

BRISTOL PARK RESUBDIVISION

(1-83)

MP 42004

RECORDED: FEBRUARY 25, 1988

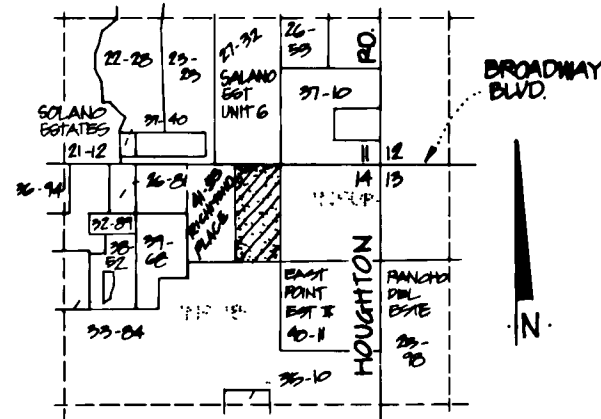
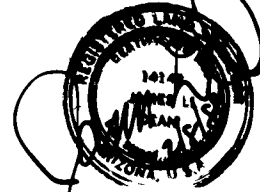
***THE FOLLOWING PLAT IS AN ANNOTATED
VERSION OF THE ORIGINAL DOCUMENT. IT HAS
BEEN ALTERED BY PIMA COUNTY
DEVELOPMENT SERVICES TO SHOW
ADDITIONAL INFORMATION. ORIGINAL COPIES
MAY BE OBTAINED FROM THE PIMA COUNTY
RECORDER***

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.

JAMES L. DEAN, R.L.S.
ARIZONA REGISTRATION NO. 14145

AS TO HYDROLOGY ONLY
THOMAS P. MCGOVERN, P.E.
ARIZONA REGISTRATION NO. 11700



LOCATION PLAN
SEC 14, T 14 S, R 15 E, G & SR M.
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

LEGEND

- STREET CENTERLINE DESIGNATION - BRASS CAP SET IN CONCRETE
- ◇ FOUND SURVEY MONUMENT (ACP, BRASS CAP, ETC.) AS NOTED
- SET 1/2" IRON PIN, TAGGED RLS 14145 AT ALL LOT CORNERS, POINT OF CURVATURE AND EXTERIOR BOUNDARY CORNERS (UNLESS NOTED).
- L1 LINE NUMBER - SEE LINE DATA TABLE
- C2 CURVE NUMBER - SEE CURVE DATA TABLE
- ★ INDICATES WHICH STREET PROVIDES ACCESS TO CORNER LOT
- * LOTS RESTRICTED TO ONE STORY UNITS PER ZONING CONDITIONS

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 THE PUBLIC FOREVER ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL STREETS.

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

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS DO HEREBY HOLD HARMLESS THE CITY OF TUCSON, 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 REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL.

COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ABL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED TO THE PUBLIC AND ALL UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE AS EASEMENTS OF SEWERS AND UTILITIES, INCLUDING, BUT NOT LIMITED TO, ABOVE-GROUND ELECTRIC TRANSFORMERS AND PEDESTALS, AND RELATED ABOVE-GROUND ELECTRIC FACILITIES. 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 IN BOOK 8011 AT PAGE 2112, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE AND LIABILITY OF THE COMMON AREAS WITHIN THIS SUBDIVISION, AS SHOWN HEREON.

TITLE GUARANTY AGENCY OF ARIZONA, INC., AN ARIZONA CORPORATION,
AS TRUSTEE UNDER TRUST AGREEMENT NO. T-1174, * AND NOT OTHERWISE.
BY Debra Gates, TRUST OFFICER

