

**RANCHO VISTOSO NEIGHBORHOOD 13
PARCELA A**

THE ESTATES AT HONEY BEE RIDGE

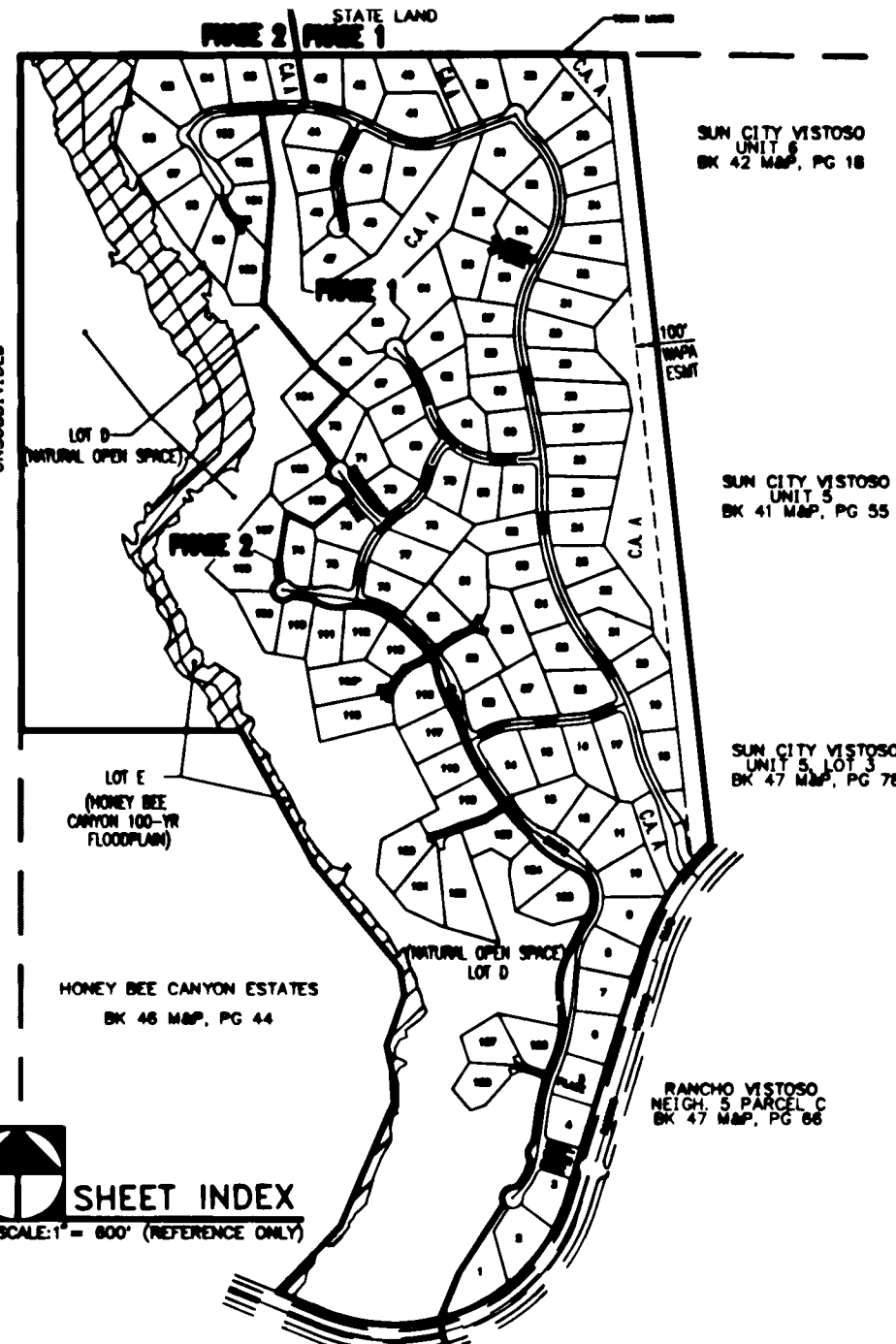
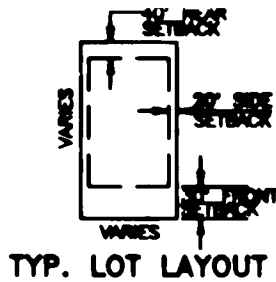
MP 48061

RECORDED: JULY 16, 1996

*****THE FOLLOWING PLAT IS AN ANNOTATED
VERSION OF THE ORIGINAL DOCUMENT. IT HAS
BEEN ALTERED BY PIMA COUNTY
DEVELOPMENT SERVICES TO SHOW
ADDITIONAL INFORMATION. ORIGINAL COPIES
MAY BE OBTAINED FROM THE PIMA COUNTY
RECORDER*****

GENERAL NOTES

- GROSS AREA OF THIS SUBDIVISION IS 320.02 ACRES.
GROSS DENSITY - 0.40 R.A.C. (USING 320.02 AC)
GROSS DENSITY - 0.69 R.A.C. (USING 184.4 PER P.A.D.)
- TOTAL NUMBER OF LOTS = 128.
- AREA OF COMMON AREA 'A' (NATURAL OPEN SPACE) = 27.26 ACRES.
AREA OF COMMON AREA 'B' (PRIVATE STREETS) = 18.05 ACRES.
AREA OF COMMON AREA 'C' (PRIVATE DRIVES) = 1.47 ACRES.
AREA OF LOT D (OPEN SPACE) = 97.83 ACRES
AREA OF LOT E (HONEY BEE CANYON 100-YEAR FLOODPLAIN) DEDICATED TO THE TOWN OF ORO VALLEY FOR FLOODPLAIN PURPOSES = 20.90 ACRES.
- TOTAL MILES OF NEW PRIVATE STREETS AND DRIVES = 2.93.
- SINGLE FAMILY LOTS
MINIMUM LOT AREA = 43,560 S.F.
MAXIMUM LOT AREA = 92,617 S.F.
AVERAGE LOT AREA = 52,870 S.F.
- MAXIMUM BUILDING HEIGHT - 30 FEET. BUILDING HEIGHTS ON LOTS ADJACENT TO HONEY BEE CANYON SHALL BE LIMITED TO 24 FEET ABOVE ADJACENT GRADE, WHICH INCLUDES THE FOLLOWING LOTS: 1,95-100,104,105,107-110,114,115,120-122,127 AND 128. HOMES ON THESE LOTS SHALL BE LIMITED TO ONE-STORY OR SPLIT LEVEL.
- SETBACKS: FRONT - 30 FT.
REAR - 40 FT.
SIDE - 20 FT.
- PARKING PROVIDED ON LOT = 4 (2 IN GARAGE, 2 IN DRIVEWAY).
- EXISTING ZONING - RANCHO VISTOSO P.A.D. - VERY LOW DENSITY RESIDENTIAL
- NO FURTHER SUBDIVISION OF ANY LOT OR PARCEL SHOWN WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
- THE AREA BETWEEN 100 YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE TOWN ENGINEER.
- BASIS OF BEARINGS: BEARINGS BASED ON DOCKET 8178, PAGE 1966, CENTERLINE OF RANCHO VISTOSO BOULEVARD, BEARING BEING S 32°09'07"E.
- BASIS OF ELEVATION: ADOT DATUM BENCHMARK; BRASS DISK HEADWALL 70' RIGHT OF STATION 710+20, APPROXIMATELY 350' SOUTH OF THE NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 11 SOUTH, RANGE 14 EAST. ELEVATION BEING 2688.03 FEET.
- THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY, IN WRITING, THAT ALL IMPROVEMENTS, WHETHER PRIVATE OR PUBLIC, HAVE BEEN CONSTRUCTED, PLACED, INSTALLED, ETC. IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED IMPROVEMENT PLANS FOR THIS DEVELOPMENT. CERTIFICATIONS, IN WRITING, ARE TO BE RECEIVED BY THE TOWN ENGINEER OF THE TOWN OF ORO VALLEY PRIOR TO THE REQUEST FOR FINAL INSPECTION AND THE RELEASE OF ASSURANCES.
- A 1/2" IRON PIN TAGGED BY AN R.L.S. WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION.
- ALL STREETS AND DRIVES ARE PRIVATE, AND SHALL BE MAINTAINED BY THE ESTATES AT HONEY BEE RIDGE HOMEOWNERS ASSOCIATION.



GENERAL NOTES (CONT'D.)

- * DENOTES THE GENERAL LOCATION OF BUILDING CONSTRUCTION KNOWN AS THE OPTIMUM BUILDING ENVELOPE AS REFERENCED TO ON THE APPROVED PRELIMINARY THIS FINAL PLAN OF RANCHO VISTOSO NEIGHBORHOOD 13A 13, PARCEL A HONEY BEE RIDGE, AS APPROVED BY THE TOWN COUNCIL OF ORO VALLEY ON NOVEMBER 11, 1998. THE MAXIMUM DISTURBANCE FOR BUILDING CONSTRUCTION ON EACH INDIVIDUAL LOT SHALL NOT EXCEED A TOTAL OF 18,000 SQUARE FEET (EXCLUDING DRIVE ACCESS WHICH IS DEFINED AS AN AREA NOT TO EXCEED 18' IN WIDTH, FROM THE STREET TO THE GENERAL LOCATION OF THE GARAGE/GUEST PARKING AREA, AS DETERMINED APPROPRIATE BY THE TOWN OF ORO VALLEY ZONING ADMINISTRATOR) AND SHALL INCLUDE BUILDING AREA, GARAGE/GUEST AREA PARKING NOT WITHIN DRIVE ACCESS, UTILITY SERVICES, DRIVEWAY ACCESS, APPURTENANT PATIOS, POOLS, ETC., AND ANY OTHER DESIGNATED REMAINING AREAS OF CONSTRUCTION DISTURBANCE FOR FUTURE BUILDING CONSTRUCTION. ANY DISTURBANCE TO THE LOT DURING THE INSTALLATION OF UTILITIES CONNECTION WILL BE RE-VEGETATED TO THE PRE-DISTURBANCE CONDITION WITHIN 30 DAYS OF SUCH DISTURBANCE. THE OPTIMUM BUILDING ENVELOPE (18,000 S.F. MAXIMUM) TO BE LOCATED IN CLOSE PROXIMITY OF THE % AS SHOWN HEREON, SHALL NOT INCLUDE AREAS OF ROCK OUTCROPPINGS (10X10' OR GREATER) AND SLOPES GREATER THAN 25 PERCENT, UNLESS APPROVED BY THE TOWN OF ORO VALLEY. THE PRECISE LOCATION OF EACH BUILDING ENVELOPE AND DRIVEWAY DRIVE ACCESS AREA (18,000 S.F. MAXIMUM) WILL BE DETERMINED AND CERTIFIED BY A REGISTERED LAND SURVEYOR AT THE TIME OF INDIVIDUAL PLOT PLAN AND GRADING PLAN APPLICATION. THE PORTION OF EACH LOT LYING OUTSIDE THE 18,000 S.F. MAXIMUM OPTIMUM BUILDING ENVELOPE AND DRIVEWAY DRIVE ACCESS SHALL BE DESIGNATED AS NATURAL OPEN SPACE AT THE TIME OF PLOT PLAN RECORDATION. THE BUILDING ENVELOPE AND ASSOCIATED NATURAL OPEN SPACE DESIGNATION ON THE PLOT PLAN MAY BE MODIFIED IN THE FUTURE PROVIDED THE 18,000 S.F. TOTAL DISTURBED AREA AS DEFINED ABOVE IS NOT EXCEEDED AND THIS MODIFICATION IS APPROVED BY THE TOWN OF ORO VALLEY ZONING ADMINISTRATOR. STAFF MAY CONSIDER VARIATIONS TO THE LOCATION OF THE OPTIMUM BUILDING ENVELOPE AT THE TIME OF PLOT PLAN/GRADING PERMIT APPLICATION BASED UPON THE UNIQUENESS OF EACH INDIVIDUAL LOT AND ITS RESPECTIVE BUILDING APPLICATION BY THE APPLICANT. ANY VARIATION, OTHER THAN SHOWN HEREON, MUST HAVE APPROVAL BY THE TOWN OF ORO VALLEY. INDIVIDUAL GRADING PERMITS MUST BE OBTAINED PRIOR TO THE DEVELOPMENT OF EACH LOT AND THE APPLICATION FOR THE INDIVIDUAL GRADING PERMITS MUST INCLUDE A GRADING PLAN FOR THE LOT, WHICH CLEARLY DEPICTS THE BUILDING ENVELOPE, THE LIMITS OF GRADING, PERCENT OF LOT TO BE GRADED, AND ANY SIGNIFICANT FEATURES ON THE LOT, INCLUDING ROCK OUTCROPPINGS, ARCHAEOLOGICAL FEATURES, OR SIGNIFICANT VEGETATION, INCLUDING SPECIMEN TREES OR CACTI.
- IN NO CASE SHALL ANY APPROVED BUILDING ENVELOPE BE LOCATED CLOSER THAN 300' FROM THE CENTERLINE OF HONEY BEE WASH.

LEGEND

P.U.E.	PUBLIC UTILITY EASEMENT	*	SEE NOTE 26
⑨	SHEET INDEX SHEET INDICATOR	N.A.E.	NO ACCESS EASEMENT
C3	INDICATES CURVE NUMBER	(R)	INDICATES A RADIAL LINE TO A CURVE.
L22	INDICATES LINE NUMBER	.	INDICATES 1/2" IRON PIN TAGGED BY AN R.L.S. TO BE SET UPON COMPLETION OF CONSTRUCTION.
-----	SUBDIVISION BOUNDARY	■	INDICATES BRASS CAPPED SURVEY MONUMENT STAMPED R.L.S. 14145 TO BE SET UPON COMPLETION OF CONSTRUCTION.
-----	ADJACENT LOT LINE	☆	INDICATES LOT ACCESS. DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS.
-----	LOT LINE	☆	INDICATES LOT ACCESS. DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS.
-----	EASEMENT LINE	☆	INDICATES LOT ACCESS. DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS.
-----	100-YEAR FLOOD PLAIN LIMIT	C.A. & U.E.	INDICATES COMMON ACCESS & UTILITY EASEMENT
●	FOUND SURVEY MONUMENT AS NOTED (IRON PIN, BRASS CAP, ETC.)	□	INDICATES 10' X 10' PUBLIC UTILITY EASEMENT.
○	IMPROVEMENTS IN THIS AREA ARE SUBJECT TO THE LIMITATIONS AS SHOWN IN SECTION 13-103 OF THE ORO VALLEY ZONING CODE REVISED.	604	INDICATES LOCAL COORDINATE DATUM NUMBER

APPROVALS

Kathryn E. Cavalier, CLM, CLERK OF THE TOWN OF ORO VALLEY, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY ON THE 27TH DAY OF February, 1996.
Kathy E. Cavalier AND SHEET INCLUDE BUILDING AREA, GARAGE/GUEST AREA
 CLERK TOWN OF ORO VALLEY DATE
George Brander 8-15-96
 PINA COUNTY DEPARTMENT OF WASTEWATER MANAGEMENT DATE
Dave G. Hild 7-12-96
 TOWN OF ORO VALLEY - TOWN ENGINEER DATE
Grant Nelson 7-16-96
 ZONING ADMINISTRATOR DATE

ASSURANCES

FINANCIAL ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 4677 FROM *Freeman Insurance Trust*, COMPLYING WITH THE ORO VALLEY ZONING CODE REVISED, AS RECORDED IN DOCKET 10327, PAGE 1220, HAVE BEEN PROVIDED TO GUARANTEE STREET, DRAINAGE, SANITARY SEWER, SOILS PREPARATION, UTILITY IMPROVEMENTS, ALL SUBDIVISION MONUMENTS AND ALL IMPROVEMENTS AND CONDITIONS AS SPECIFIED IN THE ASSURANCE AGREEMENT INCLUDING EXHIBIT 'C' THEREOF.
 BY: *Cheryl Shreeley* DATE: 7-15-96
 MAYOR - TOWN OF ORO VALLEY
 ASSURANCES IN THE FORM OF A RESTORATION BOND FROM *Freeman Ins. Co.* IN THE AMOUNT OF \$ 94,000.00 MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A GRADING AND/OR GRUBBING PERMIT TO GUARANTEE RESTORATION OF ALL DISTURBED AREAS ALL IN ACCORDANCE WITH SECTIONS 4-902 AND 13-603 OF THE ORO VALLEY ZONING CODE REVISED.
 BY: *Cheryl Shreeley* DATE: 7-15-96
 MAYOR - TOWN OF ORO VALLEY

A MONETARY ASSURANCE IN THE AMOUNT OF \$ 381,454.00 PURSUANT TO SEC. 4-904, HAS BEEN POSTED TO ASSURE THAT THE REQUIRED LANDSCAPING AND IRRIGATION, AS APPROVED ON THE FINAL LANDSCAPE AND IRRIGATION PLANS, IS COMPLETED TO THE SATISFACTION OF THE PLANNING AND ZONING DIRECTOR.

