

GENERAL NOTES

1. THE GROSS AREA IS 77.71 ACRES.
2. TOTAL NUMBER OF LOTS IS 21.
3. (A) TOTAL MILES OF NEW PUBLIC STREETS IS 0.0
(B) TOTAL MILES OF NEW PRIVATE STREETS IS 1.1.
4. MINIMUM LOT SIZE IS 144,000 SQ.FT.
5. AVERAGE LOT SIZE IS 150,894 SQ.FT.
6. MAXIMUM BUILDING HEIGHT IS 34'.
7. ALL LOTS ARE SUBJECT TO THE PIMA COUNTY SETBACK REQUIREMENTS FOR SR ZONING, THOSE BEING:
FRONT: 50 FEET
SIDE: 10 FEET
SIDE ADJACENT TO STREET: 20 FEET
REAR: 50 FEET
8. THERE SHALL BE AT LEAST 3 PARKING SPACES ON EACH LOT.
9. THE EXISTING ZONING IS RI-144. THE DENSITY IS .27 RAC.
10. NO FURTHER SUBDIVISION OF ANY LOT OR PARCEL SHOWN WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
11. THE AREA BETWEEN 100 YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE TOWN ENGINEER.
12. THE BASIS OF BEARINGS IS THE PLAT BEARING ALONG THE EAST LINE OF THE MONTE DEL ORO PLAT AS RECORDED IN BOOK 27, PAGE 99 OF M & P, SAID BEARING BEING S 00°01'26" E.
13. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
14. THE PROPERTY OWNER, HIS SUCCESSORS, ASSIGNS OR A DESIGNATED HOMEOWNERS ASSOCIATION AGREES TO:
1) KEEP ALL REQUIRED LANDSCAPED AREAS MAINTAINED IN A WEED FREE, TRASH FREE CONDITION.
2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 90 DAYS.
3) MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER.
15. THE PROPERTY IS SUBJECT TO A BLANKET ELECTRIC EASEMENT PER BOOK 75 OF MISCELLANEOUS RECORDS, PAGE 363.
16. THE PRIVATE DRAINAGE EASEMENTS SHALL BE FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION.
17. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DETENTION BASINS.
18. THE TOWN OF ORO VALLEY SHALL APPROVE ANY ENCROACHMENT INTO THE DRAINAGE EASEMENTS OR ANY ALTERATION TO THE DRAINAGE FACILITIES.
19. THE 10 AND 15-FOOT EASEMENTS, ON EITHER SIDE OF ALL PRIVATE ROADWAYS, SHALL BE FOR ROADWAY, DRAINAGE, UTILITY, AND PEDESTRIAN PURPOSES AND SHALL BE UNDER THE EXCLUSIVE CONTROL OF THE HOMEOWNERS ASSOCIATION, EXCEPT IN REGARDS TO UTILITIES, AND BE GRANTED AS PUBLIC UTILITY EASEMENTS.
20. THE OWNERS OF LOTS 7, 8, 11, 12, AND 13 MUST BE PROVIDED THE FOLLOWING INFORMATION IN WRITING PRIOR TO PURCHASING THE AFOREMENTIONED LOTS:
a. A PORTION OF THE PROPERTY IS BISECTED BY WAPA POWERLINE EASEMENT.
b. TEMPORARY OR PERMANENT STRUCTURES, INCLUDING FENCES AND LANDSCAPING, MAY NOT BE ERRECTED UNLESS SPECIFICALLY APPROVED BY WAPA.
c. A PUBLIC HIKING TRAIL IS LOCATED WITHIN THE WAPA EASEMENT ON THE AFOREMENTIONED PROPERTIES. ACCESS TO THE TRAIL MUST NOT BE OBSTRUCTED.
d. WAPA SERVICE VEHICLES WILL UTILIZE THE EASEMENT TO CONDUCT MAJOR AND MINOR REPAIRS TO THE POWERLINES.
21. THE WAPA EASEMENT MAY NOT BE UTILIZED AS A SECOND MEANS OF SUBDIVISION ACCESS.
22. THE TOWN OF ORO VALLEY GRADING ORDINANCE SHALL APPLY TO LOTS 1 THROUGH 5.
23. SEWAGE DISPOSAL FOR LOTS 1-21 WILL BE BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. SOME LOTS MAY REQUIRE ALTERNATIVE SYSTEMS, WHICH MUST BE DESIGNED BY AN ENGINEER REGISTERED IN ARIZONA.
24. LOTS 6-21 ARE SUBJECT TO SECTION 18.61.050.D OF THE PIMA COUNTY ZONING CODE REVISED WHICH RESTRICTS THE AREA TO BE GRADED TO 30% OF THE FIRST ACRE OR 10% OF THE LOT, WHICHEVER IS GREATER, SHOULD THE GRADING ENCOACH INTO ANY SLOPES OF 15% OR GREATER.
25. FLOODPLAIN USE PERMITS SHALL BE REQUIRED WHERE IMPROVEMENTS ARE PLANNED WITHIN THE 100-YEAR FLOODPLAIN.

