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STATE OF ARIZONA
COUNTY OF GILA

KNOW ALL MEN BY THESE PRESENTS:

THAT PRESCOTT-JONES, LTD., A NEVADA CORPORATION, HAS RE-SUBDIVIDED UNDER THE NAME OF "HUNTER CREEK RANCH UNIT 2C" TRACTS I, J & L OF "HUNTER CREEK RANCH", GILA COUNTY RECORD, MAPS 614-614D, GILA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SW-1/4 OF SECTION 29, AND IN A PORTION OF THE NW-1/4 OF SECTION 32, T11N, R13E, GILA & SALT RIVER BASE & MERIDIAN, GILA COUNTY, ARIZONA. AS SHOWN ON SAID HUNTER CREEK RANCH UNIT 2C, AND HEREBY DECLARES THAT SAID UNIT HAS BEEN PREPARED FOR THE PURPOSE OF REMOVING SPECIFIC LAND USE RESTRICTIONS WHICH WERE APPLIED TO THE FINAL PLAT FOR "HUNTER CREEK RANCH" AND TO ALLOW FOR THE DEVELOPMENT OF SINGLE-FAMILY RESIDENCES AND OTHER USES OF THE RANCH UNIT 2C SETS FORTH THE LOCATION AND DIMENSIONS OF THE COMMON AREA AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT AND COMMON AREA SHALL BE KNOWN BY NUMBER OR LETTER DESIGNATED FOR EACH, RESPECTIVELY ON THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR THE USE AND ENJOYMENT OF THE DECLARANT, ITS SUCCESSORS AND ASSIGNS, THE OWNERS OF THE LOTS AND THEIR RESPECTIVE INVEEES, AS PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTER CREEK RANCH.

I, THE UNDERSIGNED, MY SUCCESSORS AND ASSIGNS, DO HEREBY SAVE GILA COUNTY ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS, FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID TRACTS FROM ANY AND ALL FUTURE REASON OF FLOODING, FLOWAGE, EROSION OR DAMAGE CAUSED BY EITHER SURFACE FLOOD OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT SAID TRACTS SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN SHOWN HEREON WITHOUT THE WRITTEN APPROVAL OF THE GILA COUNTY ENGINEERING DEPARTMENT.

IN WITNESS WHEREOF: PRESCOTT-JONES, LTD., A NEVADA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SUBSCRIBED HERETO BY ITS DULY AUTHORIZED OFFICER, THIS 12 DAY OF February, 1998

BY: *Alex Picone*
PRESIDENT
STATE OF ARIZONA }
COUNTY OF MARICOPA }

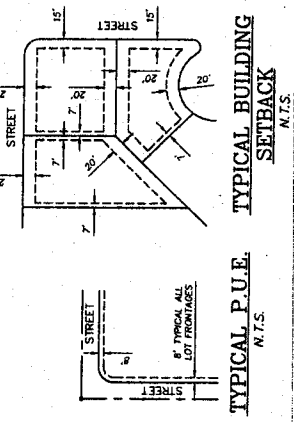
ON THIS 12 DAY OF February 1998, BEFORE ME, THE ABOVE-SIGNED OFFICER *Alex Picone* (PERSONALLY APPEARED) WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF PRESCOTT-JONES, LTD., A NEVADA CORPORATION, AND THAT HE AS SUCH OFFICER BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING HIS NAME, AS PRESIDENT.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL
Douglas David Yrueky DATE 12/28/2001
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/28/2001

CERTIFICATION
THIS IS TO CERTIFY THAT THIS MAP, CONSISTING OF ONE (1) SHEET, DIRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JULY, 1997. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN ON THIS PLAT. THAT ALL THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT K. LANDIS
REGISTERED LAND SURVEYOR
ARIZONA R.L.S. NO. 15689
DATE OF PREPARATION 12/28/97

FINAL PLAT OF "HUNTER CREEK RANCH UNIT 2C" A RE-SUBDIVISION OF "HUNTER CREEK RANCH" TRACTS I, J & L, GILA COUNTY RECORD MAPS 614-614D, GILA COUNTY, ARIZONA. LOCATED IN A PORTION OF THE SW-1/4 OF SECTION 29, AND IN A PORTION OF THE NW-1/4 OF SECTION 32, T11N, R13E, GILA & SALT RIVER BASE & MERIDIAN, GILA COUNTY, ARIZONA.