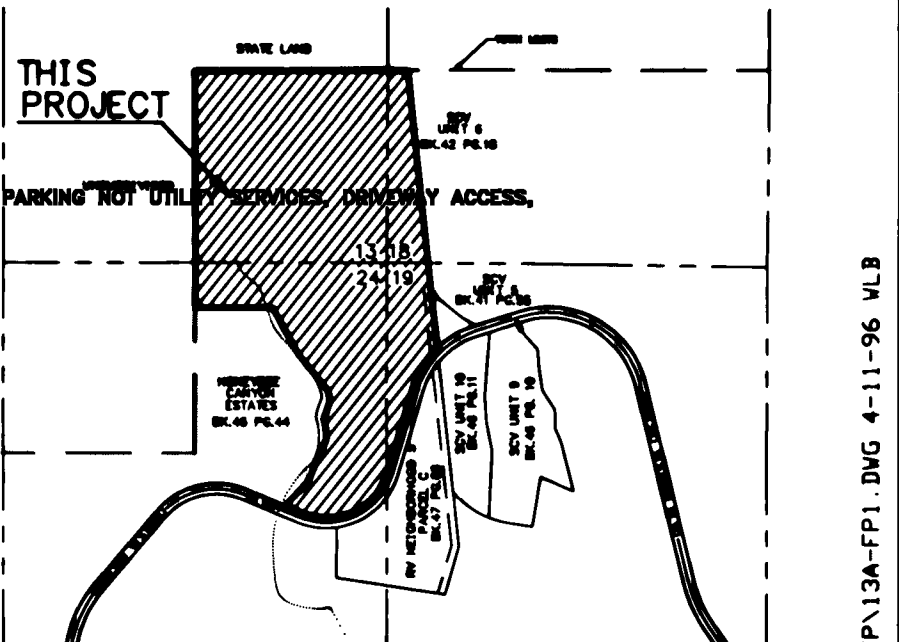
WATER ADEQUACY

A CERTIFICATION OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.
 BY: *Dave G. Hild* DATE: 7-12-96
 TOWN OF ORO VALLEY - TOWN ENGINEER

ANNOTATED COPY

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAN WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION.
James L. Dean R.L.S. NO. 14145
William C. Walker, P.E. NO. 11065
 TOWN OF ORO VALLEY
 MAP 352,431 ZONE
 Adm. Address: 14100 N. Rancho Vistoso Blvd.



LOCATION MAP
 PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E & OF SECTIONS 18 & 19, T-11-S, R-14-E, G.S.R.M., TOWN OF ORO VALLEY, PINA COUNTY, ARIZONA

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THE PLAN, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.
 WE THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF ORO VALLEY, THEIR SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN HEREON WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF ORO VALLEY TOWN COUNCIL.

WE HEREBY CONVEY TO THE TOWN OF ORO VALLEY THAT AREA SHOWN HEREON AS LOT E, HONEY BEE CANYON 100-YEAR FLOOD PLAIN, FOR FLOOD PLAIN PURPOSES ONLY.
 COMMON AREAS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES. PRIVATE STREETS, DRIVES AND COMMON AREAS ARE SUBJECT TO AND SUBORDINATE TO THE RIGHT OF PUBLIC AND PRIVATE UTILITY COMPANIES TO INSTALL, MAINTAIN AND IMPROVE FACILITIES INCLUDING, BUT NOT LIMITED TO, CABLE TELEVISION FACILITIES, STORM DRAIN SYSTEMS, DRAINAGEWAYS, SEWERS AND ABOVE GROUND ELECTRIC TRANSFORMERS AND PEDESTALS AND UNDERGROUND FACILITIES. NO NEW OVERHEAD LINES SHALL BE USED.

TITLE TO 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 (10327) AT PAGES (1229-1230) IN THE OFFICE OF THE PINA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL PRIVATE STREETS, DRIVES, SEWER FACILITIES AND COMMON AREAS WITHIN THIS SUBDIVISION AS SHOWN HEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NO. 4677 AS OWNERS OF LOTS 1 THRU 128 AND COMMON AREAS A, B & C.

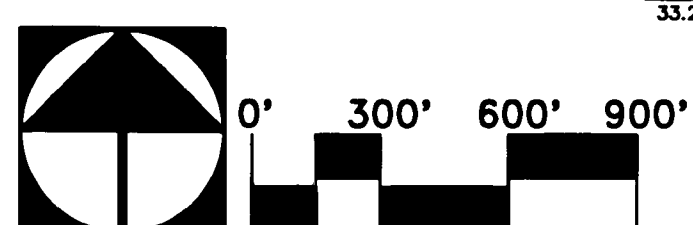
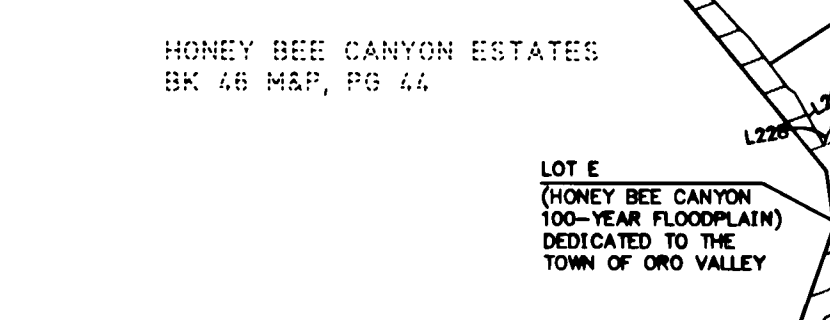
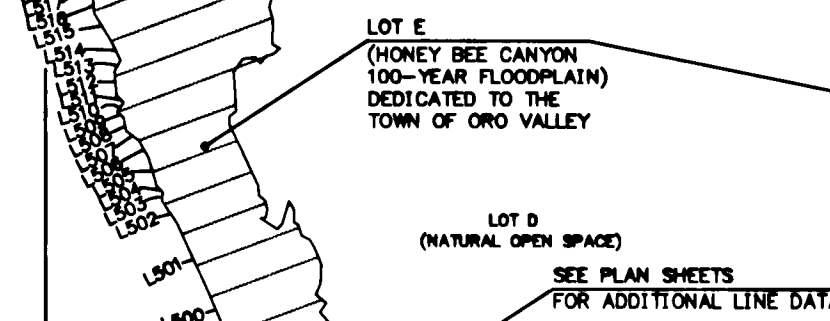
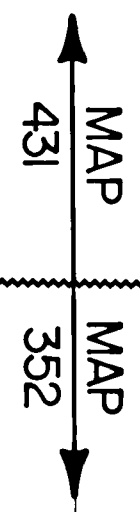
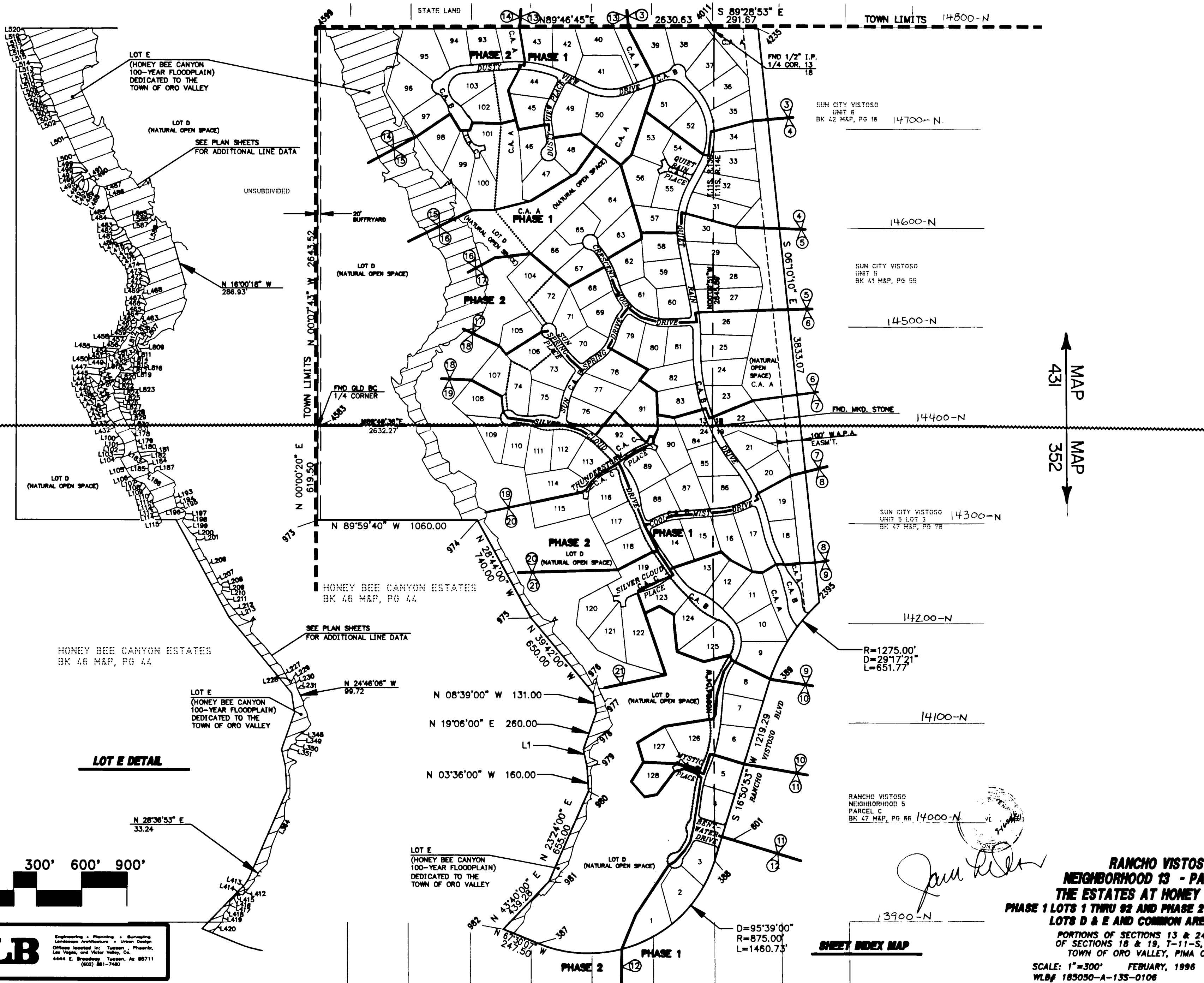
BY: *Brightte Echave*, ASST. SECRETARY
 BENEFICIARY OF TRUST: CROWMELL GROUP TWO, L.L.C. 1200 SIXTH AVENUE, SUITE 300 BELMONT, CA 94002
 RANCHO VISTOSO PARTNERS, L.L.C. AN ARIZONA LIMITED LIABILITY CORPORATION AS OFFICER OF SAID TRUST.
 BY: *Daryl Wolfswinkel*, MANAGING PARTNER
 STATE OF ARIZONA, COUNTY OF PINA, DENNIS GLEN, J. MALL, My Commission Expires May 28, 1998
 ON THIS THE 17 DAY OF MAY, 1996, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DARYL WOLFSWINKEL WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF RANCHO VISTOSO PARTNERS AND BEING AUTHORIZED SAID DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING AS MANAGING PARTNER.
 STATE OF ARIZONA, COUNTY OF PINA, *Cheryl Shreeley*, NOTARY PUBLIC, MY COMMISSION EXPIRES: 7/16/96
 ON THIS THE 17 DAY OF MAY, 1996, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BRIGHTTE ECHAVE WHO ACKNOWLEDGED HERSELF TO BE THE ASSISTANT SECRETARY OF FIRST AMERICAN TITLE COMPANY AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING AS ASSISTANT SECRETARY.
 STATE OF ARIZONA, COUNTY OF PINA, *Elaine Dahl*, NOTARY PUBLIC, MY COMMISSION EXPIRES: 7/16/96

RANCHO VISTOSO NEIGHBORHOOD 13 - PARCEL A THE ESTATES AT HONEY BEE RIDGE
 PHASE 1 LOTS 1 THRU 82 AND PHASE 2 LOTS 83 THRU 128 LOTS D & E AND COMMON AREAS A, B & C
 PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E & OF SECTIONS 18 & 19, T-11-S, R-14-E, G.S.R.M., TOWN OF ORO VALLEY, PINA COUNTY, ARIZONA
 SCALE: AS NOTED JANUARY, 1996
 WLB 185030-A-135-0108
 OY12-84-29 SHEET 1 OF 24

** GENERAL NOTES 23 AND 26 HAVE BEEN AMENDED PER DK 12591 PG 1203 ** - 08/25/05

N:\185050\NEIGH13A\FP13A-FP1.DWG 4-11-96 WLB

N:\185050\NEIGH3A\FP\13A-FP2.DWG.DWG 4-11-96 WLB



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Paul [Signature]

SHEET INDEX MAP

**RANCHO VISTOSO
 NEIGHBORHOOD 13 - PARCEL A
 THE ESTATES AT HONEY BEE RIDGE
 PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
 LOTS D & E AND COMMON AREAS A, B & C**

