

GENERAL NOTES

- TOTAL MILES OF NEW PUBLIC STREETS IS 1.35.
- THE GROSS AREA OF THE SUBDIVISION IS 57.91 ACRES.
- THE TOTAL NUMBER OF LOTS IS 106.
- THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, AS MONUMENTED BY A 60D NAIL AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 27 AND BY A HALF INCH REBAR IN CONCRETE AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE DISTANCE BETWEEN SAID MONUMENTS BEING 1316.51 FEET AND SAID BEARING BEING: SOUTH 89°58'29" EAST.
- INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THIS FINAL PLAT, A RECORD OF SURVEY SHALL BE FILED SHOWING THOSE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH ARIZONA STATE STATUTES.

PERMITTING NOTES

- CONDITIONALLY APPROVED ZONING IS CR-3.
- THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER P16RZ00003 AS APPROVED ON JUNE 7, 2016. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF A BUILDING PERMIT:
 - THE MAXIMUM HEIGHT IS LIMITED TO ONE-STORY AND 19 FEET.
- THIS SUBDIVISION IS SUBJECT TO LOT DEVELOPMENT OPTION 18.09.060.
- GROSS DENSITY IS 1.83 RAC.
- MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLE EASEMENT 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 FLOOR GRADE OF THE ROADWAY SURFACE.
- THIS FINAL PLAT IS SUBJECT TO THE APPROVED NATIVE PLANT PRESERVATION AND LANDSCAPE PLANS.
- THE AMOUNT OF XERORIPARIAN CLASS "C" HABITAT DISTURBED ON SITE DOES NOT REQUIRE A RIPARIAN HABITAT MITIGATION PLAN.

DEDICATION

1. THE UNDERSIGNED, HEREBY WARRANT THAT I AM THE ONLY PARTY HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND I CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

1. THE UNDERSIGNED, HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS, UTILITIES, AND OTHER USES AS DESIGNATED BY THIS PLAT.

1. THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, 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.

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 ACCESS, INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND DRAINAGE FACILITIES, UTILITIES AND PUBLIC SEWERS. TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER SEQ #2017_____. IN THE OFFICE OF THE PIMA COUNTY RECORDER, THE ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND LIABILITY FOR THE COMMON AREAS WITHIN THE SUBDIVISION.

TITLE SECURITY AGENCY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201660-S, AS TRUSTEE ONLY AN NOT IN ITS CORPORATE CAPACITY.

BY: Diane L. Sloane
DIANE L. SLOANE, TRUST OFFICER _____ DATE _____

ACKNOWLEDGEMENT

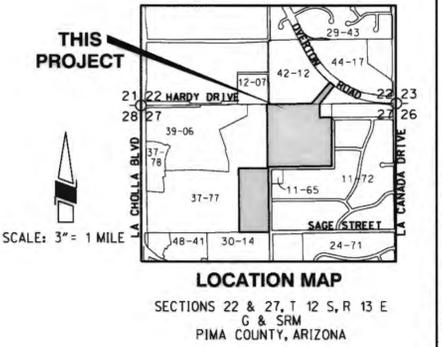
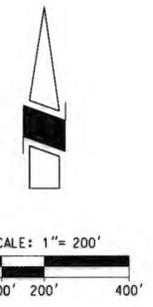
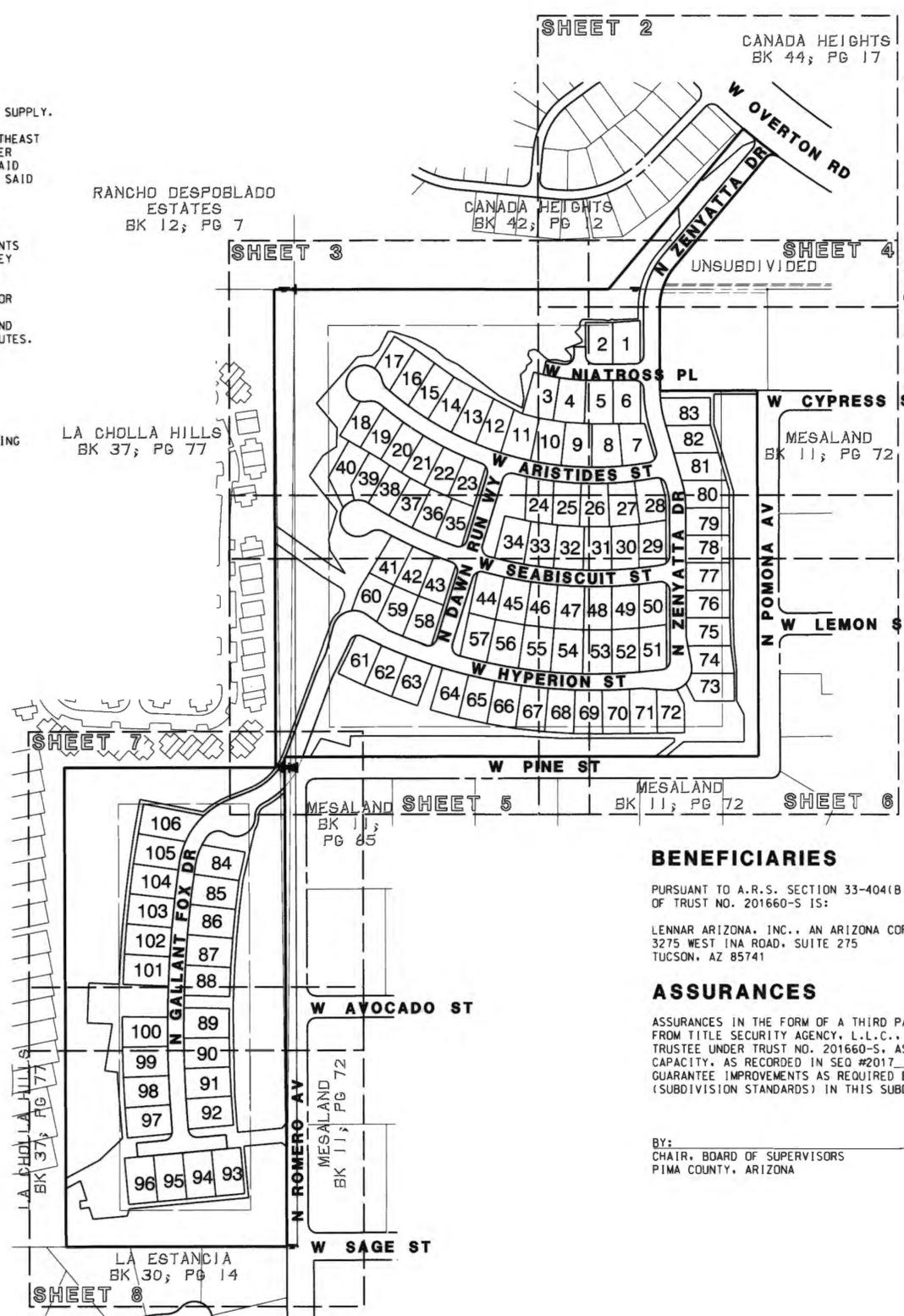
STATE OF ARIZONA }
 } ss.
COUNTY OF PIMA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 2017, BY DIANE L. SLOANE OF TITLE SECURITY AGENCY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201660-S, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

