DEDICATION X10314

"WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE OWNER(S) AND THE ONLY (PARTY/PARTIES) HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON."

COMMON AREAS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.

GRANTOR HEREBY IRREVOCABLY GRANTS AND DEDICATES EASEMENTS TO THE RESPECTIVE UTILITY PROVIDERS FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF UNDERGROUND UTILITIES AND PUBLIC SEWER SYSTEMS IN ALL COMMON AREA "A" DESIGNATED BY THIS PLAT.

TITLE TO THE LAND OF COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS, RESTRICTIONS RECORDED IN SEQUENCE #20163200544 IN THE PIMA COUNTY RECORDER'S OFFICE. THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND LIABILITY FOR THE COMMON AREAS WITHIN THIS SUBDIVISION.

WE, THE UNDERSIGNED, 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.

FIDELITY NATIONAL TITLE AGENCY INC., ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,457, ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY: Martha L. Hill DATE: 9.15.16
TRUST OFFICER

STATE OF ARIZONA

PIMA COUNTY

ON THIS 15th DAY OF September, 2016 BEFORE ME PERSONALLY APPEARED Martha L. Hill WHO ACKNOWLEDGED (HIM/HERSELF) TO BE THE TRUST OFFICIAL OF FIDELITY NATIONAL TITLE AGENCY INC. AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

5-9-2018 — MY COMMISSION EXPIRES

Rita L. Figueroa — NOTARY PUBLIC

BENEFICIARY

THE BENEFICIARY "X" FIDELITY NATIONAL TITLE AGENCY INC., TRUST NO. 60,457 IS TUCSON LAND AND CATTLE COMPANY, LLC., AN ARIZONA LIMITED LIABILITY COMPANY. 345 E CONGRESS STREET #201, TUCSON AZ 85701

APPROVALS

I, [illegible] 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 8th DAY OF November, 2016.

R. R. Ore — CLERK, CITY OF TUCSON

11.9.16 — DATE

SEQUENCE 20163200543

FEE 84.00

STATE OF ARIZONA
COUNTY OF PIMA

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST

OF: KEN PERRY
DATE: NOVEMBER 15TH, 2016
TIME: 15:05 p.m.

WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN.

F. ANN RODRIGUEZ, COUNTY RECORDER

BY: Maria Dupont Romero
DEPUTY

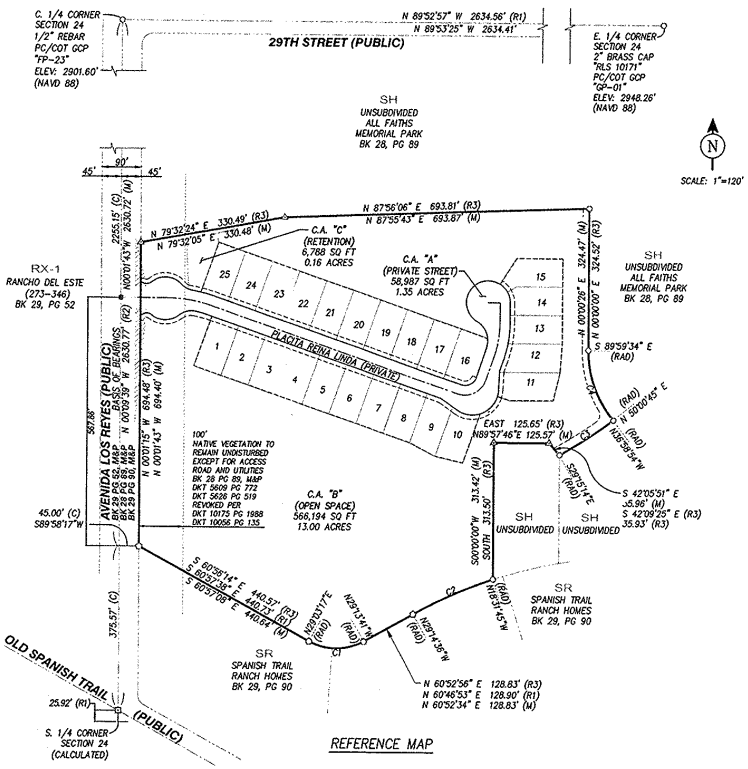
(a) County of Recordation PIMA
(b) Date of Recording 11/15/2016
(c) Fee/Recording Number 20163200543