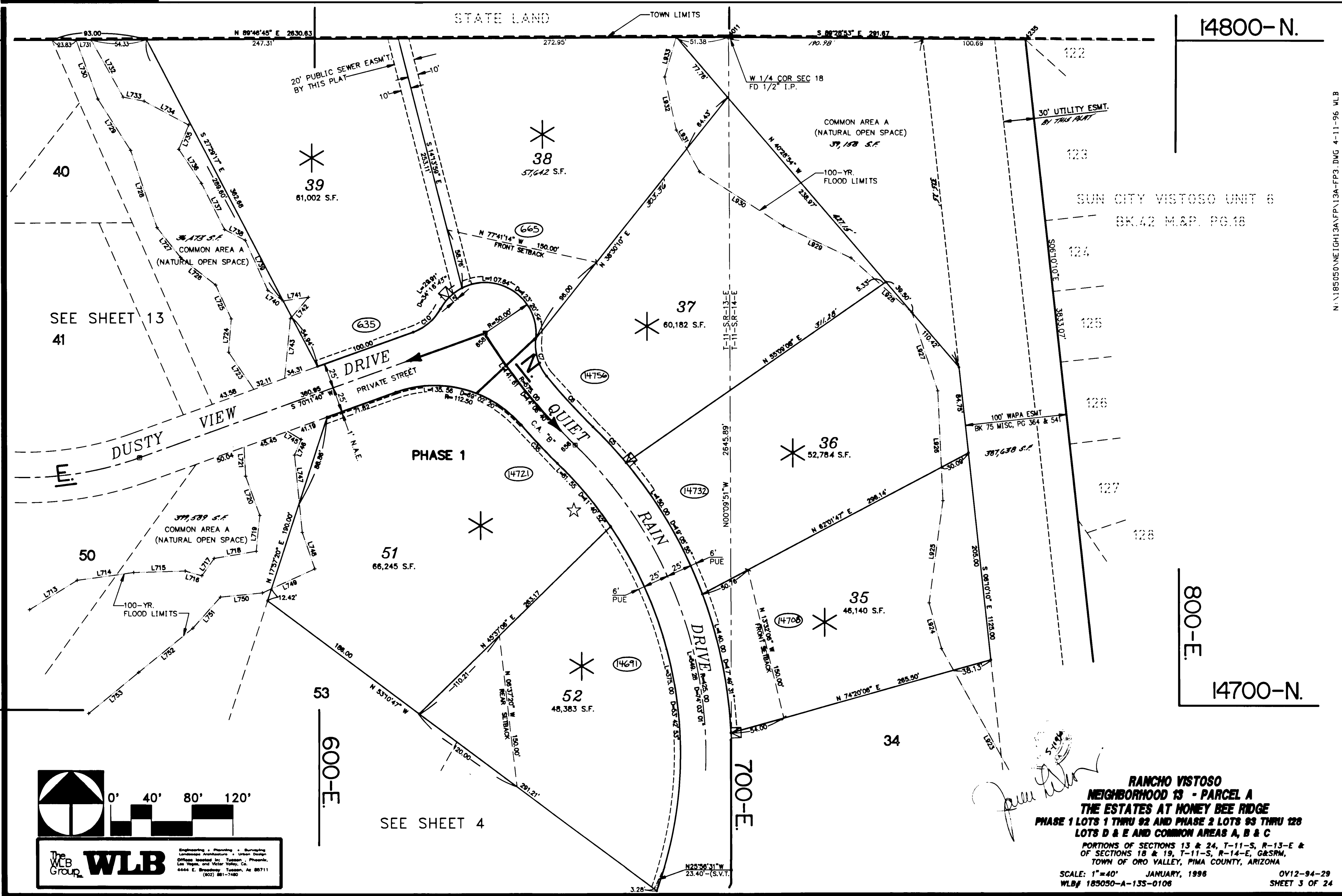
PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E &
 OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=300' FEBRUARY, 1996 OV12-94-29
 WLB# 185050-A-13S-0108 SHEET 2 OF 24

14800-N.

STATE LAND

TOWN LIMITS



SEE SHEET 13
41

SEE SHEET 4

**RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
LOTS D & E AND COMMON AREAS A, B & C**

PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E &
OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=40' JANUARY, 1996 OV12-94-29
WLB# 185050-A-13S-0106 SHEET 3 OF 24



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N:\185050\NEIGH13A\FP13A-FP3.DWG 4-11-96 WLB

SUN CITY VISTOSO UNIT 6
BK. 42 M&P. PG. 18
14700-N.

SUN CITY VISTOSO UNIT 5
BK. 41 M&P. PG. 55

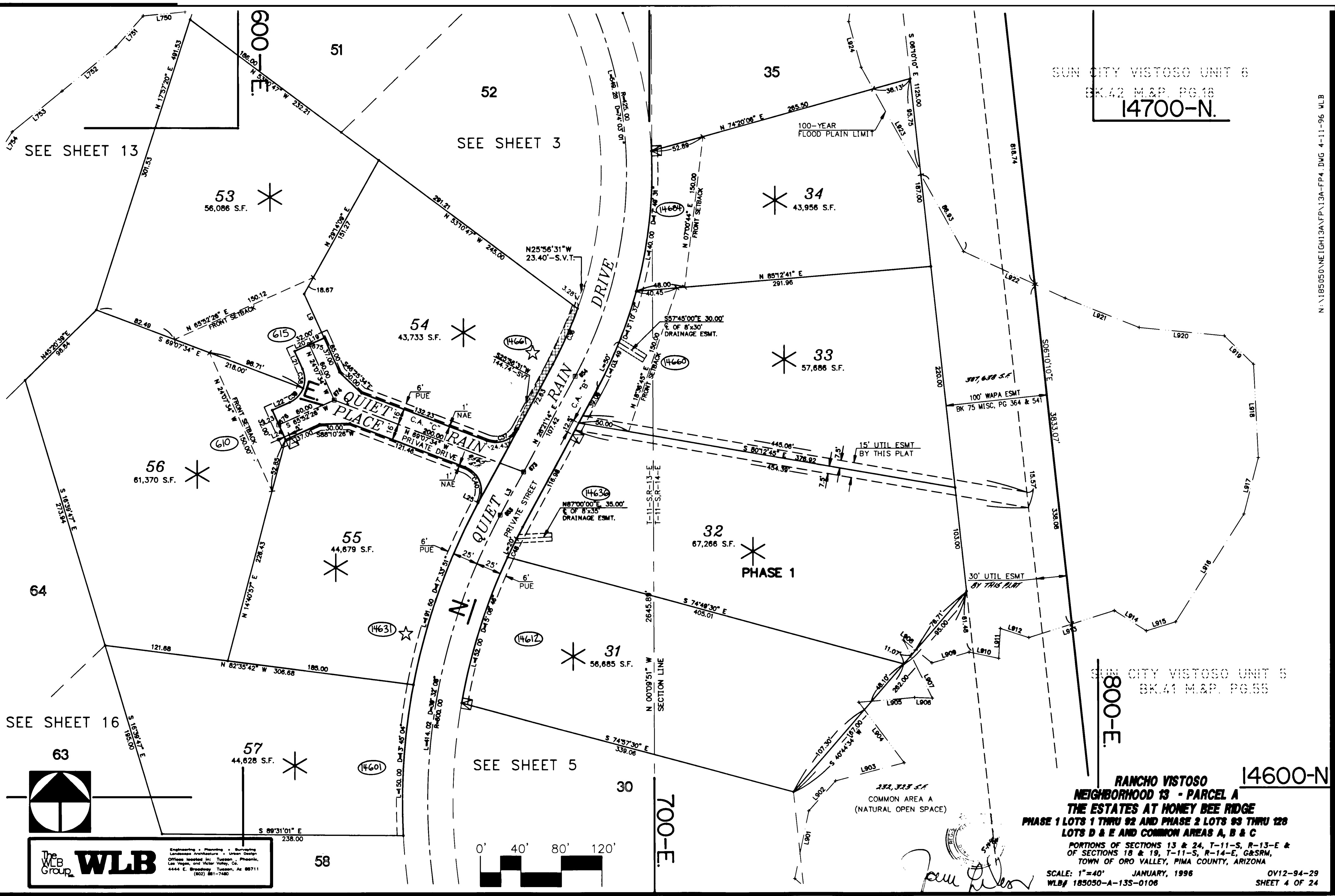
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RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 32 AND PHASE 2 LOTS 33 THRU 128
LOTS D & E AND COMMON AREAS A, B & C

PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E &
OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=40' JANUARY, 1996
WLB# 185050-A-13S-0106

OV12-94-29
SHEET 4 OF 24

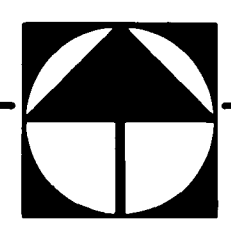


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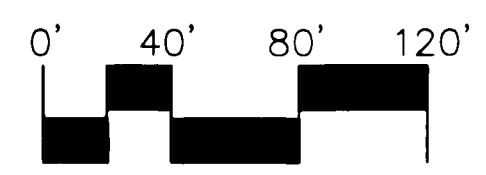
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SEE SHEET 16

SEE SHEET 5

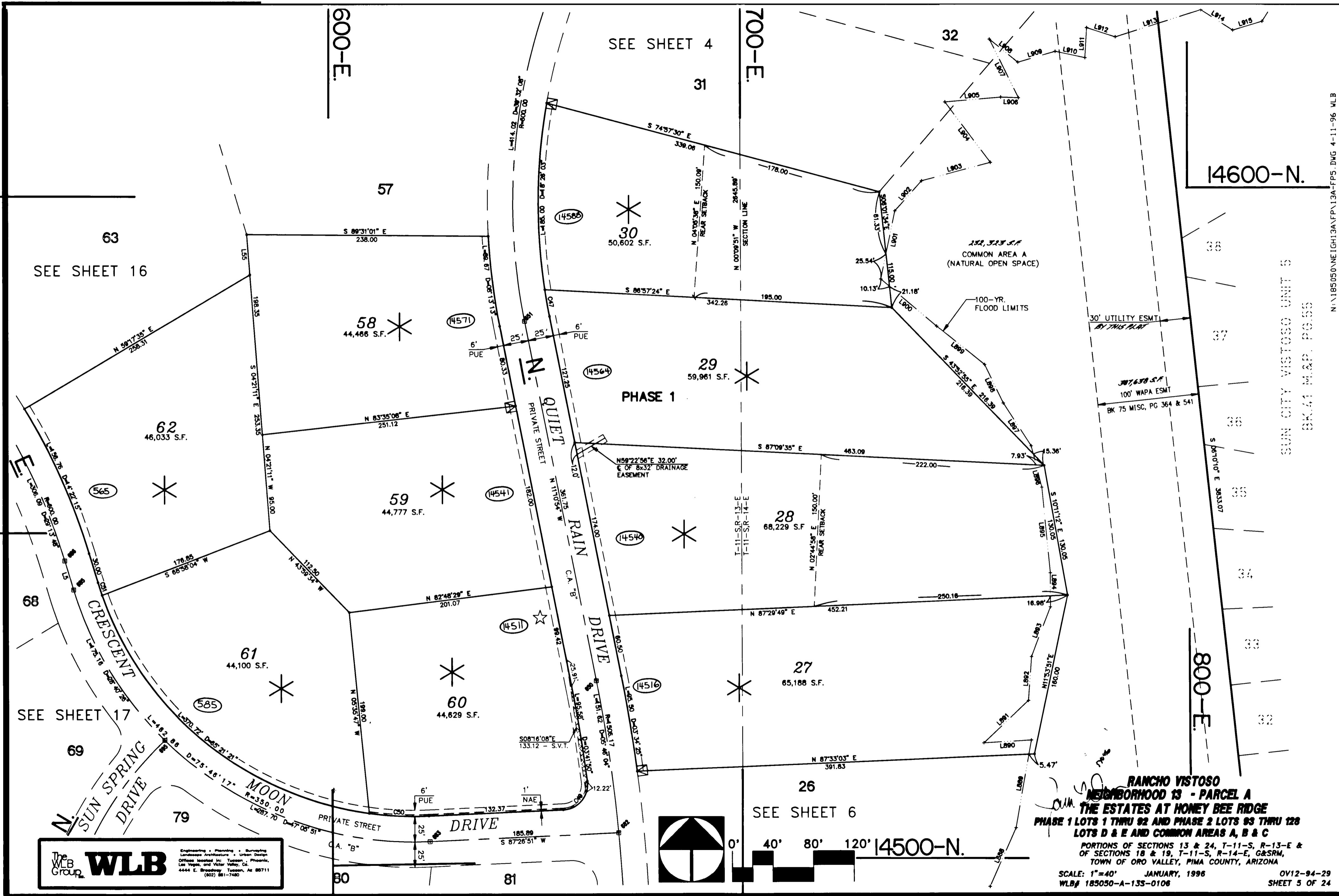


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John Wilson

N:\185050\NEIGH13A\FP\13A-FP4.DWG 4-11-96 WLB



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RANCHO VISTOSO
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THE ESTATES AT HONEY BEE RIDGE
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 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
 SCALE: 1"=40' JANUARY, 1996 OV12-94-29
 WLB# 185050-A-135-0106 SHEET 5 OF 24

N:\185050\NEIGH13\A\FP\13A-FPS.DWG 4-11-96 WLB

SUN CITY VISTOSO UNIT 5
 BK.41 M.A.P. PG.55

14600-N.

800-E.

