

GENERAL NOTES

1. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. TOTAL MILES OF NEW PUBLIC STREETS IS 0.00 MILES.
3. TOTAL MILES OF NEW PRIVATE STREETS IS 0.00 MILES.
4. THE GROSS AREA OF THE SUBDIVISION IS 2.75 ACRES.
5. SECTION TIE FOR THE SOUTHEAST CORNER OF LOT 68 IS PROVIDED BY THE FINAL PLAT FOR NEW TUCSON UNIT No.8 LOTS 1 THRU 455, BK 17, PG 84.

PERMITTING NOTES

1. ZONING IS CR-3.
2. A BLANKET RIGHT-OF-WAY EASEMENT GRANTED TO TRICO ELECTRIC COOPERATIVE, AND RECORDED IN DOCKET 4482 AT PAGE 207 COVERS LOT 218 THROUGH 222.
3. THE RIGHT OF PUBLIC USE OF ALL EQUESTRIAN WAYS WAS RESERVED IN SEQ# 20062411203 AND SHALL REMAIN IN PERPETUITY.
4. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ONSITE: 1,780,292.5 SF OR 40.87 ACRES.
5. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS: 260,607 SF OR 5.98 ACRES.
6. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN. THE GRADING PLAN ASSOCIATED WITH RECORD NUMBER P18SC00041.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14 AS SHOWN ON THE PLAT OF NEW TUCSON, UNIT NO 5, LOTS 1-312, BOOK 17, PAGE 51 OF MAPS AND PLATS, PIMA COUNTY RECORDER'S OFFICE.

SAID BEARING BEING: NORTH 89°58'53" WEST.

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.



SURVEYOR: MICHAEL AMERSON

PLS NUMBER 22245

DEDICATIONS

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

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY 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.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.

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

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 SEQUENCE NUMBER 20051331082, AS AMENDED BY A CERTIFICATE OF FIRST AMENDMENT RECORDED UNDER SEQUENCE NUMBER 20092330177, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRAINAGE WAYS, PRIVATE SEWERS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

STEWART TITLE & TRUST OF TUCSON, AS TRUSTEE UNDER TRUST NO. 3759, AS TRUSTEE ONLY AND NOT OTHERWISE

BY: TERESA IVES, TRUST OFFICER DATE 4/10/2020

THE BENEFICIARY OF STEWART TITLE & TRUST OF TUCSON, TRUST NO 3759 IS:
NT PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ATTN: KENNETH SILVERMAN
2801 E BROADWAY BLVD
TUCSON, ARIZONA 85716

STATE OF ARIZONA }
COUNTY OF PIMA } SS

ON THIS 10 DAY OF APRIL, 2020, BEFORE ME, PERSONALLY APPEARED TERESA IVES WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICIAL OF STEWART TITLE & TRUST OF TUCSON, AS TRUSTEE UNDER TRUST NO. 3759, AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 8-11-21

NOTARY PUBLIC

RECORDING

STATE OF ARIZONA

PIMA COUNTY

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 2020, IN SEQUENCE _____ THEREOF.

COUNTY RECORDER

DATE

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 3759 FROM STEWART TITLE & TRUST OF TUCSON AS RECORDED SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

