION, AS SHOWN HEREON.

LAWYERS TITLE OF ARIZONA, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT NO. 8408-T AND NOT OTHERWISE.

[Signature] TRUST OFFICER

* PURSUANT TO SECTION 33-404, ARS, THE NAME AND ADDRESS OF THE BENEFICIARY AS DISCLOSED BY THE RECORDER OF SAID TRUST ARE AS FOLLOWS:

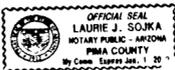
FAIRFIELD GREEN VALLEY
P.O. BOX 587
GREEN VALLEY, AZ.
85622-0587

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PIMA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF July, 1997, BY Jorge M. Toledo, For Vice Pres OF LAWYERS TITLE OF ARIZONA, INC. ON BEHALF OF THE CORPORATION AND NOT OTHERWISE.

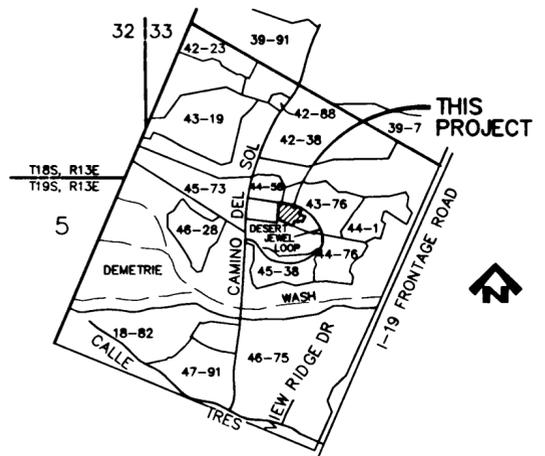
MY COMMISSION EXPIRES: 1-1-00 Ramona J. Saita
NOTARY PUBLIC



ANNOTATED
COPY

LEGEND

- A 2" BRASS DISC SURVEY MONUMENT IN CONCRETE STAMPED BY A REGISTERED LAND SURVEYOR, TO BE SET.
- △ FOUND SURVEY MONUMENT (ACP, BRASS CAP, ETC.) AS NOTED.
- A 1/2" IRON PIN, TAGGED BY A REGISTERED LAND SURVEYOR TO BE SET.
- L3 LINE NUMBER - SEE LINE DATA TABLE
- C3 CURVE NUMBER - SEE CURVE DATA TABLE
- (R) RADIAL BEARING
- 50 LOT NUMBER
- ▲ SIGHT VISIBILITY TRIANGLE
- ★ LOT ACCESS



LOCATION PLAN

A PORTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT SECTION 4, T-19-S, R-13-E PIMA COUNTY, ARIZONA SCALE: 3" = 1 MILE

PERMITTING NOTES

- 1 THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS FOUND IN ZONING CASE NO. Co9-74-49 APPROVED ON FEB. 23, 1974 AND Co9-89-21 APPROVED ON APRIL 15, 1997.
- 2 THE EXISTING ZONING IS CB-2 AND TR. CB-2 LOTS 157, 158 AND 163-165 TR LOTS 1, 2 AND 159-162
- 3 ALL CARPORTS/GARAGES WILL BE SETBACK A MINIMUM OF 25 FEET FROM THE RIGHT-OF-WAY.
- 4 THE GROSS DENSITY OF THE PROJECT IS 2.5 R.A.C.

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 29.058 ACRES.
2. BASIS OF BEARING: CENTERLINE DESERT JEWEL LOOP AS RECORDED IN BOOK 43, PAGE 76 OF MAPS & PLATS RECORDS OF PIMA CO. ARIZONA. SAID BEARING BEING S 87°00'00" E
3. TOTAL MILES OF PRIVATE STREET 0.25
4. THE ON-SITE PRIVATE SEWER WILL BE DESIGNED TO PUBLIC STANDARDS AND WILL BE DEDICATED TO PIMA COUNTY WHEN THE PRIVATE PUMP STATION IS NO LONGER REQUIRED.

