

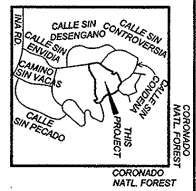
X0378

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 18,374 AC.
2. THE USE OF THIS PLAT IS SINGLE-FAMILY RESIDENTIAL. ATTACHED AND DETACHED DWELLINGS PERMITTED IN ACCORDANCE WITH SECTION 16-11-010.
3. BASIS OF MEASUREMENT FOR THIS SUBDIVISION IS THE CENTER LINE OF CALLE SIN VALLEJO, ADJACENT TO LOTS 6-43 WITH A BEARING OF 11° 12' 00" E.
4. THE SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY.
5. THE TOTAL MILES OF NEW PRIVATE STREETS IS 6.61 MI.
6. ON-SITE SANITARY SEWERS EXCEPT PUBLIC SEWERS EXISTING OR RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PINA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLANS OR BUILDING PERMITS.
7. A PROJECT CONSTRUCTION PERMIT MUST BE OBTAINED FROM PINA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
8. NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE PINA COUNTY BOARD OF SUPERVISORS.

PERMITTING NOTES

1. CROSS BENCHMARK IS 389.96C.
2. THE EXISTING ZONING IS TR.
3. ALL DEVELOPERS/OWNERS WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PINE COUNTY PLANNING AND ZONING DEPARTMENT.
4. THIS SUBDIVISION IS SUBJECT TO CONDITIONS AS FOUND IN CASE NO. 17-0007-E, DATED NOVEMBER 17, 1984. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
8. NONE IDENTIFIED



LEGEND

- 50 LOT NUMBER
- ★ LOT ACCESS
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- EXISTING EASEMENT
- NEW EASEMENT
- FLOODPLAIN

MEMOROS (EASEMENTS)

- △ EXISTING MONUMENTS STAMPED BY PINA COUNTY
- NEW SURVEY MONUMENTS PERMITTED BY PINA COUNTY
- REGISTERED LAND SURVEYOR LOT CORNERS AND POINT LOCATIONS, 1/4 SECTION TO BE SET AND MARKED BY SURVEYOR
- FOUND MONUMENT AS NOTED ON PLAT
- (SEE MEMOROS 65 & 69)

SHEET INDEX

- 1 COVER SHEET WITH STAMPED NOTES
- 2 INDEX MAP
- 3 PLAT SHEET SHOWING LOTS 1-6
- 4 PLAT SHEET SHOWING LOTS 7-14
- 5 LINE 9 CURVE TABLES

VILLA MILANO AT RANCHO SIN VACAS

LOTS 1 THRU 74 AND COMMON AREAS "A" THRU "E"

A RESUBDIVISION OF LOT 230 AND LOT 231 OF SIN VACAS, BK. 28, PG. 54.

SECTION 32, TOWNSHIP 12 SOUTH, RANGE 14 EAST,  
 GASSUM, PINA COUNTY, ARIZONA

COMMON AREA "A" - PRIVATE STREETS  
 COMMON AREA "B" - RECREATIONAL AREA  
 COMMON AREA "C" - LANDSCAPE BUFFER YARD  
 COMMON AREA "D" - DRAINAGE AND RETENTION  
 COMMON AREA "E" - NATURAL OPEN SPACE (NOS)

CROSS REF. 02/27/14-89  
 CROSS REF. 02/24/14-89

NOV. 2003

P1203-043  
 SHEET 1 OF 5

Book 59 Plat 11-1

ASSURANCE

Assurance in the form of a Third Party Trust Agreement, Trust No. 9038 from First American Title Insurance Company, as Trustee, as recorded in Book 12454, Page 2112, has been provided to guarantee improvements as required by the Pina County Zoning Code Chapter 16.69 (Subdivision Standards) in this subdivision.

By: Stephanie Date: 11-9-04

Chief, Board of Supervisors

Pina County, Arizona

ATTEST

I, Mark Stephens, Clerk of the Board of Supervisors, hereby certify that this plat was approved by the Board of Supervisors of Pina County, Arizona, on this 2nd day of November, 2004.

