

**SAN IGNACIO HEIGHTS
LOTS 136-156 &
COMMON AREAS "A" AND "B"**

MP 44058

RECORDED: NOVEMBER 24, 1992

*****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

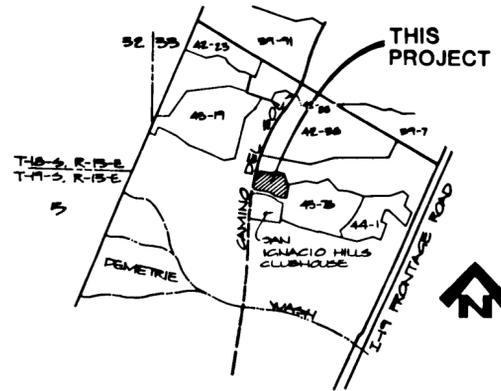
I, JANE S. WILLIAMS, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ON THE 17th DAY OF NOVEMBER, 1992.

Jane S. Williams 11-17-92
CLERK, BOARD OF SUPERVISORS DATE

John W. Peral 11-4-92
PIMA COUNTY DEPARTMENT OF TRANSPORTATION AND FLOOD CONTROL DISTRICT DATE

James D. Alankin 11-17-92
PIMA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES DATE

George A. Hunsler 11-5-92
PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT DATE



LOCATION PLAN

A PORTION OF THE SAN IGNACIO 66 1a CANOA LAND GRANT PIMA COUNTY, ARIZONA

SCALE: 3" = 1 MILE

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.
- ↳ LINE NUMBER - SEE LINE DATA TABLE
- CS CURVE NUMBER - SEE CURVE DATA TABLE
- 140 LOT NUMBER
- ★ LOCATION OF ACCESS FOR ADDRESSING PURPOSES.
- ▽ SITE VISIBILITY TRIANGLE

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 GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL 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, 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 REASONS OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL.

PRIVATE STREETS AND COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AS DESCRIBED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (THE "COVENANTS") FOR SAN IGNACIO HEIGHTS, RECORDED IN BOOK 8940, PAGE 1346, IN THE OFFICE OF THE PIMA COUNTY RECORDER. EASEMENTS ACROSS SAME ARE GRANTED 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 THE COVENANTS AND AS FURTHER SUPPLEMENTED BY THAT CERTAIN DECLARATION OF ANNEXATION, RECORDED IN BOOK 4124, PAGE 241, IN THE OFFICE OF THE PIMA COUNTY RECORDER, WHICH MAKES SPECIFIC REFERENCE TO THE LAND SHOWN HEREON. THE ASSOCIATION SHALL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND SAFETY OF THE PRIVATE STREETS, PRIVATE DRAINAGE EASEMENTS AND COMMON AREAS SHOWN HEREON.

ASSURANCE

ASSURANCE IN THE FORM OF TRUST AGREEMENT NO. 6486-T FROM LAWNERS TITLE OF ARIZONA, AN ARIZONA CORPORATION AS RECORDED IN BOOK 4424, PAGE 1591 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION

Reg Morrison 11-17-92
CHAIRMAN, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA DATE

GENERAL NOTES

1. THE USE OF THIS PROJECT IS RESIDENTIAL DETACHED DWELLINGS AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.31.030 OF THE ZONING CODE.
2. THE WATER COMPANY THAT WILL SERVICE THIS SUBDIVISION IS THE GREEN VALLEY WATER COMPANY.
3. THE GROSS AREA OF THIS SUBDIVISION IS 5.9074.
4. THE BASIS OF BEARING IS THE CENTERLINE OF DESERT JEWEL LOOP AS SHOWN ON SAN IGNACIO HEIGHTS RECORDED IN BOOK 43 AT PAGE 76, MAPS AND PLATS, SAID BEARING BEING S 87° 00' 00" E.
5. TOTAL MILES OF NEW PRIVATE STREETS IS 0.27.
6. RETENTION IS BEING MET OFFSITE IN THE GOLF COURSE.

RESTRICTIVE NOTES

1. EXISTING ZONING IS RH, CONDITIONALLY APPROVED ZONING IS TR.
2. MINIMUM LOT SIZE FOR SINGLE FAMILY DETACHED DWELLINGS IN THE TR ZONE IS 4,500 SQUARE FEET.
3. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OR COMPLIANCE WITH ANY DEED RESTRICTIONS OR EASEMENTS.
4. THIS PLAT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS FOUND IN ZONING CASE NUMBER Co9-74-49 APPROVED ON SEPTEMBER 23, 1974.
5. THE PROPERTY IS SUBJECT TO THAT CERTAIN EASEMENT TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. RECORDED IN MISCELLANEOUS RECORDS BOOK 63 AT PAGE 171 AND THOSE CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCKET 5095 AT PAGE 244.

