

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN HEREON AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON. THE COMMON AREAS (LOT 77), RECREATION AREA (LOT 79), PRIVATE STREET (LOT 76) ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. THE STREETS, DRAINAGEWAYS AND UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO PIMA COUNTY AND ALL FRANCHISED UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND SEWERS. COMMON AREAS (LOTS 79, 76, 77, 74) ARE HEREBY CONVEYED TO THE DORADO COUNTRY CLUB ESTATES ASSOCIATION FOR BLOCK 70.

COMMON AREA (LOT 78) IS HEREBY CONVEYED TO THE MASTER ASSOCIATION KNOWN AS DORADO COUNTRY CLUB ESTATES IMPROVEMENT ASSOCIATION NUMBER ONE WHICH WILL ACCEPT ALL RESPONSIBILITY FOR CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF THE COMMON AREA. EACH AND EVERY LOT OWNER WITHIN THIS SUBDIVISION SHALL BE A MEMBER OF THE DORADO COUNTRY CLUB ESTATES BLOCK 70 ASSOCIATION WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF THE PRIVATE DRAINAGEWAY (LOT 74) COMMON AREA (LOT 77), RECREATION AREA (LOT 79) AND PRIVATE STREETS (LOT 76) WITHIN OR ADJACENT TO SAID BLOCK 70. THE COMMON AREA (LOT 77), RECREATION AREA (LOT 79) AND PRIVATE STREETS (LOT 76) ARE HEREBY DEDICATED TO PIMA COUNTY ONLY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND SEWERS. ALL OF THE LAND WITHIN THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET BOOK 5303 AT PAGE 119, KOLB ROAD AND THE 1' NO ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO PIMA COUNTY.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE PIMA COUNTY AND THE CITY OF TUCSON THEIR SUCCESSORS AND ASSIGNS, 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 DAMAGES CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

DORADO COUNTRY CLUB ESTATES ASSOCIATION FOR BLOCK 70 WILL BE A MEMBER OF THE MASTER ASSOCIATION KNOWN AS DORADO COUNTRY CLUB ESTATES IMPROVEMENT ASSOCIATION NUMBER ONE TO PROVIDE FOR MAINTENANCE OF EXTERIOR STREETS AND OTHER MATTERS OF GENERAL INTEREST TO THE ENTIRE DORADO COUNTRY CLUB ESTATES DEVELOPMENT.

STEWART TITLE AND TRUST OF TUCSON, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO 1502 AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY Wanda Daniefelser TITLE TRUST OFFICER
WANDA DANIEFELSER

STATE OF ARIZONA
COUNTY OF ARIZONA SS.
ON THIS THE 25th DAY OF August 1978, BEFORE ME, Notary Public the undersigned officer, personally appeared Sara Meyerson who acknowledged herself to be the TRUST OFFICER OF ST. MAR'S TITLE AND TRUST OF TUCSON, AN ARIZONA CORPORATION AND THAT SHE, AS SUCH TRUST OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF HERSELF AS TRUST OFFICER.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC MY COMMISSION EXPIRES

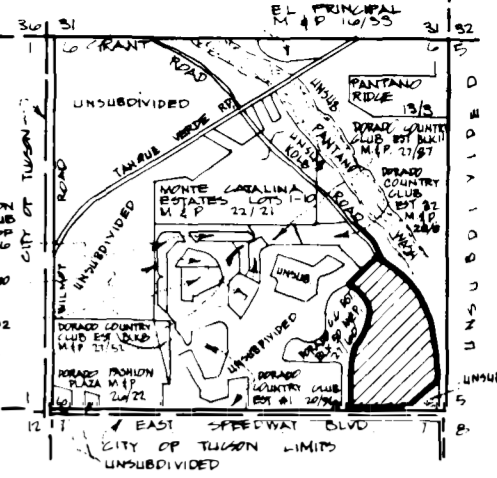
DORADO COUNTRY CLUB ASSOCIATION FOR BLOCK 50
BY Saul Tobin ATTEST: Sara Meyerson
SAUL TOBIN SARA MEYERSON

