

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD-BRC
(C1)	112.28'	431.49'	145°43'30"	111.96'	N44°43'58"E
(C2)	125.28'	481.49'	145°43'30"	124.83'	N44°43'58"E
(C3)	211.13'	228.60'	52°55'01"	203.70'	N63°44'14"E
(C4)	164.84'	178.60'	52°55'01"	159.15'	S63°44'14"W
(C5)	188.04'	875.00'	12°18'48"	187.68'	N84°02'22"E
(C6)	188.78'	925.00'	12°18'48"	188.40'	S84°02'22"W
(C7)	218.17'	50.00'	250°00'00"	81.92'	S22°52'58"W
(C8)	88.13'	692.01'	71°7'48"	88.07'	N10°40'28"W
(C9)	245.11'	363.07'	38°40'50"	240.48'	N33°09'47"W
(C10)	30.57'	556.59'	3°9'48"	30.56'	N02°07'00"W
(C11)	81.76'	642.01'	71°7'48"	81.71'	N10°40'28"W
(C12)	211.35'	313.07'	38°40'50"	207.36'	N33°09'47"W
(C13)	170.79'	560.99'	17°26'37"	170.13'	S73°20'17"W
(C14)	168.87'	1708.62'	53°59'45"	168.80'	S67°26'47"W
(C15)	163.92'	1658.62'	53°59'45"	163.86'	S67°26'47"W
(C16)	149.61'	786.28'	10°54'07"	149.39'	N64°49'36"E
(C17)	140.10'	736.28'	10°54'07"	139.89'	N64°49'36"E
(C18)	101.01'	423.18'	13°40'34"	100.77'	S66°12'49"W
(C19)	89.08'	373.18'	13°40'34"	88.86'	S66°12'49"W
(C20)	261.80'	60.00'	250°00'00"	98.30'	N10°56'14"W
(C21)	123.16'	571.18'	12°21'14"	122.92'	S52°59'31"W
(C22)	112.37'	521.18'	12°21'14"	112.16'	S52°59'31"W
(C23)	100.14'	764.94'	73°01'01"	100.06'	N55°25'07"E
(C24)	106.68'	814.94'	73°01'01"	106.60'	N55°25'07"E
(C25)	73.43'	273.03'	15°24'31"	73.21'	S59°22'22"W
(C26)	59.88'	223.03'	15°24'31"	59.80'	S59°22'22"W
(C27)	63.08'	301.90'	11°58'21"	62.97'	N61°05'27"E
(C28)	73.53'	351.90'	11°58'21"	73.40'	N61°05'27"E
(C29)	128.67'	695.58'	10°35'56"	128.49'	N49°48'18"E
(C30)	119.42'	645.58'	10°35'56"	119.25'	N49°48'18"E
(C31)	156.25'	335.63'	26°40'19"	154.84'	S37°50'30"W
(C32)	132.98'	285.65'	26°40'19"	131.78'	S37°50'30"W
(C33)	218.17'	50.00'	250°00'00"	81.92'	S16°10'40"W