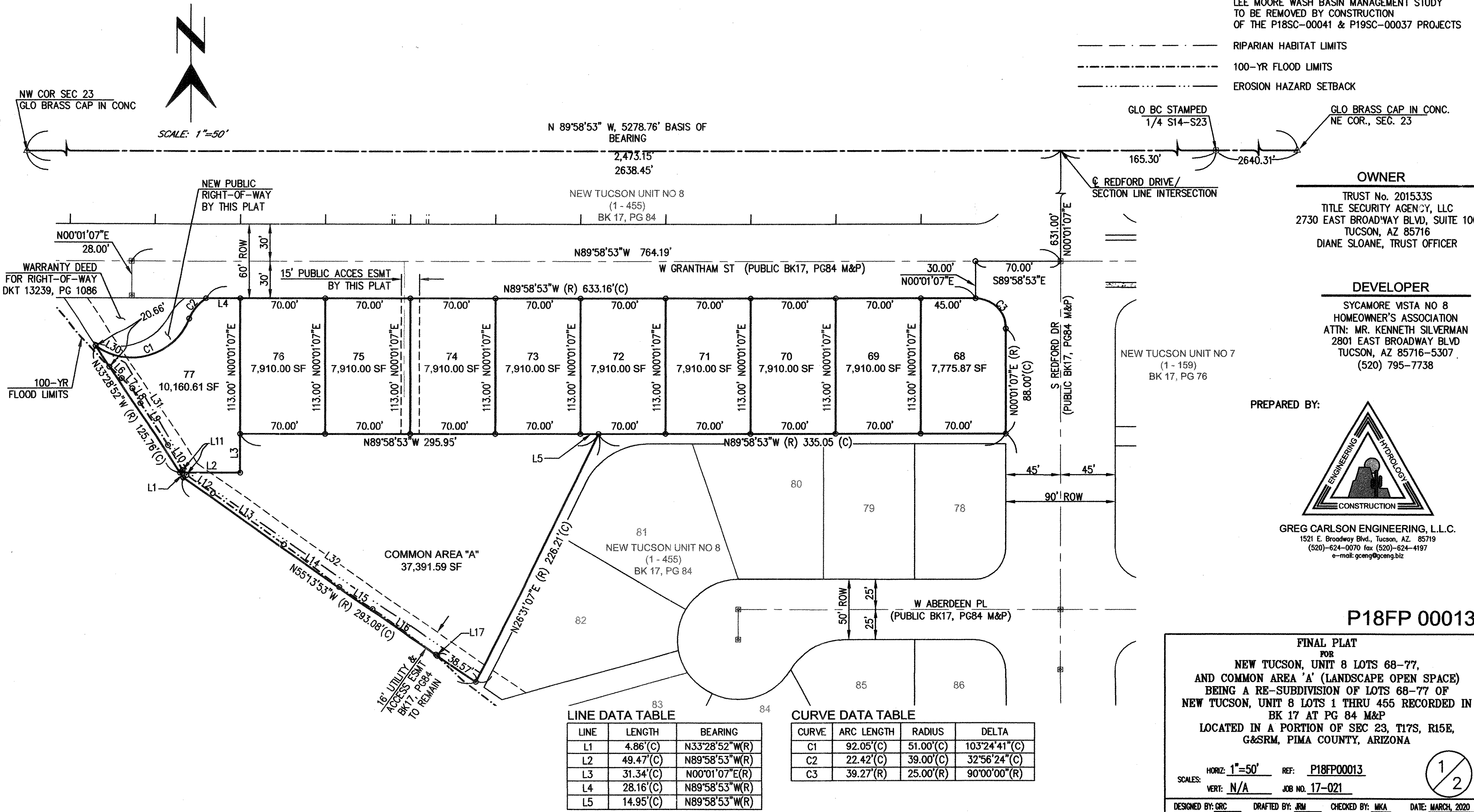
DATE

ATTEST:

I, _____, 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 _____, 2020.

