



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: NOVEMBER 19, 2019

Title: FINAL PLAT FOR MAGEE CENTER II, LOTS 1-6, COMMON AREAS "A" & "B" - P18FP00029

Introduction/Background:

FINAL PLAT TO CREATE A LEGALLY SUBDIVIDED PROPERTY

Discussion:

NO ASSURANCES ARE REQUIRED FOR THIS SUBDIVISION AS IT IS A COMMERCIAL DEVELOPEMNT

Conclusion:

N/A

Recommendation:

STAFF RECOMMENDS APPROVAL

Fiscal Impact:

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: DEVELOPMENT SERVICES

Telephone: 520-724-9900

Contact: ANGIE RANGEL

Telephone: 520-724-6976

Department Director Signature/Date:

Carla A. Blankinship

10/25/19

Deputy County Administrator Signature/Date:

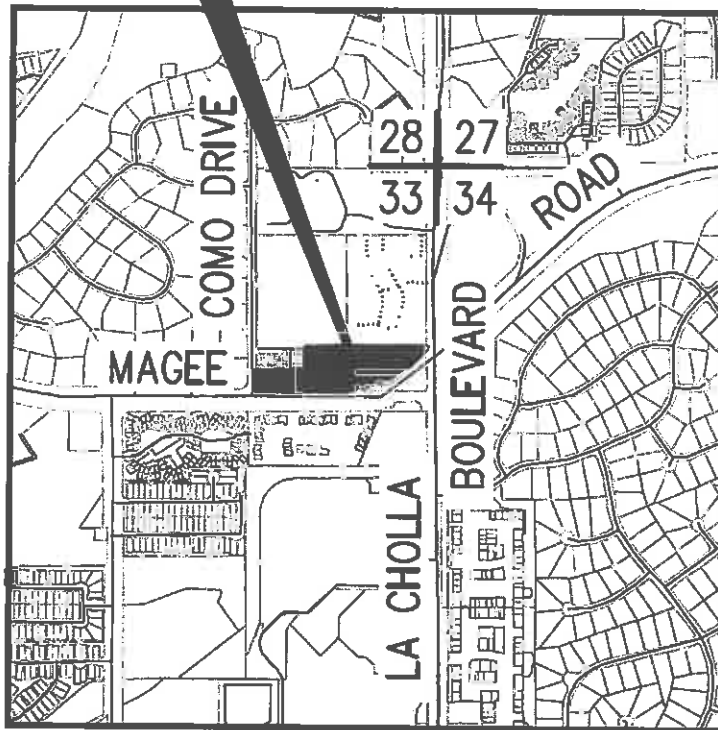
[Signature]

10/25/19

County Administrator Signature/Date:

[Signature] *10/20/2019*

THIS PROJECT



LOCATION MAP

T12S R13E SECTION 33
G&SRM
TUCSON, ARIZONA



3" = 1 MILE

Final Plat for
Magee Center II Lots 1-6
P18FP00029

DEDICATION

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

WE, THE UNDERSIGNED, DO HEREBY WAIVE PIMA COUNTY AND PIMA COUNTY ROAD CONTROL DISTRICT THEIR RESPECTIVE RIGHTS, INCLUDING EMPLOYERS' OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY SPECIFIED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

COMMON AREAS (AND PRIVATE EASEMENTS), AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY AND ANY THIRD PARTY PER RECORDING TITLE, EASEMENT, EASEMENT, AND ACCESS EASEMENTS WITHIN THIS SUBDIVISION.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL SOLE OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING TITLE, EASEMENT, EASEMENT, AND ACCESS EASEMENTS WITHIN THIS SUBDIVISION. OFFICE OF THE PIMA COUNTY RECORDER, THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRIVEWAYS, PRIVATE SERVICE AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

MAGEE CONDO DEVELOPMENT ASSOCIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS DEVELOPER, HEREBY CERTIFIES, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECORDING TITLE, EASEMENT, EASEMENT, AND ACCESS EASEMENTS, IN THE OFFICE OF THE PIMA COUNTY RECORDER.

