



Crown of Tucson Townhomes

Bank Owned

**Offered For Sale in Bulk Package
\$199,000**

PRICE REDUCED!



Crown of Tucson Townhomes
19 Improved Lots & 42 Platted Lots
Offered in a Bulk Sale!

Contact Thrac Paulette - Sales Associate
Call 520-904-5055 E-Mail: thrac@comcast.net

Contact Kelly Owsley - Broker
Call 520-219-4218 E-Mail: kelly@premierhomeslandaz.com

Premier Homes & Land LLC
12112 Rancho Vistoso Blvd., Suite 150-228 Oro Valley, AZ 85755
Toll Free 1-877-777-9770 Office 520-219-4218 Fax 520-219-1624
www.PremierHomesLandAZ.com

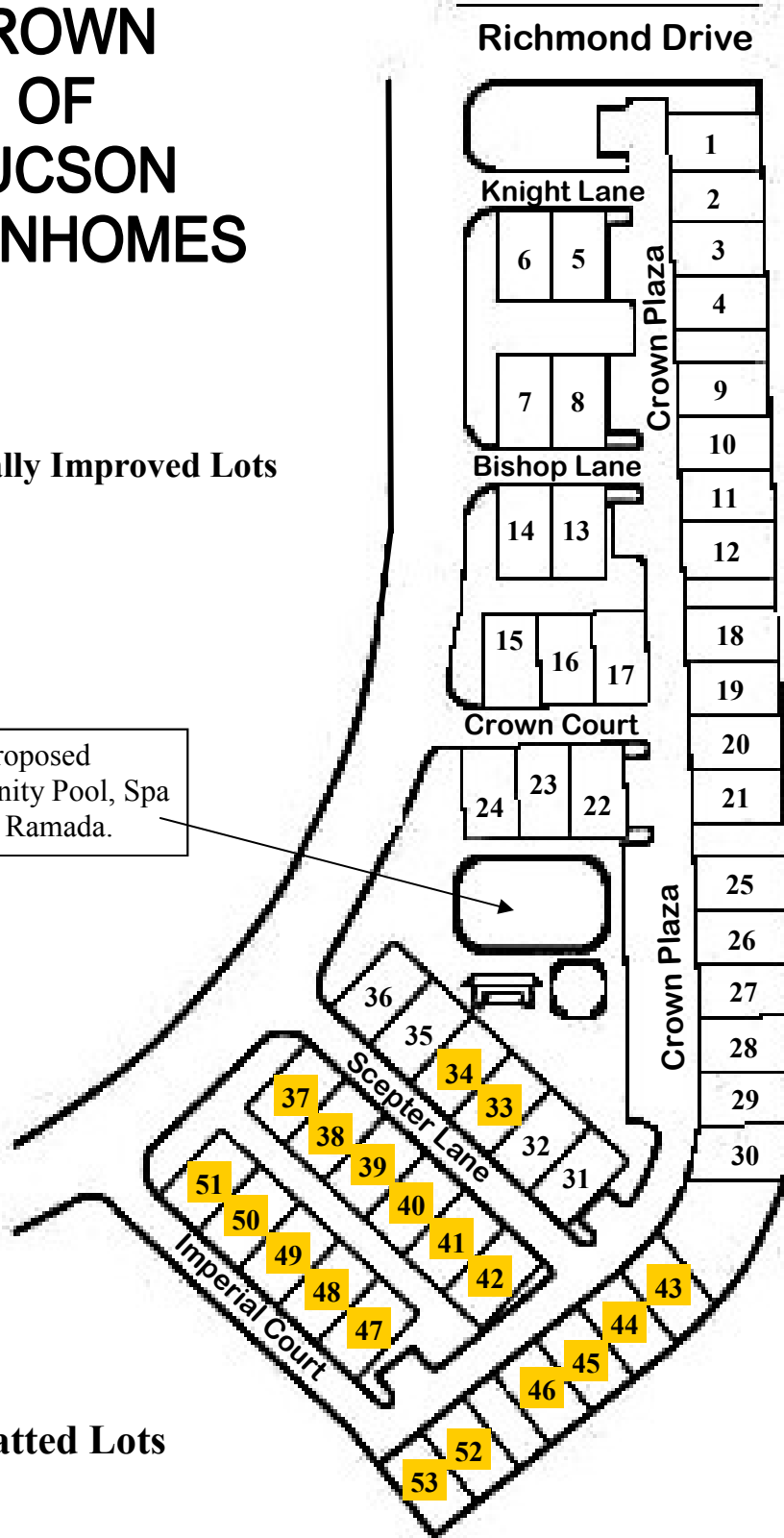




CROWN OF TUCSON TOWNHOMES

 = Substantially Improved Lots

Proposed Community Pool, Spa and Ramada.



