



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: October 18, 2016

**Title:** The Ranches at Santa Catalina, Lots 1-24, Sequence #20151950087, Developer: Maracay 91, L.L.C.

**Introduction/Background:**

Acceptance of the above referenced Project/Roadway into the Pima County Maintenance System.

**Discussion:**

Project/Roadway Improvements have been completed in close conformance to the approved improvement plans and specifications and has been dedicated to Pima County and Recorded as Public Right-of-Way. Recommendation is made to accept the attached roadways into the Pima County Maintenance System.

**Conclusion:**

If Approved:

Public improvements completed adjacent to these Subdivision Lots and/or Roadway will be maintained by the Pima County Department of Transportation.

If Denied:

Recently completed improvements to the above referenced Project/Roadway will not be maintained by the Pima County Department of Transportation.

**Recommendation:**

Acceptance of the attached roadways/subdivision improvements into the Pima County Maintenance System.

**Fiscal Impact:**

No cost to the Department for these improvements. If accepted into the Maintenance System there will be a cost associated with the maintenance, however not immediately since it is new construction.

**Board of Supervisor District:**

1       2       3       4       5       All

Department: Transportation Telephone: 520-724-2819

Department Director Signature/Date: [Signature] 9/20/16

Deputy County Administrator Signature/Date: [Signature] 9/20/16

County Administrator Signature/Date: [Signature] 9/21/16

**THE RANCHES AT SANTA CATALINA  
LOTS 1-24**

**SEQ # 20151950087**

**RECORDED: JULY 14, 2015**

**\*\*\* THE FOLLOWING PLAT IS AN ANNOTATED VERSION  
OF THE ORIGINAL DOCUMENT. IT HAS BEEN ALTERED  
BY PIMA COUNTY DEVELOPMENT SERVICES TO SHOW  
ADDITIONAL INFORMATION. ORIGINAL COPIES MAY BE  
OBTAINED FROM THE PIMA COUNTY RECORDER \*\*\***

**DEDICATION**

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS, AGENTS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASONS OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

ALL COMMON AREAS AND PRIVATE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF ABOVE GROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. 2025-000000 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR ALL COMMON AREAS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

TITLE SECURITY AGENCY OF ARIZONA, LLC.

A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE SECURITY AGENCY, LLC, AS TRUSTEE UNDER TRUST NUMBER 201519, AND NOT IN ITS CORPORATE CAPACITY.

*[Signature]*  
TRUST OFFICER

**BENEFICIARY**

NAME: J. DEGRAZIA LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
ADDRESS: 4030 N. PAINTED OVAL PLACE, TUCSON, ARIZONA 85750

**ACKNOWLEDGMENT**

STATE OF ARIZONA COUNTY OF PIMA } S.S.  
ON THIS 5 DAY OF June, 2015 BEFORE ME PERSONALLY APPEARED Michael Amerson WHO ACKNOWLEDGED HIMSELF/HERS/ELF TO BE Michael Amerson OF TITLE SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE SECURITY AGENCY, LLC, AS TRUSTEE UNDER TRUST NUMBER 201519 AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE Trust Officer BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY NAME AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 7/31/16 NOTARY PUBLIC  
*[Signature]*  
DIANE L. BLUJANE  
My Commission Expires July 31, 2016

**ASSURANCES**

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NUMBER 201519 FROM TITLE SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE SECURITY AGENCY, LLC, AS RECORDER IN SEQUENCE NO. 2025-000000 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: *[Signature]* DATE: \_\_\_\_\_  
CHAIR, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA

**ATTEST**

I, ROBIN BRIGGEE, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE 7 DAY OF July, 2015.

*[Signature]* DATE: \_\_\_\_\_  
CLERK, BOARD OF SUPERVISORS

**GENERAL NOTES**

1. THE GROSS AREA OF THIS SUBDIVISION IS 20.4 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 24.
3. THE BASIS OF BEARING FOR THIS SUBDIVISION IS PIMA COUNTY GEODETIC CONTROL POINT 0317 TO PIMA COUNTY GEODETIC CONTROL POINT ON 17 AS MEASURED FROM THE TRUE MERIDIAN USING GPS. BEARING BEING N 071°31'2" E. THE ARIZONA STATE PLANE COORDINATE SYSTEM (NAD83) AND BEARING FOR THIS LOT IS N 00°23'12" W. THE COMBINED GRID-TO-GROUND FACTOR FOR THIS SURVEY IS 0.999920 (SEE DETAIL SHEET 3 OF 4).
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.31.  
TOTAL MILES OF NEW PRIVATE STREETS IS --0--.
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. THIS PLAT IS SUBJECT TO A THE FOLLOWING IDENTIFIED TITLE ITEM:  
-- BLANKET WATER SERVICE AGREEMENT EASEMENT PER DOCKET 1164/155.