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

RA HOMES OF TUCSON, A
DIVISION OF RA HOMES,
INC. A NEVADA CORP.
2127 E. SPEEDWAY, SUITE 215
TUCSON, ARIZONA 85719

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 17.666 ± ACRES.
2. THE NET AREA IS 16.826 ACRES.
3. THE TOTAL NUMBER OF LOTS IS 83.
4. BASIS OF BEARING: NORTH LINE NORTHEAST QUARTER SECTION 14 AS SHOWN ON EASTPOINTE ESTATES BOOK 37 MAP PAGE 10. BEARING BEING N 89° 54' 08" W.
5. BASIS OF ELEVATION: "X" ON NORTHWEST CORNER OF CONCRETE SIDEWALK AT CIRCLE K STORE AT SOUTHEAST CORNER OF BROADWAY AND HARRISON AS SHOWN IN C.O.T. FIELD BOOK NO. 1496, PAGE 5. ELEVATION BEING 2708.105.
6. THIS PLAT IS SUBJECT TO THE ZONING CONDITIONS OF ZONING CASE C9-86-38.
7. ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THIS PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
8. TOTAL MILES OF NEW PUBLIC STREETS ARE .57.
9. THE DEVELOPER SHALL PROVIDE AND INSTALL "NO PARKING" SIGNS ON THE SIDE OF THE STREETS WHICH ARE RESTRICTED FROM PARKING. PARKING WILL BE ALLOWED ONLY ON 1 SIDE OF THE STREETS AND PARKING WILL BE PROHIBITED IN THE CUL-DE-SACS.
10. SEPARATE CONSENTS TO DEDICATION WERE RECORDED IN DOCKET 08230, PAGE 1636-1637, RECORDS OF PIMA COUNTY AND IN DOCKET 08230, PAGE 1632-1633, AND IN DOCKET 08230, PAGE 1634-1635.
11. PUBLIC STREETS AND PUBLIC DRAINAGEWAYS DEDICATED BY THE PLAT RECORDED IN BOOK 41 OF MAPS AND PLATS AT PAGE 33 WERE VAGATED BY ORDINANCE NO. 6000. NEW PUBLIC STREETS WILL BE DEDICATED BY THIS PLAT.
12. THE INTEREST OF THE CITY OF TUCSON IN THE EASEMENTS CREATED BY BRISTOL PARK, LOTS 1-26, AS RECORDED IN BK. 41 PG. 33 WILL BE ABANDONED BY THE RECORDING OF THIS RESUBDIVISION PLAT.
13. THE INTERESTS OF THE PUBLIC UTILITIES IN THE EASEMENTS CREATED BY BRISTOL PARK, LOTS 1-26 AS RECORDED IN BK. 41 PG. 33, ARE BEING RELEASED BY SEPARATE INSTRUMENTS.

ASSURANCES

THIS IS TO CERTIFY THAT THE COMPLETION OF ALL IMPROVEMENTS, SUCH AS STREETS, SIDEWALKS, SEWERS, WATER AND ELECTRIC UTILITY INSTALLATIONS, DRAINAGE AND FLOOD CONTROL FACILITIES AND MONUMENTS REQUIRED BY THE CITY OF TUCSON HAVE BEEN COMPLETED OR THE FUTURE COMPLETION OF SUCH IMPROVEMENTS HAS BEEN ASSURED BY THE POSTING OF PERFORMANCE BONDS, ASSURANCES OR SUCH OTHER SECURITY AS THE CITY OF TUCSON DEEMS NECESSARY AND PROPER.

Benny Young
BENNY YOUNG, CITY OF TUCSON ENGINEER

2/11/08
DATE

William Vasko
WILLIAM VASKO, CITY OF TUCSON PLANNING DIRECTOR

2/12/08
DATE

APPROVAL

I, DONALD DE MENT, CLERK OF THE CITY OF TUCSON, ARIZONA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA ON THIS 22ND DAY OF FEBRUARY, 2008.

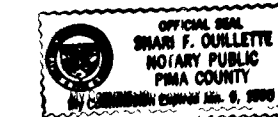
Donald DeMent
CLERK, CITY OF TUCSON

2/22/08
DATE

ACKNOWLEDGMENT

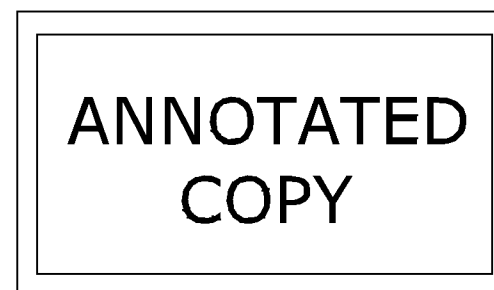
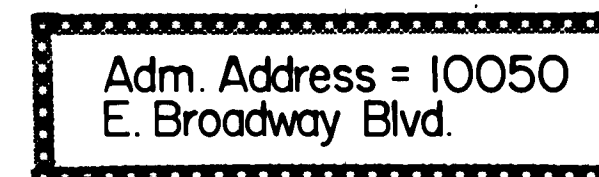
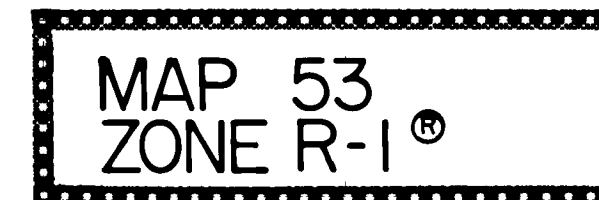
STATE OF ARIZONA) s.s.
COUNTY OF PIMA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 04TH DAY OF February, 19 08, BY DEBRA GATES OF TITLE GUARANTY AGENCY OF ARIZONA, INC. ON BEHALF OF THE CORPORATION AND NOT OTHERWISE.



