

**FINAL PLAT**  
FOR  
**"Walnut Valley Ranch"**  
SUBDIVISION  
LOTS 1 THROUGH 22  
AND TRACTS A,B,C  
LOCATED IN  
THE SOUTH 1/2 OF THE NORTHWEST 1/4  
OF SECTION 32, TOWNSHIP 19 SOUTH  
RANGE 22 EAST, GILA & SALT RIVER MERIDIAN  
COCHISE COUNTY, ARIZONA.

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 22 EAST, GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 32;  
THENCE NORTH 01°18'37" WEST COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1323.60 FEET TO THE EAST-WEST CENTER LINE OF SAID NORTHWEST QUARTER;  
THENCE NORTH 89°58'17" EAST COINCIDENT WITH SAID EAST-WEST CENTER LINE, A DISTANCE OF 2644.61 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;  
THENCE SOUTH 01°02'22" EAST COINCIDENT WITH SAID EAST LINE A DISTANCE OF 1323.91 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER;  
THENCE SOUTH 89°58'42" WEST, COINCIDENT WITH SAID SOUTH LINE A DISTANCE OF 2641.44 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 32 AND THE POINT OF BEGINNING.

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 22 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO RECORD OF SURVEY, RECORDED AT BOOK 19 AT PAGE 67 IN THE OFFICE OF THE RECORDER, COCHISE COUNTY, ARIZONA, SHOWN THEREON AS SOUTH 00°18'37" EAST.

**APPROVED**  
COCHISE COUNTY  
**BOARD OF SUPERVISORS**  
DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE**

HEREBY CERTIFY THAT THIS PLAT, CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND LEGAL DESCRIPTION SHOWN HEREON AND THAT SAID CORNERS AND THE LEGAL DESCRIPTION SHOWN HEREON DO CORRECTLY REPRESENT THE LAND BEING SUBDIVIDED.

KEVIN P. GILBERT R.L.S. NO. 14181

DATE \_\_\_\_\_

**APPROVALS**

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE COCHISE COUNTY BOARD OF SUPERVISORS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

BY: \_\_\_\_\_  
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS

PLANNING DIRECTOR \_\_\_\_\_

COUNTY ENGINEER \_\_\_\_\_

COUNTY SANITARIAN \_\_\_\_\_

COUNTY ASSESSOR \_\_\_\_\_

**RECORDING DATA**

STATE OF ARIZONA } SS  
COUNTY OF COCHISE }  
THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF COCHISE COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_  
MAPS AND PLATS AT PAGE \_\_\_\_\_  
FEE # 060622437  
COCHISE COUNTY RECORDER \_\_\_\_\_ DEPUTY RECORDER \_\_\_\_\_

**PREPARED BY:**

**BUCK LEWIS ENGINEERING, INC.**  
PLANNERS • ENGINEERS • CONSULTANTS  
P.O. BOX 1373 SIERRA VISTA, ARIZONA 85636-1373  
PHONE: (520) 459-1122 FAX: (520) 459-9246  
EMAIL: postmaster@buel.com

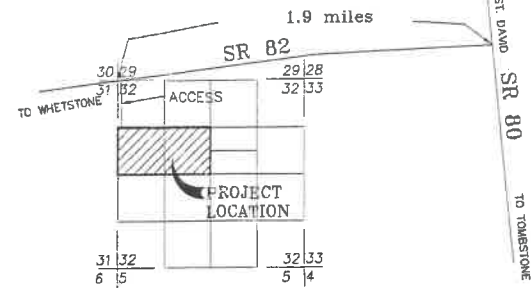
**PREPARED FOR**

DEVELOPER  
**DAVID B. McCARTNEY**  
1630 NORTH DRIVE  
TOMBSTONE, AZ 85638

4206 AVENIDA COCHISE, STE 12  
SIERRA VISTA, ARIZONA 85635  
FAX: (520) 459-9246

JOB#: 04-023  
BOOK: 15 PAGE: 61+61A

LINE NO.	LENGTH	BEARING	LENGTH	BEARING
(1)	23,238.67	N 68°58'59" W	23,238.44	N 68°58'12" W
(2)	18,294.01	N 69°00'20" W	18,293.83	N 68°59'42" W
(3)	4,999.06	N 59°33'08" W	4,999.01	N 59°32'21" W



