

Campbell 210 Riv Rd

BOOK 600, PAGE 68

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 531,434.1 SQ. (12.20 ACRES).
2. THE NUMBER OF LOTS IS 140 TOWNHOUSES + 2 BLOCKS.
3. TOTAL MILES OF NEW PUBLIC STREETS ARE 0. TOTAL MILES OF NEW PRIVATE STREETS ARE 0.82 MILES.
4. THIS PLAT IS SUBJECT TO THE CONDITIONS OF REZONING CASE NUMBER CO-04-04, UNLESS SUPERSEDED BY A SUBSEQUENT REZONING ORDINANCE.
5. THIS PLAT IS SUBJECT TO DEVELOPMENT STANDARD MODIFICATION REQUEST (DSMR) 04-35, UNLESS EXPIRED OR SUPERSEDED BY A SUBSEQUENT APPLICATION & APPROVAL.
6. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESS APPROVAL OF THE CITY OF TUCSON.
7. THIS SUBDIVISION IS WITHIN THE PLANNED WATER SERVICE AREA OF THE TUCSON WATER DEPARTMENT WHICH IS DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
8. THIS PLAT IS SUBJECT TO BOARD OF ADJUSTMENT VARIANCE C10-05-10, UNLESS EXPIRED OR SUPERSEDED BY A SUBSEQUENT APPLICATION.
9. A ONE HALF (1/2) INCH IRON ROD TAGGED BY A REGISTERED LAND SURVEYOR WILL BE SET AT ALL CORNERS UPON COMPLETION OF CONSTRUCTION.
10. LOTS 1-140 AND COMMON AREAS A, B, C, D, E, AND F SHALL BE COLLECTIVELY REFERRED TO HEREIN AS THE "RESIDENTIAL PARCEL" AND BLOCKS A AND B SHALL BE COLLECTIVELY REFERRED TO HEREIN AS THE "COMMERCIAL PARCEL."

APPROVAL

I, Kathleen S. Detrick, CLERK OF THE CITY OF TUCSON, ARIZONA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON OF ARIZONA, ON THIS 21ST DAY OF January, 2008.

Kathleen S. Detrick
CLERK, CITY OF TUCSON

DATE: 1/21/08

RECORDING DATA

STATE OF ARIZONA - COUNTY OF PIMA

FILE FOR RECORD AT THE REQUEST OF LEADSTAR ENGINEERING ON THIS 16TH DAY OF January, 2008 AT 15:59 PM IN BOOK 600 OF MAPS AND PLATS AT PAGE 68 THEREOF. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE AS WRITTEN.

F. Ann Rodriguez
PIMA COUNTY RECORDER

Debi Rodriguez
DEPUTY COUNTY RECORDER

ASSURANCES

THIS IS TO CERTIFY THAT ALL IMPROVEMENTS, SUCH AS STREETS, SIDEWALKS, SEWERS, WATER AND UTILITY INSTALLATION, DRAINAGE AND FLOOD CONTROL FACILITIES, AND MONUMENTS, REQUIRED BY THE CITY OF TUCSON HAVE BEEN COMPLETED, OR THE FUTURE COMPLETION OF SUCH IMPROVEMENTS HAS BEEN ASSURED BY THE POSTING OF PERFORMANCE BONDS, ASSURANCES, OR OTHER SECURITY AS THE CITY OF TUCSON DEEMS NECESSARY AND PROPER.

Craig Gross 12-22-05
CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

[Signature] 12-22-05
CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT ENGINEERING ADMINISTRATOR

CERTIFICATION

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

JAMES L. DEAN R.L.S. NO. 14145

I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE 100-YEAR FLOODPLAIN AFFECTING THIS SITE IS CONTAINED WITHIN THE CONCRETE LINED CHANNEL TO BE CONSTRUCTED BY PIMA COUNTY ALONG THE EASTERN SITE BOUNDARY.