42 Platted Lots

Seller and Listing Broker(s) make no representations regarding improvements. Property is to be sold "AS-IS". See attached Addendums.



DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PRIVATE STREETS, UTILITY EASEMENTS AND LOT 96 SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND SEWERS. ALL STREETS WITHIN THIS SUBDIVISION ARE TO REMAIN PRIVATE. A HOMEOWNERS ASSOCIATION WILL BE FORMED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE, LIABILITY CONTROL, AND SAFETY OF THE PRIVATE STREETS AND COMMON AREA SHOWN AS LOT 96. THE COVENANTS AND RESTRICTIONS OF THIS ASSOCIATION ARE RECORDED IN BOOK 26 PAGE 17. NATURAL DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT PERMISSION OF THE BOARD OF SUPERVISORS.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS DO HEREBY SAVE PIMA COUNTY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LAND NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODING EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL, STEWARD TITLE AND TRUST OF TUCSON, AN ARIZONA CORPORATION AS TRUSTEE ONLY AND NOT PERSONALLY UNDER TRUST NO 1020.

Melvin J King
MELVIN J KING, PRESIDENT
KOPA CONSTRUCTION AND DEVELOPMENT, INC

Frank Freeland
FRANK FREELAND, PRESIDENT

APPROVALS

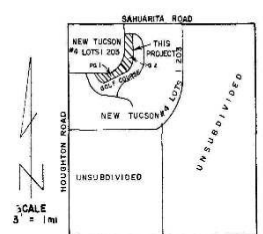
ELSA B HANNA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY ARIZONA, ON THIS THE 18TH DAY OF MARCH, 1974.

Elsa B Hanna 4-2-74
CLERK BOARD OF SUPERVISORS DATE

Lisa L. Carraway 4-2-74
PIMA COUNTY PLANNING DIRECTOR DATE

Don D. Lisco 3/29/74
PIMA COUNTY ENGINEER DATE

C. H. Droley 4/2/74
DEPARTMENT OF SANITATION DIRECTOR DATE



PERMITTING NOTES:

BUILDING PERMITS SHALL NOT BE ISSUED UNTIL A PRIVATE DRAINAGE EASEMENT IS RECORDED ALONG THE BACK OF LOTS 1-12, 18-21, 25-30, 43-46, 52 & 53, AND A COPY SUPPLIED TO DEVELOPMENT REVIEW. SEE XAVIER D.L.G. OR HERB SUDDUTH IN DEVELOPMENT REVIEW AT 740-6586. PER XAVIER 03/04/2005, CROSS-OUT PER HERB SUDDUTH, 12/05/2005.

RECORDING DATA
STATE OF ARIZONA
COUNTY OF PIMA § 5 NO 26494
FEE \$1000

THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF KOPA CONSTRUCTION AND DEVELOPMENT, INC IN BOOK 26 OF MAPS & PLATS AT PAGE 17, THEREOF ON THIS 2nd DAY OF APRIL, 1974 AT 3:22 P.M.