**PERMITTING NOTES**

1. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
2. CONDITIONAL ZONING IS CR-1.
3. GROSS DENSITY IS 1.17 RAC.
4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS FOUND IN CASE NUMBER C08-14-07 AS APPROVED ON OCTOBER 7, 2014. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:  
A. BUILDINGS ARE LIMITED TO ONE-STORY AND A MAXIMUM HEIGHT OF 24 FEET.  
B. ADHERENCE TO THE NATURAL AREA SET-ASIDES (SHADED AND CROSS-HATCHED AREAS) SHOWN ON EXHIBIT #1-E1 OF THE SITE ANALYSIS.
5. THE LOT REDUCTION OPTION IS BEING USED ON THIS PLAT IN ACCORDANCE WITH SECTION 18.09.050.
6. REGULATED RIPARIAN HABITAT (RRH) AS DEFINED ON THE 2005 RIPARIAN CLASSIFICATION MAPS AND AS SHOWN ON THIS PLAT, IS SUBJECT TO ORDINANCE NO. 2010-FC2, TITLE 16 OF THE PIMA COUNTY CODE. THE REGULATED RIPARIAN HABITAT (RRH) AND MITIGATION AREA ARE CONTAINED WITHIN COMMON AREAS "A" (DRAINAGE/RECREATIONAL/FUNCTIONAL OPEN SPACE) AND "B" (N.O.S.) AND SHALL REMAIN UNDISTURBED IN PERPETUITY.
7. THE RECREATION AREA SHALL BE CONSTRUCTED AND THE IN-LIEU FEE OF \$21,495.00 WILL BE DUE WITH THE ASSURANCE RELEASE OF THE 18TH LOT.
8. FIRST FLUSH REQUIREMENTS FOR THIS PLAT ARE MET WITHIN EACH LOT AS SHOWN ON THE TENTATIVE PLAT. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT, A SITE PLAN SHOWING THE LOCATION AND VOLUME OF STORMWATER HARVESTING IS REQUIRED. ANY BUILDING OR GRADING PERMITS THAT IMPACT THE BASIN SHALL INDICATE THE NEW BASIN LOCATION AND/OR CONFIGURATION.

**RIPARIAN HABITAT CALCULATIONS**

TOTAL AMOUNT OF "XC" RIPARIAN HABITAT ON-SITE:	2.73 ACRES
TOTAL AMOUNT OF "XC" RIPARIAN HABITAT DISTURBED ON-SITE:	0 ACRES
TOTAL AMOUNT OF "XB" RIPARIAN HABITAT ON-SITE:	2.52 ACRES
TOTAL AMOUNT OF "XB" RIPARIAN HABITAT DISTURBED ON-SITE:	0.24 ACRES
TOTAL "XC" AND "XB" RIPARIAN HABITAT ON-SITE:	5.25 ACRES
TOTAL AMOUNT OF "XC" AND "XB" RIPARIAN HABITAT DISTURBED ON-SITE:	0.24 ACRES

AMOUNT OF RIPARIAN HABITAT DISTURBED ON-SITE DOES NOT REQUIRE A RIPARIAN HABITAT MITIGATION PLAN.

**CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

MICHAEL AMERSON  
AMERSON SURVEYING  
REGISTERED LAND SURVEYOR NO. 22245  
STATE OF ARIZONA  
*[Signature]*  
*[Seal]*

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS PREPARED UNDER MY DIRECTION.

