

DEDICATION

State of Arizona
County of Gila

KNOW ALL MEN BY THESE PRESENTS
That John N. Morris and Clara Morris, as well as their heirs and assigns, do hereby dedicate to the public use of the State of Arizona, the portion of the Homestead Entry Survey No. 550, Section 26, 27, 28, and 29, Township 20 N., Range 34 E., Gila County, Arizona, which is shown on the map of the said survey, and which is more fully described in the accompanying plat, and that each of the sections of the said survey shall be conveyed to each respectively on and not later than the date when the same shall be given to the public for use as such. The amounts shown on said plat and included in the above described plat.

IN WITNESS WHEREOF, John N. Morris and Clara Morris, his wife, as owners have hereunto set their hand this 18th day of OCTOBER, 1922.

John N. Morris
Clara Morris, owner

ACKNOWLEDGEMENT

State of Arizona
County of Gila

On this 18th day of OCTOBER, 1922, before me, the undersigned officer, personally appeared John N. Morris and Clara Morris, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed it for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

John N. Morris
Clara Morris, owner

My Commission Expires - January 26, 1924.

APPROVAL

This map of Ponderosa Springs Unit Two was approved for recording this 24th day of _____, 1922.

BOARD OF SUPERVISORS
GILA COUNTY, ARIZONA.

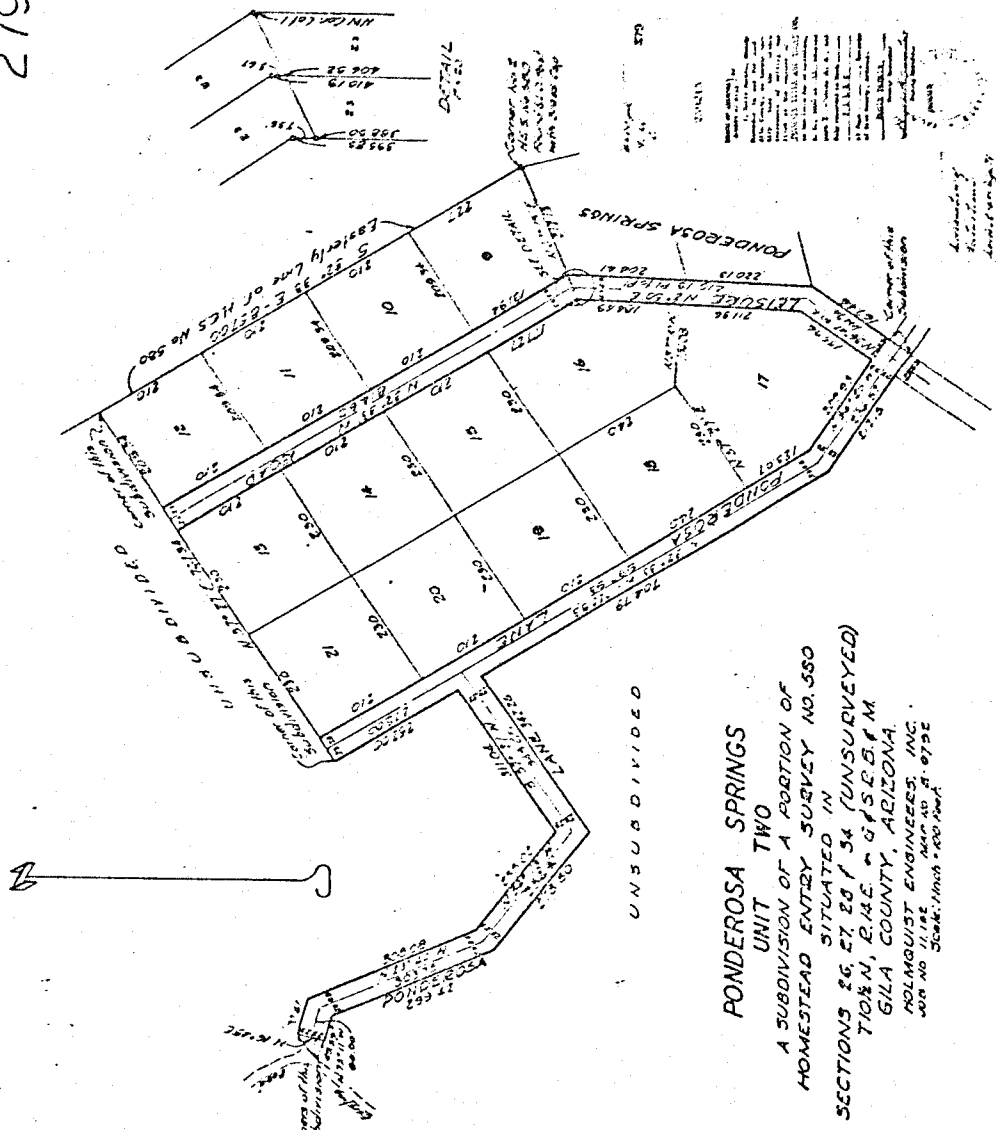
John N. Morris
Clara Morris, owner

Albert J. Jones, Clerk

CERTIFICATE

This is to certify that the survey and subdivision of premises abovesaid and plat thereon was made under my direction during the month of September, 1922.