Rachel L. Turnipseed
NOTARY PUBLIC _____ 7-2-2020
MY COMMISSION EXPIRES _____

RICK ENGINEERING COMPANY
3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
(FAX) 520-322-6956
rickengineering.com

RACHEL L. TURNIPSEED
Notary Public - Arizona
Pima County
My Commission Expires 7-2-2020



RECORDING

SEQ: #2017_____
FEE: _____
STATE OF ARIZONA }
 } ss.
COUNTY OF PIMA }

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF RICK ENGINEERING COMPANY, INC. DATE _____ TIME _____
WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN
F. ANN RODRIGUEZ, COUNTY RECORDER

BY: _____ DEPUTY

LEGEND

SYMBOL	ITEM
○	FOUND 1/2" REBAR WITH ID TAG, RLS 17479 (OR AS NOTED)
●	LOT CORNER TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION (SEE GENERAL NOTE 6)
⊠	2" BRASS CAP SURVEY MONUMENT TO BE STAMPED BY RLS FOLLOWING COMPLETION OF CONSTRUCTION
(RAD)	INDICATES BEARING IS RADIAL
SVT	SIGHT VISIBILITY TRIANGLE
(R)	RECORD
(M)	MEASURED
(C)	CALCULATED
14, 13	SECTION CORNER
24, 23	LOT NUMBER
23	EXIST R/W
---	SECTION LINE
---	SUBDIVISION BOUNDARY
---	LOT LINE
---	CENTERLINE
---	EASEMENT BOUNDARY
XC	XERORIPARIAN CLASS C HABITAT LIMITS
---	BUFFERYARD LIMITS

BENEFICIARIES

PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE BENEFICIARY OF TRUST NO. 201660-S IS:

LENNAR ARIZONA, INC., AN ARIZONA CORPORATION
3275 WEST INA ROAD, SUITE 275
TUCSON, AZ 85741

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 201660-S FROM TITLE SECURITY AGENCY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201660-S, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY, AS RECORDED IN SEQ #2017_____, HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: _____ DATE _____
CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST

I, ROBIN BRIGODE, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE _____ DAY OF _____, 2017.

CLERK, BOARD OF SUPERVISORS _____ DATE _____

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.