KEY NOTES

- ① 1' ACCESS CONTROL EASEMENT DEDICATED BY THIS PLAT
- ② 11' PRIVATE PEDESTRIAN EASEMENT GRANTED & PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT
- ③ 28' PRIVATE STREET (COMMON AREA 'A') GRANTED TO HOME OWNERS ASSOCIATION BY THIS PLAT
- ④ 15' PUBLIC UTILITY EASEMENT DOCKET 8713, PAGE 795
- ⑤ 20' PUBLIC SEWER EASEMENT DOCKET 10164, PAGE 493

MAP 1010
ZONE See permitting notes no.1
 Adm. Address: 1650
 W. Mariquita St.
GREEN VALLEY BASED
NUMBERING SYSTEM

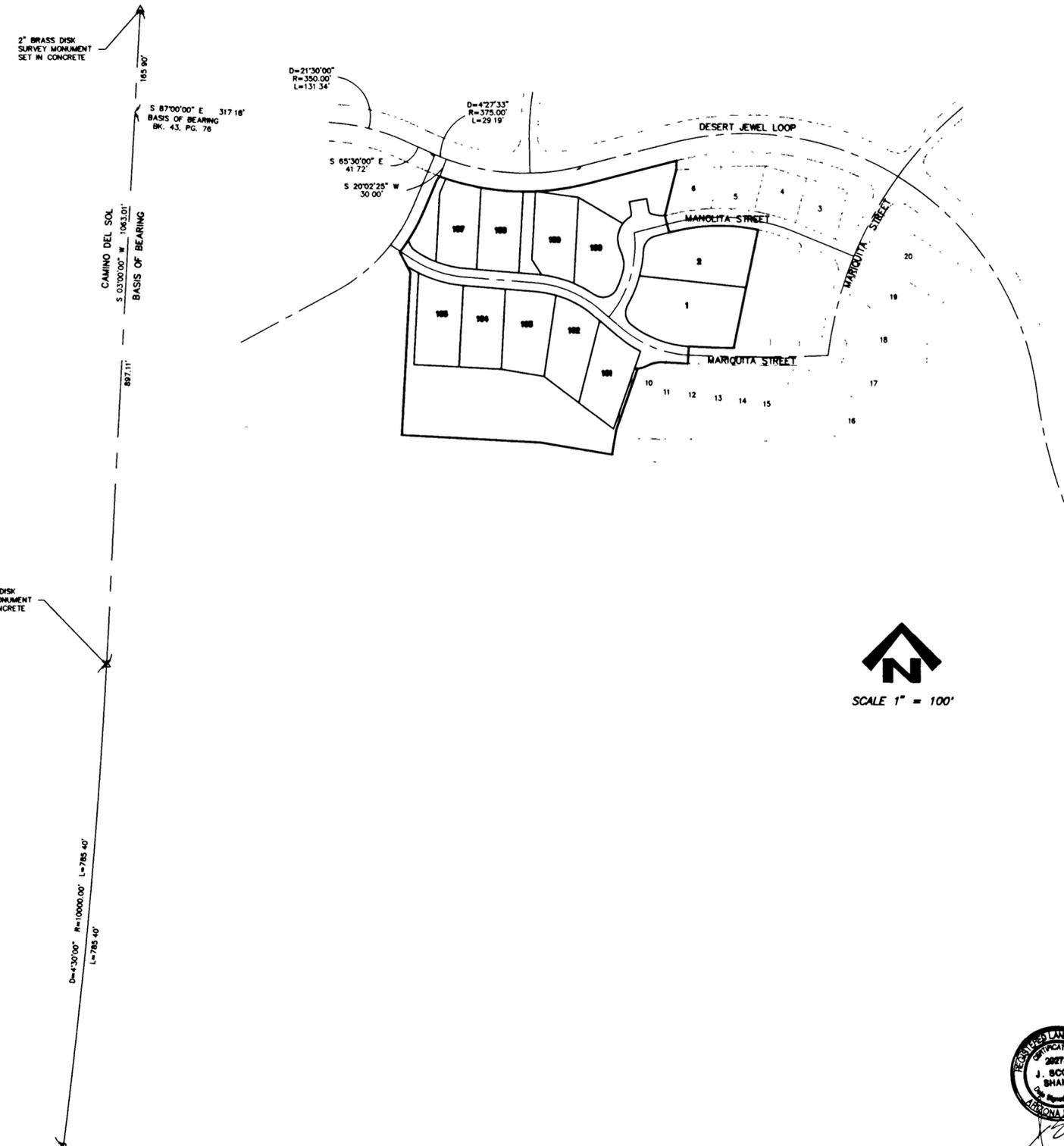
SAN IGNACIO HEIGHTS RESUB

LOTS 1, 2, 157 THRU 165 & COMMON AREAS "A" (PRIVATE STREETS), "B" (OPEN SPACE & DRAINAGE)
 A RESUBDIVISION OF SAN IGNACIO HEIGHTS LOTS 1, 2, 7 THRU 9 AND A PORTION OF COMMON AREAS "A" & "B"
 AS RECORDED IN BOOK 43, PAGE 76 OF MAPS AND PLATS IN PIMA COUNTY RECORDER'S OFFICE AND SITUATED WITHIN THE SAN IGNACIO DE LA CANOA LAND GRANT, (THEORETICAL) SECTION 4, T-19-S, R-13-E G&SRM PIMA COUNTY, ARIZONA



