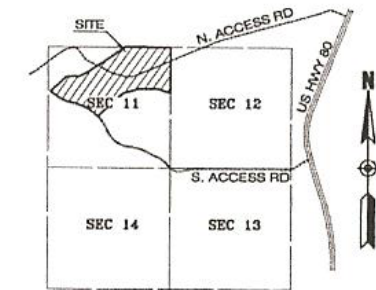


MAJESTIC SKIES OF THE RANCH AT TOMBSTONE IMPROVEMENT PLANS

BEING A PORTION OF
SECTION 11, TOWNSHIP 21 SOUTH, RANGE 22 EAST OF THE GILA AND
SALRIVER BASE AND MERIDIAN, COCHISE COUNTY, ARIZONA



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

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 LINE AND MERIDIAN, COCHISE COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 ALSO BEING THE POINT OF BEGINNING;
THENCE NORTH 89°50'38" WEST, A DISTANCE OF 1958.43 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION TO A POINT;
THENCE DEPARTING SAID NORTH BOUNDARY LINE SOUTH 53°01'40" WEST, A DISTANCE OF 939.01 FEET;
THENCE SOUTH 56°36'27" WEST, A DISTANCE OF 1372.38 FEET;
THENCE SOUTH 61°43'49" WEST, A DISTANCE OF 412.40 FEET;
THENCE NORTH 54°52'35" WEST, A DISTANCE OF 75.99 FEET;
THENCE SOUTH 85°34'19" WEST, A DISTANCE OF 438.16 FEET;
THENCE SOUTH 47°32'32" WEST, A DISTANCE OF 859.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST RANCH ROAD;
THENCE CROSSING SAID RIGHT-OF-WAY SOUTH 37°12'55" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WEST RANCH ROAD ALSO BEING THE BEGINNING POINT OF A CURVE CONCAVE TO THE SOUTH-WEST HAVING A CENTRAL ANGLE OF 95°51'39", A RADIUS OF 1060.00 FEET AND A CHORD LENGTH OF 108.39 FEET;
THENCE 108.43 FEET ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF TANGENCY;
THENCE SOUTH 48°55'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 30°36'27" AND A RADIUS OF 1140.00 FEET;
THENCE 608.99 FEET ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF TANGENCY;
THENCE SOUTH 77°31'54" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 301.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH-WEST HAVING A CENTRAL ANGLE OF 37°13'18" AND A RADIUS OF 1060.00 FEET;
THENCE 1273.29 FEET ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 49°41'24" EAST, A DISTANCE OF 1740.93 FEET;
THENCE NORTH 71°09'45" EAST, A DISTANCE OF 845.05 FEET;
THENCE SOUTH 09°03'47" EAST, A DISTANCE OF 641.61 FEET;
THENCE SOUTH 68°08'55" EAST, A DISTANCE OF 444.25 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID SECTION 11;
THENCE NORTH 00°05'15" WEST ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 1894.77 FEET TO THE POINT OF BEGINNING.

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GENERAL LEGEND

CL	CENTERLINE
CTV	CABLE TELEVISION
ELEV.	ELEVATION
FP	FIRE PROTECTION
G	FLOW LINE OF CURB & GUTTER
G.B.	GRADE BREAK
HW	HIGH WATER ELEVATION
TW	TOP OF WALL FINISH GRADE ELEVATION
VG	VALLEY GUTTER
INV.	INVERT ELEVATION
M.A.G.	MARICOPA ASSOCIATION OF GOVERNMENTS
OP	OVERHEAD POWER
P	PAVEMENT
C	CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
ESMT.	EASEMENT
D.E.	DRAINAGE ESMT.
M.U.T.E.	MULTI-USE TRAIL EASEMENT
EOP	EDGE OF PAVEMENT
INT	INTERSECTION
TRL	TRAIL
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION
T	TELEPHONE
BC	BACK OF CURB
TYP.	TYPICAL
WAT	WATER
D.I.P.	DUCTILE IRON PIPE
BCR	BEGIN CURB RETURN
ECR	END CURB RETURN
≡	HIGH POINT
≡	LOW POINT
=====	BOUNDARY LINE
=====	LOT LINE
-----	RIGHT-OF-WAY
-----	CENTERLINE
-----	EASEMENT
-----	SETBACK LINE
-----	SECTION LINE
-----	GRADING FLOW LINE
-----	100-YR WATER LINE
-----	WATERLINE
-----	STORM DRAIN PIPE
-----	GRADE BREAK
-----	GRADE CHANGE
□	FOUND BLM MONUMENT
○	FOUND MONUMENT AS NOTED
●	SET 5/8" REBAR WITH CAP STAMPED RLS# 24532
○	MONUMENT - BRASS CAP IN HAND HOLE
⊕	DETAIL - NUMBER

