

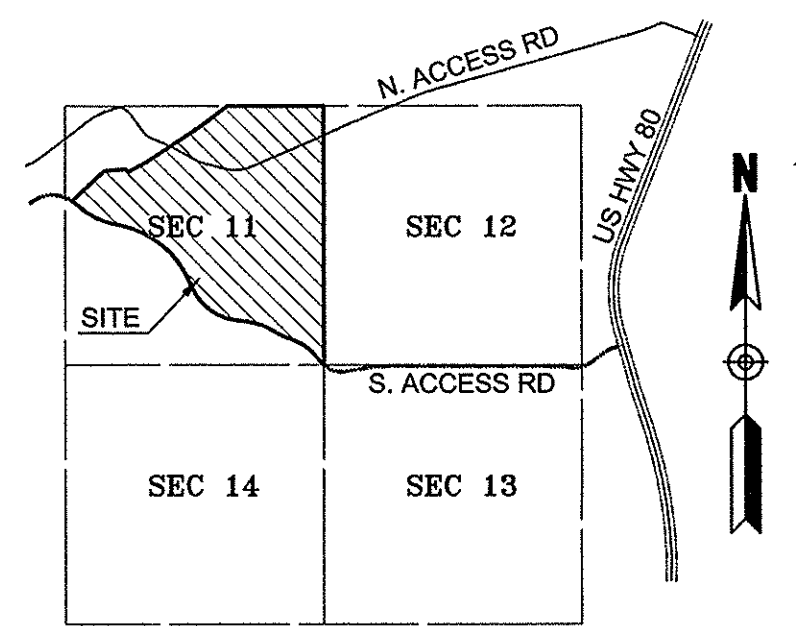
TENTATIVE PLAT OF MAJESTIC SKIES & LEGENDARY TRAILS OF THE RANCH

AT TOMBSTONE
BEING A PORTION OF
SECTIONS 11, TOWNSHIP 21 SOUTH, RANGE 22 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN
COCHISE COUNTY, ARIZONA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN AND BEING A PORTION OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11;
THENCE N00°05'15"W, 5286.04 FEET ALONG THE EAST BOUNDARY OF SAID SECTION TO THE NORTH-EAST CORNER OF SAID SECTION;
THENCE N89°50'38"W, 728.42 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION;
THENCE S53°01'49"W, 639.93 FEET;
THENCE S56°38'27"W, 1372.38 FEET;
THENCE S61°43'49"W, 412.40 FEET;
THENCE N54°52'35"W, 75.89 FEET;
THENCE S85°34'19"W, 438.16 FEET;
THENCE S47°32'32"W, 864.06 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF THE RANCH ROAD RIGHT-OF-WAY;
THENCE S35°25'26"W, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, BEING ON THE WESTERLY BOUNDARY OF THE RANCH ROAD RIGHT-OF-WAY AND HAVING A CENTRAL ANGLE OF 07°39'08", A RADIUS OF 1090.00 FEET AND A CHORD BEARING OF S50°45'00"E, 150.80 FEET;
THENCE 145.57 FEET ALONG THE ARC OF SAID CURVE ALONG SAID RIGHT-OF-WAY BOUNDARY TO A POINT OF REVERSE CURVATURE HAVING A CENTRAL ANGLE OF 33°36'49", A RADIUS OF 1540.00 FEET;
THENCE 903.47 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVATURE ALONG SAID RIGHT-OF-WAY HAVING A CENTRAL ANGLE OF 56°43'22", AND A RADIUS OF 1690.00 FEET;
THENCE 1940.40 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY;
THENCE S23°48'53"E, 149.65 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT ON SAID RIGHT-OF-WAY HAVING A CENTRAL ANGLE OF 58°10'38" AND A RADIUS OF 1140.00 FEET;
THENCE 1157.54 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT TO A POINT OF TANGENCY;
THENCE S81°59'31"E, 299.65 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°23'02" AND A RADIUS OF 1260.00 FEET;
THENCE S58°22' FEET ALONG THE ARC OF SAID CURVE ALONG SAID RIGHT-OF-WAY TO A POINT OF REVERSE CURVATURE HAVING A CENTRAL ANGLE 16°58'07" AND A RADIUS OF 1140.00 FEET;
THENCE 336.96 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVATURE HAVING A CENTRAL ANGLE OF 30°55'02" AND A RADIUS OF 1060.00 FEET;
THENCE 571.98 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY ON SAID RIGHT-OF-WAY;
THENCE S42°37'35"E, 317.68 FEET TO A POINT OF INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTH BOUNDARY OF SAID SECTION 11;
THENCE N89°37'48"E, 54.04 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION TO THE POINT OF BEGINNING.