SALINE COUNTY &
CHANCERY CLERK
BY *[Signature]*
00 DEC 20 AM 10 42

SE 1/4 NW 1/4
SEC. 17, T-1-S, R-17-W

BLOCK 14	BLOCK 15	BLOCK 16
LOT 1 0.460 AC.	LOT 1 0.411 AC.	LOT 1 0.442 AC.
LOT 2 0.594 AC.	LOT 2 0.389 AC.	LOT 2 0.429 AC.
LOT 3 0.468 AC.	LOT 3 0.336 AC.	LOT 3 0.354 AC.
LOT 4 0.383 AC.	LOT 4 0.317 AC.	LOT 4 0.435 AC.
LOT 5 0.328 AC.	LOT 5 0.301 AC.	LOT 5 0.522 AC.
LOT 6 0.453 AC.	LOT 6 0.291 AC.	LOT 6 0.461 AC.
LOT 7 0.381 AC.	LOT 7 0.289 AC.	LOT 7 0.736 AC.
LOT 8 0.334 AC.	LOT 8 0.313 AC.	LOT 8 0.713 AC.
LOT 9 0.282 AC.	LOT 9 0.334 AC.	LOT 9 0.405 AC.
LOT 10 0.301 AC.	LOT 10 0.363 AC.	LOT 10 0.330 AC.
LOT 11 0.294 AC.	LOT 11 0.392 AC.	LOT 11 0.337 AC.
LOT 12 0.319 AC.	LOT 12 0.377 AC.	LOT 12 0.338 AC.
LOT 13 0.307 AC.	LOT 13 0.359 AC.	LOT 13 0.364 AC.
LOT 14 0.347 AC.	LOT 14 0.319 AC.	LOT 14 0.368 AC.
LOT 15 0.338 AC.	LOT 15 0.359 AC.	LOT 15 0.344 AC.
LOT 16 0.353 AC.	LOT 16 0.316 AC.	LOT 16 0.310 AC.
LOT 17 0.360 AC.	LOT 17 0.489 AC.	LOT 17 0.285 AC.
LOT 18 0.357 AC.	LOT 18 0.340 AC.	LOT 18 0.340 AC.
LOT 19 0.355 AC.	LOT 19 0.341 AC.	LOT 19 0.341 AC.
LOT 20 0.328 AC.	LOT 20 0.302 AC.	LOT 20 0.302 AC.
LOT 21 0.311 AC.	LOT 21 0.302 AC.	LOT 21 0.302 AC.
LOT 22 0.318 AC.	LOT 22 0.323 AC.	LOT 22 0.323 AC.
LOT 23 0.338 AC.	LOT 23 0.326 AC.	LOT 23 0.326 AC.
LOT 24 0.307 AC.	LOT 24 0.310 AC.	LOT 24 0.310 AC.
LOT 25 0.408 AC.	LOT 25 0.294 AC.	LOT 25 0.294 AC.
LOT 26 0.344 AC.	LOT 26 0.339 AC.	LOT 26 0.339 AC.
LOT 27 0.408 AC.	LOT 27 0.400 AC.	LOT 27 0.400 AC.
LOT 28 0.344 AC.	LOT 28 0.339 AC.	LOT 28 0.339 AC.
LOT 29 0.400 AC.	LOT 29 0.400 AC.	LOT 29 0.400 AC.
LOT 30 0.363 AC.	LOT 30 0.363 AC.	LOT 30 0.363 AC.
TOTAL 10.498 AC.	TOTAL 10.366 AC.	TOTAL 10.366 AC.

VEREDA SUBDIVISION
BLOCKS 1-7
CUSTA LN.
SOBRESAJARI LANE
BICANO DRIVE 50' R/W

LEGEND

- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- LAND LINES OF SECTIONS
- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION.
- CONTOUR INTERVAL: FIVE FEET, EXCEPT AS NOTED.
- COMMON PROPERTIES
- GOLF VIEW LOT, SEE NOTE 9.

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR ITS REPRESENTATIVE. ALL THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

12/12/2000
DATE OF EXECUTION

BY *[Signature]*
TITLE CHAIRMAN
SALINE COUNTY PLANNING BOARD

GRAPHIC SCALE IN FEET
0 100 200

NORTH-EAST CORNER SEC. 17
T-1-S, R-17-W
ARIZONA STATE PLANE
COORDINATES:
NORTH=722,244.118'
EAST=1,747,801.289'

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

- AT 2:30 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CHANCERY CLERK AND AN OPTION RECORDER IN AND FOR SALINE COUNTY, ARIZONA, A DECLARATION, WHICH DECLARATION IS HEREIN REFERRED TO AS THE DECLARATION, AND THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE DECLARATION, AND THE DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MARCH 30TH, 1972 AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES HEREIN AND IN ANY OTHER INSTRUMENT.
- UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID, UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
- UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- SET BACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON GOLF FRONT LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET.
- DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE, AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS TO CONSIDERATE THE INTERESTS OF THE OWNERS OF THE LOTS REFLECTED UPON THE PLAT AND TO MAKE SUCH ROADS, STREETS OR HIGHWAYS LOCATED UPON THE PROPERTY DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALLOCATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 4TH DAY OF DECEMBER, 2000.

COOPER LAND DEVELOPMENT, INC.