**GENERAL NOTES**

1. THE SUBDIVISION IS A PORTION OF PARCEL NUMBER 108-17-001A
2. THE GROSS AREA IS 80.32 ACRES.
3. THE EXISTING ZONING IS RU-4 AND SHALL REMAIN.
4. THERE ARE NO PARKS OR PLAYGROUNDS PLANNED FOR THIS SUBDIVISION.
5. THE LENGTH OF ALL STREET IMPROVEMENTS IS 1.26 MILES.
6. THE TOTAL NUMBER OF LOTS IS 22 LOTS AND TRACTS A,B,C.
7. THE MINIMUM LOT SIZE IS 2.76 AC, NO LOT SHALL BE SPLIT.
8. THE MINIMUM FLOOR ELEVATION, INCLUDING BASEMENTS, SHALL BE 12 INCHES ABOVE THE HIGHEST NATURAL GROUND ELEVATION AT THE BUILDING PAD. NO BUILDING SHALL BE ORIENTED IN SUCH A WAY AS TO BLOCK THE NATURAL STORM WATER RUNOFF. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE HYDROLOGY AND HYDRAULIC STUDY PREPARED FOR THIS SUBDIVISION AND ON FILE WITH THE COCHISE COUNTY HIGHWAY AND FLOODPLAIN DEPARTMENT.
9. THE COUNTY HAS APPROVED THE HYDROLOGIC AND HYDRAULIC STUDY AND THE BOARD OF SUPERVISORS HAS APPROVED THE SIGNAGE AND MARKING PLAN.
10. LOTS, TRACTS, CONSERVATION AREAS AND COMMON AREAS CANNOT BE FURTHER DIVIDED.
11. THE HYDROLOGY AND CULVERTS HAVE BEEN DESIGNED TO PASS THE ONE-HUNDRED (100) YEAR STORM SO THAT IT DEPOSITS TWELVE (12) INCHES OR LESS OF WATER ACROSS ANY ROAD.
12. ALL STREET RIGHT-OF-WAYS TO BE DEDICATED TO THE COUNTY BY THIS INSTRUMENT.
13. A PUBLIC WATER DISTRIBUTION SYSTEM IS PROPOSED BY LUCKY HILLS WATER CO., INC.
14. INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE PROPOSED (SEPTIC TANK AND LEACH FIELD). PRIOR TO BUILDING PERMIT ISSUANCE, INDIVIDUAL PERCOLATION OR SOIL EVALUATIONS WILL BE REQUIRED FOR ALL LOTS. A MINIMUM ONE-HUNDRED (100) FOOT SETBACK IS REQUIRED FROM ALL WELLS AND FIFTY (50) FEET FROM ALL LOT LINES.
15. IF SEWAGE DISPOSAL SYSTEMS OTHER THAN CONVENTIONAL LEACH FIELD SYSTEMS ARE REQUIRED, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION OF THE SYSTEM.
16. DUST AND EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING AND POST-CONSTRUCTION AND SHALL COMPLY WITH THE COCHISE COUNTY LAND CLEARING ORDINANCE.
17. IT IS THE SUBDIVIDER'S RESPONSIBILITY TO OBTAIN ANY ADDITIONAL STATE OR FEDERAL PERMITS.
18. NO PERMANENT STRUCTURE, FENCE OR OTHER OBSTRUCTION SHALL BE PLACED ON OR OVER ANY EASEMENT SHOWN ON THIS INSTRUMENT THAT AFFECTS THE INSTALLATION, MAINTENANCE AND PURPOSE OF THE EASEMENT.
19. NO BUILDING/STRUCTURE SHALL BE ALLOWED WITHIN THE EROSION HAZARD SETBACK LINE.
20. STRUCTURES WITHIN 100-YEAR BOUNDARIES, BUT LOCATED OUTSIDE THE EROSION SETBACK REQUIRE A FLOODPLAIN USE PERMIT. MANUFACTURED HOMES MUST BE PLACED ON A PAD OR A LOT ELEVATED ON COMPACTED FILL OR PILINGS SO THE BOTTOM OF THE STRUCTURAL FRAME OR THE LOWEST POINT OF ANY ATTACHED APPLIANCES INCLUDING DUCT WORK (WHICHEVER IS LOWER) IS AT LEAST TWO (2) FEET ABOVE THE HIGHEST ADJACENT PRECONSTRUCTION. THE LOWEST FINISHED FLOOR OF ANY PERMANENT STRUCTURE(S) SHALL BE AT LEAST TWO (2) FEET ABOVE THE HIGHEST ADJACENT PRECONSTRUCTION GRADE.
21. A FIRE SERVICE PROVIDER IS NOT AVAILABLE FOR THIS SUBDIVISION.