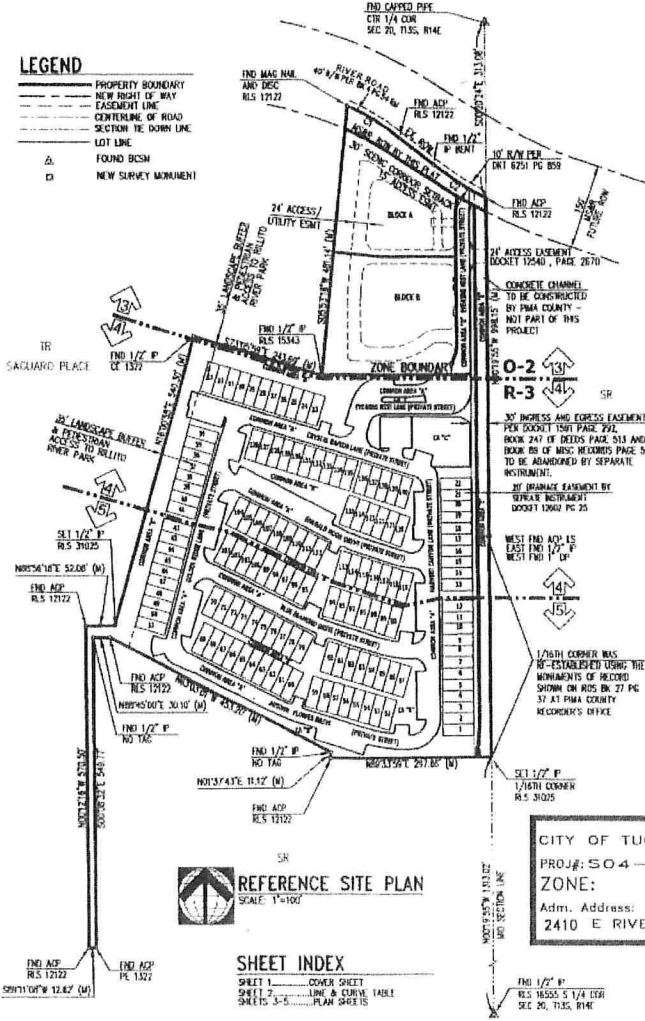
STEVEN W. HILL, P.E., NO. 34554

FINAL PLAT FOR
RIVER WALK
LOTS 1 THRU 140, BLOCKS A & B
AND COMMON AREAS "A" THRU "F"



LEGEND

- PROPERTY BOUNDARY
- NEW RIGHT OF WAY EASEMENT LINE
- CENTERLINE OF ROAD
- SECTION TO DOWN LINE
- LOT LINE
- FOUND BCSM
- NEW SURVEY MONUMENT



DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE OWNERS AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAT EXCEPT AS SHOWN HEREON, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOREVER THE USUFRUIT OF WAY SHOWN ON SHEETS 1 AND 3 ADJACENT TO THE RIVER ROAD PUBLIC RIGHT-OF-WAY.

WE HEREBY GRANT TO ALL UTILITY COMPANIES NON-EXCLUSIVE EASEMENTS ON COMMON AREA A, COMMON AREA D, THE 4 FOOT ACCESS/UTILITY EASEMENT ON THE COMMERCIAL PARCEL, AND THE 15 FOOT ACCESS EASEMENT ON THE COMMERCIAL PARCEL FOR THE PURPOSES OF ACCESS, INSTALLATION, AND MAINTENANCE OF UTILITIES. ANY UTILITY COMPANY PERFORMING SUCH WORK MUST RETURN THE PROPERTY TO ITS FORMER CONDITION AFTER COMPLETION OF ITS WORK.

COMMON AREAS A THROUGH F ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THE RESIDENTIAL PARCEL LOCATED IN THIS SUBDIVISION, EXCEPT FOR COMMON AREA D WHICH SHALL ALSO BE USED BY THE COMMERCIAL PARCEL PURSUANT TO A SEPARATELY RECORDED EASEMENT. THE 24 FOOT ACCESS/UTILITY EASEMENT AND 15 FOOT ACCESS EASEMENT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THE COMMERCIAL PARCEL LOCATED IN THIS SUBDIVISION.

TITLE TO THE LAND OF ALL PRIVATE STREETS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUALS (DT) FORMED AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET #228 AT PAGES 1728 THROUGH 1732 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND LIABILITY FOR THE PRIVATE STREETS, SEWERS AND COMMON AREAS WITHIN THIS SUBDIVISION, EXCEPT WITH RESPECT TO COMMON AREA "E" WHICH SHALL BE MAINTAINED BY PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT IN ACCORDANCE WITH THE 20 FOOT DRAINAGE EASEMENT SHOWN HEREON. ONLY THE SURFACE OF COMMON AREA "E" SHALL BE CONTROLLED AND MAINTAINED BY THE ASSOCIATION.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS THE CITY OF TUCSON, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

TITLE SECURITY AGENCY OF ARIZONA, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 072 ONLY AND NOT IN ITS CORPORATE CAPACITY.