LOT NO.	SQ. FT.	ACRES
127	16,617.02	0.38
128	16,583.65	0.38
129	16,537.46	0.38
130	27,450.10	0.63
131	24,411.48	0.56
132	21,788.55	0.50
133	21,039.47	0.48
134	87,120.31	2.00

APPROVED BY THE BOARD OF SUPERVISORS OF GILA COUNTY, ARIZONA THIS 4th DAY OF March, 1998

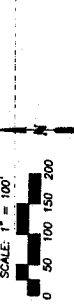
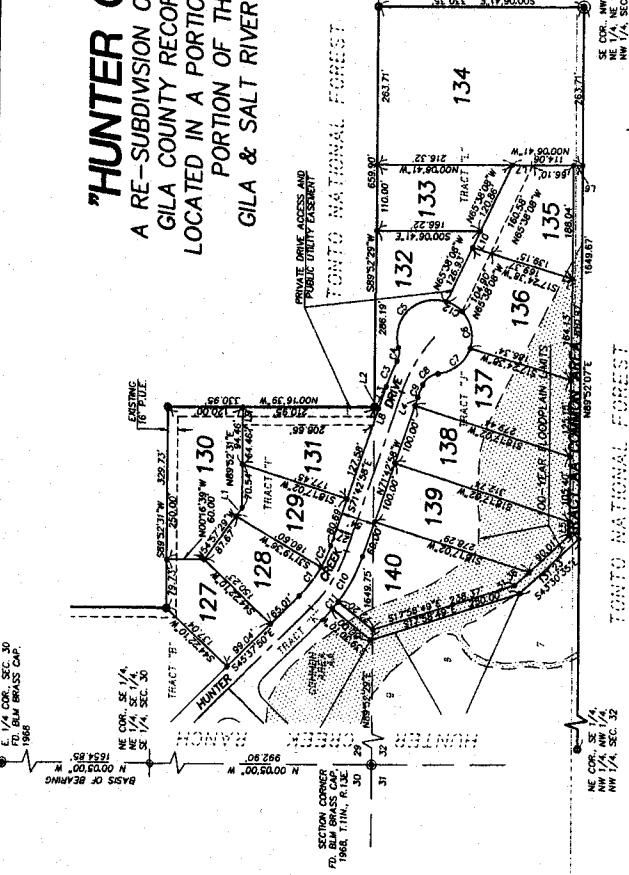
BY: *Chairman Seale*
CHAIRMAN

ATTEST: *S. L. Seale*
CLERK

APPROVED BY THE GILA COUNTY PLANNING AND ZONING COMMISSION THIS 4th DAY OF March, 1998

BY: *Robert K. Landis*
CHAIRMAN

SEE DEED RESTRICTIONS RECORDED IN DOCKET 651 PAGES 779-836, AND DOCKET 772 PAGE 556, GILA COUNTY RECORDER'S OFFICE, AND ANY SUBSEQUENT AMENDMENTS THERE TO.



- FOUND MONUMENT AS NOTED
- FOUND 3-1/2" U.S.D.A. ALUMINUM CAP
- SET 1/2" IRON PIPE
- 100-YEAR FLOODPLAIN LIMITS (DRAINAGE EASEMENT)

CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C1	213.00	58.49	29.43	15.4356
C2	213.00	38.49	19.30	10.2113
C3	295.05	44.63	22.36	08.5811
C4	30.00	23.06	12.13	44.0218
C5	60.00	130.06	113.31	124.7143
C6	60.00	63.65	35.19	60.4658
C7	60.00	69.46	39.21	66.7940
C8	30.00	31.44	17.34	60.0249
C9	231.05	21.82	10.92	05.2439
C10	267.00	83.87	42.29	17.5955
C11	267.00	15.01	7.51	0.31314
C12	60.00	30.60	15.64	29.1317

LINE	DIRECTION	DISTANCE
L1	N54°57'29" W	16.50
L2	S181°17'02" W	7.30
L3	S71°42'58" E	36.96
L4	N71°42'58" W	14.40
L5	S69°52'07" W	21.79
L6	N00°06'41" W	15.00
L7	N00°06'41" W	32.96
L8	S71°42'58" E	29.19
L9	N89°52'31" E	30.00
L10	N72°35'22" W	29.72

