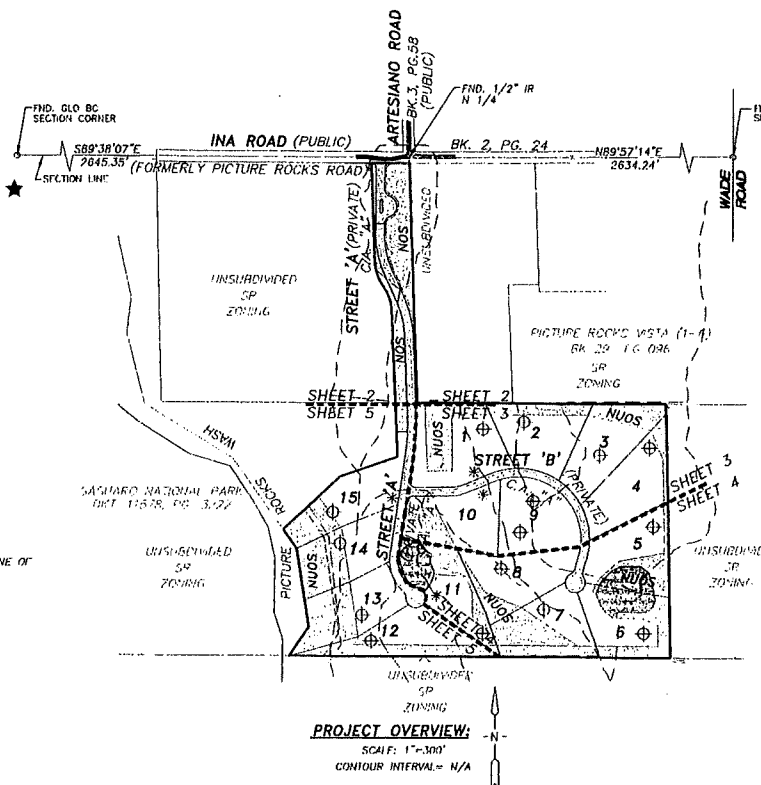


**GENERAL NOTES**

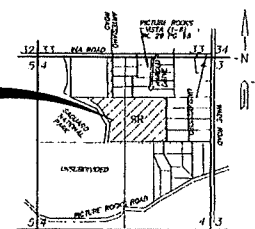
1. THE GROSS AREA OF THIS SUBDIVISION IS 2,559,443 SF OR 58.75 ACRES.
2. ASSESSORS TAX PARCEL No'S ARE 214-10-002A AND 214-10-0010.
3. EXISTING ZONING IS SR AND SHALL REMAIN.
4. ALL REQUIRED PARKING SHALL BE ON-STREET, ON-SITE IN ACCORDANCE WITH TABLE 18-75-1 OF THE PIMA COUNTY ZONING CODE.
5. THE WATER COMPANY THAT WILL SERVE THIS SUBDIVISION WILL BE THE TOWN OF MARANA MUNICIPAL WATER DEPARTMENT.
6. COMMON AREAS:  
COMMON AREA "A" (PRIVATE STREETS) = 106,388.05 SF = 2.44 AC  
COMMON AREA "B" = 21.13 AC  
NOS = 144,828 SF = 3.33 AC  
NUOS = 775,389 SF = 17.80 AC. (30% SET ASIDE AREA)
7. TOTAL MILES OF NEW PRIVATE STREETS IS 0.71 MILES.
8. INA ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY PIMA COUNTY WHICH SERVES THIS SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION.
9. GROSS DENSITY IS 0.25 RAC.
10. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 77 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
11. ON-SITE SEWAGE DISPOSAL SYSTEMS FOR ALL LOTS MUST BE DESIGNED ON AN INDIVIDUAL BASIS BY AN ENGINEER REGISTERED IN THE STATE OF ARIZONA. SOME OR ALL LOTS MAY REQUIRE ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEMS.
12. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
13. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
14. THE USE OF THIS PLAT IS RESIDENTIAL DETACHED UNITS IN ACCORDANCE WITH SECTIONS 18.21.10 AND 18.09.100 OF THE ZONING CODE.
15. PAD LOCATIONS ARE APPROXIMATE AND WILL BE FINALIZED UPON SALE OF INDIVIDUAL LOTS.
16. BASIS OF BEARINGS: TRUE NORTH FROM GPS OBSERVATIONS, FROM WHICH WAS DERIVED A BEARING OF N89°38'07"W FOR THE NORTH LINE OF THE NORTHWEST QUARTER.

**TENTATIVE PLAT FOR  
THE RESERVE AT SAGUARO PARK**  
LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS)  
AND COMMON AREA "B" (OPEN AREA)



**LEGEND:**

- 05.00 EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- ★ BENCHMARK
- \* CORNER LOT, ACCESS LOCATION
- C/A OF ROAD DCSM TO BE SET BY AN ARIZONA REGISTERED LAND SURVEYOR
- FOUND MONUMENT AS NOTED
- SET 1/2" ILLBAR (TAGGED HLS 12122)
- POWER POLE
- FFE=-2695.0 SUGGESTED FINISHED FLOOR ELEVATION
- ▨ 40' X 40' / 4 BEDROOM PRIMARY/SECONDARY DISPOSAL AREAS
- ▨ PROPOSED PAVING
- ▨ EXISTING PAVEMENT
- ▨ EXISTING INDEX CONTOUR
- ▨ EXISTING INTERMEDIATE CONTOUR
- ▨ CHAIN LINK FENCE
- ▨ 100-YR FLOODPLAIN LIMITS
- ▨ EROSION HAZARD BUILDING SETBACK LINE
- ▨ SUBDIVISION BOUNDARY LINE
- ▨ RIGHT OF WAY TO BE DEDICATED BY FINAL PLAT
- ▨ PROPERTY SECTION LINE
- ▨ EASEMENT LINE
- ▨ SETBACK LINE
- ▨ NEW 6" WATER LINE
- ▨ EXISTING 6" WATER LINE
- ▨ DRAW VALVE ASSEMBLY
- ▨ SIGHT VISIBILITY TRIANGLE
- ▨ FLOW ARROW WITH STORM RUNOFF
- ▨ DRAINAGE FLOW ARROW
- ▨ ARCHAEOLOGICAL SITE
- ▨ 30% NUOS SETASIDE & NOS/COMMON AREA "B"
- ▨ ELECTRICAL PEDISTAL/TRANSFORMER
- ▨ UTILITY TRENCH
- ▨ FILL DAYLIGHT LINE
- ▨ CUT DAYLIGHT LINE
- ▨ EXISTING FENCE
- ▨ PROPOSED FENCE
- ▨ PERCOLATION TEST HOLES



**LOCATION MAP**  
SCALE: 1"=1 MILE  
A PORTION OF THE E 1/4 OF NW 1/4 & SW 1/4 OF NE 1/4 OF SECTION 4 T13S, R12E Q&SRM, PIMA COUNTY, ARIZONA

**KEYNOTES**

1. 1' ACCESS CONTROL EASEMENT
2. EROSION HAZARD SETBACK LINE.
3. 100-YR FLOODPLAIN LIMITS.
4. PROPOSED 6" FWC WATER LINE
5. NEW 24" CUIPs
6. NEW 36" CUIPs
7. 10' PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT TO BE GRANTED TO PIMA COUNTY BY FINAL PLAT
8. PUBLIC DRAINAGE/SLOPE EASEMENT TO BE GRANTED BY FINAL PLAT
9. 20' FRONTYARD BUILDING SETBACK
10. 150' BUFFER OVERLAY ZONE SETBACK

**PROJECT OVERVIEW:**  
SCALE: 1"=300'  
CONTOUR INTERVAL= N/A

**SHEET INDEX:**  
SHEET NO.  
1 COVER SHEET  
2-5 PLAN SHEETS

ACCEPTED BY:  
PIMA COUNTY SUBMISSION COORDINATOR \_\_\_\_\_ DATE \_\_\_\_\_  
NORTHWEST FIRE DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_  
PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY FOR SUBSTANTIAL CONCURRENCE WITH STANDARD SPECIFICATIONS AND DETAILS. \_\_\_\_\_ DATE \_\_\_\_\_



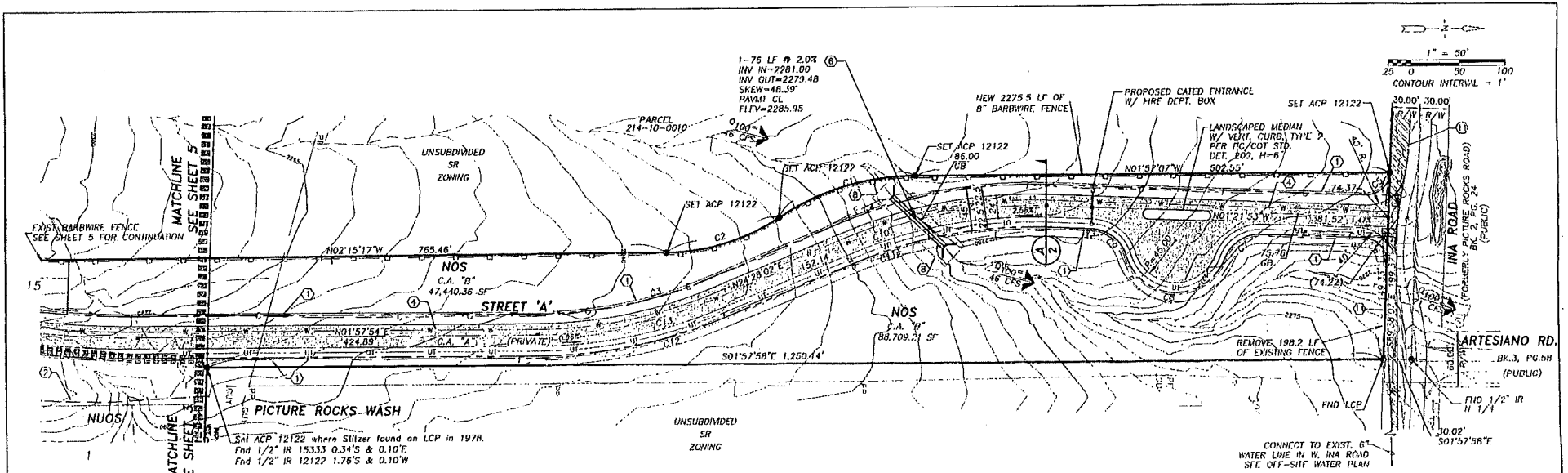
**CPE Consultants, LLC**  
1555 EAST BROADWAY  
TULSON, ARIZONA 85719  
920.545.7001

