

LAS ALTURAS (1-167)

MP 30019

RECORDED: NOVEMBER 08, 1978

***** 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*****

DEDICATION

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

WE, HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS OF WAY AS SHOWN HEREON, INCLUDING ALL STREETS AND DRAINAGEWAYS. ALL EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO PIMA COUNTY AND ALL UTILITY COMPANIES ONLY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SEWERS AND OTHER USES AS DESIGNATED ON THIS PLAT.

WE, THE OWNERS, OUR SUCCESSORS AND ASSIGNS DO HEREBY SAVE PIMA COUNTY, ITS SUCCESSORS AND ASSIGNS, ITS EMPLOYEES, OFFICERS AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE EROSION OR DAMAGES CAUSED BY WATER WHETHER SURFACE FLOOD OR RAINFALL. ALL DRAINAGE WILL BE LEFT IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE WRITTEN APPROVAL OF THE PIMA COUNTY FLOODPLAIN BOARD.

STEWART TITLE AND TRUST OF TUCSON, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO 1748 AND NOT OTHERWISE.

BY Wanda Dannenfels TITLE TRUST OFFICER
WANDA DANNENFELSER

STATE OF ARIZONA COUNTY OF PIMA
ON THIS 22 DAY OF Sept, 1978, BEFORE ME Paul Osborn THE UNDERSIGNED PERSONALLY APPEARED WANDA DANNENFELSER WHO ACKNOWLEDGED HERSELF TO BE THE TITLE TRUST OFFICER OF STEWART TITLE AND TRUST OF TUCSON, AN ARIZONA CORPORATION, AND THAT SHE AS SUCH TRUST OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOLLOWING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

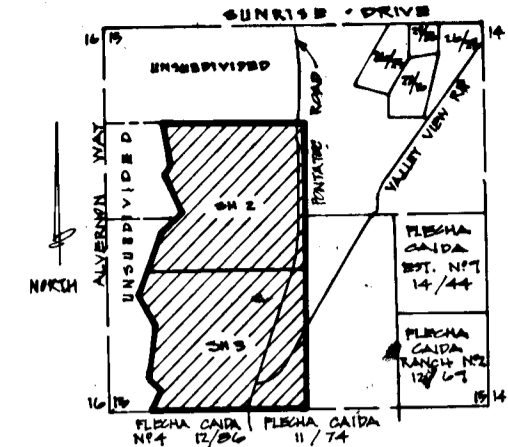
IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

Paul Osborn 11/3/78
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

Ed W. Santner 10-30-78
PIMA COUNTY PLANNING DEPARTMENT DIRECTOR, ASSOC. DATE
Chris Depo 10-26-78
PIMA COUNTY HIGHWAY DEPARTMENT DIRECTOR DATE
Blaine S. ... 10-27-78
PIMA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT DIRECTOR DATE

I, EUGENIA W. WELLS, 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 16th DAY OF October 1978. Eugenia Wells, Clerk
WATER ADEQUACY HAS BEEN PROVIDED IN COMPLIANCE WITH THE PIMA COUNTY WATER ASSURANCES POLICY & PURSUANT TO ARS 55405-513. BY: Chris Depo 10-26-78
INTERIM PC SUBDIVISION COORDINATOR DATE



LOCATION PLAN SECTION 15, T-15-S, R-14-E

ANNOTATED COPY

CERTIFICATION OF SURVEY

WE HEREBY CERTIFY THAT THE BOUNDARY SHOWN ON THIS PLAT WAS PERFORMED UNDER OUR DIRECTION AND THAT ALL EXISTING AND / OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. WE FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER OUR DIRECTION.

PAUL OSBORN ARIZONA REGISTRATION NO 7574
ARTHUR A. PETERSON ARIZONA REGISTRATION NO 4785



ASSURANCES

SATISFACTORY ASSURANCES IN THE FORM OF A TRUST AGREEMENT (TRUST NO 1748) FROM STEWART TITLE & TRUST OF TUCSON RECORDED IN DOCKET BOOK 5899 PAGE 100-102 HAS BEEN PROVIDED TO GUARANTEE STREET IMPROVEMENT, DRAINAGE IMPROVEMENTS, SANITATION IMPROVEMENTS AND UTILITY IMPROVEMENTS (ELECTRIC AND WATER) IN THIS SUBDIVISION.