**OWNER**

PIONEER TITLE AGENCY, INC.  
AN ARIZONA CORPORATION  
AS TRUSTEE UNDER  
TRUST NUMBER 318209

**DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE SAID LAND SHOWN ON THIS PLAT DO HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON AND HEREBY GRANT TO ALL UTILITY COMPANIES THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF UTILITIES AS DESIGNATED BY THIS PLAT.

WE HEREBY DEDICATE AND CONVEY TO LUCKY HILLS WATER COMPANY, INC. TRACT A & B AS SHOWN HEREON FOR THE PURPOSES OF A WELL SITE TOGETHER WITH TREATMENT AND STORAGE FACILITIES.

WE HEREBY RESERVE AND HOLD FOR FUTURE DEVELOPMENT TRACT C AS SHOWN HEREON.

PIONEER TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST #318209 AND NOT IN ITS CORPORATE CAPACITY.

R. KETH NEWLON, TRUST OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

DAVID B. McCARTNEY, BENEFICIARY \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID B. McCARTNEY, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUST BENEFICIARY OF PIONEER TITLE AGENCY, INC., AN ARIZONA CORPORATION, AND THAT AS SUCH TRUST BENEFICIARY BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

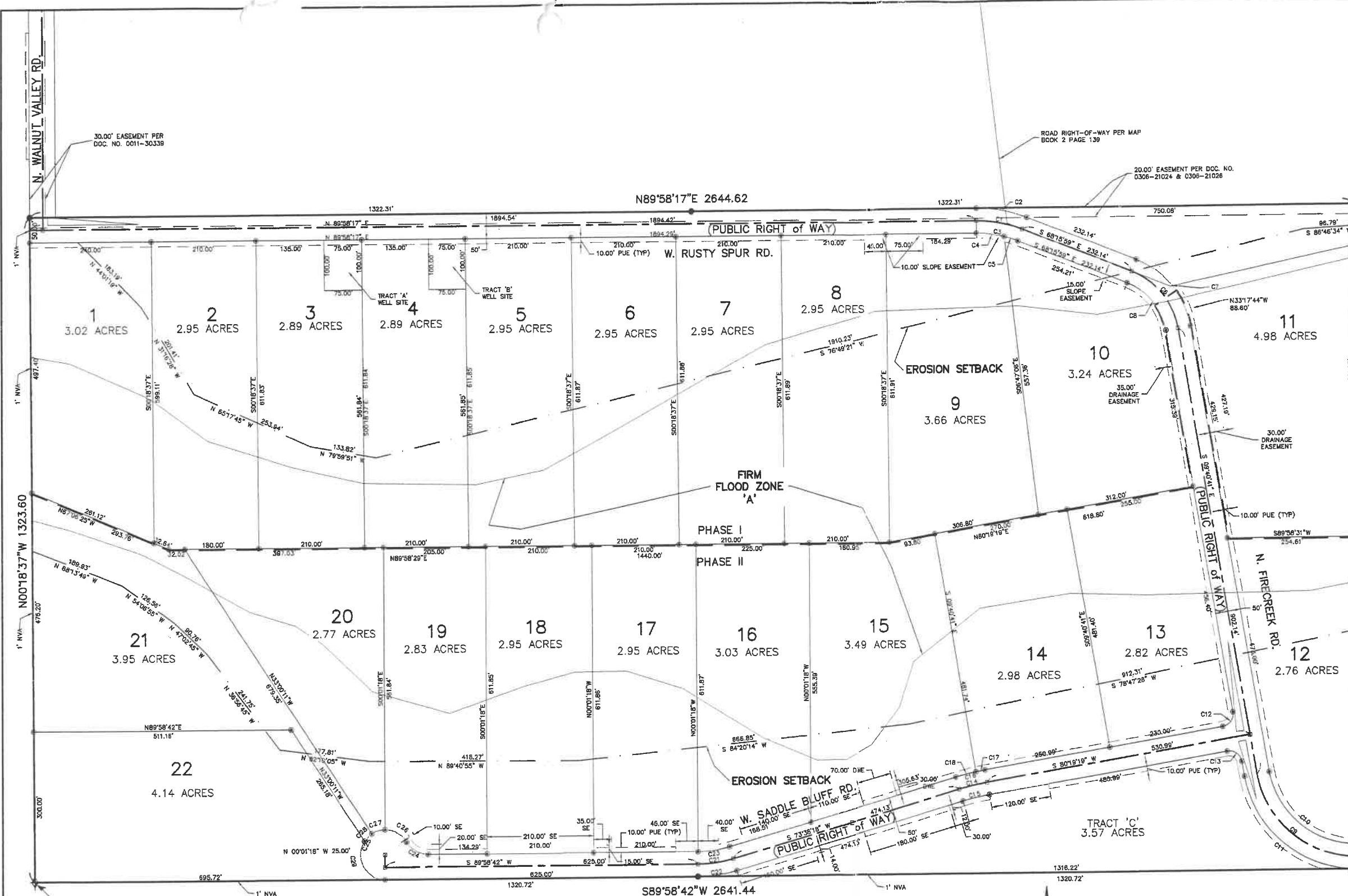
**APPROVED**  
KEY MAP  
COCHISE COUNTY  
**BOARD OF SUPERVISORS**  
DATE 6/26/06

**ACKNOWLEDGMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED R. KETH NEWLON, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUST OFFICER OF PIONEER TITLE AGENCY, INC., AN ARIZONA CORPORATION, AND THAT AS SUCH TRUST OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**FINAL PLAT**  
FOR  
**"Walnut Valley Ranch"**  
SUBDIVISION  
LOTS 1 THROUGH 22  
AND TRACTS A,B,C  
LOCATED IN  
THE SOUTH 1/2 OF THE NORTHWEST 1/4  
OF SECTION 32, TOWNSHIP 19 SOUTH  
RANGE 22 EAST, GILA & SALT RIVER MERIDIAN  
COCHISE COUNTY, ARIZONA.



**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINES
- PHASE LINE
- STREET RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - DRAINAGE EASEMENT
- ◆ FOUND SECTION MONUMENT - TYPE AS NOTED PER R of S BK 19 PG 87
- FOUND 1/2" REBAR WITH PLASTIC CAP PER R of S BK 19 PG 87
- SET - 1/2" REBAR AND YELLOW PLASTIC CAP MARKED LS 14181
- SET - 2" BRASS CAP SURVEY MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- DWE DRAINAGEWAY EASEMENT
- NVA NON-VEHICULAR ACCESS EASEMENT
- SE SLOPE EASEMENT

**CURVE TABLE**

NO.	RADIUS	DELTA	LENGTH
C1	250.00	21°45'44"	84.86
C2	275.00	21°45'44"	104.45
C3	225.00	21°45'44"	85.46
C4	225.00	14°18'31"	58.19
C5	225.00	14°18'31"	28.27
C6	150.00	80°15'18"	153.38
C7	175.00	58°15'18"	178.95
C8	125.00	58°15'18"	127.82
C9	200.00	80°20'37"	280.45
C10	175.00	80°20'37"	245.40
C11	225.00	80°20'37"	315.51
C12	25.00	90°00'00"	38.27
C13	25.00	90°00'00"	38.27
C14	500.00	8°41'01"	58.32
C15	475.00	8°41'01"	55.41
C16	525.00	8°41'01"	61.24
C17	525.00	2°01'32"	19.02
C18	525.00	4°36'09"	42.22
C21	250.00	16°20'24"	71.30
C22	275.00	16°20'24"	78.43
C23	225.00	16°20'24"	64.17
C24	50.00	80°00'00"	62.36
C25	50.00	74°00'00"	209.44
C26	50.00	82°00'00"	52.36
C27	50.00	32°58'53"	28.78
C28	50.00	23°44'41"	20.58
C29	50.00	12°28'26"	107.72

**RECORDING DATA**

STATE OF ARIZONA }  
COUNTY OF COCHISE } SS

THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF COCHISE COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 AT \_\_\_\_\_ M IN BOOK \_\_\_\_\_ OF MAPS AND PLATS AT PAGE \_\_\_\_\_

FEE # \_\_\_\_\_

COCHISE COUNTY RECORDER \_\_\_\_\_ DEPUTY RECORDER \_\_\_\_\_

FOUND ORIGINAL GLO 1/4 SECTION STONE WITH "X" & "1/4" SCRIBED THEREON

SCALE: 1"=100'



PREPARED BY:

**BUCK LEWIS ENGINEERING, INC.**

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