STATE OF ARIZONA)
COUNTY OF PIMA) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC:

MY COMMISSION EXPIRES _____

ASSURANCE

NO ASSURANCES ARE REQUIRED FOR THIS SUBDIVISION AS IT IS A COMMERCIAL DEVELOPMENT.

BY:

CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

DATE:

ATTEST

I, JALE CASTANEDA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS _____ DAY OF _____, 2019.

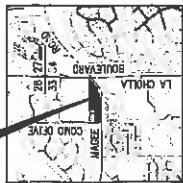
CLERK, BOARD OF SUPERVISORS

DATE:

GENERAL NOTES

1. THE CROSS AREA OF THE SUBDIVISION IS 1.16 ACRES.
2. THE TOTAL AREA OF THE SUBDIVISION IS 1.16 ACRES.
3. THE TOTAL AREA OF THE SUBDIVISION IS 1.16 ACRES.
4. THE SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

THIS PROJECT

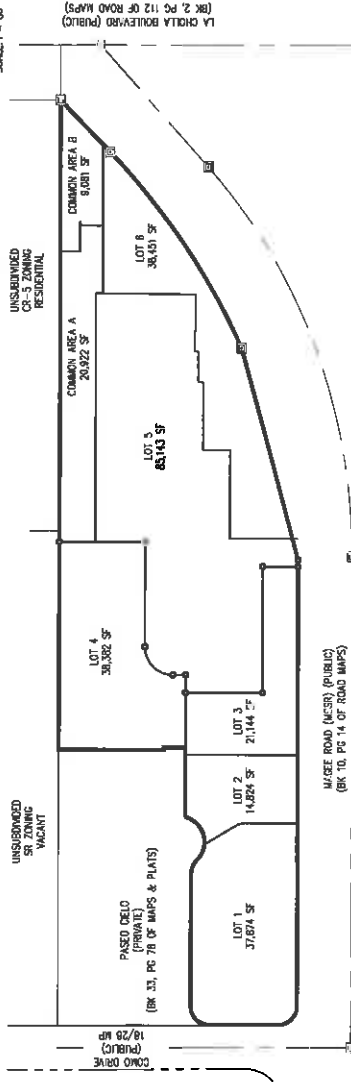


LOCATION MAP
TUCSON, ARIZONA
SECTION 33
TUCSON, ARIZONA

3" = 1 MILE



SCALE 1" = 80'



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING LOT LINE
- FOUND AS NOTED
- SET 1/2" REBAR "XLS 33308"
- DRIVEWAY LOCATION
- CALCULATED
- RECORDED

SHEET INDEX:

SHEET 1 COVER SHEET
SHEETS 2-3 SUBDIVISION BOUNDARY

CERTIFICATION

I HEREBY CERTIFY THAT THE INTERIOR LOTS ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION

JEFFREY A. STANLEY, PE # 12583
EXP. 6-30-2019

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A 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.

GEORGETY K. BRIMMALL, RLS #33308

RECORDING

STATE OF ARIZONA) S.S.
PIMA COUNTY)

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF JAS ENGINEERING, ON THIS _____ DAY OF _____, 2019, AT SCIENCE NUMBER _____, PIMA COUNTY RECORDS.

