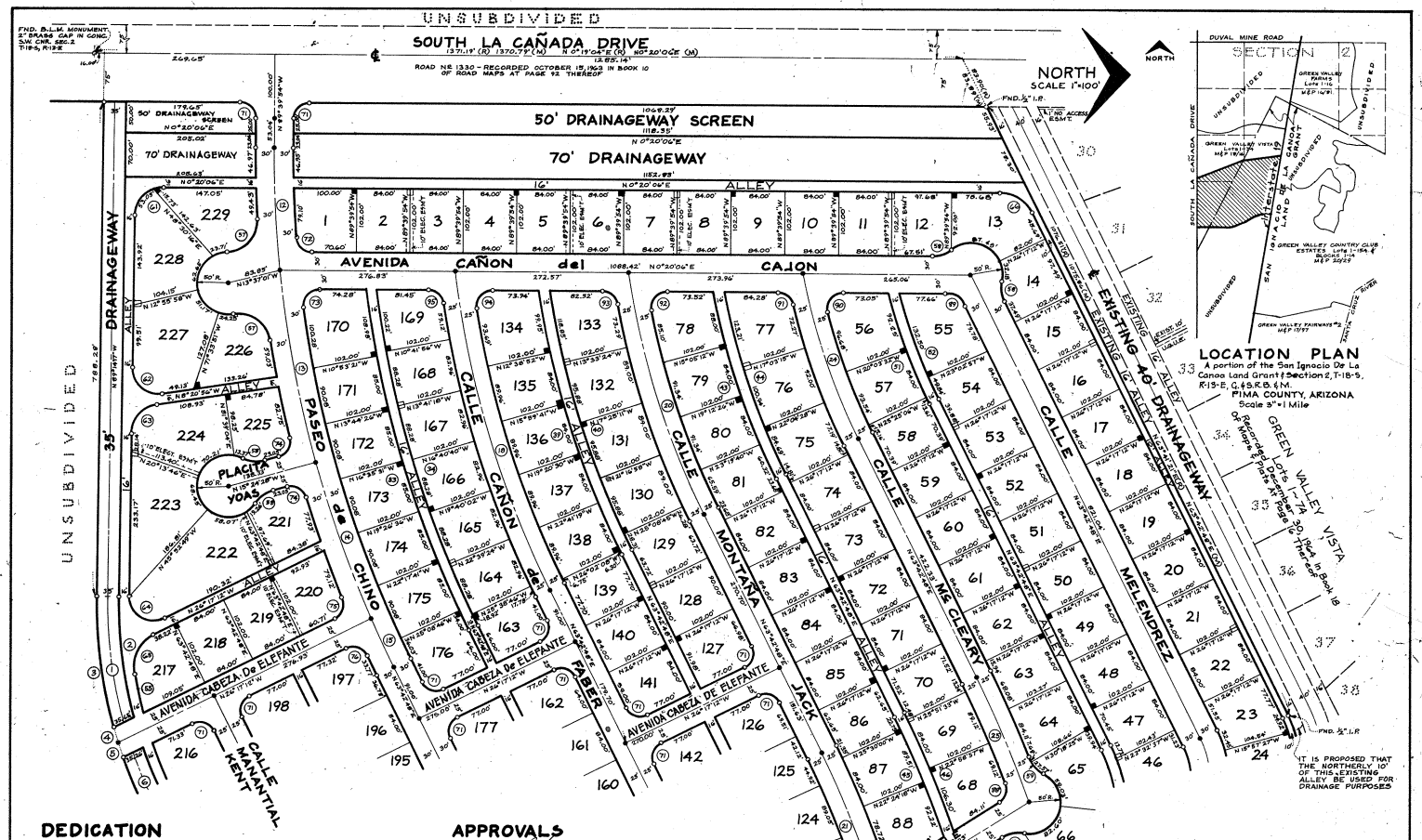


DEDICATION

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 show on this plat.

We, the undersigned, our successors and assigns, do hereby save Pima County, its 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.

We hereby dedicate to the use of the public all rights of way shown hereon, including all streets, alleys, drainageways, drainageway screens and easements. Utility easements as shown are dedicated for the purpose of installation and maintenance of underground utilities and sewers.

LAWYERS TITLE OF ARIZONA, an Arizona Corporation as Trustee under Trust Nº 6486-T

D.M. GOODER, Trust Officer

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

On this the 7th day of January, 1971, before me Kathleen Dixon the undersigned officer, personally appeared D.M. Gooder, who acknowledged himself to be the Trust Officer of Lawyers Title of Arizona, an Arizona Corporation, and that he, as such, Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Trust Officer.

In witness whereof I hereunto set my hand and official seal.