ASSURANCES

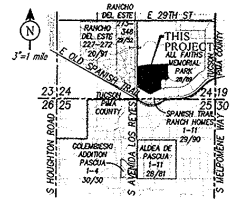
THIS IS TO CERTIFY THAT ALL IMPROVEMENTS, SUCH AS STREETS, SIDEWALKS, SEWERS, WATER AND UTILITY INSTALLATION, DRAINAGE AND FLOOD CONTROL FACILITIES, AND MONUMENTS, REQUIRED BY THE CITY OF TUCSON HAVE BEEN COMPLETED OR THE FUTURE COMPLETION OF SUCH IMPROVEMENTS HAS BEEN ASSURED BY A LAND TRUST FINANCIAL ASSURANCE AGREEMENT, THE POSTING OF PERFORMANCE BONDS, AN ESCROW ACCOUNT, LETTER OF CREDIT,OR OTHER SECURITY AS THE CITY OF TUCSON DEEMS NECESSARY AND PROPER. IN THE EVENT THAT ANY SUCH ASSURANCE EXPIRES, LAPSES OR IS OTHERWISE INADEQUATE TO ASSURE THE COMPLETION OF ASSURABLE INFRASTRUCTURE, THE CITY MAY SUSPEND THE ISSUANCE OF BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY.

10/6/16
CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

10/6/16
CITY OF TUCSON, CITY ENGINEER



REFERENCE MAP



LOCATION MAP
SECTION 24, T14S, R15E, G&SRM, TUCSON, PIMA COUNTY, AZ

LEGEND

(R1)	RECORD DIMENSION BK 28 PG 89, M&P
(R2)	RECORD DIMENSION BK 28 PG 52, M&P
(R3)	RECORD DIMENSION SEQ #20150200723
(C)	CALCULATED DIMENSION.
(M)	MEASURED DIMENSION PER THIS SURVEY.
NAE	NO-ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(RAD)	RADIAL BEARING
⊡	2" BCSM RLS _____ TO BE SET
○	PROPERTY PINS TO BE SET BY RLS
⬡	FOUND MONUMENT AS NOTED
△	FOUND 2" ALUM. CAP STAMPED "RLS 26932"
⊡	FOUND 2" BRASS CAP STAMPED "PE 5955"
⬠	FOUND 5/8" REBAR TAGGED "RLS 41603"
★	CORNER LOT ACCESS LOCATION

GENERAL NOTES

1. THE GROS. AREA OF THIS SUBDIVISION IS 19.04 ACRES.
2. THE T TAL NUMBER OF LOTS IS 25.
3. TOTAL MILES OF NEW PUBLIC STREETS ARE 0.00 MILES.
   TOTAL MILES OF NEW PRIVATE STREETS ARE 0.20 MILES.
5. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE CITY OF TUCSON.
6. BASIS OF BEARING:
   THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE S.E. 1/4 OF SECTION 24, ALSO BEING THE CENTERLINE OF AVENIDA LOS REYES, AS SHOWN ON THE "ALL FAITHC MEMORIAL PARK" PLAT AS RECORDED IN BOOK 28, PAGE 89 OF MAP'S AND PLATS, RECORDS OF PIMA COUNTY, AZ., THE BEARING OF SAID LINE IS N.00°01'43"W.
7. ACCESS TO PLACITA REINA LINDA IS FROM AVENIDA LOS REYES RECORDED IN M&P BK 29, PG 99.
8. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. C15-96-05 WHICH ESTABLISHED ZONING IN THE 29TH/LOS REYES ANNEXATION AREA.

CERTIFICATION OF SURVEY

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

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35543 TODD A. HOUT ARIZONA U.S.A.

EXPIRES 12/31/18

TODD A. HOUT
REGISTERED LAND SURVEYOR ARIZONA
REGISTRATION No. 35543

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FLOODPLAIN AND EROSION HAZARD SETBACK LINE AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION.

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 34010 KENNETH D. PERRY ARIZONA U.S.A.