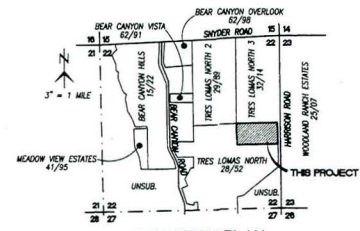
WILLIAM H. BAKER, JR.  
BAKER & ASSOCIATES ENGINEERING, INC.  
REGISTERED LAND SURVEYOR NO. 16784  
STATE OF ARIZONA  
*[Signature]*  
*[Seal]*  
EXPIRES: 3/31/2017

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

WILLIAM H. BAKER, JR.  
BAKER & ASSOCIATES ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER NO. 11841  
STATE OF ARIZONA  
*[Signature]*  
*[Seal]*  
EXPIRES: 3/31/2017

**ANNOTATED COPY**

PIMA COUNTY  
PROJ#: P15FP00006  
ADMIN ADDR:  
4351 N HARRISON RD



**LOCATION PLAN**  
BEING A PORTION OF SECTION 22, T13S, R15E, G&SRB&M PIMA COUNTY, ARIZONA

**LEGEND**

- ▲ FOUND/SET SURVEY MONUMENT AS SHOWN
- △ SURVEY MONUMENT TO BE SET
- FOUND PROPERTY CORNER AS SHOWN (SEE ALSO SURVEY KEYNOTE CHART ON SHEET #1)
- (R1) RECORD DIMENSION PER MAP 32/14
- (R2) RECORD DIMENSION PER MAP 28/52
- 1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
- SUBDIVISION BOUNDARY
- C23 CURVE DATA
- L10 LINE DATA
- \* ADDRESS/ACCESS LOCATION
- NEW RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE AS SHOWN
- DEVELOPED 100 YEAR FLOODPRONE LINE ("FPL") - SEE SHEET #4
- DEVELOPED EROSION SETBACK LINE ("ESL") - SEE SHEET #4
- (R) RADIAL
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT (SEE DETAILS ON SHEET #3 AND EASEMENT KEYNOTES CHART ON SHEET #2)
- REGULATED RIPARIAN HABITAT AREA (XERORIPARIAN CLASS "B" AND XERORIPARIAN CLASS "C") - SEE SHEET #4, PERMITTING NOTE #6 AND RIPARIAN HABITAT CALCULATIONS CHART
- C.A. COMMON AREA

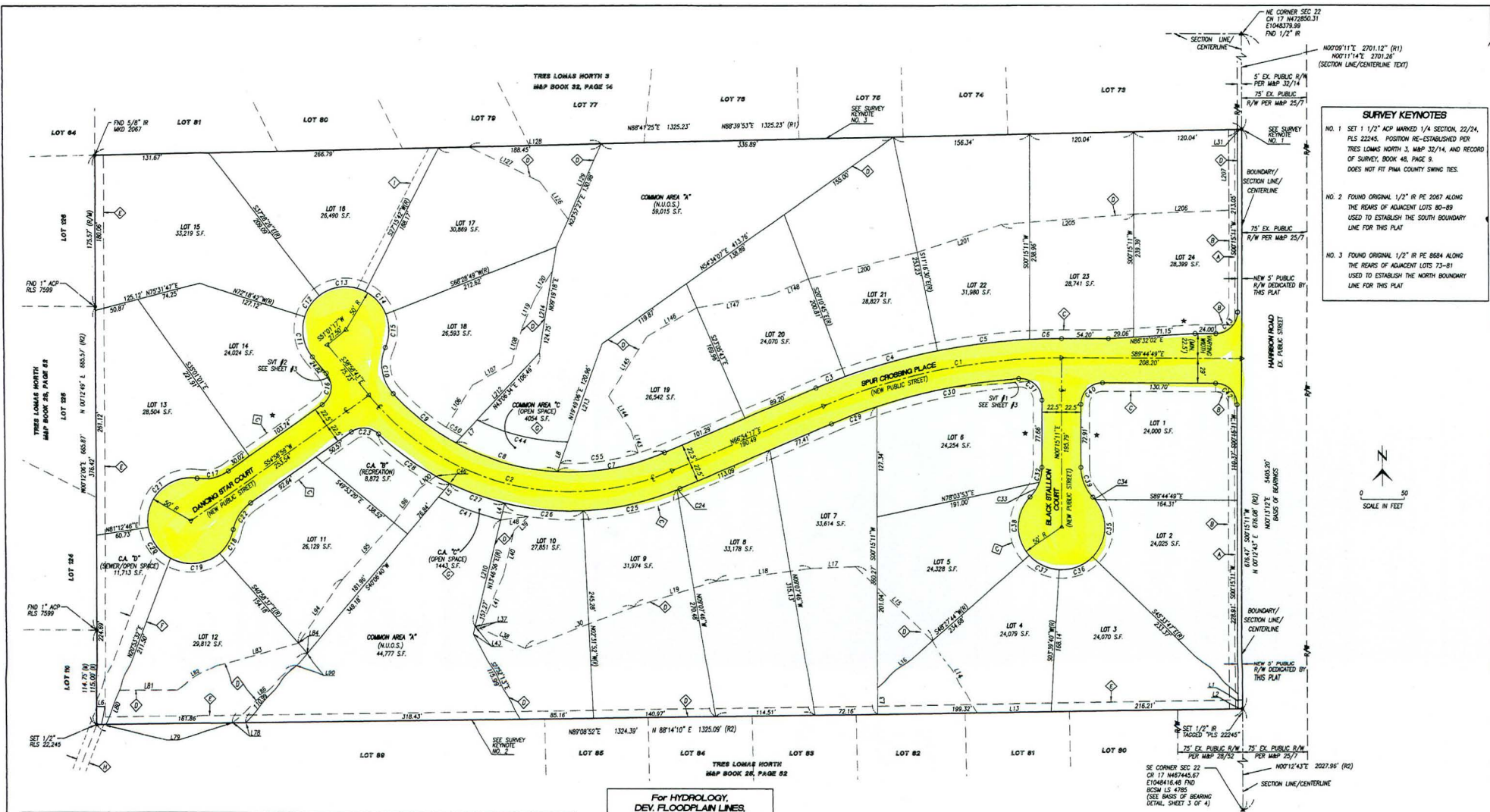
*[Signature]*  
MICHAEL AMERSON  
REGISTERED LAND SURVEYOR NO. 22245  
STATE OF ARIZONA  
*[Signature]*  
WILLIAM H. BAKER, JR.  
REGISTERED PROFESSIONAL ENGINEER NO. 11841  
STATE OF ARIZONA  
EXPIRES: 3/31/2017

