

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 48.89 ACRES.
2. COMMON AREA A - (OPEN SPACE) 161,629 S.F., 3.71 ACRES.
3. THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, T-11-S, R-13-E, PER MONTERRA HILLS LOTS 1 - 187, BLOCKS A, B, C AND COMMON AREAS A, B, C AND D AS RECORDED IN MAPS AND PLATS BOOK 42, PAGE 30, SAID BEARING BEING NORTH 09°59'58" EAST.
4. TOTAL MILES OF NEW PUBLIC STREET IS 1.68.
5. A REGISTERED CIVIL ENGINEER SHALL PROVIDE CERTIFICATION THAT ALL IMPROVEMENTS HAVE BEEN INSTALLED IN SUBSTANTIAL CONFORMANCE WITH THE LINE AND GRADE PRESENTED ON THE PLANS OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES PRIOR TO THE RELEASE OF ASSURANCES.

RESTRICTIVE NOTES

1. THE OWNER COVENANTS THAT THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
2. ADMINISTRATIVE CONTROL NOTES ARE AVAILABLE AT THE PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT.

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.

T. WAYNE ASHBY
R.L.S. NO. 19316



ENGINEERING WORK EFFORT, INCLUDING GEOMETRIC DESIGN AND DETERMINATION OF WATER SURFACE ELEVATIONS ARE MADE UNDER MY SUPERVISION.

RONALD L. EWING
P.E. NO. 9914



ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 10,530, FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS RECORDED IN BOOK 42, PAGE 1771 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: Paul A. Maul DATE: 8/15/94
CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

LEGEND

- ▲ INDICATES AN EXISTING SURVEY MONUMENT, FOUND 2" BRASS CAP IN CONCRETE STAMPED P.C.H.D. UNLESS OTHERWISE NOTED.
- INDICATES A NEW SURVEY MONUMENT TO BE SET, 2" BRASS CAP IN CONCRETE, STAMPED "R.L.S. NO. 19316"
- ┆ OR ○ INDICATES A 1/2" IRON PIN TO BE SET AT ALL P.C., P.T., P.R.C. AND P.C.C. OF ALL PROPERTY LINE CURVES AND AT ALL OTHER PROPERTY CORNERS, TAGGED "R.L.S. NO. 19316"
- (24) INDICATES A CURVE, SEE CURVE TABLE
- INDICATES UTILITY EASEMENT OR BUILDING SETBACK AS NOTED
- INDICATES 100-YEAR FLOOD LIMIT
- * INDICATES ACCESS POINT FOR CORNER LOTS
- ▭ INDICATES 5' BUFFERYARD 'C'

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, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND 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.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHT-OF-WAY AND EASEMENTS AS SHOWN HEREON, INCLUDING STREETS AND ROADS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL UTILITY EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF ABOVE AND BELOW GROUND UTILITIES.

COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR ACCESS, INSTALLATION, AND MAINTENANCE OF ABOVE AND BELOW GROUND PUBLIC SEWERS AND PUBLIC UTILITIES. TITLE TO THE LAND OF ALL COMMON AREA SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AND ESTABLISHED BY ADDENDUM TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCKET 9942 AT PAGE 1271, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND LIABILITY OF, AS WELL AS THE AD VALOREM TAXES ON, THE COMMON AREA WITHIN THIS SUBDIVISION, AS SHOWN HEREON.

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 10,530 IN ITS CORPORATE CAPACITY AND NOT OTHERWISE.

BY: [Signature] DATE: 8-11-94
TRUST OFFICER

STATE OF ARIZONA
COUNTY OF PIMA S.S.

ON THIS THE 11th DAY OF AUGUST 1994, BEFORE ME MARTHA L. HILL THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, KEVIN FEAREN WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE SR. TRUST OFFICER AND THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS TRUST OFFICER.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Martha L. Hill 8-27-97
NOTARY PUBLIC MY COMMISSION EXPIRES

BENEFICIARIES OF TRUST NO. 10,530 ARE:
LAWRENCE C. LEUNG, INC.
DEFINED BENEFIT PENSION TRUST
5055 EAST BROADWAY, SUITE A214
TUCSON, ARIZONA 05711