**OWNER:**  
HOLILOLA INA LAND, LLC  
3573 E. SUNRISE DR. #225  
TULSON, ARIZONA 85718  
(520) 615-1094  
(520) 615-1896 FAX  
ATTN: MICHAEL C. LAITSCH

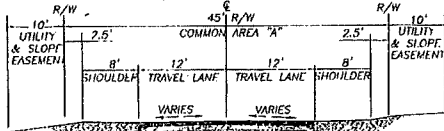
**DEVELOPER:**  
HOLILOLA COMPANIES  
3573 E. SUNRISE DR. #225  
TULSON, ARIZONA 85718  
(520) 615-1094  
(520) 615-1896 FAX  
ATTN: MICHAEL C. LAITSCH



<p><b>TENTATIVE PLAT THE RESERVE AT SAGUARO PARK</b></p> <p>LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (OPEN AREA)</p> <p>A PORTION OF E 1/4 OF NW 1/4 &amp; A PORTION OF THE SW 1/4 OF NE 1/4 OF SECTION 4, T-13-S, R-12-E, Q&amp;SRM, PIMA COUNTY, ARIZONA</p> <p>PRXX-XX</p>		DATE MARCH 2005
		CPE JOB NO. 140.1
SCALE: AS NOTED		SHEET OF 1 5

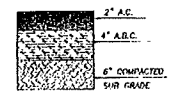


Set ACP 12122 where Stitzer found on LCP in 1978.  
 Fnd 1/2" IR 15333 0.34'S & 0.10'E  
 Fnd 1/2" IR 12122 1.76'S & 0.10'W



**TYPICAL STREET SECTION (PRIVATE STREET)**

N.T.S.



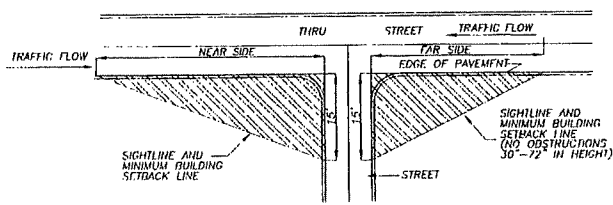
**NEW PAVEMENT SECTION**

N.T.S.

CURVE TABLE					
CURVE	D/LTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	33°22'13"	284.28'	153.92'	151.76'	N10°30'14"W
C2	13°04'03"	220.88'	127.51'	125.77'	N18°47'19"W
C3	22°30'08"	477.50'	187.53'	186.33'	N13°12'58"W
C4	24°49'55"	522.50'	226.45'	224.66'	N12°03'04"E
C5	90°00'00"	25.00'	39.27'	35.36'	N44°38'07"W
C6	90°00'00"	25.00'	39.27'	35.36'	S45°21'51"W
C7	71°35'29"	49.50'	49.36'	46.21'	N35°25'51"W
C8	143°10'59"	55.00'	138.70'	105.32'	N00°21'53"E
C9	71°35'29"	49.50'	49.36'	46.21'	S30°09'38"W
C10	24°49'55"	500.00'	216.70'	215.01'	S12°03'04"E
C11	24°49'55"	477.50'	206.95'	205.33'	S12°03'04"E
C12	22°30'08"	522.50'	205.21'	203.89'	N13°12'58"W
C13	22°30'08"	500.00'	196.37'	195.11'	N13°12'58"W

**KEYNOTES**

- ① 1' ACCESS CONTROL EASEMENT
- ② EROSION HAZARD SETBACK LINE.
- ③ PROPOSED 6" PVC WATER MAIN
- ④ NEW 36" CMPs
- ⑤ PUBLIC DRAINAGE/SLOPE EASEMENT TO BE DEDICATED BY FINAL PLAT
- ⑥ SIGHT DISTANCE TRIANGLE  $\frac{B}{2}$



THRU STREET	NEAR SIDE	FAR SIDE
PRIVATE STREETS	240'	190'
INA ROAD	480'	370'

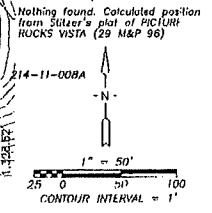
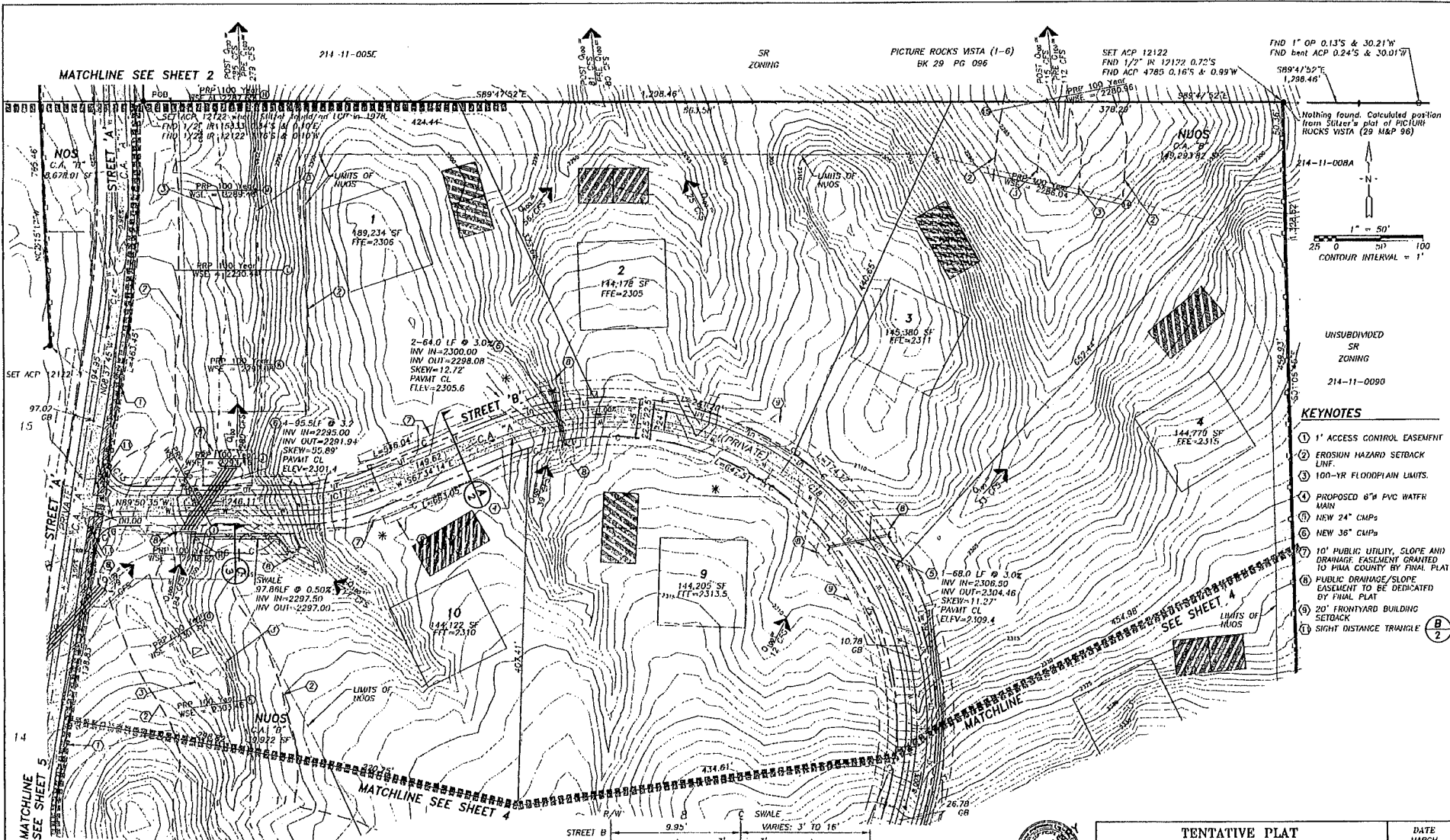
**TYPICAL SIGHT DISTANCE TRIANGLE**

N.T.S.