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P1297-020
 Co9-74-49
 Co9-89-21



CURVE TABLE

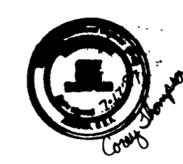
Curve #	Arc	Delta	Radius	Tan Length
C1	9.12	27°29'41"	19.00	4.65
C2	76.96	14°44'49"	299.00	38.69
C3	73.37	01°45'43"	2386.00	36.69
C4	16.46	22°27'20"	42.00	8.34
C5	27.45	31°27'08"	50.00	14.08
C6	39.61	00°56'24"	2414.00	19.81
C7	35.98	82°27'26"	25.00	21.91
C8	43.27	99°09'41"	25.00	29.35
C9	21.19	50°34'33"	25.00	11.34
C10	31.87	73°02'45"	25.00	18.51
C11	20.05	02°50'12"	405.00	10.03
C12	10.39	01°28'10"	405.00	5.19
C13	19.41	05°42'08"	195.00	9.71
C14	5.35	07°18'15"	42.00	2.68
C15	5.71	65°29'15"	5.00	3.22
C16	5.94	68°07'01"	5.00	3.38
C17	22.59	25°53'02"	50.00	11.49
C18	15.68	21°23'28"	42.00	7.93
C19	46.67	63°40'08"	42.00	26.08
C20	37.09	42°30'02"	50.00	19.44
C21	7.62	02°14'18"	195.00	3.81
C22	6.03	13°48'35"	25.00	3.03
C23	25.42	58°15'11"	25.00	13.93

LINE TABLE

Line #	Bearing	Distance
L1	N 23°10'00" E	53.55
L2	N 27°28'11" W	37.40
L3	S 02°53'00" W	28.00
L4	S 09°30'00" W	39.32
L5	S 14°27'02" E	28.55
L6	N 14°00'00" E	75.80
L7	S 75°32'58" W	5.24
L8	S 02°53'25" W	15.30
L9	N 57°11'00" W	19.07
L10	S 57°11'00" E	24.62
L11	N 50°00'00" W	21.17
L12	S 50°00'00" E	29.51
L13	S 05°05'00" W	37.53
L14	N 09°50'16" W	20.69
L15	S 09°50'16" E	20.00
L16	S 80°09'44" W	29.00
L17	S 23°10'00" W	25.88
L18	S 33°10'42" E	29.91
L19	S 50°00'00" E	13.51
L20	S 57°11'00" E	2.91
L21	N 11°45'00" E	11.10
L22	N 77°09'32" W	16.84
L23	N 61°48'29" E	49.74
L24	N 67°49'43" E	37.59
L25	N 74°24'59" E	45.27
L26	N 81°32'03" E	32.12
L27	N 84°24'58" E	31.25

