

10

Title Security Agency  
of Pinal County, L.L.C.



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

**WHEN RECORDED MAIL TO:**

Steve Temple  
Jon Post  
c/o Long Realty  
3580 W. Ina Road #100  
Tucson, AZ 85741

DATE/TIME: 10/27/05 1601  
FEE: \$19.00  
PAGES: 10  
FEE NUMBER: 2005-147679

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**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.**

**DOCUMENT TO BE RECORDED:**

**COVENANTS, CONDITIONS AND RESTRICTIONS**

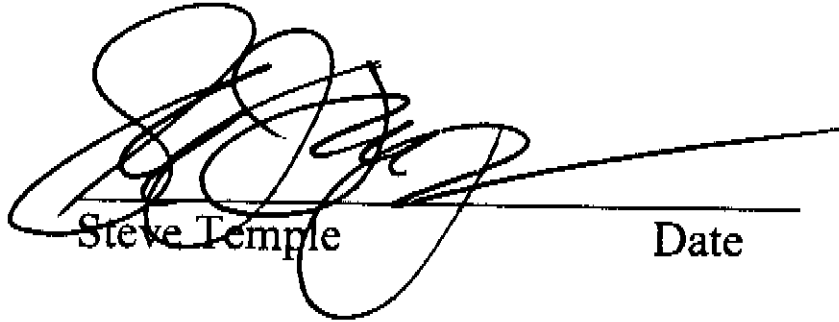
TAX CODE: 410-31-004B-8

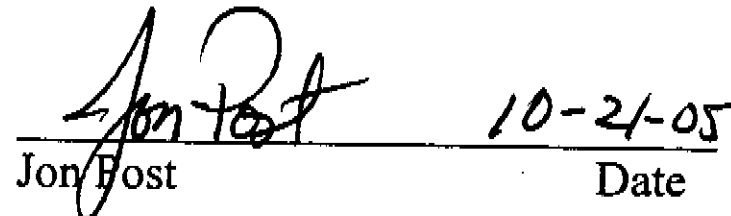
CC&R's For Lots 1 - 5 Davis Ranch Road

Agreement is hereby entered into by the following property owner(s) of lots 1-5 Davis Ranch Road described in Exhibit "A", the unnamed easement and well site described in Exhibit "B", along with a plat map showing parcels and easements as described in Exhibit "C".

1. All homes constructed upon the lots shall be site built only. No mobile homes, manufactured homes, or pre-built homes allowed.
2. All homes to consist of a minimum of 1500 square feet of living space.
3. All utilities are to be placed underground.

This agreement shall be recorded and run with the land, be binding on heirs, assigns and successor signatories.

  
Steve Temple \_\_\_\_\_  
Date

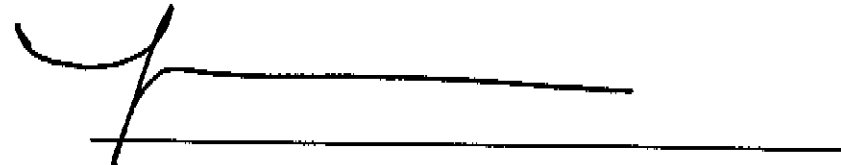
  
Jon Post \_\_\_\_\_  
Date 10-21-05

State of Arizona )  
County of Pima )

This instrument was acknowledged before me this 21<sup>st</sup> day of Oct., 2005

My commission expires;

2/28/07

  
\_\_\_\_\_

Notary Public

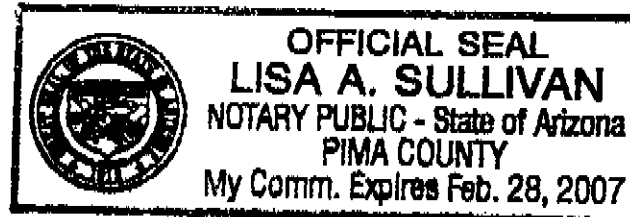


EXHIBIT "A-1"

LOT 1

LEGAL DESCRIPTION

ALL THAT PORTION OF THAT CERTAIN REAL PROPERTY AS RECORDED IN DOCKET 1306 AT PAGE 882, RECORDS OF PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the northwest corner of Section 29, Township 10 South, Range 11 East, being a brass capped survey monument, stamped LS 12900;

THENCE upon the northerly line of said Section 29, South 89 degrees 57 minutes 40 seconds East for a distance of 826.12 feet to the **POINT OF BEGINNING**;

THENCE continue upon said northerly line, South 89 degrees 57 minutes 40 seconds East for a distance of 495.17 feet;

THENCE leaving said northerly line, South 00 degrees 01 minutes 40 seconds West for a distance of 269.96 feet;

THENCE North 89 degrees 57 minutes 40 seconds West for a distance of 495.20 feet;

THENCE North 00 degrees 02 minutes 20 seconds East for a distance of 269.95 feet to the **POINT OF BEGINNING**.