MY COMMISSION EXPIRES:

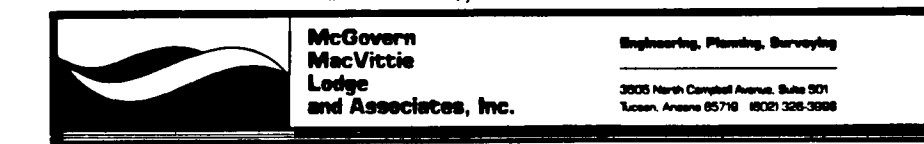
Sharr F. Oullette
NOTARY PUBLIC



BRISTOL PARK RESUBDIVISION

LOTS 1-83 & COMMON AREAS "A", "B", "C", "D"

A PLANNED UNIT DEVELOPMENT BEING A RESUBDIVISION OF BRISTOL PARK, LOTS 1-26, AS RECORDED IN BK. 41 PG. 33.
A PORTION OF SECTION 14, T. 14 S., R. 15 E., G & SR M., PIMA COUNTY, ARIZONA.



C12-87-23
C12-86-45A

RD. 4-87-REV. 10-87

SHEET 1 of 4
26108-03-25

SOLANO ESTATES UNIT 6
BK. 27 PG. 32

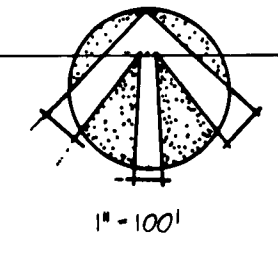
BROADWAY BLVD.
DK. 6 ROAD MAPS PG. 76

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
		NOT USED			
		NOT USED			
C3	23.57	4°52'00"	277.50	23.56	S 2°22'22" E
C4	30.00	6°11'38"	277.50	29.98	S 7°54'11" E
		NOT USED			
		NOT USED			
C7	11.53	13°12'26"	50.00	11.50	S 6°34'07" W
C8	30.03	34°24'41"	50.00	29.58	N 72°49'45" W
C9	30.03	34°24'41"	50.00	29.58	S 72°45'33" W
C10	11.34	12°59'45"	50.00	11.32	S 62°03'05" W
C11	6.14	7°02'30"	50.00	6.14	N 30°57'04" E
C12	30.03	34°24'41"	50.00	29.58	N 17°15'59" E
C13	39.27	90°00'00"	25.00	35.36	N 44°56'22" W
C14	39.27	90°00'00"	25.00	35.36	N 45°03'38" E
C15	39.31	90°05'44"	25.00	35.38	S 44°59'14" E
C16	39.25	89°57'54"	25.00	35.34	N 44°58'57" E
		NOT USED			
C18	45.83	2°48'44"	322.50	15.83	N 1°20'44" W
C19	108.57	124°24'41"	50.00	88.46	S 62°10'15" W
C20	57.94	16°35'52"	200.00	57.73	S 8°12'04" E
C21	57.81	16°33'38"	200.00	57.61	S 8°13'11" E
C22	74.56	89°56'22"	47.50	67.14	S 45°01'49" W
C23	39.27	90°00'00"	25.00	35.36	S 44°54'08" E
C24	18.87	4°46'26"	226.50	18.87	S 14°06'47" E
C25	46.47	106°30'00"	25.00	40.06	S 36°45'00" W
C26	9.81	11°14'38"	50.00	9.80	N 84°22'41" W
C27	20.22	23°10'03"	50.00	20.08	N 67°10'20" W
C28	10.07	11°32'15"	50.00	10.05	S 77°52'38" W
C29	28.67	32°51'31"	50.00	28.28	S 55°40'45" W
C30	21.67	24°49'52"	50.00	21.50	S 21°56'08" E
C31	30.03	34°24'41"	50.00	29.58	S 17°08'43" E
C32	39.24	89°56'22"	25.00	35.34	N 45°01'49" E
C33	32.07	73°30'00"	25.00	29.92	S 53°15'00" E
C34	10.51	3°23'30"	177.50	10.51	S 1°38'07" E
C35	10.01	2°34'43"	222.50	10.01	N 1°13'44" W
C36	49.37	113°08'53"	25.00	41.73	N 40°04'26" E
C37	21.63	24°46'56"	50.00	21.46	N 44°21'32" E
C38	26.91	30°49'57"	50.00	26.58	N 32°49'58" W
C39	17.46	40°01'36"	25.00	17.11	N 24°08'52" W
C40	12.81	4°13'55"	173.50	12.81	N 2°01'06" W
C41	39.27	90°00'00"	25.00	35.36	N 45°05'52" E
C42	39.25	89°56'41"	25.00	35.34	S 44°55'48" E
C43	52.12	119°27'13"	25.00	43.18	N 63°51'40" W