BY *[Signature]*

TITLE Vice President

LEGAL DESCRIPTION
VEREDA SUBDIVISION
BLOCKS 14-16

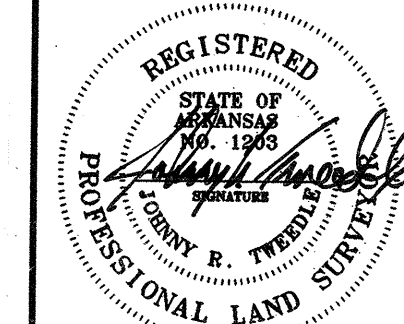
A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NE 1/4 (37.9412 ACRES); IN THE NW 1/4 OF THE SE 1/4 (11.4884 ACRES); IN THE NE 1/4 OF THE SW 1/4 (9.3884 ACRES); AND IN THE SE 1/4 OF THE NW 1/4 (8.8984 ACRES); ALL IN SEC. 17, TOWNSHIP 1 SOUTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,275.67 FEET SOUTH AND 1,498.58 FEET WEST OF THE NE CORNER OF SAID SEC. 17, ARIZONA STATE PLANE COORDINATES OF NORTH 722,244.118 FEET AND EAST 1,747,801.289 FEET; THENCE S30°39'55"E 126.06 FEET; THENCE S16°52'38"E 281.24 FEET; THENCE S02°28'50"W 57.53 FEET; THENCE S29°02'21"W 94.28 FEET; THENCE S30°21'48"W 99.15 FEET; THENCE S01°13'33"E 55.42 FEET; THENCE S50°57'57"E 112.42 FEET; THENCE S01°58'06"W 58.84 FEET; THENCE S01°19'58"W 58.94 FEET; THENCE S02°28'50"W 387.73 FEET; THENCE S02°42'04"W 265.25 FEET; THENCE S82°28'01"W 511.54 FEET; THENCE S89°04'17"W 221.49 FEET; THENCE S82°28'01"W 511.54 FEET; THENCE S84°18'35"W 335.84 FEET; THENCE N83°16'44"W 155.65 FEET; THENCE N61°58'45"W 35.49 FEET; THENCE N52°24'46"W 98.38 FEET; THENCE S64°35'54"W 49.37 FEET; THENCE N25°23'08"W 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT 170.79 FEET, SAID CURVE HAVING A RADIUS OF 560.99', A CHORD LENGTH OF 170.13 FEET, AND A CHORD BEARING OF S73°20'17"E; THENCE S07°01'33"W 140.04 FEET; THENCE ALONG A CURVE TO THE LEFT 30.57 FEET, SAID CURVE HAVING A RADIUS OF 556.69', A CHORD LENGTH OF 30.56 FEET, AND A CHORD BEARING OF N05°27'00"W; THENCE S82°58'27"W 50.00 FEET; THENCE N07°01'33"W 94.55 FEET; THENCE ALONG A CURVE TO THE LEFT 81.76 FEET, SAID CURVE HAVING A RADIUS OF 642.01', A CHORD LENGTH OF 81.71 FEET, AND A CHORD BEARING OF N10°40'28"W; THENCE N41°02'22"W 113.28 FEET; THENCE ALONG A CURVE TO THE LEFT 211.35 FEET, SAID CURVE HAVING A RADIUS OF 313.07', A CHORD LENGTH OF 207.36 FEET AND A CHORD BEARING OF N33°09'47"W; THENCE N89°48'47"E 50.00 FEET; THENCE N40°14'16"E 25.41 FEET; THENCE S44°03'52"E 125.67 FEET; THENCE N46°48'18"E 154.74 FEET; THENCE N50°59'52"E 116.57 FEET; THENCE N59°31'44"E 74.55 FEET; THENCE N26°13'54"E 199.96 FEET; THENCE N10°56'14"W 154.74 FEET; THENCE N26°38'11"W 86.30 FEET; THENCE N05°25'07"E 35.83 FEET; THENCE N02°07'00"E 48.82 FEET; THENCE N24°47'11"E 52.67 FEET; THENCE N35°23'49"E 94.15 FEET; THENCE N45°40'16"E 95.37 FEET; THENCE N54°02'22"E 99.95 FEET; THENCE N31°33'35"W 162.17 FEET; THENCE N52°11'13"E 99.86 FEET; THENCE ALONG A CURVE TO THE LEFT 112.27 FEET, SAID CURVE HAVING A RADIUS OF 431.49 FEET, A CHORD LENGTH OF 111.96 FEET, AND A CHORD BEARING OF N44°43'58"E; THENCE N03°37'02"E 347.47 FEET; THENCE S05°12'11"E 119.94 FEET; BY THE CORNER OF BEGINNING; AND CONTAINING 67.711 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 6TH DAY OF DECEMBER, 2000 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

[Signature]
JOHN R. TWEELE, R.L.S. NO. 1203, ARIZONA



RECORD PLAT

VEREDA SUBDIVISION
BLOCK 14-16

HOT SPRINGS VILLAGE, ARIZONA

SHEET 1 OF 1

Prepared For:
COOPER LAND DEVELOPMENT, INC.

Prepared By:
Atkins
Benham

SCALE: 1"=100'
DRAWN: MSB DATE: 12/04/00
CHECKED: HGF DATE: 12/04/00
APPROVED: DATE:
FILE NO:
DWG. NO: 4-116-(12)-2514

75 LOTS

66600-00

Address Copy