

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 75.1592 ACRES.
2. THE TOTAL NUMBER OF LOTS 1-20 AND COMMON AREAS A & B.
3. THE EXISTING ZONING RU-4.
4. THE BASIS OF BEARING IS THE WEST LINE OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 19 EAST, GILA AND SALT RIVER BASE MERIDIAN, COCHISE COUNTY, ARIZONA, AS SHOWN ON A SURVEY OF PART OF THE NORTHWEST 1/4 OF SECTION 5, FILED IN BOOK 2, PAGE 478 OF MAPS AND PLATS, COCHISE COUNTY, ARIZONA, SAID BEARING BEING NORTH 00°02'56" EAST.
5. ○ DENOTES PROPERTY CORNER FOUND, RLS 7599
 - DENOTES PROPERTY CORNER TO BE SET, IRON PIN 6 CAP, RLS NO. 16525
 - DENOTES PROPERTY CORNER FOUND, IRON PIN 6 CAP, NO. 1052.
6. ALL STREETS WILL BE PRIVATE. STREET RIGHTS-OF-WAY ARE COMMON AREA "A". THE TWO WELL SITES ARE COMMON AREA "B".
7. PORTIONS OF LOTS NUMBER 5, 7, 8 AND 16 LIE IN THE 100 YEAR FLOOD PRONE LIMITS.
8. RECORD BEARING IS DENOTED BY (R), MEASURED BEARING IS DENOTED BY (M).

LEGAL DESCRIPTION

THAT CERTAIN PORTION OF LAND SITUATED WITHIN THE SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 19 EAST, GILA AND SALT RIVER BASE MERIDIAN, COCHISE COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, SAID CORNER BEING AN ALUMINUM CAPPED IRON PIN, THENCE NORTH 00°02'56" EAST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 1729.93 FEET TO A POINT ON THE WEST LINE, TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89°49'14" EAST, A DISTANCE OF 2645.83 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 5;
 THENCE SOUTH 00°04'29" WEST, ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER, A DISTANCE 1232.84 FEET TO A POINT;
 THENCE SOUTH 89°59'35" WEST, ALONG THE NORTH BOUNDARY OF MESCAL LAKES SUBDIVISION UNITS III AND V, AS RECORDED IN BOOK 8 ON PAGE 36, 36A, 36B, AND IN BOOK 9 ON PAGE 43, 43A, OF MAPS AND PLATS, COCHISE COUNTY, ARIZONA, A DISTANCE OF 2645.28 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 5 BEING THE CENTERLINE OF MESCAL ROAD.
 THENCE NORTH 00°02'56" EAST ALONG SAID WEST LINE OF SAID SECTION 5 A DISTANCE OF 1242.22 FEET TO THE POINT OF BEGINNING. SAID PORTION OF LAND CONTAINS 75.1592 ACRES MORE OR LESS.

APPROVAL

THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF COCHISE COUNTY, ARIZONA ON THE 7th DAY OF March, 1988.

BY: H. A. Duncan
 CHAIRMAN
 ATTEST: [Signature]
 CLERK OF THE BOARD

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED AS TO FORM AND CONTENTS.

| | |
|----------------------------------|--------|
| <u>[Signature]</u> | 3-4-88 |
| COCHISE COUNTY ENGINEER | DATE |
| <u>[Signature]</u> | 2-4-88 |
| COCHISE COUNTY PLANNING DIRECTOR | DATE |
| <u>[Signature]</u> | 3-4-88 |
| COCHISE COUNTY SANITARIAN | DATE |
| <u>[Signature]</u> | 3-4-88 |
| COCHISE COUNTY ASSESSOR | DATE |

CERTIFICATION

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. ALL LOTS ARE STAKED IN ACCORDANCE WITH THE PROVISIONS OF THE COCHISE COUNTY SUBDIVISION REGULATIONS I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