CLERK, BOARD OF SUPERVISORS

DATE



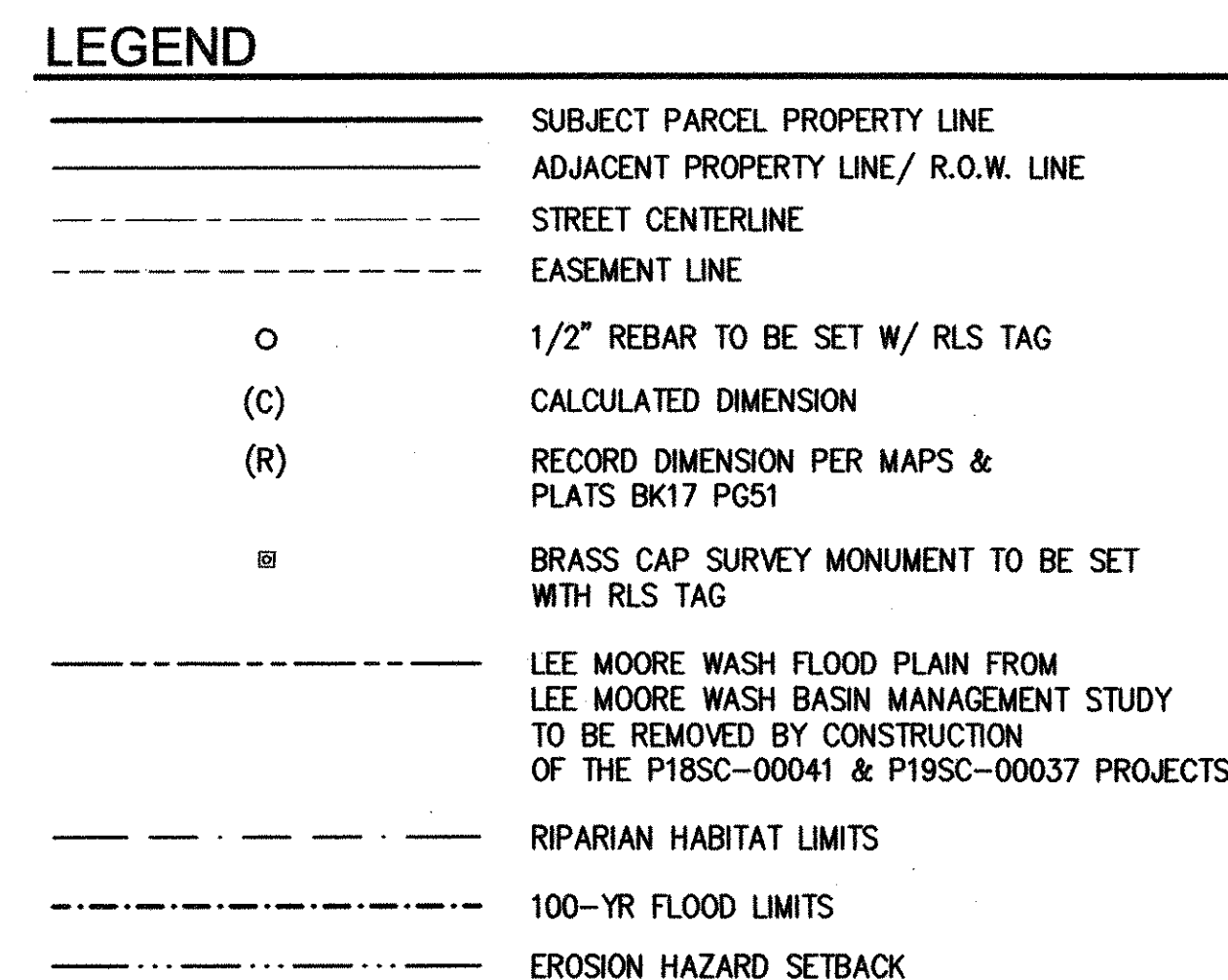
P18FP 00013

FINAL PLAT
FOR
NEW TUCSON, UNIT 8 LOTS 68-77,
AND COMMON AREA 'A' (LANDSCAPE OPEN SPACE)
BEING A RE-SUBDIVISION OF LOTS 68-77 OF
NEW TUCSON, UNIT 8 LOTS 1 THRU 455 RECORDED IN
BK 17 AT PG 84 M&P
LOCATED IN A PORTION OF SEC 23, T17S, R15E,
G&SRM, PIMA COUNTY, ARIZONA

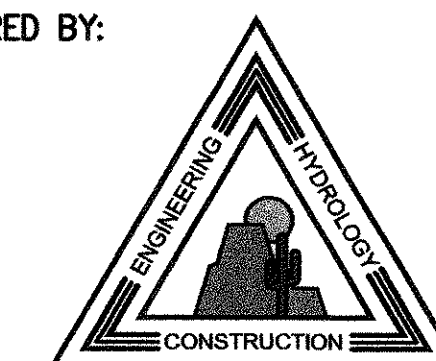
HORIZ: 1"=50' REF: P18FP00013
SCALES: VERT: N/A JOB NO. 17-021
DESIGNED BY: GRC DRAFTED BY: GRC CHECKED BY: MKA DATE: MARCH 2020

SEQUENCE #

SEQUENCE #



PREPARED BY:



GREG CARLSON ENGINEERING, L.L.C.
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 SCALES: VERT: N/A JOB NO. 17-021

DESIGNED BY: GRC DRAFTED BY: JRM CHECKED BY: MKA DATE: MARCH 2021

Grea Carlson Engineering Project No. 17-02

SEQUENCE #