FOR BOUNDARY SURVEY ONLY FOR INTERIOR SURVEY/GEOMETRY

FINAL PLAT for THE RANCHES AT SANTA CATALINA, LOTS 1-24 AND COMMON AREAS "A" (NATURAL UNDISTURBED OPEN SPACE), "B" (RECREATION), "C" (FUNCTIONAL OPEN SPACE) AND "D" (SEWER/OPEN SPACE) BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T13S, R15E, G&SRB&M, PIMA COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1830  
#P15FP00006 REF.: #P14TP00004; #C09-14-07 JOB #20202.2 DATE: JUNE 2, 2015 SHEET 1 OF 4



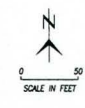


**SURVEY KEYNOTES**

NO. 1 SET 1 1/2" ACP MARKED 1/4 SECTION, 22/24, PLS 2224S. POSITION RE-ESTABLISHED PER TREES LOMAS NORTH 3, MAP 32/14, AND RECORD OF SURVEY, BOOK 48, PAGE 9. DOES NOT FIT PIMA COUNTY SWING RES.

NO. 2 FOUND ORIGINAL 1/2" IR PE 2067 ALONG THE REARS OF ADJACENT LOTS 80-89 USED TO ESTABLISH THE SOUTH BOUNDARY LINE FOR THIS PLAT

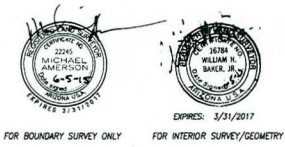
NO. 3 FOUND ORIGINAL 1/2" IR PE 8684 ALONG THE REARS OF ADJACENT LOTS 73-81 USED TO ESTABLISH THE NORTH BOUNDARY LINE FOR THIS PLAT



**EASEMENT KEYNOTES**

⬠	NEW 1" PUBLIC ACCESS CONTROL EASEMENT GRANTED BY THIS PLAT	⬠	NEW 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT
⬠	NEW PRIVATE 10' LANDSCAPE EASEMENT (INCLUDING AMENITY WALLS) GRANTED BY THIS PLAT. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE	⬠	NEW PUBLIC ACCESS AND MAINTENANCE EASEMENT GRANTED BY THIS PLAT
⬠	NEW PUBLIC AND PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT	⬠	EX. 15' SEWER EASEMENT PER MAPS & PLATS 28/52 (OFFSITE - PROVIDED FOR REFERENCE ONLY)
⬠	NEW VARYING WIDTH NATURAL UNDISTURBED OPEN SPACE EASEMENT ("N.U.O.S.") TO REMAIN NATURAL IN PERPETUITY	⬠	NEW 10' SPECIFIC ELECTRIC EASEMENT TO TUCSON ELECTRIC POWER COMPANY GRANTED BY THIS PLAT
⬠	EX. 10' COMMUNICATIONS FACILITIES EASEMENT TO MOUNTAIN STATES T&T PER DOCKET 5885/1245		

