

MURPHY'S LOTS 1 & 2

SEQ # 20180960609

RECORDED: APRIL 6, 2018

***** THE FOLLOWING PLAT IS AN ANNOTATED VERSION
OF THE ORIGINAL DOCUMENT. IT HAS BEEN ALTERED
BY PIMA COUNTY DEVELOPMENT SERVICES TO SHOW
ADDITIONAL INFORMATION. ORIGINAL COPIES MAY BE
OBTAINED FROM THE PIMA COUNTY RECORDER *****

DEDICATION

"WE THE UNDERSIGNED, SCOTT KRENZER AND KAREN MURPHY HEREBY WARRANT THAT WE THE OWNER(S) ARE THE ONLY (PARTY/PARTIES) HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON."

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.

BY: Karen Murphy DATE: 02-01-18

BY: Scott Krenzer DATE: 02-01-18

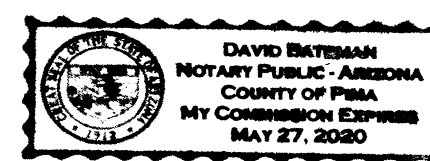
STATE OF ARIZONA

PIMA COUNTY

ON THIS 1ST DAY OF FEBRUARY 2018 BEFORE ME PERSONALLY APPEARED SCOTT KRENZER AND KAREN MURPHY, WHO ACKNOWLEDGED TO BE THE OWNERS OF THE SUBJECT PROPERTY.

May 27, 2020
MY COMMISSION EXPIRES

David Bateman
NOTARY PUBLIC



APPROVALS

I, ROGER W. RANDOLPH, CLERK OF THE CITY OF TUCSON, ARIZONA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, ON THIS 3RD DAY OF April 2018

R. Randolph DATE: 4.3.18
ROGER W. RANDOLPH, CLERK, CITY OF TUCSON

ANNOTATED COPY

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 A LAND TRUST FINANCIAL ASSURANCE AGREEMENT, THE POSTING OF PERFORMANCE BONDS, AN ESCROW ACCOUNT, LETTER OF CREDIT, OR OTHER SECURITY AS THE CITY OF TUCSON DEEMS NECESSARY AND PROPER. IN THE EVENT THAT ANY SUCH ASSURANCE EXPIRES, LAPSES OR IS OTHERWISE INADEQUATE TO ASSURE THE COMPLETION OF ASSURANCE INFRASTRUCTURE, THE CITY MAY SUSPEND THE ISSUANCE OF BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY.

[Signature]
CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

[Signature]
CITY OF TUCSON, CITY ENGINEER

LEGEND

- EXIST. SECTION LINE
- EXIST. ADJACENT BOUNDARY LINE
- EXIST. BOUNDARY LINE
- PROPOSED LOT LINE
- EXIST. EASEMENT LINE
- EXIST. R.O.W.
- EXIST. ROAD CENTER LINE
- NEW EASEMENT LINE
- NEW LOT MARKERS TO BE SET BY R.L.S.
- (R) RECORD DIM. PER MAPS & PLATS BK 9, PG 21
- (R1) RECORD DIM. PER RECORD OF SURVEY BK 7 PG 13
- (R2) RECORD DIM. PER DKT 8062 PG 348
- (R3) RECORD DIM. PER DKT 13736 PG 557
- (R4) RECORD DIM. PER DKT 13016 PG 1090
- (C) CALCULATED DIMENSION
- (M) FIELD MEASURED DIMENSION
- SET 1/2" IRON PIN RLS 12537
- FOUND AS NOTED