E.S. B. Walker 11/3/78
CHAIRMAN, PIMA COUNTY BOARD OF SUPERVISORS DATE

GENERAL NOTES (CONT)

32. PHYSICAL ACCESS WILL BE PROVIDED ACROSS THE 100-YEAR FLOOD PRONE AREA TO THE BUILDING SITES ON LOTS 71, 93, 94, 105 AND LOT 142. CONSTRUCTION PLANS FOR SAID ACCESS WILL BE SUBMITTED TO THE PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL. IN ADDITION, THE OWNER WILL CONSTRUCT THE ACCESS ACROSS THE 100-YEAR FLOOD PRONE AREA IN ACCORDANCE WITH APPROVED PLANS PRIOR TO THE OCCUPANCY OF SAID LOTS.
33. INDICATES PROPOSED MANHOLE

MAPS 4748 ZONE CR-1

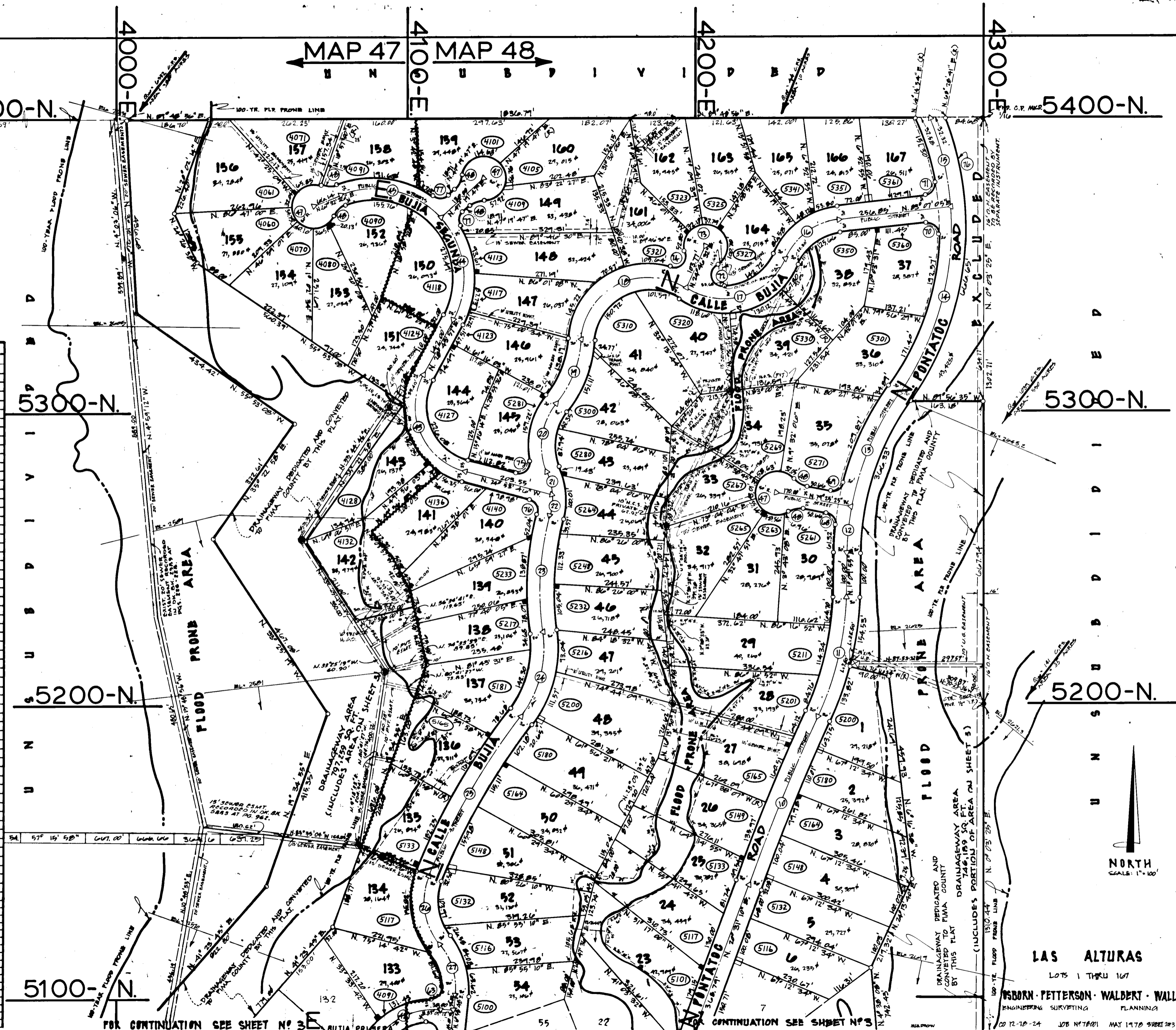
GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION = 167.41 ACRES
2. THE TOTAL NUMBER OF LOTS = 167
3. THE TOTAL MILES OF NEW PUBLIC STREETS = 2.74 MILES
4. OMITTED.
5. THE AREA WITHIN THE 100-YEAR FLOOD PRONE LINES REPRESENTS AN AREA WHICH IS SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD, AND ALL LAND IN THIS FLOOD PRONE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS STATED IN PIMA COUNTY ORDINANCE NUMBER 1974-86. ALL LOTS CONTAINING LAND WITHIN THE DELINEATED "FLOOD PRONE AREA" SHALL HAVE DEED RESTRICTIONS PLACED UPON THEM WHICH INDICATES COMPLIANCE WITH SAID ORDINANCE.
6. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE DONE SO AT NO EXPENSE TO PIMA COUNTY.
7. THE AVERAGE CROSS SLOPE = 11.6 PER CENT.
8. REPAIRS TO PRIVATE STREETS BY UTILITY COMPANIES OR SEWER AGENCIES IN CONJUNCTION WITH MAINTENANCE PURPOSES SHALL BE TO THE ORIGINAL STANDARD OF AFFECTED STREETS.
9. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS.
10. THE MINIMUM LOT SIZE = 24,000 SQ. FT.
11. LOTS 32, 42, 63, 64, 67, 69, 75, 85, 91, 92, 95, 100, 102, 107, 110, 124, 131, 134, 136, 138 THRU 145, 149, 152, 155, 157, 158, 160, 161, AND 162 ARE SUBJECT TO ARTICLE 44, THE HILLSIDE DEVELOPMENT ZONE ORDINANCE AND ANY CONSTRUCTION OR DEVELOPMENT TO BE PLACED THEREON WILL CONFORM TO THE REQUIREMENTS OF SAID ORDINANCE PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
12. ALL PUBLIC ROADS ON OR ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS TO MINIMUM PIMA COUNTY STANDARDS FOR PAVED ROADS, AND THAT CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL, OR ASSURANCES ACCEPTABLE TO THE PIMA COUNTY HIGHWAY DEPARTMENT SHALL BE RECEIVED PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