[Signature] 1/21/08
LENDING TRUST OFFICER

BENEFICIARY

RIVER WALK, LLC
6006 E. THOMAS
SCOTTSDALE, ARIZONA 85251
ATTN: LOUIE MARSON

STATE OF ARIZONA
COUNTY OF PIMA

ON THIS 21ST DAY OF January, 2008, BEFORE ME, [Signature] DEPUTY CLERK WHO ACKNOWLEDGED AND APPEARED [Signature] (HIMSELF OR HERSELF) TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY OF ARIZONA, AND BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREON.

[Signature]
NOTARY PUBLIC

FINAL PLAT FOR
RIVER WALK
LOTS 1 THRU 140, BLOCKS A & B, AND
COMMON AREAS "A" (PRIVATE STREETS AND PARKING),
"B" (LANDSCAPE, PEDESTRIAN & RECREATION AREAS),
"C" (PRIVATE RECREATION), "D" (PRIVATE STREET),
"E" (DRAINAGE), AND "F" (GUARD HOUSE & LANDSCAPE AREA)
A PORTION OF SECTION 20, T-13-S, R-14-E,
G & S. R. B. & M., PIMA COUNTY, ARIZONA

CITY OF TUCSON
Proj#: 504-141
ZONE:
Adm. Address:
2410 E RIVER RD

REFERENCE SITE PLAN
SCALE: 1"=100'

SHEET INDEX
SHEET 1 - COVER SHEET
SHEET 2 - LINE & CURVE TABLE
SHEETS 3-5 - PLAN SHEETS

LEADSTAR JOB NO. 4109001-0107 REF: C10-05-10, C15-04-01
DATE: NOVEMBER, 2005 CS-04-04, S27-05-13
REVISED: 504-141 SHEET 1 OF 5

1/11/12 (20)
- St. Names in caps
- Post 1
- Stops
- Evening Mist
- Lw not 6" height
Signs Posted GIS ArcMAP 11-01-12 (20)

1131

BOOK 600, PAGE 68-1

2122

LINE TABLE table with columns: LINE, LENGTH, BEARING. Contains data for lines L1 through L78.

LINE TABLE table with columns: LINE, LENGTH, BEARING. Contains data for lines L79 through L156.

LINE TABLE table with columns: LINE, LENGTH, BEARING. Contains data for lines L157 through L234.

CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CH. BEARING. Contains data for curves C1 through C79.