FINAL PLAT FOR
OVERTON RESERVE

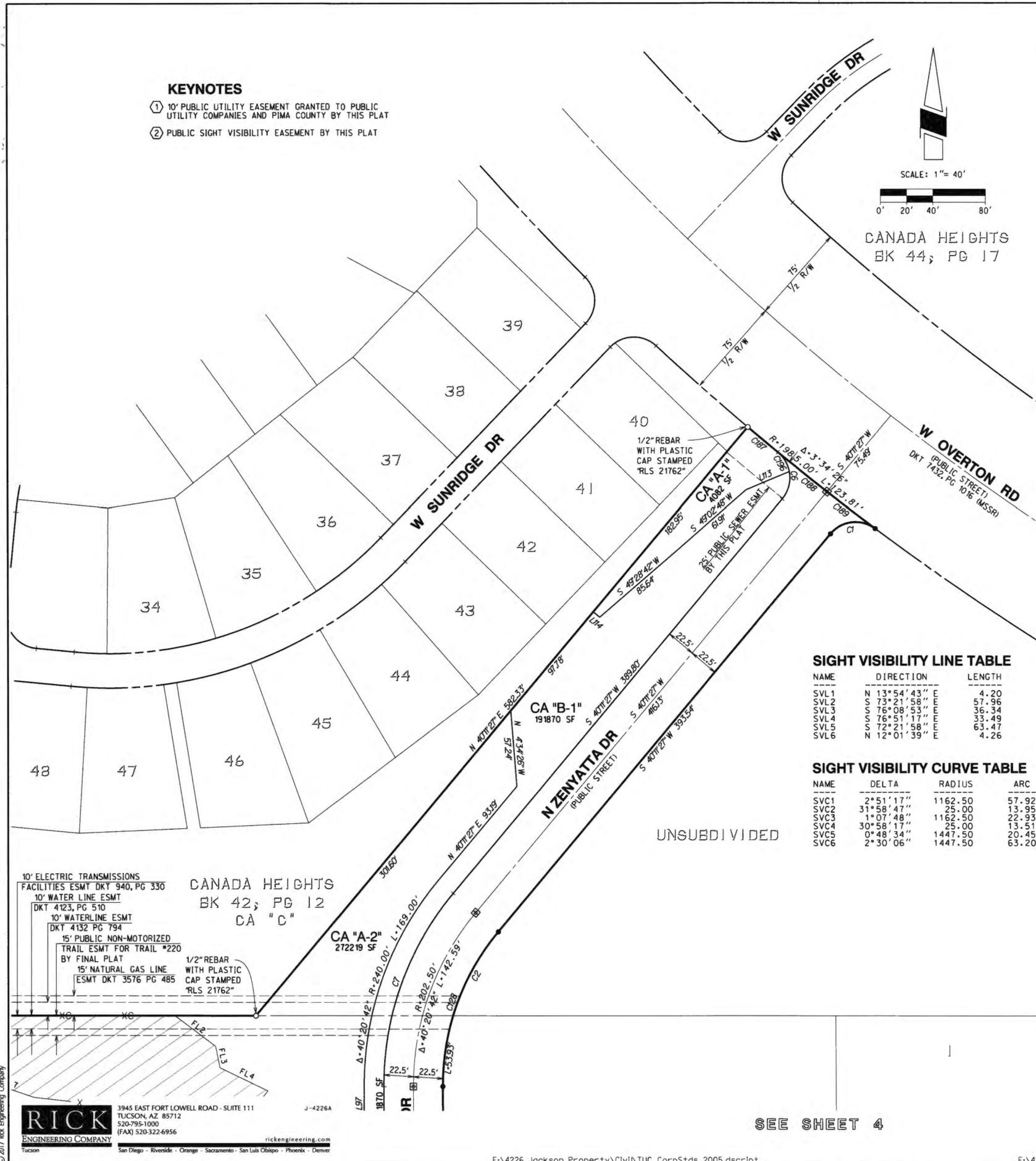
LOTS 1 - 106 & COMMON AREAS
"A-1" THRU "A-8" & "B-1" THRU "B-9"
COMMON AREA "A" (NATURAL OPEN SPACE)
COMMON AREA "B" (DRAINAGE/LANDSCAPE/UTILITIES ACCESS/RECREATION/GRADING)
A PORTION OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 12 EAST GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

RELATED CASES:
P16TP00006
P16RZ00003

P16FP00009
SHEET 1 OF 8

KEYNOTES

- 1 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
2 PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT



CURVE TABLE

Table with columns: NAME, DELTA, RADIUS, ARC. Lists curve data for C1 through C112.

CURVE TABLE - CONTINUED

Table with columns: NAME, DELTA, RADIUS, ARC. Continues curve data for C113 through C199.

LINE TABLE - CONTINUED

Table with columns: NAME, DIRECTION, LENGTH. Lists line data for L1 through L116.

SIGHT VISIBILITY LINE TABLE

Table with columns: NAME, DIRECTION, LENGTH. Lists sight visibility line data for SVL1 through SVL6.

SIGHT VISIBILITY CURVE TABLE

Table with columns: NAME, DELTA, RADIUS, ARC. Lists sight visibility curve data for SVC1 through SVC6.

LINE TABLE

Table with columns: NAME, DIRECTION, LENGTH. Lists line data for L1 through L17.



FINAL PLAT FOR OVERTON RESERVE LOTS 1 - 106 & COMMON AREAS

A-1" THRU "A-8" & "B-1" THRU "B-9"
COMMON AREA "A": (NATURAL OPEN SPACE)
COMMON AREA "B": (DRAINAGE/LANDSCAPE/UTILITIES ACCESS/RECREATION/GRADING)

RELATED CASES: P16TP0006 P16RZ00003

RICK ENGINEERING COMPANY logo and contact information: 3945 EAST FORT LOWELL ROAD - SUITE 111, TUCSON, AZ 85712

SEE SHEET 4

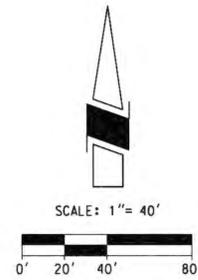
RANCHO DESPOBLADO
ESTATES
BK 12; PG 7

CANADA HEIGHTS
BK 42; PG 12
CA "C"

10' ELECTRIC TRANSMISSIONS
FACILITIES ESMT DKT 940, PG 330
10' WATER LINE ESMT
DKT 4123, PG 510
10' WATERLINE ESMT
DKT 4132 PG 794
15' PUBLIC NON-MOTORIZED
TRAIL ESMT FOR TRAIL #220
BY FINAL PLAT
15' NATURAL GAS LINE
ESMT DKT 3576 PG 485

1/2" REBAR WITH
IDENTIFICATION
TAG, 'LS 9432"

