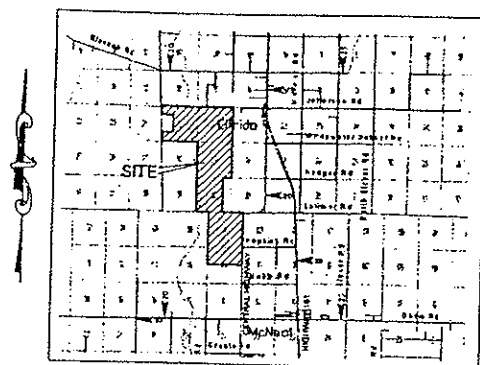
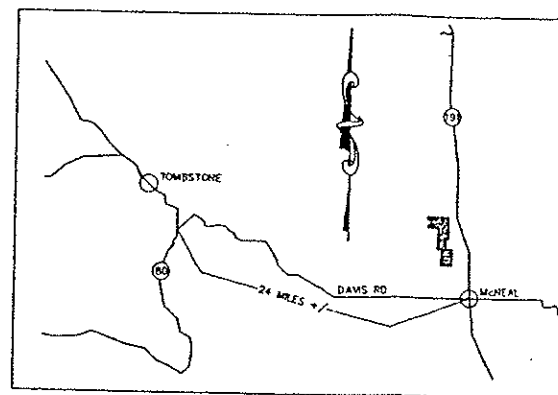


# TOMBSTONE HERITAGE RANCH III



VICINITY MAP  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

## GRANTING OF ROADWAY AND UTILITY EASEMENTS

### KNOW ALL MEN BY THESE PRESENTS:

That Arizona Land & Ranches, Inc., an Arizona Corporation, as the owner of record of the property shown hereon, does hereby grant the easements described in Notes "A", "B" and "C" to the parties referred to and identified hereon and hereby declares that this plat sets forth the locations and gives the dimensions of the Parcel, Easements and Roadways constituting same. Each parcel shall be known by the designation given to each, respectively on this plat.

#### Note "A"

A 10.00 foot wide Perpetual Easement for the purpose of ingress, egress, and utility line construction and maintenance shall be located along and immediately adjacent to all parcel lines shown hereon, entirely within the applicable parcels (except as noted and shown hereon).

#### Note "B"

A 80.00 foot wide Perpetual Roadway Easement for purposes of ingress, egress, and utility line construction and maintenance shall be located along and centered on all roadways shown hereon.

#### Note "C"

A 100 foot wide Perpetual No Access Easement for the purpose of restricting direct vehicular access to Central Highway from the East side of Lots 201-206, as shown on this Plat. Access to these lots and all parcels in Tombstone Heritage Ranch III is from Central Highway by way of the Private Road access as shown on this Plat. This easement is hereby granted to Cochise County, Arizona.

The Easements described under Notes "A" and "B" are hereby granted to "Tombstone Ranch III Property Owners Association", an Arizona Non-Profit Corporation, as appurtenant easements for purposes of roadway repairs and maintenance, ingress, egress and the construction, maintenance and repair of utility lines for the benefit of its members.

#### Reservations:

Arizona Land & Ranches, Inc. (Owner and Declarant) hereby reserves the perpetual right to use and to grant use to further persons or entities, any or all easements shown or described hereon as Note "A" and Note "B" at its sole discretion.

Declarant further reserves the right to unilaterally revoke those easements described in Notes "A" and "B" created hereon which does not provide physical or necessary utility access to any parcel, provided that all parcel owners are provided reasonable alternative legal access through other existing or new easements that the owner or other third party may grant in the future.

Furthermore, when one party purchases two or more contiguous parcels, Declarant, at its sole discretion, may revoke easements along common boundary lines of the contiguous parcels, provided ingress/egress and utility access are not denied other parcels, said revocation shall be carried out by Declarant recording a unilateral "Declaration of Easement Revocation" executed by the Declarant, and shall be binding upon parcel owners, lenders and utility providers without notice to such.

Additional restrictions and reservations are set forth in the "Declaration of Covenants, Conditions and Restrictions" recorded against the property shown hereon and listed in the Title Commitment. No water system is provided for this subdivision.

Arizona Land & Ranches, Inc. an Arizona Corporation, has caused its corporate name to be signed and its corporate seal to be affixed and the same attested by the signature of:

*Renee Houser* 7-22-05  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

#### NOTARY STATEMENT

State of Arizona )  
County of Yavapai )

On this the 22<sup>nd</sup> day of July, 2005, personally appeared before me *Renee Houser* who acknowledged to me that he (she) is an officer of Arizona Land & Ranches, Inc. an Arizona Corporation, who executed the foregoing instrument on behalf of said corporation. In witness whereof, I hereunto set my hand and my official seal, the date first written above.

