

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 ALL UTILITY COMPANIES ALL PRIVATE EASEMENTS AND COMMON AREAS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF UTILITIES TO SERVICE THIS SUBDIVISION AND OTHER USES AS DESIGNATED BY THIS PLAT.

WE DO HEREBY HOLD HARMLESS COCHISE COUNTY AND COCHISE 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.

PIONEER TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 307702 AND NOT OTHERWISE.

BY _____, TRUST OFFICER.

PURSUANT TO SECTION 33-401 OF A.R.S., THE NAME AND ADDRESS OF THE BENEFICIARIES ARE DISCLOSED BY THE RECORDS OF SAID TRUST IS:

BENEFICIARY
THREE CANYONS LLC.
2200 EAST RIVER ROAD- SUITE 123
TUCSON, ARIZONA 85718
(520) 577-8961

ACKNOWLEDGEMENT

STATE OF ARIZONA) SS
COUNTY OF COCHISE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 1998, BY _____ TRUST OFFICER OF PIONEER TITLE AGENCY, INC., AS TRUSTEE UNDER TRUST NO. 307702 AND NOT OTHERWISE.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

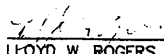
CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT; AND I HAVE PREPARED THE DESCRIPTION OF THE LAND SHOWN HEREIN AND CERTIFY TO ITS CORRECTNESS. ALL BEARING SHOWN HEREIN ARE EXPRESSED IN RELATION TO THE TRUE MERIDIAN AND THAT ALL MONUMENTS SHOWN ARE ACTUALLY LOCATED IN THE GROUND AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN. FURTHER, I CERTIFY THAT ALL LOTS ARE STAKED OR WILL BE STAKED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION REGULATIONS.


KEVIN GILBERT, RLS ARIZONA REGISTRATION NO. 14181

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT ENGINEERING FEATURES SHOWN ON THIS PLAT WERE PREPARED UNDER MY SUPERVISION.


LLOYD W. ROGERS, PE ARIZONA REGISTRATION NO. 17927

CERTIFICATION OF ADEQUATE WATER SUPPLY

THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ADEQUATE WATER SUPPLY.

COCHISE COUNTY SUBDIVISION COORDINATOR _____ DATE _____

APPROVALS

COUNTY ASSESSOR _____

COUNTY SANITARIAN _____

PLANNING DIRECTOR _____

COUNTY ENGINEER _____

BOARD OF SUPERVISORS

I, _____, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF COCHISE COUNTY, ARIZONA, ON THE _____ DAY OF _____, 1998.

CLERK, BOARD OF SUPERVISORS _____ DATE _____

ASSURANCE

ASSURANCE IN THE FORM OF A THIRD PARTY DUAL BENEFICIARY TRUST AGREEMENT, TRUST NO. 307702, FROM PIONEER TITLE AGENCY, INC., AS RECORDED IN FEE NUMBER _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS IN THIS SUBDIVISION, AS REQUIRED BY THE COCHISE COUNTY SUBDIVISION REGULATIONS, CHAPTER _____ (SUBDIVISION STANDARDS).

CHAIRMAN, BOARD OF SUPERVISORS _____ DATE _____
COCHISE COUNTY, ARIZONA

PERMITTING NOTES

- EXISTING ZONING IS RU-4 AND WILL REMAIN.
- THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
- SEWAGE DISPOSAL FOR LOTS 1 THRU 44 WILL BE BY PRIVATE INDIVIDUAL DISPOSAL SYSTEMS.

RECORDING

STATE OF ARIZONA) SS
COUNTY OF COCHISE)

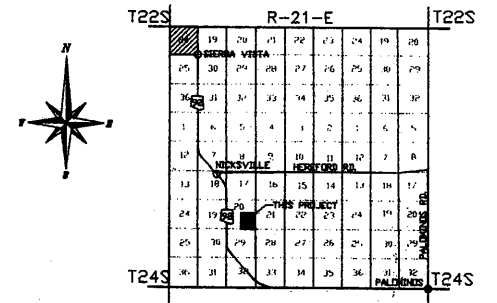
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____

