

GENERAL NOTES:

- ACCESS TO MINOR SUBDIVISION IS FROM AIRPORT ROAD
- PRIOR TO CONSTRUCTION EACH LOT MUST HAVE A SEWAGE DISPOSAL SITE INVESTIGATION AND SOIL EVALUATION THAT MEETS THE REQUIREMENTS OF THE ARIZONA ADMINISTRATIVE CODE TITLE 18, R1-9-A311. IF THE SAR IS LESS THAN 0.2 GALLONS PER DAY PER SQUARE FOOT OF SOIL OR LIMITING CONDITIONS ARE FOUND THEN THE LOT SHALL HAVE AN APPROPRIATE ALTERNATIVE SYSTEM DESIGNED FOR THAT LOT. COUNTY APPROVAL FOR ALL CONVENTIONAL SEPTIC SYSTEMS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL ALTERNATIVE SYSTEMS MAY REQUIRE ADEQ OR COUNTY PLAN REVIEW AND CONSTRUCTION APPROVAL. CONVENTIONAL LEACH FIELDS OR SUBSURFACE ELEMENTS OF ALTERNATIVE INDIVIDUAL SEWAGE TREATMENT SYSTEMS MAY BE INSTALLED. ANY LAND RESTORATION OF AREAS OVER SURROUNDING SEPTIC SYSTEMS MUST BE ACCOMPANIED IN SUCH A MANNER AS NOT TO DAMAGE SAID SYSTEMS. A MINIMUM 100-FOOT SETBACK IS REQUIRED FROM ALL WELLS AND FIVE (5) FEET FROM ALL LOT LINES.
- DUST AND EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING AND POST-CONSTRUCTION AND SHALL COMPLY WITH COCHISE COUNTY LAND CLEARING ORDINANCE AND ADEQ STORMWATER PERMIT REQUIREMENTS.
- IT IS THE SUBDIVIDER'S RESPONSIBILITY TO OBTAIN ANY ADDITIONAL STATE OR FEDERAL PERMITS.
- ZONING IS RURAL (RU-4) AND SHALL REMAIN. THIS IS AN EXPEDITED MINOR SUBDIVISION.
- THE EXISTING USE IS VACANT. THE PROPOSED USE FOR THIS SITE IS SINGLE FAMILY DWELLINGS.
- THIS PLAT IS DESIGNED IN CONFORMANCE WITH COCHISE COUNTY SUBDIVISION REGULATIONS.
- THIS SUBDIVISION HAS PRIVATE STREETS THAT ARE NOT BUILT TO COUNTY DESIGN STANDARDS AND WILL NOT BE TAKEN INTO THE COUNTY MAINTENANCE SYSTEM AT ANY TIME IN THE FUTURE. MAINTENANCE OF THESE PRIVATE ROADS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. THE COUNTY IS HELD HARMLESS FOR SAFETY AND VEHICLE DAMAGE FROM PRIVATE STREETS/ROADS. THE LENGTH OF PRIVATE ROAD IS 0.27 MILES. THE LENGTH OF PUBLIC ROAD IS 0.0 MILES.
- NO BUILDINGS \ STRUCTURES SHALL BE ALLOWED WITHIN THE BUILDING SETBACK LINE.
- THE TOTAL NUMBER OF LOTS IS 10. PROPOSED USE IS SINGLE FAMILY RESIDENCES.
- OUTSIDE LIGHTING SHALL NOT BE DIRECTED OR REFLECTED ONTO OTHER PARCELS. ALL OUTDOOR LIGHTING SHALL CONFORM WITH THE COCHISE COUNTY LIGHT POLLUTION CODE.
- FIRE PROTECTION SHALL BE PROVIDED BY WILLCOX RURAL FIRE DEPARTMENT.
- ALL EASEMENTS FOR PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE USE OF THESE UTILITIES ARE FOR THE SOLE PURPOSES OF CONSTRUCTION, INSPECTION, REPAIR, REMOVAL, REPLACEMENT, AND MAINTENANCE OF PUBLIC UTILITIES AT WILL. NO CONSTRUCTION WITHIN THESE AREAS SHALL OCCUR, EXCEPT FOR IMPROVEMENTS FOR DRIVEWAY, PRIVATE UTILITY CROSSINGS, AND LANDSCAPING PURPOSES. SUCH IMPROVEMENTS SHALL NOT INTERFERE WITH THE PRIMARY USE BY PUBLIC UTILITY COMPANIES, WHO SHALL NOT BE LIABLE FOR ANY DAMAGES TO IMPROVEMENTS PLACED UPON THESE EASEMENTS DUE TO NECESSARY OPERATIONS USING REASONABLE CARE.
- WATER SERVICE FOR THIS SUBDIVISION SHALL BE SERVED BY SHARED PRIVATE WELL AND DISTRIBUTION SYSTEMS MAINTAINED AND OWNED BY THE H.O.A.
- THE DESIGN OF THE SUBDIVISION PROVIDES FOR CROSS LOT DRAINAGE AND THE CROSS LOT DRAINAGE WILL CONTINUE TO FLOW IN THE HISTORICAL PATTERN, ACROSS AND OVER THE DEVELOPED LOTS. THE NATURAL STORM WATER FLOW THAT CROSSES A LOT SHALL NOT BE DIVERTED ONTO ANOTHER LOT OR BLOCKED FROM CROSSING A LOT.
- ALL PRIVATE LOTS, COMMON AREAS AND TRACTS SHALL NOT BE FURTHER SUBDIVIDED.
- THE EXISTING PERIMETER FENCING SHALL REMAIN OR BE REPLACED WITH FENCING OF EQUAL OR BETTER CONDITION TO PROTECT SUBDIVISION FROM ROAMING LIVESTOCK.
- RESIDENTIAL DRIP IRRIGATION SYSTEMS AND TURF IRRIGATION SYSTEMS, IF INSTALLED, SHALL BE ENCOURAGED TO HAVE SEASONAL AND RAIN ADJUSTMENT CAPABILITIES. ALL MUST COMPLY WITH WATER CONSERVATION MEASURES AS OUTLINED IN SECTION 412 OF THE SUBDIVISION REGULATIONS.
- THE COUNTY WILL REVIEW AND APPROVE THE HYDROLOGY AND HYDRAULIC STUDY PRIOR TO ACCEPTANCE OF THIS FINAL PLAT.
- ALL ACCESS DRIVEWAYS MUST COMPLY WITH THE SIGHT DISTANCE TRIANGLE STANDARDS REQUIREMENTS.
- IN 100 YEAR (1%) CHANCE FLOODPLAINS, THE MINIMUM FINISHED FLOOR ELEVATIONS (INCLUDING BASEMENTS) SHALL BE TWELVE INCHES ABOVE THE CALCULATED 1% CHANCE WATER SURFACE ELEVATION AT THE BUILDING PAD. NO BUILDING SHALL BE ORIENTED IN SUCH A WAY AS TO BLOCK THE NATURAL STORM RUNOFF. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE APPROVED HYDROLOGY AND HYDRAULIC STUDY PREPARED FOR THIS SUBDIVISION AND ON FILE WITH COCHISE COUNTY HIGHWAY AND FLOODPLAIN DEPARTMENT.
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD COCHISE COUNTY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- PARCEL LIES WITHIN FEMA ZONE X, AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 04003C0700F, DATED 8/28/08.
- ALL SLOPES STEEPER THAN 3:1(HORIZ:VERT) WILL BE STABILIZED WITH STONE RIP RAPPING OR SCULPTURED ROCK AND INSTALLED BY APPROVED METHODS.
- A MINIMUM OF 50 FEET BETWEEN ACCESS POINTS FROM AIRPORT ROAD FOR LOTS 1 & 2 SHALL BE MAINTAINED.
- A ROAD ACCESS EASEMENT DEDICATION ONTO AND ALONG THE INTERNAL PRIVATE ROADWAYS SHALL BE MADE FOR EACH LOT SOLD.
- EACH FUTURE HOME SHALL INCLUDE AN AUTOMATIC FIRE SPRINKLER SYSTEM COMPLIANT WITH NFPA 13D AND SHALL BE CAPABLE OF PROVIDING SPRINKLER FLOW FOR A MINIMUM OF TEN MINUTES. ADDITIONAL FIRE WATER STORAGE ON EACH LOT SHALL BE OPTIONAL AND AT THE DISCRETION OF THE INDIVIDUAL LOT OWNER.