STATE OF ARIZONA
COUNTY OF PIMA
ON THIS THE 25th DAY OF August 1978 BEFORE ME, Notary Public the undersigned officer, personally appeared SAUL TOBIN who acknowledged himself to be the PRESIDENT and SARA MEYERSON who acknowledged herself to be the SECRETARY of MARVED CONSTRUCTION COMPANY INC., AN ARIZONA CORPORATION AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC MY COMMISSION EXPIRES

GENERAL NOTES

- INDICATES AN EXISTING SURVEY MONUMENT, FOUND 2" BRASS CAP UNLESS OTHERWISE NOTED.
- INDICATES NEW SURVEY MONUMENT, SET 2" BRASS CAP IN CONCRETE, MONUMENT STAMPED "L.S. 4785".
- INDICATES 3/8" ALUMINUM CAPPED STEEL PIN STAMPED "L.S. 4785" SET AT ALL P.C. AND P.T. OF ALL PROPERTY LINE CURVES. 1/2" STEEL PIN TAGGED "L.S. 4785" SET AT ALL OTHER PROPERTY CORNERS.
- AREA OF SUBDIVISION = 41.19 ACRES
- THE DEVELOPER COVENANTS TO PAVE ALL PRIVATE ROADS SHOWN ON THIS PLAT, BUT NOT NECESSARILY TO MINIMUM PIMA COUNTY STANDARDS.
- NUMBER OF RESIDENTIAL LOTS = 74
- BEARINGS ARE BASED ON THE CENTERLINE OF SPEEDWAY BLVD. RECORDED IN BOOK 27 OF MAPS AND PLATS AT PAGE 60; DORADO COUNTRY CLUB ESTATES BLOCK 50. SAID BEARING BEING N. 89° 50' 29" W.
- ANY UTILITIES THAT MAY BE REQUIRED TO BE RELOCATED DUE TO THIS DEVELOPMENT WILL BE DONE SO AT NO EXPENSE TO PIMA COUNTY.
- THE NEAREST PAVED ACCESS WHICH IS TO SERVE THIS SUBDIVISION AND IS MAINTAINED BY PIMA COUNTY IS SPEEDWAY BLVD. AND IS ADJACENT TO THIS SUBDIVISION.
- THIS AREA IS SUBJECT TO THE COVENANTS AND RESTRICTIONS AS PERTAINS TO THE ESTABLISHMENT OF DORADO COUNTRY CLUB ESTATES IMPROVEMENT ASSOCIATION NUMBER ONE AS RECORDED WITH THE ORIGINAL DORADO COUNTRY CLUB ESTATES NO. 2, RECORDED IN DOCKET BOOK 3820 PAGES 500 THRU 510.
- THE INDIVIDUAL LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE HOUSE CONNECTION SEWER FROM HIS PRIVATE PROPERTY TO THE PUBLIC SEWER MAIN.
- ALL DRAINAGEWAYS AND STRUCTURES WHICH AFFECT DRAINAGE ON OR ACROSS THIS SUBDIVISION WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
- THE DRAINAGEWAYS SHOWN HEREON WILL ENTIRELY CONTAIN THE 100-YEAR FLOOD LIMITS.
- PHYSICAL BARRIERS SHALL BE PLACED ALONG THAT PROPERTY LINE CONTIGUOUS WITH COMMON AREA LOT 77 AND KOLB ROAD RIGHT-OF-WAY, SHOWN HEREON, TO PREVENT VIOLATION OF THE 1' NO ACCESS EASEMENT.
- IF, IN THE OPINION OF THE PIMA COUNTY HIGHWAY DEPARTMENT, VIOLATIONS OF THE 1' NO ACCESS EASEMENT ARE CREATING A HAZARDOUS CONDITION, THE PROPERTY OWNER SHALL MODIFY PHYSICAL BARRIERS TO PREVENT FURTHER VIOLATIONS OF SAID EASEMENT.
- DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED, OTHER THAN AS SHOWN HEREON, WITHOUT THE WRITTEN APPROVAL OF THE PIMA COUNTY FLOODPLAIN BOARD.
- NO FURTHER SUBDIVISION SHALL BE DONE, NOR ANY LOTS SPLIT, WITHOUT THE WRITTEN APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS.
- KOLB ROAD ADJACENT TO THIS SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS TO MINIMUM PIMA COUNTY STANDARDS FOR PAVED ROADS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR.
- INDICATES AN EXCLUSIVE 6" X 6" ELECTRIC EASEMENT. SEE ELECTRIC LEGEND.
- INDICATES AN EXCLUSIVE 2" X 2" ELECTRIC EASEMENT. SEE ELECTRIC LEGEND.
- INDICATES LOT NUMBER AND LOT AREA.
- ALL LOTS IN THIS SUBDIVISION WILL BE LIMITED TO A SINGLE FAMILY RESIDENCE.
- THE ARTICLES OF INCORPORATION ARE RECORDED IN DOCKET BOOK 3874 AT PAGE 146.
- INDICATES AN EXCLUSIVE 6" X 6" WATER EASEMENT. SEE WATER LEGEND.
- INDICATES AN EXCLUSIVE 4" X 4" WATER EASEMENT. SEE WATER LEGEND.