TOGETHER WITH and subject to an easement for Roadway and Public Utilities over the north 50 feet of the above described parcel as recorded in Fee No. 2004-053132, in the Office of the Pinal County Recorder, Pinal County, Arizona.

TOGETHER WITH and subject to covenants, easements and restrictions of record.

Said LOT 1 contains 108,900.0 sq. ft. or 2.50 acres, more or less.

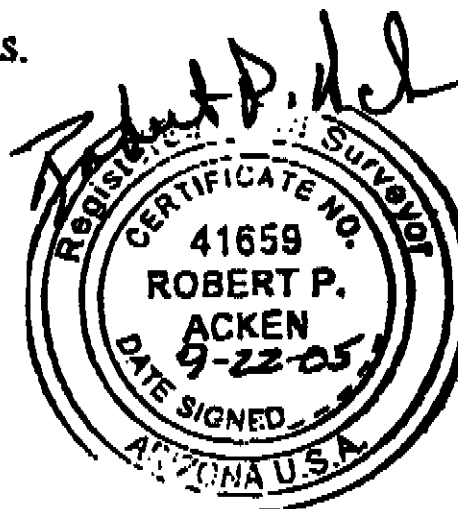


EXHIBIT "A-2"

LEGAL DESCRIPTION

LOT 2

ALL THAT PORTION OF THAT CERTAIN REAL PROPERTY AS RECORDED IN DOCKET 1306 AT PAGE 882, RECORDS OF PINAL COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the northwest corner of Section 29, Township 10 South, Range 11 East, being a brass capped survey monument, stamped LS 12900;

THENCE upon the northerly line of said Section 29, South 89 degrees 57 minutes 40 seconds East for a distance of 826.12 feet;

THENCE leaving said northerly line, South 00 degrees 02 minutes 20 seconds West for a distance of 269.95 feet to the **POINT OF BEGINNING**;

THENCE South 89 degrees 57 minutes 40 seconds East for a distance of 495.20 feet;

THENCE South 00 degrees 02 minutes 20 seconds West for a distance of 219.91 feet;

THENCE North 89 degrees 57 minutes 40 seconds West for a distance of 495.20 feet;

THENCE North 00 degrees 02 minutes 20 seconds East for a distance of 219.91 feet to the **POINT OF BEGINNING**.

TOGETHER WITH and subject to covenants, easements and restrictions of record.

Said LOT 2 contains 108,900.2 sq. ft. or 2.50 acres, more or less.

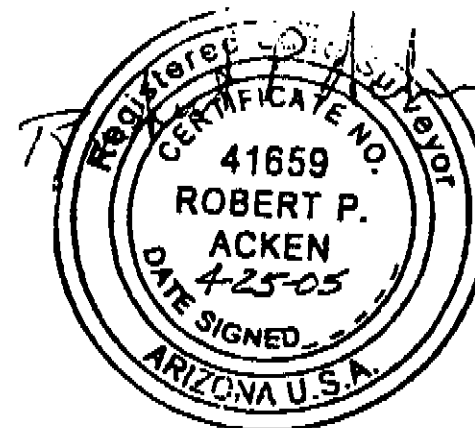


EXHIBIT "A-3"

LEGAL DESCRIPTION

LOT 3

ALL THAT PORTION OF THAT CERTAIN REAL PROPERTY AS RECORDED IN DOCKET 1306 AT PAGE 882, RECORDS OF PINAL COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the northwest corner of Section 29, Township 10 South, Range 11 East, being a brass capped survey monument, stamped LS 12900;

THENCE upon the northerly line of said Section 29, South 89 degrees 57 minutes 40 seconds East for a distance of 826.12 feet;

THENCE leaving said northerly line, South 00 degrees 02 minutes 20 seconds West for a distance of 489.86 feet to the **POINT OF BEGINNING**;

THENCE South 89 degrees 57 minutes 40 seconds East for a distance of 495.20 feet;

THENCE South 00 degrees 02 minutes 20 seconds West for a distance of 219.91 feet;

THENCE North 89 degrees 57 minutes 40 seconds West for a distance of 495.20 feet;

THENCE North 00 degrees 02 minutes 20 seconds East for a distance of 219.91 feet to the **POINT OF BEGINNING**.