DEDICATION

WE THE UNDERSIGNED, OWNER AND THE ONLY PARTY HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND AND PROPOSED EASEMENTS IN THE MANNER SHOWN HEREON. PRIVATE ROADWAY AND COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR PUBLIC OR EMERGENCY VEHICLES, ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, PROPERTY OWNER GUESTS AND INVITEES, UTILITY PROVIDERS FOR THE PURPOSES OF ACCESS, INSTALLATION, AND MAINTENANCE OF UTILITY INFRASTRUCTURE, AND PERSONS LEGALLY CONDUCTING BUSINESS UPON THE LAND. 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 # _____ IN THE COCHISE COUNTY RECORDER'S OFFICE. THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND LIABILITY FOR THE PRIVATE ROADWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

SECURITY TITLE AGENCY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. _____ ONLY AND NOT OTHERWISE.

TRUST OFFICER _____ DATE _____

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED _____ (HIM/HERSELF) TO BE THE TRUST OFFICIAL OF SECURITY TITLE AGENCY OF ARIZONA AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

RECORDING DATA

STATE OF ARIZONA)
 SS)
 COUNTY OF COCHISE)
 THIS INSTRUMENT WAS RECORD AT THE REQUEST OF COCHISE COUNTY ON THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF MAPS AND PLATS AT PAGE _____.