For HYDROLOGY, DEV. FLOODPLAIN LINES, EROSION SETBACK LINES AND RIPARIAN LINES - See Sheet #4



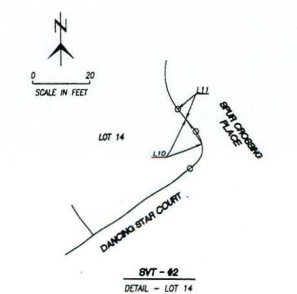
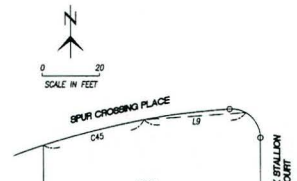
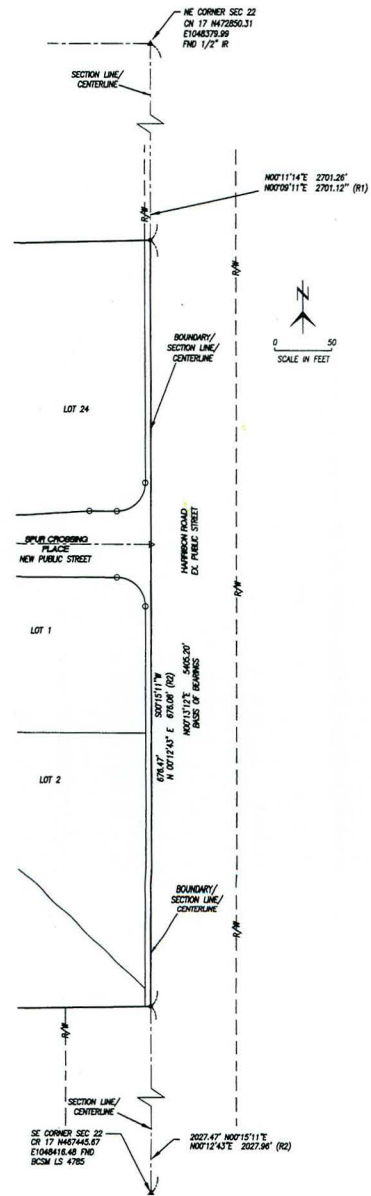
FINAL PLAT for THE RANCHES AT SANTA CATALINA, LOTS 1-24 AND COMMON AREAS "A" (NATURAL UNDISTURBED OPEN SPACE), "B" (RECREATION), "C" (FUNCTIONAL OPEN SPACE) AND "D" (SEWER/OPEN SPACE) BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T13S, R15E, G&SRB&M, PIMA COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
 3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (320) 318-1950 Fax (320) 318-1930

EXPRES: 3/21/2017

#P15FP00006

REF: #P147P00004; #C09-14-107 JOB #2022.2 DATE: JUNE 9, 2015 SHEET 2 OF 4



NUMBER	DELTA	RADIUS	LENGTH
C1	23°20'53"	690.40	281.34
C2	74°08'00"	300.00	386.07
C3	02°54'38"	712.90	36.58
C4	08°54'15"	712.90	110.79
C5	08°34'09"	712.90	106.62
C6	02°57'31"	712.90	36.81
C7	26°21'19"	277.50	127.65
C8	25°22'13"	277.50	122.88
C9	19°01'13"	277.50	92.12
C10	68°22'28"	50.00	57.92
C11	35°40'01"	50.00	48.45
C12	34°50'16"	50.00	30.40
C13	64°44'07"	50.00	56.49
C14	41°13'07"	50.00	35.97
C15	45°32'41"	50.00	39.75
C16	93°57'42"	25.00	41.00
C17	43°31'52"	50.00	37.99
C18	37°34'16"	50.00	32.79
C19	69°42'12"	50.00	60.83
C20	52°29'11"	50.00	45.80
C21	107°18'05"	50.00	83.64
C22	4°31'52"	50.00	37.99
C23	78°40'38"	25.00	34.33
C24	00°39'12"	322.50	3.68
C25	19°54'38"	322.50	112.07
C26	16°18'48"	322.50	91.82
C27	11°59'29"	322.50	67.50
C28	17°53'12"	322.50	100.68
C29	04°49'09"	667.90	56.17
C30	1417°33"	667.90	166.61
C31	94°14'13"	25.00	41.12
C32	20°09'30"	50.00	17.59
C33	23°22'23"	50.00	20.40
C34	04°36'16"	50.00	4.02
C35	83°06'38"	50.00	72.53
C36	49°13'27"	50.00	42.96
C37	44°48'04"	50.00	39.10
C38	85°19'18"	50.00	74.46
C39	43°31'52"	50.00	37.99
C40	90°00'00"	25.00	39.27
C41	12°50'42"	342.50	76.78
C42	90°00'00"	25.00	39.27
C43	90°00'00"	25.00	39.27
C44	25°41'57"	242.50	108.77
C45	07°48'55"	667.90	91.10
C46	03°16'45"	322.50	18.46
C47	08°08'58"	322.50	45.87
C48	05°04'39"	322.50	28.22
C49	09°46'34"	322.50	55.03
C50	04°30'33"	267.50	21.05
C51	07°40'59"	277.50	37.21
C52	11°02'41"	277.50	53.49
C53	02°51'42"	277.50	13.86
C54	02°48'60"	277.50	13.64
C55	19°40'38"	267.50	91.87