LOCATION PLAN
SECTION 16, T.14 S., R.15 E.
CITY OF TUCSON, ARIZONA
SCALE: 1" = 1/4 MILE

APPROVALS

Richard Garcia PIMA COUNTY PLANNING DIRECTOR DATE
James Brown PIMA COUNTY HIGHWAY DEPARTMENT DATE 11/6/77
R.M. Howard PIMA COUNTY DEPARTMENT OF SANITATION DATE 1-13-77
I, EUGENIA W. WELLS, 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 11th DAY OF JANUARY, 1978.
Eugenia W. Wells CLERK, BOARD OF SUPERVISORS DATE

ANNOTATED COPY

CERTIFICATION

WE HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER OUR DIRECTION AND THAT ALL EXISTING AND OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. WE FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER OUR DIRECTION.

WILLIAM H. WHEELER ARIZONA REGISTRATION NO. 20167
ARTHUR G. PETERSON ARIZONA REGISTRATION NO. 4785

William H. Wheeler
Arthur G. Peterson

SATISFACTORY ASSURANCE IN ACCORDANCE WITH A.R.S. 11-806.01 HAVE BEEN COMPLETED BY THE CONSTRUCTION OF THE NECESSARY STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, SANITATION IMPROVEMENTS AND UTILITY IMPROVEMENTS (GAS, ELECTRIC AND WATER) IN THIS SUBDIVISION.

CHAIRMAN, PIMA COUNTY BOARD OF SUPERVISORS DATE

AMENDED PLAT OF DORADO COUNTRY CLUB ESTATES BLOCK 70

LOTS 1 THRU 74 AND RECREATION AREA LOT 75 AND COMMON AREA LOTS 76, 77, 78, 79 BEING AN AMENDMENT TO DORADO COUNTRY CLUB ESTATES BLOCK 70 AS RECORDED IN MAPS AND PLATS BOOK 28 PAGE 18, PIMA COUNTY, ARIZONA

GENGE / WHEELER PETERSON COPPEEN
ENGINEERS SURVEYORS PLANNERS
W.O. 18822 0002218 JAN 1978 SHEET 1094

CITY OF TUCSON
MAPS 27, 28
ZONE CR-5®
® DENSITY LIMITED TO TEN (10) UNITS PER ACRE
ANNEXED 4-7-81 Ord. 5339

* THE BENEFICIARY OF TRUST 1502 IS MARVED CONSTRUCTION, INC.