FFE # _____

COCHISE COUNTY RECORDER _____ DEPUTY RECORDER _____

ASSURANCES

THIS IS TO CERTIFY THAT ALL IMPROVEMENTS, SUCH AS STREETS, WATER AND UTILITY INSTALLATION, DRAINAGE AND FLOOD CONTROL FACILITIES, AND MONUMENTS, REQUIRED BY COCHISE COUNTY 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 COCHISE COUNTY DEEMS NECESSARY AND PROPER. IN THE EVENT THAT ANY SUCH ASSURANCE EXPIRES, LAPSES OR IS OTHERWISE INADEQUATE TO ASSURE THE COMPLETION OF ASSURANCE INFRASTRUCTURE, COCHISE COUNTY MAY SUSPEND THE ISSUANCE OF BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY.

COCHISE COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DIRECTOR _____

COCHISE COUNTY ENGINEERING ADMINISTRATOR _____

BASIS OF BEARING:

BEARINGS ARE BASED ON A LINE BETWEEN THE NORTH 1/4 CORNER OF SECTION 10 AND THE NORTHWEST CORNER OF SECTION 10, SAID BEARING BEING N 89° 43' 47" W PER BK 3 PG 6 OF SURVEY MAPS (R1).

WATER ADEQUACY NOTE

THE ARIZONA DEPARTMENT OF WATER RESOURCES ISSUED A DETERMINATION OF ADEQUATE WATER SUPPLY ON _____.

CERTIFICATION OF SURVEY

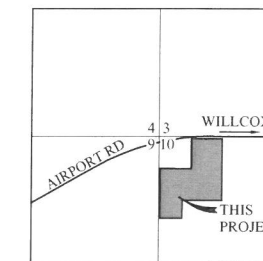
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION, AND THAT ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.



DONALD J. LOOSE R.L.S. # 23379 DATE: _____
 EXPIRES: 06-30-2018

APPROVALS

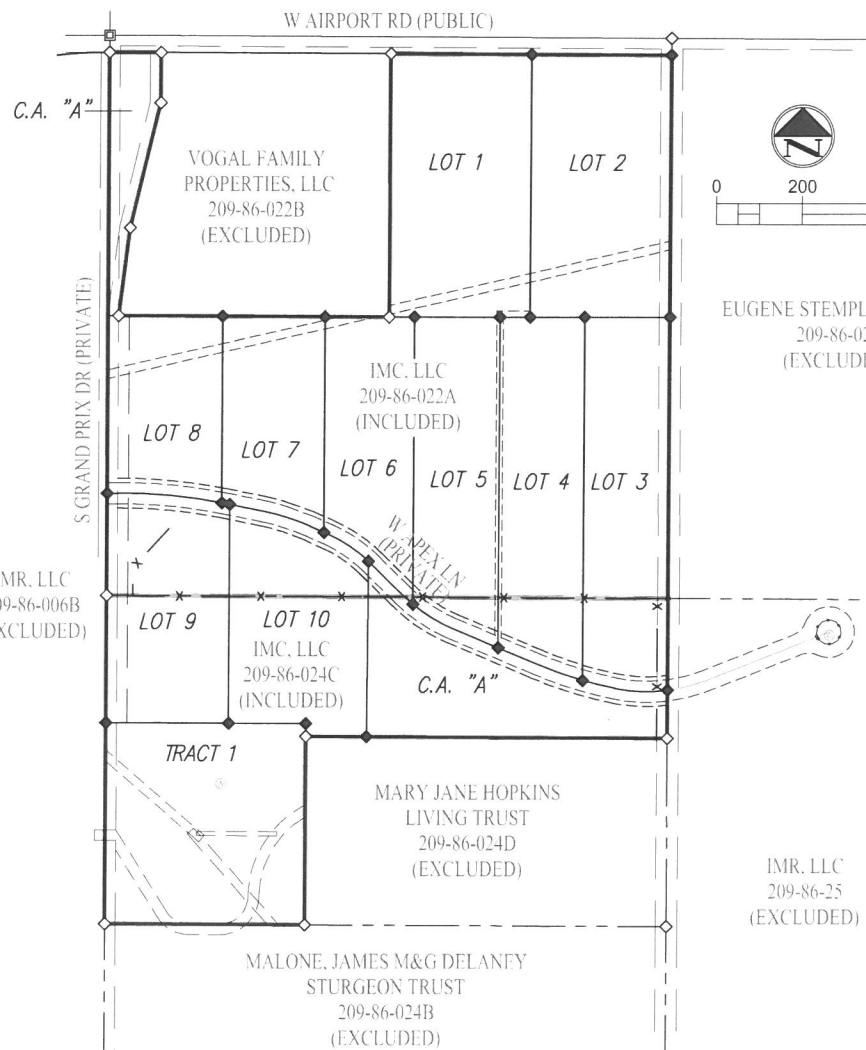
CHAIRMAN OF THE BOARD OF SUPERVISORS _____ DATE _____
 CLERK OF THE BOARD OF SUPERVISORS _____ DATE _____
 COUNTY ENGINEER _____ DATE _____



LOCATION MAP
 SECTION 10
 TOWNSHIP 14 SOUTH, RANGE 23 EAST
 GILA & SALT RIVER MERIDIAN
 COCHISE COUNTY, AZ
 SCALE: 3"=1 MILE