VICINITY MAP
SEC 11 T.21S, R.22E
G&SR&M
N.T.S.

DEVELOPER/OWNER
COCHISE COUNTY LAND, LLC
CONTACT: ALAN THOME
STATE LAND
APPLICATION # 16-112688
MESA, AZ 85215
PHONE: (480) 390-9990
OFFICE: (480) 899-2020

ENGINEER/SURVEYOR
ROSENDAHL MILLETT & ASSOCIATES, INC.
252 N. STAPLEY DRIVE
MESA, AZ 85203
TEL (480) 969-5822
FAX (480) 969-3682
CONTACT: WAYNE ROSENDAHL
EMAIL: wayne@rosendahlaz.com

BASIS OF BEARING
BEING THE EAST BOUNDARY LINE OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 22 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA.
BEARING: NORTH 00°05'15" WEST

TEMPORARY BENCHMARK
BEING THE EAST BOUNDARY LINE OF SECTION 11, TOWNSHIP 21 SOUTH, 22 EAST,

SITE INFO

PARCEL #:	107-24-004 & 008
GROSS AREA OF SUBDIVISION	359.66 ACRE
NO. LOTS	115
MIN LOT SIZE	1.00 AC.
MAX. LOT SIZE	1.76 AC.
TOTAL MILES OF STREET	6.33 MI
FRONT SETBACK	50 FT
SIDE SETBACK	40 FT
REAR SETBACK	50 FT
AREA OF UNDISTURBED OPEN SPACE	29,700 S.F.
PARKING SPACES	2 PER LOT
FIRE HYDRANTS	17 EA.
EXISTING ZONING	RU-4
MINIMUM BUILDING HEIGHT	2 STORY

CONSERVATION PLAN: 1 HOME PER 3 ACRES

UTILITY SERVICES

UTILITIES	COMPANY	PHONE #
POWER	SULFUR SPRINGS VALLEY ELECTRIC COMPANY	(800) 253-5405
WATER & SEWER	ELECTRIC COMPANY	(480) 897-2020
GAS	NONE	
TELEPHONE	VONAGE	1-800-587-9721
INTERNET	TransWorld Network Corp.	(813) 890-2922