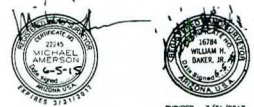
**CURVE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S89°15'11"W	16.09
L2	S89°08'52"W	5.00
L3	N00°15'11"E	31.88
L4	N13°46'56"E	20.00
L5	N40°06'40"E	20.60
L6	S89°08'52"W	66.62
L7	N40°06'54"E	36.32
L8	N19°49'06"E	36.75
L9	S85°57'18"W	89.22
L10	N33°13'49"W	25.48
L11	N38°58'43"W	11.09
L12	S11°16'30"E	17.67
L13	S89°08'52"W	85.41
L14	N29°06'02"W	102.08
L15	N45°38'47"W	73.60
L16	S48°27'44"W	85.26
L17	S87°36'06"W	51.58
L18	N82°11'53"E	109.90
L19	N72°36'08"E	99.49
L20	S85°42'27"E	84.94
L21	S11°30'10"E	38.30
L22	S85°08'23"W	51.19
L23	S80°13'23"W	33.48
L24	S80°17'33"W	23.71
L25	S15°42'50"W	27.75
L26	S60°27'08"E	31.30
L27	S12°06'21"E	29.32
L28	N89°08'52"E	8.49
L29	N02°01'46"E	75.51
L30	N89°14'09"E	135.98
L31	N38°41'25"W	4.97
L32	N89°56'50"E	37.02
L33	S88°17'30"E	32.92
L34	N08°41'53"E	21.96
L35	N46°59'05"E	77.39
L36	N86°30'24"W	56.80
L37	N86°30'24"W	6.37
L38	S86°30'24"E	56.80
L39	S45°38'47"W	23.18
L40	S13°31'34"W	54.03
L41	S23°43'06"W	68.17
L42	S84°04'54"W	13.28
L43	N13°46'56"E	8.84
L44	S11°16'30"E	29.05
L45	S86°30'24"E	15.78
L46	S44°42'10"W	71.78
L47	S39°26'55"W	41.78
L48	N83°04'08"E	31.71
L49	S58°44'37"W	54.30
L50	S27°45'55"W	46.24
L51	S58°46'07"E	19.53
L52	S20°42'40"E	21.35
L53	S20°49'40"E	20.78
L54	S41°46'15"W	33.95
L55	S83°15'13"W	32.22
L56	S11°58'41"W	20.09
L57	S20°31'45"W	67.88
L58	S89°08'29"W	53.16
L59	S23°03'06"W	57.33
L60	S22°31'31"E	42.22
L61	S88°12'42"E	18.79
L62	S88°12'42"E	25.28
L63	S14°02'48"E	17.97
L64	S88°54'49"W	22.27
L65	S88°54'49"W	27.28
L66	S37°02'26"W	22.37
L67	S02°49'04"W	21.50
L68	N10°43'24"W	30.51
L69	S81°58'28"W	57.02
L70	S11°52'50"W	55.81
L71	S89°08'52"W	101.69
L72	S44°44'41"W	38.91
L73	S83°15'13"W	21.32
L74	S82°17'40"W	32.71
L75	N89°08'52"E	147.31