ON THIS THE _____ DAY OF _____, 1998,
IN BOOK _____ OF MAPS AND PLATS AT PAGE _____
THEREOF, AT _____

COUNTY RECORDER _____ DATE _____

GENERAL NOTES

- THE PROPOSED USE OF THIS PROPERTY IS SINGLE FAMILY RESIDENTIAL.
- THE NUMBER OF LOTS IS 44.
- THE GROSS AREA IS 5,769,184 SQ. FT, 132.44 ACRES. THE NET AREA IS 5,370,741 SQ. FT, 123.29 ACRES. THE DENSITY IS 1 UNIT/2.8 ACRES.
- BASIS OF BEARING: WEST SECTION LINE OF SECTION 16 (CENTERLINE OF PALOMINOS RD) T-23-S, R-22-E, PER B.L.M. RETRACEMENT VALLE LAND GRANT, OF 1987 & 1988 BY W.P. CARPENDER, AS VALLE LAND GRANT, OF 1987 & 1988 BY W.P. CARPENDER, AS RECORDED IN THE B.L.M. BOOK 5277, PAGE 1, SAID BEARING BEING NORTH 00 DEGREES, 03 MINUTES, 00 SECONDS EAST.
- BASIS OF ELEVATION IS THE U.S.G.S. BENCH MARK- POINT G 261- 1.0 MILE WEST ALONG A COUNTRY ROAD FROM THE SOUTHERN PACIFIC RAILROAD STATION @ HEREFORD, AT THE JUNCTION OF A ROAD LEADING NORTH, 33 FEET NORTH OF THE CENTERLINE OF HEREFORD ROAD, 11 FEET EAST OF THE CENTERLINE OF SIDE ROAD, 3.5 FEET EAST OF EAST POST OF A GATE, 1 FOOT SOUTH OF EAST-WEST FENCE AND 1.7 FEET NORTH OF A WHITE WOODEN WITNESS POST, SAID ELEVATION BEING 4221.402 FEET.
- ALL-WEATHER ACCESS WILL BE PROVIDED WITHIN THIS SUBDIVISION TO ALL LOTS.
- ALL STREETS ARE TO BE COMMON AREA "A". ALL NON-DEVELOPED AREA IS TO BE COMMON AREA "B". THE AREA FOR SUBDIVISION SIGNAGE IS TO BE COMMON AREA "C".
- ALL OFF-STREET PARKING IS TO BE PROVIDED ON INDIVIDUAL LOTS.
- ADDITIONAL PERCOLATION TESTS AND BORINGS WILL BE NECESSARY BY THE PROPERTY OWNER FOR LOTS: 2, 5, 7, 8, 12, 13, 15-17, 20, 21, 23, 25, 26, 28, 30, 31, 33, 34, 36, 37, 39, 41, 42, & 44.
- ALL PROPERTY PINS WILL BE SET WITHIN 30 DAYS FROM COMPLETION OF EACH PHASE.
- LOTS 39-44 WILL REQUIRE A FLOOD PLAIN USE PERMIT PRIOR TO THE APPROVAL OR PERMITTING OF A BUILDING SITE. THESE LOTS SHALL BE CONSTRUCTED A MINIMUM OF 2.0' ABOVE EXISTING GRADE.
- ALL ONSITE DRAINAGE WAYS WILL BE "PRIVATE" AND MAINTAINED BY THE OWNER, THREE CANYONS, LLC. OR THE HOME OWNERS ASSOCIATION FOR THIS SUBDIVISION.
- IT IS UNLAWFUL FOR ANY PERSON TO DIVERT, RETARD, OR OBSTRUCT THE FLOW OF WATERS IN ANY WATERCOURSE WITHOUT SECURING THE WRITTEN AUTHORIZATION OF THE FLOOD PLAIN BOARD.
- COMMON AREA "B" IS TO BE PRESERVED BY A PERPETUAL CONSERVATION RESTRICTION, PRESERVING OPEN SPACE AND PROTECTING THE ECOSYSTEM IN PERPETUITY. COMMON AREA "B" CONTAINS 3,365,046 S.F. OR 77.25 AC.