LEGEND

- FOUND G.L.O. BRASS CAP MONUMENT MARKED AS SHOWN
- ◇ FOUND 1/2" REBAR TAGGED "LS 1318"
- ◆ LOT CORNER TO BE SET BY R.L.S.
- (M) MEASURED DATA
- (R) RECORD PER REPORT OF TITLE BOOK 42, PAGE 44
- (R1) RECORD PER BK 3 PG 6 OF SURVEY MAPS
- N.F.P.A NON FLOOD PRONE AREA
- BOUNDARY LINE
- SUBJECT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - OHU - OVERHEAD UTILITY
- BARBED WIRE FENCE
- - - 100YR FLOOD PRONE LIMIT (LOTS 1-10) AND EROSION HAZARD SETBACK LINE (LOTS 2-10)
- 47.78 WSE 100-YEAR WATER SURFACE ELEVATION
- - - EROSION HAZARD SETBACK LINE (LOT 2 ONLY)
- ★ POINT OF LOT ACCESS
- EX. POWER POLE
- WELL SITE
- NEW DOUBLESLOT CHIPSEAL
- EXISTING PAVEMENT
- ▨ 100YR FLOOD PRONE AREA



BENEFICIARY

THE BENEFICIARY OF SECURITY TITLE AGENCY TRUST NO. _____ IS GRAHAM E. DORLAND AND VIRGINIA A. DORLAND, HUSBAND AND WIFE.

ENGINEER'S CERTIFICATE

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



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

SHEET INDEX

SHEET 1: FINAL PLAT COVER SHEET
 SHEET 2: FINAL PLAT
 SHEET 3: TENTATIVE PLAT



505 WEST WETMORE ROAD
 TUCSON, AZ 85705
 CONTACT: KEN PERRY, P.E.
 PHONE: 520.620.9870

FINAL PLAT

FOR
THE HIGHLANDS AT INDE
 LOTS 1-10, COMMON AREA "A" AND TRACT 1

LOCATED IN A PORTION OF
 SECTION 10, T-14-S, R-23-E,
 GILA & SALT RIVER MERIDIAN
 COCHISE COUNTY, ARIZONA

ADMINISTRATIVE SITE ADDRESS:
 9301 W. AIRPORT ROAD, WILLCOX, ARIZONA

LEGAL DESCRIPTION:

PARCEL I:

PARCEL 1, ACCORDING TO BOOK 3 OF SURVEYS, PAGE 6, RECORDS OF COCHISE COUNTY, ARIZONA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCELS A AND B:

A) A 40.00 FOOT WIDE STRIP WITHIN SECTIONS 9 AND 10, TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10, TOWNSHIP 14 SOUTH, RANGE 23 EAST, BEING A G.L.O. BRASS CAPPED PIPE;

THENCE NORTH 89°43'51" WEST 1,318.86 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A #4 REBAR TAGGED LS 13187 AND THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°43'51" WEST 1,318.86 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A G.L.O. BRASS CAPPED PIPE AT THE CORNER OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 14 SOUTH, RANGE 23 EAST;

THENCE CONTINUE NORTH 89°43'51" WEST 6.65 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE ALONG SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 967.00 FEET, A CENTRAL ANGLE OF 39°04'40", AN ARC DISTANCE OF 659.53 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 51°11'29" WEST 308.41 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE ALONG SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 1,683.00 FEET, A CENTRAL ANGLE OF 18°23'11", AN ARC DISTANCE OF 540.08 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 69°34'40" WEST 1,061.08 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE ALONG SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 1,117.00 FEET, A CENTRAL ANGLE OF 07°25'48", AN ARC DISTANCE OF 144.85 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 62°08'52" WEST 509.51 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE ALONG SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 2,417.00 FEET, A CENTRAL ANGLE OF 10°06'56", AN ARC DISTANCE OF 426.72 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 5, 033.00 FEET, A CENTRAL ANGLE OF 07°02'54", AN ARC DISTANCE OF 619.15 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 59°04'50" WEST 1,761.22 FEET TO A POINT ON THE WEST LINE OF SECTION 9, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 00°01'26" WEST 213.23 FEET;

THENCE SOUTHERLY LINE OF SAID 40.00 FOOT WIDE STRIP BEING EXTENDED TO INTERSECT THE WEST LINE OF SAID SECTION 9.

B) COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA;

THENCE ALONG THE LINE BETWEEN SAID SECTION 10 AND SECTION 9, SOUTH 00°01'16" EAST 40.00 FEET TO A #4 REBAR TAGGED LS 13187 ON THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD AS RECORDED IN DOCUMENT NO. 2010-03900;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD, SOUTH 89°43'53" EAST 121.40 FEET TO A #4 REBAR TAGGED LS 13187 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°43'53" EAST 537.83 FEET;

THENCE SOUTH 00°02'35" EAST 620.31 FEET;

THENCE NORTH 89°43'47" WEST 634.47 FEET;

THENCE NORTH 07°07'04" EAST 208.76 FEET;

THENCE NORTH 13°26'37" EAST 302.58 FEET;

THENCE NORTH 00°01'16" WEST 118.40 FEET TO THE POINT OF BEGINNING.