Kathleen Dixon
Notary Public

My commission expires 9-17-74

RECORDING

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

Nº: 17098
Fee: 3.00

This instrument was filed for record at the request of Wheeler, Petterson, and Coffeen on this the 8th day of March 1971, at 8:42 A.M., in Book 21 of Maps and Plats at Page 47 thereof.

IDA MAE SMYTH
COUNTY RECORDER

By Winifred Buchanan, Deputy

APPROVALS

Clark R. Bancroft — Pima County Planning Director — 3-5-71 Date
Ted R. Di Cuio — Pima County Engineer — 3/1/71 Date
E. L. Dooley — Pima County Department of Sanitation — 3-5-71 Date

I, Elsa B. Hanna, 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 2nd day of March, 1971.

Elsa B. Hanna
Clerk, Board of Supervisors — 3-5-71 Date

NOTES

Bearings established from the Easterly boundary line of Green Valley Vista, Lots 1 thru 74, recorded in Book 18 of Maps and Plats at Page 16 thereof, said bearing being N 8°09'55" E.

The Developer will pave the streets of this subdivision to Pima County Highway Department Standards.

Total Roadway Mileage of new streets = 2.5 Miles
Gross Area of subdivision = 79.08 Acres

All utilities of this subdivision will be placed underground.

—o— Indicates existing survey monument, found, 2" brass cap unless otherwise noted.

—●— Indicates new survey monument, set, 2" brass cap in Conc.

—○— Indicates ⅝" aluminum capped steel pin stamped "L.S. 4785" set at all P.C., P.T., P.R.C., P.C.C., and at all property line curves and at all other property corners.

(2) Indicates curve, see Curve Data.

15' U.E. Indicates 15' Utility Easement, 7.5' each side of property line, unless otherwise noted.

Drainageway channels will be constructed in accordance with approved plans prior to the issuance of any building permits.

No above ground utilities will be placed in the paved drainageways.

Utility Easements and alleys shown hereon are for the installation and maintenance of underground utilities and sewers.

Drainage Easements are perpetual & exclusive for County purposes.

□ Indicates 6'X6' exclusive electric easement.

Indicates 2'X2' exclusive electric easement.

10' U.E. Indicates 10' Electric Easement, 5.0' on each side of property line unless otherwise noted.

CERTIFICATIONS

We hereby certify that this plat represents a survey completed under our direction and that all monuments exist as shown and are marked "L.S. 4785".