SCALE: 1" = 3 MILE
LOCATION PLAN

LOCATED IN THE SE 1/4, AND A PORTION OF THE NE 1/4, OF SEC. 20, T-23-S, R-21-E, G&SRB&M, COCHISE COUNTY, ARIZONA

OWNER/DEVELOPER

PIONEER TITLE AGENCY, INC. AS TRUSTEE UNDER TRUST NO. 307702
2700 EAST FRY BOULEVARD
SIERRA VISTA, ARIZONA 85635
(520) 458-9170

BENEFICIARY UNDER TRUST NO. 307702

BENEFICIARY
THREE CANYONS LLC.
2200 EAST RIVER ROAD
SUITE 123
TUCSON, ARIZONA 85718
(520) 577-8961

ROGERS
CIVIL ENGINEERING
• CIVIL ENGINEERING • HYDROLOGY • PLANNING • INSPECTIONS
1765 W. KLAMATH DRIVE TUCSON, ARIZONA 85704
(520) - 888-8535 FAX - 888-8571

PROJECT No. 04996

FINAL PLAT FOR VISTA DEL ORO SUBDIVISION

LOTS 1-44, COMMON AREAS "A", "B", & "C"
LOCATED IN THE SE 1/4, AND A PORTION OF THE NE 1/4 OF SEC. 20
T-23-S, R-21-E, OF THE G&SRB&M, COCHISE COUNTY, ARIZONA

1 OF 4

DRAWN BY: JD	DATE: 5/30/97	APPROVED BY: TOWN ENGINEER 19	HORIZ. SCALE: _____
DESIGN BY: JMM	DATE: 5/30/97	APPROVED BY: TOWN SURVEYOR 19	CONTOUR INTERVAL: _____
CHECKED BY: _____	DATE: _____		

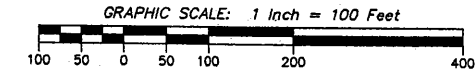
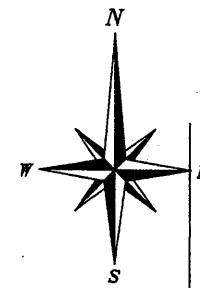
NO.	DATE	REVISION	BY	CHK	APPR

ROB LEWIS
RU-4
50.0 ACRES

KATHY RUSSEL
RU-4
50.0 ACRES

LEGEND

- PROPERTY LINE
- ROADWAY CENTER LINE
- EDGE OF ROADWAY SURFACE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING SURVEY MONUMENT
- PROPOSED SURVEY MONUMENT
- PUBLIC UTILITY EASEMENT
- C1 CURVE TABLE DESIGNATION
- L1 LINE TABLE DESIGNATION



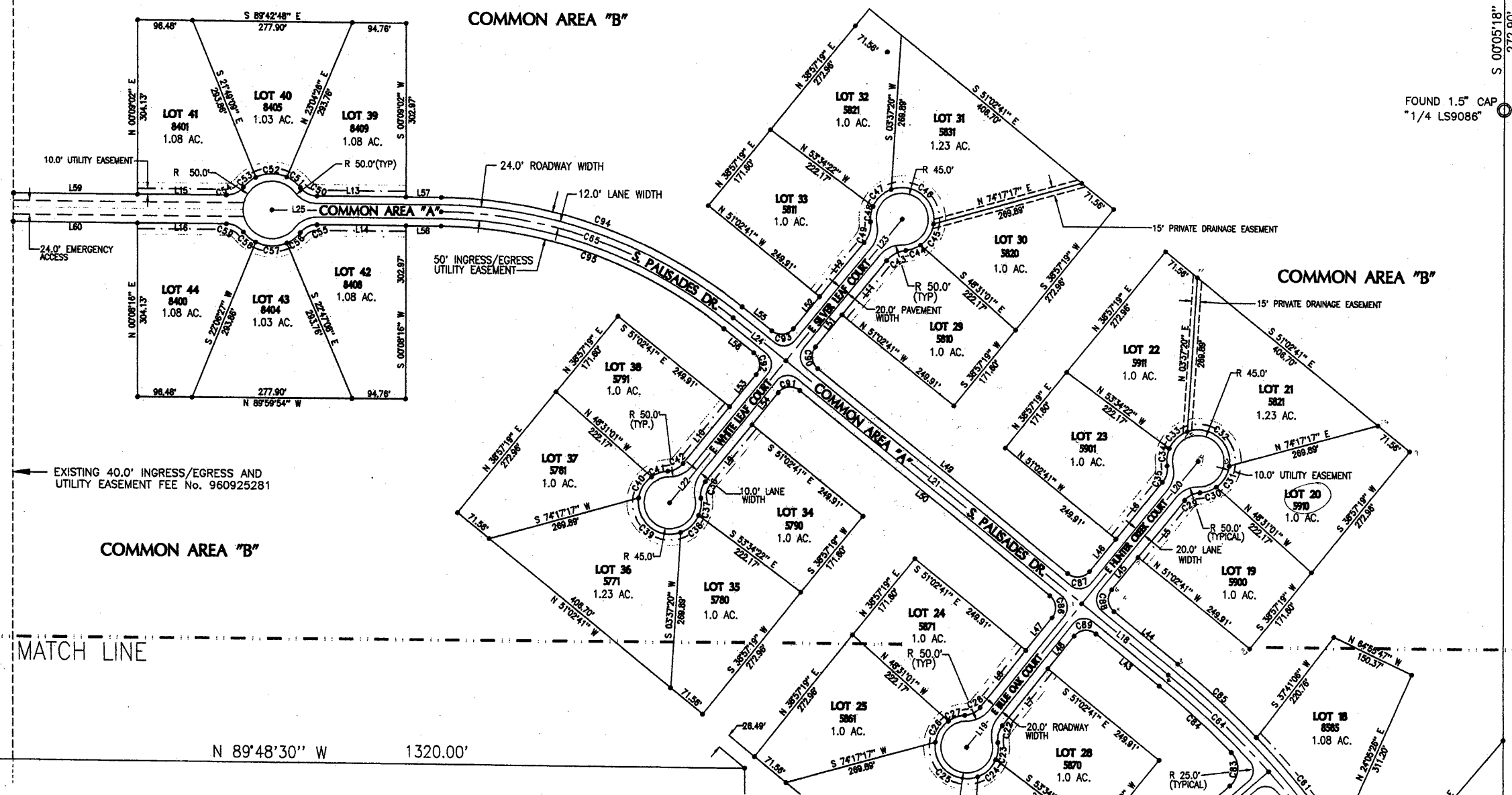
N 89°42'48" W 2642.08'