F. AMI RODRIGUEZ
COUNTY RECORDER

DATE:

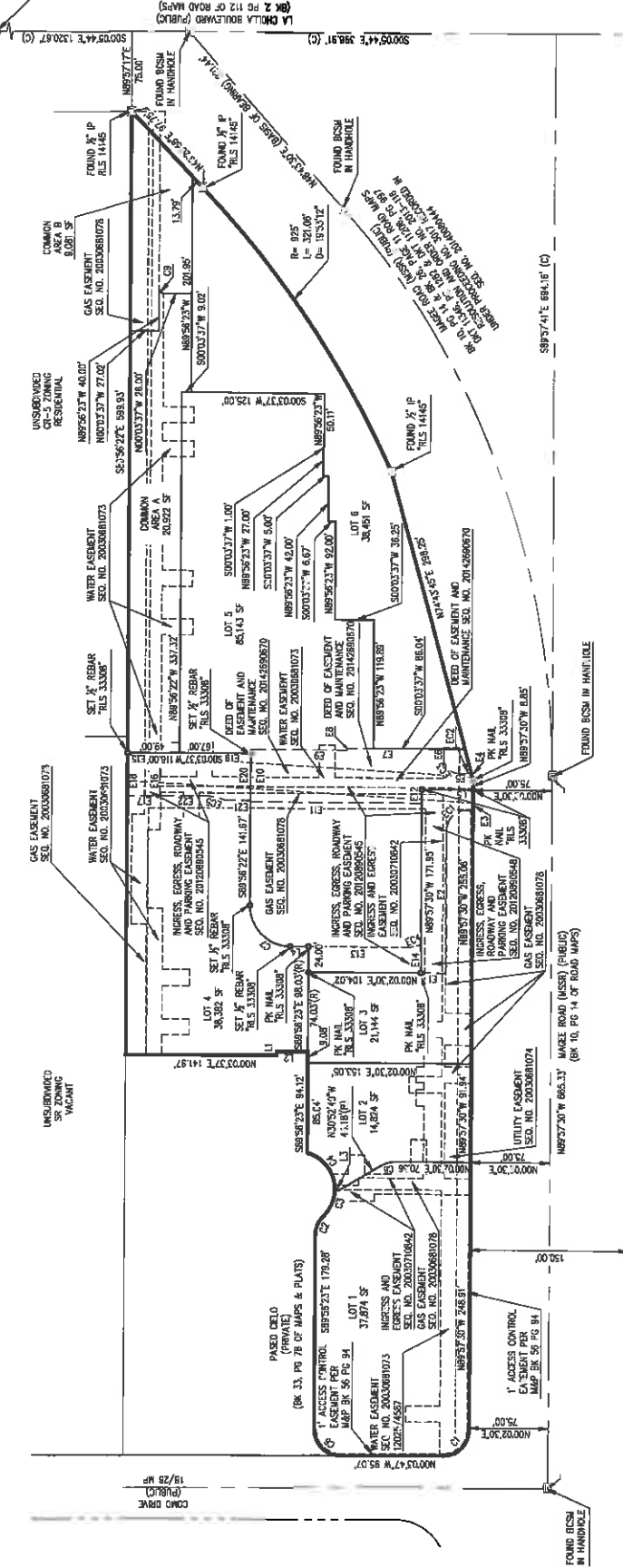
PERMITTING NOTES

1. LOTS 1-3 ARE ZONED CB-2. LOTS 4-8 ARE ZONED CB-2 CONDITIONAL.
2. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING CONDITIONS AS FOUND IN CASE NUMBER CB-2-004 AS APPROVED ON JULY 21, 2018.
3. THIS SUBDIVISION IS SUBJECT TO DESIGN REVIEW COMMITTEE REQUIREMENTS AS FOUND IN CASE NUMBER CB-2-004 AS APPROVED ON APRIL 16, 2018.
4. THIS SUBDIVISION IS SUBJECT TO DESIGN REVIEW COMMITTEE REQUIREMENTS AS FOUND IN CASE NUMBER CB-2-004 AS APPROVED ON APRIL 16, 2018.

NE CORNER SECTION 33
BOOK 36, PG 34 MAP



SCALE 1" = 50'



P18F000009
CADD
CADD-002-004
P18F000009
P18F000009
P18F000009

FINAL PLAT

FOR
MAGEE CENTER II, LOTS 1-6,
COMMON AREA A (PRIVATE
STREETS, UTILITIES, DRAINAGE, &
PARKING) AND COMMON AREA B
(PRIVATE STREETS, UTILITIES,
DRAINAGE, & PARKING)



SECTION 33, T12S, R12E
CASSIDIA, TUCU, ARIZONA

SHEET 2 OF 3

SEQUENCE NO.