<b>TENTATIVE PLAT          THE RESERVE AT          SAGUARO PARK</b>		DATE MARCH 2005
LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (OPEN AREA)		CPR JOB NO. 140.1
A PORTION OF E 1/2 OF NW 1/4 & A PORTION OF THE SW 1/4 OF NE 1/4 OF SECTION 4, T-13-S, R-12-E, GRESBACH, PIMA COUNTY, ARIZONA		SCALE: 1"=50'
PRXX-XX		SHEET OF 2 5

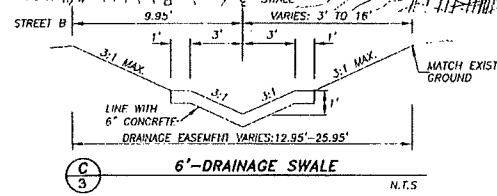
**CPE Consultants, LLC**  
 1555 EAST BROADWAY  
 TUCSON, ARIZONA 85719  
 520.549.7001



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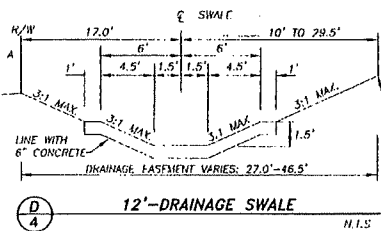
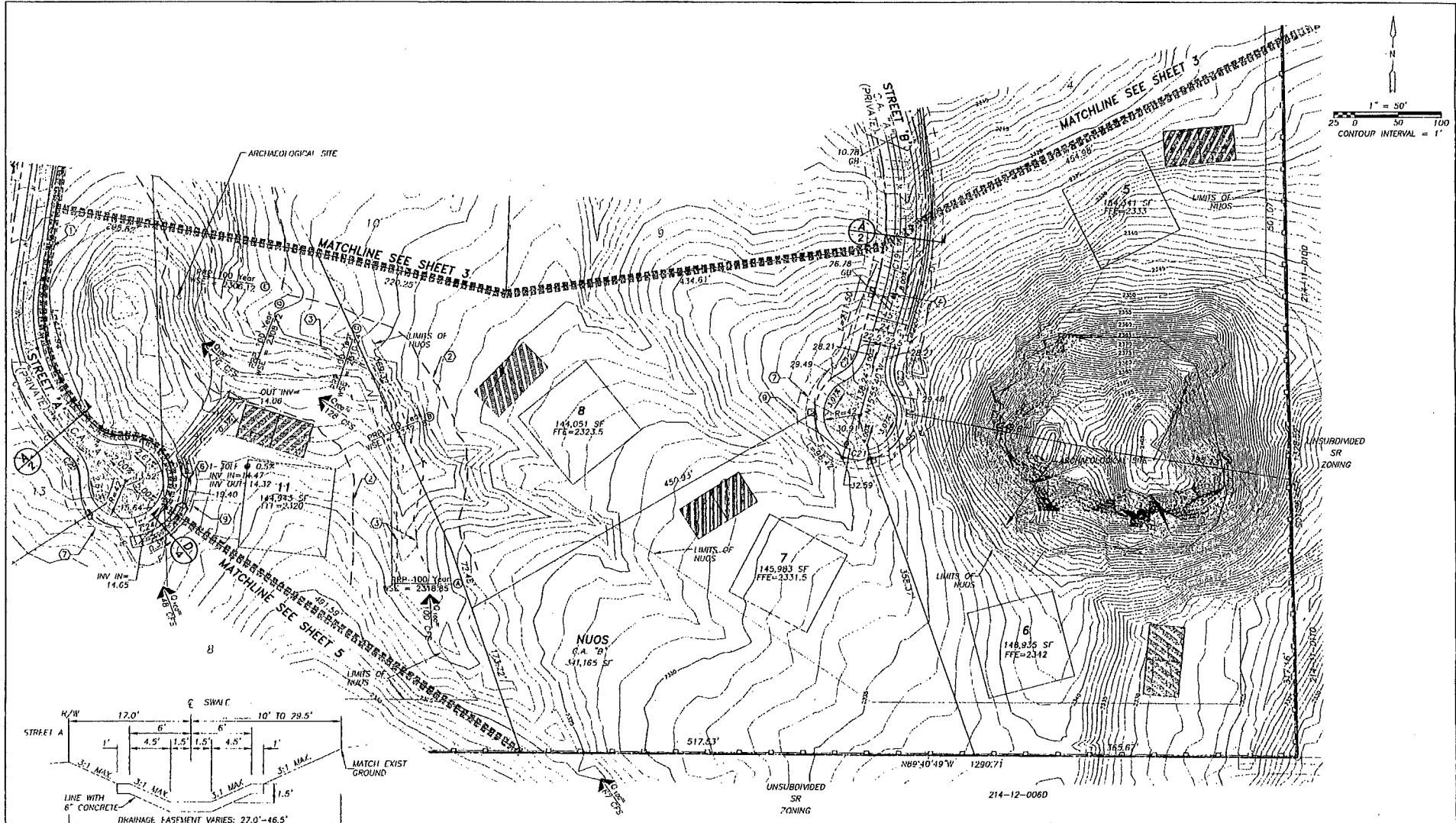
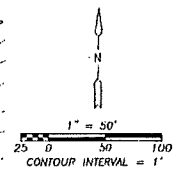
- KEYNOTES**
- ① 1' ACCESS CONTROL EASEMENT UNF.
  - ② EROSION HAZARD SETBACK UNF.
  - ③ 100-YR FLOODPLAIN LIMITS.
  - ④ PROPOSED 8" PVC WATF MAIN
  - ⑤ NEW 24" CMPs
  - ⑥ NEW 36" CMPs
  - ⑦ 10' PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT GRANTED TO PIMA COUNTY BY FINAL PLAN
  - ⑧ PUBLIC DRAINAGE/SLOPE EASEMENT TO BE DEDICATED BY FINAL PLAN
  - ⑨ 20' FRONTYARD BUILDING SETBACK
  - ⑩ SIGHT DISTANCE TRIANGLE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C14	10°35'39"	1000.00'	184.90'	184.64'	N03°19'56"E
C15	38°47'10"	29.50'	50.86'	44.79'	S40°43'30"E
C16	81°12'50"	29.50'	41.61'	38.40'	S49°14'10"W
C17	22°16'21"	220.00'	85.52'	84.98'	N78°42'24"E
C18	128°21'22"	350.00'	794.09'	630.11'	N48°15'03"W



CPE Consultants, LLC  
1555 EAST BROADWAY  
TUCSON, ARIZONA 85719  
520.545.7001

<p><b>TENTATIVE PLAT THE RESERVE AT SAGUARO PARK</b></p> <p>LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (OPEN AREA)</p> <p>A PORTION OF F 1/2 OF NW 1/4 &amp; A PORTION OF THE SW 1/4 OF NE 1/4 OF SECTION 4, T-13-S, R-12-E, GASPARILLA, PIMA COUNTY, ARIZONA</p>		DATE MARCH 2005
		CPE JOB NO. 140.1
SCALE: 1"=50'		SHEET 01 3
PRXX-XX		02 5



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C19	128°21'27"	350.00'	784.09'	630.11'	N48°15'03"W
C20	47°37'49"	39.50'	32.84'	31.90'	S07°53'14"E
C21	275°13'37"	52.50'	252.22'	70.76'	S74°04'20"E
C22	47°37'49"	39.50'	32.84'	31.90'	N39°14'35"E
C23	47°37'49"	39.50'	32.84'	31.90'	S70°18'16"E
C24	275°13'37"	52.50'	252.22'	70.76'	N45°29'48"E
C25	47°37'49"	39.50'	32.84'	31.90'	N22°41'27"W

- KEYNOTES**
- ① 1' ACCESS CONTROL EASTWENT
  - ② EROSION HAZARD SETBACK LINE.
  - ③ 100-YR FLOODPLAIN LIMITS
  - ④ PROPOSED 6" PVC WATER MAIN
  - ⑦ 10' PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT GRANTED 10' FROM CURB BY FINAL PLAT
  - ⑧ 20' FRONTYARD BUILDING SETBACK



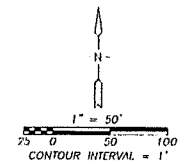
<b>TENTATIVE PLAT OF THE RESERVE AT SAGUARO PARK</b> LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (OPEN AREA) A PORTION OF E 1/4 OF NW 1/4 & A PORTION OF THE SW 1/4 OF THE 1/4 OF SECTION 4, T-13-S, R-12-E, GASRR&M, PIMA COUNTY, ARIZONA		DATE MARCH 2005
CPE JOB NO. 1401		SCALE: 1"=50'
SHEET 4		OF 5

PRXX-XX

**CPE Consultants, LLC**  
 1550 EAST BROADWAY  
 TUCSON, ARIZONA 85719  
 520.545.7001



CPE Consultants, LLC  
 1555 EAST BROADWAY  
 TUCSON, ARIZONA 85719  
 520.545.7001