Expires: 9/30/17

KENNETH D. PERRY
REGISTERED PROFESSIONAL ENGINEER
P.E. NUMBER 34010

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: FINAL PLAT
SHEET 3: CURVE AND LINE TABLES

PERRY ENGINEERING
505 W WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520-620-9870

S16-050
DS16-14
DP16-0035

FINAL PLAT
FOR
RANCHO REINA

LOTS 1-25, COMMON AREA "A" (PRIVATE STREET), "B" (OPEN SPACE) AND "C" (RETENTION)

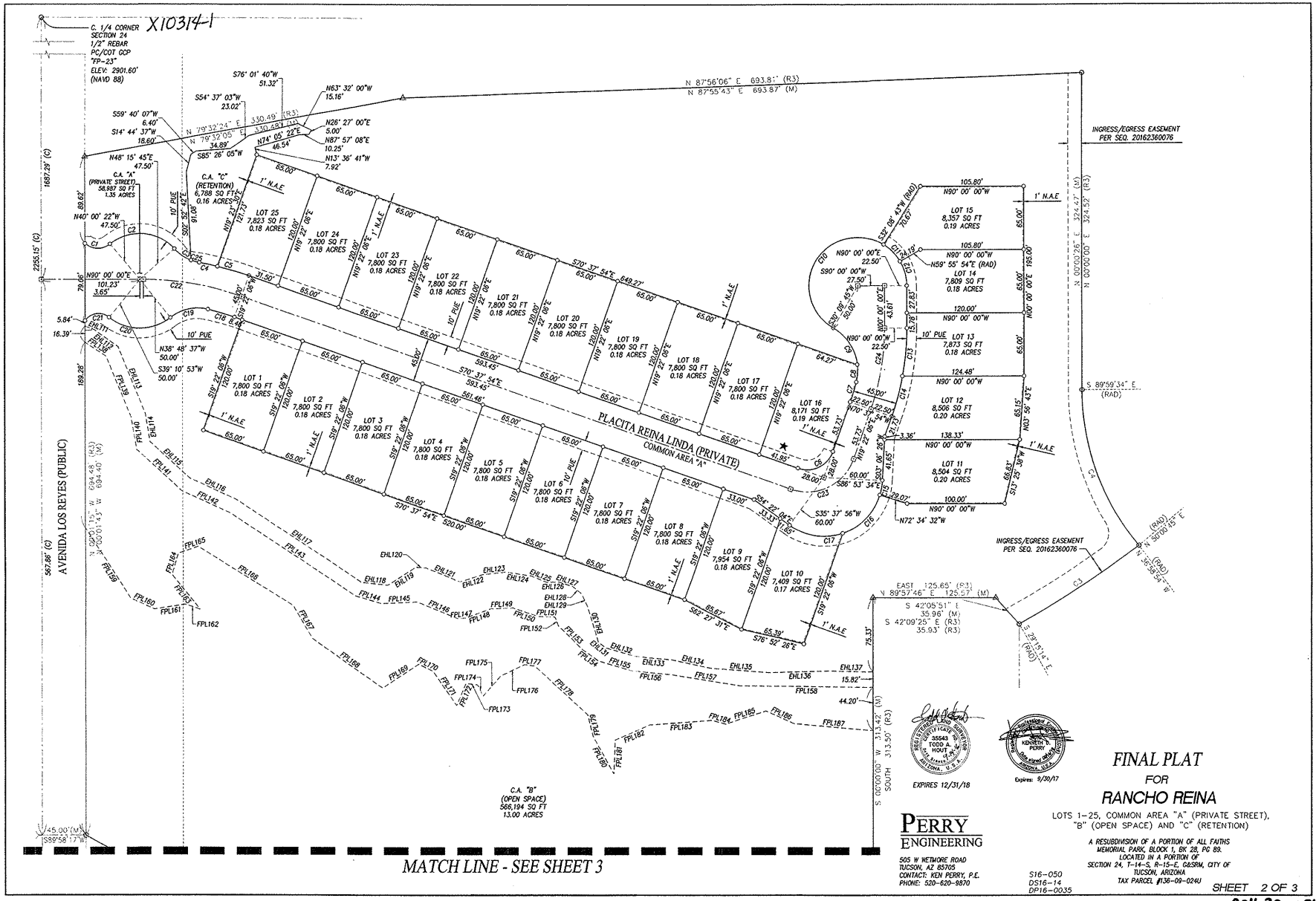
A RESUBDIVISION OF A PORTION OF ALL FAITHS MEMORIAL PARK, BLOCK 1, BK 28, PG 89.
LOCATED IN A PORTION OF SECTION 24, T-14-S, R-15-E, G&SRM, CITY OF TUCSON, ARIZONA
TAX PARCEL #136-09-024U