13. BASIS OF ELEVATION - P.C.H.D. BENCH MARK 75' EAST OF THE SOUTHWEST SECTION CORNER OF SECTION 15, OPEN IRON PIPE ELEVATION BEING 2954.752
14. BASIS OF BEARING - THE EAST PROPERTY LINE OF SKYLINE BEL AIR ESTATES AS RECORDED IN BOOK 10 OF MAPS AND PLATS AT PAGE 67. SAID BEARING BEING N. 4° 30' 50" W.
15. O INDICATES 1/2" STEEL PIN TAGGED "R.L.S. 4785" TO BE SET AT ALL P.C., P.T., P.R.O., P.O.C. AND AT PROPERTY LINE CURVES AND AT ALL OTHER LOT CORNERS.
16. Δ INDICATES A NEW SURVEY MONUMENT, SET 2" BRASS CAP IN CONCRETE MARKED "R.L.S. 4785".
17. (C) INDICATES A CURVE, SEE CURVE DATA.
18. (R) INDICATES A RADIAL LINE.
19. Δ INDICATES A FOUND SURVEY MONUMENT.
20. ● INDICATES A FOUND MARKER AS NOTED.
21. ≡ INDICATES THE WATERSURFACE ELEVATION.
22. IN THE OPINION OF THE PIMA COUNTY HIGHWAY DEPARTMENT VIOLATIONS OF THE ONE-FOOT NO-ACCESS BASEMENT ARE CREATING HAZARDOUS CONDITIONS THE PROPERTY OWNER SHALL INSTALL PHYSICAL BARRIERS OR MODIFY EXISTING PHYSICAL BARRIERS IN ORDER TO RESTRICT VEHICULAR ACCESS TO DESIGNATED POINTS OF INGRESS / EGRESS.
23. EXISTING ZONING = CR-1; PROPOSED ZONING = CR-1.
24. FLOODPLAIN USE PERMIT WILL BE OBTAINED FOR LOTS 1 THRU 4, 8 THRU 31, 32 THRU 34, 38, 39, 45 THRU 47, 51 THRU 53, 71, 73 THRU 75, 79, 104 THRU 107, 109, 125 THRU 131, 133 THRU 137, 142, 143, 151, 152, 156 PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
25. NUMBER OF UNDERSIZED LOTS = 158 = (4,359,000 SQ. FT.) AREA OF DRAINAGEWAY REQUIRED = 158 x 30,000 = 4,746,000 SQ. FT. - 4,359,000 SQ. FT. AREA OF DEFICIENT DRAINAGEWAY PROVIDED = 1,672,500 SQ. FT. = 29.8 ACRES EXCESS DRAINAGEWAY TO BE CREDITED TO FUTURE PHASES = 0.6 ACRES.
26. THIS SUBDIVISION IS SUBJECT TO PROVISIONS OF THE HILLSIDE DEVELOPMENT ZONE ORDINANCE. ALL DEVELOPMENT EXCEPT PRIVATE DRIVEWAYS MUST OCCUR WITHIN THE DESIGNATED BUILDING ENVELOPE AS SHOWN ON THE APPROVED TRAFFIC IMPROVEMENT OCCURS OUTSIDE OF THE APPROVED BUILDING ENVELOPE, ON ANY LOT, ANOTHER BUILDING SITE SLOPE ANALYSIS MUST BE SUBMITTED TO THE PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL.
27. □ INDICATES 6' x 6' BASEMENT TO T.C. & E.
28. ■ INDICATES 2' x 2' BASEMENT TO T.C. & E.
29. ⊠ INDICATES 15' x 15' BASEMENT TO T.C. & E.
30. ≡ INDICATES 10' UTILITY BASEMENT.
31. THERE EXISTS AN EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR ANCHOR AND DOWNGUY OVER A PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 15, RECORDED FEBRUARY 6, 1936 IN DOCKET 943 AT PAGE 579.