PARCEL II:

PARCEL 3, ACCORDING TO BOOK 3 OF SURVEYS, PAGE 6, RECORDS OF COCHISE COUNTY, ARIZONA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 23 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCELS A AND B:

A) BEGINNING AT A BRASS CAPPED GENERAL LAND OFFICE MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 10;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°43'34" EAST 1319.07 FEET TO A #4 REBAR TAGGED LS 13187;

THENCE NORTH 00°01'55" WEST 545.00 FEET TO A #4 REBAR TAGGED LS 13187;

THENCE NORTH 89°43'34" WEST 1319.02 FEET TO A #4 REBAR ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, SOUTH 00°01'35" EAST 545.00 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE LINE BETWEEN A FOUND #4 REBAR AT THE SOUTH QUARTER CORNER OF SAID SECTION 10 AND A G.L.O. BRASS CAPPED PIPE AT THE NORTH QUARTER CORNER OF SAID SECTION 10. SAID BEARING BEING NORTH 00°02'01" WEST AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 3 OF SURVEYS, PAGE 6, RECORDS OF COCHISE COUNTY, ARIZONA.

B) COMMENCING AT A BRASS CAPPED GENERAL LAND OFFICE MONUMENT AT THE WEST QUARTER OF SAID SECTION 10;

THENCE NORTH 00°01'35" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 545.00 FEET TO

A #4 REBAR TAGGED RLS 13187;

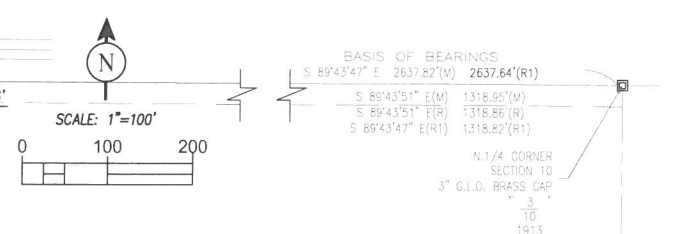
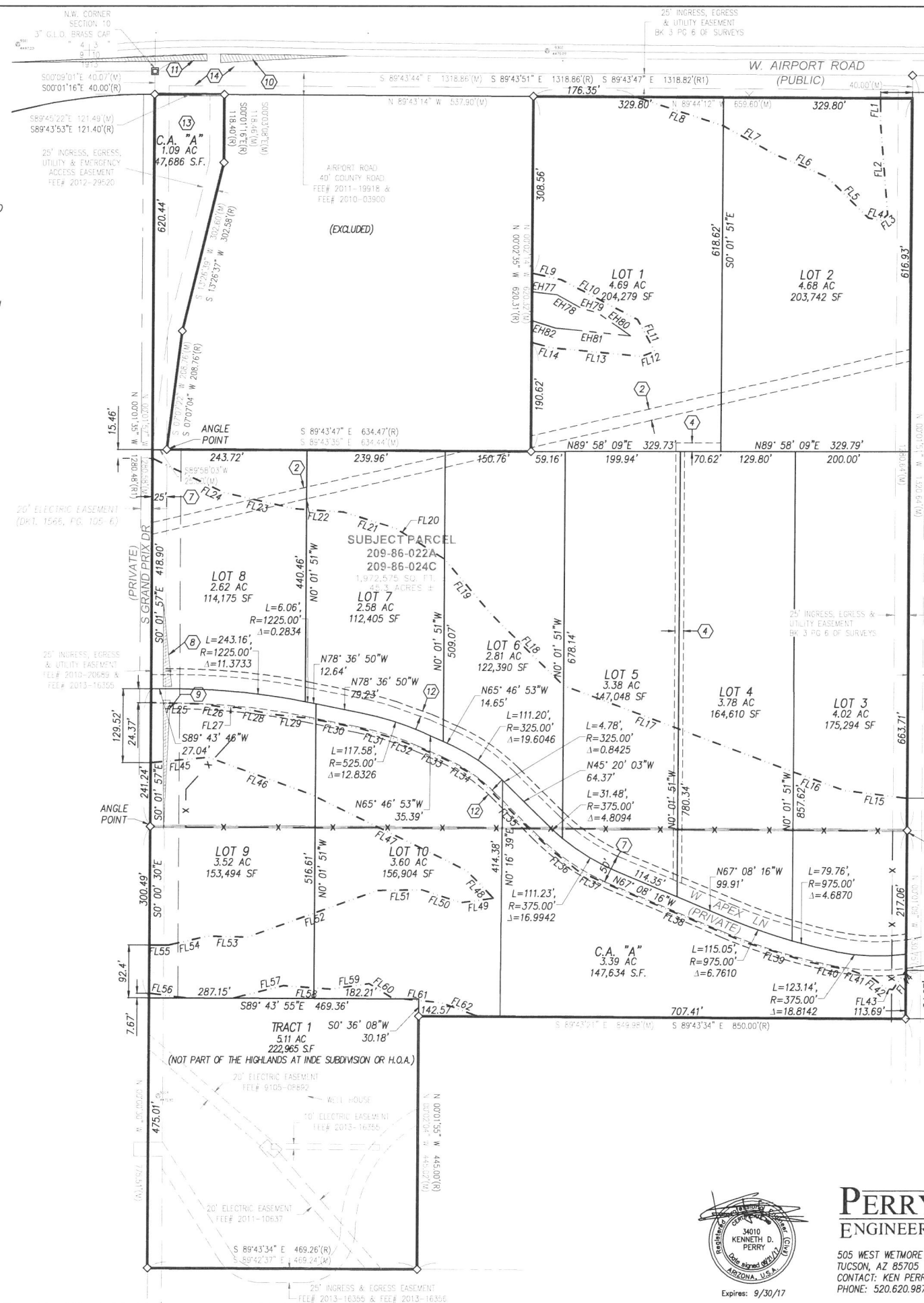
THENCE SOUTH 89°43'34" EAST, A DISTANCE OF 469.26 FEET TO A #4 REBAR TAGGED RLS 13187 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°43'34" EAST, A DISTANCE OF 850.00 FEET TO A #4 REBAR TAGGED RLS 13187;