SHEET 1 OF 3

12-2-16

SEQ #20163200543-1

SEQ # 20163200543



EXPIRES 12/31/18

Expires: 9/30/17

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FINAL PLAT
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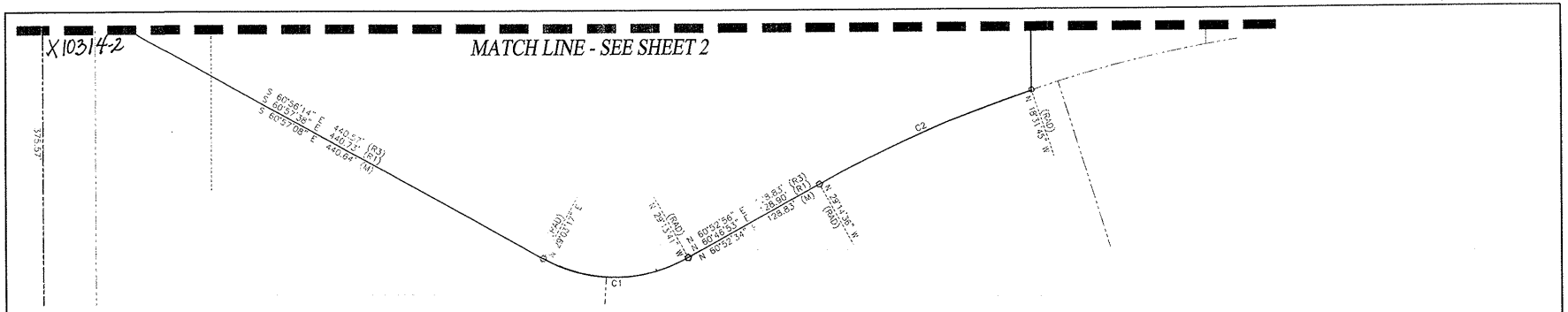
TAX PARCEL #136-09-024U

SHEET 2 OF 3

SEQ. # 20163200543-2



EXISTING BOUNDARY CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	127.47'	129.67'	58°16'58"
C1 (R3)	127.47'(R3)	129.67' (R3)	58°17'07" (R3)
C2	1066.20'	199.37'	10°42'50"
C2 (R3)	1066.20'(R3)	199.43' (R3)	10°43'01" (R3)
C3	1082.88'	146.03'	07°43'40"
C3 (R3)	1082.88'(R3)	146.01' (R3)	07°43'37" (R3)
C4	247.28'	172.61'	39°59'42"
C4 (R3)	247.28'(R3)	172.63' (R3)	39°59'59" (R3)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	28.08'	19.50'	82°30'10"
C2	73.18'	47.50'	88°16'06"
C3	21.01'	44.50'	27°03'13"
C4	18.94'	325.50'	3°20'04"
C5	33.61'	325.50'	5°54'59"
C6	43.98'	28.00'	90°00'00"
C7	21.44'	227.50'	5°23'57"
C8	17.59'	50.00'	20°09'17"
C9	46.82'	50.00'	53°38'58"
C10	158.81'	50.00'	181°58'49"
C11	24.25'	50.00'	27°47'11"
C12	26.24'	50.00'	30°04'05"
C13	49.49'	272.50'	10°24'22"
C14	42.62'	272.50'	8°57'44"
C15	14.99'	60.00'	14°18'50"
C16	56.40'	60.00'	53°51'43"
C17	56.91'	60.00'	54°20'57"
C18	28.14'	280.50'	5°44'53"
C19	40.72'	44.50'	52°25'50"
C20	68.06'	50.00'	77°59'31"
C21	27.86'	17.00'	93°53'43"
C22	102.43'	303.00'	19°22'06"
C23	79.33'	50.50'	90°00'00"
C24	84.51'	250.00'	19°22'06"
C25	8.61'	44.50'	11°05'28"