William H. Wheeler
Arizona Registration Nº 2067

Arthur G. Petterson
Arizona Registration Nº 4785

GREEN VALLEY COUNTRY CLUB VISTAS

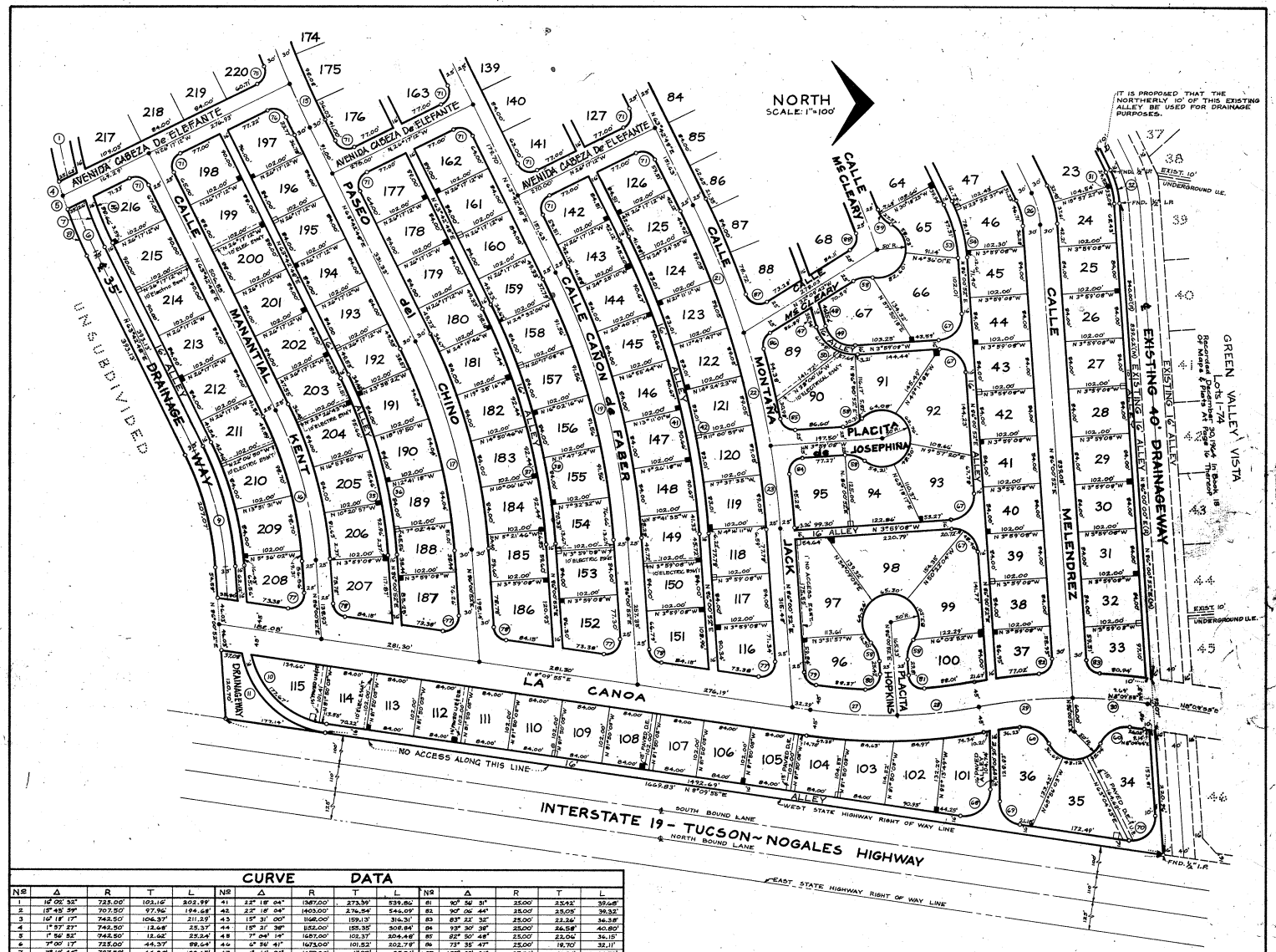
Lots 1 Thru 229

BEING A SUBDIVISION OF A PORTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT AND A PORTION OF SECTION 2, T-18-S, R-13-E, G.&S.R.B.&M.
PIMA COUNTY, ARIZONA

Wheeler Petterson Coffeen
ENGINEERS SURVEYORS PLANNERS
TUCSON ARIZONA

Ca 12-70-54 SHEET 1 OF 2 FEBRUARY, 1971 W.O. #7802

24
47
(2)