THENCE NORTH 00°01'55" WEST, A DISTANCE OF 445.00 FEET TO A #4 REBAR TAGGED RLS 13187;

THENCE NORTH 89°43'34" WEST, A DISTANCE OF 850.00 FEET TO A #4 REBAR TAGGED RLS 13187;

THENCE SOUTH 00°01'55" EAST, A DISTANCE OF 445.00 FEET TO A #4 REBAR TAGGED RLS 13187 AND POINT OF BEGINNING.



Floodplain Line Table			Floodplain Line Table			Floodplain Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
FL1	42.92	N0°26'53"W	FL21	94.53	N72°33'58"W	FL41	39.14	N69°45'08"W
FL2	160.96	N4°50'31"W	FL22	86.19	N86°15'25"W	FL42	28.10	N53°13'58"W
FL3	15.84	N49°45'11"E	FL23	125.36	N76°51'39"W	FL43	12.62	N75°58'14"W
FL4	21.83	S77°53'46"E	FL24	138.44	N64°26'59"W	FL44	40.85	S34°26'34"W
FL5	102.59	S45°42'25"E	FL25	91.66	N88°37'46"W	FL45	100.67	S84°35'27"W
FL6	97.90	S66°48'24"E	FL26	37.73	N80°21'33"W	FL46	190.90	N70°00'12"W
FL7	104.57	S61°05'12"E	FL27	19.91	S89°32'31"W	FL47	302.28	N63°52'56"W
FL8	161.47	S71°54'01"E	FL28	65.17	N79°02'41"W	FL48	68.42	N44°36'43"W
FL9	51.06	S77°10'21"E	FL29	63.69	N83°58'22"W	FL49	57.62	S82°15'18"W
FL10	150.39	S62°18'06"E	FL30	90.44	N78°36'50"W	FL50	72.94	N71°57'02"W
FL11	62.94	S28°53'17"E	FL31	53.27	N73°40'08"W	FL51	76.42	S89°05'57"W
FL12	24.74	S68°08'46"W	FL32	51.52	N70°08'44"W	FL52	239.49	S70°00'22"W
FL13	156.66	N84°29'21"W	FL33	64.95	N65°46'53"W	FL53	69.62	N88°40'39"W
FL14	35.63	N74°45'03"W	FL34	49.97	N59°57'25"W	FL54	69.50	S77°02'06"W
FL15	111.71	N82°48'47"W	FL35	181.19	N45°45'48"W	FL55	89.21	S75°54'34"W
FL16	116.01	N70°01'25"W	FL36	62.88	N51°45'59"W	FL56	83.04	N85°52'23"W
FL17	405.99	N69°20'13"W	FL37	56.43	N65°32'53"W	FL57	67.52	S81°49'55"W
FL18	181.81	N45°23'44"W	FL38	261.35	N67°08'16"W	FL58	45.64	N57°37'40"W
FL19	123.67	N40°40'08"W	FL39	111.10	N72°29'11"W	FL59	87.92	N83°54'12"W
FL20	101.23	N57°43'48"W	FL40	82.07	N78°37'23"W	FL60	68.18	N69°36'49"W

Erosion Hazard Line Table		
Line #	Length	Direction
EH77	43.63	S83°10'14"E
EH78	47.57	S60°23'31"E
EH79	30.56	S74°09'28"E
EH80	70.10	S54°58'53"E
EH81	130.95	N83°54'18"W
EH82	43.24	N72°33'11"W

