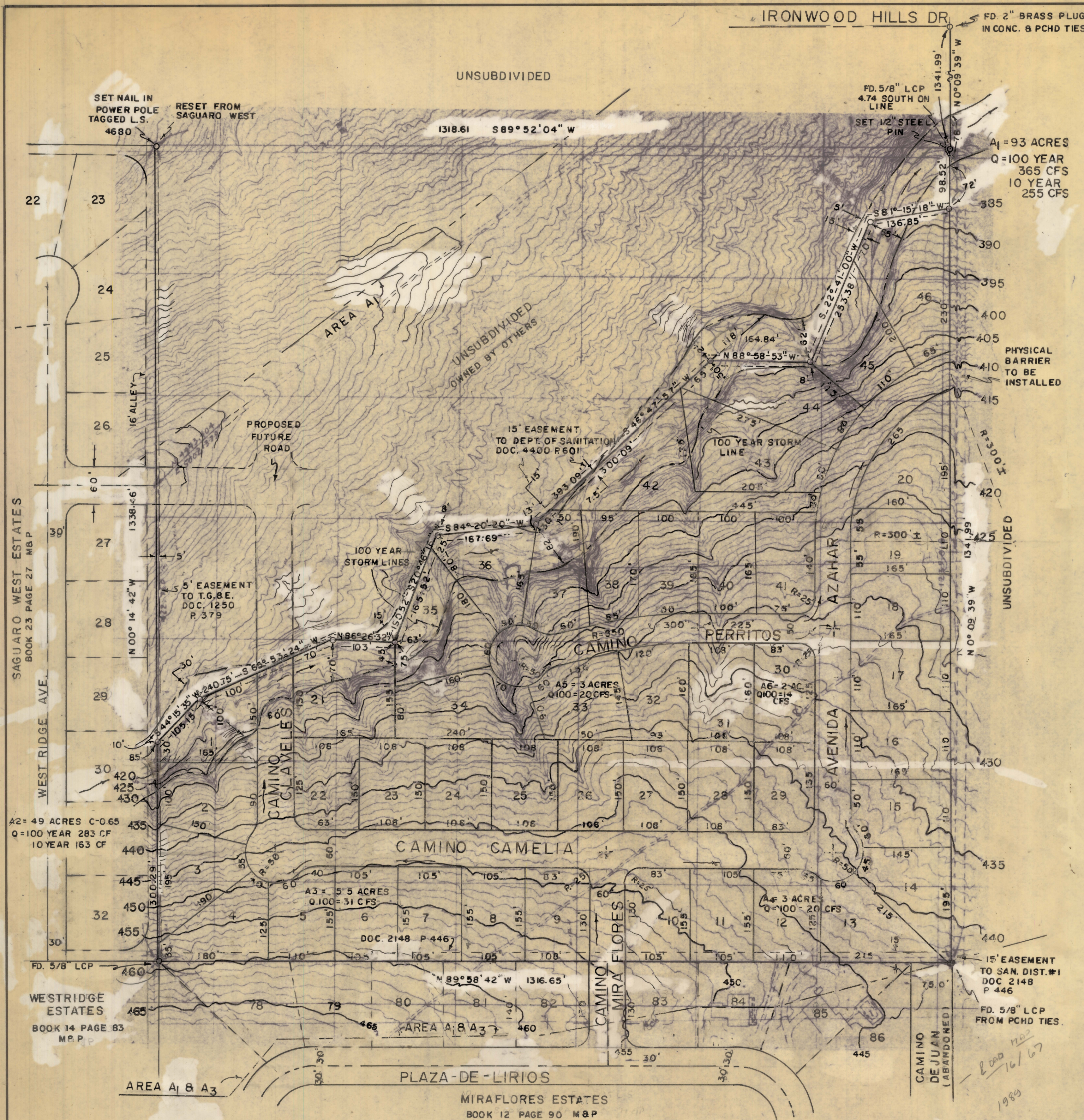


DISCLAIMER:

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GENERAL NOTES

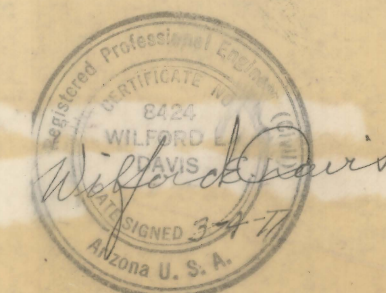
1. GROSS AREA OF SUBDIVISION 23.7 ± ACRES
2. EXISTING ZONING CR-2
PROPOSED ZONING CR-2
3. NUMBER OF LOTS - 46 MINIMUM SIZE LOT - 16,000 SQUARE FEET
4. THE OWNER HOLDS PIMA COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING
5. ANY UTILITIES THAT MAY HAVE TO BE RELOCATED AS A RESULT OF THIS DEVELOPMENT WILL BE DONE SO AT NO EXPENSE TO PIMA COUNTY
6. THE NEAREST PAVED ACCESS WHICH IS TO SERVE THIS SUBDIVISION AND IS MAINTAINED BY PIMA COUNTY IS CAMINO MIRA FLORES, NORTH OF PLAZA DE LIRIOS AT THE NORTH END OF MIRA FLORES ESTATES, BOOK 12, PAGE 90 OF MAPS AND PLATS
7. NO FURTHER SUBDIVISION NOR ANY LOT SPLIT WITHOUT THE APPROVAL OF THE BOARD OF SUPERVISORS, AS PROVIDED BY LAW
8. ALL 100 YEAR FLOOD PRONE AREAS WILL BE LEFT IN THEIR NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE WRITTEN APPROVAL OF THE PIMA COUNTY FLOOD PLAIN BOARD
9. BASIS OF BEARING WEST LINE OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, FROM SAGUARO WEST ESTATES, BOOK 23, PAGE 27 OF MAPS AND PLATS - N. 0° 14' 42" W.
10. BENCH MARK ELEVATIONS ARE BASED ON PIMA COUNTY DEPARTMENT OF SANITATION DATUM, NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH OF RANGE 13 EAST. 3/4" LCP. ELEVATION 2380.30
11. --- INDICATES 100 YEAR WATER SURFACE --- AND DIRECTION OF FLOW
12. THE AREA WITHIN THE 100 YEAR FLOOD PRONE LINES REPRESENTS AN AREA WHICH IS SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD, AND ALL LAND IN THIS FLOOD PRONE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS STATED IN PIMA COUNTY ORDINANCE NO. 1974-86. ALL LOTS CONTAINING LAND WITHIN THE DELINEATED "FLOOD PRONE AREA" SHALL HAVE DEED RESTRICTIONS PLACED UPON THEM WHICH INDICATE COMPLIANCE WITH SAID ORDINANCE
13. ARTICAL 44 DOES NOT APPLY TO THIS DEVELOPMENT SLOPE # 0.11%
14. ALL PUBLIC ROADS ON AND ADJACENT TO THIS SUBDIVISION WILL BE CONSTRUCTED TO MINIMUM PIMA COUNTY STANDARDS FOR PAVED ROADS, CONSTRUCTION PLANS WILL BE SUBMITTED TO PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL. OR ASSURANCES ACCEPTABLE TO PIMA COUNTY HIGHWAY DEPARTMENT ARE RECEIVED, PRIOR TO THE ISSUANCE OF ANY PERMITS BY THE ZONING INSPECTOR
15. BUILDING SITE LOCATIONS FOR LOTS 1, 35, 36, 42 AND 45 WILL BE SUBMITTED TO THE PIMA COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR
16. THE OWNER REQUESTS AN ALLEY WAIVER FOR THIS SUBDIVISION. SAID REQUEST HAS BEEN SUBMITTED TO PIMA COUNTY PLANNING AND ZONING
17. L.C.P. - LEAD CAP PIPE
18. DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF THE PIMA COUNTY FLOOD PLAIN BOARD
19. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS

TENTATIVE PLAT OF MIRAFLORES ESTATES #2 LOTS 1 THRU 46

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION FIVE, TOWNSHIP FOURTEEN SOUTH OF RANGE THIRTEEN EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

OWNER:
K. S. INVESTMENT CO.
P.O. BOX 6086
TUCSON, ARIZONA 85733

SURVEYOR: ROBERT F. MELLEN, REGISTERED LAND SURVEYOR
1250 WEST MOHAVE ST., TUCSON, ARIZONA 85705
PHONE: 888-1012
ENGINEER: WILFORD E. DAVIS, PROFESSIONAL ENGINEER
5910 NORTH CAMINO ARIZPE, TUCSON, ARIZONA
PHONE: 299-2055
DRAINAGE STUDY: WILFORD E. DAVIS, PROFESSIONAL ENGINEER



ROBERT F. MELLEN
REGISTERED LAND SURVEYOR
TUCSON, ARIZONA
JOB # 77-13
JANUARY 1977