Flood Plain Line Table

Line #	Length	Direction
FPL138	26.01'	S56°15'50"E
FPL139	67.06'	S22°22'47"E
FPL140	33.58'	S09°37'10"E
FPL141	62.86'	S47°44'34"E
FPL142	53.68'	S65°49'24"E
FPL143	152.69'	S56°20'43"E
FPL144	28.27'	S73°37'23"E
FPL145	36.44'	N87°10'47"E
FPL146	44.84'	S67°51'19"E
FPL147	7.83'	N85°08'27"E
FPL148	26.80'	N69°52'23"E
FPL149	23.67'	N87°40'23"E
FPL150	26.86'	S70°57'21"E
FPL151	17.06'	S88°00'55"E
FPL152	10.10'	S22°08'58"E
FPL153	34.21'	S45°19'25"E
FPL154	19.10'	S55°14'50"E
FPL155	35.81'	S73°09'23"E
FPL156	39.29'	S84°22'52"E
FPL157	72.55'	S80°57'44"E
FPL158	135.67'	S89°16'38"E
FPL159	85.78'	S32°38'47"E
FPL160	26.82'	S65°59'23"E

Flood Plain Line Table

Line #	Length	Direction
FPL161	31.76'	N81°06'02"E
FPL162	16.02'	S71°48'12"E
FPL163	45.68'	N39°07'35"W
FPL164	22.85'	N16°54'53"E
FPL165	21.40'	N71°38'16"E
FPL166	114.23'	S58°06'22"E
FPL167	38.70'	S29°38'19"E
FPL168	67.54'	S55°13'28"E
FPL169	44.19'	N56°35'02"E
FPL170	16.03'	S64°16'13"E
FPL171	42.80'	S34°38'51"E
FPL172	24.60'	N22°19'17"E
FPL173	11.97'	S82°39'48"E
FPL174	12.95'	S25°15'26"E
FPL175	27.36'	N41°06'51"E
FPL176	27.03'	N64°24'42"E
FPL177	10.72'	S82°40'16"E
FPL178	73.47'	S47°03'26"E
FPL179	22.98'	S13°49'54"E
FPL180	43.65'	S28°43'25"E
FPL181	34.83'	N02°14'50"E
FPL182	38.41'	N66°08'02"E
FPL183	63.93'	N85°53'06"E

Flood Plain Line Table

Line #	Length	Direction
FPL184	14.41'	S75°05'16"E
FPL185	43.32'	N72°10'27"E
FPL186	31.21'	S65°47'15"E
FPL187	81.33'	S84°58'12"E

EHS Line Table

Line #	Length	Direction
EHL111	10.21'	S89°10'27"E
EHL112	29.73'	S54°33'14"E
EHL113	73.66'	S22°16'54"E
EHL114	29.54'	S09°37'10"E
EHL115	55.29'	S47°44'34"E
EHL116	52.74'	S65°49'24"E
EHL117	151.66'	S56°20'43"E
EHL118	27.04'	S83°58'37"E
EHL119	34.14'	N56°59'42"E
EHL120	10.58'	S85°43'02"E
EHL121	37.23'	S67°41'08"E
EHL122	24.76'	N72°31'15"E
EHL123	23.29'	N83°58'01"E
EHL124	26.04'	S81°12'29"E
EHL125	17.37'	S68°00'24"E
EHL126	12.58'	N89°05'56"E
EHL127	14.93'	S71°37'23"E
EHL128	11.73'	S50°16'37"E
EHL129	14.85'	S24°48'06"E
EHL130	36.82'	S16°34'06"E

EHS Line Table

Line #	Length	Direction
EHL131	9.83'	S90°55'35"E
EHL132	30.91'	S73°49'22"E
EHL133	38.95'	S84°28'47"E
EHL134	40.05'	S78°00'12"E
EHL135	60.27'	S85°44'17"E
EHL136	60.91'	N88°20'59"E
EHL137	44.33'	S88°48'04"E

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35543 TODD A. HOUT ARIZONA, U.S.A.

EXPIRES 12/31/18

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 22191 KENNETH J. PERRY ARIZONA, U.S.A.

Expires: 9/30/17

PERRY ENGINEERING
505 W WETMORE ROAD
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CONTACT: KEN PERRY, P.E.
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FOR
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SHEET 3 OF 3

SEQ. #20163200543-3