My commission expires: 3/29/06 Notary Public: *Prema Schramm*



#### CERTIFICATION:

I hereby certify this plat was prepared under my direct supervision and represents a survey made by me or under my direction and that the property corners and survey monuments exist as shown hereon.

Daniel L. Kupfer P.L.S. #37014

Date: 7-21-2005



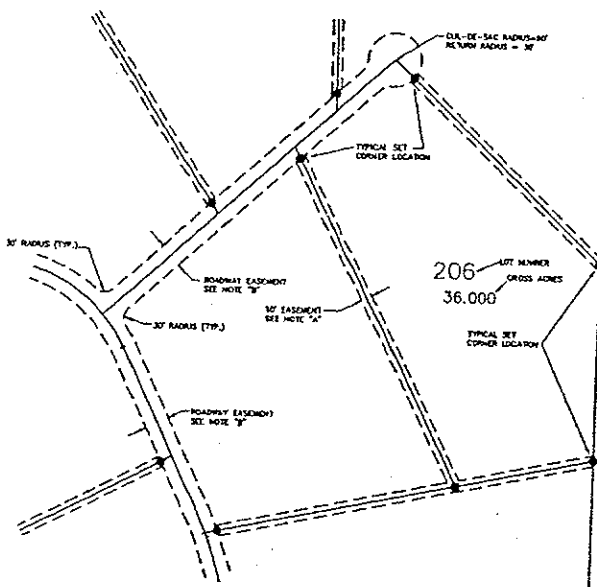
#### RECORDING DATA

State of Arizona )  
County of Cochise )

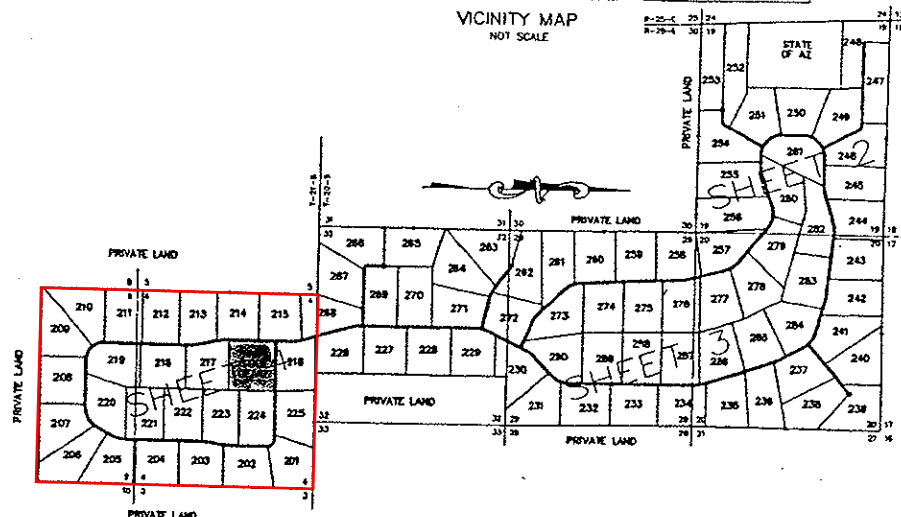
Filed for record at the request of Arizona Land & Ranches, Inc. at 3:00 on this 27<sup>th</sup> day of July, 2005, in Book 23 of Maps and Surveys at Page 10 - 105, thereof Fee No. 050727194

Witness my hand and official seal the day and year written above.

*Christine Rhodes*  
Cochise County Recorder



TYPICAL LOT LAYOUT,  
EASEMENT LAYOUT AND  
CUL-DE-SAC GEOMETRY  
NOT TO SCALE



#### LEGEND

- 200 LOT NUMBER
- 36.000 AREA OF LOT IN ACRES +/-
- PRD G.L.G. MONUMENT UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH ALUM. CAP, PLS 37014
- CENTERLINE ANGLE POINT OR CURVE POINT
- NO ACCESS EASEMENT LINE
- ROAD EASEMENT LINE
- LOT LINE
- BOUNDARY LINE
- X EXISTING BARBED WIRE FENCE
- FLOOD PLAIN LIMITS (100 YEAR) SEE NOTES

#### NOTES:

Base of bearings was geodetic azimuth derived from GPS observations. A local base of bearings may be determined by utilizing any line shown hereon that is monumented at each end.

Tombstone Heritage Ranch III is based on Record of Survey prepared by Arizona Land Specialists, Inc. recorded in Book 26 at Pages 91 & 91A, Cochise County Records.

This property is not a subdivision under Arizona law.

Primary property corners are the intersection of side, rear and front property lines. Points on curves have not been set unless they are primary corners.

All primary lot corners will be monumented with a 1/2" rebar and plastic cap stamped "LS37014." Primary property corners on the centerline of roadways have been set as offsets on the property line intersection of the easement line (see typical lot layout detail).