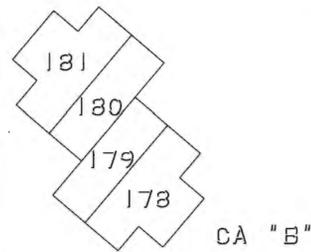
1/4 CORNER
60D NAIL
REPLACED
WITH 1/2" REBAR
WITH IDENTIFICATION
TAG, 'LS 17479"



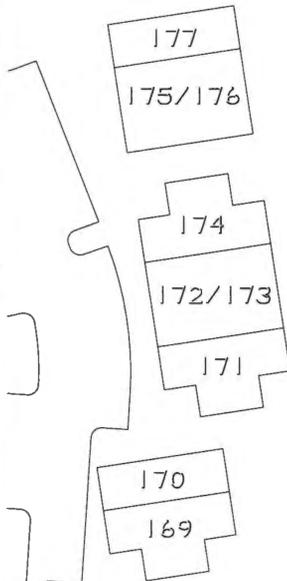
KEYNOTES

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
- ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT

LA CHOLLA HILLS
BK 37; PG 77



CA "B"



W DALEHAVE CI

CA "A-2"
272219 SF

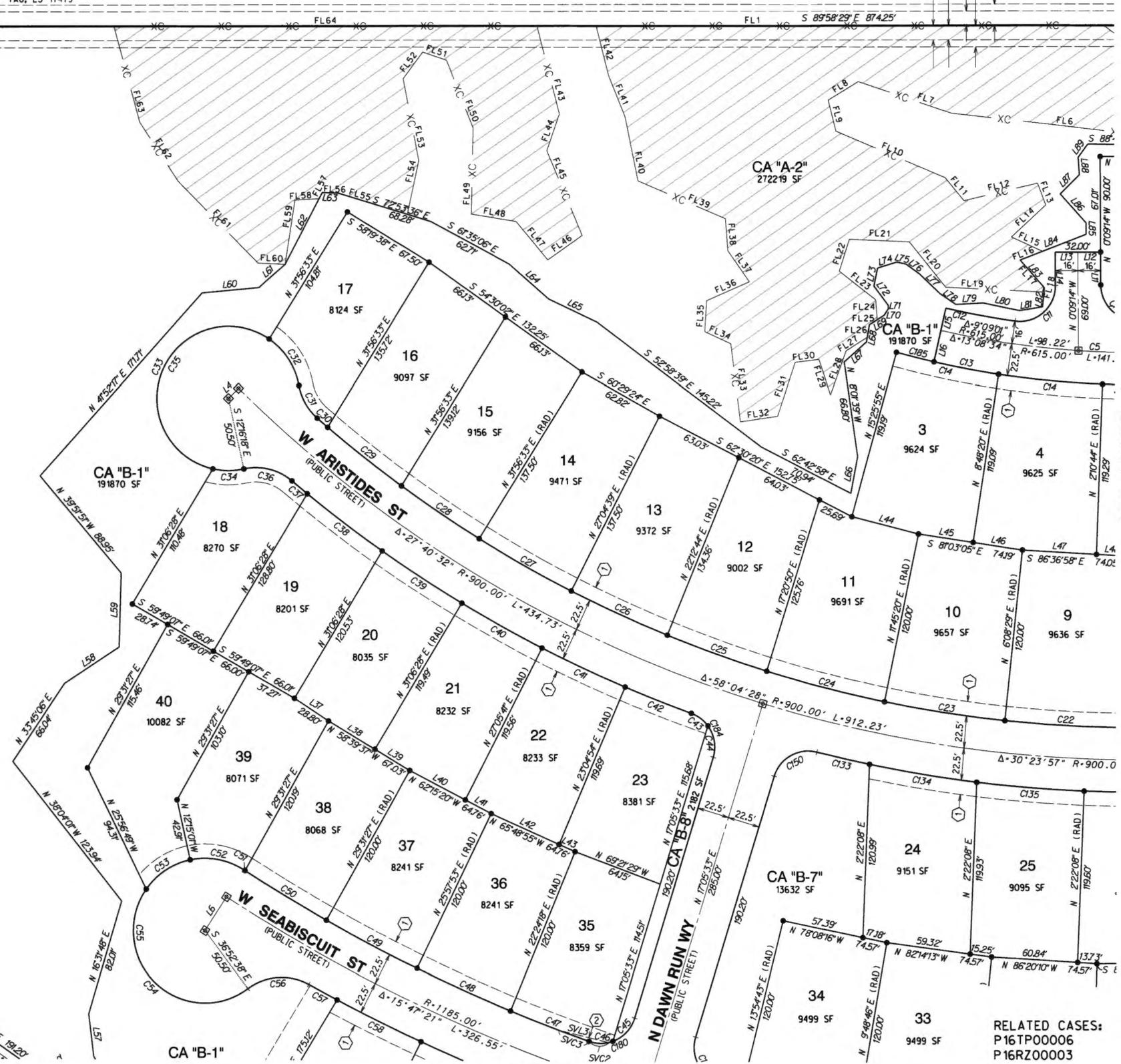
CA "B-1"
191870 SF

CA "B-1"
191870 SF

CA "A-2"
272219 SF

CA "B-7"
13632 SF

CA "B-1"