HUBERT A. DUNCAN
 REGISTERED LAND SURVEYOR
 No. 16525

HUBERT A. DUNCAN
 REGISTERED PROFESSIONAL ENGINEER
 No. 6104

RECORDING DATA

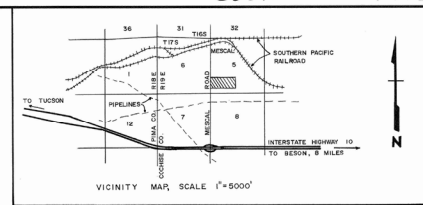
STATE OF ARIZONA } FEE \$14.00
 COUNTY OF COCHISE } No. 880305291

THIS PLAT FILED FOR RECORD AT THE REQUEST OF JERRY R. JONES AND ASSOCIATES, INC. ON THE 14th DAY OF March, 1988, AT 11 AM IN BOOK 12 OF MAPS AND PLATS AT PAGE 73.

CHRISTINE RHODES BY: Christine Rhodes
 COUNTY RECORDER DEPUTY COUNTY RECORDER

BENEFICIARIES

PURSUANT TO SECTION 39-401 ARS, THE NAMES AND ADDRESSES OF BENEFICIARIES OF TRUST NO. 10350 ARE DECLARED TO BE:
 GORDON M. AND JUDITH T. RASMUSSEN
 3573 E. SUNRISE, SUITE 233, TUCSON, ARIZONA 85718



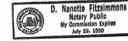
DEDICATION

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.
 PRIVATE STREETS, UTILITY EASEMENTS AND COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE CONVENIENCE AND USE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND SEWERS. TITLE OF THE LAND OF ALL PRIVATE STREETS, EASEMENTS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET _____ AT PAGE _____ IN THE OFFICE OF THE COCHISE COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD- VALOREM TAXES, AND LIABILITY FOR THE PRIVATE STREETS, EASEMENTS AND COMMON AREAS WITHIN THIS SUBDIVISION.
 WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS COCHISE COUNTY, ITS SUCCESSORS, ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASONS OF FLOODING OR DAMAGE CAUSED BY WATER FROM SURFACE FLOOD OR RAINFALL; AND USE OF PRIVATE STREETS BY THE GENERAL PUBLIC.

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 10,310 ONLY AND NOT OTHERWISE.
[Signature] 2/5/88
 TRUST OFFICER DATE

STATE OF ARIZONA } S.S.
 COUNTY OF PIMA }

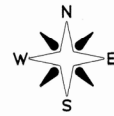
ON THIS THE 2nd DAY OF February, 1988, BEFORE ME, Nanette Fitzsimmons, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Jerry R. Jones, WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER AND TRUSTEE, AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING STATEMENT.
[Signature] MY COMMISSION EXPIRES _____
 NOTARY PUBLIC



FINAL PLAT
BUENA VISTA RANCHETTES
 LOTS 1 THRU 20

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 19 EAST, G. & S. R.B.M, COCHISE, COUNTY ARIZONA

Jerry R. Jones & Associates, Inc.
 ENGINEERS, PLANNERS AND SURVEYORS
 300 STEARNS VISTA, A.C. 85626 (602) 459-5425



SCALE 1" = 100'