By: Mark Stephens Date: 11-9-04

Clerk, Board of Supervisors

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED THEREON IS TRULY AND ACCURATELY EXHIBITED AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

ALAN W. STEPHENS, R.L.S. 13167

By: Alan W. Stephens Date: 11/15/04

Surveyor

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

By: Michael F. Ovas Date: 11/15/04

Michael F. Ovas, P.E. NUMBER 32974

Professional Engineer

- |   |   |
|---|---|
| 1. Existing 30' Underground utility easement to franchised utility companies (PUBLIC), BK 28 PG 54              | 6. Existing ingress/egress easement, granted by Tucson Water, (PRIVATE), DKT. _____ PG _____  |
| 2. Existing 8' underground utility & sewer easement to Pima County and franchised utility (PUBLIC), BK 28 PG 54 | 7. New 15' utility/pedestrian easement, granted by Pinal Plat, (PUBLIC/PRIVATE)   |
| 3. Existing 8' ingress/egress, sewer and utility easement (PRIVATE), DKT 10298 PG 2391                          | 8. New to electric easement adjacent to Tucson Electric Power by Pinal Plat, (PUBLIC)   |
| 4. Existing 15' gas sewer easement to Pina County (PUBLIC), DKT 9859, PG 940                                    | 9. New electric easement adjacent to Lots 22 & 25, granted to Tucson Electric Power by Pinal Plat, (PUBLIC)   |
| 5. Access Easement Agreement, Recorded in DKT 7824, PG 464 (PRIVATE)  | 10. New 9' private pedestrian easement adjacent to road right of way north of Sublot 21 & 22, recorded as Sublot 47, granted by Pinal Plat, (PRIVATE) |

**Concept, Inc., Constructors\***

Engineering  
 1200 W. RYAN ROAD  
 TUCSON, AZ 85704

Design Group, Inc.  
 1200 W. RYAN ROAD  
 TUCSON, AZ 85704

TK-DBB No. 020294

**HAWKEYE LAND SURVEYING CO.**

ALAN W. STEPHENS, R.L.S. 13167 E. 2100 S. TUCSON AZ 85710  
 246-6176 (520) 516-2187 FAX  
 E-MAIL: HAWKEYELANDSURVEY@GMAIL.COM