TOGETHER WITH and subject to covenants, easements and restrictions of record.

Said LOT 3 contains 108,900.0 sq. ft. or 2.50 acres, more or less.

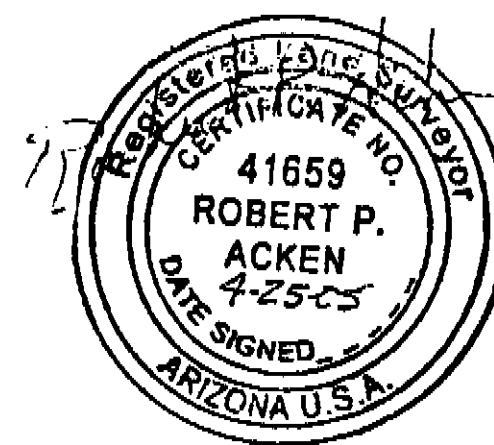


EXHIBIT "A-4"

LEGAL DESCRIPTION

LOT 4

ALL THAT PORTION OF THAT CERTAIN REAL PROPERTY AS RECORDED IN DOCKET 1306 AT PAGE 882, RECORDS OF PINAL COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the northwest corner of Section 29, Township 10 South, Range 11 East, being a brass capped survey monument, stamped LS 12900;

THENCE upon the northerly line of said Section 29, South 89 degrees 57 minutes 40 seconds East for a distance of 826.12 feet;

THENCE leaving said northerly line, South 00 degrees 02 minutes 20 seconds West for a distance of 709.77 feet to the **POINT OF BEGINNING**;

THENCE South 89 degrees 57 minutes 40 seconds East for a distance of 495.20 feet;

THENCE South 00 degrees 02 minutes 20 seconds West for a distance of 219.91 feet;

THENCE North 89 degrees 57 minutes 40 seconds West for a distance of 495.20 feet;

THENCE North 00 degrees 02 minutes 20 seconds East for a distance of 219.91 feet to the **POINT OF BEGINNING**.

TOGETHER WITH and subject to covenants, easements and restrictions of record.

Said LOT 4 contains 108,900.0 sq. ft. or 2.50 acres, more or less.

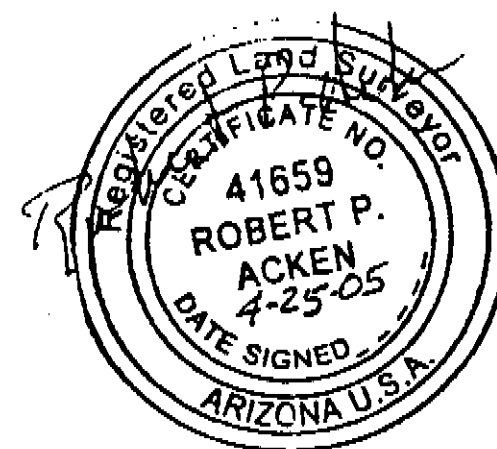


EXHIBIT "A-5"

LEGAL DESCRIPTION

LOT 5

ALL THAT PORTION OF THAT CERTAIN REAL PROPERTY AS RECORDED IN DOCKET 1306 AT PAGE 882, RECORDS OF PINAL COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the northwest corner of Section 29, Township 10 South, Range 11 East, being a brass capped survey monument, stamped LS 12900;

THENCE upon the northerly line of said Section 29, South 89 degrees 57 minutes 40 seconds East for a distance of 826.12 feet;

THENCE leaving said northerly line, South 00 degrees 02 minutes 20 seconds West for a distance of 929.68 feet to the **POINT OF BEGINNING**;

THENCE South 89 degrees 57 minutes 40 seconds East for a distance of 495.20 feet;

THENCE South 00 degrees 02 minutes 20 seconds West for a distance of 390.18 feet;

THENCE North 89 degrees 57 minutes 40 seconds West for a distance of 495.20 feet;

THENCE North 00 degrees 02 minutes 20 seconds East for a distance of 390.09 feet to the **POINT OF BEGINNING**.

TOGETHER WITH and subject to covenants, easements and restrictions of record.

Said LOT 5 contains 193,214.4 sq. ft. or 4.44 acres, more or less.