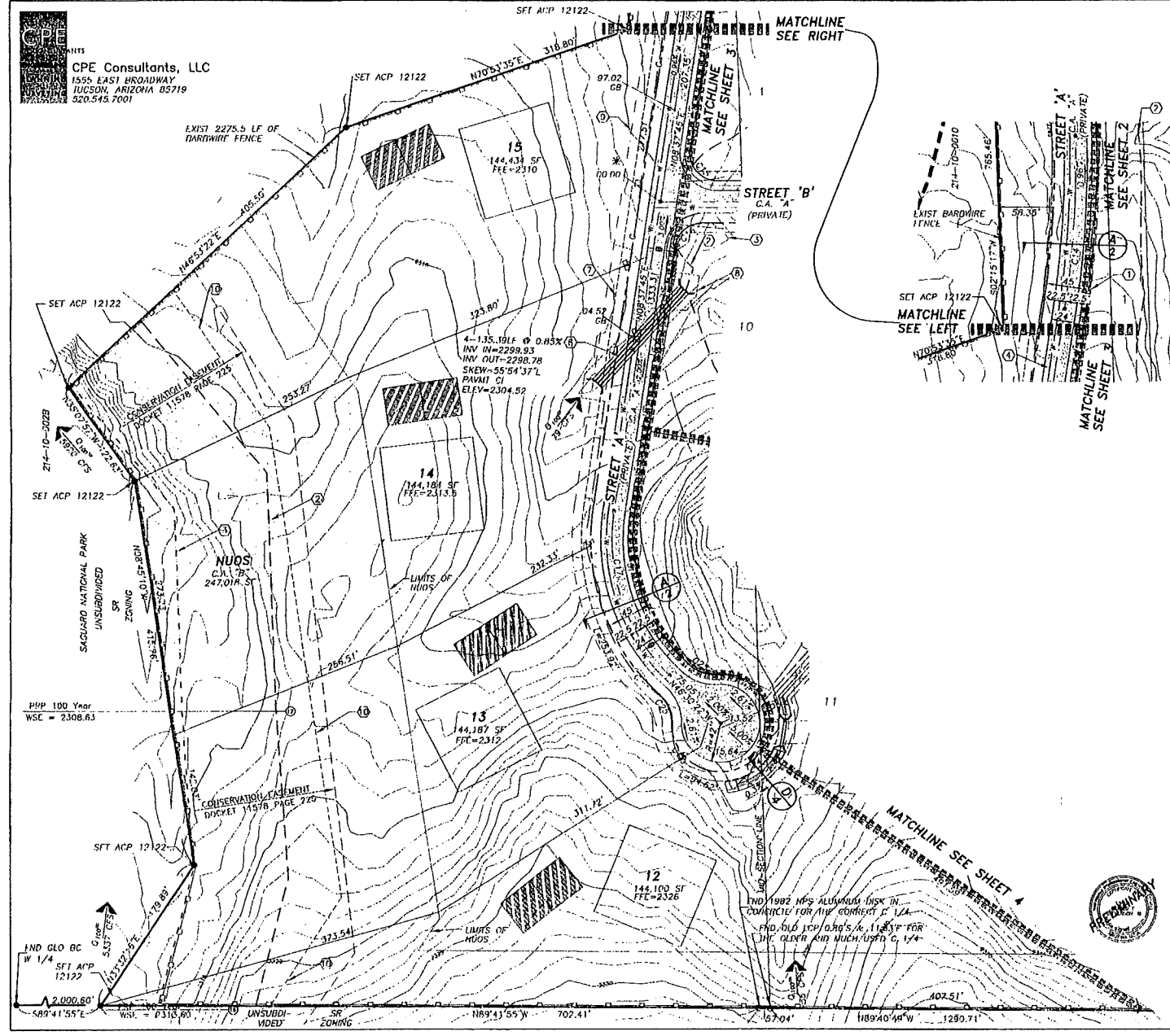


**KEYNOTES**

- ① 1' ACCESS CONTROL EASEMENT
- ② FROSION HAZARD SETBACK LINE
- ③ 100-YR FLOODPLAIN LIMITS
- ④ PROPOSED 6" PVC WATER MAIN
- ⑤ NEW 36" CMPs
- ⑦ 10' PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT GRANTED TO PINA COUNTY BY FINAL PLAT
- ⑧ PUBLIC DRAINAGE/SLOPE EASEMENT TO BE DEDICATED BY FINAL PLAT
- ⑨ 20' FRONTYARD BUILDING SETBACK
- ⑩ 150' BUFFER OVERLAY ZONE SETBACK

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C14	10:35:39"	1000.00'	184.90'	184.84'	N05°19'56"E
C15	08°42'10"	29.50'	50.86'	44.79'	S40°45'50"W
C16	86°52'52"	29.50'	44.73'	40.57'	S46°24'09"W
C17	31°09'39"	500.00'	271.93'	268.59'	S06°52'04"E
C23	47°32'49"	39.50'	32.84'	31.90'	S10°19'16"E
C24	27°15'37"	52.50'	252.22'	70.76'	N43°29'38"E
C25	47°37'49"	39.50'	32.84'	31.90'	N22°41'27"W

<b>TENTATIVE PLAT          THE RESERVE AT          SAGUARO PARK</b>  LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (OPEN AREA)  A PORTION OF E 1/4 OF NW 1/4 & A PORTION OF THE SW 1/4 OF NE 1/4 OF SECTION 4, T-13-S, R-12-E, G&SR&M, PINA COUNTY, ARIZONA  PRXX-XX	DATE MARCH 2005
	CPR JOB NO. 1403
	SCALE: 1"=50'
SHEET OF 5	OF 5



IND CLO BC  
 W 1/4  
 SFT ACP  
 12122  
 2,000.60'  
 S89°41'55"E  
 WSK = 6315.60'

IND 1985 MP ALUMINUM DISK IN  
 CONDUIT FOR NEW CORNER B 1/4  
 IND OLD 100' O&G'S & 118.5' FOR  
 THE OLD AND MUCH O&G'S 1/4





**DEDICATION**

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, 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.

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

COMMON AREA "A" AND PRIVATE EASEMENTS, AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO ALL UTILITY COMPANIES FOR THE INSTALLATION, MAINTENANCE AND ACCESS OF ABOVE GROUND AND UNDERGROUND UTILITIES.

COMMON AREA "B", AS SHOWN HEREON IS RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND IS GRANTED AS A PRIVATE EASEMENT TO THE HOME OWNERS ASSOCIATION FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING.

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 DOCKET 11578 AT PAGES 204-214 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS PRIVATE STREETS, AND PRIVATE EASEMENTS WITHIN THE SUBDIVISION.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION AS TRUSTEE UNDER AND NOT OTHERWISE.

*Michael J. Tipton* DATE: 9-12-07

ON THIS DAY OF September 2007, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED Michael J. Tipton WHO IS ACKNOWLEDGED TO BE THE TRUST OFFICER OR OFFICE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHERE I HERETO SET MY HAND AND OFFICIAL SEAL.

*Michael J. Tipton* My Comm. Expires May 14, 2010

**PERMITTING NOTES**

- THERE WILL BE NO FURTHER SPLITS WITHOUT THE APPROVAL OF THE BOARD OF SUPERVISORS.
- ZONING IS SR.
- THE GROSS DENSITY IS 0.25 RAC.
- THIS PLAT IS SUBJECT TO HILLSIDE DEVELOPMENT OVERLAY ZONE.
- THIS PROJECT IS SUBJECT TO SECTION 18.67.050 BUFFER OVERLAY ZONE.
- SEWAGE DISPOSAL FOR LOTS 1 THRU 15 SHALL BE PRIVATE INDIVIDUAL ON-SITE DISPOSAL SYSTEMS. PRIOR TO CONSTRUCTION, EACH LOT MUST HAVE A SITE EVALUATION THAT MEETS THE REQUIREMENTS OF R-18-9-A-10 AND THAT IS PERFORMED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER.
- BASED ON PRELIMINARY SITE ANALYSIS, ADDITIONAL TREATMENT WITH A WISCONSIN MOUND SYSTEM, OR APPROVED EQUAL, WILL BE NECESSARY TO OVERCOME THE SITE LIMITATIONS ON LOTS 1, 4, 5, 10 & 11. AN ARIZONA REGISTERED PROFESSIONAL ENGINEER SHALL DESIGN THE ALTERNATIVE SYSTEM. THE WISCONSIN MOUND SYSTEM, OR APPROVED EQUAL, SHALL MEET ALL APPLICABLE REQUIREMENTS OF A.A.C. TITLE 18. THE COST OF AN ALTERNATIVE SYSTEM MAY BE SUBSTANTIALLY HIGHER THAN A CONVENTIONAL DISPOSABLE SYSTEM.
- LOTS 1, 3, 6, 8, AND 10-15 WILL REQUIRE REGIONAL FLOOD CONTROL DISTRICT REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY PERMITS.
- INDIVIDUAL NATIVE PLANT PRESERVATION PLANS ARE REQUIRED BEFORE PERMITS CAN BE ISSUED FOR EACH LOT, REGARDLESS OF THE AMOUNT OF GRADING.
- THE LANDSCAPE RESTRICTION AREAS SHALL BE PRESERVED IN PERPETUITY IN THEIR NATURAL AND OPEN CONDITION. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE PLANTINGS LOCATED IN PRIVATE LOTS WITHIN THE LANDSCAPE RESTRICTION AREAS IDENTIFIED ON THIS PLAT BY KEYNOTE #8. NO DEVELOPMENT, CONSTRUCTION, GRUBBING OR CLEARING IS PERMITTED THAT WOULD DISTURB ANY PLANT DESIGNATED AS PRESERVED IN PLACE ON THE NATIVE PLANT PRESERVATION PLAN WITHIN THE LANDSCAPE RESTRICTION AREAS.

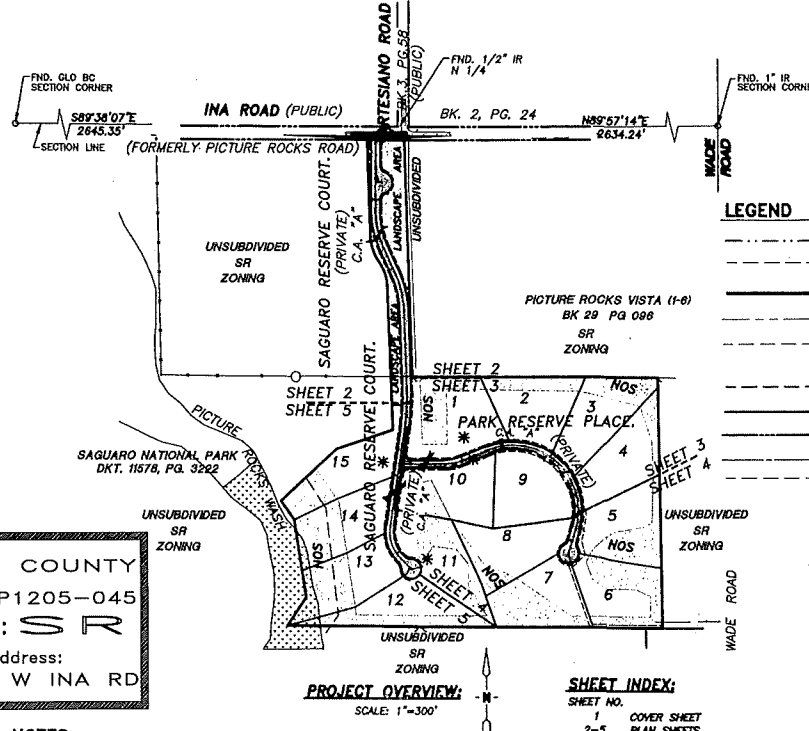
**BENEFICIARY OF TRUST**

HOLUALOA INA LAND, LLC  
3523 E. SUNRISE DR. #225  
TUCSON, ARIZONA 85718  
(520) 615-1094  
(520) 615-1896 FAX  
ATTN: MICHAEL C. LAATSCH  
CPE CONSULTANTS, LLC  
378 N. MAIN AVE.  
TUCSON, ARIZONA 85701  
520.545.7001