SEE SHEET 4

SEE SHEET 5



**FINAL PLAT FOR
OVERTON RESERVE**
LOTS 1 - 106 & COMMON AREAS
"A-1" THRU "A-8" & "B-1" THRU "B-9"

COMMON AREA "A" (NATURAL OPEN SPACE)
COMMON AREA "B" (DRAINAGE/LANDSCAPE/UTILITIES
ACCESS/RECREATION/GRADING)
A PORTION OF THE NORTHWEST AND NORTHEAST QUARTERS OF
SECTION 27, TOWNSHIP 13 SOUTH, RANGE 12 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

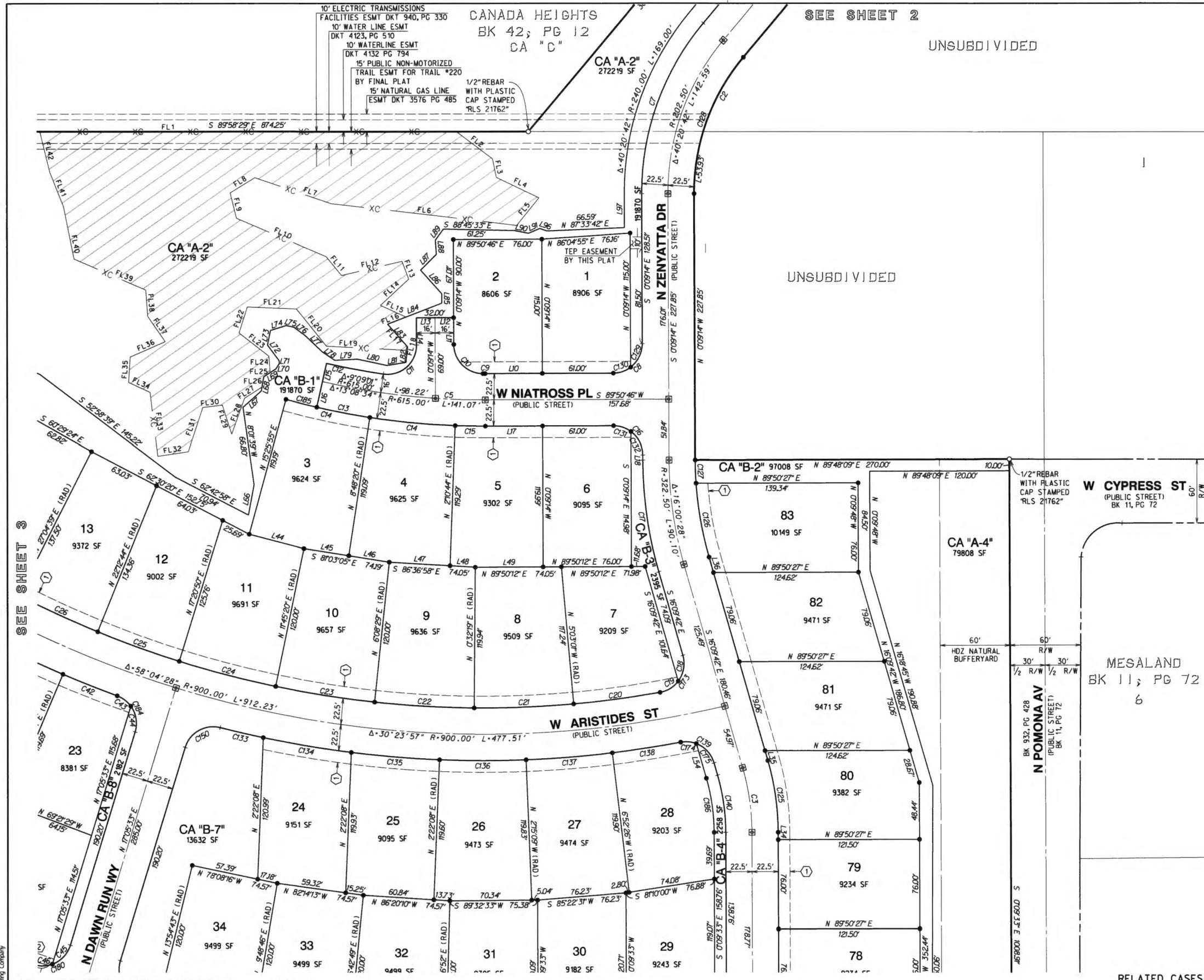
RELATED CASES:
P16TP00006
P16RZ00003

P16FP00009
SHEET 3 OF 8

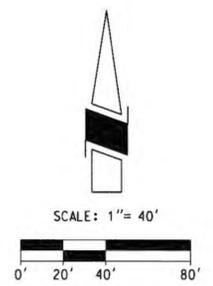
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SEQUENCE #2017



SEE SHEET 2
UNSUBDIVIDED



- KEYNOTES**
- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
 - ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT