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 Co8-74-49

MAY 1997

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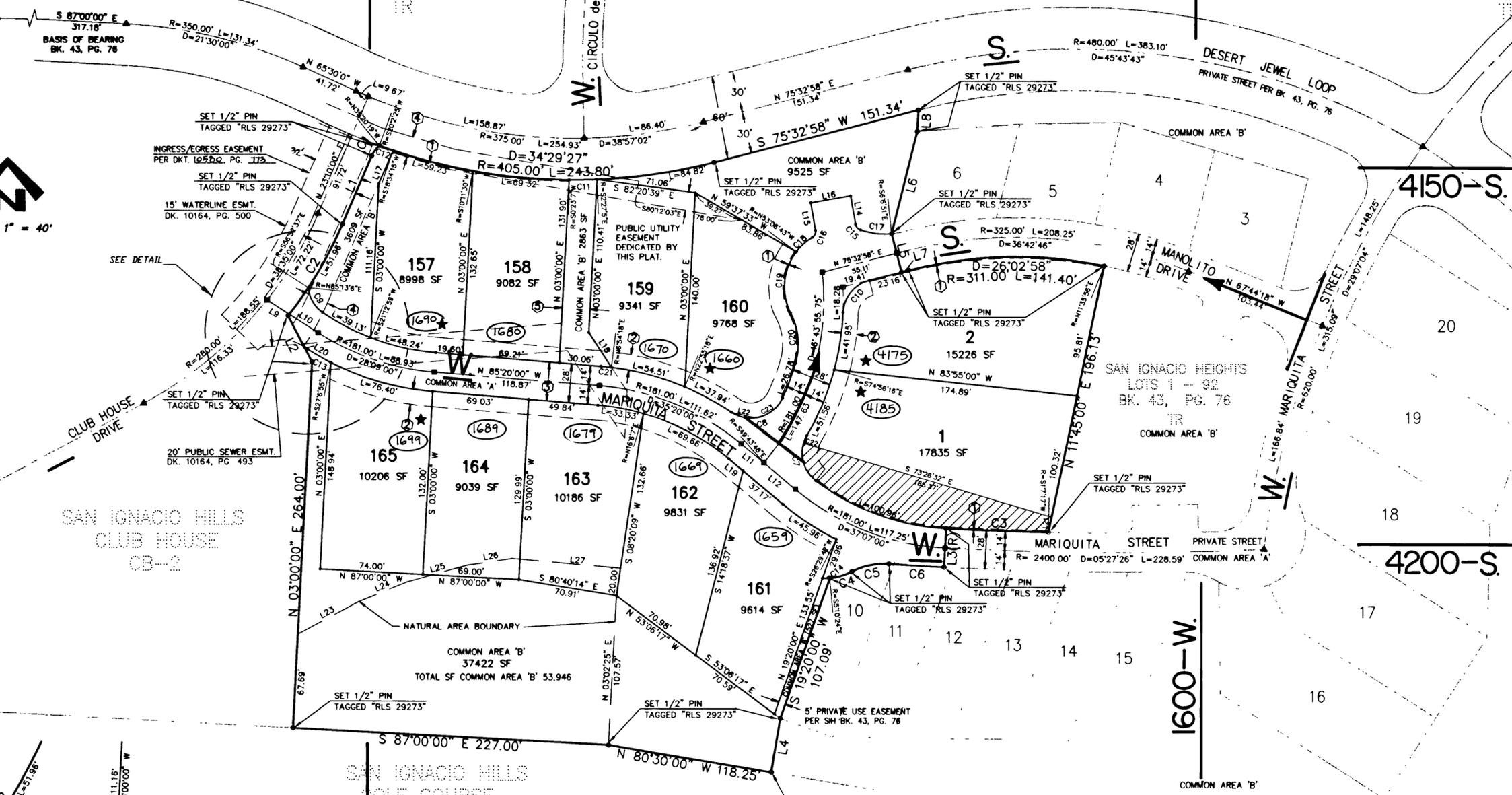
SAN IGNACIO HEIGHTS
LOTS 136 - 156
BK. 44, PG. 58
TR

SAN IGNACIO HEIGHTS
LOTS 1 - 82
BK. 43, PG. 76
TR

W. CAMINO DEL SOL

W. CIRCULO de la PINATA

DESERT JEWEL LOOP
PRIVATE STREET PER BK. 43, PG. 76



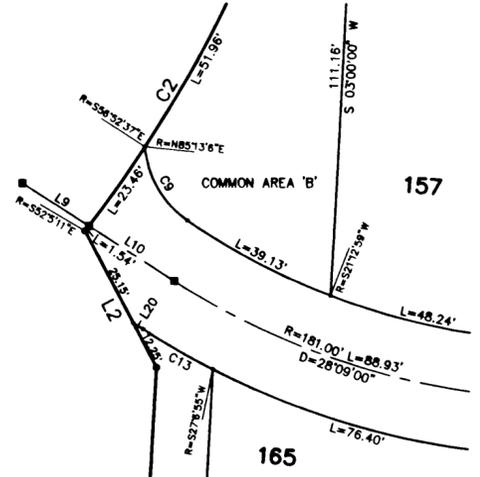
SAN IGNACIO HILLS
CLUB HOUSE
CB-2

SAN IGNACIO HILLS
WOLF COURSE
RH

1600-W.

4150-S.

4200-S.



DETAIL

KEY NOTES

- ① 1' ACCESS CONTROL EASEMENT DEDICATED BY THIS PLAT
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SHEET 3 of 3