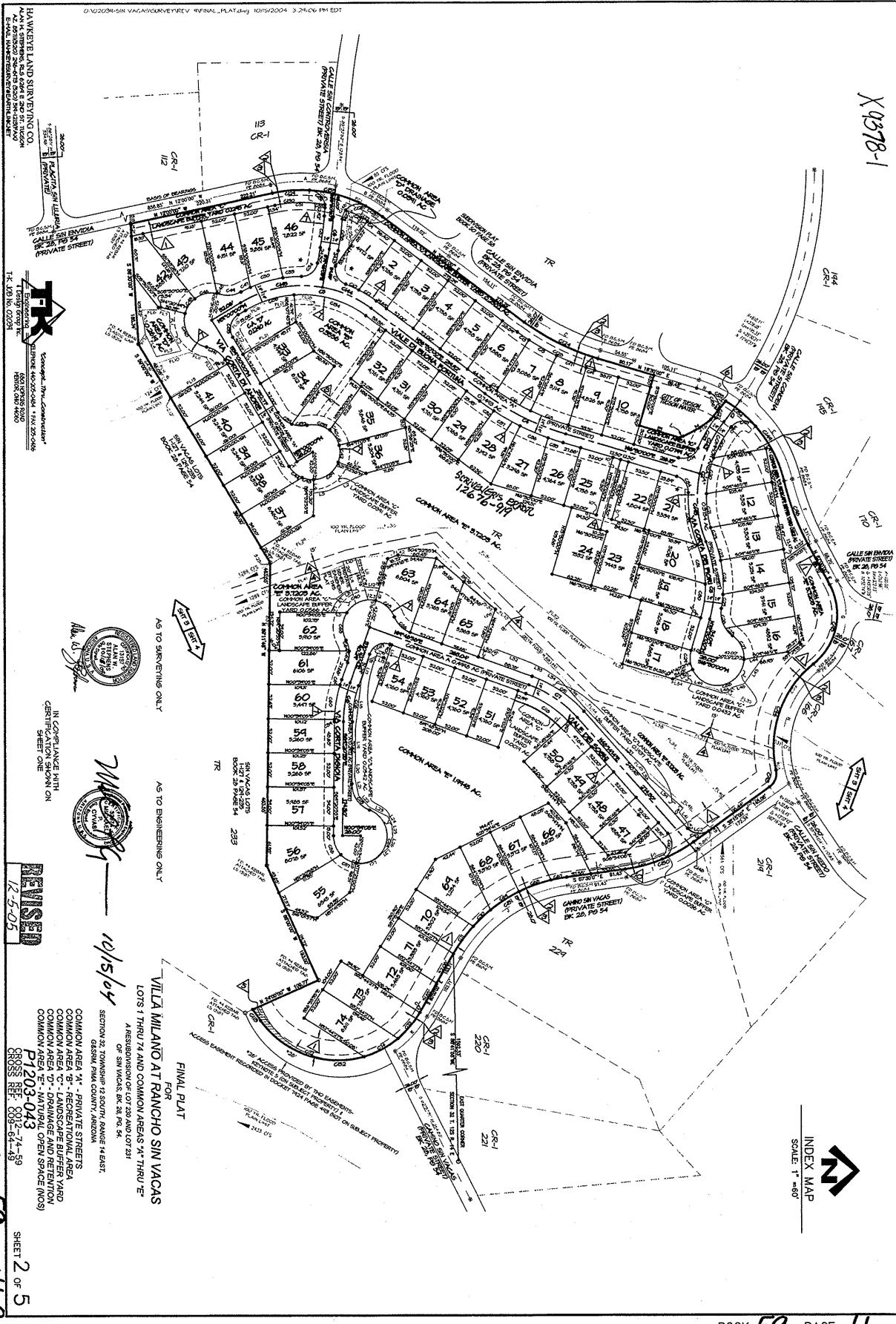
REVISED 12-5-05

NOV. 2003

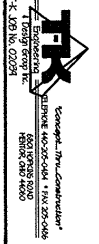
P1203-043 SHEET 1 OF 5

Book 59 Plat 11-1

X0378-1



HAWKEYE LAND SURVEYING CO.  
 1414 N. GARDNER, SUITE 200, DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.HAWKEYELANDSURVEYING.COM