**FINAL PLAT FOR THE RESERVE AT SAGUARO PARK**

LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS)  
COMMON AREA "B" (LANDSCAPE AREA)



**PIMA COUNTY**  
PROJ#: P1205-045  
ZONE: SR  
Adm. Address:  
7415 W INA RD

**PROJECT OVERVIEW:**  
SCALE: 1"=300'

**SHEET INDEX:**  
SHEET NO. 1 COVER SHEET  
2-5 PLAN SHEETS

**GENERAL NOTES**

- THE GROSS AREA OF THE SUBDIVISION IS 58.75 ACRES.
- TOTAL MILES OF NEW PRIVATE STREETS IS 0.71.
- THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- BASIS OF BEARING FOR THIS SUBDIVISION: TRUE NORTH FROM GPS OBSERVATIONS, FROM WHICH WAS DERIVED A BEARING OF N89°38'07"W FOR THE NORTH LINE OF THE NORTHWEST QUARTER, OF SECTION 4, T13S, R12E.
- THERE SHALL BE NO CONSTRUCTION PERMITTED WITHIN THE CONSERVATION EASEMENT AS DESCRIBED IN DOCKET 11578, PAGE 225.
- ANY BUILDING OVER 3,600 SQUARE FEET UNDER ROOF MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. ANY DWELLING HAVING LIMITED ACCESS IN EXCESS OF 150 FEET OR 12% ACCESS GRADE, OR LOW CLEARANCE MUST BE EVALUATED BY THE NORTHWEST FIRE DISTRICT FOR ADDITIONAL FIRE PROTECTION MEASURES. RESIDENTIAL FIRE-FLOW FOR THIS PROJECT IS 1000-GPM.
- THIS PLAT IS SUBJECT TO THE APPROVED NATIVE PLANT PRESERVATION AND LANDSCAPE PLANS.
- NATURAL OPEN SPACE SHALL BE PRESERVED, IN PERPETUITY, IN ITS NATURAL CONDITION.
- NO DEVELOPMENT, CONSTRUCTION, GRUBBING OR CLEARING IS PERMITTED WITHIN NATURAL OPEN SPACE.
- NATURAL OPEN SPACE SHALL NOT BE SUBDIVIDED OR SPLIT.

**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.

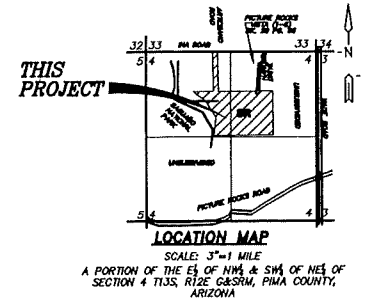
BRUCE F. SMALL, R.L.S.  
ARIZONA REGISTRATION NO. 12122  
BRUCE SMALL SURVEYS, INC.  
3040 N. CONESTOGA AVE.  
TUCSON, AZ. 85749  
(520) 444-7188



**CERTIFICATION OF ENGINEERING**

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

STEVEN S. TIPTON 37888  
ENGINEER ARIZONA REGISTRATION NO. *[Signature]*



**LEGEND**

- 100-YR FLOODPLAIN LIMITS BY THIS PLAT
- - - EROSION HAZARD SETBACK LINE BY THIS PLAT
- SUBDIVISION PLAT BOUNDARY
- SECTION LINE
- PUBLIC UTILITY EASEMENT LINE (PUE) GRANTED TO UTILITY COMPANIES BY THIS PLAT
- SETBACK LINE
- PROPERTY LINE
- RIGHT OF WAY DEDICATED BY THIS PLAT
- CENTERLINE (C/L) OF ROAD
- NATURAL OPEN SPACE (NOS)
- SET ACP WITH 1/2" IRON ROD (TAGGED RLS 12122)
- + CALCULATED POINT
- C/A OF ROAD BCSM TO BE SET BY AN ARIZONA REGISTERED LAND SURVEYOR
- LOT 10
- C7 CURVE NUMBER
- L5 LINE NUMBER
- (R) RADIAL
- (NR) NOT RADIAL
- \* CORNER LOT, DRIVEWAY LOCATION
- FOUND MONUMENT AS NOTED

**ASSURANCES**

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 9143 FROM FIRST AMERICAN TITLE INSURANCE COMPANY AS RECORDED IN BOOK 4311 PAGE 115 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 IN THIS SUBDIVISION.

BY: *[Signature]* DATE: 09/11/2007  
CHAIR, BOARD OF SUPERVISORS  
PIMA COUNTY, ARIZONA

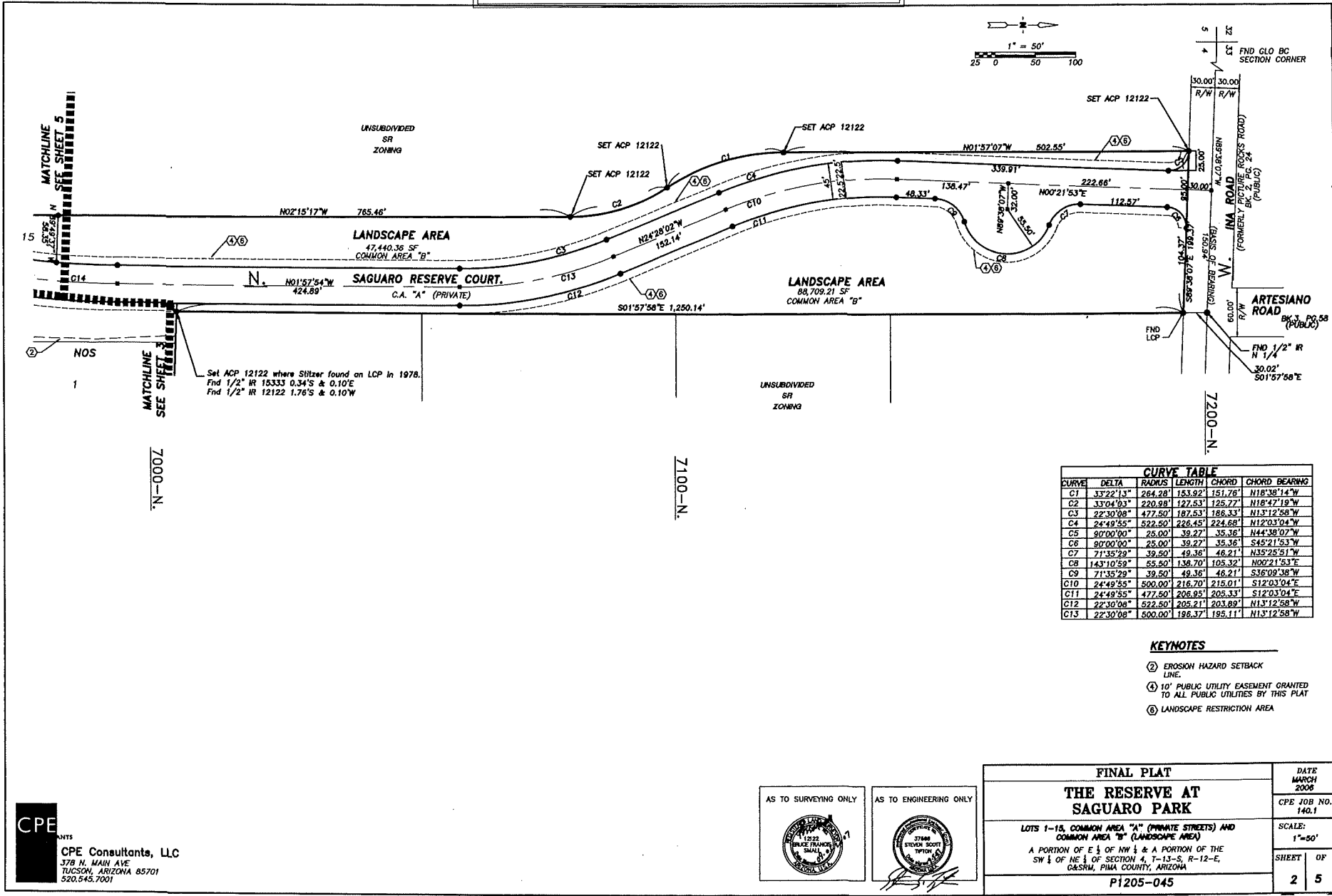
ATTEST:  
I, Michael J. Tipton, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE 12 DAY OF August, 2007.

BY: *[Signature]* DATE: 9/12/2007  
CLERK, BOARD OF SUPERVISORS

**ANNOTATED COPY**

<b>FINAL PLAT</b>		DATE
<b>THE RESERVE AT SAGUARO PARK</b>		MARCH 2008
LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPE AREA)		CPE JOB NO. 140.1
A PORTION OF E 1/4 OF NW 1/4 & A PORTION OF THE SW 1/4 OF NE 1/4 OF SECTION 4, T-13-S, R-12-E, G&SRM, PIMA COUNTY, ARIZONA		SCALE: 1"=50'
P1205-045		SHEET OF
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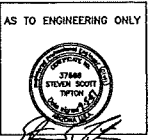
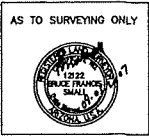
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CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	33°22'13"	284.28'	153.92'	151.76'	N18°38'14"W
C2	33°04'03"	230.81'	127.53'	125.77'	N18°47'19"W
C3	22°30'08"	477.50'	187.53'	186.33'	N13°12'58"W
C4	24°49'55"	522.50'	226.45'	224.66'	N12°03'04"W
C5	90°00'00"	25.00'	39.27'	35.36'	N44°38'07"W
C6	90°00'00"	25.00'	39.27'	35.36'	S45°21'53"W
C7	71°35'29"	39.50'	49.36'	46.21'	N35°25'51"W
C8	143°10'59"	65.80'	138.70'	105.32'	N00°21'53"E
C9	71°35'29"	39.50'	49.36'	46.21'	S35°00'38"W
C10	24°49'55"	500.00'	216.70'	215.01'	S12°03'04"E
C11	24°49'55"	477.50'	206.95'	205.33'	S12°03'04"E
C12	22°30'08"	522.50'	205.21'	203.89'	N13°12'58"W
C13	22°30'08"	500.00'	186.37'	185.11'	N13°12'58"W