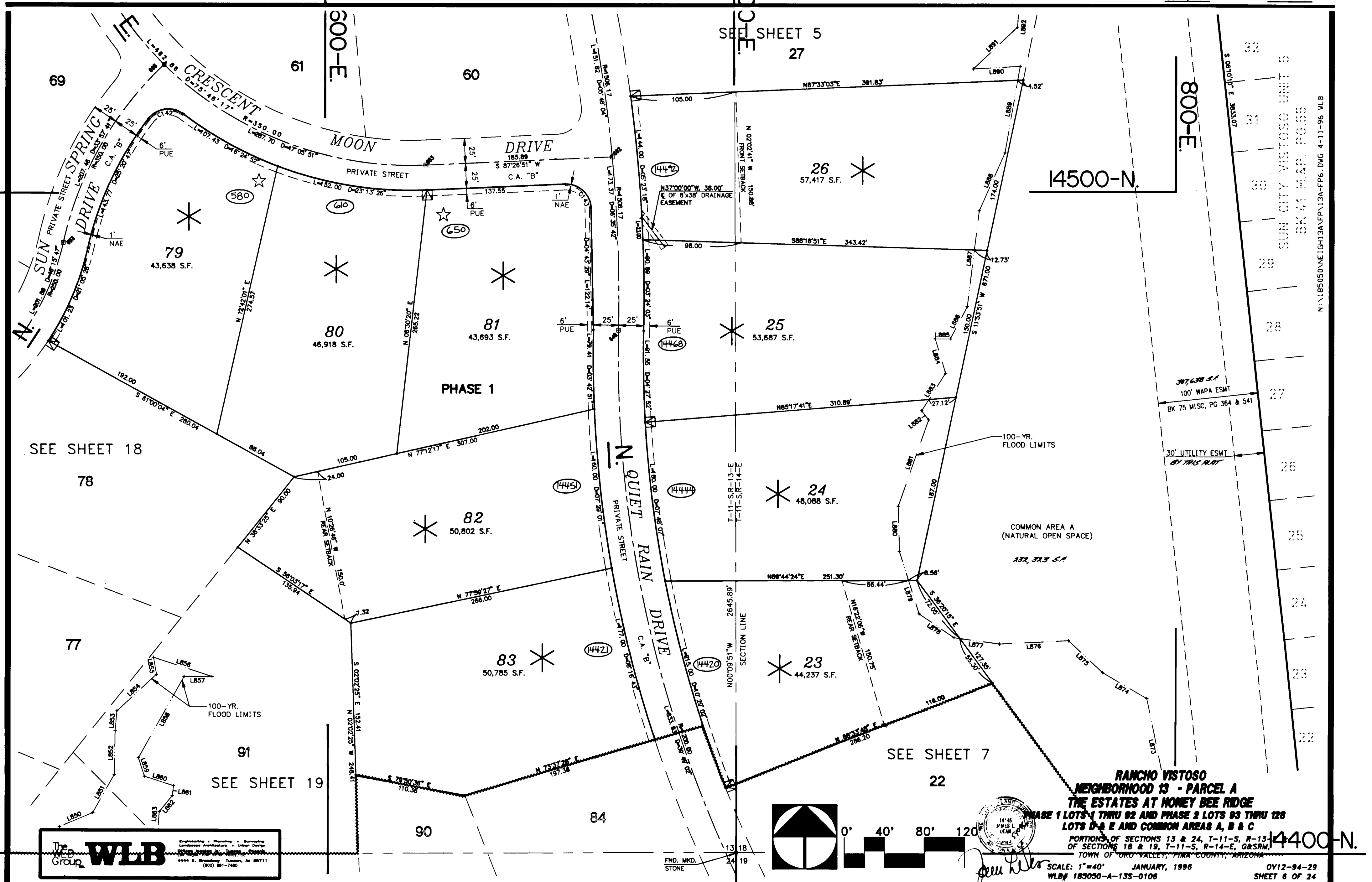
SEE SHEET 6

SEE SHEET 4

SEE SHEET 16

SEE SHEET 17

SHEET 5
27

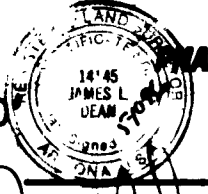
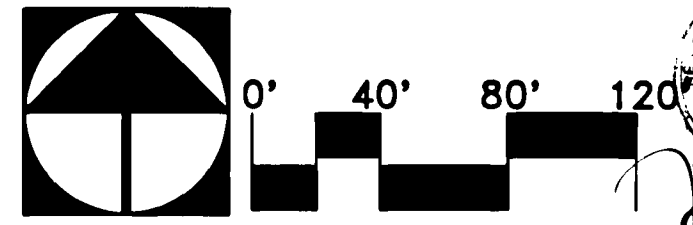


SEE SHEET 18

SEE SHEET 7

SEE SHEET 19

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RANCHO VISTOSO NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
 PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 126
 LOTS D & E AND COMMON AREAS A, B & C
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 OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=40' JANUARY, 1996
 WLB# 185050-A-133-0106

OV12-94-29
 SHEET 6 OF 24

N:\185050\NEIGH13A\FP\13A-FP6.DWG 4-11-96 WLB

SUN CITY VISTOSO UNIT 5
BK. 41 M.A.P. PG. 55

100' WAPA ESMT
BK 75 MISC. PG 364 & 541

30' UTILITY ESMT
BY THIS PLAN

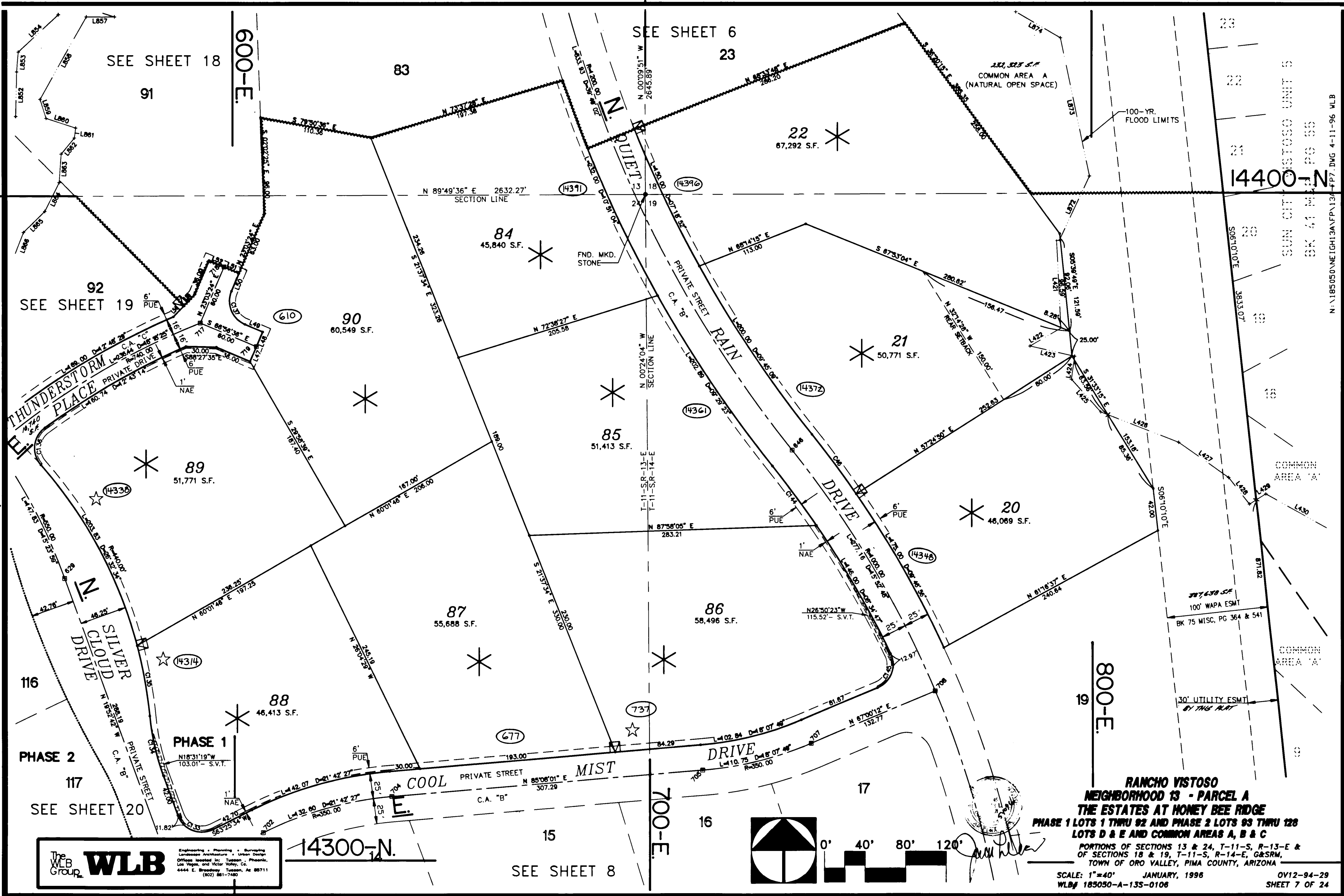
COMMON AREA A
(NATURAL OPEN SPACE)
132,323 S.F.

100-YR. FLOOD LIMITS

100-YR. FLOOD LIMITS

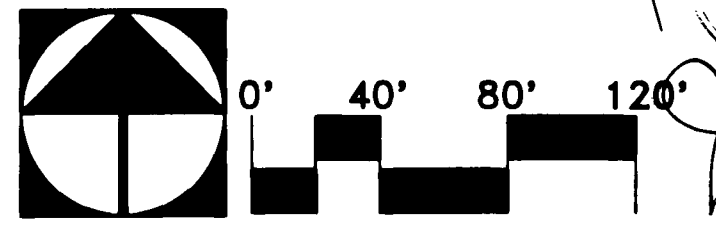
FND. MKD.
STONE

MAP 431
MAP 352



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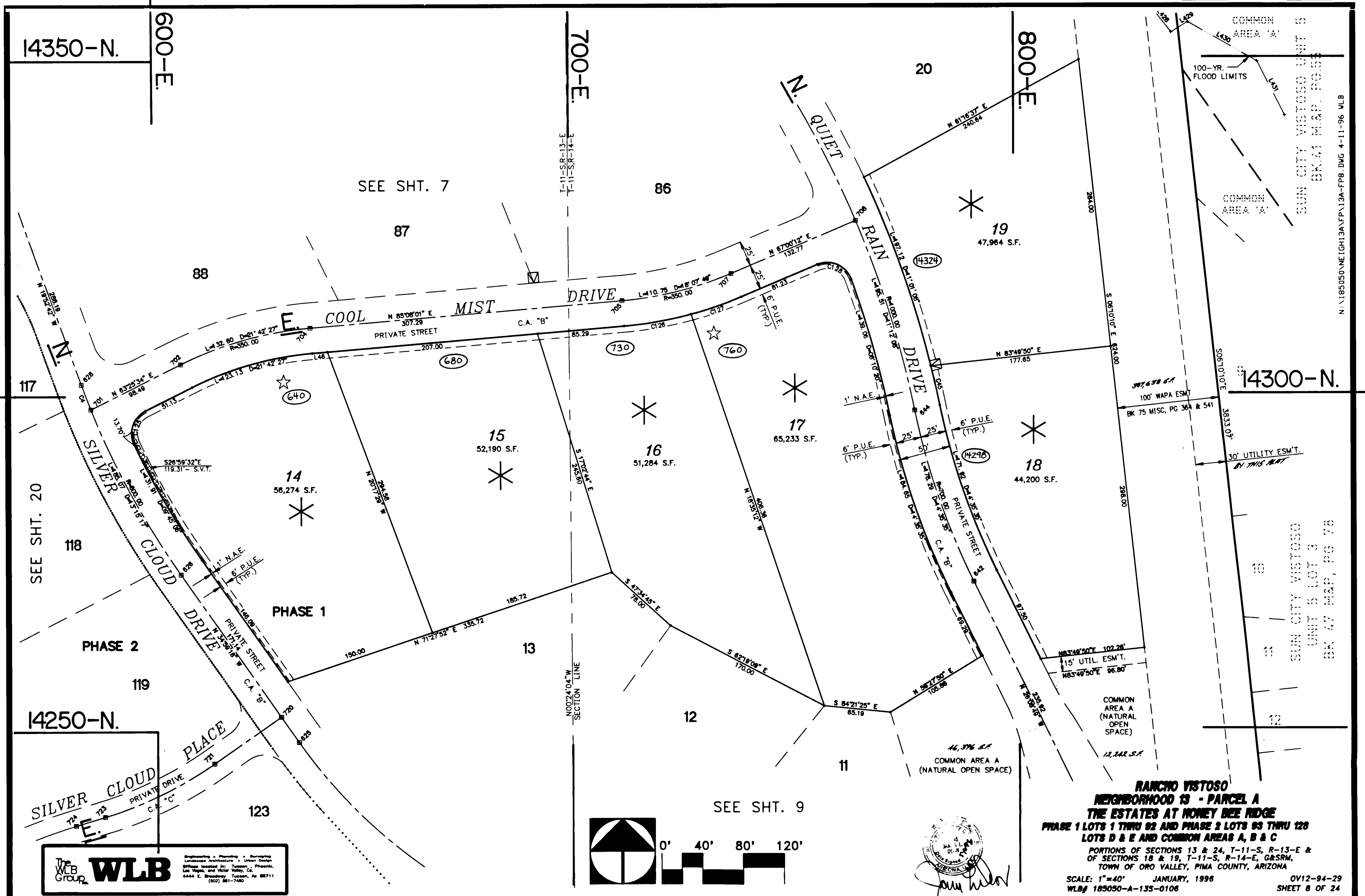
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RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
 PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
 LOTS D & E AND COMMON AREAS A, B & C
 PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E &
 OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=40' JANUARY, 1996
 WLB# 185050-A-13S-0106

OVI2-94-29
 SHEET 7 OF 24



14350-N.

600-E.

700-E.

800-E.

COMMON AREA 'A'

100-YR. FLOOD LIMITS

COMMON AREA 'A'

14300-N.

14250-N.

SUN CITY VISTOSO UNIT 5 LOT 3 BK 47 M&P, PG 78

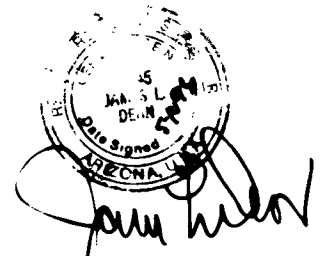
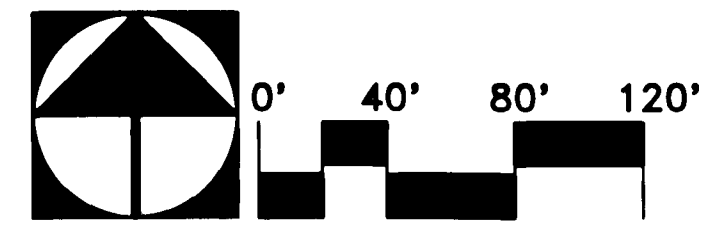
RANCHO VISTOSO NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 123
LOTS D & E AND COMMON AREAS A, B & C

PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E & OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=40' JANUARY, 1998
 WLB# 183050-A-135-0106

OV12-94-29
 SHEET 8 OF 24

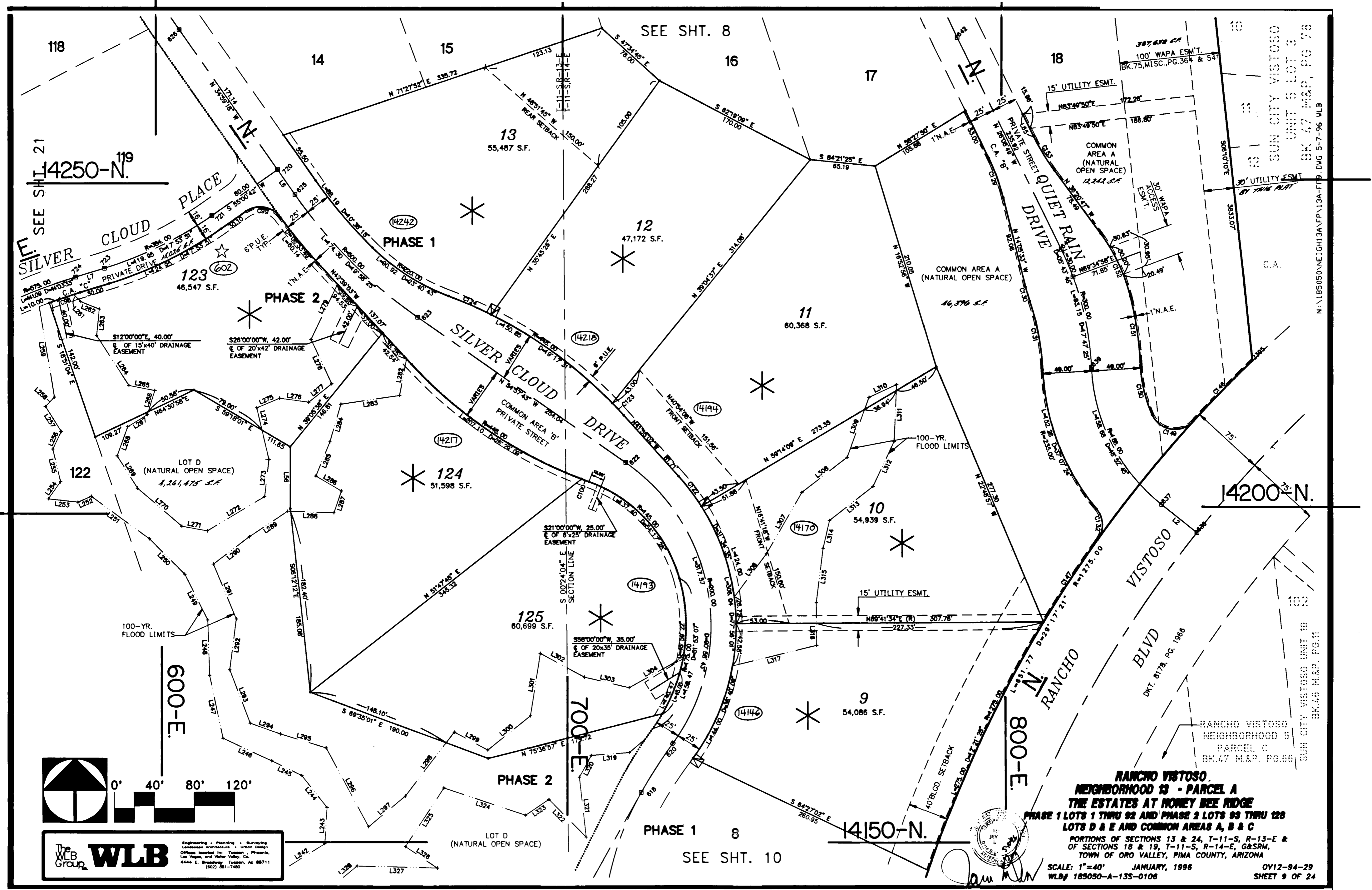
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SUN CITY VISTOSO UNIT 5
 BK 41 M&P, PG 55