**REVISED**  
 12-5-05

10/15/04

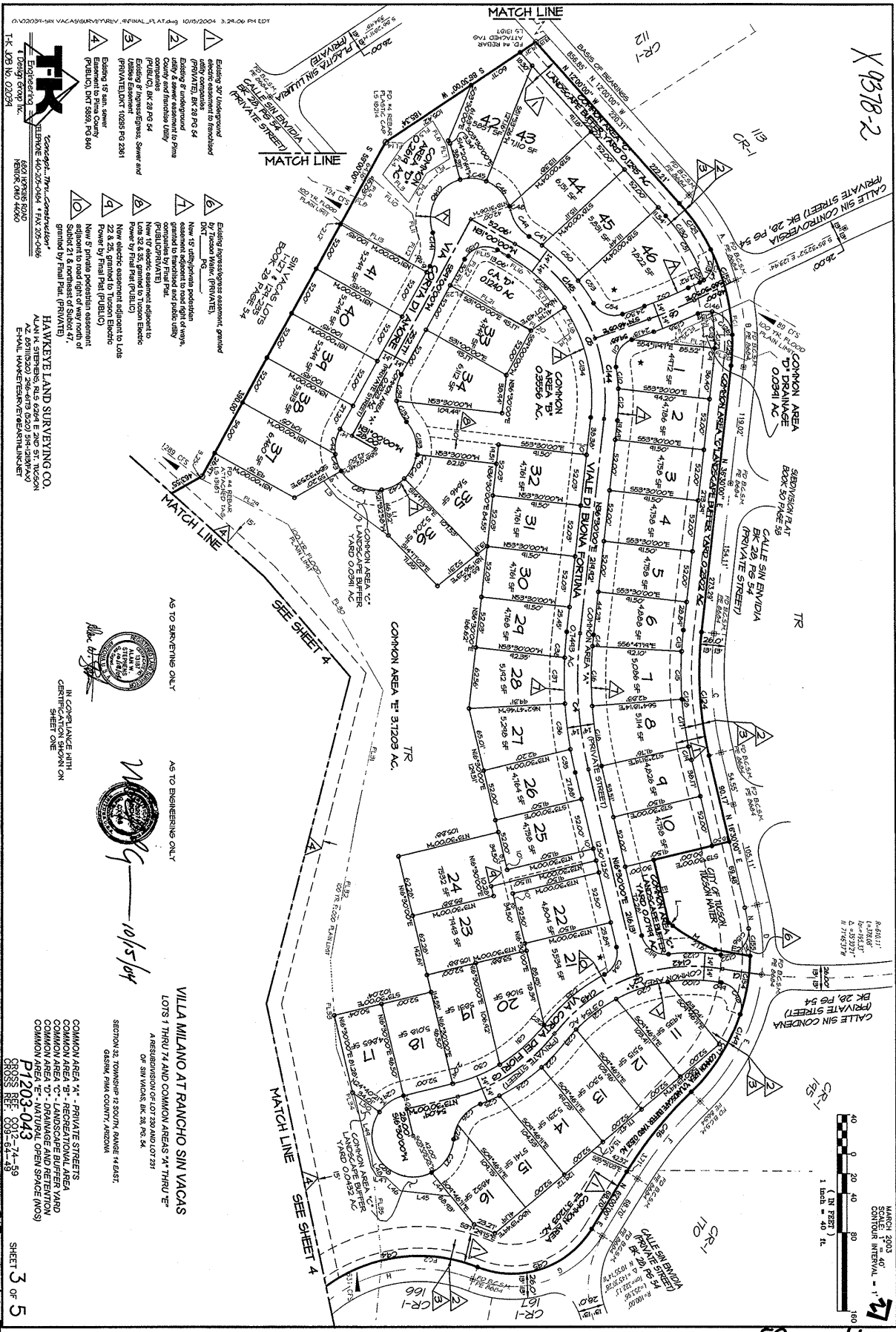
**FINAL PLAT**  
 FOR  
**VILLA MILANO AT RANCHO SIN VACAS**  
 LOTS 1 THRU 74 AND COMMON AREAS "A" THRU "E"  
 A RESUBDIVISION OF LOT 230 AND LOT 231  
 OF SIN VACAS, BK. 28, PG. 54  
 SECTION 22, TOWNSHIP 12 SOUTH, RANGE 14 EAST,  
 GREGG PINK COUNTY, ARIZONA  
 COMMON AREA "A" - PRIVATE STREETS  
 COMMON AREA "B" - RECREATIONAL AREA  
 COMMON AREA "C" - LANDSCAPE BUFFER ZONE  
 COMMON AREA "D" - LANDSCAPE BUFFER ZONE  
 COMMON AREA "E" - NATURAL OPEN SPACE (NOS)  
**P1203-043**  
 CROSS REF: 002-74-89

SHEET 2 OF 5  
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BOOK 59, PAGE 11

X9578-2



- 1. Existing 20' underground electric assessment to finished (PUBLIC), BK 28 PG 54
- 2. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 3. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 4. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 5. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 6. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 7. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 8. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 9. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 10. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 11. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 12. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 13. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 14. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 15. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 16. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 17. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 18. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 19. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 20. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 21. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 22. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 23. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 24. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 25. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 26. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 27. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 28. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 29. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 30. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 31. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 32. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 33. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 34. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 35. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 36. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 37. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 38. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 39. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 40. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 41. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 42. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 43. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 44. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 45. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54
- 46. Existing 8' underground utility & sewer assessment to finish (PUBLIC), BK 28 PG 54

- 1. Existing hydrogeologic assessment, granted by Tucson Water (PRIVATE)
- 2. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 3. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 4. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 5. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
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- 15. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 16. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
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- 21. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 22. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
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- 24. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
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- 29. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 30. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 31. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 32. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 33. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 34. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 35. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 36. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
- 37. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T
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- 46. New 12' electric assessment adjacent to easement adjacent to road right of way, granted by AT&T