Flood Plain Note - Flood Plain shown hereon was obtained from Flood Insurance Rate Map 040012 1135 B, with an effective date of December 04, 1984. The hatched area is "Zone A". The balance of the subdivision is in Zone X. No flood elevations were determined and the limits shown hereon should be used as a guideline only. No certification is made that the flood limits shown hereon actually represent the true flood plain if a complete drainage report was prepared. This area has numerous small washes that may carry a substantial amount of water under certain circumstances.

No easements, except those specifically shown hereon were researched or located. Reference should be made to a current title report for any easements or encumbrances affecting these lots.

All fences may not be shown hereon. There are range fences along exterior of Sections.

Base Deeds recorded at Fee Numbers 0508 23689 and 0508 23690.

No water system is provided for this subdivision.

All roads are privately owned and are to be maintained by Tombstone Ranch III Property Owners Association.

Arizona Land Specialists, Inc.

PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE  
1403 HWY 92  
BISBEE, AZ 85603  
TEL 432-4800 FAX 432-2414

REVISIONS				
NO.	DESCRIPTION	BY	DATE	
		</		

FEE# 050727194 BOOK 27 SURVEY, PAGE 10

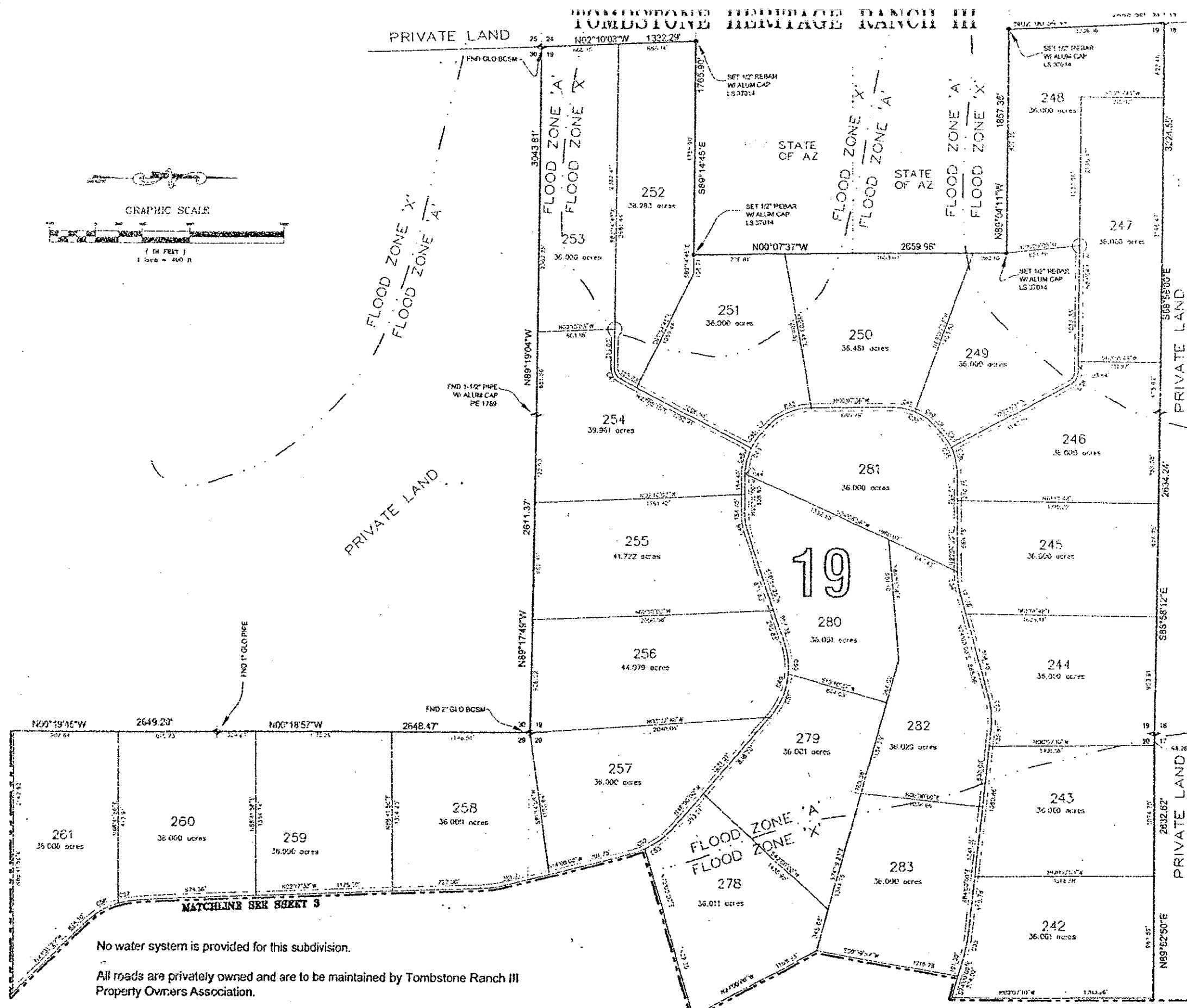
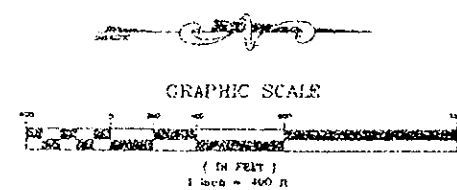
SECTIONS 19, 20, 29, & 32, T-20-S, R-26-E,  
SECTION 4 & THE NORTH HALF OF SECTION 9, T-21-S, R26-E,  
OF THE GILA AND SALT RIVER MERIDIAN,  
COCHISE COUNTY, ARIZONA