FLOOD LIMIT LINE TABLE

NAME	DIRECTION	LENGTH
FL1	S 89°58'29" E	358.06
FL2	S 53°07'26" E	38.72
FL3	S 11°44'30" E	16.29
FL4	S 64°21'13" E	40.51
FL5	S 39°02'09" W	30.37
FL6	N 89°13'20" W	160.44
FL7	N 71°13'50" W	69.35
FL8	S 58°27'51" W	24.86
FL9	S 13°54'51" E	22.45
FL10	S 66°53'42" E	83.65
FL11	S 39°20'30" E	20.90
FL12	N 76°55'48" E	53.38
FL13	N 20°33'54" E	16.25
FL14	N 47°05'41" W	33.10
FL15	S 65°33'59" E	24.10
FL16	S 68°55'35" W	17.02
FL17	S 41°27'30" E	25.18
FL18	S 14°28'17" W	3.59
FL19	N 87°08'52" W	68.44
FL20	N 38°48'02" W	40.77
FL21	N 87°31'28" W	42.39
FL22	S 17°42'06" W	23.46
FL23	S 52°05'27" E	32.49
FL24	S 4°16'55" E	13.98
FL25	S 57°12'50" W	6.52
FL26	N 10°01'51" W	8.93
FL27	S 57°31'12" W	17.99
FL28	S 19°46'47" W	32.65
FL29	N 18°00'03" W	26.16
FL30	S 83°20'14" W	16.90
FL31	S 18°14'47" W	39.68
FL32	S 81°36'03" W	26.56
FL33	N 6°55'35" W	54.88
FL34	N 6°10'39" W	24.88
FL35	N 3°39'44" E	21.72
FL36	N 66°22'51" E	32.94
FL37	N 34°45'42" W	26.45
FL38	N 4°07'35" W	22.60
FL39	N 66°39'49" W	67.15
FL40	N 11°20'43" W	45.72
FL41	N 21°42'23" W	3.51
FL42	N 13°50'24" W	35.97
FL43	S 14°07'34" E	63.94
FL44	S 18°52'15" W	27.37
FL45	S 22°34'55" E	64.40
FL46	S 59°34'43" W	29.74
FL47	S 59°34'04" W	35.01
FL48	N 80°38'25" W	31.98
FL49	N 1°18'21" E	60.50
FL50	N 21°18'25" W	51.18
FL51	N 71°04'09" W	17.72
FL52	S 36°23'53" W	23.27
FL53	S 10°37'28" W	58.81
FL54	S 12°17'02" E	38.39
FL55	N 72°53'36" W	50.93
FL56	N 87°33'31" W	11.25
FL57	S 27°39'17" W	4.92
FL58	S 86°44'34" W	17.04
FL59	S 8°57'34" W	45.62
FL60	N 87°01'19" W	19.11
FL61	N 44°21'51" W	80.39
FL62	N 32°51'25" W	49.54
FL63	N 15°01'03" W	69.81
FL64	S 89°58'29" E	298.37



**FINAL PLAT FOR
OVERTON RESERVE**
LOTS 1 - 106 & COMMON AREAS
"A-1" THRU "A-8" & "B-1" THRU "B-9"

COMMON AREA "A" (NATURAL OPEN SPACE)
COMMON AREA "B" (DRAINAGE/LANDSPACE/UTILITIES
ACCESS/RECREATION/GRADING)
A PORTION OF THE NORTHWEST AND NORTHEAST QUARTERS OF
SECTION 27, TOWNSHIP 13 SOUTH, RANGE 12 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA. P 16FP0009

RELATED CASES:
P 16TP00006
P 16RZ00003

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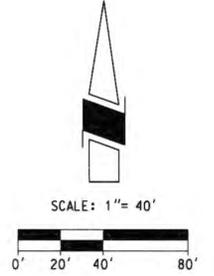
W DALEHAVE CI

LA CHOLLA HILLS
BK 37, PG 77

CA "B"

- 168
- 167
- 165/166
- 163/164
- 161/162
- 159/160
- 157/158
- 155/156
- 153/154
- 152
- 151
- 150
- 149
- 148
- 147

SEE SHEET 3



KEYNOTES

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
- ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT

SEE SHEET 6



**FINAL PLAT FOR
OVERTON RESERVE**

LOTS 1 - 106 & COMMON AREAS
"A-1" THRU "A-8" & "B-1" THRU "B-9"