LEGEND

▲	BRASS CAP SURVEY MONUMENT STAMPED BY A REGISTERED LAND SURVEYOR SET AFTER CONSTRUCTION IS COMPLETE
•	1/2" IRON PIN TAGGED BY A REGISTERED LAND SURVEYOR TO BE SET
■	SET 1/2" REBAR TAGGED "RLS 31030"
□	FOUND GLO BRASS CAP
□	FOUND SURVEY PIN
36	LINE NUMBER - SEE LINE DATA TABLE
C3	CURVE NUMBER - SEE CURVE DATA TABLE
(R)	RADIAL BEARING
50	LOT NUMBER
★	LOT ACCESS
---	SUBDIVISION BOUNDARY
---	PRIVATE STREET
---	LOT LINE
---	SLOPE EASEMENT
---	PRIVATE DRAINAGE EASEMENT
---	PUBLIC UTILITY EASEMENT (UE)
---	15' PUBLIC WATER EASEMENT (WE)
---	25' PUBLIC HIKING TRAIL EASEMENT (TE)
---	1' NO ACCESS EASEMENT
---	100 YEAR FLOOD PRONE LIMIT
---	EROSION HAZARD SETBACK
TIE	DISTANCE TO R INTERSECTION FOR 100 YEAR FLOOD PRONE LINES AND CENTERLINES OF EASEMENTS
MS&R	MAJOR STREETS AND ROUTES PLAN
M&P	MAPS AND PLATS
RLS	REGISTERED LAND SURVEYOR