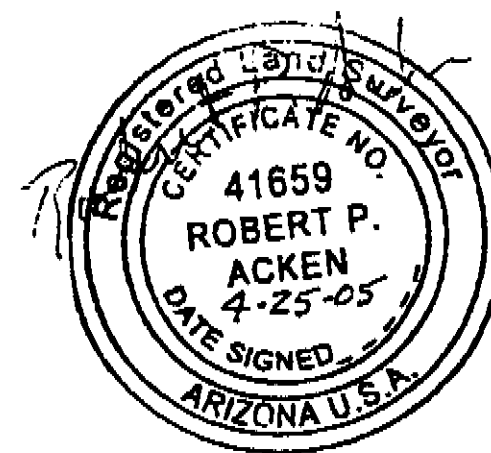


EXHIBIT "B"

LEGAL DESCRIPTION

A 20 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT

ALL THAT PORTION OF THAT CERTAIN REAL PROPERTY AS RECORDED IN DOCKET 1306 AT PAGE 882, RECORDS OF PINAL COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE upon the northerly line of said Section 29, South 89 degrees 57 minutes 40 seconds East for a distance of 826.12 feet;

THENCE leaving said northerly line, South 00 degrees 02 minutes 20 seconds West for a distance of 50.00 feet to the **POINT OF BEGINNING**;

THENCE South 89 degrees 57 minutes 40 seconds East for a distance of 20.00 feet;

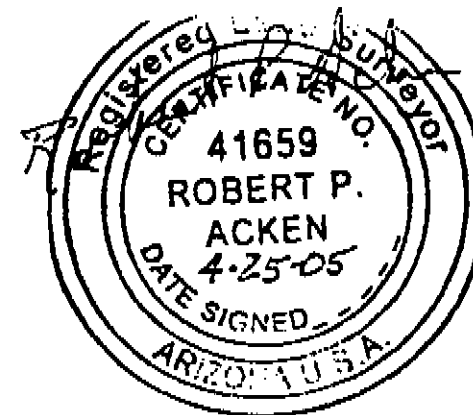
THENCE South 00 degrees 02 minutes 20 seconds West for a distance of 899.68 feet;

THENCE North 89 degrees 57 minutes 40 seconds West for a distance of 20.00 feet;

THENCE North 00 degrees 02 minutes 20 seconds East for a distance of 899.68 feet to the **POINT OF BEGINNING**.

TOGETHER WITH and subject to covenants, easements and restrictions of record.

Said EASEMENT contains 17,993.1 sq. ft. or 0.41 acres, more or less.



## LEGAL DESCRIPTION

### A 20 FOOT BY 20 FOOT WELL EASEMENT

ALL THAT PORTION OF THAT CERTAIN REAL PROPERTY AS RECORDED IN DOCKET 1306 AT PAGE 882, RECORDS OF PINAL COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the northwest corner of Section 29, Township 10 South, Range 11 East, being a brass capped survey monument, stamped LS 12900;

THENCE upon the northerly line of said Section 29, South 89 degrees 57 minutes 40 seconds East for a distance of 826.12 feet;

THENCE leaving said northerly line, South 00 degrees 02 minutes 20 seconds West for a distance of 929.68 feet;

THENCE South 89 degrees 57 minutes 40 seconds East for a distance of 20.00 feet to the **POINT OF BEGINNING**;

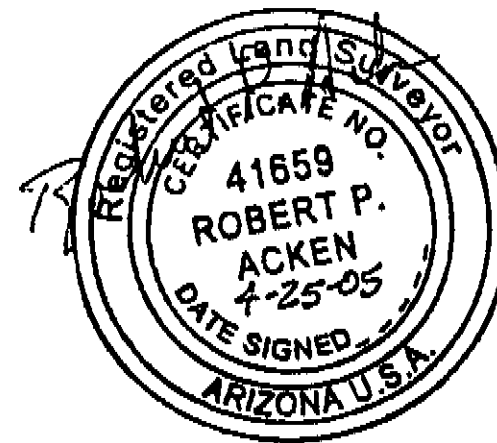
THENCE South 00 degrees 02 minutes 20 seconds West for a distance of 20.00 feet;

THENCE North 89 degrees 57 minutes 40 seconds West for a distance of 20.00 feet;

THENCE North 00 degrees 02 minutes 20 seconds East for a distance of 20.00 feet to the **POINT OF BEGINNING**.

TOGETHER WITH and subject to covenants, easements and restrictions of record.

Said WELL EASEMENT contains 400.0 sq. ft. or 0.01 acres, more or less.



# EXHIBIT "C"

