

FINAL PLAT

the PORTAL

pine creek canyon, UNIT IV

(LOTS 74 THRU 165 AND TRACTS "I", "K" AND "L")

State of Arizona, County of Gila ss:
I do hereby certify that the within instrument was
filed and recorded at the request
of Portal IV L.L.C.
Date 5/7/97 Time 10:00 P.M. Map No. 1650
Official Records, Records of Gila County, Arizona WITNESSES
my hand and official seal the day and year first above written.
Linda Haupt Ortega
County Recorder



A SUBDIVISION OF PORTIONS OF THE W 1/2, SECTION 25 AND THE E 1/2, SECTION 26,
T 12 N, R 8 E, G.& S.R.M., GILA COUNTY, ARIZONA

APPROVALS

APPROVAL BY THE BOARD OF SUPERVISORS OF GILA COUNTY, ARIZONA
THIS 22nd DAY OF MAY, 1997.

BY: [Signature]
CHAIRMAN

ATTEST BY: [Signature]
CLERK OF THE BOARD

APPROVAL BY THE GILA COUNTY PLANNING AND ZONING COMMISSION
THIS 22 DAY OF MAY, 1997.

BY: [Signature]
DIRECTOR

APPROVAL BY THE DIRECTOR OF ~~ENGINEER~~ GILA COUNTY, ARIZONA
THIS 21 DAY OF MAY, 1997.

BY: [Signature]
DIRECTOR

SEE DEED RESTRICTIONS RECORDED IN FEE # 707229 PAGES (3)
GILA COUNTY RECORDER'S OFFICE.

for

PORTAL IV L.L.C.

P.O. BOX 190
Pine, Arizona 85544
(602) 476-4890

GENERAL NOTES

1. DEVELOPER HOLDS GILA COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
2. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAT AND IN THE FINAL DRAINAGE REPORT WITHOUT WRITTEN APPROVAL OF THE GILA COUNTY FLOODPLAIN ADMINISTRATOR.
3. ALL ROADWAY IMPROVEMENTS SHALL BE MAINTAINED BY THE PORTAL PINE CREEK CANYON UNIT IV HOMEOWNERS ASSOCIATION AS SPECIFIED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.
4. NO FURTHER SUBDIVIDING WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE GILA COUNTY BOARD OF SUPERVISORS.
5. ALL UTILITIES ON THE PROJECT SITE TO BE UNDERGROUND.
6. ALL LOT AND TRACT CORNERS, PRIVATE STREET CENTERLINE CONTROL, BEGINNING AND END OF CURVES WILL BE MONUMENTED WITH 1/2" IRON BARS TAGGED LS 16520.

DEDICATION

STATE OF ARIZONA }
COUNTY OF GILA } s.s.

KNOW ALL MEN BY THESE PRESENTS:

That First American Title Insurance Company, Incorporated, a California Corporation, as Trustee has subdivided under the name of the PORTAL, pine creek canyon, UNIT IV, Lots 74 thru 181 and Tracts "I", "K" and "L" a portion of the W 1/2 of Section 25 and the E. 1/2 of Section 26 T.12 N., R.8 E., Gila and Salt River Meridian, Gila County, Arizona, as shown and platted hereon and hereby publishes this Plat as and for the Plat of said the PORTAL, pine creek canyon, UNIT IV, Lots 74 thru 181 and Tracts "I", "K" and "L" and hereby declares that said Plat sets forth the location and gives the measurements and dimensions of the lots, tracts, streets and easements constituting same and that each lot, tract and street shall be known by the number, letter or name that is given to each respectively on said Plat. All streets within this Plat are Private and located within Tract I, an Ingress-Egress and Public Utility Easement for the safe enjoyment of the lot Owners of the PORTAL, pine creek canyon, UNIT IV, Lots 74 thru 165 and Tracts "I", "K" and "L". Tract "K" is not to be used for dwelling purposes but is hereby Dedicated for the use as shown on said Plat. Easements are hereby reserved for the purposes shown on said Plat. Tract "L" is hereby reserved for future development as shown on said Plat. Public and Private Utility Companies shall reserve the right to install and maintain utilities in the private streets (Tract "I") and the Portal Pine Creek Canyon Unit IV Home Owner's Association shall also reserve the right to maintain stormwater drainage facilities.

