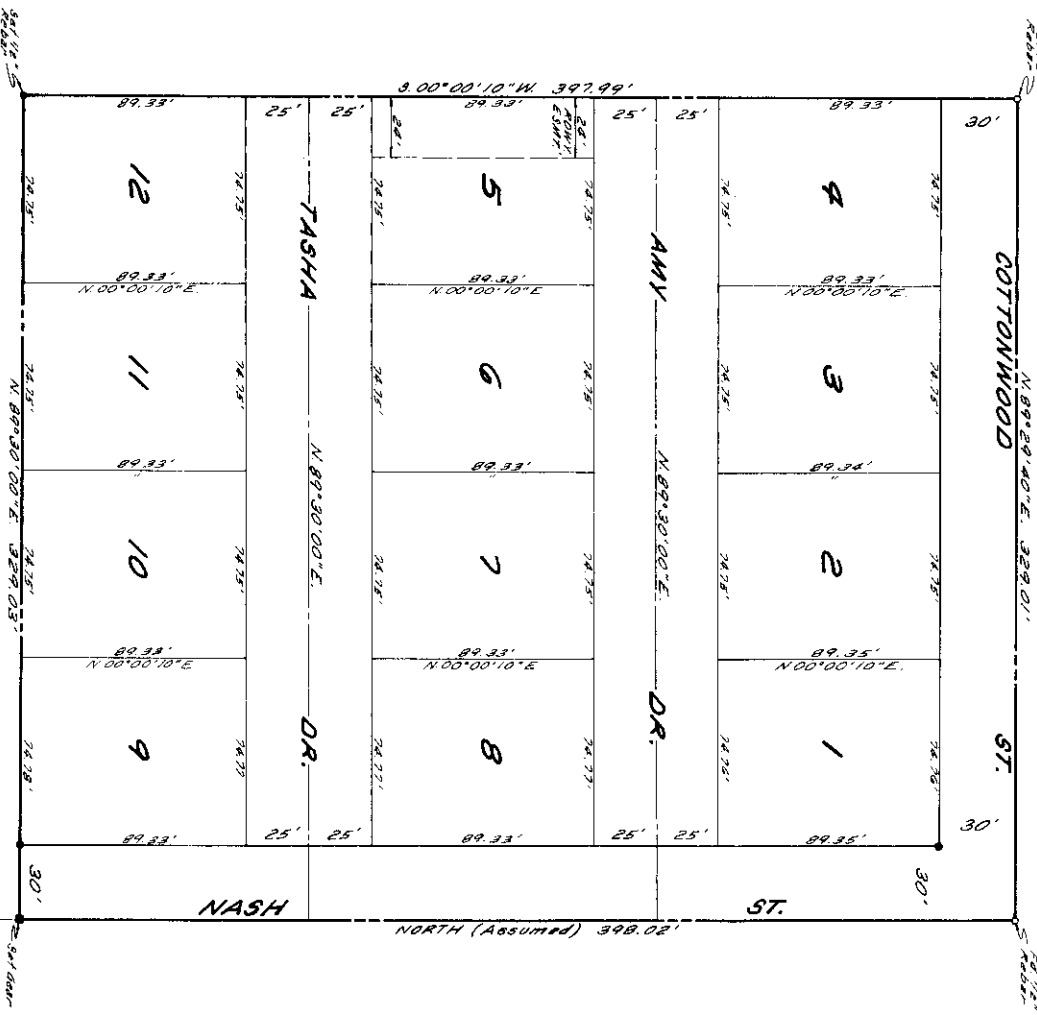


U N S U B D I V I D E D

COTTONWOOD ST.



LEGEND

- Rubber Round
- 1/2" Rubber Set
- Brass Set
- Property Line
- Center Line
- Lot Line

GENERAL NOTES

Electric Lines To Be Installed Per Arizona Corporation Commission General Order U-48

This Subdivision is located within the Town of El Mirage, Arizona. The Town of El Mirage is a Class II City and is subject to the provisions of the Arizona Revised Statutes, Chapter 25, Article 10, Section 25-522.

Construction Within Easements Shall Be Limited To Utility Lines And Road Type Paving.

PARADISE LN.