TOWN OF ORO VALLEY
PROJ#: OV12-99--18
ZONE: SEE NOTES
Adm. Address:
505 W NARANJA DR

CERTIFICATION OF SURVEY

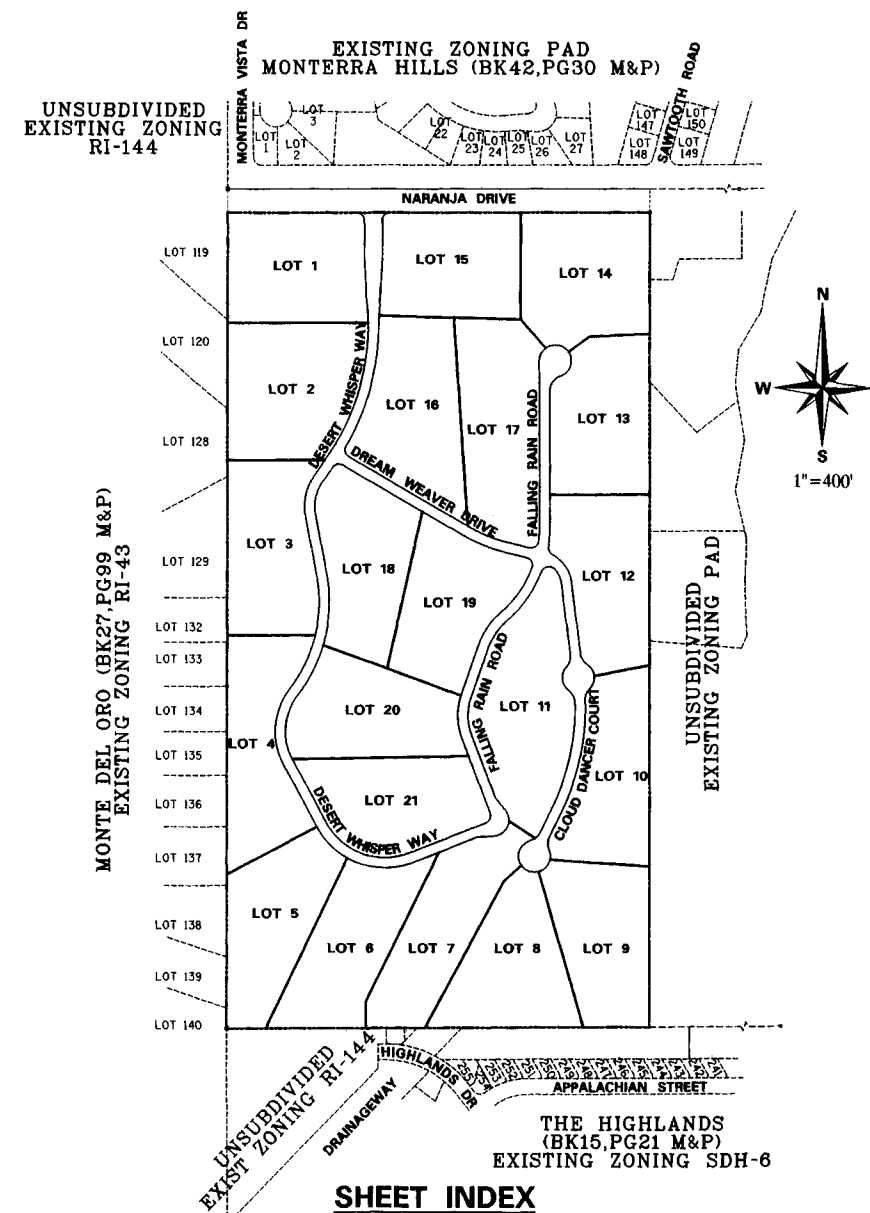
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

MICHAEL D. OWENS, R.L.S.
ARIZONA REGISTRATION NO. 31030

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE 100 YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

JEFFREY A. STANLEY, P.E.
ARIZONA REGISTRATION NO. 19263



SHEET INDEX

1. COVER SHEET
2. SUBDIVISION PLAT MAP
3. FLOOD PLAIN & EASEMENTS DETAIL MAP
4. LINE AND CURVE TABLE

APPROVALS AND ASSURANCES

APPROVALS:

I, Kathryn E. Cavelier, CLERK OF THE TOWN OF ORO VALLEY, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY ON THE 16 DAY OF March, 2002.

BY: Kathryn E. Cavelier
CLERK, TOWN OF ORO VALLEY

5-14-02
DATE

BY: John Sehladewell
PIMA COUNTY WASTEWATER MANAGEMENT

10 May 02
DATE

BY: Will
TOWN ENGINEER

5/17/02
DATE

BY: Frank Nodine
ZONING ADMINISTRATOR

5/14/02
DATE

BY: Alan D. Lent
WATER UTILITY DIRECTOR

5/14/02
DATE

ASSURANCES:

A CERTIFICATION OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES

BY: Alan D. Lent
WATER UTILITY DIRECTOR

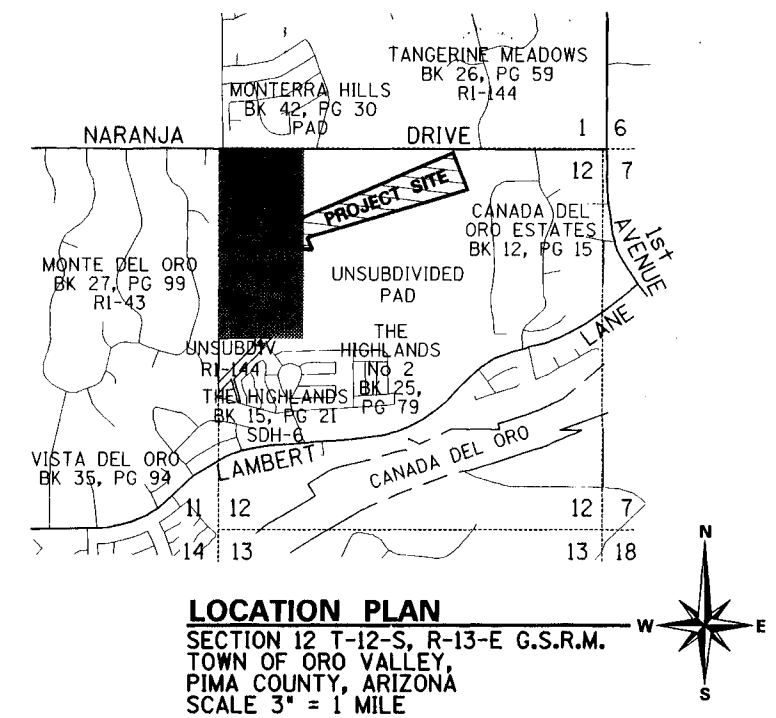
5/14/02
DATE

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT FROM Fidelity National Title, AS RECORDED IN DOCKET 11810, PAGE 4/3, HAS BEEN PROVIDED TO GUARANTEE DRAINAGE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS) AND UTILITY IMPROVEMENTS (ELECTRIC, TELEPHONE, GAS, SEWER, WATER) IN THIS SUBDIVISION.

BY: Michael D. Owens
DATE

5/14/02
DATE

ASSURANCES IN THE FORM OF Bond, FROM Caspi/Indonesy, IN THE AMOUNT OF \$5,000.00 HAVE BEEN PROVIDED TO GUARANTEE THE RESEEDING OF THIS SUBDIVISION IN THE EVENT THE PROJECT IS ABANDONED.



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 TO THE PUBLIC ALL PUBLIC EASEMENTS SHOWN HEREON. EXCLUSIVE EASEMENTS FOR TOWN USES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF ORO VALLEY.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, THEIR 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 DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT APPROVAL OF THE ORO VALLEY TOWN COUNCIL.

PRIVATE DRAINAGEWAYS AND COMMON AREAS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES. PRIVATE STREETS, SHOWN HEREON AS COMMON AREA 'A', AND PUBLIC UTILITY EASEMENTS ARE GRANTED AS AN EASEMENT TO ALL UTILITY COMPANIES AND THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES AND 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 IN DOCKET BOOK 11810, PAGE 122, IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THIS SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION, AS SHOWN HEREON.

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NUMBER 30,179 AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY

BY: Michael D. Hill
TRUST OFFICER

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF PIMA) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BY AND EXECUTED BEFORE ME ON THIS 16 DAY OF May, 2002, BY Michael D. Hill, TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY, ON BEHALF OF THE CORPORATION AND NOT OTHERWISE.

MY COMMISSION EXPIRES: 10-20-04

John D. Rhope
NOTARY

BENEFICIARIES

PURSUANT TO SECTION 33-401, ARS, THE NAME AND ADDRESS OF THE BENEFICIARIES AS DISCLOSED BY THE RECORDER OF SAID TRUST ARE AS FOLLOWS:

BENEFICIARIES OF TRUST No. 30,179

THE WONG FAMILY LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP (83.2% INTEREST), AND THOMAS K. WONG & LILLIAN Q. WONG (16.8% INTEREST)
C/O DAN WONG
8775 W. TIERRA BUENA
PEORIA, ARIZONA 85382
(623) 977-2855

Final Plat map for
Naranja Ridge Estates

LOTS 1-21 AND COMMON AREA "A"

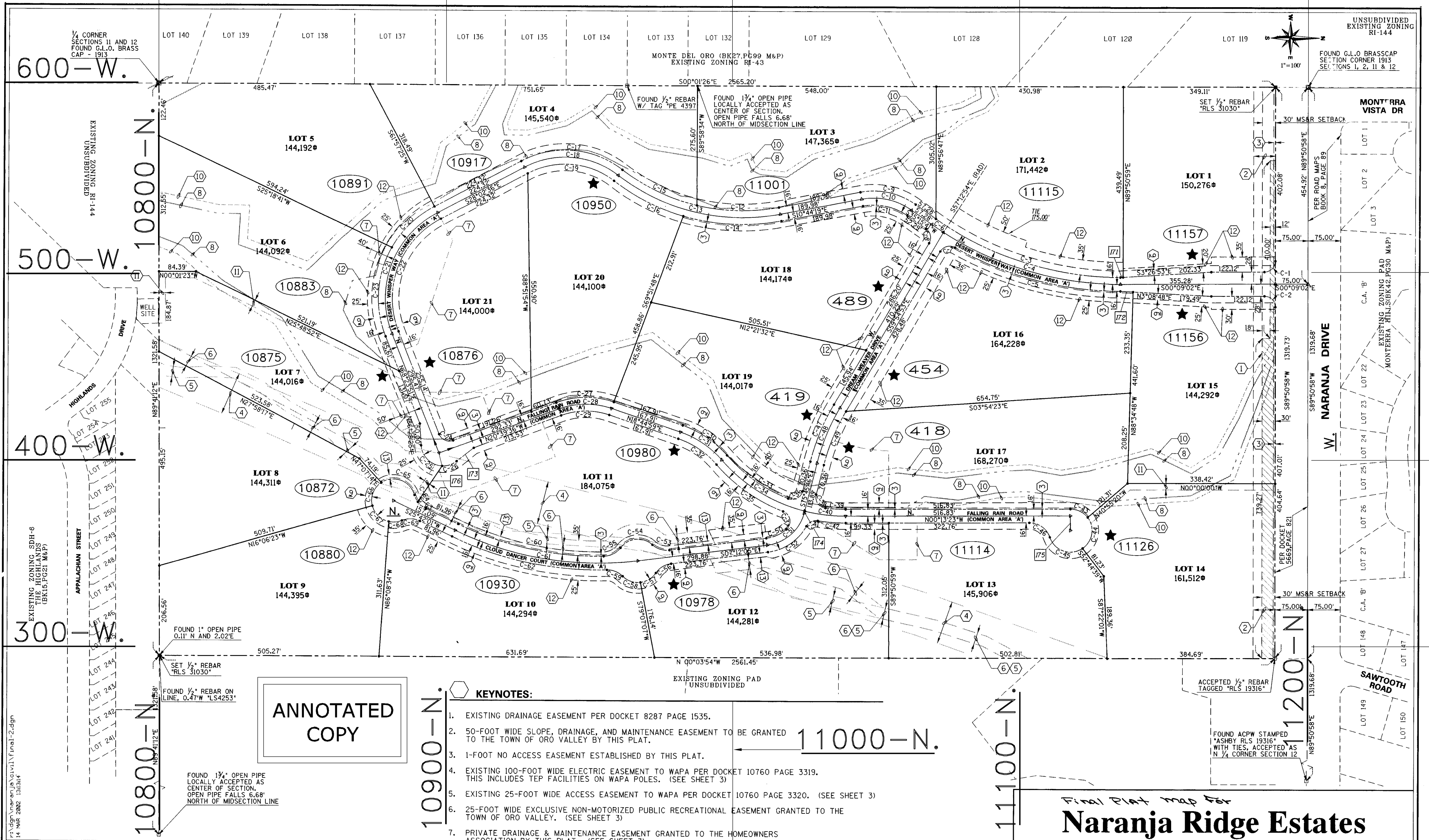
A PORTION OF SECTION 12, T-12-S, R-13-E, G.&S.R.M.
TOWN OF ORO VALLEY
PIMA COUNTY, ARIZONA

SCALE: 1"=100'

MARCH, 2002

CASE NUMBER OV 12-99-18

SHEET 1 OF 4



ANNOTATED
COPY

KEYNOTES:

- EXISTING DRAINAGE EASEMENT PER DOCKET 8287 PAGE 1535.
- 50-FOOT WIDE SLOPE, DRAINAGE, AND MAINTENANCE EASEMENT TO BE GRANTED TO THE TOWN OF ORO VALLEY BY THIS PLAT.
- 1-FOOT NO ACCESS EASEMENT ESTABLISHED BY THIS PLAT.
- EXISTING 100-FOOT WIDE ELECTRIC EASEMENT TO WAPA PER DOCKET 10760 PAGE 3319. THIS INCLUDES TEP FACILITIES ON WAPA POLES. (SEE SHEET 3)
- EXISTING 25-FOOT WIDE ACCESS EASEMENT TO WAPA PER DOCKET 10760 PAGE 3320. (SEE SHEET 3)
- 25-FOOT WIDE EXCLUSIVE NON-MOTORIZED PUBLIC RECREATIONAL EASEMENT GRANTED TO THE TOWN OF ORO VALLEY. (SEE SHEET 3)
- PRIVATE DRAINAGE & MAINTENANCE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION BY THIS PLAT. (SEE SHEET 3)
- POST-DEVELOPMENT 100 YEAR FLOOD PRONE LIMIT LINES (SEE SHEET 3 FOR DISTANCES & BEARINGS).
- 15-FOOT PRIVATE ROADWAY, DRAINAGE, AND PEDESTRIAN EASEMENT AND 15 FOOT PUBLIC UTILITY EASEMENT (SEE GENERAL NOTE # 19 ON SHEET 1)
- POST-DEVELOPMENT EROSION HAZARD SETBACK LINES (SEE SHEET 3 FOR DISTANCES).
- 15-FOOT WIDE WATER EASEMENT TO BE GRANTED TO THE TOWN OF ORO VALLEY BY THIS PLAT.
- ADDITIONAL PRIVATE SLOPE AND DRAINAGE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION BY THIS PLAT
- 10-FOOT PRIVATE ROADWAY, DRAINAGE, AND PEDESTRIAN EASEMENT AND 15 FOOT PUBLIC UTILITY EASEMENT (SEE GENERAL NOTE # 19 ON SHEET 1)

Final Plat Map for
Naranja Ridge Estates

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TOWN OF ORO VALLEY
PIMA COUNTY, ARIZONA