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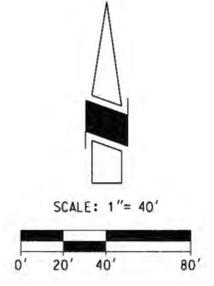
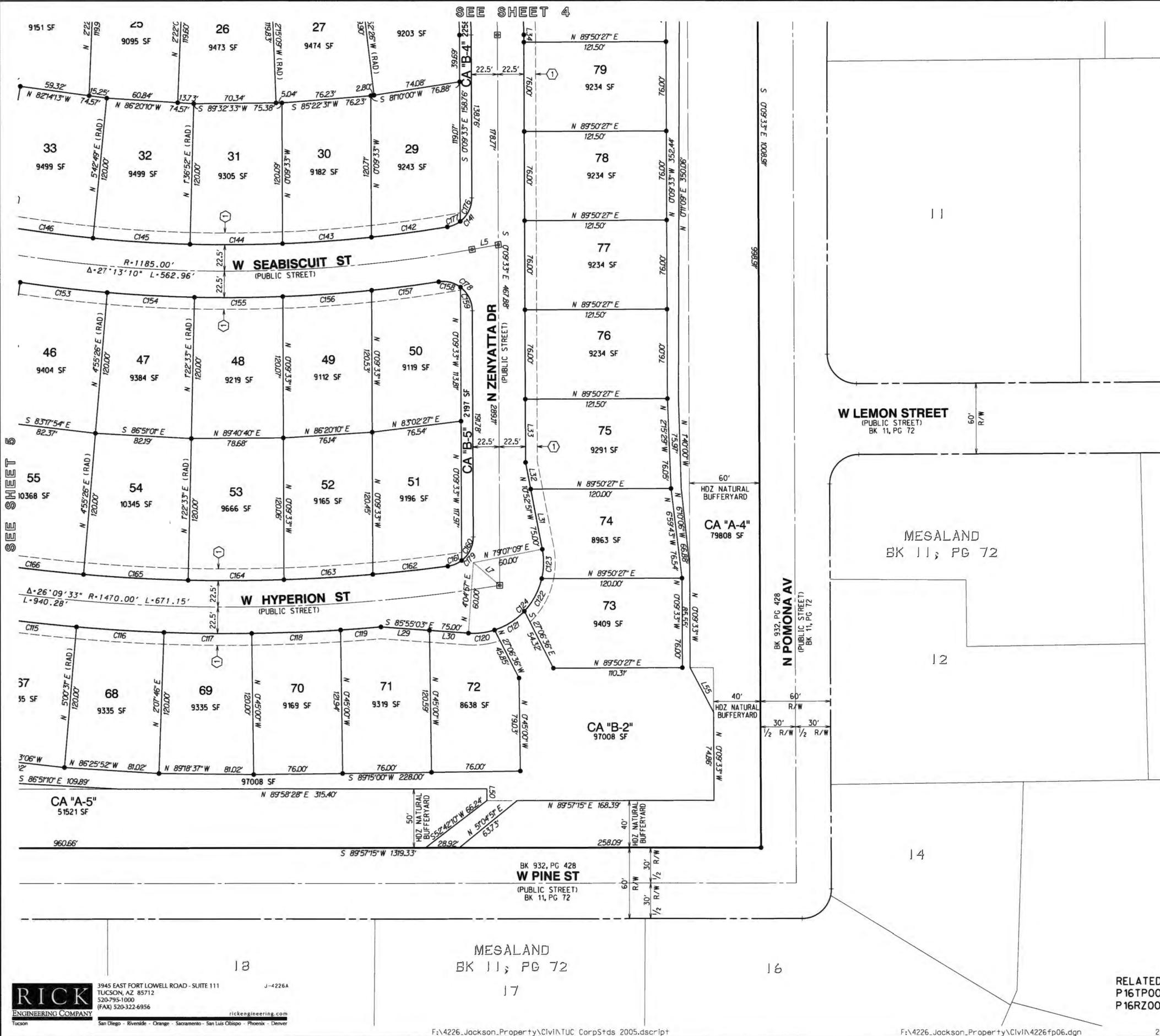
P16FP00009
SHEET 5 OF 8

SEE SHEET 7

MESALAND
BK 11, PG 72
20

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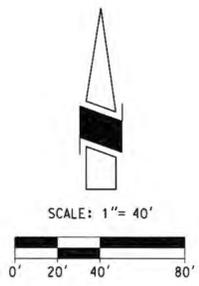
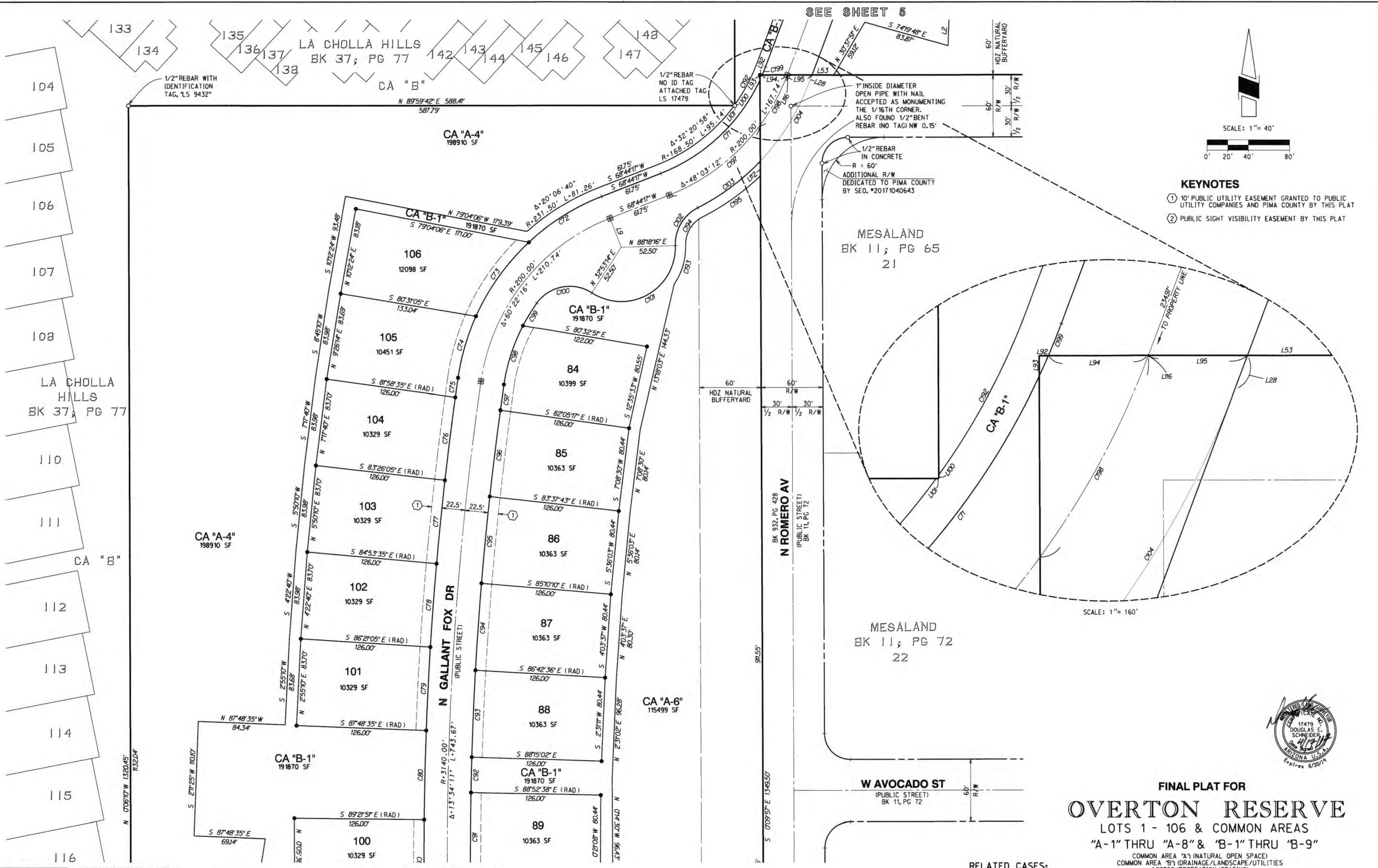
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**P 16FP0009
SHEET 6 OF 8**

