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

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.

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)

COUNTY OF COCHISE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 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

type and a supplementary .

BOARD OF SUPERVISORS

CLERK, BOARD OF SUPERVISORS

DATE

ASSURANCE

ASSURANCE IN THE FORM OF A THIRD PARTY DUAL BENIFICIARY TRUST AGREEMENT, TRUST NO. 307702, FROM PIONEER TITLE AGENCY, INC., AS RECORDED IN FEE NUMBER_______ HAS BEEN PROVIDED TO GUARANTEE 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 COCHISE COUNTY, ARIZONA

DATE

PERMITTING NOTES

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

RECORDING

STATE OF ARIZONA) COUNTY OF COCHISE)

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF

IN BOOK OF MAPS AND PLATS AT PAGE THEREOF, AT

COUNTY RECORDER

DATE

GENERAL NOTES

- 1. THE PROPOSED USE OF THIS PROPERTY IS SINGLE FAMILY RESIDENTIAL.
- 2. 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 OO 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
- 6. ALL-WEATHER ACCESS WILL BE PROVIDED WITHIN THIS SUBDIVISION TO ALL LOTS.
- 7. 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".
- 8. 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.
- 10. 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.
- 12. ALL ONSITE DRAINAGE WAYS WILL BE "PRIVATE" AND MAINTAINED BY THE OWNER, THREE CANYONS, LLC. OR THE HOME OWNERS ASSOCIATION FOR THIS SUBDIVISION.
- 13. 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
- 14. 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.

OWNER/DEVELOPER

PIONEER TITLE AGENCY, INC. AS TRUSTEE UNDER TRUST NO. 307702 2700 EAST FRY BOULEVARD SIERRA VISTA, ARIZONA 85635

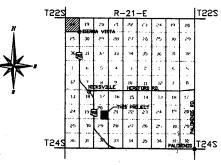
(520) 458-9170

BENEFICIARY UNDER TRUST NO. 307702

PROJECT No. 04996

BENEFICIARY THREE CANYONS LLC. 2200 EAST RIVER ROAD TUCSON, ARIZONA 85718

(520) 577-8961



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

CIVIL ENGINEERING · CIVIL ENGINEERING · HYDROLOGY · PLANNING · INSPECTIONS 1765 W. KLAWATH DRIVE TUCSON, ARIZONA 85704 (520)-888-8555 FAX-888-8571

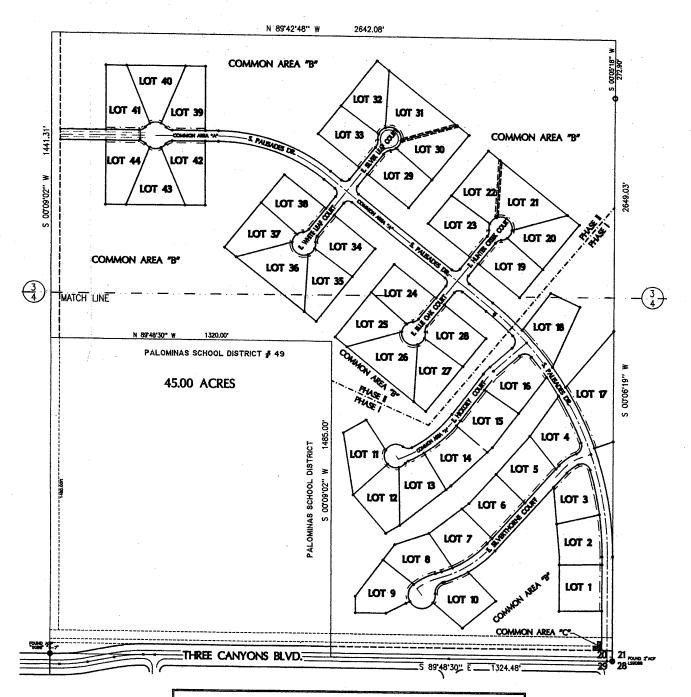
FINAL PLAT FOR VISTA DEL ORO SUBDIVISION	T
LOTS 1-44, COMMON AREAS "A", "B", & "C"	- ,
LOCATED IN THE SE 1/4, AND A PORTION OF THE NE 1/4 OF SEC 20 T-23-S, R-21-E, OF THE G&SRB&M, COCHISE COUNTY, ARIZONA	
DRAWN BY JD DATE: 5/30/97 APPROVED BY TOWN SWINNERS 19 HORZ. SCALE:	<u>_</u>