- KEYNOTES**
- ② EROSION HAZARD SETBACK LINE
  - ⑩ 10' PUBLIC UTILITY EASEMENT GRANTED TO ALL PUBLIC UTILITIES BY THIS PLAT
  - ⑤ LANDSCAPE RESTRICTION AREA

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 TUCSON, ARIZONA 85701  
 520.543.7001



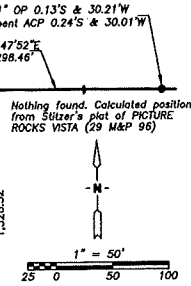
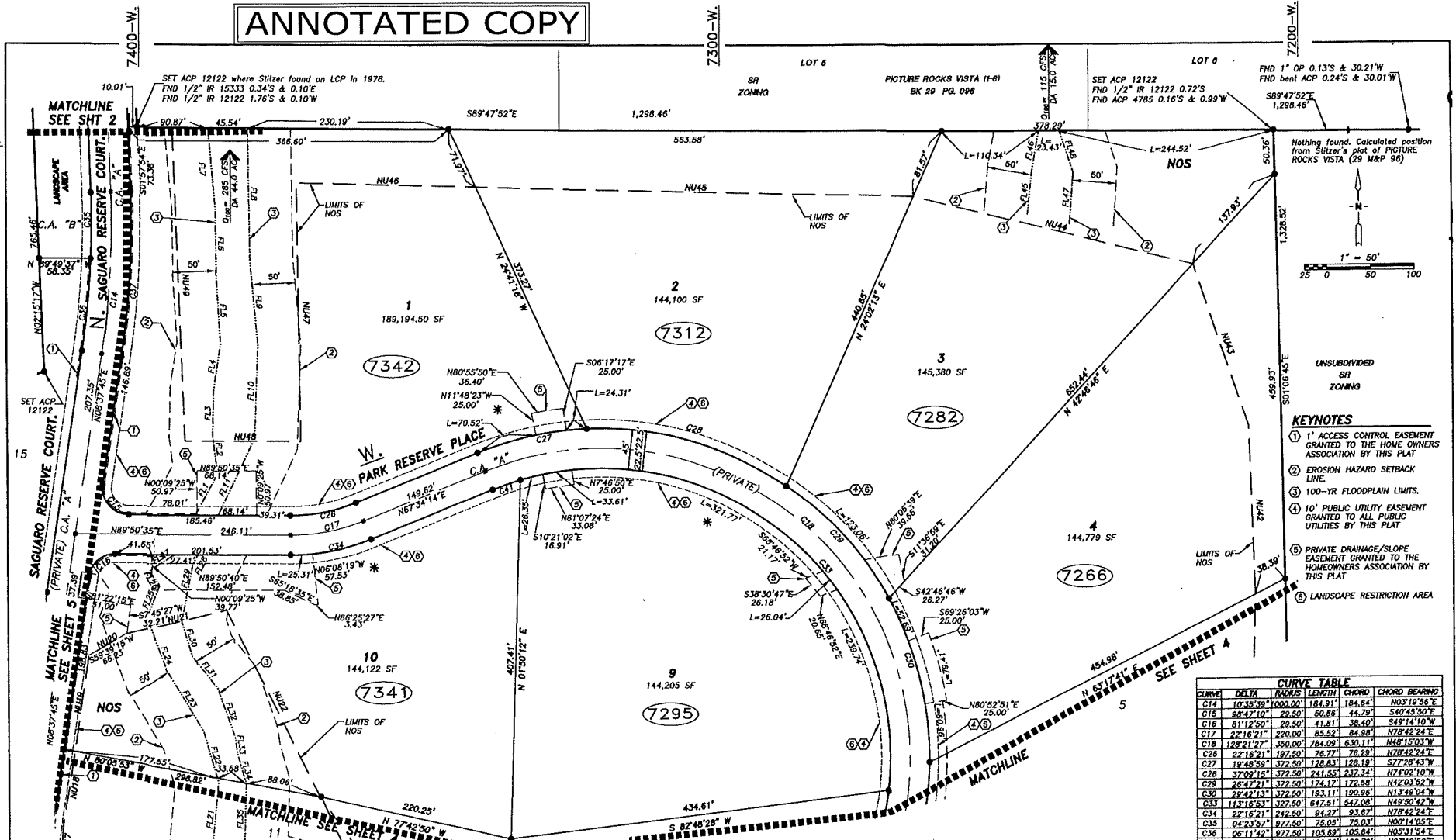
FINAL PLAT		DATE
<b>THE RESERVE AT SAGUARO PARK</b> LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPE AREA) A PORTION OF E 1/4 OF NW 1/4 & A PORTION OF THE SW 1/4 OF NE 1/4 OF SECTION 4, T-13-S, R-12-E, G&SRM, PIMA COUNTY, ARIZONA		MARCH 2008
		CPE JOB NO. 140.1
SCALE: 1"=50'		SHEET 2 OF 5
P1205-045		



# ANNOTATED COPY

7000-N.

6900-N.



- KEYNOTES**
- ① 1' ACCESS CONTROL EASEMENT GRANTED TO THE HOME OWNERS ASSOCIATION BY THIS PLAT
  - ② EROSION HAZARD SETBACK LINE.
  - ③ 100-YR FLOODPLAIN LIMITS.
  - ④ 10' PUBLIC UTILITY EASEMENT GRANTED TO ALL PUBLIC UTILITIES BY THIS PLAT
  - ⑤ PRIVATE DRAINAGE/SLOPE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION BY THIS PLAT
  - ⑥ LANDSCAPE RESTRICTION AREA

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C14	10°35'39"	1000.00'	184.91'	184.64'	N03°19'56"E
C15	88°47'10"	29.50'	50.88'	44.79'	S40°45'50"E
C16	81°12'50"	28.50'	41.81'	38.40'	S49°14'10"W
C17	22°18'21"	200.00'	65.52'	64.98'	N78°42'24"E
C18	128°21'27"	350.00'	784.09'	630.11'	N48°15'03"W
C26	22°18'21"	192.50'	76.77'	76.29'	N78°42'24"E
C27	19°48'59"	372.50'	128.83'	128.19'	S77°28'43"W
C28	37°09'12"	372.50'	241.85'	237.44'	N74°02'10"W
C29	26°42'21"	372.50'	174.17'	172.88'	N42°03'52"W
C30	29°42'13"	372.50'	193.11'	190.98'	N13°48'04"W
C33	113°16'53"	327.50'	647.51'	547.08'	N48°50'42"W
C34	22°18'21"	242.50'	84.27'	83.67'	N78°42'24"E
C35	04°23'57"	377.50'	76.85'	76.03'	N00°14'02"E
C36	04°11'42"	377.50'	105.82'	105.64'	N05°31'54"E
C37	10°35'38"	1022.50'	189.06'	188.79'	N03°19'56"E
C41	05°56'38"	327.50'	33.98'	33.96'	S70°32'33"W

**FLOODPLAIN LINE TABLE**

**FLOODPLAIN LINE TABLE**


LINE	LENGTH	BEARING
NU17	38.81	N04°30'48"E
NU18	84.97	N09°19'23"E
NU19	110.48	N08°29'32"E
NU20	48.84	N59°39'18"E
NU21	118.40	N76°21'35"E
NU37	39.85	N24°00'04"E
NU38	44.04	N30°45'46"E
NU39	128.42	N48°01'52"E
NU40	217.58	N75°35'38"E
NU41	240.96	N01°30'35"E
NU42	192.48	N01°58'55"W
NU43	183.85	N18°33'04"W
NU44	328.31	N76°10'44"W

LINE	LENGTH	BEARING
FL1	53.88	N28°43'38"E
FL2	44.55	N07°07'43"W
FL3	50.35	N01°27'32"E
FL4	54.03	N08°57'14"E
FL5	76.21	N03°28'46"W
FL6	76.08	N00°38'00"W
FL7	93.80	N00°30'41"W
FL8	149.27	S00°48'50"E
FL9	96.83	S05°10'29"E
FL10	106.83	S02°14'27"W
FL11	87.22	S25°43'45"W
FL21	85.98	N09°24'48"E
FL22	59.16	N16°30'44"W
FL23	79.80	N31°26'33"W
FL24	65.43	N20°18'25"W


LINE	LENGTH	BEARING
FL25	38.75	N21°37'31"E
FL26	20.29	N34°01'58"W
FL27	33.43	N50°59'07"E
FL28	14.07	S28°28'04"W
FL29	64.80	S11°17'29"W
FL30	40.88	S17°37'50"E
FL31	47.07	S38°18'38"E
FL32	58.55	S19°34'23"E
FL33	17.47	S07°29'59"E
FL34	35.83	S18°21'22"E
FL35	61.02	S01°39'05"W
FL45	48.25	N08°30'37"E
FL46	47.86	N10°01'48"E
FL47	89.24	N04°29'57"E
FL48	49.83	N18°50'52"W

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**FINAL PLAT**  
**THE RESERVE AT SAGUARO PARK**  
 LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPE AREA)  
 A PORTION OF E 1/2 OF NW 1/4 & A PORTION OF THE SW 1/4 OF NE 1/4 OF SECTION 4, T-13-S, R-12-E, G&SRM, PIMA COUNTY, ARIZONA