EASEMENT LINE TABLE:

EASEMENT 1:

NO	BEARING	DISTANCE
E13	N00°02'30"W	93.21'
E14	N69°57'30"W	26.52'

EASEMENT 2:

NO.	DELTA	RADIUS	LENGTH
E4	S89°37'42"	24.50'	11.21'

EASEMENT 3:

EASEMENT LINE TABLE:
EASEMENT 4:

EASEMENT 4:

E16	N90°00'00"W	39.78'
E17	N00°03'37"E	30.64'
E18	S89°58'22"E	39.78'

EASEMENT 5:

CURRENT LINE FILE:		
EASEMENT 5:		
☐ NOT BEARING	☐ DISTANCE	☐

EASEMENT 6:

E20	S09°30'22"E	44.04'
E21	N90°00'00"W	22.44'
E22	N00°03'37"E	44.61'

EASEMENT 7:

NO	DELYA	RADIUS	LENG
EC3	11°1'24"	96.40'	18.83'

EASEMENT LINE TABLE:

EASEMENT 1:

NO.	BEARING	DISTANCE
E1	S00°02'30"W	24.00'
E2	N89°57'30"W	133.82'
E3	N89°57'30"W	20.39'(M)

EASEMENT 2:

EASEMENT 1:			
NO.	DELTA	RADIUS	LENGTH
E1	112°53'02"	18' 00"	23.56'

EASEMENT 3:

NO.	BEARING	DISTANCE
E3	S89°52'21"	1.00

EASEMENT 4:

NO	BEARING	DISTANCE
E4	N74°43'45"E	7.96'
E5	S00°00'19"W	4.94'
E6	S00°00'19"W	7.96'

EASEMENT 5:

E8	S89°56'23"W	1.47
E9	S00°03'37"W	89.96
E10	S89°56'22"E	48.98

EASEMENT 6:

EASEMENT CURVE TABLE:		
EASEMENT 2:		

EASEMENT 7:

E2	21°24'46"	18.00'	6.73'
E3	89°59'33"	15.00'	23.56'

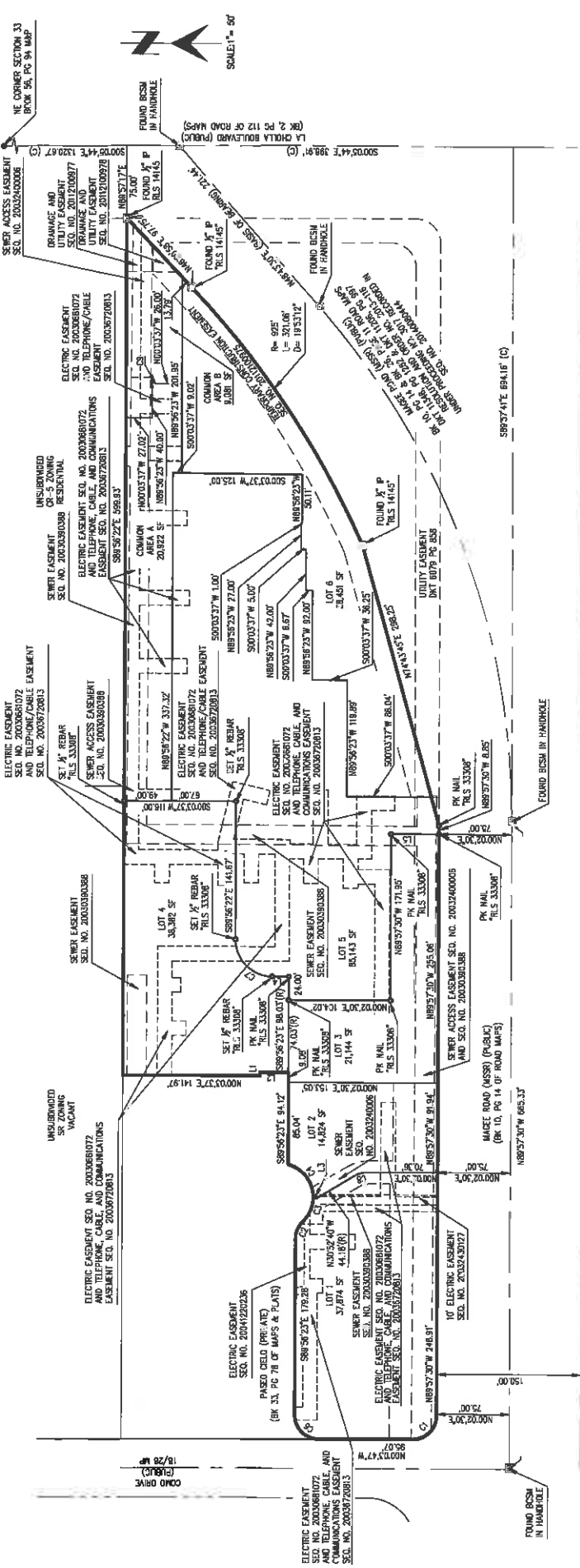
CURVE TABLE:

NO	BEARING	DISTANCE
L1	N89°56'23"W	3.30'
L2	N00°03'37"E	25.01'
L3	S00°03'37"W	3.45'
L4	S00°03'37"W	16.98'
L5	S00°02'37"W	40.76'

CURVE TABLE:			
NO.	DELTA	RADIUS	LENGTH
C1	89°52'45"	25.00'	38.22'
C2	45°32'23"	25.00'	19.88'
C3	45°41'36"	35.00'	27.91'
C4	45°08'25"	35.00'	45.90'
C5	88°52'38"	25.00'	39.20'
C6	90°07'20"	25.00'	38.32'
C7	90°00'00"	38.00'	59.69'
C8	30°55'10"	30.00'	16.18'
C9	20°03'00"	25.00'	7.66'

EASEMENTS SHOWN THIS SHEET:

- WATER EASEMENTS
- ACCESS EASEMENT



LINE TABLE:

NO.	BEARING	DISTANCE
1	N 89° 57' 30" W	171.95'
2	N 89° 57' 30" W	235.06'
3	N 89° 57' 30" W	235.06'
4	N 89° 57' 30" W	235.06'
5	N 89° 57' 30" W	235.06'

EASEMENTS SHOWN THIS SHEET:
SEWER EASEMENT
ELECTRIC EASEMENT
DRAINAGE EASEMENT
BLANKET EASEMENT
ELECTRIC - DWT 342 PG 202

CURVE TABLE:

NO.	DELTA	RADIUS	LENGTH	TANGENT
1	185° 54' 48"	25.00'	39.27'	24.98'
2	185° 54' 48"	25.00'	39.27'	24.98'
3	185° 54' 48"	25.00'	39.27'	24.98'
4	185° 54' 48"	25.00'	39.27'	24.98'
5	185° 54' 48"	25.00'	39.27'	24.98'

P18F000009
C08-00-27
C08-00-04
P102-048
P102-015
P18F000029



FINAL PLAT

FOR
MAGEE CENTER II, LOTS 1-5,
COMMON AREA A (PRIVATE
STREETS, UTILITIES, DRAINAGE, &
PARKING) AND COMMON AREA B
(PRIVATE STREETS, UTILITIES,
DRAINAGE, & PARKING)



A REGULATION OF MAGEE CENTER (C-56 PG 94)
SECTION 33, T12S, R1E
CASSIOWA, TULSA, OK 74103
DATE: 02/14/19