GRADING & DRAINAGE NOTES

INDIVIDUAL LOT OWNERS OF THESE CUSTOM LOTS OR THEIR ENGINEER ARE RESPONSIBLE FOR THE GRADING AND HYDRAULIC DESIGN OF THE IMPROVEMENTS TO THE LOTS. THIS INCLUDES BUT IS NOT LIMITED TO: LOT GRADING, PROTECTION FROM FLOOD INUNDATION, SCOUR PROTECTION, PROTECTION FROM LATERAL MIGRATION OF THE WASHES, AS WELL AS THE HANDLING OF LOCAL DRAINAGE.

ONSITE ESTIMATED EARTHWORK QUANTITIES

CUT	12772	C.Y.
FILL	1314	C.Y.
NET	11458	C.Y.

QUANTITIES SHOWN ARE RAW ESTIMATES WITH NO ADJUSTMENTS MADE FOR SCARIFICATION, SHRINKAGE, OF COMPACTION LOSSES.

OFFSITE ESTIMATED EARTHWORK QUANTITIES

CUT	3120	C.Y.
FILL	2606	C.Y.
NET	514	C.Y.

QUANTITIES SHOWN ARE RAW ESTIMATES WITH NO ADJUSTMENTS MADE FOR SCARIFICATION, SHRINKAGE, OF COMPACTION LOSSES.

UTILITY COORDINATION

SERVICE	PROVIDER
POWER	APS
SEWER	SEPTIC SYSTEM
WATER	PRIVATE
GAS	PRIVATE
TELEPHONE	QWEST

OWNER/DEVELOPER

COCHISE COUNTY LAND, LLC
CONTACT: ALAN THOME
4026 E. PRESIDIO ST.
MESA, AZ 85215
PHONE: (480)-390-9900
OFFICE: (480)-899-2020

CIVIL ENGINEER

ROSENDAHL MILLETT & ASSOCIATES, L.L.C.
252 N. STAPLEY DRIVE
MESA, ARIZONA 85203
TEL (480) 909-5822
FAX (480) 909-3682
PHILLIP WAYNE ROSENDAHL, P.E., R.L.S.
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

BENCH MARK INFORMATION

FOUND BRASS CAP AT THE SOUTHEAST CORNER OF SECTION 11, T21S, R22E
ELEVATION = 4306.89 (NAVD 88 DATUM)

APPROVAL FOR COMPLIANCE WITH COCHISE COUNTY CODE

COUNTY ENGINEER _____ DATE _____

REV.	DESCRIPTION

PAVING AND WATER IMPROVEMENT PLAN COVER SHEET		CALL 2 WEEKS BEFORE TO ORDER 1-800-ST DESIGN: GM DRAWN: NS EXPIRES: 3/31
MAJESTIC SKIES OF THE RANCH AT TOMBSTONE COCHISE COUNTY, ARIZONA		
ROSENDAHL MILLETT & ASSOCIATES, LLC		PROJECT 0801458 DATE: 9/18/0 SHEET C-1 1 OF
+ENGINEERING +URBAN DESIGN 252 N. STAPLEY DR. MESA, AZ 85203		
+LAND SURVEYING +CONSTRUCTION SURVEYING (480) 909-5822 TEL (480) 909-3682 FAX		