CERTIFICATION OF WATER ADEQUACY

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

Debra Amuchak 11/4/92
PIMA COUNTY SUBDIVISION COORDINATOR DATE

ADMINISTRATIVE CONTROL NOTES
THIS PROJECT IS SUBJECT TO THE ADMINISTRATIVE CONTROL NOTES AS EVIDENCED IN THE SUBDIVISION COORDINATOR'S FILE 2012-92-25, PIMA COUNTY, ARIZONA.

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE ENGINEERING WORK EFFORT, INCLUDING GEOMETRIC DESIGN AND DETERMINATION OF WATER SURFACE ELEVATION, ON THIS PLAT WAS DONE BY ME OR UNDER MY SUPERVISION.

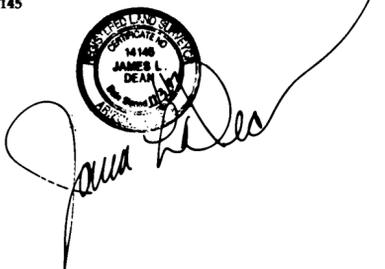
THOMAS C. LODGE III, P.E.
ARIZONA REGISTRATION NO. 13127



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 THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

JAMES L. DEAN, R.L.S.
ARIZONA REGISTRATION NO. 14145



ANNOTATED COPY

MAP 1010 ZONE TR

GREEN VALLEY BASED NUMBERING SYSTEM

Adm. Address = 4125 S. Desert Jewel Lp.

LAWNERS TITLE OF ARIZONA, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT NO. 6486-T * AND NOT OTHERWISE.

By Joyce M. Baska, TRUST OFFICER

* PURSUANT TO SECTION 33-401, ARS, THE NAME AND ADDRESS OF THE BENEFICIARY AS DISCLOSED BY THE RECORDS OF SAID TRUST ARE AS FOLLOWS:

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

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF PIMA)⁹⁸

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF NOVEMBER, 1992, BY Joyce M. Baska, Trust Officer OF LAWNERS TITLE OF ARIZONA, INC., ON BEHALF OF THE CORPORATION AND NOT OTHERWISE.

MY COMMISSION EXPIRES: 3-7-96

Boris J. Clark
NOTARY PUBLIC



SAN IGNACIO HEIGHTS

LOTS 136 - 156 & COMMON AREAS "A" AND "B"

A PORTION OF THE SAN IGNACIO 66 1a CANOA LAND GRANT PIMA COUNTY, ARIZONA

	ENGINEERING	800 E. Metcalf Road Suite 110 Tucson, AZ 85719 (602) 292-2300 FAX (602) 292-1290
	PLANNING	
	SURVEYING	
McGovern, MacVittie, Lodge & Dean, Inc.		

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.

CO12-92-28
CO9-74-49
CO12-99-12
CO18-74-1

ANNOTATED COPY

- KEY NOTES**
- PEDESTRIAN EASEMENT RESERVED AND GRANTED BY THIS PLAT TO SAN IGNACIO ESTATES, INC. AND TO ITS SUCCESSORS AND ASSIGNS, INCLUDING ALL FUTURE LOT OWNERS.
 - BUFFERYARD "D" PER AGREEMENT RECORDED IN BOOK 114 PAGE 681
 - COMMON AREA "A" (PRIVATE STREET)
 - COMMON AREA "B" (OPEN SPACE)
 - PRIVATE DRAINAGE EASEMENT RESERVED AND GRANTED BY THIS PLAT TO DECLARANT AND FAIRFIELD GREEN VALLEY, INC. AS WELL AS THEIR SUCCESSORS AND ASSIGNS, INCLUDING ALL FUTURE LOT OWNERS.
 - NON-EXCLUSIVE PUBLIC UTILITY AND CABLE TELEVISION EASEMENT GRANTED TO ALL UTILITY COMPANIES BY THIS PLAT.