DATE: 5/30/97

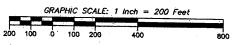
APPROVED BY TOWN SURVEYOR 19 Final Platforvista Del Oro 10ts ruy pg 10f y

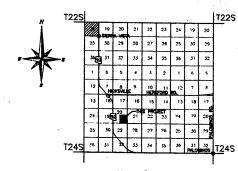
VISTA DEL ORO SUBDIVISION

KEY MAP









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

LINE TABLE

NUMBER	DIRECTION	DISTANCE	L 31	S 64'08'22" W	204.27
L 1	N 00'06'19" E	36.96'	L 32	S 25'49'58" E	29.99
L 2	S 4215'27" W	21.64	L 33	N 89'48'30" W	20.00°
L 3	S 4215'27" W	25.29	L 34	S 00'06'19" W	20.00
L 4	S 64'08'22" W	30.86	L 35	N 89'48'30" W	20.00
L 5	S 38'57'19" W	128.29*	L 36	S 00'06'19" W	20.00
L 6	S 38'57'19" W	128.29	1.37	S 89'48'30" E	40.00
L 7	N 38'57'19" E	128.29	L 38	N 00'06'19" E	40.00
L 8	N 38'57'19" E	128.29*	L 39	N 00.09.18 E	143,91
L 9	S 38'57'19" W	128.29*	L 40	S 4215'27" W	401.78
L 10	N 38'57'19" E	128.29*	L 41	S 37'21'37" W	240.24
L 11	N 38'57'19" E	122.78°	L 42	N 49'05'03" E	136.95
L 12	S 38'57'19" W	122.78*	L 43	N 51'02'41" W	141.83
L 13	N 89'51'21" W	156.11	L 44	N 51'02'41" W	142.71
L 14	S 89'51'21" E	158.11"	L 45	N 38'57'19" E	73.00°
L 15	S 89'51'21" E	156.11	L 46	S 38'57'19" W	73.00°
16	S 89'51"21" E	156,11'	L 47	N 38'57'19" F	73.00°
. 17	N 00'06'19" E	488.71'	L 48	N 38'57'19" E	73.00*
. 18	N 51°02'41" W	193.83°	L 49	S 51'02'41" E	561.83*
. 19	S 38'57'19" W	321.26*	L 50	S 51'02'41" E	561.83*
L 20	N 38'57'19" E	321,26"	L 51	S 38'57'19" W	73.00°
L 21	N 51'02'41" W	665.83*	L 52	S 38'57'19" W	73.00°
L 22	S 38'57'19" W	321.26°	L 53	N 38'57'19" E	73.00
L 23	N 38'57"19" E	321.26	L 54	S 38'57'19" W	73.00
L 24	N 51'02'41" W	118.44	L 55	N 51'02'41" W	66.44'
L 25	S 89'51'21" E	296.42	L 56	S 51°02'41" E	66.44
L 26	S 49'05'03" W	204.50°	L 57	S 89'51'21" E	61.85
L 27	S 3721'37" W	240.24*	L 58	S 89'51'21" E	61.85
է 28	N 34'48'50" W	18,70	L 59	N 89'51'21" W	216.93
L_29	S 70'29'28" W	51.95*	L 60	N 89'51"21" W	216.94
L 30	S 42'15'27" W	493.68*	L 61	S 64'08'22" W	109.40
			L 62	N 00'06'19" E	50.00°