Line #	Length	Direction
L1	26.40'	S11°30'43"W
L2	10.80'	S33°50'20"E
L3	63.12'	S06°06'48"W
L4	32.37'	S00°07'17"E
L5	40.33'	S06°53'28"E
L6	23.28'	S02°38'22"E
L7	59.32'	S13°30'12"W
L8	38.47'	S31°09'35"E
L9	41.10'	S43°02'06"E
L10	30.55'	S45°18'46"E
L11	68.02'	N62°10'05"E
L12	87.76'	S79°30'23"E
L13	54.39'	S64°28'06"E
L14	112.67'	S04°44'21"E
L15	37.06'	S89°42'41"W
L16	34.46'	S00°17'19"E
L17	162.47'	S87°56'18"E

Curve #	Length	Radius	Delta
C1	61.45'	48.00'	073°20'58"
C2	29.99'	45.00'	038°10'58"

TANQUE VERDE COUNTY ESTATES
BK 9, PG 21
LOT 18
PARCEL 114-50-0700
ZONE SR

16.00' TELEPHONE & ELECTRIC INGRESS & EGRESS EASEMENT DKT 1278 PG 371 AND DKT 13016 PG 1090 (THIS DKT INCLUDES UTILITIES)

10.00' TELEPHONE/TELEGRAPH EASEMENT, PER PLAT MAP BOOK 9 PAGE 21

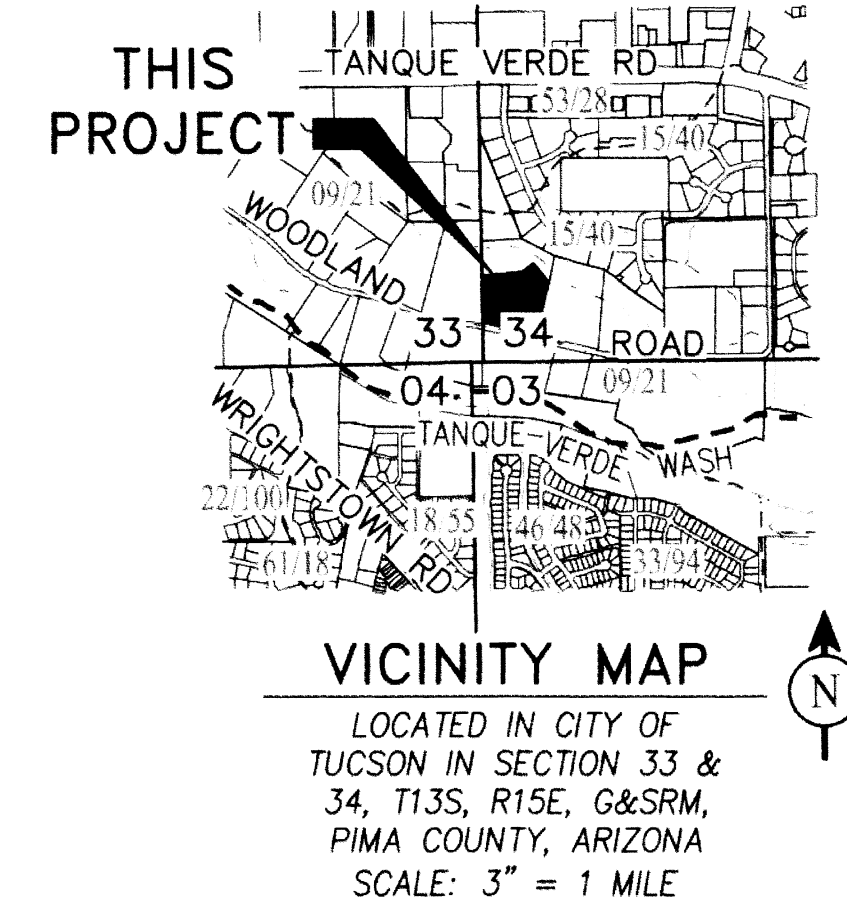
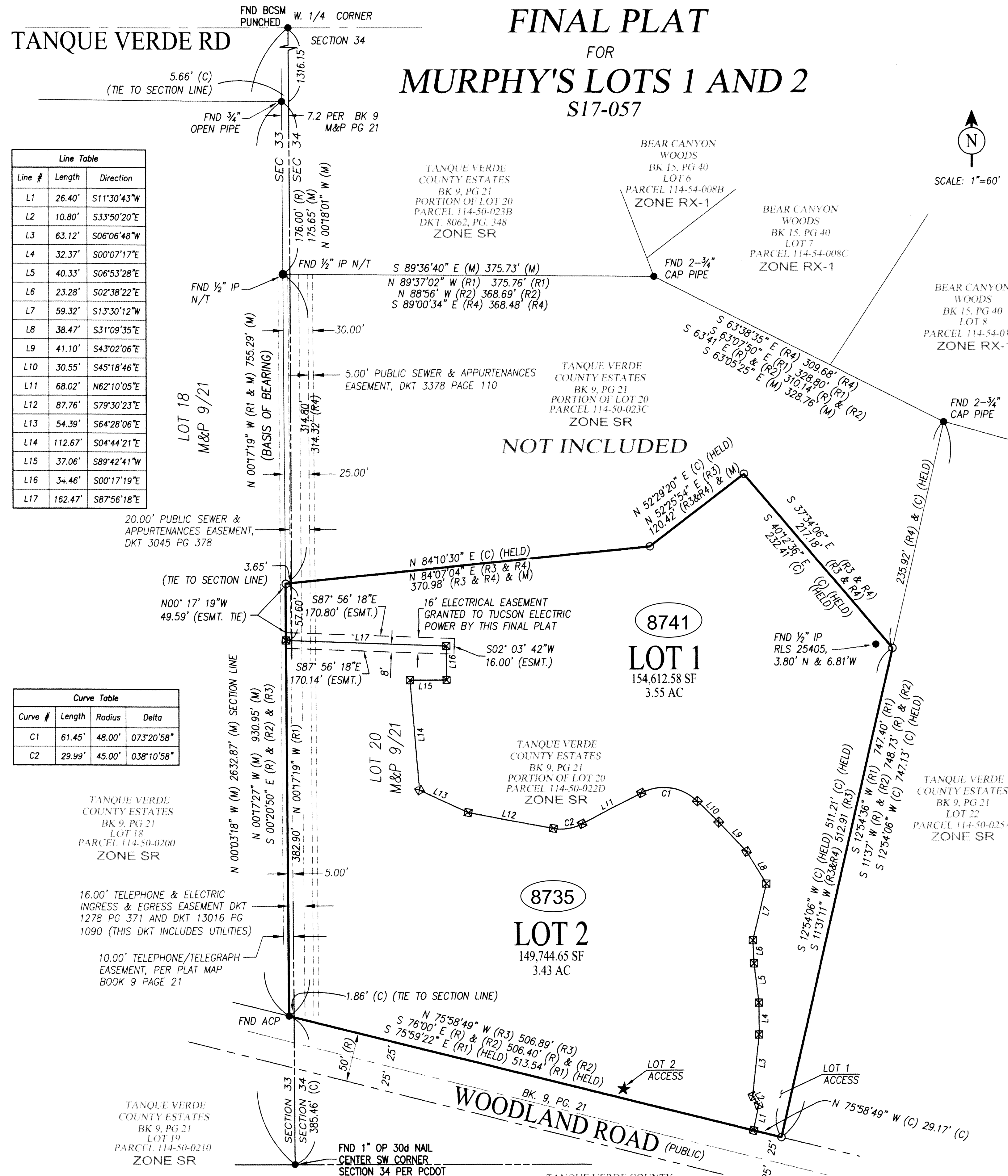
TANQUE VERDE COUNTY ESTATES
BK 9, PG 21
LOT 19
PARCEL 114-50-0210
ZONE SR

(R) RECORD DIM. PER MAPS & PLATS BK 9, PG 21
(R1) RECORD DIM. PER RECORD OF SURVEY BK 7 PG 13
(R2) RECORD DIM. PER DKT 8062 PG 348
(R3) RECORD DIM. PER DKT 13736 PG 557
(R4) RECORD DIM. PER DKT 13016 PG 1090
(C) CALCULATED DIMENSION
(M) FIELD MEASURED DIMENSION
○ SET 1/2" IRON PIN RLS 12537
● FOUND AS NOTED