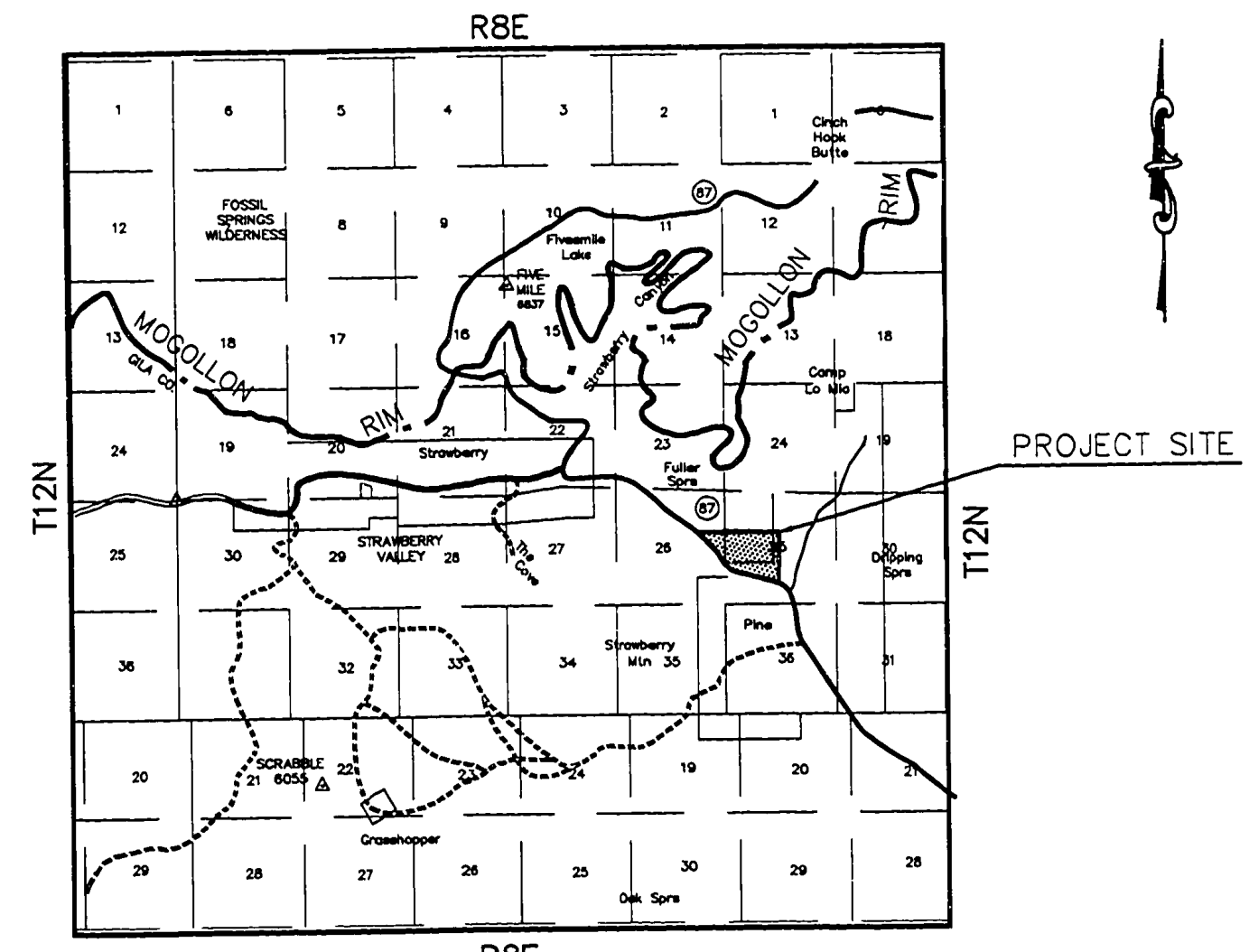
IN WITNESS WHEREOF:

First American Title Insurance Company, Incorporated, as Trustee, has hereunto caused its Corporate name and seal to be affixed by its duly authorized officers.