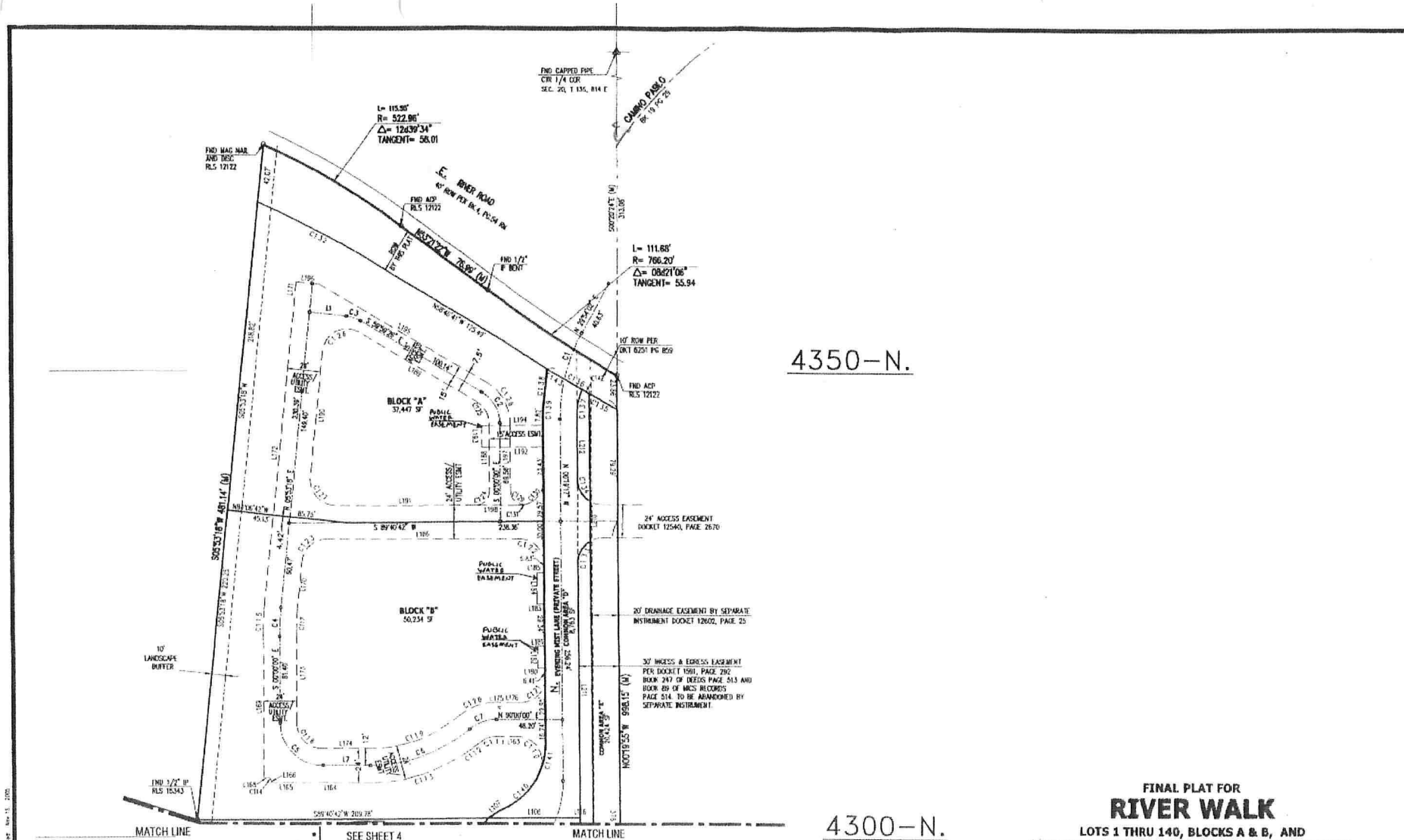
CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CH. BEARING. Contains data for curves C80 through C143.

FINAL PLAT FOR RIVER WALK. LOTS 1 THRU 140, BLOCKS A & B, AND COMMON AREAS "A" (PRIVATE STREETS AND PARKING), "CA" "B" (LANDSCAPE, PEDESTRIAN AND RECREATION AREAS), "CA" "C" (PRIVATE RECREATION), "CA" "D" (PRIVATE STREET), "CA" "E" (DRAINAGE), AND "CA" "F" (GUARD HOUSE & LANDSCAPE AREA). A PORTION OF SECTION 20, T-13-S, R-14-E, G. & S. R. & M., PIMA COUNTY, ARIZONA.



LEADSTAR ENGINEERING logo and contact information: 3030 N. Central Expressway, Suite 100, Phoenix, AZ 85018. Phone: (602) 998-1100. Website: www.leadstar-engineering.com.

LEADSTAR JOB NO. 4109031-0102 REF: C10-05-10, C15-04-01 DATE: NOVEMBER, 2005 CO-04-04, S27-05-13 REVISION: S04-141 SHEET 2 OF 5



4350-N.

4300-N.

**FINAL PLAT FOR
RIVER WALK**
 LOTS 1 THRU 140, BLOCKS A & B, AND
 COMMON AREAS "A" (PRIVATE STREETS AND PARKING),
 CA "B" (LANDSCAPE, PEDESTRIAN & RECREATION AREAS),
 CA "C" (PRIVATE RECREATION), CA "D" (PRIVATE STREET),
 CA "E" (DRAINAGE), AND CA "F" (GUARD HOUSE & LANDSCAPE AREA)
 A PORTION OF SECTION 20, T-13-S, R-14-E,
 G. & S. R. B. & M., PINA COUNTY, ARIZONA

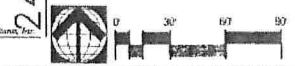
John P. ...

LEADSTAR JOB NO. 410001-0102 REF: C10-05-10, C15-04-01
 DATE: NOVEMBER, 2005 09-04-04, 5/2-05-13

REVISION: S04-141 SHEET 3 OF 5

**LEADSTAR
ENGINEERING**
 Engineering and Environmental Consultants, Inc.
 4805 E. 77th Avenue, Suite 100
 TUCKER, ARIZONA

eec
 Engineering and Environmental Consultants, Inc.
 4805 E. 77th Avenue, Suite 100
 TUCKER, ARIZONA



2450-E.

SEE SHEET 4

2500-E.

PROJECT: 410001-0102-0102 DATE: 11/15/05

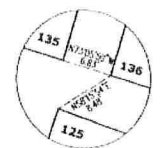
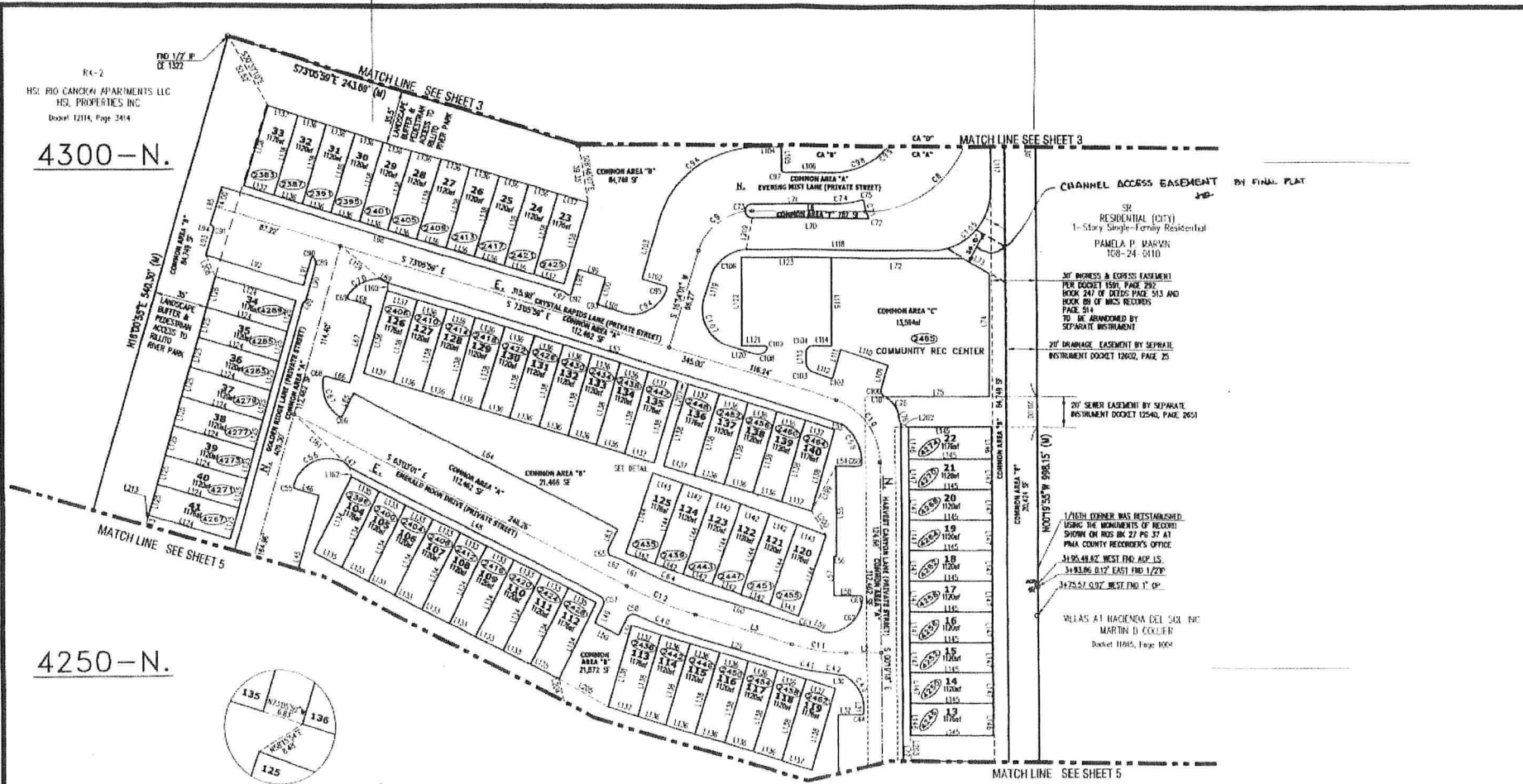
EX-2
HSC RIO CANGON APARTMENTS LLC
HSL PROPERTIES INC
Docket 12114, Page 2414

4300-N.