HAWEYER LAND SURVEYING CO.  
 1425 N. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
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 FAX: 303.733.1101  
 E-MAIL: HAWEYER@HLSURV.COM

IN COMPLIANCE WITH  
 CENTRAL REGISTER  
 SHEET ONE

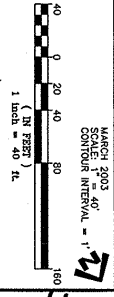
AS TO SURVEYING ONLY

AS TO ENGINEERING ONLY

10/15/04

VILLA MILANO AT RANCHO SIN VACAS  
 LOTS 1 THRU 74 AND COMMON AREAS "A" THRU "E"  
 A RESUBDIVISION OF LOT 739 AND LOT 731  
 OF SIN VACAS, BK. 28, PG. 54  
 SECTION 22, TOWNSHIP 12 SOUTH, RANGE 14 EAST,  
 GILSON, PIMA COUNTY, ARIZONA

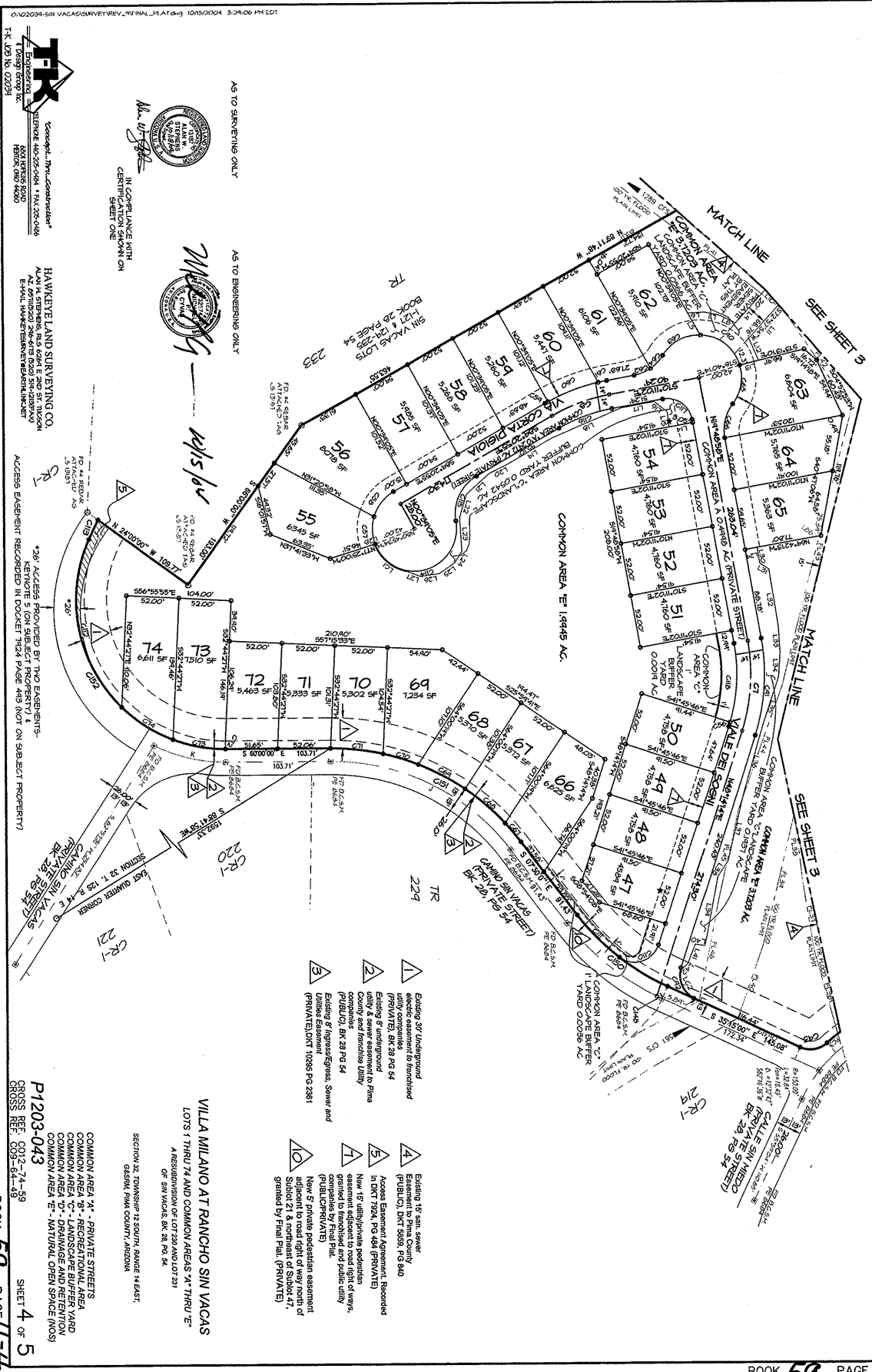
COMMON AREA "A" - PRIVATE STREETS  
 COMMON AREA "B" - RECREATIONAL AREA  
 COMMON AREA "C" - LANDSCAPE BUFFER YARD  
 COMMON AREA "D" - DRAINAGE AND VENTILATION  
 COMMON AREA "E" - OPEN SHADE (MOSS)  
 P1203-043  
 CROSS REF: 011-74-59  
 CROSS REF: 008-54-49  
 SHEET 3 OF 5  
 Book 59 Page 11-3