TOMBSTONE HERITAGE RANCH III  
COCHISE COUNTY, ARIZONA

PROJECT NO. 2005033.1 Drawn By: JPB Date: 07/15/05  
Checked By: \_\_\_\_\_ Sheet: 1 of 4



# TOMBSTONE HERITAGE RANCH III



LINE	LENGTH	BEARING
1	100.00	N00°00'00"W
2	100.00	N00°00'00"W
3	100.00	N00°00'00"W
4	100.00	N00°00'00"W
5	100.00	N00°00'00"W
6	100.00	N00°00'00"W
7	100.00	N00°00'00"W
8	100.00	N00°00'00"W
9	100.00	N00°00'00"W
10	100.00	N00°00'00"W
11	100.00	N00°00'00"W
12	100.00	N00°00'00"W
13	100.00	N00°00'00"W
14	100.00	N00°00'00"W
15	100.00	N00°00'00"W
16	100.00	N00°00'00"W
17	100.00	N00°00'00"W
18	100.00	N00°00'00"W
19	100.00	N00°00'00"W
20	100.00	N00°00'00"W
21	100.00	N00°00'00"W
22	100.00	N00°00'00"W
23	100.00	N00°00'00"W
24	100.00	N00°00'00"W
25	100.00	N00°00'00"W
26	100.00	N00°00'00"W
27	100.00	N00°00'00"W
28	100.00	N00°00'00"W
29	100.00	N00°00'00"W
30	100.00	N00°00'00"W
31	100.00	N00°00'00"W
32	100.00	N00°00'00"W
33	100.00	N00°00'00"W
34	100.00	N00°00'00"W
35	100.00	N00°00'00"W
36	100.00	N00°00'00"W
37	100.00	N00°00'00"W
38	100.00	N00°00'00"W
39	100.00	N00°00'00"W
40	100.00	N00°00'00"W
41	100.00	N00°00'00"W
42	100.00	N00°00'00"W
43	100.00	N00°00'00"W
44	100.00	N00°00'00"W
45	100.00	N00°00'00"W
46	100.00	N00°00'00"W
47	100.00	N00°00'00"W
48	100.00	N00°00'00"W
49	100.00	N00°00'00"W
50	100.00	N00°00'00"W
51	100.00	N00°00'00"W
52	100.00	N00°00'00"W
53	100.00	N00°00'00"W
54	100.00	N00°00'00"W
55	100.00	N00°00'00"W
56	100.00	N00°00'00"W
57	100.00	N00°00'00"W
58	100.00	N00°00'00"W
59	100.00	N00°00'00"W
60	100.00	N00°00'00"W
61	100.00	N00°00'00"W
62	100.00	N00°00'00"W
63	100.00	N00°00'00"W
64	100.00	N00°00'00"W
65	100.00	N00°00'00"W
66	100.00	N00°00'00"W
67	100.00	N00°00'00"W
68	100.00	N00°00'00"W
69	100.00	N00°00'00"W
70	100.00	N00°00'00"W
71	100.00	N00°00'00"W
72	100.00	N00°00'00"W
73	100.00	N00°00'00"W
74	100.00	N00°00'00"W
75	100.00	N00°00'00"W
76	100.00	N00°00'00"W
77	100.00	N00°00'00"W
78	100.00	N00°00'00"W
79	100.00	N00°00'00"W
80	100.00	N00°00'00"W
81	100.00	N00°00'00"W
82	100.00	N00°00'00"W
83	100.00	N00°00'00"W
84	100.00	N00°00'00"W
85	100.00	N00°00'00"W
86	100.00	N00°00'00"W
87	100.00	N00°00'00"W
88	100.00	N00°00'00"W
89	100.00	N00°00'00"W
90	100.00	N00°00'00"W
91	100.00	N00°00'00"W
92	100.00	N00°00'00"W
93	100.00	N00°00'00"W
94	100.00	N00°00'00"W
95	100.00	N00°00'00"W
96	100.00	N00°00'00"W
97	100.00	N00°00'00"W
98	100.00	N00°00'00"W
99	100.00	N00°00'00"W
100	100.00	N00°00'00"W