SCALE: 1"=100' MARCH, 2002

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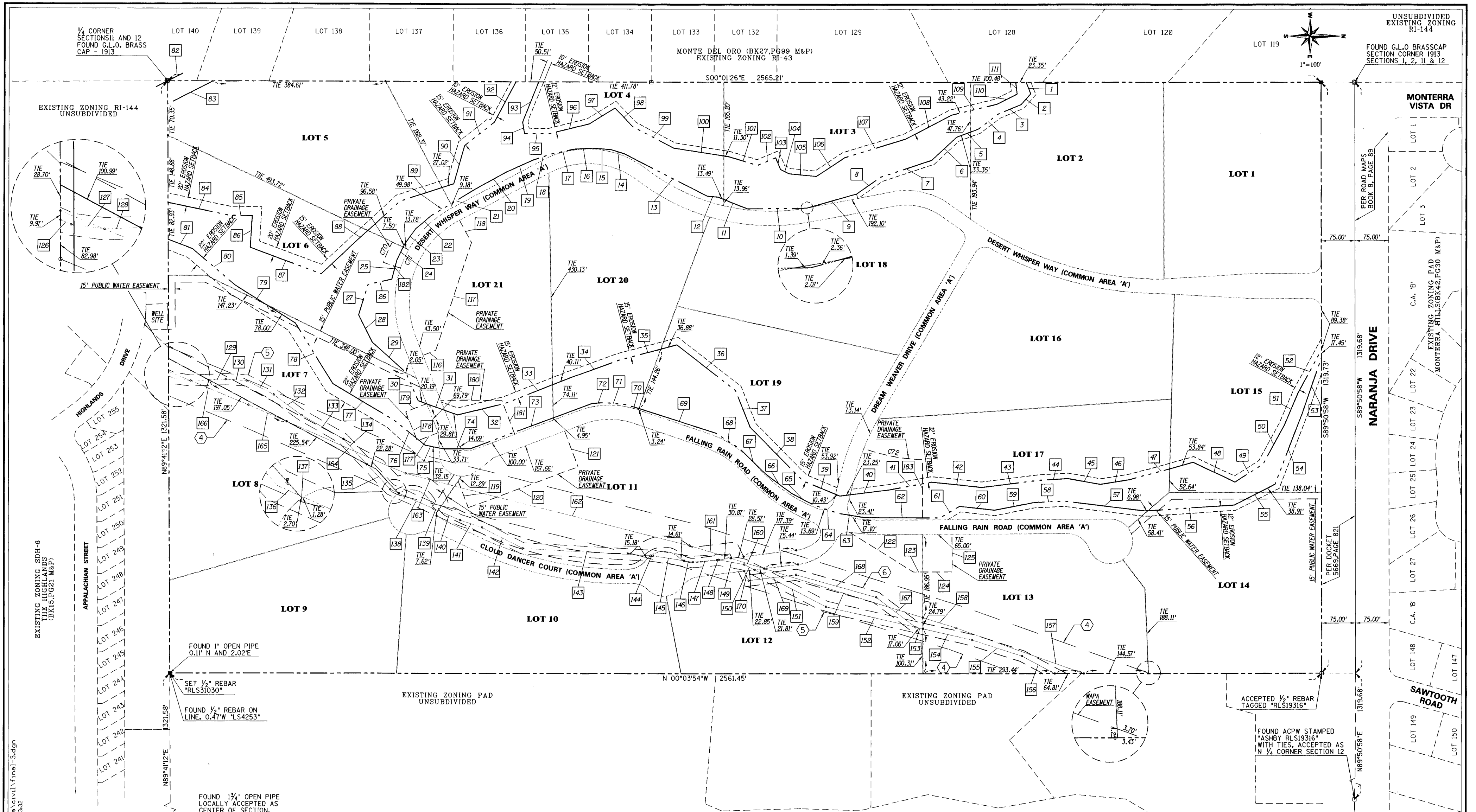
SHEET 2 OF 4

JEFFREY A. STANLEY Engineering
3409 W. Green Ridge Tucson, Arizona 85741 (520) 471-6821

Cardinal Land Surveying
425 S. Plumer, #102
Tucson, Arizona 85719
Tel. (520) 798-3603
Fax (520) 798-3832

MJM CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street, Tucson, Arizona 85710 Phone 1 Fax 520-966-5001





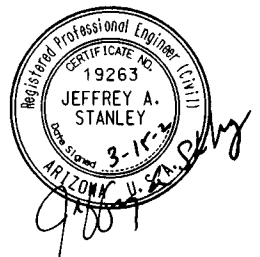
THE PURPOSE OF THIS SHEET IS TO PROVIDE DISTANCES AND BEARINGS FOR: THE POST-DEVELOPMENT 100 YEAR FLOOD PRONE LIMIT LINES; THE EROSION HAZARD SETBACK LINES; THE CENTERLINES OF THE WAPA ELECTRIC AND ACCESS EASEMENT; AND A PORTION OF THE CENTERLINE OF THE PUBLIC HIKING TRAIL EASEMENT

ANNOTATED
COPY

JEFFREY A. STANLEY Engineering
3409 W. Green Ridge Tucson, Arizona 85741 (520) 471-6821

Cardinal Land Surveying
425 S. Plumer, #102 Tucson, Arizona 85719 Tel. (520) 798-3603 FAX (520) 798-3832

MJM CONSULTING, INC.
Land Planning and Development Services
7000 E. 4th Street, Tucson, Arizona 85710 Phone & Fax 520-885-5001



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SHEET 3 OF 4