CURVE DATA

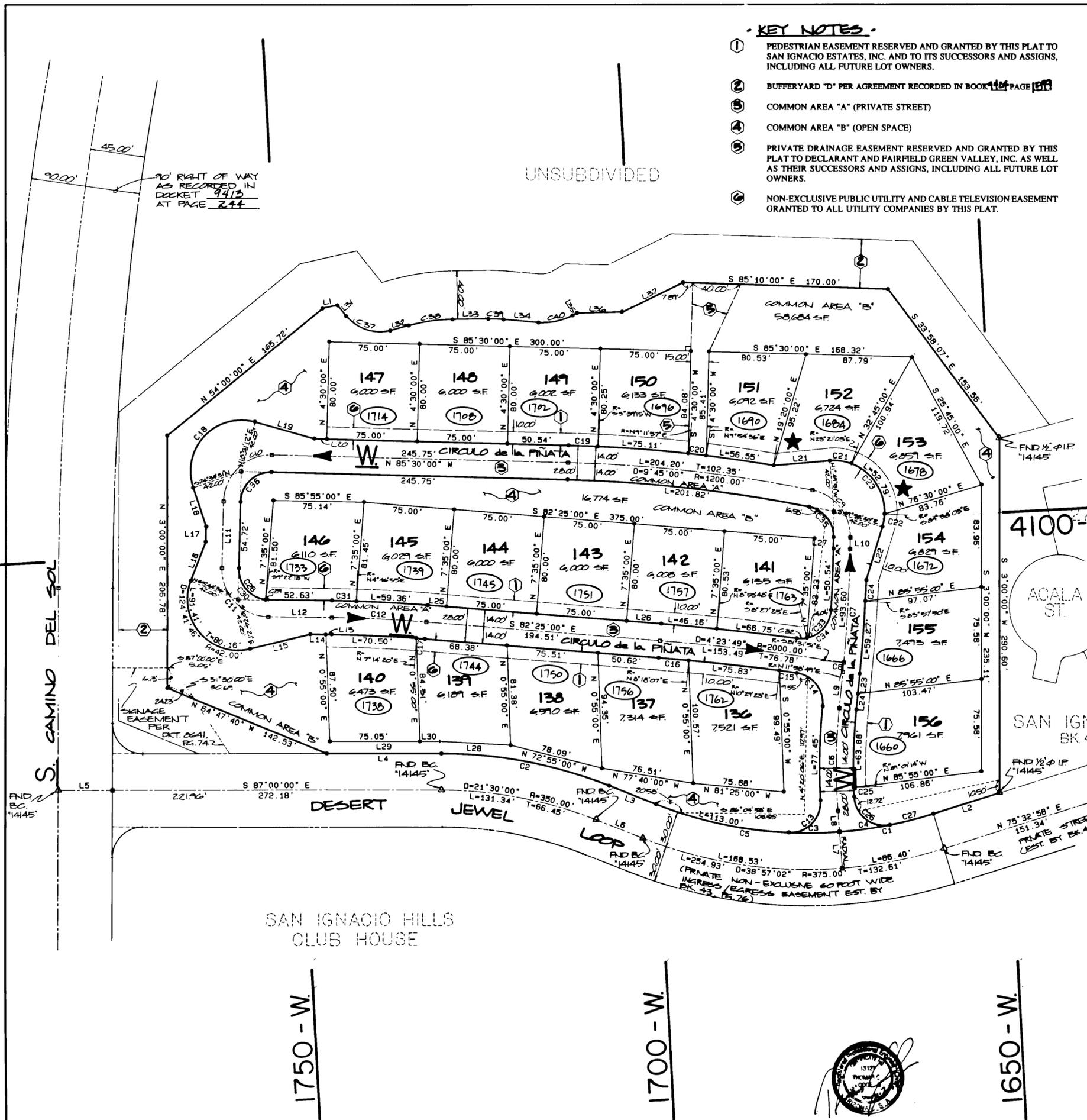
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	79.48	13°12'02"	345.00	79.31	S 82°08'59" W
C2	142.59	21°30'00"	380.00	141.76	N 76°15'00" W
C3	42.05	6°58'59"	345.00	42.02	S 87°45'30" E
C4	42.27	7°01'15"	345.00	42.25	N 85°14'23" E
C5	155.05	25°45'00"	345.00	153.75	N 78°22'30" W
C6	84.47	10°05'00"	480.00	84.36	N 3°47'30" E
C7	101.23	4°50'00"	1200.00	101.20	N 6°25'00" E
C8	7.63	0°21'51"	1200.00	7.63	S 8°39'04" W
C9	54.28	7°45'00"	39.00	50.01	N 35°52'30" W
C10	61.26	9°00'00"	39.00	55.15	S 49°30'00" W
C11	61.71	9°40'00"	39.00	55.47	S 40°50'00" E
C12	78.54	3°45'00"	1200.00	78.53	S 84°17'30" E
C13	41.84	9°52'57"	25.00	37.12	N 47°47'30" E
C14	38.37	8°55'49"	25.00	34.71	N 35°07'55" W
C15	14.33	0°24'48"	1986.00	14.33	N 79°18'13" W
C16	24.91	0°43'07"	1986.00	24.91	N 82°03'26" W
C17	7.13	0°20'40"	1186.00	7.13	N 82°35'20" W
C18	91.10	124°16'40"	42.00	74.26	N 46°42'52" E
C19	24.46	1°09'15"	1214.00	24.46	S 84°55'22" E
C20	15.06	0°42'39"	1214.00	15.06	S 80°26'44" E
C21	18.46	2°51'54"	42.00	18.31	S 79°14'24" E
C22	10.75	14°39'43"	42.00	10.72	S 12°41'48" W
C23	82.00	111°51'31"	42.00	69.58	N 35°54'05" W
C24	17.16	0°52'32"	1214.00	17.05	S 5°36'53" W
C25	7.57	0°55'51"	466.00	7.57	S 0°30'50" W
C26	42.90	98°19'09"	25.00	37.83	S 49°06'40" E
C27	37.21	6°10'47"	345.00	37.19	N 78°38'22" E
C28	37.14	85°07'42"	25.00	33.82	S 38°03'51" E
C29	2.42	5°32'18"	25.00	2.42	S 83°23'51" E
C30	39.56	90°40'00"	25.00	35.56	N 40°50'00" W
C31	20.10	0°56'55"	1214.00	20.10	S 85°41'32" E
C32	8.40	1°15'09"	25.00	8.36	S 88°49'51" E
C33	32.77	7°06'04"	25.00	30.47	N 43°59'32" E
C34	41.17	94°21'13"	25.00	36.67	S 53°37'07" W
C35	34.80	79°45'00"	25.00	32.06	N 35°52'30" W
C36	39.27	90°00'00"	25.00	35.36	S 49°30'00" W
C37	36.45	66°45'00"	39.00	36.81	S 68°37'30" E
C38	37.14	14°00'00"	152.00	37.05	N 85°00'00" E
C39	15.92	6°20'00"	152.00	15.91	S 85°00'00" E
C40	28.06	33°30'00"	46.00	27.67	N 81°15'00" E