LIA MAE SMYTH COUNTY RECORDER
Debra Sanders DEPUTY

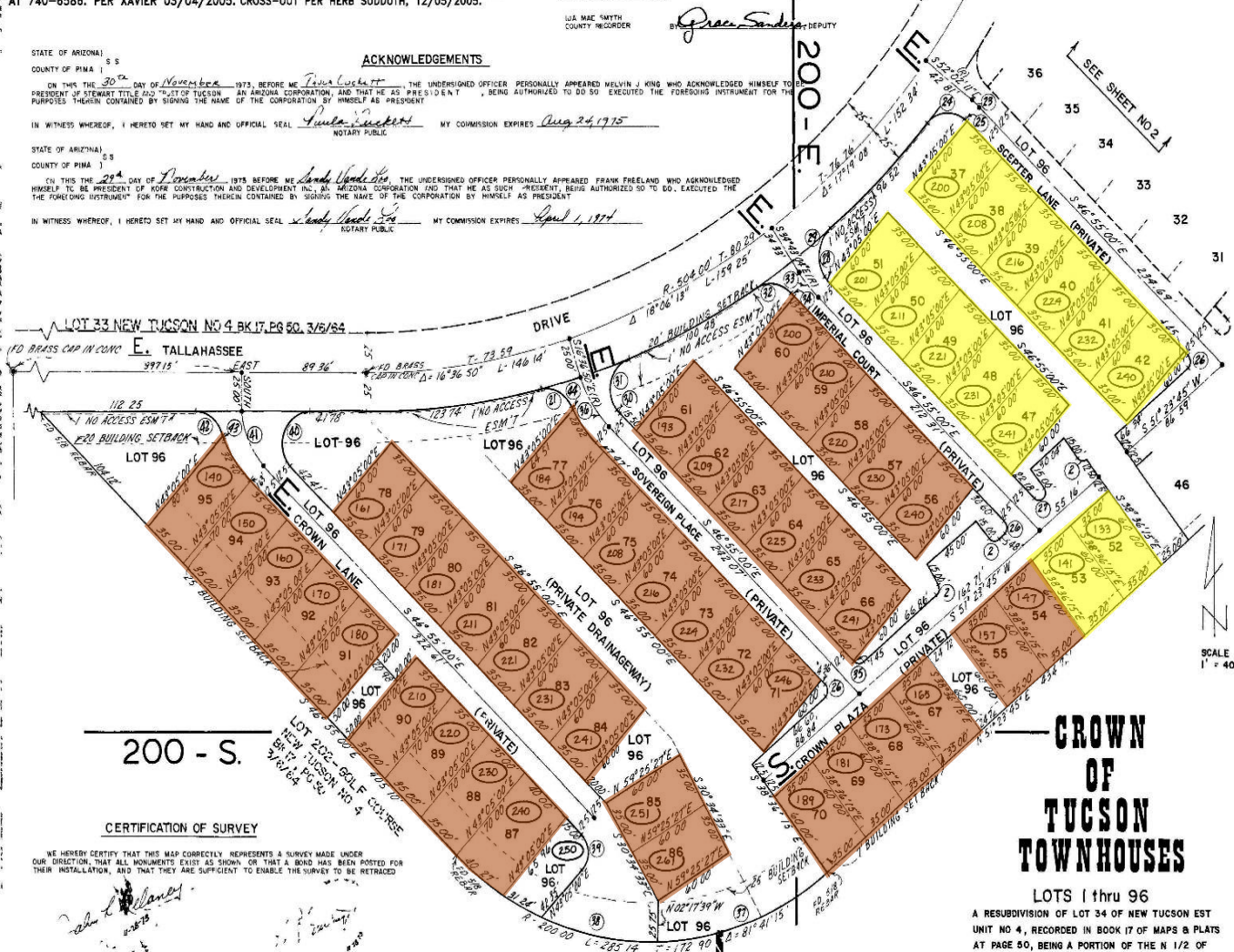
ACKNOWLEDGEMENTS

STATE OF ARIZONA
COUNTY OF PIMA § 5
ON THIS 30th DAY OF November, 1973, BEFORE ME *Frank Luckett*, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MELVIN J KING WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF STEWARD TITLE TRUST OF TUCSON, AN ARIZONA CORPORATION, AND THAT HE AS PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL *Frank Luckett* MY COMMISSION EXPIRES Aug 24, 1975
NOTARY PUBLIC

STATE OF ARIZONA
COUNTY OF PIMA § 5
ON THIS 21st DAY OF December, 1973, BEFORE ME *Frank Luckett*, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED FRANK FREELAND WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF KOPA CONSTRUCTION AND DEVELOPMENT, INC, AN ARIZONA CORPORATION, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL *Frank Luckett* MY COMMISSION EXPIRES April 1, 1974
NOTARY PUBLIC



CERTIFICATION OF SURVEY

WE HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER OUR DIRECTION, THAT ALL MONUMENTS EXIST AS SHOWN OR THAT A BOUND HAS BEEN PORTED FOR THEIR INSTALLATION, AND THAT THEY ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

John L. Delaney
JOHN L. DELANEY
WILSEY & HAM
WILSEY & HAM
WILSEY & HAM

CROWN OF TUCSON TOWNHOUSES

LOTS 1 thru 96
A RESUBDIVISION OF LOT 34 OF NEW TUCSON EST UNIT NO 4, RECORDED IN BOOK 17 OF MAPS & PLATS AT PAGE 80, BEING A PORTION OF THE N 1/2 OF SEC 13, T17S, R15E, GSRB&M, PIMA COUNTY, ARIZONA