S 00°05'18" W 272.90'

FOUND 1.5" CAP
"1/4 LS9086"

S 00°06'19" W 2649.03'

S 00°09'02" W 1441.31'



CASTLE AND COOK
RU-4

GARRETS
RU-4

3
4

MATCH LINE

N 89°48'30" W 1320.00'

3
4

FINAL PLAT
VISTA DEL ORO SUBDIVISION
LOTS 1-44, COMMON AREAS "A", "B", & "C"
LOCATED IN THE SE 1/4 AND A PORTION OF THE
NE 1/4 OF SEC. 30, T-23-S, R-21-E,
OF THE GULFSTREAM, COCHISE CO., AZ.

ROGERS
CIVIL ENGINEERING
• SURVEYING • PLANNING • ARCHITECTURE
• UTILITY DESIGN • IRRIGATION • HIGHWAY • AIRPORT
1165 N. PLAZA DRIVE TULSA, OKLAHOMA 74104
(918) 488-8995 FAX-888-8971

DRAFTER: JD
DESIGNER: MM
DATE: 5/30/97
JOB NO.: 04996
SCALE: 1"=100'

3 OF 4

DATE	BY	CHKD.	APP.

BK
PG

3
4

3
4

COMMON AREA "B"

MATCH LINE

N 89°48'30" W 1320.00'

PALOMINAS SCHOOL DISTRICT # 49

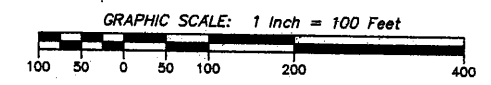
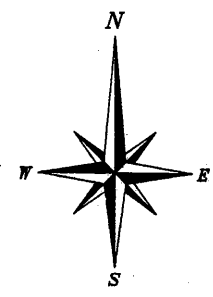
45.00 ACRES