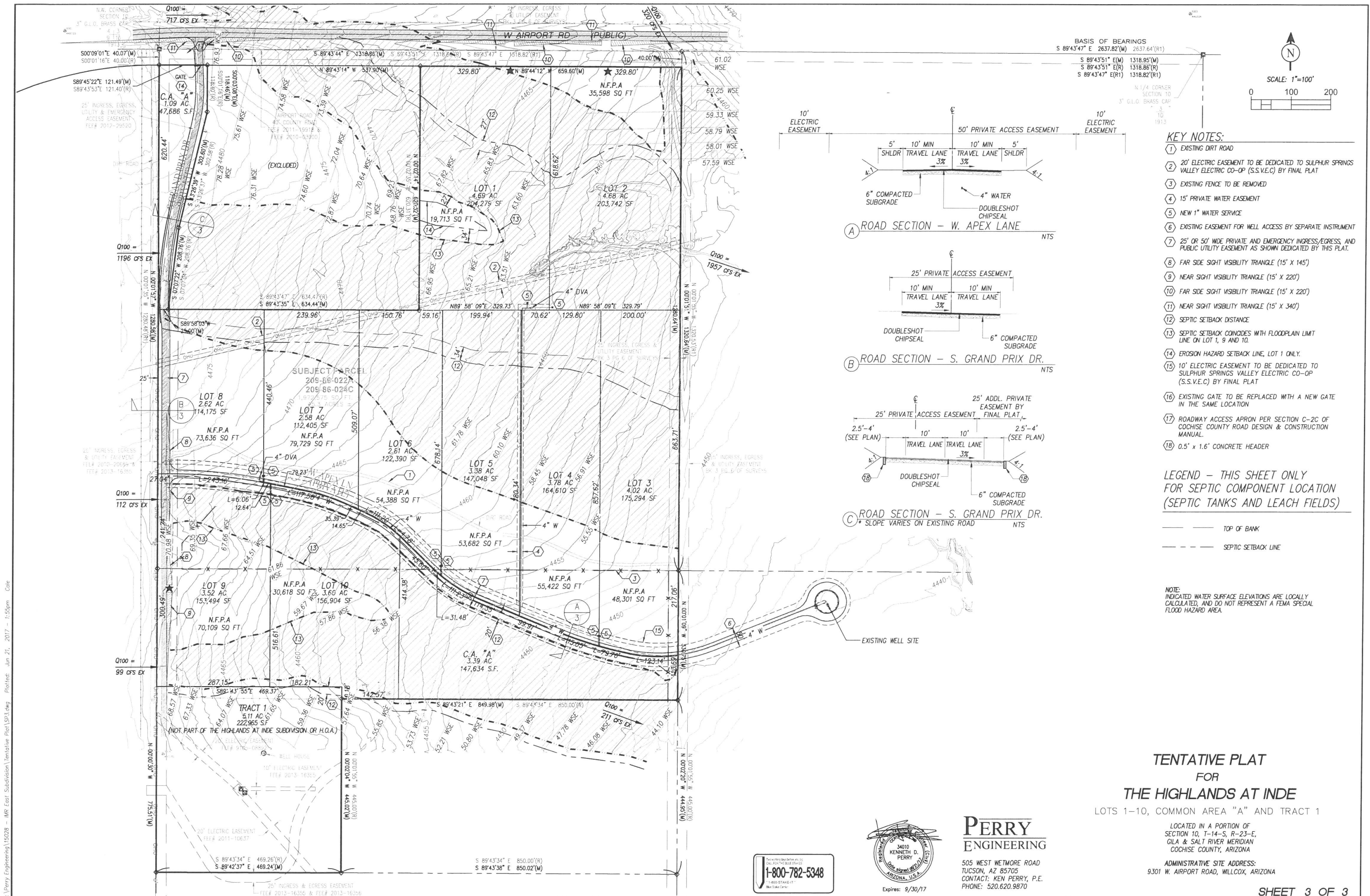
- KEY NOTES:**
- EXISTING DIRT ROAD
 - 20' ELECTRIC EASEMENT TO BE DEDICATED TO SULPHUR SPRINGS VALLEY ELECTRIC CO-OP (S.S.V.E.C) BY FINAL PLAT
 - EXISTING FENCE TO BE REMOVED
 - 15' PRIVATE WATER EASEMENT
 - NEW 1" WATER SERVICE
 - EXISTING EASEMENT FOR WELL ACCESS BY SEPARATE INSTRUMENT
 - 25' OR 50' WIDE PRIVATE INGRESS/EGRESS, GENERAL UTILITY AND EMERGENCY ACCESS EASEMENT AS SHOWN DEDICATED BY THIS PLAT.
 - FAR SIDE SIGHT VISIBILITY TRIANGLE (15' X 145')
 - NEAR SIGHT VISIBILITY TRIANGLE (15' X 220')
 - FAR SIDE SIGHT VISIBILITY TRIANGLE (15' X 220')
 - NEAR SIGHT VISIBILITY TRIANGLE (15' X 340')
 - 10' ELECTRIC EASEMENT TO BE DEDICATED TO SULPHUR SPRINGS VALLEY ELECTRIC CO-OP (S.S.V.E.C) BY FINAL PLAT
 - EXISTING GATE TO BE REPLACED WITH A NEW GATE IN THE SAME LOCATION
 - ROADWAY ACCESS APRON PER SECTION C-2C OF COCHISE COUNTY ROAD DESIGN & CONSTRUCTION MANUAL