LINE DATA

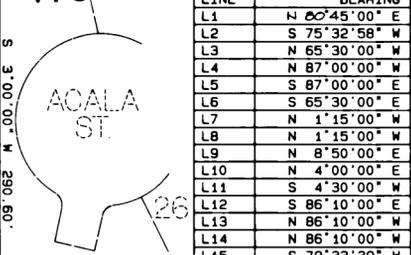
LINE	BEARING	DISTANCE
L1	N 80°45'00" E	14.78
L2	S 75°32'58" W	57.48
L3	N 65°30'00" W	41.72
L4	N 87°00'00" W	95.22
L5	S 87°00'00" E	45.00
L6	S 65°30'00" E	41.72
L7	N 1°15'00" W	30.00
L8	N 1°15'00" W	17.41
L9	N 8°50'00" E	29.64
L10	N 4°00'00" E	9.39
L11	S 4°30'00" W	54.72
L12	S 86°10'00" E	52.63
L13	N 86°10'00" W	4.75
L14	N 86°10'00" W	12.88
L15	S 79°33'39" W	51.53

LINE DATA

LINE	BEARING	DISTANCE
L16	N 24°15'24" E	34.10
L17	N 4°30'00" E	12.72
L18	N 15°25'29" W	33.70
L19	S 71°08'48" E	51.19
L20	S 85°30'00" E	10.21
L21	N 88°10'09" E	46.47
L22	S 20°01'40" W	45.75
L23	S 8°50'00" W	17.57
L24	S 8°50'00" W	12.27
L25	S 82°25'00" E	15.67
L26	S 82°25'00" E	28.84
L27	N 4°00'00" E	9.39
L28	N 84°00'00" W	58.81
L29	N 87°00'00" W	91.48
L30	S 87°00'00" E	16.43
L31	S 35°15'00" E	10.62
L32	N 78°00'00" E	15.92
L33	S 88°00'00" E	27.02
L34	S 82°00'00" E	26.00
L35	N 64°30'00" E	4.64
L36	S 85°30'00" E	38.29
L37	N 67°15'00" E	55.70



4100-S



SAN IGNACIO HEIGHTS
 LOTS 136 - 156 & COMMON AREAS "A" AND "B"
 A PORTION OF THE SAN IGNACIO 66 1/2 CANOA LAND GRANT
 PIMA COUNTY, ARIZONA

	ENGINEERING	800 E. Wetmore Road Suite 110 Tucson, AZ 85719 (602) 292-2300 FAX (602) 292-1290
	PLANNING	
	SURVEYING	

CO12-82-23
 CO9-74-48
 CO12-89-12
 CO12-74-1

NOTICES

September 16, 1992
MMLD 86002-93-25

ADMINISTRATIVE CONTROL NOTES

for San Ignacio Heights, Lots 136-156

Co12-92-23

Restrictive Notes:

1. The owner covenants that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors.
2. Materials within sight visibility triangles on common areas shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade or the roadway surface.

General Notes:

1. The gross area of this subdivision is 5.9074 acres.
2. Private roads - Common Area A is 45,407 Square Feet.
Open Space - Common Area B is 75,458 Square Feet.
3. The basis of bearing is the centerline of Desert Jewel Loop as shown on San Ignacio Heights recorded in Book 43 at Page 76, Maps and Plats, said bearing being S 87° 00' 00" E.