James M. Young
Clerk of the Board of Supervisors



UNSUBDIVIDED

PONDROSA SPRINGS UNIT TWO
A SUBDIVISION OF A PORTION OF
HOMESTEAD ENTRY SURVEY NO. 550
SITUATED IN
SECTIONS 26, 27, 28 & 29 (UNSURVEYED)
TOWNSHIP 20 N., RANGE 34 E. S.E.C. 8. E.M.
GILA COUNTY, ARIZONA.
POLAQUIST ENGINEERS, INC.
JOB NO. 11,182 DATE AD. 9-27-22
Scale: 1 inch = 400 feet

John N. Morris
Clara Morris, owner

CERTIFICATE

This is to certify that the survey and subdivision of premises abovesaid and plat thereon was made under my direction during the month of September, 1922.

James M. Young
Clerk of the Board of Supervisors



143
DECLARATION OF RESTRICTIONS

That JOHN MORRIS and MARY MORRIS, his wife, being the owners of premises in Gila County, Arizona, described as follows:

ALL the PONDEROSA SPRINGS, UNIT 2, a subdivision of a portion of Homestead Entry Survey No. 1, situated in Ponto National Forest in Sections 26, 27, 31 and 35, unsurveyed, T. 102 N., R. 11 W., of the Gila and Salt River Base and Meridian, Gila County, Arizona; according to the Official Plat on file in the Office of the County Recorder of Gila County, Arizona, in Map File No. 279.

and desiring to establish the nature of the use and enjoyment thereof, does hereby declare said premises subject to the following covenants, conditions, stipulations and restrictions as to the use and enjoyment thereof, all of which are to be considered as restrictive covenants running to the title of said premises and of each and every part and parcel thereof, to-wit:

All of said lots and parcels in said subdivision shall be used for residential purposes only. One single family residence, guest house, garage and other customary outbuildings maybe placed, erected or maintained on any lot or parcel in said subdivision; PROVIDED, however, that in no event shall any residence of any type be placed, erected or maintained upon any lot or parcel in said subdivision which contains less than 13,500 square feet area.

No business or occupation for gain shall be maintained upon any lot or parcel of said subdivision.

No lot or parcel shall be resubdivided into any lot or parcels that contains less than 21,700 square feet area and shall be conveyed by recorded document subject to the approval or disapproval of any Local, County or State Planning or Zoning Committee and/or any Local, County or State Health Department and/or the "Agent" or Committee having jurisdiction of said subdivision; EXCEPT for public utilities, in which event the remaining portion of said lot or parcel shall, for the purposes of this provision, be treated as a whole lot

or parcel; PROVIDED, that this restriction shall not prevent the conveyance of a part of a lot or parcel to an adjacent owner of a whole lot or parcel, or the conveyance of a whole lot or parcel to the adjacent part of a lot or parcel, and such conveyance shall, for the purposes of these restrictions, be considered as the transfer of a lot or parcel.

All structures or buildings to be erected or proposed to be moved or placed upon any lot or parcel shall be subject to the approval or disapproval of the "Agent" or Committee having jurisdiction of said subdivision.

Trailers may be placed on any lot or parcel and may be used for dwellings subject to the approval or disapproval by the "Agent" or Committee having jurisdiction of said subdivision.

Lot owners may use their lots or parcels for camping; PROVIDED, that they maintain the premises in such a manner so as not to render the same unsanitary, unsightly, offensive or detrimental to any adjacent property or occupants thereof.

Toilets or sanitary facilities shall be erected or provided on each lot or parcel prior to any residential structure, building, trailer or camping facilities being placed or erected upon any lot or parcel and after placement upon premises shall be maintained in such manner so as not to be unsanitary, unsightly, offensive or detrimental to any adjacent property or occupants thereof; placement of sanitary facilities and the maintenance thereof shall be subject to the approval or disapproval of any Local, County or State Health Department and/or the "Agent" or Committee having jurisdiction of said subdivision.

No part of said subdivision shall be used for any obnoxious or offensive purposes, nor for a hotel, boarding house, sanitarium, hospital, nor for the care, lodging or entertainment of a business enterprise for and of persons suffering from disease, or for any purpose which would depreciate the value of the property or adjacent property, or which might constitute a nuisance or hindrance to the use of any part of said subdivision for residential purposes.