CURVE TARIE

			7	LUKVE		VRFI	
MBER	le	7 *	R.	1.		C48	118'29'41"
	07'44'07"	99.72	1475.00	199.14		C47	46'25'43"
	08'20'09"	107.49	1475.00	214.60		C48	28'44'22"
	100'11'15"	47.83	40.00	69.94		C49	44'24'55"
	21'35'20"	33.37	175.00	65.94		C50	51'41'02"
	88'45'17"	39.14	40.00	61.96		C51	2754'24"
	25'18'57"	50.53	225.00	99,41		C52	50'18'35"
	21'52'55"	95.69	495.00	189.05	ĺ	C53	25'09'04"
	22'17'49"	10.84	55.00	21.40		C54	51'41'02"
	82'29'04"	48,22	55,00	79,18		C55	51'41'02"
)	106"10"26"	73.22	55.00	101.92		C56	2754'24"
<u> </u>	09'26'08"	121.73	1475.00	242.90		C57	50"18"35"
2	04'35'13"	59.08	1475.00	118.09		C58	25'09'04"
3	91°39'09"	41,17	40.00	63.99		C59	51'41'02"
	11"43"25"	17.97	175.00	35,81		C60	11'52'44"
3	02'46'05"	15.10	625.00	30,20		C61	08'28'14"
3	18'14'35"	100.35	625.00	199.00		C62	18'44'40"
<u> </u>	0740'06"	41.89	625.00	83.65		C63	23'10'44"
3	27'28'12"	9.04	37.00	17.74		C64	09'13'37"
)	37'14'59"	18.54	55.00	35,76		C65	38'48'40"
)	59'31'55"	31.46	55.00	57,15		C66	11'43'25"
1	74'08'05"	41.55	55.00	71.16		C67	32'23'54"
?	47'37'49"	16.33	37.00	30.76		C68	28"14"01"
3	31'57'15"	15.75	55.00	30.67		C69	21'52'55"
	46'25'43"	23.59	55.00	44.57		C71	33'40'04"
5	118'29'41"	92,44	55,00	113,75		C72	64'37'23"
3	46'25'43"	23.59	55,00	44.57		C73	03'57'50"
	31'57'15"	15.75	55.00	30.67		C74	17'55'05"
3	47'37'49"	16.33	37.00	30.76		C76	19'35'10"
)	47'37'49"	16,33	37,00	30,76		C77	0411'04"
)	31'57'15"	15.75	55.00	30.67		C78	04'03'33"
	46'25'43"	23.59	(55.00)	44.57		C79	98'09'27"
2	118'29'41"	92.44	55.00	113.75	i	C80	65'42'25"
3	46'25'43"	23.59	55.00	44.57		C81	24'34'35"
	31*57*15**	15.75	55.00	30.67		C82	11'43'25"
,	47'37'49"	16,33	37,00	30,76		C83	93'32'26"
3	47'37'49"	16.33	37.00	30,76		C84	06'35'19"
	31'57'15"	15.75	55.00	30.67	- 1	C85	07'01'48"
<u> </u>	46'25'43"	23.59	55.00	44.57		C86	90'00'00'
	118'29'41"	92.44	55.00	113,75		C87	90.00.00.,
)	46'25'43"	23.59	55.00	44.57		C88	90'00'00"
	31'57'15"	15.75	55.00	30.67		C89	90'00'00"
!	4737'49"	16,33	37.00	30.76	-	C90	90.00.00
	44'24'55"	20,41	50.00	38.76		C91	90,00,00,
	28'44"22"	14.09	55.00	27.59		C92	90,00,00.
,	46'25'43"	23.59	55.00	44.57	į	C93	30,00,00
						C94	38'48'40"
						C95	38'48'40"
					'	300	100 10 10

LEGEND

L1

	PHASE LINE
····	PROPERTY LINE
	ROADWAY CENTER LINE
	EDGE OF ROADWAY SURFACE
	EASEMENT LINE
0	EXISTING SURVEY MONUMENT
•	PROPOSED SURVEY MONUMENT
	PUBLIC UTILITY EASEMENT
C1	CURVE TABLE DESIGNATION

LINE TABLE DESIGNATION

PROJECT LEGAL DESCRIPTION

That portion of the se 1/4 and a portion of the ne 1/4 of section 20, township 23 south, range 21 East, gila and salt river basin and meridian, described as follows:

THE SOUTHEAST CORNER OF SECTION 20 BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 06 MINUTES 19 SECONDS EAST, 2649.03 FEET TO A POINT; THENCE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST, 272.90 FEET TO A POINT; THENCE NORTH 89 DEGREES 42 MINUTES 48 SECONDS WEST, 2642.08 FEET TO A POINT; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST, 1441.31 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48 MINUTES 30 SECONDS EAST, 1320.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 09 MINUTES 02 SECONDS WEST, 1485.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 48 MINUTES 30 SECONDS EAST, 1324.48 FEET TO THE TRUE POINT OF BEGINNING,

CONTAINING 132.44 ACRES MORE OR LESS.







FINAL PLAT FOR VISTA DEL ORO AND COMMON AREAS "A", "B", & "C" LOCATED IN THE SE 1/4 OF SEC 20, T-23-S, R-21-E, OF THE G&S.R.B.&M, COCHISE CO., AZ.

DESIGN BY MM DATE: 12/2 CHECKED BY_LR_ DATE: 12/3 PLAN NO. ...

Final Plat for Vista Del Dr O

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P9 20F4