X9378-3



MARCH 2003  
SCALE INTERVAL = 1" = 40'



- ▲ Existing 8' Underground utility easements (PRIVATE), BK 28 PG 54
- ▲ Existing 8' underground utility easements (PUBLIC), BK 28 PG 54
- ▲ Existing 8' ingress/egress, sewer and utility easements (PRIVATE), DKT 10383 PG 281
- ▲ Existing 15' easement for utility easements in Pima County (PUBLIC), DKT 558, PG 840
- ▲ Access Easement Agreement Recorded in DKT 7824, PG 484 (PRIVATE)
- ▲ New 15' utility/inhabitation easement adjacent to road right of ways, granted to parcelized and public utility companies by NTRB
- ▲ New 5' private pedestrian easement adjacent to road right of way north of Sublot 21 & northeast of Sublot 47, granted by Final Plat. (PRIVATE)

**VILLA MILANO AT RANCHO SIN VACAS**  
 LOTS 1 THRU 74 AND COMMON AREAS "A" THRU "E"  
 A RESUBDIVISION OF TR 28 AND LOT 281 OF SIN VACAS, BK 28 PG 54

SECTION 22, TOWNSHIP 13 SOUTH, RANGE 14 EAST,  
 GEEBURY, PIMA COUNTY, ARIZONA

COMMON AREA "A" - PRIVATE STREETS  
 COMMON AREA "B" - RECREATIONAL AREA  
 COMMON AREA "C" - LANDSCAPE BUFFER YARD  
 COMMON AREA "D" - DRIVWAY AND RETENTION  
 COMMON AREA "E" - NATURAL OPEN SPACE (NOIS)  
**P1203-043**  
 CROSS REF: 0012-74-39  
 CROSS REF: 009-64-59

SHEET 4 OF 5  
 BOOK 59 PAGE 11-4

AS TO SURVEYING ONLY



IN COMPLIANCE WITH  
 CERTIFICATION SHOWN ON  
 SHEET ONE



AS TO ENGINEERING ONLY

**Concept: The Architect**  
 1500 W. WASHINGTON  
 PHOENIX, AZ 85007  
 (602) 258-1234

**Engineering**  
 1500 W. WASHINGTON  
 PHOENIX, AZ 85007  
 (602) 258-1234

**HAWKEYE LAND SURVEYING CO.**  
 1500 W. WASHINGTON  
 PHOENIX, AZ 85007  
 (602) 258-1234

\*28' ACCESS PROVIDED BY TWO EASEMENTS -  
 ACCESS EASEMENT RECORDED IN DOCKET 7824 PAGE 483 (NOT ON SUBJECT PROPERTY)