EXISTING 40.0' INGRESS/EGRESS AND UTILITY EASEMENT FEE No. 960511148

CASTLE AND COOK
RU-4

LEGEND

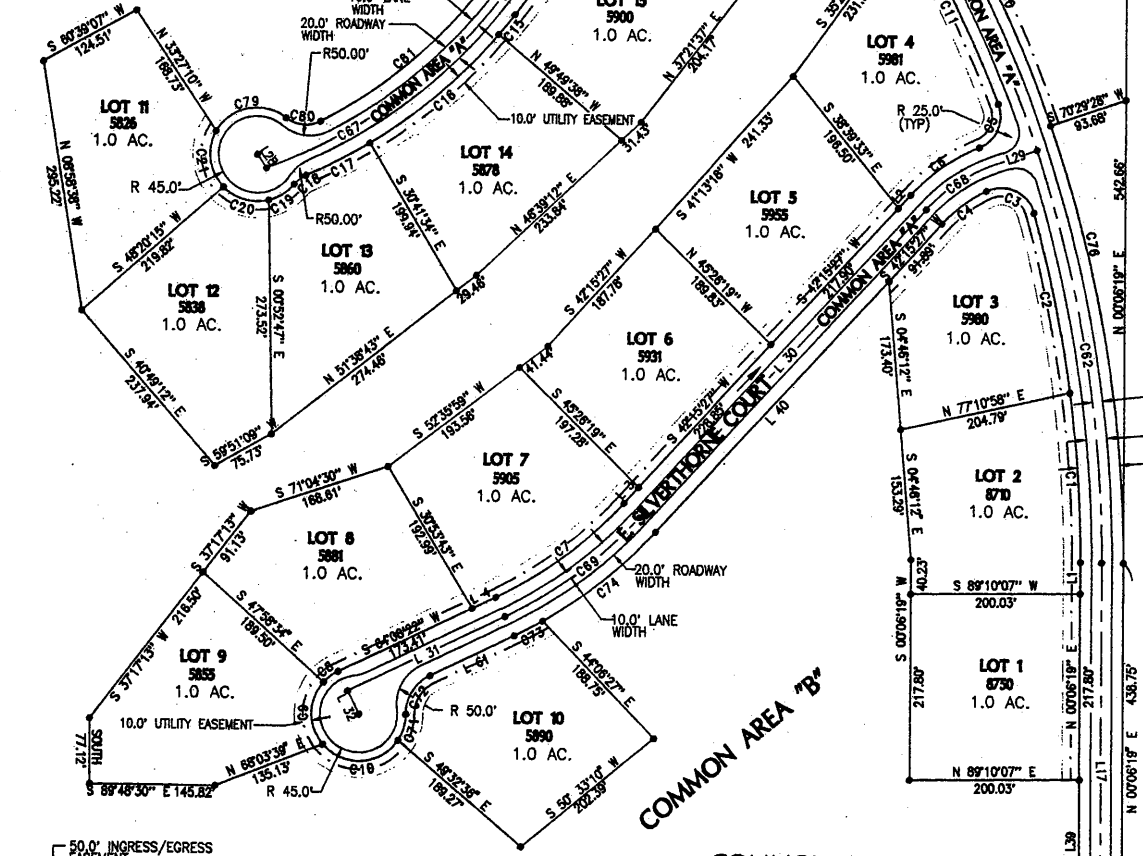
- PROPERTY LINE
- ROADWAY CENTER LINE
- EDGE OF ROADWAY SURFACE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING SURVEY MONUMENT
- PROPOSED SURVEY MONUMENT
- PUBLIC UTILITY EASEMENT
- C1 CURVE TABLE DESIGNATION
- L1 LINE TABLE DESIGNATION



PALOMINAS SCHOOL DISTRICT

S 00°09'02" W 1485.00'

COMMON AREA "B"



COMMON AREA "B"

COMMON AREA "C"
AREA RESERVED FOR SUBDIVISION SIGN

S 00°06'19" W 2649.03'

GARRETS
RU-4

FOUND ACP
"9086" 6-7

E. THREE CANYONS BLVD.

S 89°48'30" E 1324.48'

FOUND 2" ACP
LS9086

WILD HORSE SUBDIVISION
EAST 1/2. SECTION 29
BOOK 13, PAGE 74-74D

NO.	DATE	BY	CHKD.	APP.

FINAL PLAT
VISTA DEL ORO SUBDIVISION
 LOTS 1-44, COMMON AREAS "A", "B", & "C"
 LOCATED IN THE SE 1/4 AND A PORTION OF THE
 NE 1/4 OF SEC 20, T-29-S, R-21-E,
 OF THE CALHOUN, COCHISE CO., AZ.

ROGERS
 CIVIL ENGINEERING
 1765 W. PLAZA DRIVE, TUCSON, ARIZONA 85704
 (520) 688-8922 FAX 688-8971

DRAFTER: JD
 DESIGNER: MM
 DATE: 5/30/97
 JOB NO.: 04996
 SCALE: 1"=100'

4 OF 4