LINE	LENGTH	BEARING
1	100.00	N00°00'00"W
2	100.00	N00°00'00"W
3	100.00	N00°00'00"W
4	100.00	N00°00'00"W
5	100.00	N00°00'00"W
6	100.00	N00°00'00"W
7	100.00	N00°00'00"W
8	100.00	N00°00'00"W
9	100.00	N00°00'00"W
10	100.00	N00°00'00"W
11	100.00	N00°00'00"W
12	100.00	N00°00'00"W
13	100.00	N00°00'00"W
14	100.00	N00°00'00"W
15	100.00	N00°00'00"W
16	100.00	N00°00'00"W
17	100.00	N00°00'00"W
18	100.00	N00°00'00"W
19	100.00	N00°00'00"W
20	100.00	N00°00'00"W
21	100.00	N00°00'00"W
22	100.00	N00°00'00"W
23	100.00	N00°00'00"W
24	100.00	N00°00'00"W
25	100.00	N00°00'00"W
26	100.00	N00°00'00"W
27	100.00	N00°00'00"W
28	100.00	N00°00'00"W
29	100.00	N00°00'00"W
30	100.00	N00°00'00"W
31	100.00	N00°00'00"W
32	100.00	N00°00'00"W
33	100.00	N00°00'00"W
34	100.00	N00°00'00"W
35	100.00	N00°00'00"W
36	100.00	N00°00'00"W
37	100.00	N00°00'00"W
38	100.00	N00°00'00"W
39	100.00	N00°00'00"W
40	100.00	N00°00'00"W
41	100.00	N00°00'00"W
42	100.00	N00°00'00"W
43	100.00	N00°00'00"W
44	100.00	N00°00'00"W
45	100.00	N00°00'00"W
46	100.00	N00°00'00"W
47	100.00	N00°00'00"W
48	100.00	N00°00'00"W
49	100.00	N00°00'00"W
50	100.00	N00°00'00"W
51	100.00	N00°00'00"W
52	100.00	N00°00'00"W
53	100.00	N00°00'00"W
54	100.00	N00°00'00"W
55	100.00	N00°00'00"W
56	100.00	N00°00'00"W
57	100.00	N00°00'00"W
58	100.00	N00°00'00"W
59	100.00	N00°00'00"W
60	100.00	N00°00'00"W
61	100.00	N00°00'00"W
62	100.00	N00°00'00"W
63	100.00	N00°00'00"W
64	100.00	N00°00'00"W
65	100.00	N00°00'00"W
66	100.00	N00°00'00"W
67	100.00	N00°00'00"W
68	100.00	N00°00'00"W
69	100.00	N00°00'00"W
70	100.00	N00°00'00"W
71	100.00	N00°00'00"W
72	100.00	N00°00'00"W
73	100.00	N00°00'00"W
74	100.00	N00°00'00"W
75	100.00	N00°00'00"W
76	100.00	N00°00'00"W
77	100.00	N00°00'00"W
78	100.00	N00°00'00"W
79	100.00	N00°00'00"W
80	100.00	N00°00'00"W
81	100.00	N00°00'00"W
82	100.00	N00°00'00"W
83	100.00	N00°00'00"W
84	100.00	N00°00'00"W
85	100.00	N00°00'00"W
86	100.00	N00°00'00"W
87	100.00	N00°00'00"W
88	100.00	N00°00'00"W
89	100.00	N00°00'00"W
90	100.00	N00°00'00"W
91	100.00	N00°00'00"W
92	100.00	N00°00'00"W
93	100.00	N00°00'00"W
94	100.00	N00°00'00"W
95	100.00	N00°00'00"W
96	100.00	N00°00'00"W
97	100.00	N00°00'00"W
98	100.00	N00°00'00"W
99	100.00	N00°00'00"W
100	100.00	N00°00'00"W

**LEGEND**

205 LOT NUMBER

36.000 AREA OF LOT IN ACRES +/-

FND GLO. MONUMENT UNLESS OTHERWISE NOTED

SET 1/2" REBAR WITH ALUM. CAP. PIS 17014

CENTERLINE ANGLE POINT OR CURVE POINT

NO ACCESS EASEMENT LINE

ROAD EASEMENT LINE

LOT LINE

BOUNDARY LINE

EXISTING BARRIED WIRE FENCE

11,000 PLAIN UNITS (NO. 1) SEE NOTE 1

No water system is provided for this subdivision.

All roads are privately owned and are to be maintained by Tombstone Ranch III Property Owners Association.

No water system is provided for this subdivision.

All roads are privately owned and are to be maintained by Tombstone Ranch III Property Owners Association.