**FINAL PLAT
FOR
THE HIGHLANDS AT INDE
LOTS 1-10, COMMON AREA "A" AND TRACT 1**

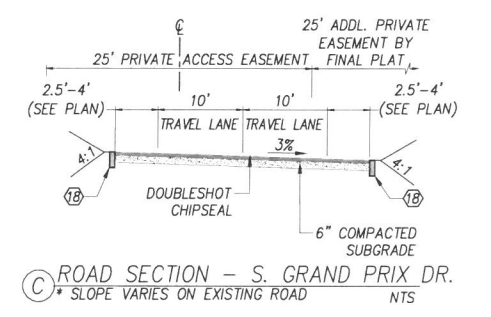
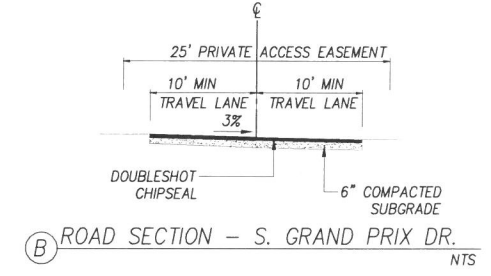
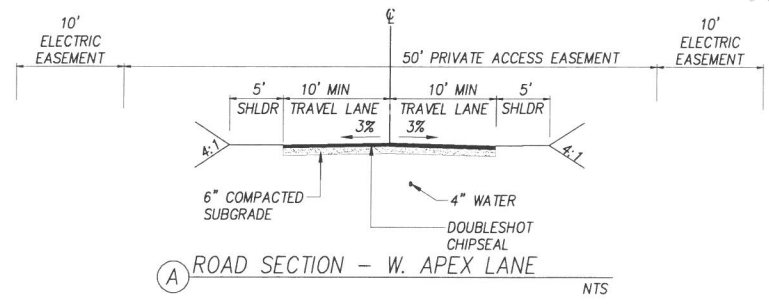
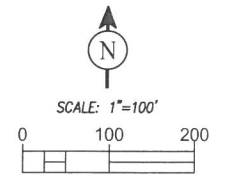
LOCATED IN A PORTION OF SECTION 10, T-14-S, R-23-E, GILA & SALT RIVER MERIDIAN COCHISE COUNTY, ARIZONA
ADMINISTRATIVE SITE ADDRESS: 8301 W. AIRPORT ROAD, WILLCOX, ARIZONA

PERRY ENGINEERING
3401 KENNETH D. PERRY
505 WEST WETMORE ROAD TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E. PHONE: 520.620.9870
Expires: 9/30/17

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BASIS OF BEARINGS
 S 89°43'47" E 2637.82'(M) 2637.64'(R1)
 S 89°43'51" E(M) 1318.95'(M)
 S 89°43'51" E(R) 1318.86'(R)
 S 89°43'47" E(R1) 1318.82'(R1)



- KEY NOTES:**
- 1 EXISTING DIRT ROAD
 - 2 20' ELECTRIC EASEMENT TO BE DEDICATED TO SULPHUR SPRINGS VALLEY ELECTRIC CO-OP (S.S.V.E.C) BY FINAL PLAT
 - 3 EXISTING FENCE TO BE REMOVED
 - 4 15' PRIVATE WATER EASEMENT
 - 5 NEW 1" WATER SERVICE
 - 6 EXISTING EASEMENT FOR WELL ACCESS BY SEPARATE INSTRUMENT
 - 7 25' OR 50' WIDE PRIVATE AND EMERGENCY INGRESS/EGRESS, AND PUBLIC UTILITY EASEMENT AS SHOWN DEDICATED BY THIS PLAT.
 - 8 FAR SIDE SIGHT VISIBILITY TRIANGLE (15' X 145')
 - 9 NEAR SIGHT VISIBILITY TRIANGLE (15' X 220')
 - 10 FAR SIDE SIGHT VISIBILITY TRIANGLE (15' X 220')
 - 11 NEAR SIGHT VISIBILITY TRIANGLE (15' X 340')
 - 12 SEPTIC SETBACK DISTANCE
 - 13 SEPTIC SETBACK CONODES WITH FLOODPLAIN LIMIT LINE ON LOT 1, 9 AND 10.
 - 14 EROSION HAZARD SETBACK LINE, LOT 1 ONLY.
 - 15 10' ELECTRIC EASEMENT TO BE DEDICATED TO SULPHUR SPRINGS VALLEY ELECTRIC CO-OP (S.S.V.E.C) BY FINAL PLAT
 - 16 EXISTING GATE TO BE REPLACED WITH A NEW GATE IN THE SAME LOCATION
 - 17 ROADWAY ACCESS APRON PER SECTION C-2C OF COCHISE COUNTY ROAD DESIGN & CONSTRUCTION MANUAL.
 - 18 0.5' x 1.6' CONCRETE HEADER

LEGEND - THIS SHEET ONLY FOR SEPTIC COMPONENT LOCATION (SEPTIC TANKS AND LEACH FIELDS)

- TOP OF BANK
- SEPTIC SETBACK LINE

NOTE:
 INDICATED WATER SURFACE ELEVATIONS ARE LOCALLY CALCULATED, AND DO NOT REPRESENT A FEMA SPECIAL FLOOD HAZARD AREA.

TENTATIVE PLAT FOR THE HIGHLANDS AT INDE
 LOTS 1-10, COMMON AREA "A" AND TRACT 1



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