SUN CITY VISTOSO
 UNIT 5 LOT 3
 BK 47 M&P, PG 78

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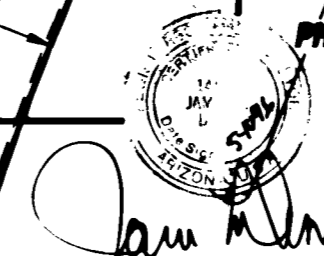
RANCHO VISTOSO,
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
LOTS D & E AND COMMON AREAS A, B & C
PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E &
OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1"=40' JANUARY, 1996
WLB# 183050-A-135-0106

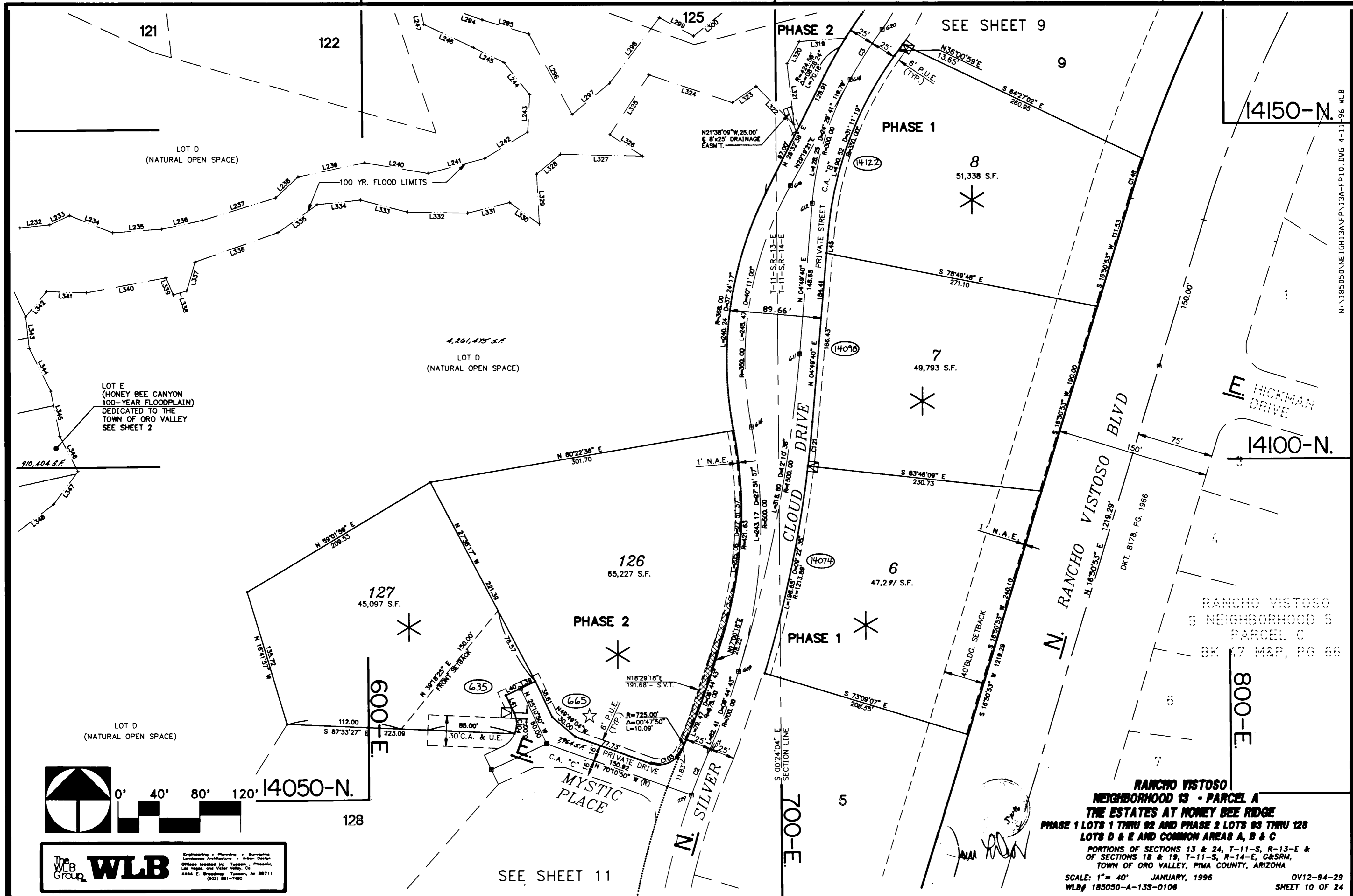
OV12-94-29
SHEET 9 OF 24

SUN CITY VISTOSO
UNIT 5 LOT 3
BK. 47 M&P, PG. 78
N. 185050N/EIGH13A\FP\13A-FPP.DWG 5-7-96 WLB

SUN CITY VISTOSO UNIT 10
BK. 46 M&P, PG. 11

RANCHO VISTOSO
NEIGHBORHOOD 5
PARCEL C
BK. 47 M&P, PG. 66





14150-N.

14100-N.

HICKMAN DRIVE

RANCHO VISTOSO 5 NEIGHBORHOOD 5 PARCEL C BK 17 M&P, PG 66

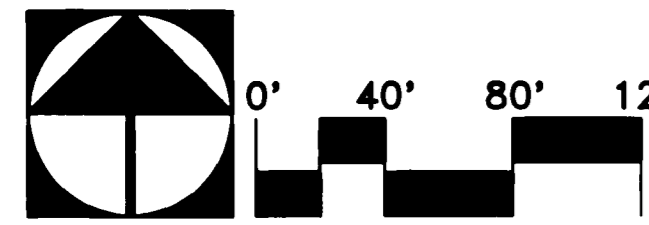
800-E

RANCHO VISTOSO NEIGHBORHOOD 13 - PARCEL A THE ESTATES AT HONEY BEE RIDGE PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128 LOTS D & E AND COMMON AREAS A, B & C

PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E & OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"= 40' JANUARY, 1996 WLB# 185050-A-135-0106

OV12-94-29 SHEET 10 OF 24

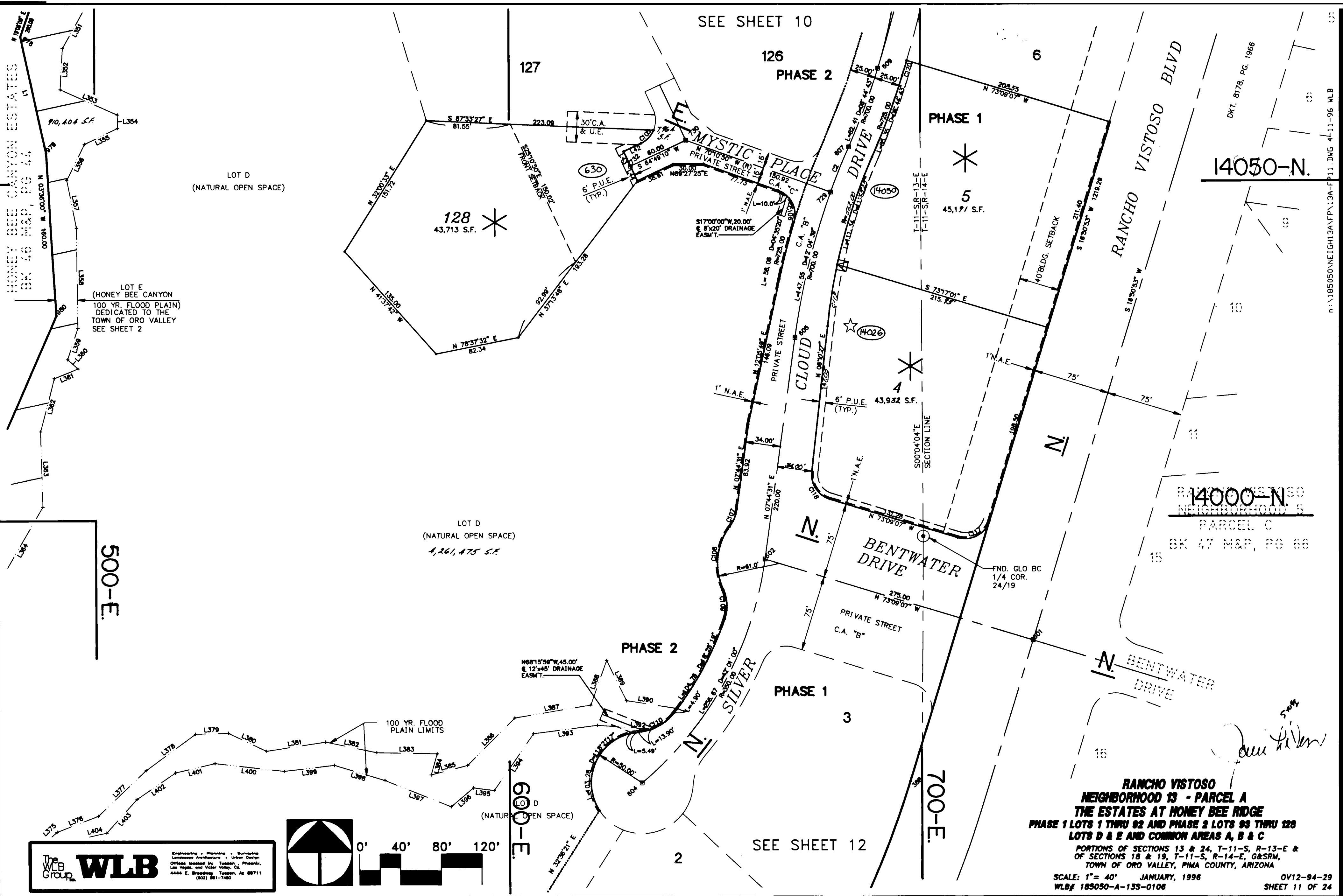


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SEE SHEET 11

N: 185050 NEIGH 13A VFP 13A-FP10. DWG 4-11-96 VLB

SEE SHEET 10



LOT D (NATURAL OPEN SPACE)

LOT E (HONEY BEE CANYON 100 YR. FLOOD PLAIN) DEDICATED TO THE TOWN OF ORO VALLEY SEE SHEET 2

LOT D (NATURAL OPEN SPACE) 4,261,475 S.F.

14050-N.

14000-N. NEIGHBORHOOD 13 PARCEL C BK 47 M&P, PG 66

500-E.

700-E.

SEE SHEET 12

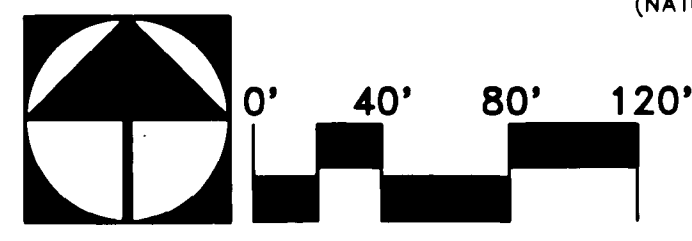
RANCHO VISTOSO NEIGHBORHOOD 13 - PARCEL A THE ESTATES AT HONEY BEE RIDGE PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128 LOTS D & E AND COMMON AREAS A, B & C

PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E & OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1" = 40' JANUARY, 1996

OV12-94-29 SHEET 11 OF 24

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John L. ...

P:\185050\NEIGH13\NFPN13A-FP11.DWG 4-11-96 WLB

SEE SHT. 11

HONEY BEE CANYON ESTATES
BK 46 M&P, PG 44

LOT E
(HONEY BEE CANYON
100-YEAR FLOODPLAIN)
DEDICATED TO THE
TOWN OF ORO VALLEY
SEE SHEET 2

LOT D
(NATURAL OPEN SPACE)

LOT D
(NATURAL OPEN SPACE)
4,261,475 S.F.

PHASE 2 PHASE 1

PHASE 2

PHASE 1

2
61,357 S.F.

3
44,207 S.F.

1
71,617 S.F.