MAP 386 ZONE TR

SEE GENERAL NOTES-SHEET 2

WILSEY & HAM
ENGINEERING PLANNING
SURVEYING

CO # 7354 AUGUST 1973 SHT 1 of 2



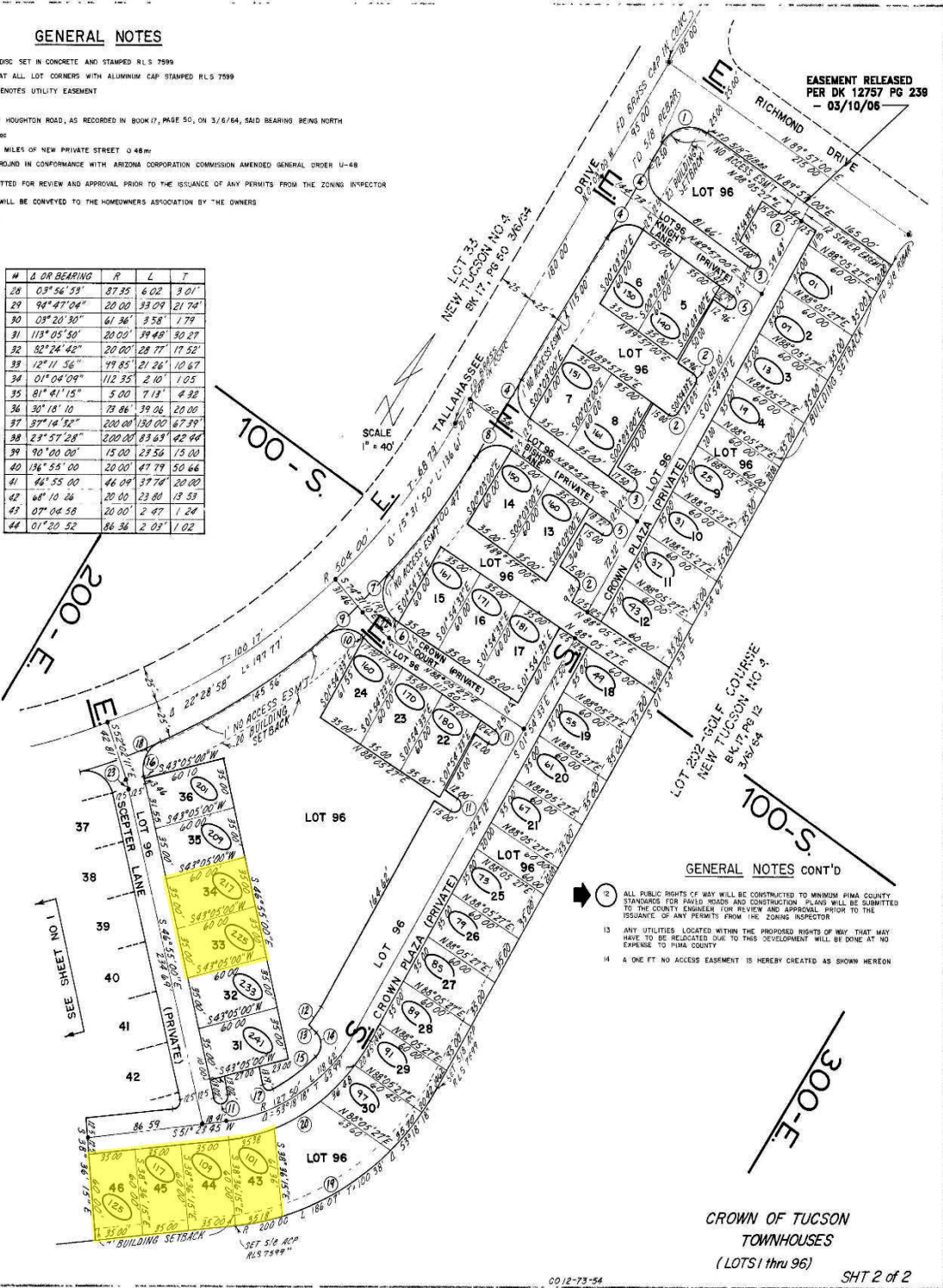
GENERAL NOTES

- 1 ——— REPRESENTS A 2" BRASS DISC SET IN CONCRETE AND STAMPED R.L.S 7999
- 2 A 5/8" STEEL PIN WILL BE SET AT ALL LOT CORNERS WITH ALUMINUM CAP STAMPED R.L.S 7599
- 3 (R) DENOTES RADIAL BEARING, U/E DENOTES UTILITY EASEMENT
- 4 PRIVATE STREETS WILL BE PAVED
- 5 BASIS OF BEARING CENTERLINE OF HOUGHTON ROAD, AS RECORDED IN BOOK 17, PAGE 50, ON 3/6/64, SAID BEARING BEING NORTH
- 6 GROSS AREA OF SUBDIVISION 9.04 ac
- 7 MILES OF NEW STREET NONE
- 8 MILES OF NEW PRIVATE STREET 0.48 mi
- 9 UTILITIES WILL BE LOCATED UNDERGROUND IN CONFORMANCE WITH ARIZONA CORPORATION COMMISSION AMENDED GENERAL ORDER U-48 OR AS IT MAY BE AMENDED
- 10 DEVELOPMENT PLANS WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR
- 11 LOT 96 IS COMMON AREA WHICH WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY THE OWNERS
- 12 ——— REPRESENTS EXISTING S.W.

CONTINUED

#	A OR BEARING	R	L	T
1	90°00'00"	25.00	59.27	25.00
2	90°00'00"	5.00	7.85	5.00
3	181°51'33"	5.00	15.87	
4	90°00'00"	20.00	31.42	20.00
5	178°08'27"	5.00	15.55	308.15
6	04°30'25"	76.00	5.98	2.99
7	99°20'30"	20.00	34.68	29.56
8	88°51'29"	20.00	31.05	19.64
9	80°41'35"	20.00	29.17	16.99
10	01°21'51"	101.00	2.40	1.20
11	180°00'00"	5.00	15.71	
12	09°16'39"	95.00	15.38	7.71
13	S 82°38'00" E		9.52	