- NO FURTHER LOT SPLITS ARE PERMITTED WITHIN THIS SUBDIVISION WITHOUT THE WRITTEN APPROVAL OF THE GILA COUNTY BOARD OF SUPERVISORS.
- ALL STREETS SHOWN ON THIS PLAT ARE EXISTING AND WERE CREATED WITH THE HUNTER CREEK RANCH SUBDIVISION AS TRACT "X" OF THAT SUBDIVISION. THE STREETS SHOWN AS BEING PART OF TRACT "X" OF HUNTER CREEK RANCH ASSOCIATION OF HUNTER CREEK RANCH.
- ONLY THE AREAS INDICATED WITHIN THE HUNTER CREEK RANCH UNIT 2C SUBDIVISION ARE PRONE TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD. THEREAFTER, THE FINAL PLAT, HUNTER CREEK RANCH AS RECORDED ON MAPS 614-614D, GILA COUNTY RECORDS, GILA COUNTY, ARIZONA.
- ALL LOTS WITHIN HUNTER CREEK RANCH UNIT 2C WILL BE INCLUDED AS LOTS PARTICIPATING IN THE HOMEOWNERS ASSOCIATION OF HUNTER CREEK RANCH. THIS REPLAT IS COVERED BY THE CC & R'S AS RECORDED IN DOCKET 772, PAGE 556, GILA COUNTY RECORDER'S OFFICE.
- DRAINAGE EASEMENTS ARE FOR THE FREE FLOW OF STORM WATERS AND MUST REMAIN FREE OF BRUSH AND DEBRIS BY THE INDIVIDUAL LOT OWNER. HOWEVER, THE RIGHT OF ACCESS FOR CLEARING, CLEANING, MAINTENANCE, OR CHANNELING IF REQUIRED, DRAINAGE EASEMENT, AS DENOTED ON THIS MAP, IS CONSIDERED THE 100-YEAR FLOOD PLAIN.
- IT SHALL BE UNLAWFUL TO CAUSE OR ALLOW ANY DEVELOPMENT TO OCCUR ON ANY LAND WITHIN THE REGULATORY FLOODPLAIN (I.E. THE 100-YEAR FLOODPLAIN) WITHOUT FIRST APPLYING FOR AND OBTAINING A FLOODPLAIN USE PERMIT FROM THE GILA COUNTY ENGINEER, AND THEREAFTER COMPLYING WITH EACH AND EVERY WRITTEN TERM OF THE PERMIT.
- THE AREA WITHIN THE 100-YEAR FLOOD PLANE REPRESENTS AN AREA WHICH IS SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD, AND ALL LAND IN THIS FLOOD PLANE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLANE MANAGEMENT. ALL LOTS CONTAINING LAND WITHIN THE FLOOD PLANE AREA SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THEM WHICH INDICATE COMPLIANCE WITH SAID ORDINANCE.
- TRACT "A" COMMON AREA, AS SHOWN HEREON, IS RESERVED FOR THE PRIVATE SUBDIVISION. THE COMMON AREA OF ALL OWNERS OF PROPERTY WITHIN THIS COMMON AREA SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN GILA COUNTY RECORDS AND DOCKET BOOK 772 AT PAGE 556.
- THE GILA COUNTY RECORDER AND DOCKET BOOK 772 AT PAGE 556, WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL COMMON AREAS WITHIN THIS SUBDIVISION AS SHOWN HEREON.
- THE PRIVATE DRIVES WILL BE MAINTAINED BY THE ADJACENT LOT OWNERS.

551.00 + 34.00 + 81.00
1:35 Cash

578390

DOCKET 772 PAGE 556

X

STATE OF ARIZONA, County of Gila, ss;
I do hereby certify that the within instrument was filed and recorded at request of First American Title Insurance Agency of Gila, Inc.

Date Jul. 6, 1989 Time 11:35 A. M., Docket 772 Official Records Page 556 - 606

Records of Gila County, Arizona.

WITNESS my hand and official seal the day and year first above written.

MARY V. DE PAOLI, County Recorder

By Nancy J. Duggs Deputy.

FILED RECORDED RETURN:

Donald F. Dyekman, Esq.
One East Camelback Road, Suite 1100
Phoenix, Arizona 85012-1656

347

89 228541

MOD RSTR (OF)

RECORDED IN OFFICIAL RECORDS
OF MARICOPA COUNTY, ARIZONA
JUL 18 89 - 122 7
HELEN FURCELL, County Recorder
FEE 55 PGS 50 HC

AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
HUNTER CREEK RANCH

AMENDED AND RESTATED
 DECLARATIONS OF COVENANTS, CONDITIONS
 AND RESTRICTIONS
 FOR
 HUNTER CREEK RANCH

89 228541

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