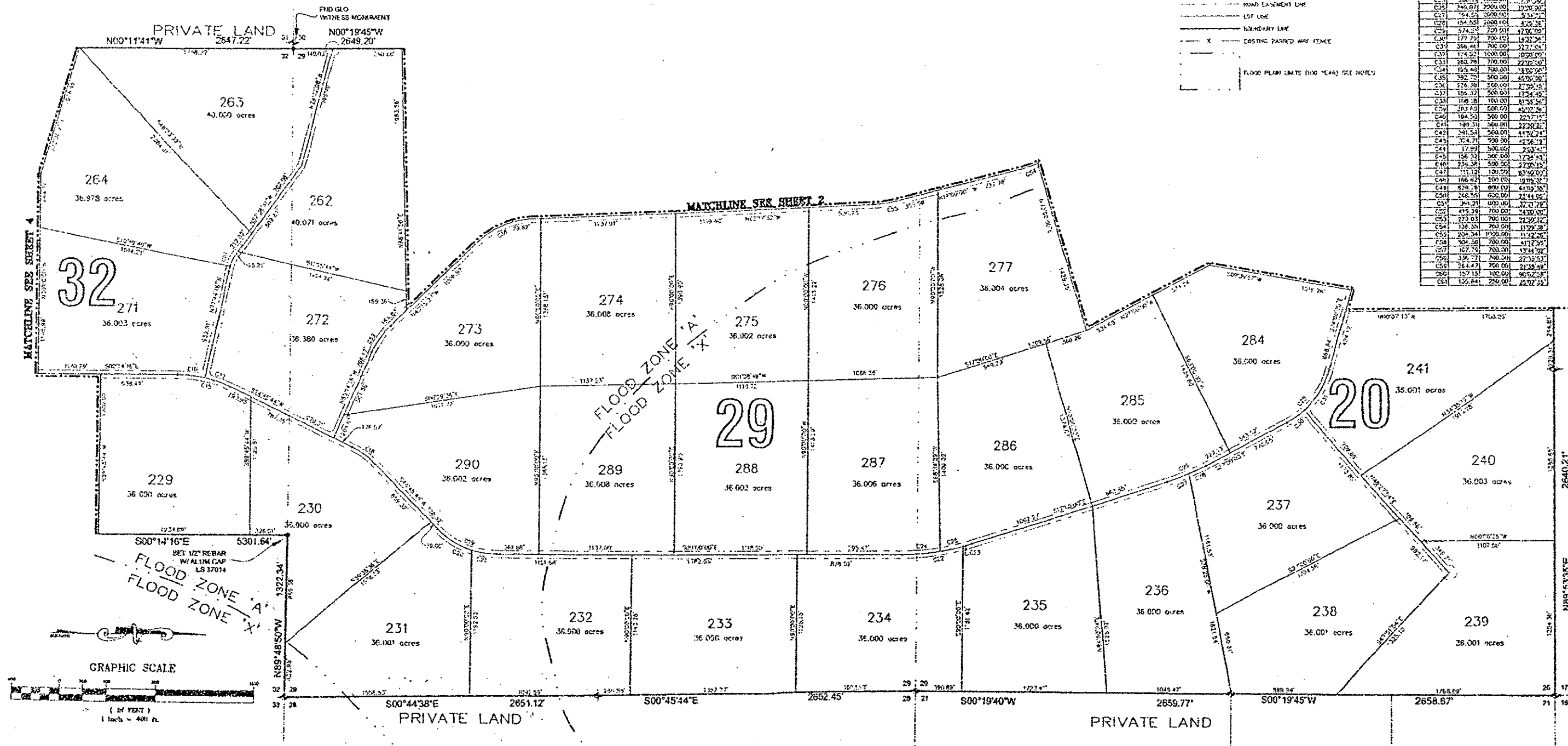
# TOMBSTONE HERITAGE RANCH III

CURVE TABLE			
CHORD	LENGTH	BEARING	DELTA
1.0	100.00	S00°11'41"W	174.872°
2.0	200.00	S00°11'41"W	349.744°
3.0	300.00	S00°11'41"W	524.616°
4.0	400.00	S00°11'41"W	699.488°
5.0	500.00	S00°11'41"W	874.360°
6.0	600.00	S00°11'41"W	1049.232°
7.0	700.00	S00°11'41"W	1224.104°
8.0	800.00	S00°11'41"W	1398.976°
9.0	900.00	S00°11'41"W	1573.848°
10.0	1000.00	S00°11'41"W	1748.720°

CURVE TABLE			
CHORD	LENGTH	BEARING	DELTA
1.0	100.00	S00°11'41"W	174.872°
2.0	200.00	S00°11'41"W	349.744°
3.0	300.00	S00°11'41"W	524.616°
4.0	400.00	S00°11'41"W	699.488°
5.0	500.00	S00°11'41"W	874.360°
6.0	600.00	S00°11'41"W	1049.232°
7.0	700.00	S00°11'41"W	1224.104°
8.0	800.00	S00°11'41"W	1398.976°
9.0	900.00	S00°11'41"W	1573.848°
10.0	1000.00	S00°11'41"W	1748.720°