13950-N

13900-N

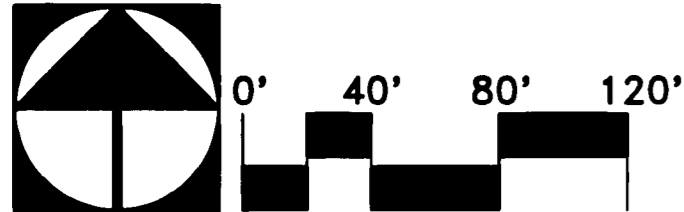
RANCHO VISTOSO
NEIGHBORHOOD 5
PARCEL C
BK 47 M&P, PG 66

RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
LOTS D & E AND COMMON AREAS A, B & C

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OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1" = 40' JANUARY, 1998
WLB# 185050-A-135-0106

OV12-94-29
SHEET 12 OF 24



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500-E

600-E

BLVD.
SECTION LINE
T-11-SR-13-E
T-11-SR-14-E

RANCHO VISTOSO
N. RANCHO

6'x6' TEP ESM'T.
DKT.8419 PG.906

6'x15' TEP ESM'T.
DKT.8368 PG.963

N67°06'30"W 20.00'
E OF 20'x20' DRAINAGE
EASEMENT

N 73°28'41" E 150.00'
FRONT SETBACK

S 85°17'13" E 150.00'
FRONT SETBACK

40' BLDG. SETBACK

N 32°38'21" E
402.71

N 32°38'21" E
57.00

N 32°38'21" E
57.00

N 77°05'50" W

N 202.82

N 202.82

N 272°10' E 855.00

N 73°08'07" W

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 272°10' E 855.00

N 185°05'00" E 139'13" W

19

20

21

22

23

24

25



300-E

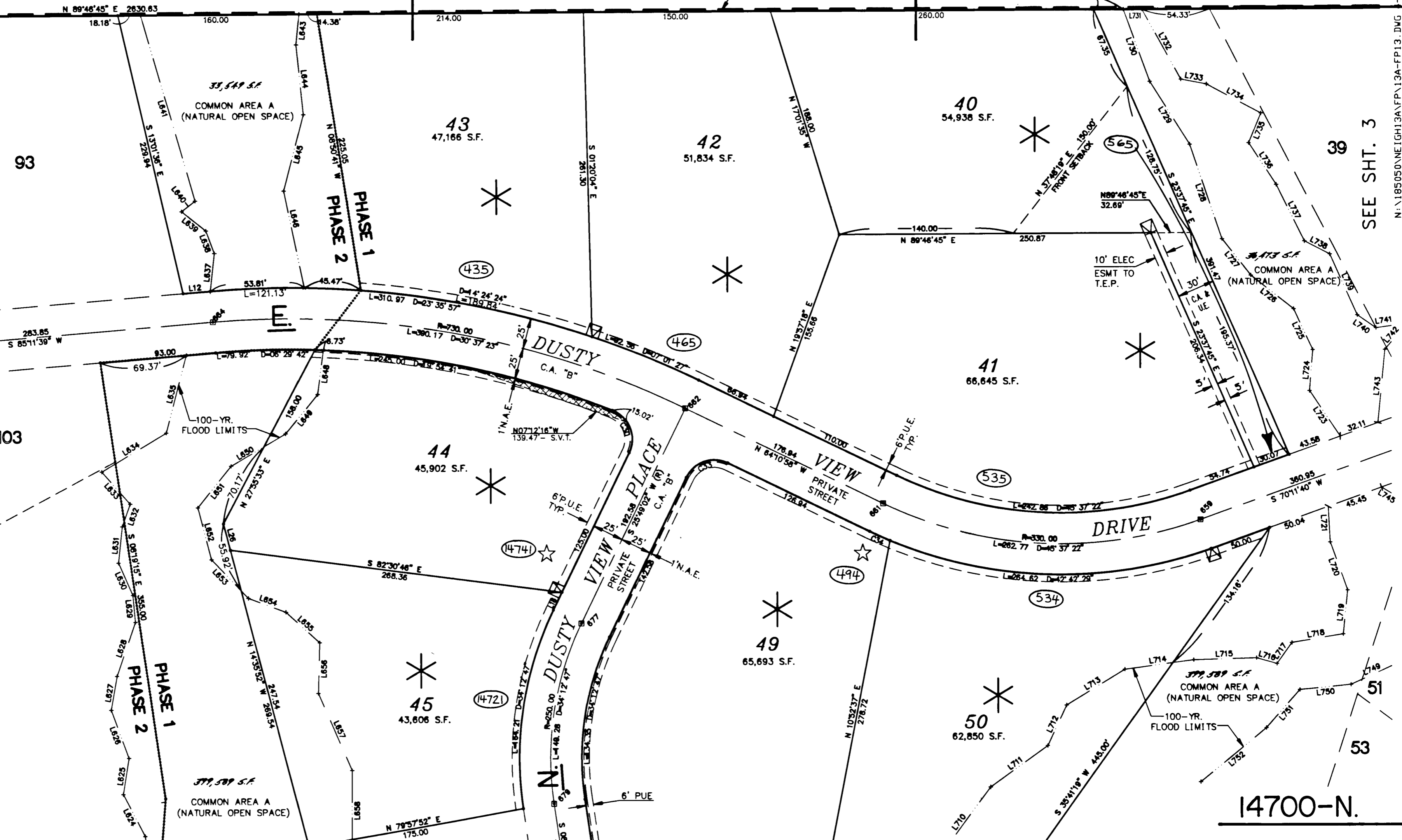
400-E

500-E

14800-N

STATE LAND

TOWN LIMITS

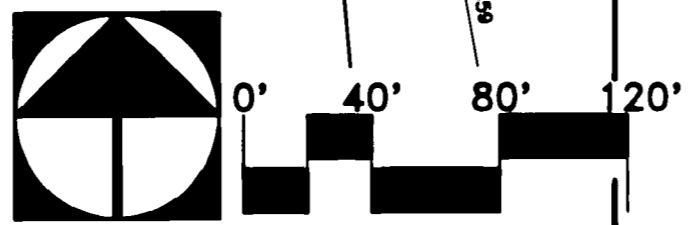


SEE SHT. 14

SEE SHT. 3

SEE SHT. 15

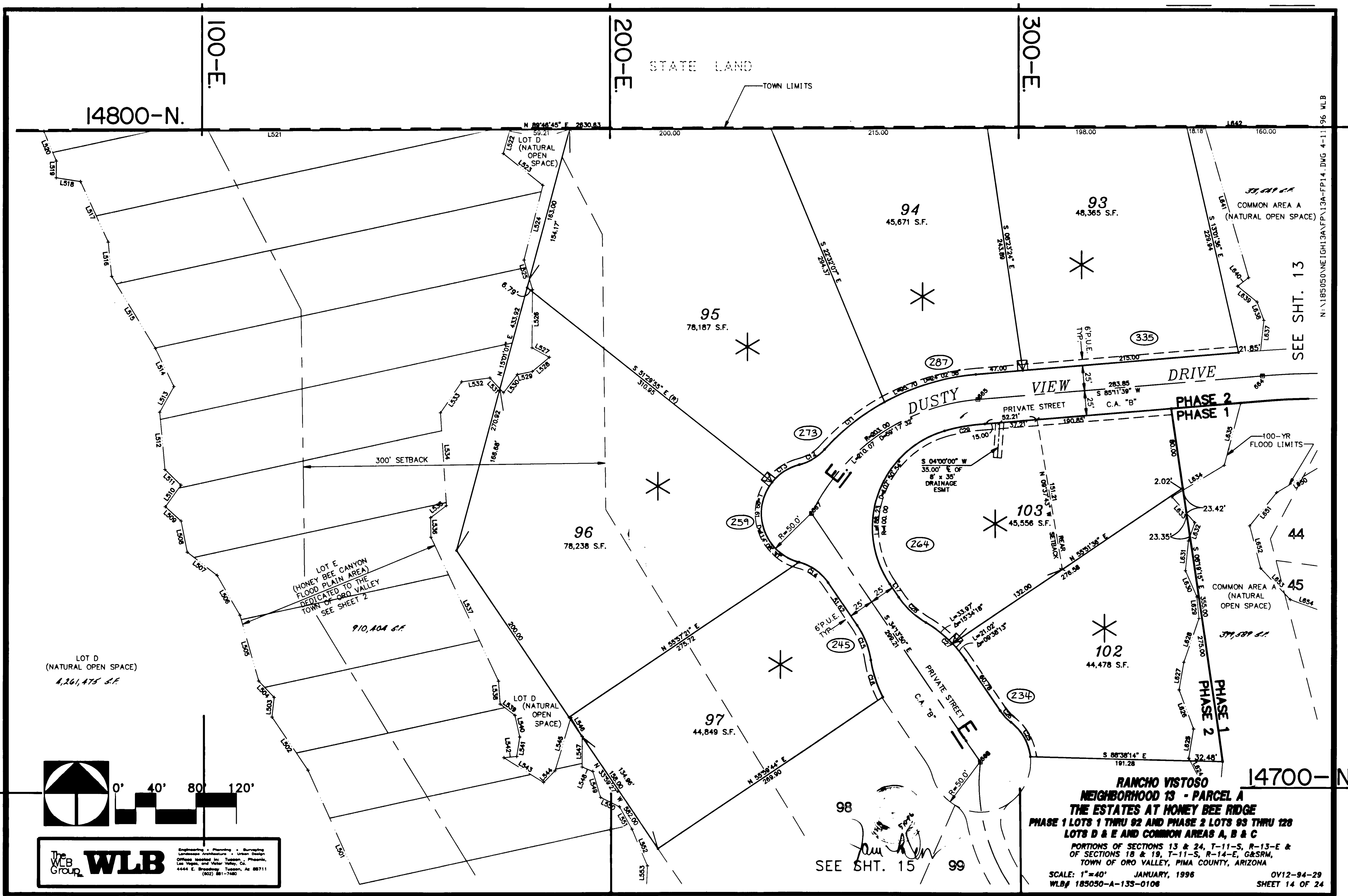
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THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
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 OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
 SCALE: 1" = 40' JANUARY, 1996
 WLB# 185050-A-135-0108

1596
 JAMES L. WILSON
 DEAN
 P.L.C.
 1596
 JAN 19 1996
 PIMA COUNTY, ARIZONA

OV12-94-29
 SHEET 13 OF 24



N:\185050\NEIGH13A\FP13A-FP14.DWG 4-11-96 VLB

SEE SHT. 13

SEE SHT. 15

James A. [Signature]

RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
LOTS D & E AND COMMON AREAS A, B & C

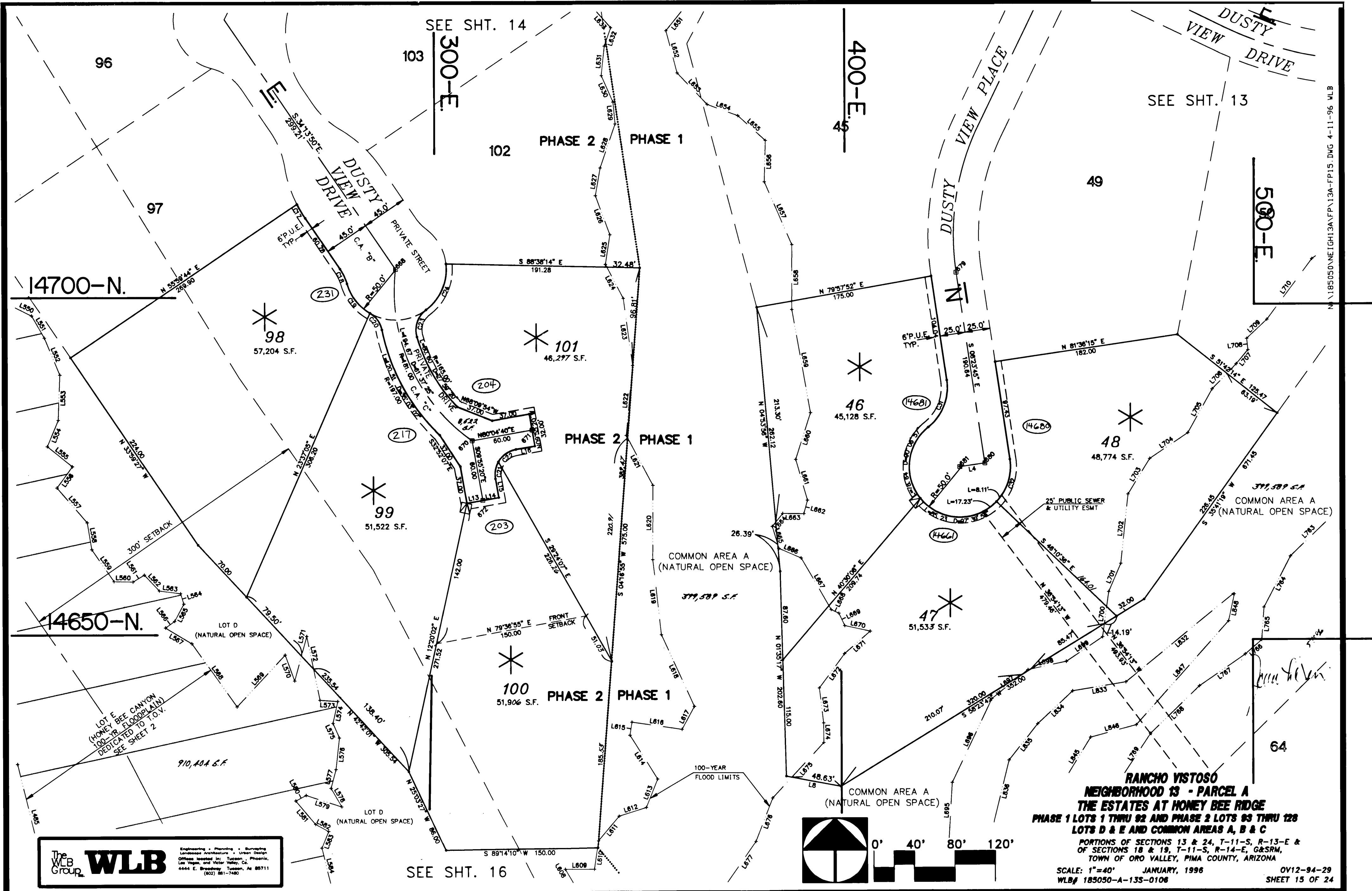
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 OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=40' JANUARY, 1996
 WLB# 185050-A-135-0108

OY12-94-29
 SHEET 14 OF 24



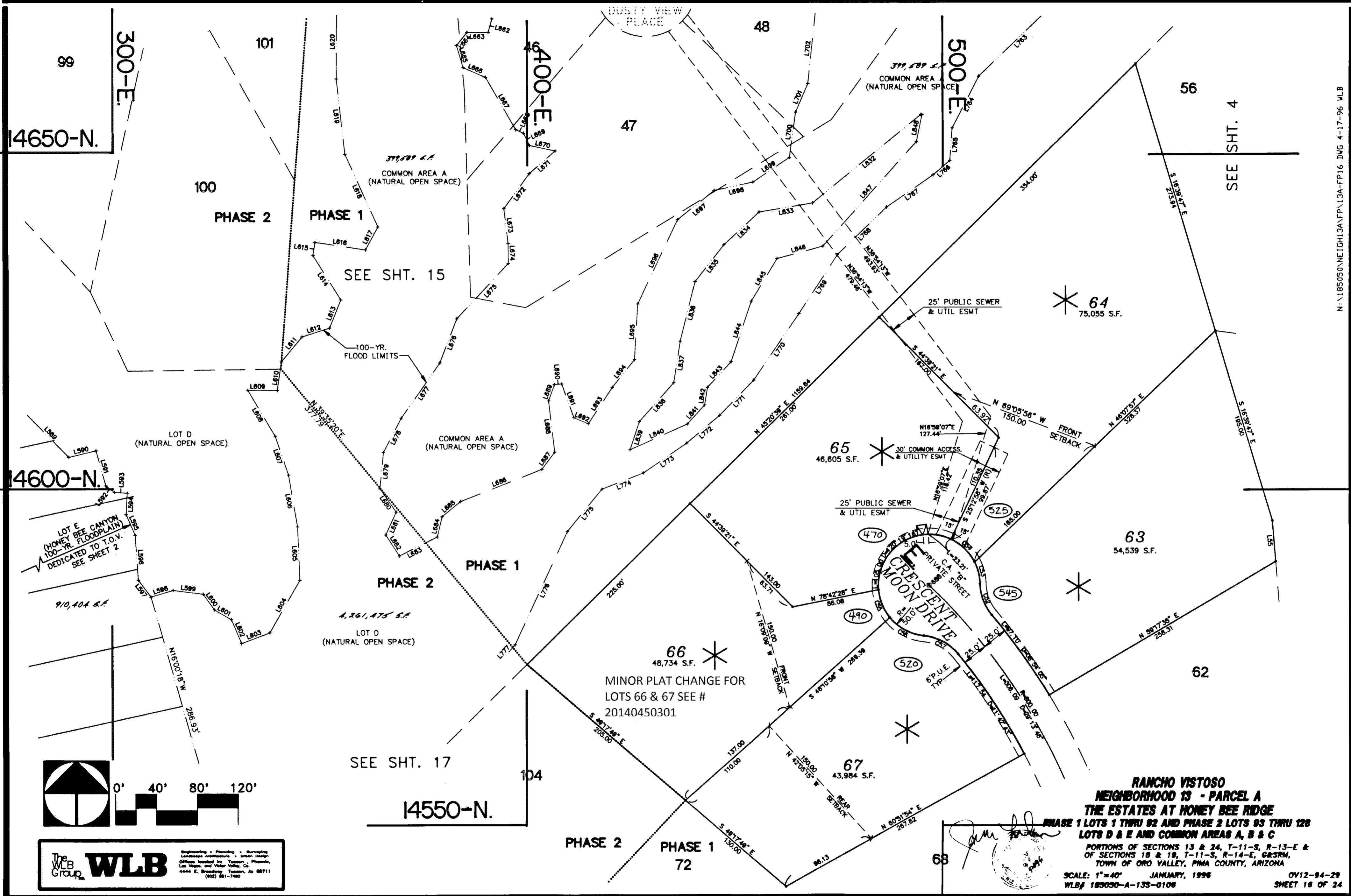
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 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
 SCALE: 1"=40' JANUARY, 1996
 WLB# 185050-A-135-0106



N:\185050\NEIGH13A\FP13A-FP16.DWG 4-17-96 WLB

* 64
75,055 S.F.