4250-N.

2400-E.

2500-E.



LOT TIE DETAIL

CHANNEL ACCESS EASEMENT BY FINAL PLAT

30' RESIDENTIAL (CITY)
1-Story Single-Family Residential
PAMELA P. MARSH
168-24-0110

30' BROWSE & EGRESS EASEMENT
PER DOCKET 1500, PAGE 290
BOOK 241 OF DEEDS PAGE 513 AND
BOOK 89 OF MCS RECORDS
PAGE 514
TO BE ABANDONED BY
SEPARATE INSTRUMENT

20' DRAINAGE EASEMENT BY SEPARATE
INSTRUMENT DOCKET 12600, PAGE 25

20' SEWER EASEMENT BY SEPARATE
INSTRUMENT DOCKET 12540, PAGE 2651

1/4" CORNER WAS REESTABLISHED
USING THE MONUMENTS OF RECORD
SHOWN ON NOS BK 27 PG 37 AT
PIMA COUNTY RECORDER'S OFFICE
3495.4842' WEST FND. ACQ. LS.
3493.86012' WEST FND. 1/2" CP.
3475.57' GUT. WEST FND. 1" CP.

WELLS AT HACIENDA DEL SOL INC
MARTIN D. COLLIER
Docket 1095, Page 1009

FINAL PLAT FOR RIVER WALK

LOTS 1 THRU 140, BLOCKS A & B, AND
COMMON AREAS "A" (PRIVATE STREETS AND PARKING),
CA "B" (LANDSCAPE, PEDESTRIAN & RECREATION AREAS),
CA "C" (PRIVATE RECREATION), CA "D" (PRIVATE STREET),
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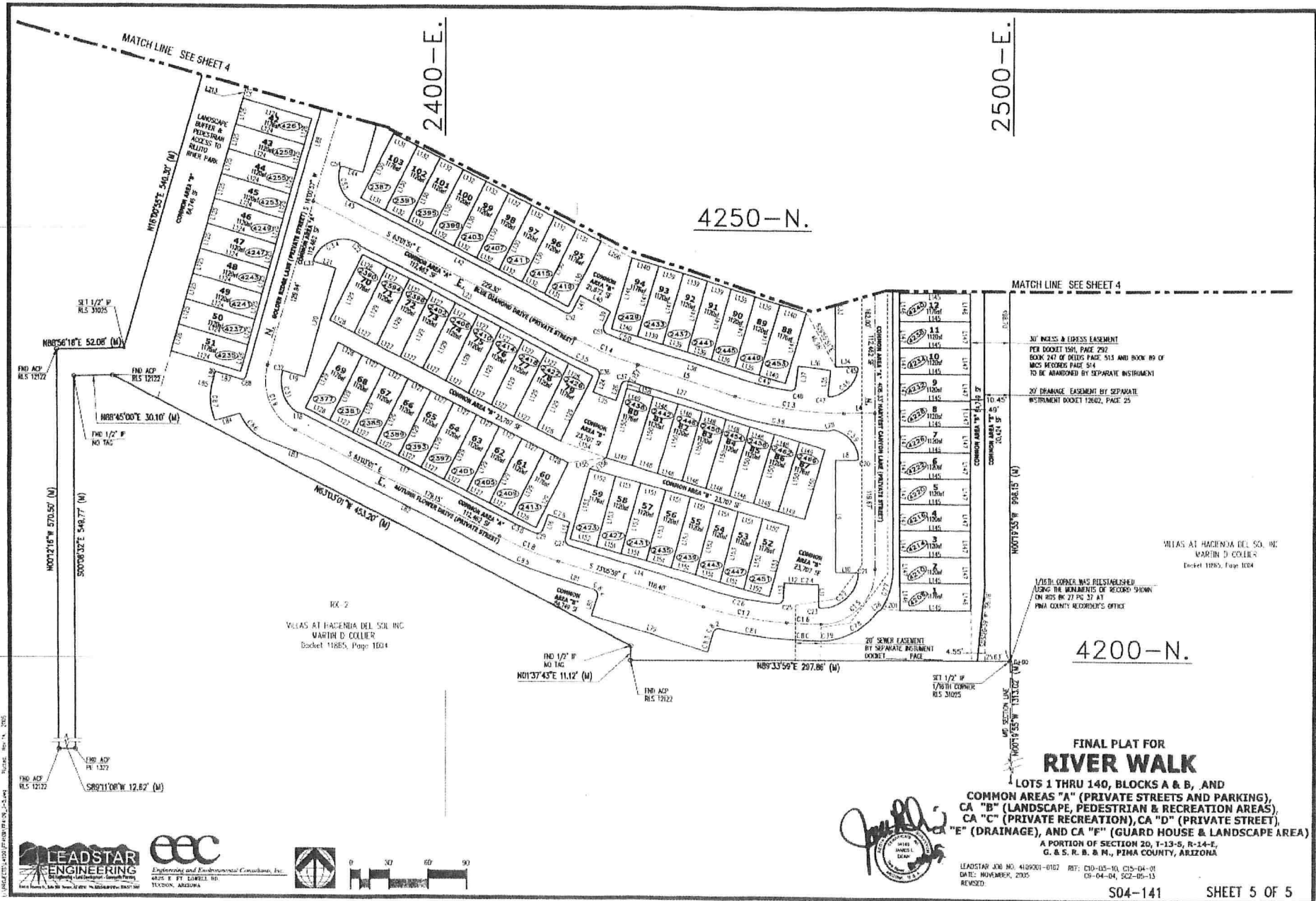
John D. [Signature]
LEADSTAR ENGINEERING