NUMBER	DIRECTION	DISTANCE
L76	S89°26'52"W	36.11
L77	S44°44'41"W	24.00
L78	S89°08'52"W	15.39
L79	S89°08'52"W	146.47
L80	N20°53'32"E	44.99
L81	S89°08'52"W	66.62
L82	N45°21'19"E	55.60
L83	N47°49'06"E	97.72
L84	S40°36'37"E	15.88
L85	S38°18'10"W	123.88
L86	N46°17'38"E	102.40
L87	N81°57'32"E	48.25
L88	N08°25'51"W	24.45
L89	S40°06'02"W	42.55
L90	S40°02'08"W	19.35
L91	N14°44'03"E	55.15
L92	N34°16'16"E	117.39
L93	N42°27'47"E	65.27
L94	N34°54'31"E	90.39
L95	N45°06'45"E	89.56
L96	N37°00'26"E	49.50
L97	N55°06'05"E	54.28
L98	N27°20'23"E	41.70
L99	N19°17'22"E	34.44
L100	N52°48'51"E	23.94
L101	N40°10'26"E	40.53
L102	N17°29'21"W	10.78
L103	N67°08'48"W	26.80
L104	N43°06'34"E	15.34
L105	N43°06'34"E	25.98
L106	N32°35'08"E	4.97
L107	N81°02'39"E	52.30
L108	N13°31'40"E	46.02
L109	N43°06'34"E	45.95
L110	N16°24'43"E	33.19
L111	N30°09'32"E	81.31
L112	N49°49'54"E	46.17
L113	N32°33'48"E	95.88
L114	N70°14'37"E	41.77
L115	N08°28'11"E	108.50
L116	N43°06'34"E	60.54
L117	N09°19'18"E	33.33
L118	N09°19'18"E	59.57
L119	N24°07'53"E	36.19
L120	N54°36'01"E	35.73
L121	N56°30'28"E	97.41
L122	N07°06'54"E	62.11
L123	N11°13'37"E	33.98
L124	N32°40'23"E	88.25
L125	N17°04'23"E	76.00
L126	N38°49'22"W	54.35
L127	N62°29'11"W	81.03
L128	N88°41'25"E	153.01
L129	S23°57'27"W	95.91
L130	N88°41'25"E	6.88
L131	N88°41'25"E	17.48
L132	N88°41'25"E	20.31
L133	N88°41'25"E	48.72
L134	N63°22'53"E	19.41
L135	N81°28'03"E	27.27
L136	N61°28'51"E	40.41
L137	N08°16'24"E	40.89
L138	N10°37'28"W	61.77
L139	S22°45'18"W	29.49
L140	N20°41'10"E	69.99
L141	N32°49'51"W	35.57
L142	N19°49'06"E	39.75
L143	N10°43'24"W	37.47
L144	N32°36'37"W	47.01
L145	N32°44'50"E	85.82
L146	N59°57'47"E	66.48
L147	N80°01'26"E	87.24
L148	N89°42'05"E	48.67
L149	N41°01'13"E	38.33
L150	N46°42'22"E	33.78