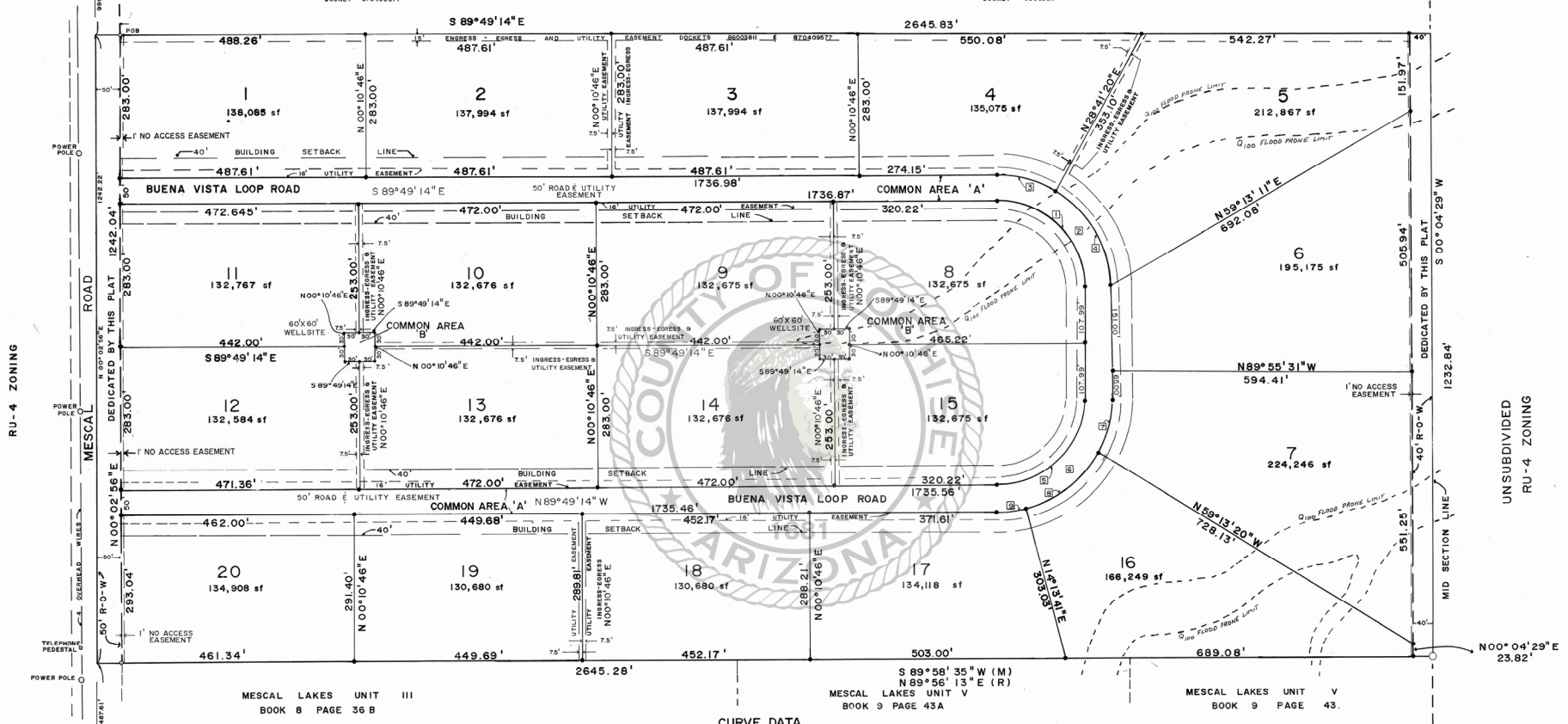
RU - 4 ZONING

SECT. COR.
1/2" IRON PIN

W. 1/4 COR.
1/2" IRON PIN

DOCKET 870409577

DOCKET 8600881



CURVE DATA

| NO. | RADIUS | DELTA | LENGTH |
|-----|---------|-----------|---------|
| 1 | 175.00' | 90°00'00" | 274.89' |
| 2 | 200.00' | 90°00'00" | 314.16' |
| 3 | 225.00' | 28°30'34" | 111.96' |
| 4 | 225.00' | 61°29'26" | 241.47' |
| 5 | 175.00' | 90°00'00" | 274.89' |
| 6 | 200.00' | 90°00'00" | 314.16' |
| 7 | 225.00' | 30°35'54" | 120.16' |
| 8 | 225.00' | 44°59'39" | 176.69' |
| 9 | 225.00' | 14°24'27" | 56.58' |

- LEGEND
- DENOTES PROPERTY CORNER FOUND, IRON PIN & CAP, RLS NO. 7599.
 - DENOTES PROPERTY CORNER TO BE SET, IRON PIN & CAP, RLS NO. 16525
 - DENOTES ORIGINAL PROPERTY CORNER FOUND, IRON PIN & CAP, NO. 1052.

FINAL PLAT
BUENA VISTA RANCHETTES
LOTS I THRU 20



Jerry R. Jones & Associates, Inc.
ENGINEERS, PLANNERS AND SURVEYORS
889 E. FRY BLVD., SUITE 306
SIERRA VISTA, AZ. 85585 (602) 498-5425

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no fee

AGREEMENT

THIS AGREEMENT made and entered into this 7 day of March, 1988, between FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona Corporation, as Trustee only and not in its corporate capacity, under Trust Number 10,310 (hereinafter referred to as Developer), and COCHISE COUNTY, ARIZONA (hereinafter referred to as the County).