14	95°27'54"	10.00	16.66	11.00
15	20°54'52"	115.00	41.98	21.22
16	01°02'04"	61.49	1.11	0.56
17	99°20'14"	5.00	8.67	5.89
18	85°44'37"	20.00	29.93	18.57
19	27°09'04"	200.00	94.78	48.30
20	15°31'33"	140.00	37.96	19.08
21	76°25'19"	20.00	26.68	15.74
22	17°23'23"	88.51	26.86	13.54
23	05°07'11"	48.99	4.38	2.19
24	90°51'38"	20.00	31.72	20.30
25	00°51'38"	36.49	0.55	0.27
26	98°18'45"	5.00	8.58	5.78
27	171°41'15"	5.00	14.98	66.81

#	A OR BEARING	R	L	T
28	05°56'33"	87.35	6.02	3.01
29	94°47'04"	20.00	33.09	21.74
30	05°20'30"	61.36	3.58	1.79
31	113°05'50"	20.00	39.48	30.27
32	92°24'42"	20.00	28.77	17.52
33	12°11'36"	99.85	21.26	10.67
34	01°04'04"	112.35	2.10	1.05
35	81°41'15"	5.00	7.13	4.92
36	30°18'10"	73.86	39.26	20.00
37	59°14'52"	200.00	132.00	67.89
38	28°57'28"	200.00	83.63	42.64
39	90°00'00"	15.00	27.54	15.00
40	136°55'00"	20.00	47.79	50.66
41	46°55'00"	46.04	37.74	20.00
42	68°10'26"	20.00	23.80	13.53
43	07°04'58"	20.00	2.47	1.24
44	01°20'52"	86.36	2.03	1.02



GENERAL NOTES CONT'D

- 13 ALL PUBLIC RIGHTS OF WAY WILL BE CONSTRUCTED TO MINIMUM PIMA COUNTY STANDARDS FOR PAVED ROADS AND CONSTRUCTION SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE ZONING INSPECTOR
- 14 ANY UTILITIES LOCATED WITHIN THE PROPOSED RIGHTS OF WAY THAT MAY HAVE TO BE RELOCATED DUE TO THIS DEVELOPMENT WILL BE DONE AT NO EXPENSE TO PIMA COUNTY
- 15 A ONE FT NO ACCESS EASEMENT IS HEREBY CREATED AS SHOWN HEREON