LINE DATA

LINE	BEARING	DISTANCE
L1	S 0°00'00" E	38.00
L2	S 55°31'41" E	50.00
L3	S 34°26'47" E	50.00
L4	N 34°22'35" E	50.00
L5	N 89°57'54" E	50.00
	NOT USED	
	NOT USED	
	NOT USED	
L9	S 89°57'54" W	7.72
L10	S 89°57'54" W	10.00
L11	S 89°57'54" W	20.00
L12	N 0°03'38" E	22.50
L13	N 0°03'38" E	22.50
	NOT USED	
L15	N 11°00'00" W	9.22
L16	S 89°57'54" W	20.05
L17	S 2°53'58" W	39.68
L18	S 6°00'00" E	41.78
L19	S 18°00'00" E	42.04
L20	S 51°30'00" E	44.53
L21	N 89°57'54" E	10.00
L22	N 89°57'54" E	20.00
L23	N 89°57'54" E	10.00
L24	N 44°55'15" W	15.28
L25	N 44°55'15" W	11.94
L26	N 51°30'00" W	7.24
L27	N 18°00'00" W	21.04
L28	N 18°00'00" W	21.00
L29	N 6°00'00" W	13.53
L30	S 34°24'41" W	50.00
L31	S 55°38'56" W	50.00
L32	S 0°03'38" W	10.46
L33	S 16°30'00" E	3.24
L34	N 0°05'52" E	10.00
L35	S 0°05'52" W	35.00
L36	S 12°30'00" W	58.31
L37	S 78°26'32" W	22.87
L38	S 78°26'32" W	10.04
L39	S 0°03'38" W	17.98
L40	S 89°54'08" E	7.50
L41	S 89°54'08" E	20.00
L42	S 2°53'58" W	17.50



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100-S

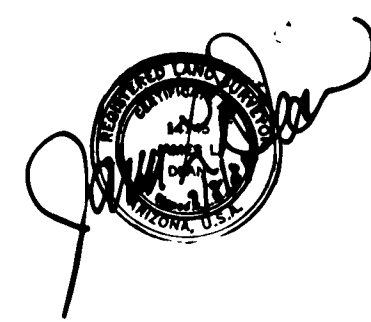
200-S

300-S

DRIVE SHEET 3

LELAND SHEET 4

HOUGHTON ROAD



EAST 1/4 COR. SEC. 14
PD. D.C. MKD.
1/4 COR. SEC. 14

BRISTOL PARK
RESUBDIVISION
LOTS 1-83 & COMMON AREAS 'A', 'B', 'C', & 'D'

McGovern MacVetta Lodge and Associates, Inc.
Engineering, Planning, Surveying
2888 North Central Avenue, Suite 501
Tucson, Arizona 85718 (520) 388-3888