LEADSTAR JOB NO. 4106001-0102 REF: C10-05-10, C15-04-01
DATE: NOVEMBER, 2005 09-01-04, 927-05-13

REVISED:

S04-141 SHEET 4 OF 5



MATCH LINE SEE SHEET 4

2400-E.

2500-E.

4250-N.

MATCH LINE SEE SHEET 4

4200-N.

30' ACCESS & EGRESS EASEMENT PER DOCKET 1591, PAGE 292 BOOK 247 OF DEEDS PAGE 513 AND BOOK 89 OF MCS RECORDS PAGE 514 TO BE ABANDONED BY SEPARATE INSTRUMENT DOCKET 12602, PAGE 25

20' DRAINAGE EASEMENT BY SEPARATE INSTRUMENT DOCKET 12602, PAGE 25

VILLAS AT HACIENDA DEL SOL, INC. MARTIN D. COLLIER Docket 11985, Page 1004

1/20th CORNER WAS REESTABLISHED USING THE MONUMENTS OF RECORD SHOWN ON RES. NO. 21 PG. 37 AT PIMA COUNTY RECORDS' OFFICE

20' SEWER EASEMENT BY SEPARATE INSTRUMENT DOCKET PAGE 4, 551

FINAL PLAT FOR RIVER WALK

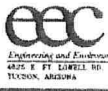
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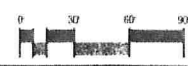
LEADSTAR JOB NO. 4189061-0102 REV: C10-05-10, C15-04-01 DATE: NOVEMBER, 2005 C02-05-13 REVISED:

S04-141 SHEET 5 OF 5

BOOK 60 PAGE 68-5



Engineering and Environmental Consultants, Inc. 4826 E. FT. DREWELL RD. TUCSON, ARIZONA



PROJECT: 4100 FT. RIVER WALK, S04-141 SHEET 5 OF 5

FND ACP RLS 12122

FND ACP RLS 12122

S89°11'00"N 12.82' (M)

N00°12'16"W 570.50' (M)

S00°06'32"E 548.77' (M)

N89°45'00"E 30.10' (M)

S11 1/2' P RLS 31025

FND ACP RLS 12122

FND ACP RLS 12122

FND 1/2" P NO TAG

N01°37'43"E 11.12' (M)

FND ACP RLS 12122

N89°33'59"E 207.86' (M)

S71 1/2' P 1/20TH CORNER RLS 31025