

ADDRESSES

SUNBRIDGE II

(1-65)

MP 48033

RECORDED: APRIL 30, 1996

***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***

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 4,198 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 65.
3. THE AREA OF COMMON AREA "A" (RECREATION) IS 5,649 SQUARE FEET.
4. THE AREA OF COMMON AREA "B" IS 1.22 ACRES.
5. MINIMUM LOT SIZE IS 20,000 SQUARE FEET.
6. MINIMUM LOT SIZE IS 24,000 SQUARE FEET.
7. BUILDING SETBACKS ARE AS FOLLOWS: FRONT - 30', SIDE - 15' AND REAR - 30'.
8. 2 ADDITIONAL SPACES IN DRIVEWAY IN FRONT OF EACH CARPORT OR GARAGE.
9. 2 ADDITIONAL SPACES IN DRIVEWAY IN FRONT OF EACH CARPORT OR GARAGE.
10. 2 ADDITIONAL SPACES IN DRIVEWAY IN FRONT OF EACH CARPORT OR GARAGE.
11. NO FURTHER SUBDIVISION OF ANY LOT OR PLOT OF LAND SHALL BE DONE WITHOUT THE WRITTEN CONSENT OF THE BOARD OF SUPERVISORS.
12. THE AREA BETWEEN 100 YEAR FLOOD PLAINS REPRESENTS A CONSERVATION EASEMENT AND SHALL BE SUBJECT TO FLOODING TO THE SAME EXTENT AS THE ADJACENT FLOOD PLAINS.
13. THE AREA BETWEEN 100 YEAR FLOOD PLAINS REPRESENTS A CONSERVATION EASEMENT AND SHALL BE SUBJECT TO FLOODING TO THE SAME EXTENT AS THE ADJACENT FLOOD PLAINS.
14. THE PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT SHALL BE THE DESIGNER OF RECORD FOR THE PROJECT.
15. THE PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT SHALL BE THE DESIGNER OF RECORD FOR THE PROJECT.
16. THE PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT SHALL BE THE DESIGNER OF RECORD FOR THE PROJECT.
17. THE PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT SHALL BE THE DESIGNER OF RECORD FOR THE PROJECT.
18. THE PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT SHALL BE THE DESIGNER OF RECORD FOR THE PROJECT.
19. THE PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT SHALL BE THE DESIGNER OF RECORD FOR THE PROJECT.
20. THE PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT SHALL BE THE DESIGNER OF RECORD FOR THE PROJECT.
21. THE PROFESSIONAL ENGINEER OF RECORD FOR THIS PROJECT SHALL BE THE DESIGNER OF RECORD FOR THE PROJECT.

LEGEND

- 1. LEAD CAPED PIPE
- 2. SWAGGED 2" BRASS SURVEY MONUMENT IN CONCRETE (TO BE SET)
- 3. SET 1-1/2" ALUM. CAP ON 1/2" IRON PIN
- 4. STAMPED "HS 19316"
- 5. FOUND SURVEY MONUMENT AS NOTED
- 6. FOUND 1-1/2" LEAD CAPED PIPE STAMPED 1/16"
- 7. SET CONCRETE WALK W/ING R.S. 19316 (SEE CORNER)
- 8. SET CONCRETE FLOODING WALL FENCE POST
- 9. FOUND 2" IRON IN CONCRETE STAMPED AS NOTED
- 10. FOUND 2" IRON IN CONCRETE - PUNCHMARK ONLY
- 11. CALCULATED POINT-TO-POINT ROUND NOTHING SET
- 12. CALCULATED EASEMENT
- 13. RECORD RECORDERS PER BOOK 39 MAP PAGE 20
- 14. RECORD RECORDERS PER BOOK 39 MAP PAGE 44
- 15. RECORD RECORDERS PER BOOK 39 MAP PAGE 44
- 16. RECORD RECORDERS PER BOOK 39 MAP PAGE 44
- 17. RECORD RECORDERS PER BOOK 39 MAP PAGE 44
- 18. RECORD RECORDERS PER BOOK 39 MAP PAGE 44
- 19. RECORD RECORDERS PER BOOK 39 MAP PAGE 44
- 20. RECORD RECORDERS PER BOOK 39 MAP PAGE 44
- 21. RECORD RECORDERS PER BOOK 39 MAP PAGE 44

ASSURANCE

ASSURANCE IN THE FORM OF A PARTY TRUST FIDUCIARY TRUST TITLE AS IS PROVIDED TO GUARANTEE PERFORMANCE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS AND UTILITY IMPROVEMENTS) (ELECTRIC, TELEPHONE, GAS, WATER, ETC.) IN THE SUBDIVISION.

ASSURANCE IN THE FORM OF A PARTY TRUST FIDUCIARY TRUST TITLE AS IS PROVIDED TO GUARANTEE PERFORMANCE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS AND UTILITY IMPROVEMENTS) (ELECTRIC, TELEPHONE, GAS, WATER, ETC.) IN THE SUBDIVISION.

CERTIFICATION OF WATER ADEQUACY

A CERTIFICATION OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

CERTIFICATION OF ENGINEER

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT.



CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT.



RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORO VALLEY, ARIZONA, APPROVED AND PASSED AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORO VALLEY, ARIZONA, ON THE 10th DAY OF MAY, 1995.

APPROVALS

APPROVED AND PASSED AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORO VALLEY, ARIZONA, ON THE 10th DAY OF MAY, 1995.

APPROVED AND PASSED AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORO VALLEY, ARIZONA, ON THE 10th DAY OF MAY, 1995.

APPROVED AND PASSED AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORO VALLEY, ARIZONA, ON THE 10th DAY OF MAY, 1995.

APPROVED AND PASSED AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ORO VALLEY, ARIZONA, ON THE 10th DAY OF MAY, 1995.

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

BENEFICIARIES

THE BENEFICIARY OF TRUST NO. 10,681

THE BENEFICIARY OF TRUST NO. 10,682

THE BENEFICIARY OF TRUST NO. 10,683

THE BENEFICIARY OF TRUST NO. 10,684

THE BENEFICIARY OF TRUST NO. 10,685

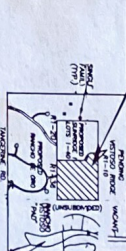
THE BENEFICIARY OF TRUST NO. 10,686

THE BENEFICIARY OF TRUST NO. 10,687

THE BENEFICIARY OF TRUST NO. 10,688

THE BENEFICIARY OF TRUST NO. 10,689

THIS PROJECT



LOCATION MAP