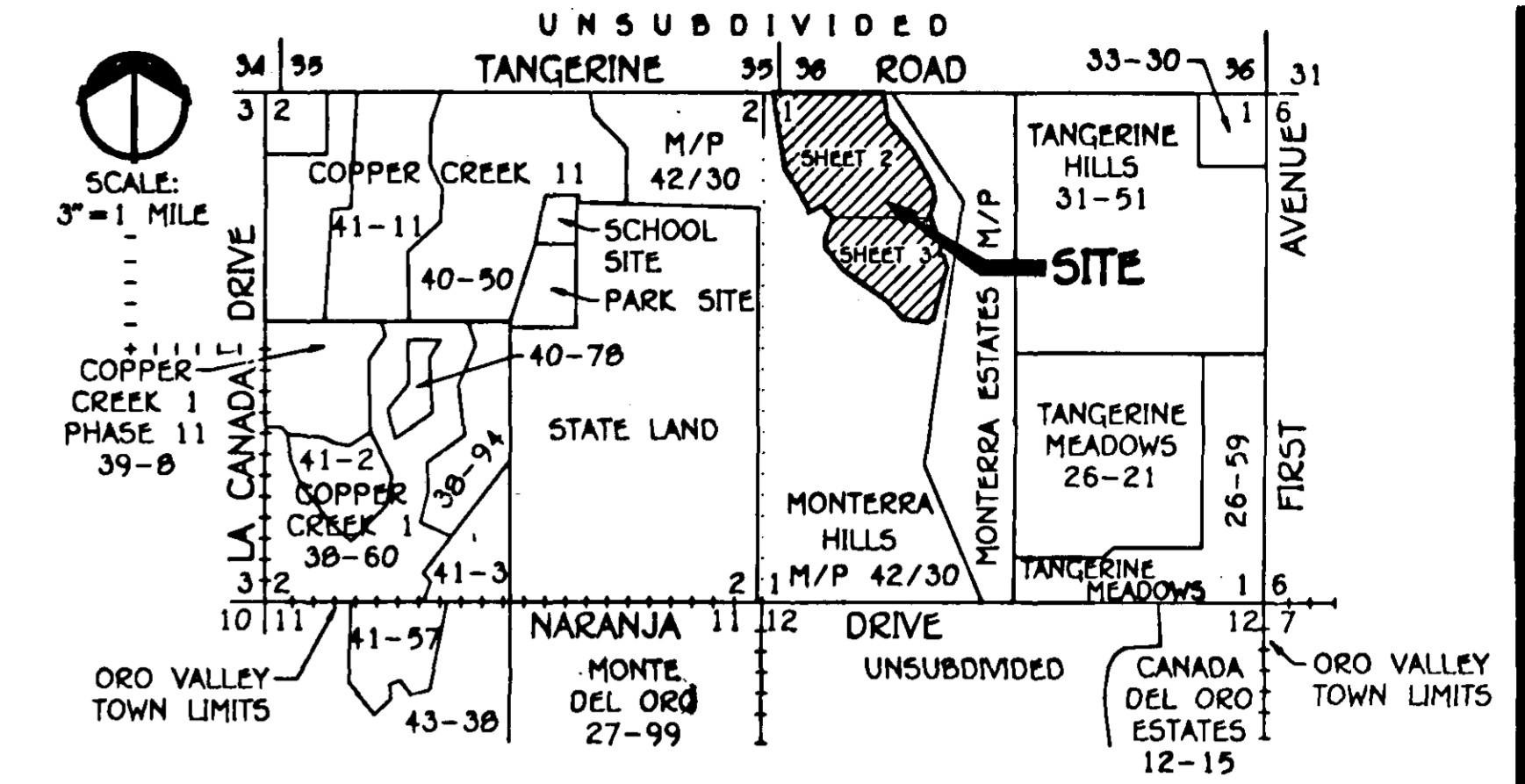


TOWN OF ORO VALLEY
Annexed 11-10-94
Ord. No. 94-29

CERTIFICATION OF WATER ADEQUACY
THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

BY: Deborah Marshall DATE: 8-11-94
SUBDIVISION COORDINATOR

MAP 281
ZONE CR-4
Adm. Address: 401
W. Tangerine Road



LOCATION MAP
SECTION 1, T-12-S, R-13-E, AND
SECTION 2, T-12-S, R-13-E,
G. & S.R.B. & M., PIMA COUNTY, ARIZONA

APPROVED

I, JANE S. WILLIAMS, 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 15th DAY OF AUGUST, 1994.

BY: Jane S. Williams DATE: 8-15-94
CLERK, BOARD OF SUPERVISORS

BY: Walter M. Magall DATE: 8-11-94
PIMA COUNTY DEPARTMENT OF TRANSPORTATION
& FLOOD CONTROL DISTRICT

BY: George H. Redland DATE: 8-11-94
PIMA COUNTY DEVELOPMENT SERVICES
DEPARTMENT - PLANNING DIVISION

BY: George A. Brumaker DATE: 8-11-94
PIMA COUNTY DEPARTMENT OF WASTEWATER
MANAGEMENT

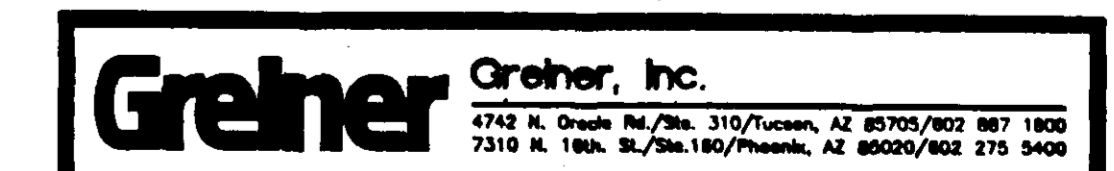
RECORDED

STATE OF ARIZONA) Seq. 94167421
) S.S.
COUNTY OF PIMA) Fee: \$4.00
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF GREINER, INC. ON THIS 29th DAY OF August 1994, IN BOOK 46 OF MAPS AND PLATS AT PAGE 34 THEREOF AT 15:36.

F. ANN RODRIGUEZ [Signature]
COUNTY RECORDER DEPUTY



MONTERRA RIDGE
LOTS 1-166 AND COMMON AREA A
BEING A RESUBDIVISION OF BLOCK "B", MONTERRA HILLS LOTS 1-187, BLOCKS A,B,C AND COMMON AREAS A,B,C & D AS RECORDED IN MAPS AND PLATS BOOK 42, PAGE 30 BEING A PORTION OF SECTION 1&2, T-12-S, R-13-E, G.&S.R.M., PIMA COUNTY, ARIZONA.



REF NOS: CO12-87-66
 CO12-86-46
 CO 9-86-93
 CO 9-85-87
APRIL 1994
E0221.03/P3060