ADDITIONAL GENERAL NOTES

11. DKT. 1462, PG 274 DESCRIBES A BLANKET EASEMENT FOR TELEPHONE AND TELEGRAPH COVERING THE ENTIRE PARCEL AS IT EXISTED IN JULY 1958.
12. DKT. 6764, PG 699 DESCRIBES A COVENANT RUNNING WITH THE LAND FROM 1982 INDICATING THE PARCEL IS WITHIN A FEMA SPECIAL FLOOD HAZARD AREA.

FINAL PLAT
FOR
MURPHY'S LOTS 1 AND 2
S17-057



GENERAL NOTES

1. EXISTING ZONING IS SR AND SHALL REMAIN.
2. THE GROSS AREA OF THIS SUBDIVISION IS ±304,358 SQ. FT. OR ±6.987 ACRES.
3. THE TOTAL NUMBER OF LOTS IS 2.
4. TOTAL MILES OF NEW PUBLIC STREETS ARE 0.0 MILES. TOTAL MILES OF NEW PRIVATE STREETS ARE 0.
5. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE CITY OF TUCSON.
6. ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
7. LOTS 1 AND 2 ARE AFFECTED BY THE CITY OF TUCSON FLOODPLAIN REGULATIONS. THE ENTIRETY OF LOTS 1 AND 2 ALSO LIE WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY SPECIAL FLOOD HAZARD AREA, ZONE AE, PER THE CURRENT FLOOD INSURANCE RATE MAP PANEL 04019C1720M.
8. A FLOODPLAIN USE PERMIT AND/OR FINISHED FLOOR ELEVATION CERTIFICATES ARE REQUIRED FOR ALL FUTURE DEVELOPMENT ON LOTS 1 AND 2. EXISTING DEVELOPMENT ON LOT 1 WILL REQUIRE A FLOODPLAIN USE PERMIT AND/OR FINISHED FLOOR ELEVATION CERTIFICATES IN THE CASE OF A SUBSTANTIAL IMPROVEMENTS OR SUBSTANTIAL LOSS SITUATION.
9. THIS SUBDIVISION IS SUBJECT TO ANNEXATION ORDINANCE #6090 DATED SEPT. 10, 1984.
10. BASIS OF BEARINGS: THE WEST LINE OF LOT 20 AS SHOWN IN RECORD OF SURVEY RECORDED IN BOOK 7 AT PAGE 13. SAID BEARING BEING: N 00°17'19" W

CERTIFICATION OF SURVEY

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

[Signature]
FREDRICK J. STURNIOLO
ARIZONA R.L.S. # 12537
EXPRES 06-30-2019

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FLOOD HAZARD AREA AS DESCRIBED BY GENERAL NOTE No. 7 WAS DETERMINED UNDER MY DIRECTION.

[Signature]
KENNETH D. PERRY
REGISTERED PROFESSIONAL ENGINEER
P.E. NUMBER 34010
Expires: 9/30/20

KENNETH D. PERRY
REGISTERED PROFESSIONAL ENGINEER
P.E. NUMBER 34010

FINAL PLAT
FOR
MURPHY'S LOTS 1 & 2

BEING A RESUBDIVISION OF A PORTION OF LOT 20, TANQUE VERDE COUNTRY ESTATES, AS RECORDED IN BOOK 9 OF MAPS & PLATS AT PAGE 21 WITHIN SECTIONS 33 & 34, T13S, R15E, G&SRM, PIMA COUNTY, AZ

S17-057

SHEET 1 OF 1

REF. C9-84-32
DP17-0123

PERRY
ENGINEERING
505 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870
kperry@perryengineering.net

ANNOTATED COPY

SEQ. #