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED SPECIFICATIONS AND STANDARD DETAILS OF COCHISE COUNTY AND MAG STANDARDS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- THE COUNTY ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING EACH PHASE OF CONSTRUCTION.
- ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE COUNTY ENGINEER AND/OR ALL WORK AND MATERIAL NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL UNCOVER ALL EXISTING LINES BEING TIED INTO TO VERIFY THEIR LOCATION. THE CONTRACTOR SHALL LOCATE OR HAVE LOCATED ALL EXISTING UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, PIPELINES, ETC.) AND STRUCTURES IN ADVANCE OF CONSTRUCTION AND SHALL ELUMINATE ALL CONFLICTS PRIOR TO START OF CONSTRUCTION. BLUE STAKE TELEPHONE 602-263-1100.
- COCHISE COUNTY IS NOT RESPONSIBLE FOR LIABILITY ACCRUED DUE TO DELAYS AND/OR DAMAGES TO UTILITIES IN CONJUNCTION WITH THIS CONSTRUCTION. THE COUNTY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.
- NO FINAL ACCEPTANCE SHALL BE ISSUED UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS-BUILT" PLANS CERTIFIED AND SEALED BY A REGISTERED CIVIL ENGINEER, HAVE BEEN SUBMITTED AND ACCEPTED BY THE COUNTY ENGINEER.
- BACKFILLING SHALL NOT BE STARTED UNTIL LINES ARE APPROVED BY THE UTILITY DEPARTMENT.
- ALL BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH COCHISE COUNTY SPECIFICATIONS.
- DISPOSAL OF AND STOCKPILING OF EXCESS MATERIAL WITHIN THE SITE OR PLANNING AREA SHALL BE DONE IN SUCH A WAY THAT WILL NOT CREATE A NUISANCE. THE PLACING OF MATERIAL ON PRIVATE PROPERTY OF ANOTHER REQUIRES WRITTEN AUTHORIZATION. EARTHWORK STOCKPILES ARE NOT TO EXCEED 8 FEET IN HEIGHT. SLOPES ON ALL SIDES OF THE STOCKPILE SHALL NOT EXCEED A 1 TO 2 RATIO OF HEIGHT TO LENGTH. ANY EARTHWORK STOCKPILE, EVEN LESS THAN 8 FEET, MUST BE REMOVED WITHIN 7 DAYS OF COUNTY NOTIFICATION IF DUST SUPPRESSION EFFORTS FAIL TO MAINTAIN SATISFACTORY AIRBORNE CONTAMINANT CONTROL.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH THE COCHISE REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING PUBLIC STREETS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, ALLEY DUST, AND TAKE WHATEVER MEASURES ARE NECESSARY TO INSURE THAT ALL ROADS ARE MAINTAINED IN A CLEAN, MUD AND DUST-FREE CONDITION AT ALL TIMES.
- APPLICATIONS FOR STREET CUT PERMITS MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO APPROVAL OF IMPROVEMENT PLANS. ALL PAVEMENT REPLACEMENT SHALL BE EITHER FULL-DEPTH OF A.B.C. OR A.B.C. SLURRY BACKFILL IN ACCORDANCE WITH COCHISE SPECIFICATIONS.
- AN APPROVED SET OF PLANS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES THAT WORK IS IN PROGRESS. DEVIATION FROM THE PLANS SHALL NOT BE ALLOWED WITHOUT AN APPROVED PLAN REVISION.
- A MINIMUM HORIZONTAL SEPARATION OF SIX (6) FEET IS REQUIRED BETWEEN SEWER SERVICES AND WATER OR FIRELINE SERVICES. A MINIMUM HORIZONTAL SEPARATION OF SIX (6) FEET IS REQUIRED BETWEEN RECLAIMED WATER SERVICES AND SEWER, WATER, OR FIRELINE SERVICES.
- ANY PROPOSED RETAINING WALLS, OR COMBINATION RETAINING/SCREEN WALLS, SHALL BE CONSTRUCTED, AND THE RETAINING WALL AS-BUILT CERTIFICATION SIGNED BY THE REGISTERED CIVIL/STRUCTURAL ENGINEER, BEFORE ANY IMPROVEMENTS ARE ACCEPTED, OR CONDITIONALLY ACCEPTED, BY THE COUNTY ENGINEER.
- I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION, AS SHOWN HEREON, WAS MADE UNDER MY SUPERVISION, OR AS NOTED, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR _____ REGISTRATION NO. _____
DATE _____
FIRM NAME: _____

I HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN HEREON SATISFIES THE INTENT OF THE DESIGN.

REGISTERED LAND SURVEYOR _____ REGISTRATION NO. _____
DATE _____
FIRM NAME: _____