CURVE DATA

№	Δ	R	T	L	№	Δ	R	T	L	№	Δ	R	T	L
1	16° 02' 53"	725.00'	102.16'	202.99'	41	22° 18' 04"	1387.00'	273.39'	539.86'	81	90° 56' 31"	25.00'	23.42'	39.68'
2	15° 43' 59"	707.50'	97.96'	194.68'	42	22° 18' 04"	1403.00'	276.54'	546.09'	82	90° 00' 44"	25.00'	25.05'	39.32'
3	16° 18' 17"	742.50'	106.37'	211.29'	43	15° 31' 00"	1168.00'	159.13'	316.31'	83	83° 22' 32"	25.00'	22.26'	36.38'
4	17° 57' 27"	742.50'	12.68'	25.37'	44	15° 21' 36"	1152.00'	155.35'	308.84'	84	93° 30' 38"	25.00'	26.58'	40.80'
5	17° 56' 52"	742.50'	12.62'	25.24'	45	7° 04' 14"	1487.00'	102.37'	204.48'	85	82° 50' 48"	25.00'	22.06'	36.15'
6	7° 00' 17"	725.00'	44.37'	88.64'	46	6° 56' 41"	1473.00'	101.52'	202.78'	86	73° 35' 47"	25.00'	19.70'	32.11'
7	7° 10' 44"	707.50'	44.38'	88.65'	47	1° 14' 34"	1697.00'	17.97'	35.94'	87	102° 39' 26"	25.00'	31.26'	44.79'
8	6° 50' 20"	742.50'	44.37'	88.63'	48	1° 35' 38"	1673.00'	23.27'	46.54'	88	78° 25' 23"	25.00'	20.40'	34.23'
9	22° 18' 04"	549.50'	109.31'	213.88'	49	7° 47' 33"	49.00'	33.73'	65.17'	89	63° 22' 42"	25.00'	@ 15.43'	27.65'
10	64° 01' 32"	159.00'	99.41'	177.67'	50	77° 59' 59"	68.00'	53.07'	92.57'	90	104° 51' 15"	25.00'	32.49'	45.75'
11	70° 59' 43"	175.00'	124.81'	216.84'	51	12° 00' 50"	996.00'	93.29'	189.86'	91	76° 39' 16"	25.00'	19.73'	33.40'
12	6° 06' 56"	1840.00'	97.75'	195.32'	52	11° 50' 41"	883.00'	91.49'	182.34'	92	101° 34' 57"	25.00'	26.64'	44.32'
13	9° 39' 38"	1840.00'	155.49'	310.24'	53	22° 18' 04"	250.00'	49.28'	97.31'	93	79° 17' 22"	25.00'	20.71'	34.60'
14	8° 15' 19"	1840.00'	132.79'	265.11'	54	22° 18' 04"	244.00'	52.43'	103.53'	94	99° 29' 49"	25.00'	29.63'	43.41'
15	2° 37' 25"	1840.00'	42.13'	84.25'	55	5° 11' 19"	691.50'	31.33'	62.62'	95	81° 05' 47"	25.00'	21.59'	35.39'
16	22° 18' 04"	710.00'	139.95'	276.38'	56	7° 20' 45"	691.50'	44.39'	88.66'					
17	22° 18' 04"	985.00'	194.15'	383.39'	57	90° 16' 47"	50.00'	50.24'	78.78'					
18	19° 27' 50"	1568.00'	268.43'	531.69'	58	41° 24' 35"	50.00'	19.90'	36.14'					
19	22° 18' 04"	1260.00'	248.36'	490.43'	59	40° 23' 19"	50.00'	18.39'	35.25'					
20	17° 57' 47"	1295.00'	204.68'	406.00'	60	72° 43' 53"	50.00'	36.82'	63.47'					
21	9° 09' 00"	1530.00'	122.21'	243.89'	61	89° 34' 23"	44.00'	43.67'	68.79'					
22	7° 39' 50"	1530.00'	102.48'	204.63'	62	99° 06' 39"	41.00'	48.10'	70.92'					
23	5° 30' 14"	1530.00'	73.54'	146.97'	63	90° 53' 21"	47.00'	46.02'	66.55'					
24	15° 39' 29"	1025.00'	140.94'	280.12'	64	117° 02' 55"	39.69'	65.16'	81.49'					
25	6° 50' 27"	1800.00'	107.58'	214.91'	65	73° 15' 53"	58.00'	43.13'	74.17'					
26	22° 18' 04"	150.00'	29.57'	58.38'	66	63° 22' 42"	58.00'	36.81'	64.16'					
27	9° 50' 24"	900.00'	77.47'	154.57'	67	90° 00' 00"	44.00'	44.00'	69.12'					
28	9° 09' 18"	900.00'	72.06'	143.81'	68	99° 09' 09"	46.00'	54.01'	79.61'					
29	10° 28' 10"	900.00'	82.46'	164.45'	69	60° 50' 50"	41.00'	34.92'	57.85'					
30	8° 31' 32"	900.00'	67.08'	133.92'	70	102° 09' 02"	41.00'	60.77'	73.10'					
31	22° 18' 39"	149.00'	29.38'	58.00'	71	90° 00' 00"	25.00'	25.00'	39.27'					
32	22° 18' 39"	159.00'	31.33'	61.91'	72	85° 30' 10"	25.00'	23.11'	37.31'					
33	19° 03' 15"	1708.00'	286.64'	567.98'	73	98° 02' 59"	25.00'	28.78'	42.78'					
34	16° 58' 53"	1692.00'	252.82'	500.89'	74	88° 29' 17"	25.00'	24.35'	38.61'					
35	22° 18' 04"	837.00'	164.98'	325.78'	75	85° 56' 19"	25.00'	23.29'	37.50'					
36	22° 18' 04"	853.00'	168.13'	332.01'	76	91° 02' 05"	25.00'	25.46'	39.72'					
37	22° 18' 04"	1117.00'	220.17'	434.77'	77	102° 09' 03"	25.00'	30.94'	44.57'					
38	22° 18' 04"	1133.00'	223.32'	441.00'	78	77° 50' 57"	25.00'	20.19'	33.97'					
39	17° 37' 16"	1498.00'	232.89'	442.25'	79	86° 06' 54"	25.00'	23.35'	37.56'					
40	17° 31' 08"	1422.00'	218.11'	434.79'	80	93° 53' 54"	25.00'	27.76'	41.88'					

GREEN VALLEY COUNTRY CLUB VISTAS

Lots 1 Thru 229

BEING A SUBDIVISION OF A PORTION OF THE SAN IGNACIO DE LA CANOA LAND GRANT AND A PORTION OF SECTION 2, T18·S, R13·E, G.&S.R.B.&M.

PIMA COUNTY, ARIZONA

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ENGINEERS SURVEYORS PLANNERS

TUCSON, ARIZONA

Co12-70-54

SHEET 2 OF 2 FEBRUARY, 1971 W.O.# 7802