LAS ALTURAS
LOTS 1 THRU 167
BEING A SUBDIVISION OF A PORTION OF SECTION 15, T-15-S, R-14-E PIMA COUNTY, ARIZONA
OSBORN · PETERSON · WALBERT · WALL
ENGINEERING SURVEYING PLANNING
CO. 12-78-24 JOB NO 78001 SETS 178 SHEET 1 OF 2

ANNOTATED COPY

NO	Δ	R	L	T	CH
1.	40° 00' 00"	25.00'	34.27'	25.00'	35.36'
2.	21° 06' 51"	230.00'	42.13'	46.94'	41.01'
3.	28° 46' 27"	410.00'	205.40'	105.17'	203.75'
4.	27° 20' 02"	150.00'	71.56'	36.47'	70.80'
5.	14° 58' 19"	250.00'	87.14'	44.02'	96.78'
6.	24° 34' 12"	330.00'	235.86'	114.77'	234.05'
7.	25° 12' 47"	1275.00'	516.56'	261.87'	515.03'
8.	20° 04' 34"	500.00'	175.21'	88.51'	174.81'
9.	37° 02' 45"	325.00'	218.14'	108.84'	206.50'
10.	4° 04' 47"	5750.00'	408.80'	284.04'	487.92'
11.	23° 26' 02"	675.00'	276.81'	134.44'	274.15'
12.	9° 24' 48"	637.00'	104.65'	52.45'	104.51'
13.	25° 10' 04"	637.00'	274.81'	142.20'	277.57'
14.	44° 02' 32"	637.00'	445.10'	232.12'	496.18'
15.	18° 16' 54"	637.00'	203.25'	102.50'	202.91'
16.	6° 08' 01"	150.00'	157.08'	86.68'	150.80'
17.	100° 45' 05"	150.00'	263.77'	181.16'	231.07'
18.	120° 34' 00"	150.00'	315.84'	262.80'	260.55'
19.	33° 51' 24"	250.00'	157.08'	88.21'	164.47'
20.	6° 12' 21"	180.00'	188.06'	98.50'	188.98'
21.	21° 15' 50"	150.00'	55.58'	28.11'	55.26'
22.	16° 47' 22"	150.00'	45.96'	22.14'	43.80'
23.	23° 22' 43"	645.00'	263.18'	133.45'	261.36'
24.	44° 05' 34"	250.00'	201.12'	106.36'	195.24'
25.	15° 31' 11"	1528.00'	413.84'	208.22'	412.68'
26.	62° 14' 58"	150.00'	145.14'	70.72'	155.26'
27.	47° 00' 52"	150.00'	123.08'	63.24'	114.64'
28.	58° 21' 14"	150.00'	146.42'	78.48'	154.35'
29.	45° 51' 45"	250.00'	200.11'	105.77'	194.81'
30.	32° 18' 15"	500.00'	281.41'	144.81'	278.07'
31.	15° 31' 41"	500.00'	156.61'	78.76'	156.25'
32.	52° 22' 18"	200.00'	182.01'	98.35'	176.51'
33.	46° 51' 04"	150.00'	122.66'	64.41'	111.27'
34.	85° 32' 08"	150.00'	223.45'	138.75'	203.71'
35.	60° 03' 16"	150.00'	197.22'	86.78'	190.12'
36.	116° 54' 22"	150.00'	306.86'	244.35'	295.66'
37.	22° 04' 13"	230.00'	238.82'	126.41'	237.35'
38.	18° 41' 35"	620.00'	202.28'	102.05'	201.38'
39.	37° 22' 14"	320.00'	208.72'	108.23'	205.04'
40.	42° 28' 57"	150.00'	111.22'	58.31'	118.04'
41.	12° 25' 38"	2947.00'	558.75'	274.50'	544.88'
42.	62° 04' 12"	150.00'	102.50'	58.25'	154.67'