**LINE TABLE**

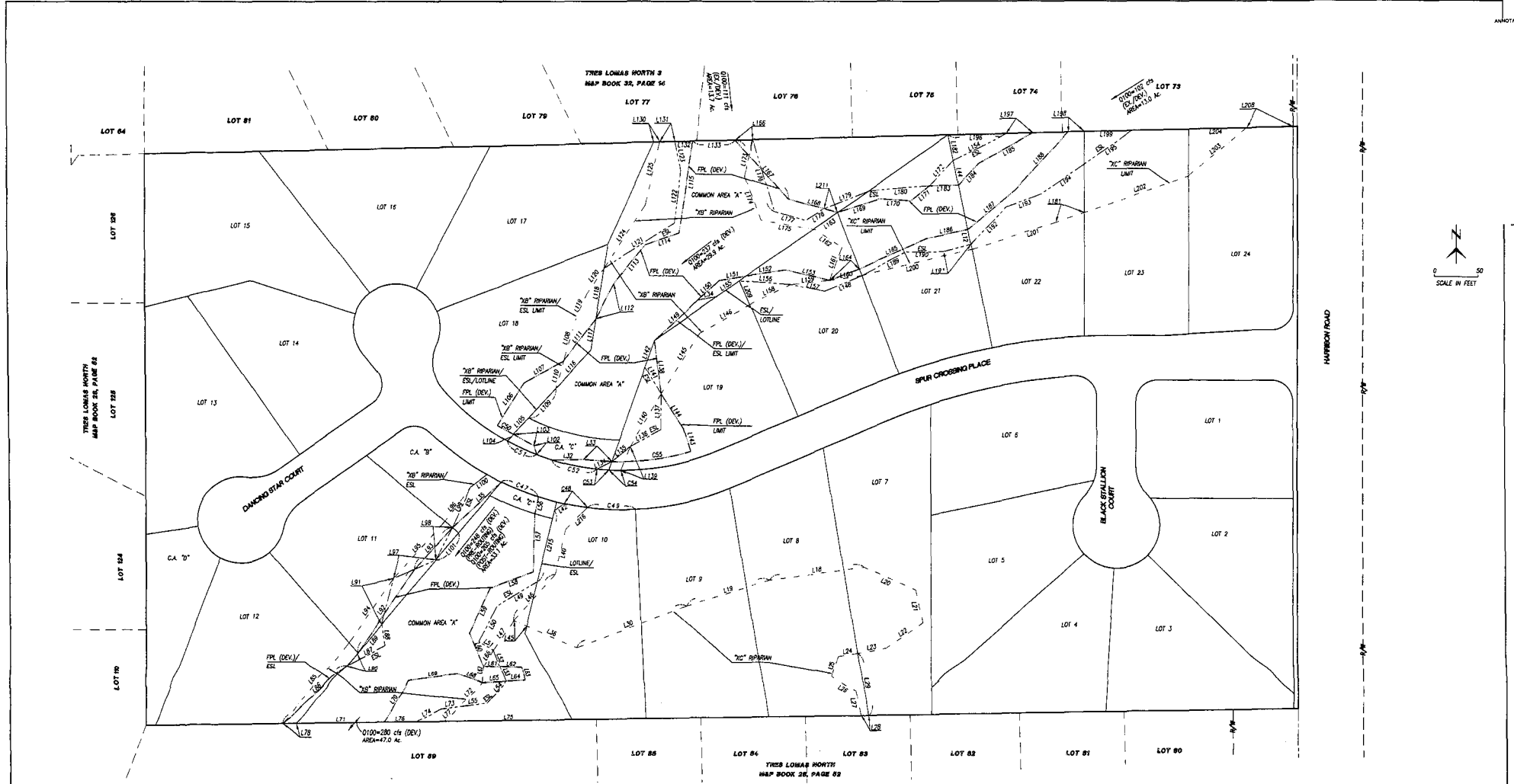
FINAL PLAT for THE RANCHES AT SANTA CATALINA, LOTS 1-24 AND COMMON AREAS 'A' (NATURAL UNDISTURBED OPEN SPACE), 'B' (RECREATION), 'C' (FUNCTIONAL OPEN SPACE) AND 'D' (SEWER/OPEN SPACE) BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, T13S, R15E, G&SRB&M, PIMA COUNTY, ARIZONA



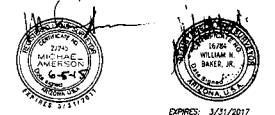
EXPRESS: 3/31/2017  
FOR BOUNDARY SURVEY ONLY FOR INTERIOR SURVEY/GEOMETRY

**Baker & Associates Engineering, Inc.**  
3081 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 319-1950 Fax (520) 319-1930  
#P15FP00006 REF: #P14TP00004, #C09-14-07 JOB #22022 DATE: JUNE 3, 2015 SHEET 3 OF 4

ANNOTATED COPY ANNOTATED COPY



HYDROLOGY INFORMATION PLUS  
 DEV. FLOODPLAIN LINES, EROSION  
 SETBACK LINES AND RIPARIAN LINES  
 DELINEATIONS



FOR BOUNDARY SURVEY ONLY FOR INTERIOR SURVEY/GEOMETRY

FINAL PLAT for  
 THE RANCHES AT SANTA CATALINA, LOTS 1-24 AND COMMON AREAS "A" (NATURAL UNDISTURBED  
 OPEN SPACE), "B" (RECREATION), "C" (FUNCTIONAL OPEN SPACE) AND "D" (SEWER/OPEN SPACE)  
 BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE  
 SOUTHEAST 1/4 OF SECTION 22, T15S, R15E, G&SR&B&M, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.  
 3581 F. Sommer Blvd., Suite #225 Tucson, Arizona 85718 (520) 318-1995 Fax (520) 318-1920

#P15FP00006

REF: #P14TF00004-#C028-14-07 JOB #2202.2 DATE: JUNE 3, 2015 SHEET 4 OF 4