WITNESSETH:

WHEREAS, FIDELITY NATIONAL TITLE AGENCY, INC. as Trustee, is the owner of a certain parcel of property located, situated and lying in the County of Cochise and the State of Arizona; and

WHEREAS, the parties hereto wish to establish specific terms, conditions and guidelines for compliance with the provisions of A.R.S. Section 11-806.01 and the Cochise County Subdivision Regulations.

NOW, THEREFORE, in consideration of the County approving a final plat, it is understood and agreed that the following conditions are established for the property described herein:

I

PROPERTY DESCRIPTION

The property which is the subject matter of this Agreement is Buena Vista Ranchettes Lots 1 thru 20, as recorded in Book 12, at Page 73+73A of Maps and Plats on the 14 day of March, 1988 in the Office of the Cochise County Recorder.

II

CONSTRUCTION OF IMPROVEMENTS

FIDELITY NATIONAL TITLE AGENCY, INC. will not transfer, enter into contracts for sale of property, lease, or in any other way convey, in whole or in part, any of the property described herein without obtaining the prior written approval of the County, except that the Trustee may sell and convey all of the property

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described herein in one transaction to a single purchaser, provided that such purchaser shall, prior to conveyance, have entered into an acceptable Assurance Agreement with the County or have provided other security acceptable to the County for completion of the required improvements.

The Trustee may convey all or part of the property described herein to the subdivider or beneficiary(ies) of the Trust solely for the purpose of encumbering the property by the recording of mortgages or deeds of trust, provided the property is thereafter immediately reconveyed into the Trust.

The County may provide the Trustee with a Release of Assurances at any time prior to completion of the required improvements upon acceptance of substitute assurances or security in conformance with the County Subdivision Regulations.

The County, in its discretion, and upon receipt of a written request from the Trustee, may issue a partial release of Assurances for a portion of the lots only upon determination that all of the improvements required in connection with such lots have been completed and accepted for dedication; and provided further that such improvements can be used and maintained separately of the improvements required for the entire subdivision plat.

Before written approval shall be given by the County, the improvements contemplated by A.R.S. S11-806.01 and set forth in the plans and Specifications on file with the County, ~~including but not limited to those improvements specified in Exhibit "A" hereto and made a part of hereof~~, shall first be installed in accordance with all applicable Cochise County codes and specifications.

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III

ABANDONMENT AND REVERSION

FIDELITY NATIONAL TITLE AGENCY, INC., as Trustee, after expiration of three (3) years from the date hereof, shall petition the County to abandon the remaining portions of the subdivision for which written approval to transfer, lease or convey has not been received, so that the remaining portions of the subdivision shall revert to undeveloped property.

FIDELITY NATIONAL TITLE AGENCY, INC., as Trustee, hereby designates the County as its agent to institute proceedings to abandon the remaining portions of the subdivision for which written approval to transfer, lease or convey has not been received, so that the remaining portions of the subdivision shall revert to undeveloped property.

FIDELITY NATIONAL TITLE AGENCY, INC., as Trustee, hereby designates the County as its agent to institute proceedings to abandon the remaining portions of the subdivision for which Developer has failed to apply for abandonment as provided for herein.

IN WITNESS WHEREOF the parties hereto have set their hands and seals on the date first above written.

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, As Trustee under Trust Number 10,310 only and not in its corporate capacity.

BY: Judith L. Scheidel
JUDITH L. SCHEIDEL, TRUST OFFICER

APPROVED AS TO FORM:

BY: [Signature]
Deputy Cochise County Attorney

THE COCHISE COUNTY BOARD OF SUPERVISORS

BY: [Signature]

TITLE: CHAIR, COCHISE COUNTY BOARD OF SUPERVISORS

I, David S. Hunt, Clerk of the Board of Supervisors, hereby certify that this Agreement was approved by the Board of Supervisors of Cochise County, Arizona, on this 7th day of March, 19 88.

[Signature]
Clerk, Board of Supervisors

3/7/88
Date

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