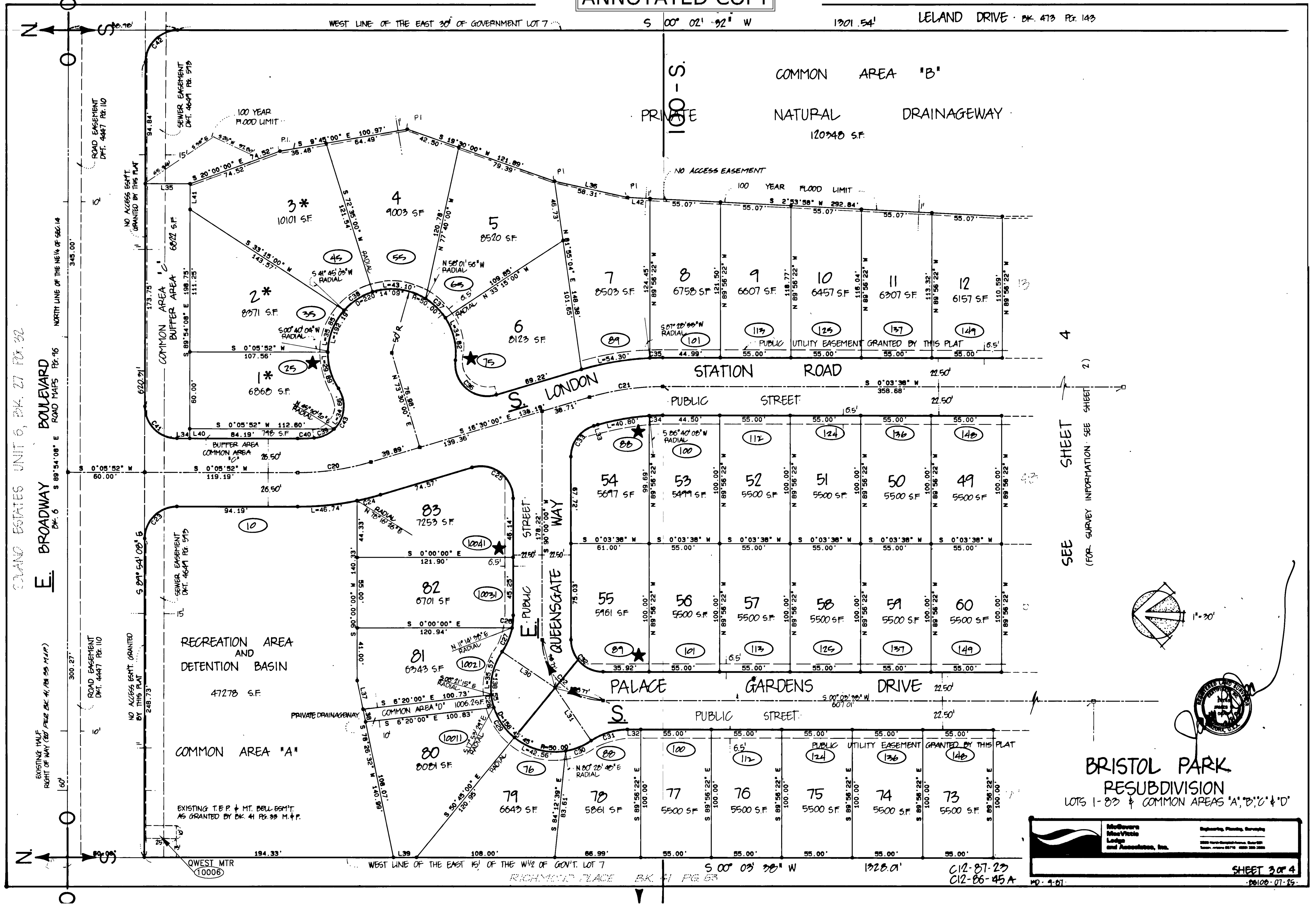
C12-87-23
C12-86-45A

SHEET 2 OF 4

MO - 4-87-REV. 10 87

86105-02-25

ANNOTATED COPY



CLIANO ESTATES UNIT 6, BK. 27 PG. 32

E. BROADWAY

BOULEVARD

ROAD MAPS PG. 16

NORTH LINE OF THE NE 1/4 OF SEC. 14

345.00'

NO ACCESS EASMT. GRANTED BY THIS PLAT

ROAD EASEMENT DMT. 4447 PG. 10

SEWER EASEMENT DMT. 4644 PG. 513

100 YEAR FLOOD LIMIT

COMMON AREA 'A' BUFFER AREA 6822 SF

1* 6860 SF

2* 8971 SF

3* 10101 SF

4 9003 SF

5 8520 SF

6 8123 SF

7 8503 SF

8 6758 SF

9 6607 SF

10 6457 SF

11 6307 SF

12 6157 SF

10006

RECREATION AREA AND DETENTION BASIN 47278 SF

COMMON AREA 'A' 1006.29 SF

80 8081 SF

81 6343 SF

82 8701 SF

83 7253 SF

84 1006.29 SF

85 5617 SF

86 5499 SF

87 5500 SF

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UNSUBDIVIDED

EAST POINTE ESTATES II - BK. 40 PG. 10100 - E.