43.	103° 37' 43"	150.00'	211.30'	190.71'	239.80'
44.	71° 24' 10"	200.00'	244.24'	143.12'	233.42'
45.	61° 47' 21"	200.00'	243.61'	194.44'	228.83'
46.	16° 14' 16"	2004.00'	543.64'	298.85'	591.64'
47.	262° 41' 10"	50.00'	224.35'	-56.81'	75.88'
48.	41° 24' 35"	50.00'	36.14'	18.70'	36.54'
49.	43° 54' 06"	25.00'	40.47'	26.76'	36.54'
50.	44° 53' 24"	25.00'	45.94'	28.74'	36.27'
51.	80° 04' 36"	25.00'	34.40'	21.02'	32.18'
52.	88° 17' 50"	25.00'	38.53'	24.21'	34.85'
53.	43° 40' 34"	25.00'	40.87'	26.46'	36.47'
54.	40° 31' 27"	50.00'	35.36'	18.46'	34.63'
55.	42° 20' 40"	50.00'	36.45'	19.37'	36.12'
56.	104° 28' 39"	25.00'	45.51'	32.28'	39.68'
57.	82° 44' 24"	25.00'	36.14'	22.05'	35.07'
58.	262° 48' 30"	50.00'	224.34'	-56.11'	75.01'
59.	44° 40' 54"	50.00'	36.50'	18.54'	34.76'
60.	28° 07' 24"	50.00'	24.54'	12.92'	24.30'
61.	102° 06' 24"	25.00'	44.55'	30.93'	36.84'
62.	90° 36' 12"	25.00'	34.53'	24.21'	35.54'
63.	24° 27' 30"	50.00'	45.16'	23.03'	41.83'
64.	171° 58' 21"	25.00'	35.30'	15.85'	34.23'
65.	153° 20' 21"	52.00'	33.81'	21.67'	38.33'
66.	44° 57' 28"	50.00'	33.23'	20.14'	38.23'
67.	85° 51' 24"	25.00'	37.40'	25.25'	34.05'
68.	85° 51' 24"	25.00'	37.40'	25.25'	34.05'
69.	48° 16' 14"	25.00'	42.88'	28.70'	37.81'
70.	42° 35' 18"	25.00'	40.40'	26.16'	36.15'
71.	148° 10' 56"	25.00'	44.70'	30.10'	48.10'
72.	122° 08' 24"	50.00'	233.44'	-65.42'	78.77'
73.	122° 08' 24"	25.00'	35.28'	24.25'	45.76'
74.	116° 24' 40"	25.00'	40.40'	26.16'	36.15'
75.	84° 27' 14"	25.00'	34.08'	22.76'	35.24'
76.	98° 24' 41"	25.00'	34.24'	22.41'	31.82'
77.	57° 15' 58"	666.00'	364.16'	184.25'	634.25'



LAS ALTURAS
 LOTS 1 THRU 107
 OSBORN · PETERSON · WALBERT · WALL
 ENGINEERING SURVEYING PLANNING
 12-10-24 JOB #7801 MAY 1976 SHEET 283

FOR CONTINUATION SEE SHEET NO. 3

FOR CONTINUATION SEE SHEET No 2

FOR CONTINUATION SEE SHEET, No 2

3900-E

5100-N

5100-N

5000-N

5000-N

4900-N

4900-N

4800-N

4800-N

ALVERNON WAY 3900-E

4300-E

LAS LOMAS DE CATALINA



LAS ALTURAS

OSBORN · PETERSON · WALBERT · WALL
ENGINEERS · SURVEYORS · PLANNERS
1012-1014 LOS ANGELES MAY 1910 SHEET 3 OF 3

FLECHA GAIDA RANCH ESTATES No 14
RECORDED IN BOOK 12 OF MAPS AND PLATS AT PAGE 74

FLECHA GAIDA RANCH ESTATES
RECORDED IN BOOK 11 OF MAPS AND PLATS AT PAGE 74