GENERAL NOTES

- THIS SUBDIVISION HAS PUBLIC STREETS THAT ARE MAINTAINED BY COCHISE COUNTY.
- THE MINIMUM FLOOR ELEVATIONS INCLUDING BASEMENT SHALL BE (18) INCHES ABOVE THE HIGHEST NATURAL GROUND ELEVATION AT THE BUILDING PAD. NO BUILDING SHALL BE ORIENTED IN SUCH A WAY AS TO BLOCK THE NATURAL STORM RUNOFF. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE HYDROLOGY AND HYDRAULIC STUDY PREPARED FOR THIS SUBDIVISION AND ON FILE WITH THE COCHISE COUNTY HIGHWAY AND FLOODPLAIN DEPARTMENT.
- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE PROPOSED (SEPTIC TANK AND LEACH FIELD). PRIOR TO BUILDING PERMIT ISSUANCE, INDIVIDUAL PERCOLATION OR SOIL EVALUATIONS WILL BE REQUIRED FOR ALL LOTS. A MINIMUM ONE-HUNDRED (100) FOOT SETBACK IS REQUIRED FROM ALL LOTS. A MINIMUM ONE-HUNDRED (100) FOOT SETBACK IS REQUIRED FROM ALL WELLS AND FIFTY (50) FEET FROM ALL LOT LINES.
- IF SEWAGE DISPOSAL SYSTEMS OTHER THAN CONVENTIONAL LEACH FIELD SYSTEMS ARE REQUIRED, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION OF THE SYSTEM.
- DUST AND EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING AND POST-CONSTRUCTION AND SHALL COMPLY WITH THE COCHISE COUNTY LAND CLEARING ORDINANCE.
- IT IS THE SUBDIVIDER'S RESPONSIBILITY TO OBTAIN AND ADDITIONAL STATE OR FEDERAL PERMITS.
- ZONING IS RU-4 / CONSERVATION SUBDIVISION AND SHALL REMAIN.
- THE LENGTH IN MILES OF STREETS IS 6.33 MILES.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C11	57°29'30"	800'	802.73'	438.82'	769.48'
C164	30°55'02"	1060'	571.98'	293.14'	565.07'
C165	16°56'07"	1140'	336.96'	169.72'	335.73'
C166	25°23'02"	1260'	558.22'	283.77'	553.67'
C167	58°10'38"	1140'	1157.54'	634.22'	1108.45'
C168	56°43'22"	1960'	1940.4'	1058.06'	1862.12'
C169	33°36'49"	1540'	903.47'	465.15'	890.57'
C170	07°39'08"	1090'	145.57'	72.9'	145.47'
C171	08°33'34"	1090'	162.84'	81.57'	162.68'
C277	09°08'25"	1130'	180.27'	90.33'	180.08'
C277	09°08'25"	1130'	180.27'	90.33'	180.08'
C278	08°05'17"	1130'	159.51'	79.89'	159.38'

LEGEND

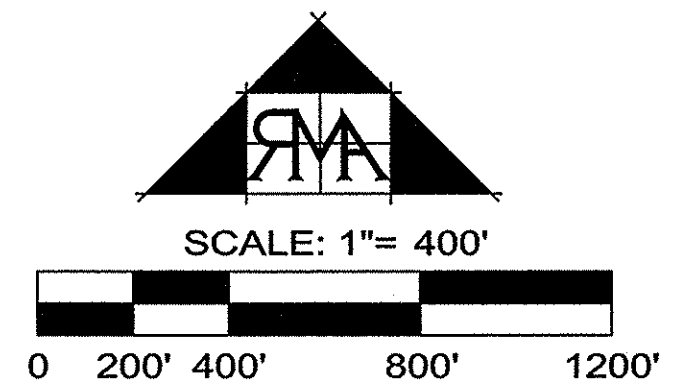
- EASEMENT
- PROPERTY LINE
- RIGHT-OF-WAY
- SECTION LINE
- CHAIN LINK FENCE
- FOUND BLM MONUMENT
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP
- STAMPED RLS# 24532
- AERIAL PANEL LOCATIONS
- SET BRASS CAP FLUSH
- FIRE HYDRANT

CONSERVATION AREA ASSETS

- WASH CORRIDOR, INCLUDING A MINIMUM OF 50 FEET FROM THE PRIMARY BANKS.
- FEMA DESIGNATED FLOOD ZONE A.
- SIGNIFICANT STANDS OF PREDOMINANTLY UNSPOILED NATIVE AND OTHER HISTORICALLY ADAPTED VEGETATION.

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
040012	1100	C	5-19-1987	A	N/A



TENTATIVE PLAT SITE PLAN

"THE RANCH"
PARCEL #107-24-004 & 008
TOMBSTONE, ARIZONA
COCHISE COUNTY

ROSENDAHL MILLETT & ASSOCIATES, LLC
•ENGINEERING •LAND SURVEYING
•URBAN DESIGN •CONSTRUCTION SURVEYING
252 N. STAPLEY DR. (480) 969-5822 TEL
MESA, AZ 85203 (480) 969-3682 FAX

DESIGN: PWR
DRAWN: TB

PROJECT NO. 0704488
DATE: 04/21/08
SHEET C-1
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