## LEGEND

- 206 LOT NUMBER
- 34.000 AREA OF LOT IN ACRES +/-
- END GLO MONUMENT UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH ALUM. CAP. PLS. 37014
- CENTRIFUGAL ANGLE POINT OR CURVE POINT
- NO ACCESS EASEMENT LINE
- ROAD EASEMENT LINE
- LOT LINE
- BOUNDARY LINE
- X EXISTING RANCHED W/ FENCE
- FLOOD PLAIN LIMITS (100 YEARS) (SEE NOTES)



Arizona Land Specialists, Inc.  
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE  
1403 HWY 52  
BUCKE, AZ 85603  
TEL 432-4800 FAX 432-2414

REVISIONS			
NO.	DESCRIPTION	BY	DATE

FEE# 050727194 BOOK 27 SURVEY, PAGE 06

SECTIONS 19, 20, 29, & 32, T-20-S, R-26-E,  
SECTION 4 & THE NORTH HALF OF SECTION 9, T-21-S, R-26-E,  
OF THE GILA AND SALT RIVER MERIDIAN,  
COCHISE COUNTY, ARIZONA

TOMBSTONE HERITAGE RANCH III  
COCHISE COUNTY, ARIZONA

PROJECT NO. 2005033.1  
Drawn By: JPB  
Checked By: JPB  
Date: 07/15/05  
Sheet: 3 of 4



# TOMBSTONE HERITAGE RANCH III

The water system is provided for site observation.

All roads are privately owned and are to be maintained by Tombstone Ranch III Property Owners Association.

PRIVATE LAND

2647.56'