* 65
46,605 S.F.

* 63
54,539 S.F.

* 66
48,734 S.F.

MINOR PLAT CHANGE FOR
LOTS 66 & 67 SEE #
20140450301

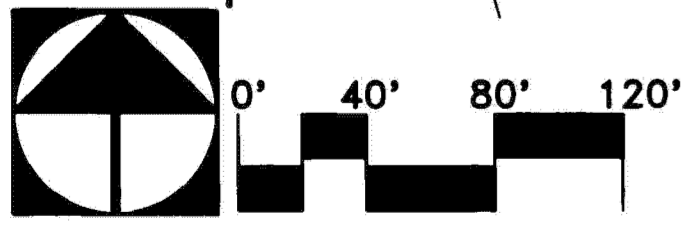
* 67
43,984 S.F.

**RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
LOTS D & E AND COMMON AREAS A, B & C**

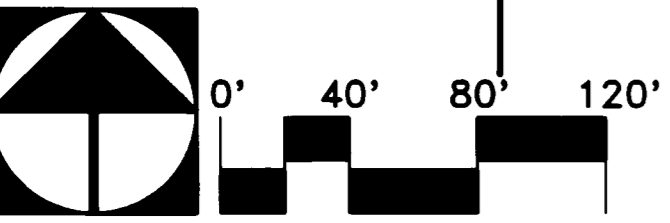
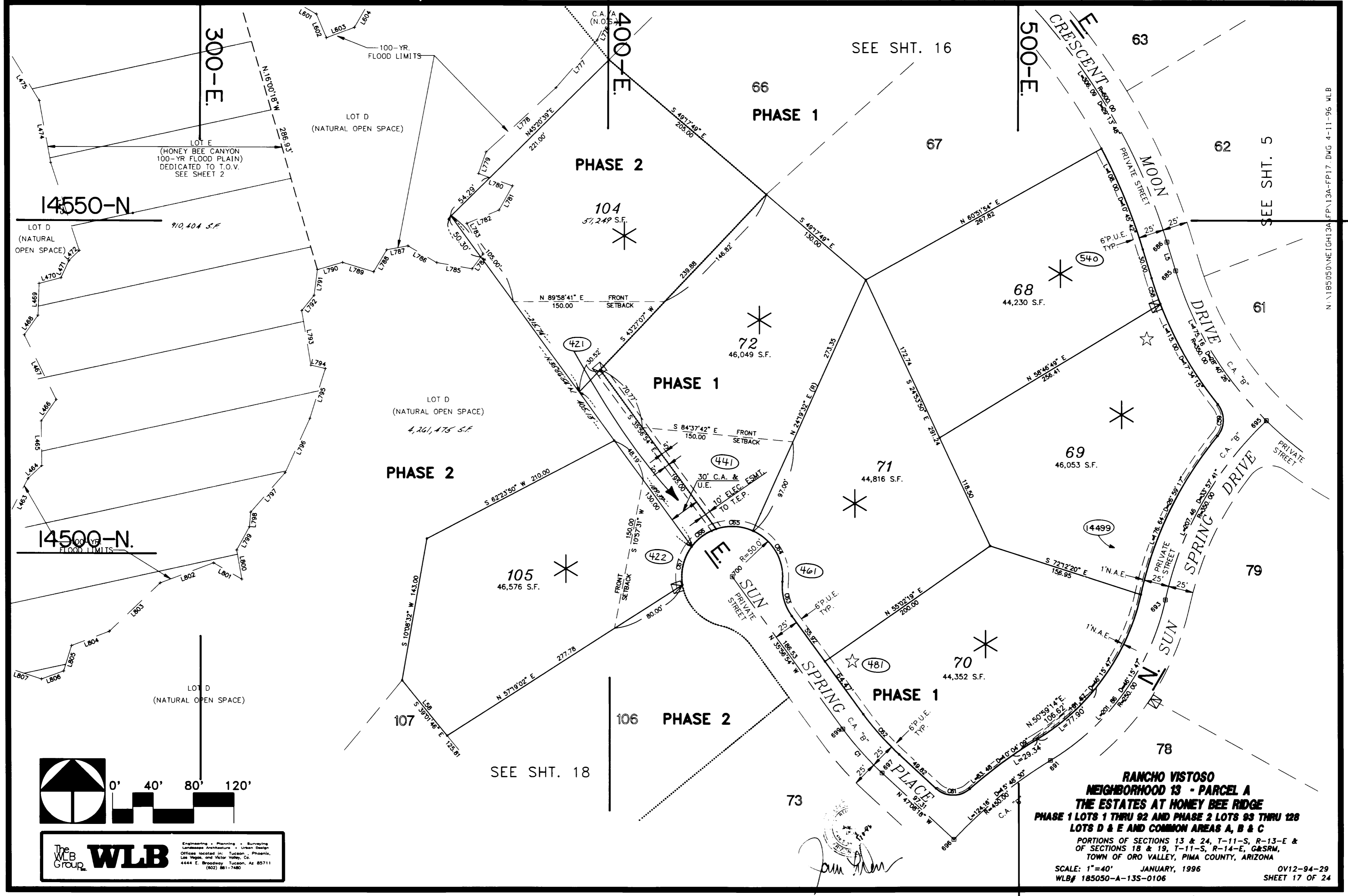
PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E &
OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=40' JANUARY, 1998
WLB# 189050-A-135-0108

OV12-94-29
SHEET 16 OF 24



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 NEIGHBORHOOD 13 - PARCEL A
 THE ESTATES AT HONEY BEE RIDGE
 PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
 LOTS D & E AND COMMON AREAS A, B & C
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 OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA**
 SCALE: 1"=40' JANUARY, 1996
 WLB# 185050-A-135-0106

N:\185050\NETLIGHT\3A\FP\13A-FP17.DWG 4-11-96 WLB

SEE SHT. 5

SEE SHT. 16

SEE SHT. 18

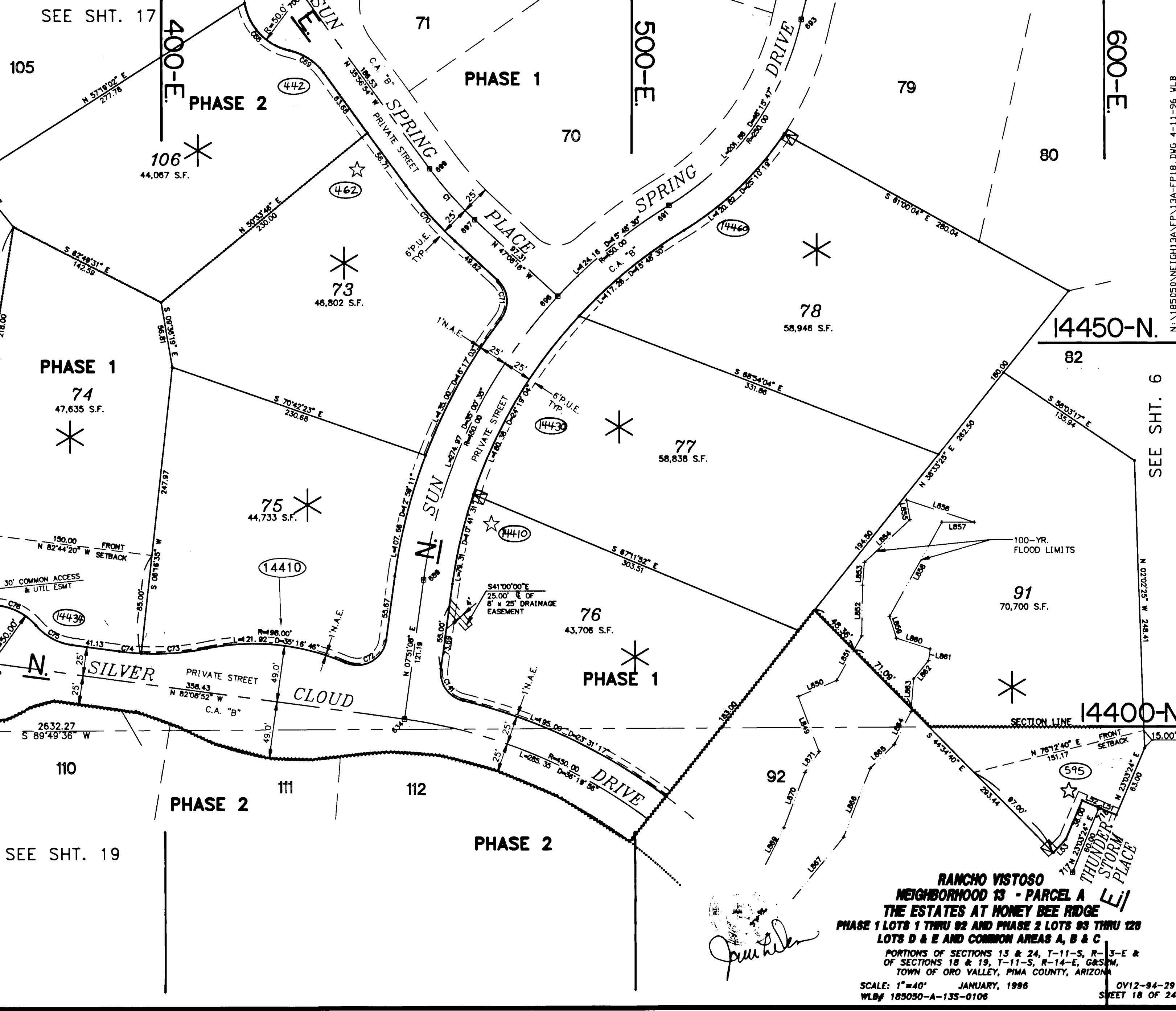
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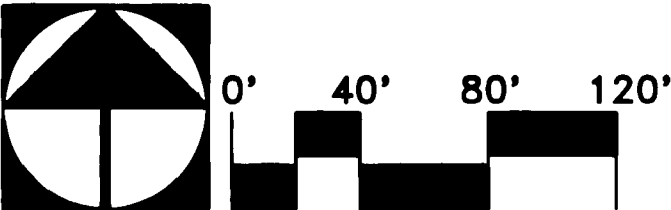
300-E.

600-E.

LOT D
(NATURAL OPEN SPACE)
4,261,475 S.F.



MAP MAP



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John H. H. H.

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 NEIGHBORHOOD 13 - PARCEL A
 THE ESTATES AT HONEY BEE RIDGE
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 TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA**

SCALE: 1"=40' JANUARY, 1998
 WLB# 185050-A-133-0106

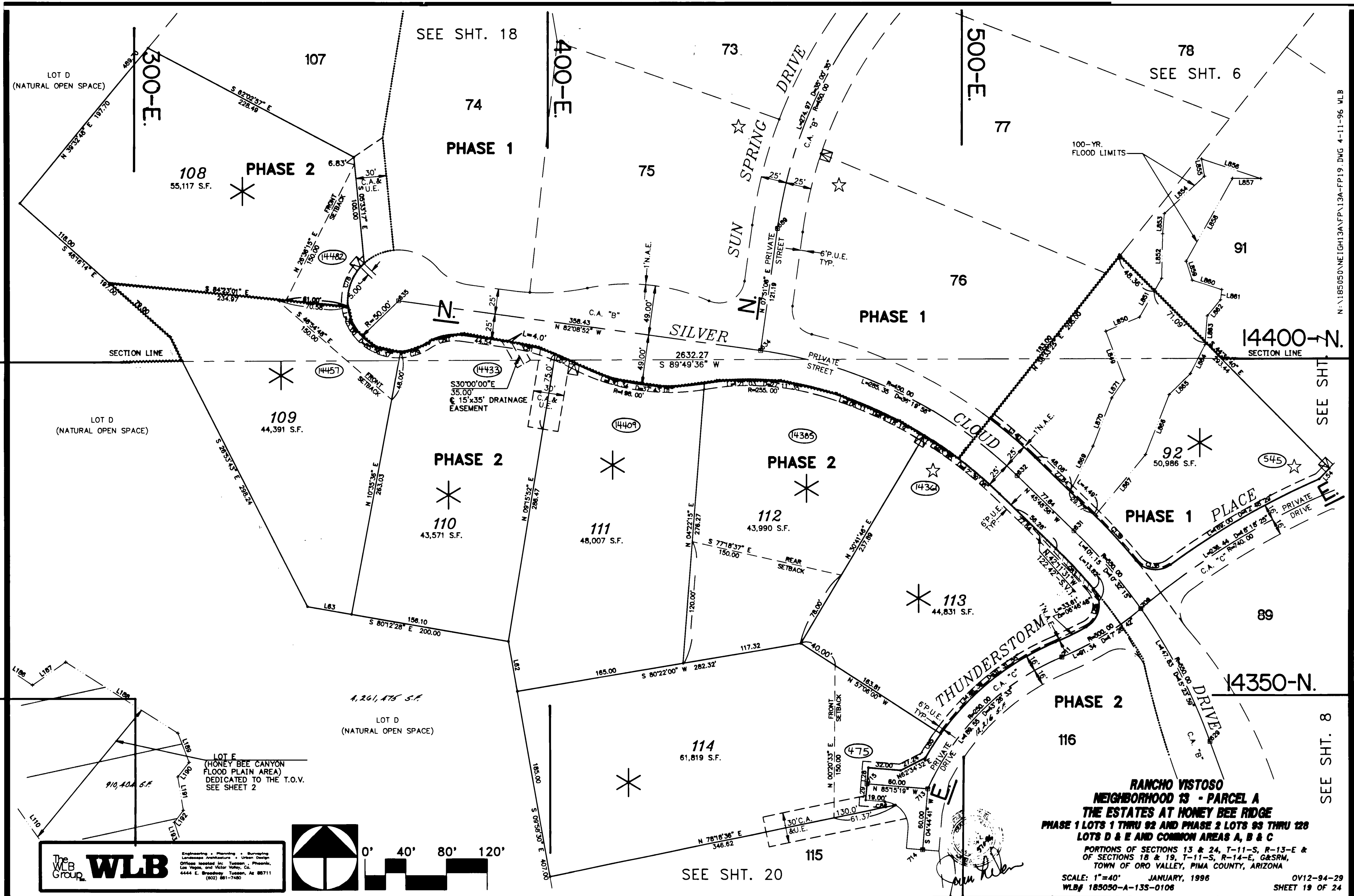
OV12-94-29
 SHEET 18 OF 24

N:\185050\NEIGH13A\FP\13A-FP18.DWG 4-11-96 WLB

SEE SHT. 6

SEE SHT. 19

SEE SHT. 17



MAP 431
MAP 352

SEE SHT. 18
SEE SHT. 6
SEE SHT. 8

**RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
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TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