DATE: MARCH 2006  
 CPE JOB NO.: 140.1  
 SCALE: 1"=50'  
 SHEET 3 OF 5

P1205-045

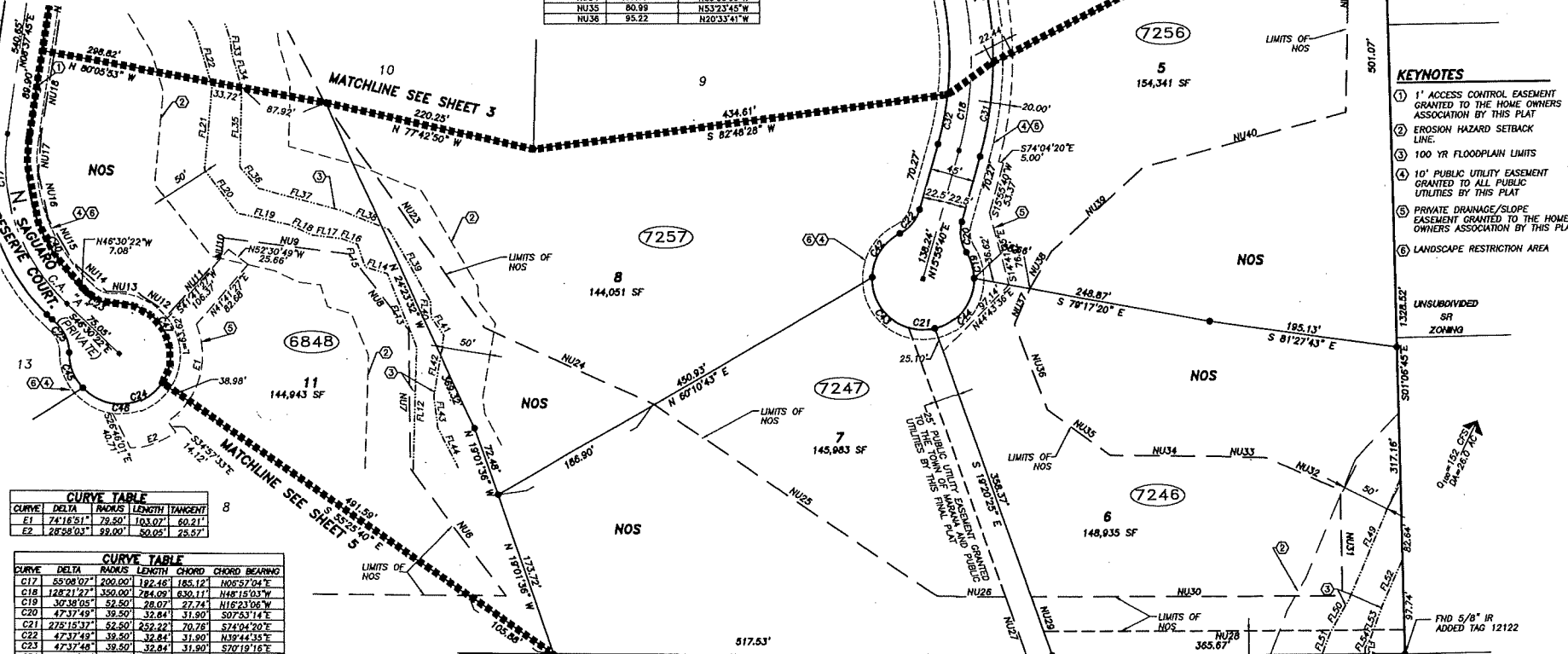
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LINE	LENGTH	BEARING
NU6	163.40	N3647'20"W
NU7	144.22	N0023'12"W
NU8	98.72	N38'06'28"W
NU9	131.76	N82'39'05"W
NU10	17.23	S06'44'01"W
NU11	82.93	S42'51'14"W
NU12	38.01	N56'28'04"W
NU13	32.25	N88'46'23"W
NU14	44.84	N50'14'43"W
NU15	53.52	N29'24'48"W
NU16	48.61	N11'09'21"W

LINE	LENGTH	BEARING
NU22	236.10	S23'33'21"E
NU23	284.41	S35'20'55"E
NU24	191.77	S65'32'21"E
NU25	356.50	S55'48'14"E
NU26	70.05	S89'41'13"E
NU27	63.73	S10'20'25"E
NU28	370.68	N89'32'06"W
NU29	47.60	N19'20'25"W
NU30	323.09	S69'41'13"E
NU31	109.42	N00'43'59"W
NU32	84.23	N65'09'45"W
NU33	53.81	N88'01'22"W
NU34	107.77	N89'00'56"W
NU35	60.99	N53'23'45"W
NU36	95.22	N20'33'41"W

6900-N.

6800-N.



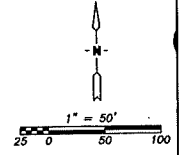
CURVE	DELTA	RADIUS	LENGTH	TANGENT
E1	74°16'51"	79.50'	103.07'	60.21'
E2	28°58'03"	99.00'	80.05'	25.57'

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C17	98°08'07"	200.00'	192.48'	185.12'	N06°57'04"E
C18	128°21'27"	350.00'	284.09'	280.11'	N48°15'03"W
C19	30°38'08"	52.50'	29.07'	27.74'	N16°23'06"W
C20	47°37'49"	39.50'	32.64'	31.90'	S07°53'14"E
C21	275°15'37"	52.50'	252.22'	70.76'	S74°04'20"E
C22	47°37'49"	39.50'	32.64'	31.90'	N39°44'35"E
C23	47°37'49"	39.50'	32.64'	31.90'	S70°19'16"E
C24	275°15'37"	52.50'	252.22'	70.76'	N43°28'38"E
C25	47°37'49"	39.50'	32.64'	31.90'	N22°41'27"W
C31	14°53'36"	372.50'	96.63'	96.56'	N08°28'51"E
C32	09°07'56"	327.50'	52.20'	52.14'	N11°21'43"E
C40	55°08'07"	172.50'	176.81'	164.29'	S16°56'18"E
C42	81°19'03"	52.50'	86.16'	83.64'	S32°53'58"W
C43	105°13'28"	52.50'	86.42'	83.43'	S52°22'18"E
C44	78°05'01"	52.50'	71.55'	66.14'	N37°54'28"E
C45	47°37'49"	39.50'	40.29'	39.31'	S20°51'40"E
C46	103°15'45"	52.50'	84.62'	82.32'	N85°31'20"E
C47	128°01'38"	52.50'	177.31'	94.38'	N30°27'21"W

LINE	LENGTH	BEARING
FL12	128.49	N02°00'30"E
FL13	61.49	N24°44'50"W
FL14	23.80	N74°18'34"W
FL15	24.72	N17°48'38"W
FL16	17.82	N70°43'08"W
FL17	31.33	N83°04'09"W
FL18	24.84	N64°45'09"W
FL19	55.51	N74°53'35"W
FL20	56.59	N38°04'32"W
FL21	65.88	N05°34'48"E
FL22	69.18	N18°02'44"W
FL33	17.47	S07°28'59"E
FL34	35.63	S16°21'22"E
FL35	81.02	S01°38'05"W
FL36	29.37	S41°05'03"E
FL37	66.17	S75°05'01"E
FL38	63.11	S88°35'04"E
FL39	84.66	S30°13'42"E

LINE	LENGTH	BEARING
FL40	17.85	S03°00'51"E
FL41	22.40	S35°28'22"E
FL42	64.73	S09°44'28"W
FL43	32.81	S06°30'20"E
FL44	45.85	S27°04'32"E
FL49	134.98	S23°12'54"W
FL50	37.92	S30°11'46"W
FL51	26.66	S27°24'44"W
FL52	53.18	S23°37'57"W
FL53	36.20	S20°22'18"W
FL54	10.27	S30°22'18"W
FL55	6.01	S03°19'30"E

- KEYNOTES**
- 1" ACCESS CONTROL EASEMENT GRANTED TO THE HOME OWNERS ASSOCIATION BY THIS PLAN
  - EROSION HAZARD SETBACK LINE
  - 100 YR FLOODPLAIN LIMITS
  - 10" PUBLIC UTILITY EASEMENT GRANTED TO ALL PUBLIC UTILITIES BY THIS PLAN
  - PRIVATE DRAINAGE/SLOPE EASEMENT GRANTED TO THE HOME OWNERS ASSOCIATION BY THIS PLAN
  - LANDSCAPE RESTRICTION AREA



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**FINAL PLAT**  
**THE RESERVE AT SAGUARO PARK**

LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPE AREA)

A PORTION OF E 1/2 OF NW 1/4 & A PORTION OF THE SW 1/4 OF NE 1/4 OF SECTION 4, T-13-S, R-12-E, G65RM, PIMA COUNTY, ARIZONA

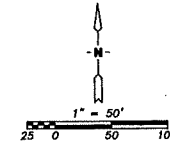
P1205-045

DATE: MARCH 2006  
CPE JOB NO. 140.1  
SCALE: 1"=50'  
SHEET 4 OF 5

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TUCSON, ARIZONA 85719  
520.545.7001



- KEYNOTES**
- 1' ACCESS CONTROL EASEMENT GRANTED TO THE HOME OWNERS ASSOCIATION BY THIS PLAT
  - EROSION HAZARD SETBACK LINE.
  - 100 YR FLOODPLAIN LIMITS
  - 10' PUBLIC UTILITY EASEMENT GRANTED TO ALL PUBLIC UTILITIES BY THIS PLAT
  - PRIVATE DRAINAGE/SLOPE EASEMENT GRANTED TO THE HOME OWNERS ASSOCIATION BY THIS PLAT
  - LANDSCAPE RESTRICTION AREA

**FLOODPLAIN LINE TABLE**

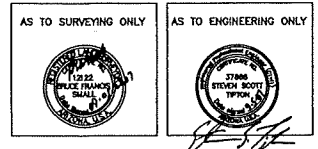
LINE	LENGTH	BEARING
F1	25.30	N02°27'31"E
F2	78.31	N02°27'31"E
F3	78.31	N02°27'31"E
F4	78.31	N02°27'31"E
F5	6.39	N02°27'31"E
F6	10.15	N02°27'31"E
F7	176.58	N02°27'31"E
F8	171.31	N02°27'31"E