**RELATED CASES:
P 16TP00006
P 16RZ00003**

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- KEYNOTES**
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 - ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT

SCALE: 1" = 160'



**FINAL PLAT FOR
OVERTON RESERVE**

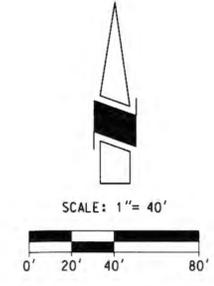
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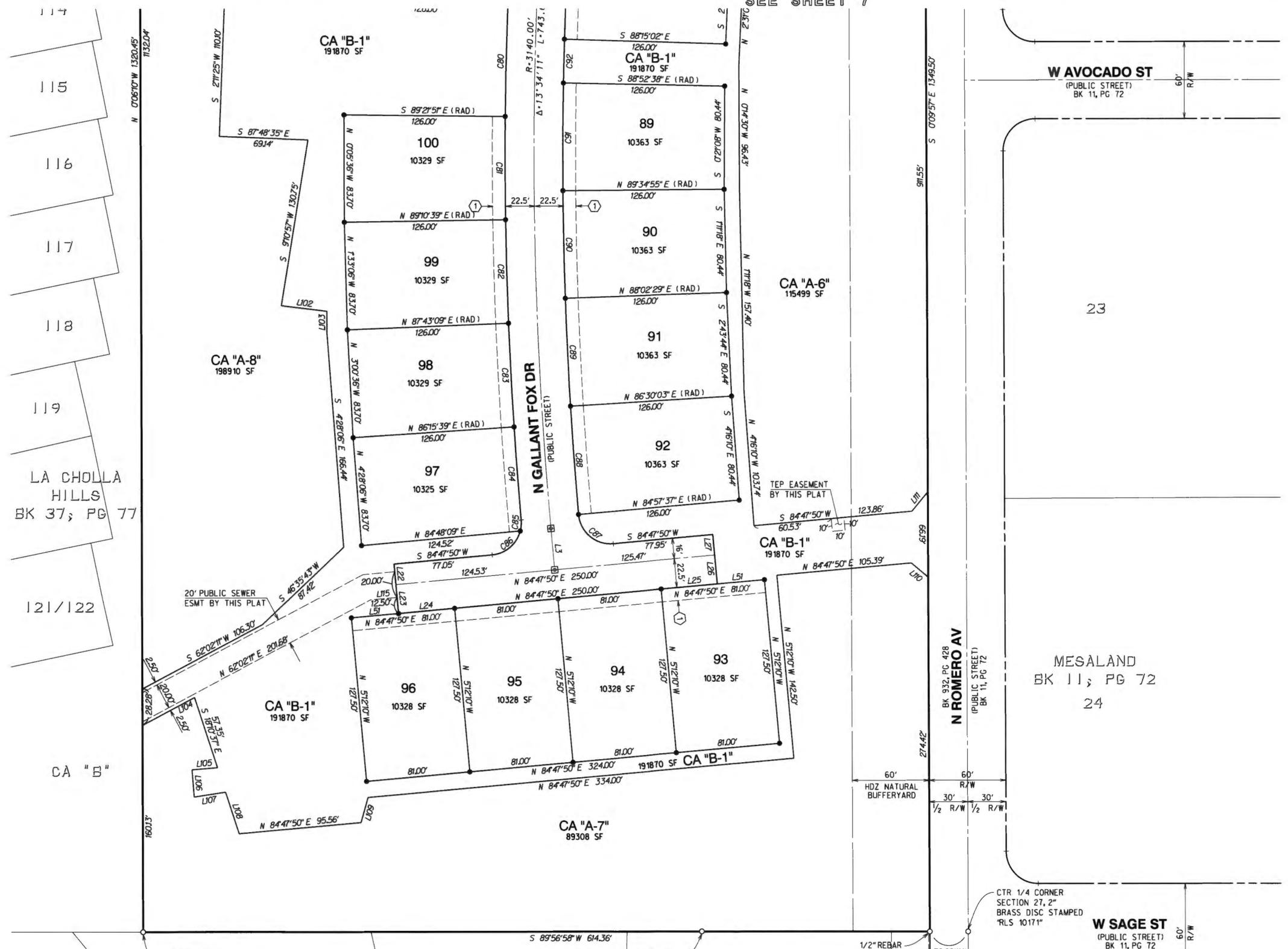
P 16FP0009
SHEET 7 OF 8

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