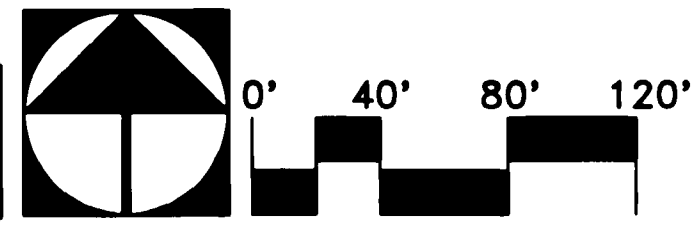
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WLB# 185030-A-135-0108

OV12-94-29
SHEET 19 OF 24

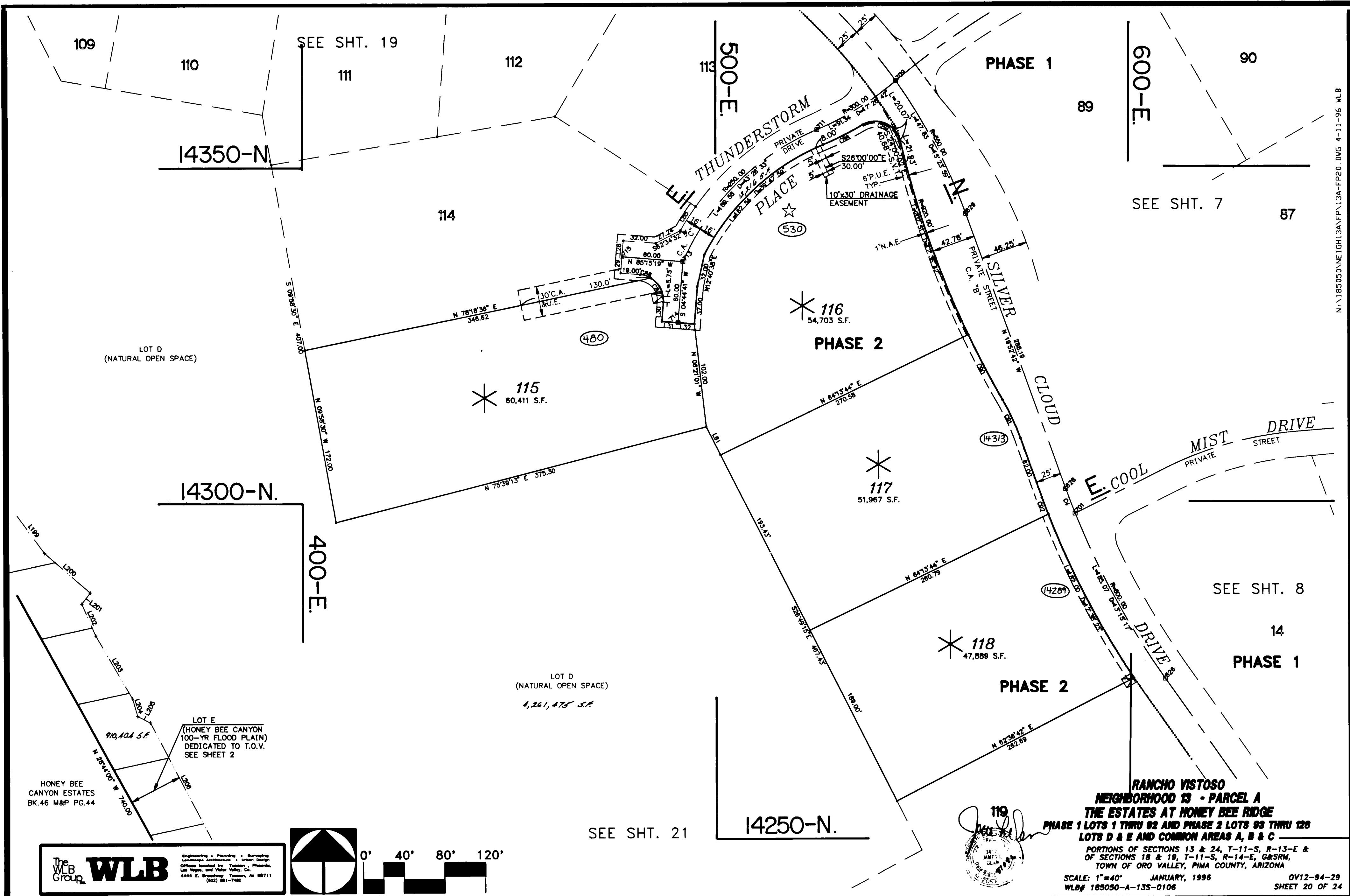
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[Signature]



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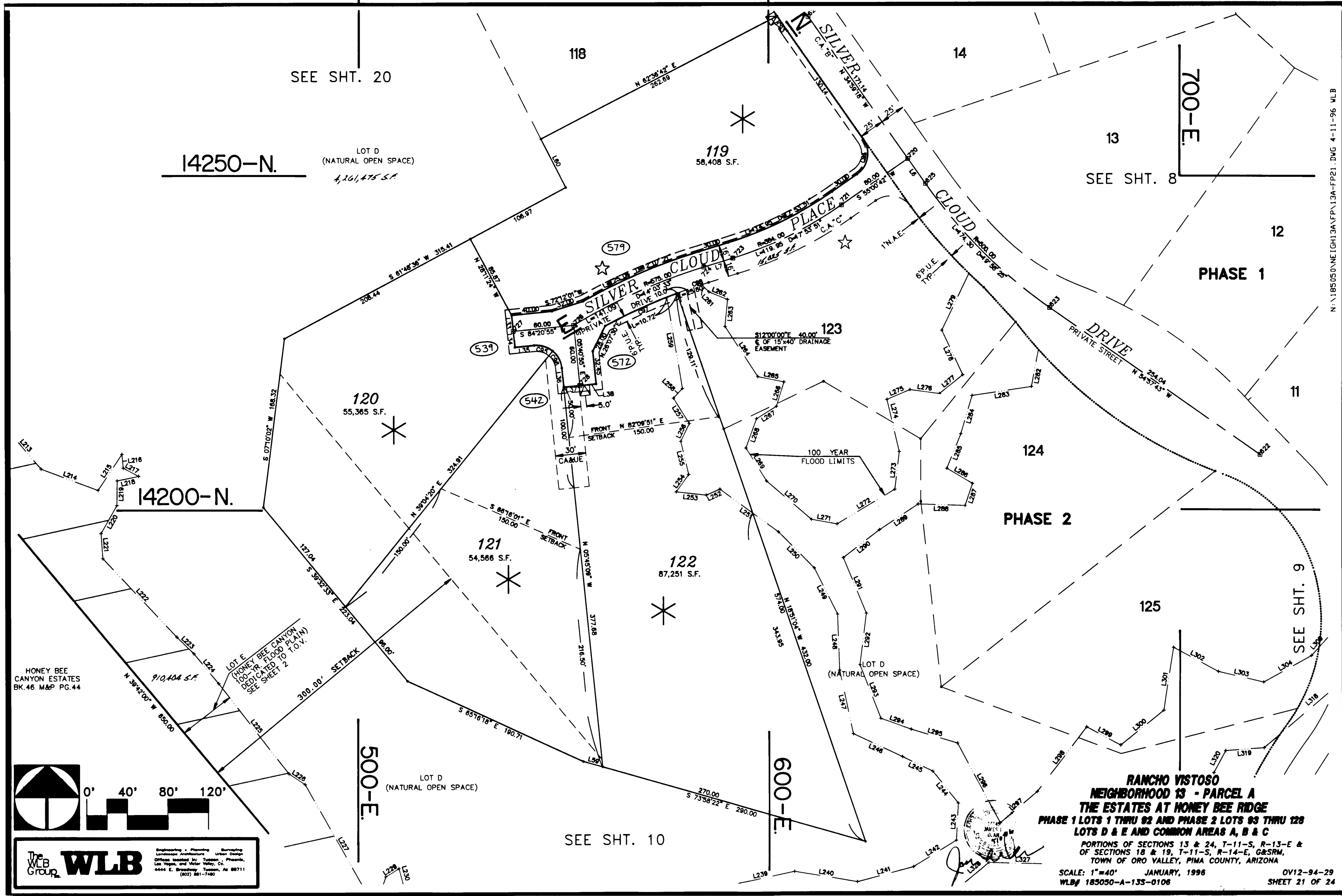


SEE SHT. 21



**RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE**
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
LOTS D & E AND COMMON AREAS A, B & C
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OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1"=40' JANUARY, 1996
WLB# 185050-A-13S-0106

OV12-94-29
SHEET 20 OF 24



14250-N.

14200-N.

500-E.

600-E.

700-E.

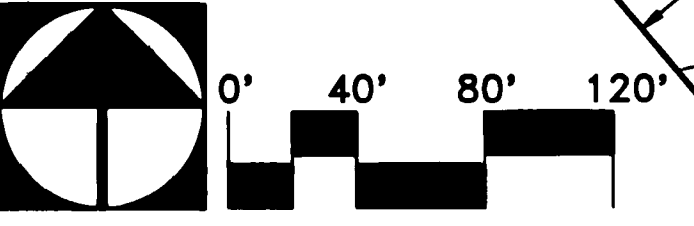
PHASE 1

PHASE 2

RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128
LOTS D & E AND COMMON AREAS A, B & C

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TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=40' JANUARY, 1996
WLB# 185050-A-135-0106



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N:\185050\NEIGH13A\FP\13A-FP21.DWG 4-11-96 WLB

SEE SHT. 20

SEE SHT. 8

SEE SHT. 9

SEE SHT. 10

LOT D
(NATURAL OPEN SPACE)
1,161,475 S.F.

120
55,365 S.F.

121
54,566 S.F.

122
87,251 S.F.

119
58,408 S.F.

123

124

125

118

14

13

12

11

DRIVE
PRIVATE STREET

SILVER CLOUD PLACE

CLOUD

SILVER CLOUD DRIVE

LOT E
(HONEY BEE CANYON
100-YR FLOOD PLAIN)
DEDICATED TO T.O.V.
SEE SHEET 2

100 YEAR
FLOOD LIMITS

HONEY BEE
CANYON ESTATES
BK.46. M&P PG.44

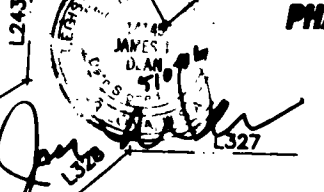


Table with columns: LINE, BEARING, DISTANCE. Contains survey data for lines 1 through 165.

Table with columns: CURVE, ARC, DELTA, RADIUS, TAN LENGTH. Contains curve data for curves C1 through C100.

Table with columns: CURVE, ARC, DELTA, RADIUS, TAN LENGTH. Contains curve data for curves C101 through C153.

Table with columns: POINT, NORTH, EAST. Contains point coordinates for points 79 through 683.

Table with columns: POINT, NORTH, EAST. Contains point coordinates for points 684 through 4599.

The WLB Group logo and contact information for engineering and planning services.

Handwritten signature and a circular seal or stamp.

RANCHO VISTOSO NEIGHBORHOOD 13 - PARCEL A THE ESTATES AT HONEY BEE RIDGE PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 63 THRU 128 LOTS D & E AND COMMON AREAS A, B & C. Includes date JANUARY, 1996 and sheet number SHEET 22 OF 24.

Vertical text on the right margin: O:\VACAD12\185050\NEIGH13A\FP\13A-FP22.DWG 4-11-96 WL

FLOOD LINE DATA

Table with columns: LINE, BEARING, DISTANCE. Contains flood line data for lines L100 to L180.

Table with columns: LINE, BEARING, DISTANCE. Contains flood line data for lines L181 to L260.

Table with columns: LINE, BEARING, DISTANCE. Contains flood line data for lines L261 to L340.

Table with columns: LINE, BEARING, DISTANCE. Contains flood line data for lines L341 to L420.

Table with columns: LINE, BEARING, DISTANCE. Contains flood line data for lines L421 to L500.

Table with columns: LINE, BEARING, DISTANCE. Contains flood line data for lines L501 to L580.

D:\ACAD12\185050\ONE LIGHT\3A\FPL13A-FP23.DWG 4-11-96 WLB

Logo for WLB Group with text: The WLB Group, Engineering • Planning • Surveying, Landscape Architecture • Urban Design, Offices located in: Tucson, Phoenix, Las Vegas, and Victor Valley, CA, 4444 E. Broadway, Tucson, Az 85711, (520) 881-7482.

Project title: RANCHO VISTOSO NEIGHBORHOOD 13 - PARCEL A THE ESTATES AT HONEY BEE RIDGE PHASE 1 LOTS 1 THRU 92 AND PHASE 2 LOTS 93 THRU 128 LOTS D & E AND COMMON AREAS A, B & C. Includes date: JANUARY, 1996, and sheet number: SHEET 23 OF 24.

Handwritten signature or initials in the bottom right corner.

ANNOTATED COPY

FLOOD LINE DATA

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L581 to L660.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L661 to L740.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L741 to L820.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L821 to L900.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L901 to L933.

D:\ACAD\12\185050\N\IGH\3A\FP\13A-FP24.DWG 4-11-96 WL8

The WLB Group logo and address: 4444 E. Broadway, Tucson, AZ 85711. Includes phone number (520) 881-7480.

RANCHO VISTOSO
NEIGHBORHOOD 13 - PARCEL A
THE ESTATES AT HONEY BEE RIDGE
PHASE 1 LOTS 1 THRU 82 AND PHASE 2 LOTS 83 THRU 128
LOTS D & E AND COMMON AREAS A, B & C
PORTIONS OF SECTIONS 13 & 24, T-11-S, R-13-E &
OF SECTIONS 18 & 19, T-11-S, R-14-E, G&SRM,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

Handwritten signature and date: JANUARY, 1996

WLB# 185050-A-135-0106 SHEET 24 OF 24