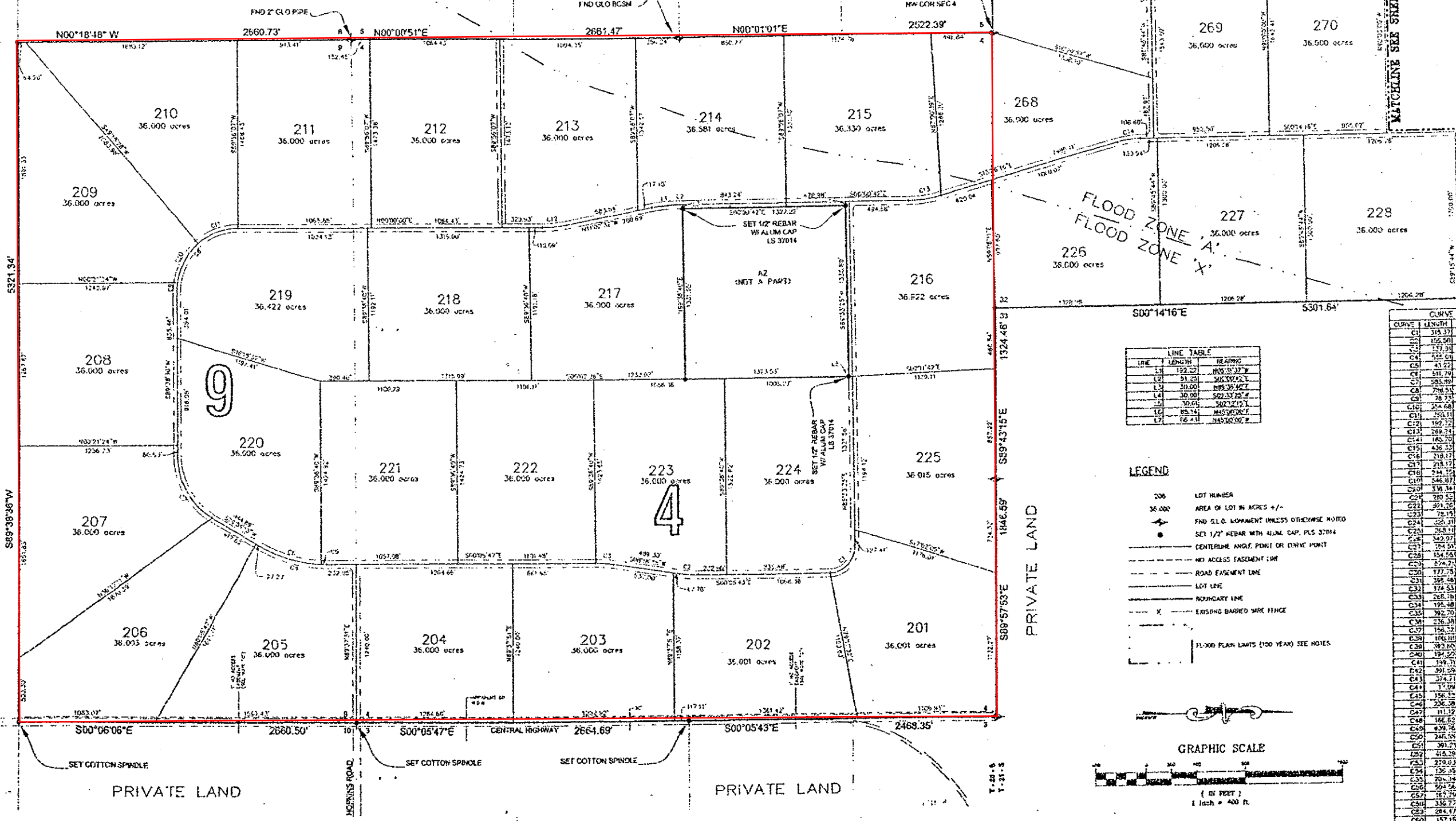
PRIVATE LAND

STATE OF AZ

PRIVATE LAND

STATE OF AZ

PRIVATE LAND



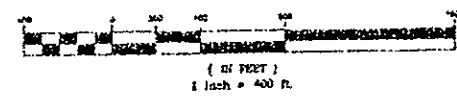
CURVE	LENGTH	AREA	PERIMETER
C1	114.37	200.00	50.00
C2	114.37	200.00	50.00
C3	114.37	200.00	50.00
C4	114.37	200.00	50.00
C5	114.37	200.00	50.00
C6	114.37	200.00	50.00
C7	114.37	200.00	50.00
C8	114.37	200.00	50.00
C9	114.37	200.00	50.00
C10	114.37	200.00	50.00
C11	114.37	200.00	50.00
C12	114.37	200.00	50.00
C13	114.37	200.00	50.00
C14	114.37	200.00	50.00
C15	114.37	200.00	50.00
C16	114.37	200.00	50.00
C17	114.37	200.00	50.00
C18	114.37	200.00	50.00
C19	114.37	200.00	50.00
C20	114.37	200.00	50.00
C21	114.37	200.00	50.00
C22	114.37	200.00	50.00
C23	114.37	200.00	50.00
C24	114.37	200.00	50.00
C25	114.37	200.00	50.00
C26	114.37	200.00	50.00
C27	114.37	200.00	50.00
C28	114.37	200.00	50.00
C29	114.37	200.00	50.00
C30	114.37	200.00	50.00
C31	114.37	200.00	50.00
C32	114.37	200.00	50.00
C33	114.37	200.00	50.00
C34	114.37	200.00	50.00
C35	114.37	200.00	50.00
C36	114.37	200.00	50.00
C37	114.37	200.00	50.00
C38	114.37	200.00	50.00
C39	114.37	200.00	50.00
C40	114.37	200.00	50.00
C41	114.37	200.00	50.00
C42	114.37	200.00	50.00
C43	114.37	200.00	50.00
C44	114.37	200.00	50.00
C45	114.37	200.00	50.00
C46	114.37	200.00	50.00
C47	114.37	200.00	50.00
C48	114.37	200.00	50.00
C49	114.37	200.00	50.00
C50	114.37	200.00	50.00
C51	114.37	200.00	50.00
C52	114.37	200.00	50.00
C53	114.37	200.00	50.00
C54	114.37	200.00	50.00
C55	114.37	200.00	50.00
C56	114.37	200.00	50.00
C57	114.37	200.00	50.00
C58	114.37	200.00	50.00
C59	114.37	200.00	50.00
C60	114.37	200.00	50.00

LINE	LENGTH	BEARING
L1	114.37	N00°00'00"E
L2	114.37	S00°00'00"E
L3	114.37	N00°00'00"E
L4	114.37	S00°00'00"E
L5	114.37	N00°00'00"E
L6	114.37	S00°00'00"E
L7	114.37	N00°00'00"E

## LEGEND

- 206 LOT NUMBER
- 36.000 AREA OF LOT IN ACRES +/-
- FIND G.L.O. MONUMENT UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH ALUM. CAP. PLS. 37014
- CENTERLINE ANGLE, POINT OR CURVE POINT
- NO ACCESS FASSETMENT LINE
- ROAD EASEMENT LINE
- LOT LINE
- BOUNDARY LINE
- EXISTING BARBED WIRE FENCE
- 1:100 PLAIN LIMITS (100 YEAR) SEE NOTES

## GRAPHIC SCALE



Arizona Land Specialists, Inc.  
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE  
1403 HWY 92  
BUSSIE, AZ 85803  
TEL 432-4200 FAX 432-2414

NO.	REVISIONS	BY	DATE

FEE#050727194 BOOK 27 SURVEY PAGE 10C

SECTIONS 19, 20, 29 & 32, T-20-S, R-26-E,  
SECTION 4 & THE NORTH HALF OF SECTION 9, T-21-S, R-26-E,  
OF GILA AND SALT RIVER MERIDIAN,  
COCHISE COUNTY, ARIZONA

TOMBSTONE HERITAGE RANCH III  
COCHISE COUNTY, ARIZONA

PROJECT NO. 20050331 Drawn By JPB  
Checked By Date: 07/15/05  
Sheet: 4 of 4



BK 27 P 10C