**NOS LINE TABLE**

LINE	LENGTH	BEARING
N01	216.19	S35°07'57"E
N02	274.96	S08°45'10"E
N03	289.49	S08°45'10"E
N04	41.44	S89°14'45"E
N05	893.99	S89°38'57"E
N06	183.40	N36°47'29"W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C14	10°35'39"	1000.00'	184.90'	184.64'	N03°19'56"E
C15	98°47'10"	29.50'	50.86'	44.79'	S40°45'50"E
C16	86°52'52"	29.50'	44.73'	40.57'	S46°24'09"W
C17	55°08'07"	200.00'	192.46'	185.12'	S06°57'04"E
C23	47°37'49"	39.50'	32.84'	31.90'	S70°19'15"E
C24	225°15'37"	56.50'	256.22'	70.78'	N43°22'58"E
C25	42°32'49"	39.50'	32.84'	31.90'	N22°41'27"W
C36	06°11'42"	927.50'	105.69'	105.64'	N05°31'54"E
C38	10°24'12"	222.50'	40.40'	40.34'	S03°25'39"W
C39	44°43'55"	222.50'	173.71'	169.33'	S24°08'24"E
C40	55°08'07"	172.50'	170.81'	164.29'	S18°58'18"E
C45	10°24'12"	222.50'	40.40'	40.34'	S03°25'39"W
C46	44°43'55"	222.50'	173.71'	169.33'	S24°08'24"E
C47	55°08'07"	172.50'	170.81'	164.29'	S18°58'18"E



**FINAL PLAT**

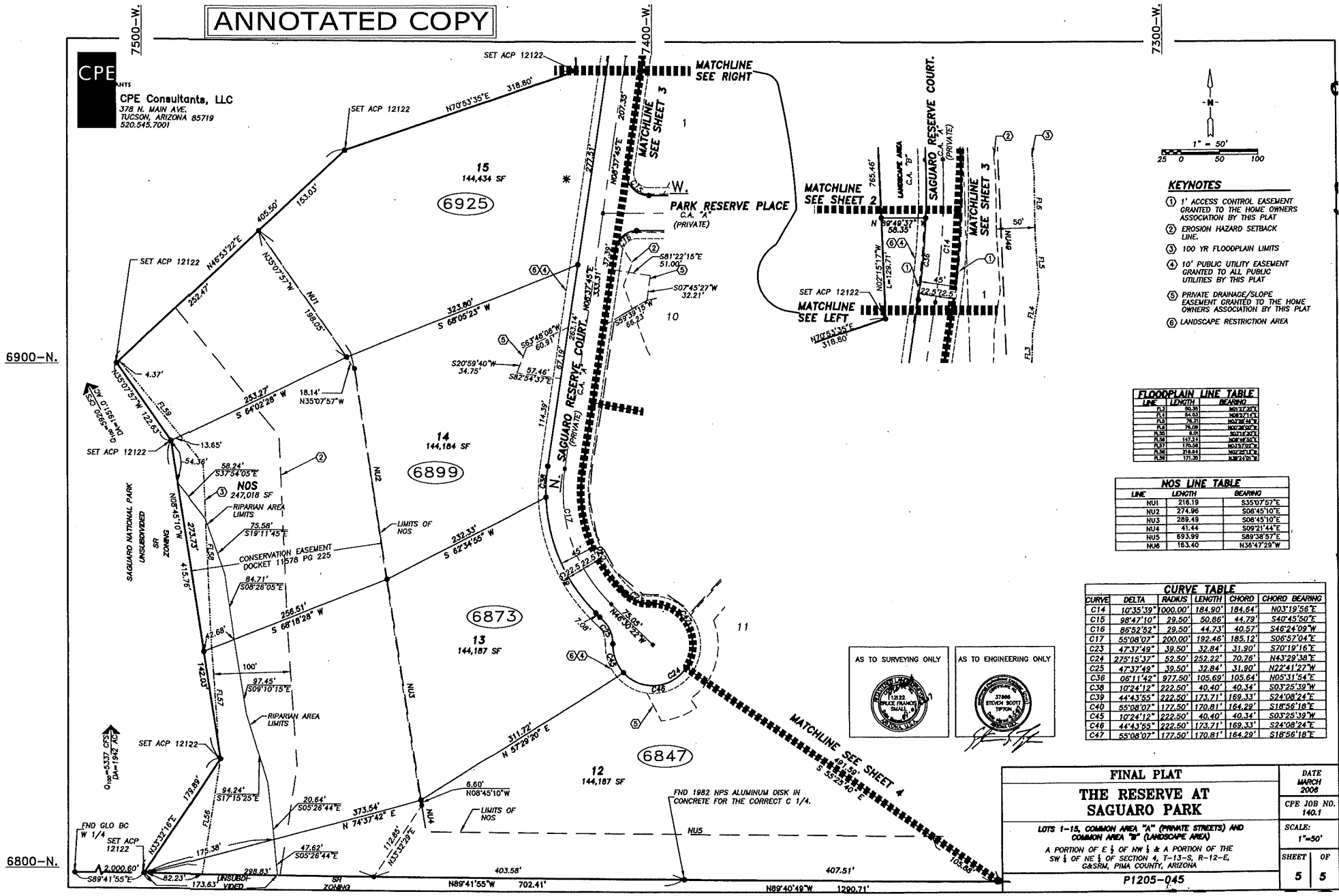
**THE RESERVE AT SAGUARO PARK**

LOTS 1-15, COMMON AREA "A" (PRIVATE STREETS) AND COMMON AREA "B" (LANDSCAPE AREA)

A PORTION OF E 1/4 OF NW 1/4 & A PORTION OF THE SW 1/4 OF NE 1/4 OF SECTION 4, T-13-S, R-12-E, G&SRM, PIMA COUNTY, ARIZONA

P1205-045

DATE	MARCH 2006
CPE JOB NO.	140.1
SCALE:	1"=50'
SHEET	OF
5	5



6800-N.

6900-N.

7500-W.

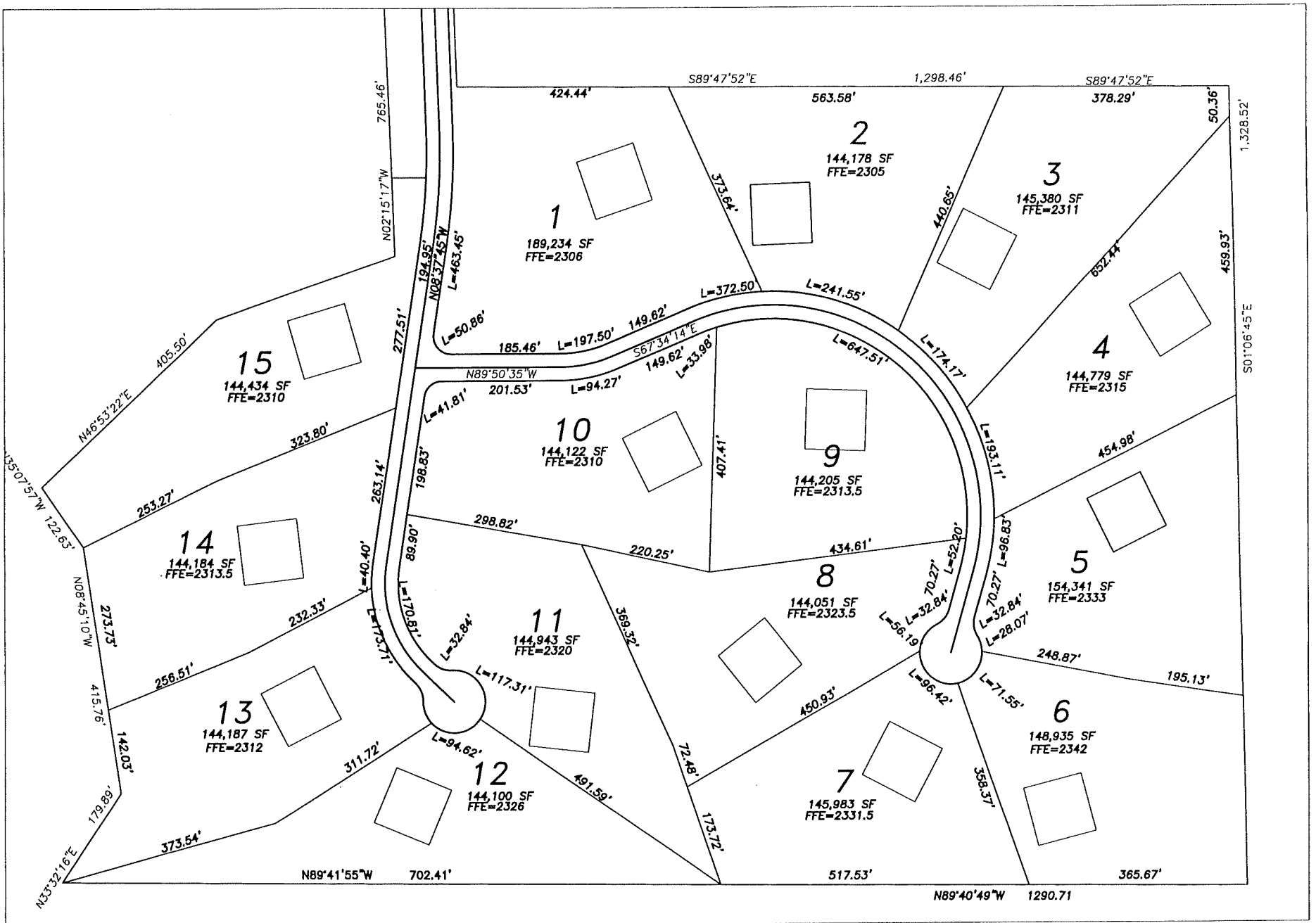
7500-W.

15  
144,434 SF  
(6925)

14  
144,184 SF  
(6899)

13  
144,187 SF  
(6873)

12  
144,187 SF  
(6847)



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