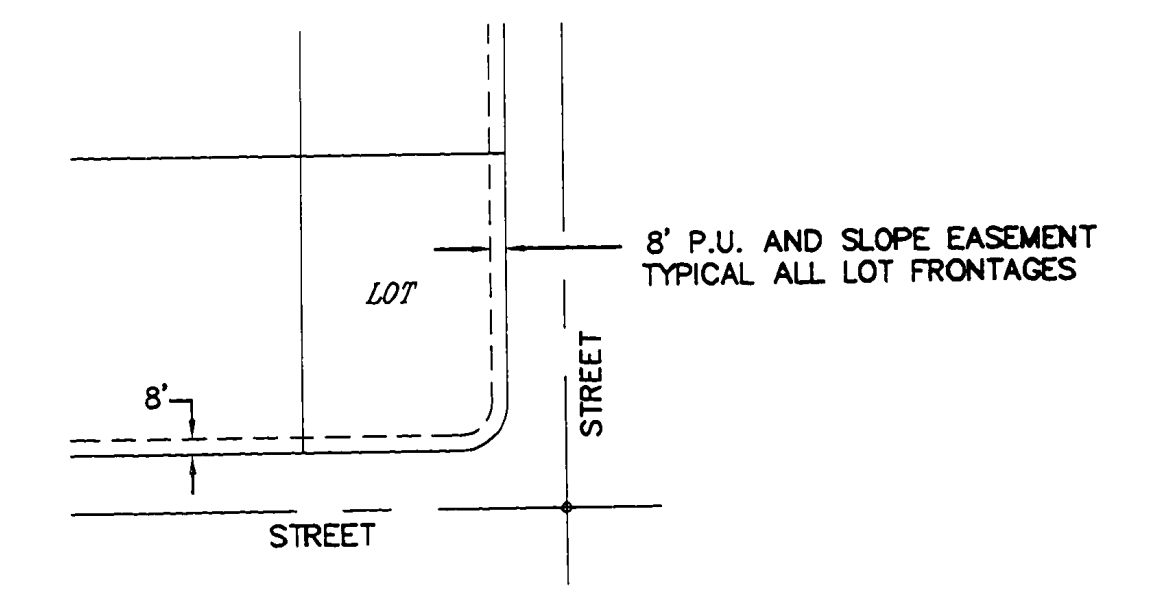
This 7th day of MAY, 1997.

FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE

ATTEST BY: [Signature]
Trust Officer



VICINITY MAP
N.T.S.



TYPICAL P.U. AND SLOPE EASEMENT
N. T. S.

BASIS OF BEARINGS

N.00°12'51"W. ON THE LINE BETWEEN THE
W 1/4 CORNER OF SECTION 25 AND THE
S. N. 1/64 CORNER OF SECTION 25, T. 12 N.,
R. 8 E., G.& S.R.B.& M., GILA CO., ARIZONA

ACKNOWLEDGEMENT

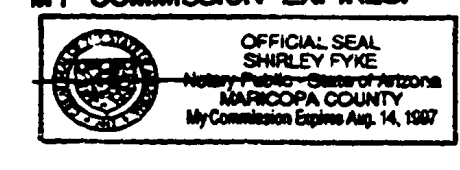
STATE OF ARIZONA }
COUNTY OF GILA } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF MAY, 1997

BY [Signature] WHO ACKNOWLEDGED HIMSELF TO BE THE
Trust officer OF First American Title

AND THAT AS SUCH OFFICER, BEING AUTHORIZED SO TO DO, SIGNED THE NAME OF THE CORPORATION
AS SUCH OFFICER.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC



Project No. 9363

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT, CONSISTING OF 2 (TWO) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 1994. THAT THE SURVEY IS TRUE AND COMPLETE, ALL THE MONUMENTS ACTUALLY EXIST, THEIR POSITIONS ARE CORRECTLY SHOWN AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
Gary A. Dashney, RLS No. 16520
Date 5/7/97