NASH ST.

COTTOWOOD ESTATES UNIT I

A SUBDIVISION OF A PART OF THE N.W. 1/4 OF SECTION 2, T.3N., R.1W., G.8S., R.B. & M. MARICOPA COUNTY, ARIZONA

281-11
4-5-85

18 181997

STATE OF ARIZONA
County of Maricopa

Notary Public
My Comm. Expires 12-31-85

4-5-85

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT WESTERN STATES DEVELOPMENT, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "COTTOWOOD ESTATES, UNIT I" A CERTAIN TRACT OF LAND IN MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS A DEDICATION TO THE PUBLIC OF THE STATE OF ARIZONA. THE SAID TRACT OF LAND IS DIVIDED INTO TWELVE (12) LOTS, STREETS, AND EASEMENTS CONTAINING SAME AND THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONTAINING SAME AND THE RESPECTIVE AREAS THEREOF ARE SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PRESENTS.

ACKNOWLEDGEMENT

WESTERN STATES DEVELOPMENT, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY CAUSES ITS CORPORATE NAME TO BE AFFIXED AND THE SAME TO BE AUTHORIZED THIS DAY OF _____ 1985.

BY: _____
SALVATORE INDICICCO JR., PRESIDENT

APPROVAL

APPROVED BY THE COUNCIL OF THE TOWN OF SUPERIOR, ARIZONA, THIS _____ DAY OF _____ 1985.

BY: _____
TOWN CLERK

IN WITNESS WHEREOF:
I, THE TOWN CLERK, HAVE AFFIXED MY OFFICIAL SEAL.

TOWN CLERK

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE DIMENSIONS SHOWN ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID DIMENSIONS ARE SUFFICIENT TO DEFINE THE SPACES TO BE RETURNED.

DATE

85 290479

TRANSMITTED BY TITLE INS. CO.

When recorded, mail to:)
)
 Robert J. Hartmann)
 BROADMAN & HARTMANN)
 2080 Arizona Bank Building)
 101 North First Avenue)
 Phoenix, Arizona 85003)

RECORDED IN OFFICIAL RECORDS
 OF MARICOPA COUNTY, ARIZONA
JUN 24 1985 -2 00
 KEITH POLETIS, County Recorder
 FEE *650* PGS *2* I.G.

PROP RSTR (PR)

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR
 COTTONWOOD ESTATES UNIT I**

This Declaration is made this 19th day of June, 1985, by Western States Development, Inc., an Arizona corporation, the Owner of the following described real property located in the County of Maricopa, State of Arizona (hereinafter referred to as the "Property"):

Lots 1 through 12 contained in COTTONWOOD ESTATES UNIT I, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 281 of Maps, Page 11. An Affidavit of Correction recorded in Document No. 85-163973 records of Maricopa County, Arizona.

WHEREAS, it is the desire and intention of the Owner to develop the Property for multi-family residential use; and

WHEREAS, the Owner desires to impose upon certain parts of the Property, Covenants, Conditions and Restrictions for the benefit of all the Property and the future owners.

NOW, THEREFORE, the following Covenants, Conditions and Restrictions are declared with respect to the designated lots as hereinafter set forth, which shall run with the Property and shall be binding on all persons having or acquiring any right, title or interest in the Property made subject hereto or any part thereof, and shall inure to the benefit of and bind each owner thereof and their respective successors in interest.

1. All on-site utility transmission lines shall be placed underground.
2. No structure, trees, shrubbery or other improvements shall be erected, placed, maintained, or permitted to remain on any portion of

85 290479

Lots 9, 10, 11 and 12, COTTONWOOD ESTATES UNIT 1, extending from the south side of the original structure constructed thereon by the Owner to the south property line of each such lot (said area to be restricted solely to ground cover), to protect access to all utility transmission lines installed on the Property.

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the date and year first above written.

WESTERN STATES DEVELOPMENT, INC.

By Salvatore Iadicicco, Jr.
Salvatore Iadicicco, Jr., President

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this 20 day of June, 1985, by SALVATORE IADICICCO, JR., President of Western States Development, Inc.

Virginia Tolbert
Notary Public

My Commission Expires:

