

COB - BOSAIR FORM

11/25/2025 3:20 PM (MST)



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type: Agenda Item

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 12/16/2025

Project Title / Description: P24FP00015 - VERANO, SECTION 10, BLOCK 1, PARCEL G/H, LOTS 1-157 COMMON AREA 'A', 'B', 'C', AND 'E'

Agenda Item Report

Introduction / Background: FINAL PLAT PROCESS WITH ASSURANCES TO CREATE LEGALLY RE-SUBDIVIDED PROPERTY.

Discussion: N/A

Conclusion: N/A

Recommendation: STAFF RECOMMENDS APPROVAL

Fiscal Impact: N/A

Support of Prosperity Initiative: 1. Increase Housing Mobility and Opportunity

Provide information that explains how this activity supports the selected Prosperity Initiative APPROVING THIS PLAT PROVIDES 157 UNITS OF ADDITIONAL HOUSING WITHIN PIMA COUNTY.

Board of Supervisor District: • 2

Department: DEVELOPMENT SERVICES

Name: Thomas Drzazgowski

Telephone: 5207246490

Department Director Signature: _____

Date: 11/26/25

Deputy County Administrator Signature: _____

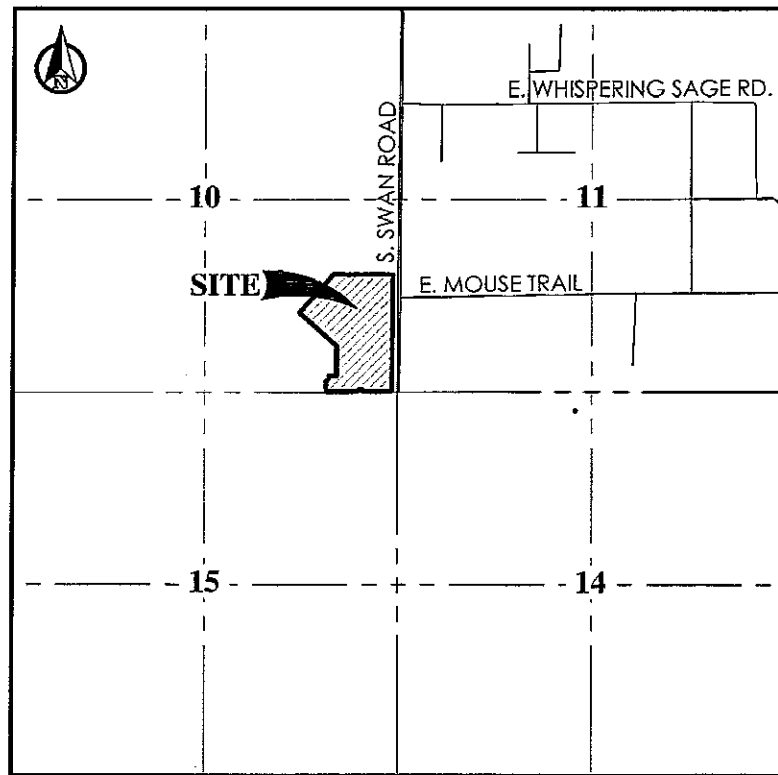
Date: 11/24/2025

County Administrator Signature: _____



Date: _____

11/29/2025



VICINITY MAP

N.T.S.

PORTION OF THE SE 1/4 OF SEC. 10, T16S, R14E.
GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

P24FP00015

FINAL PLAT FOR "VERANO, SECTION 10, BLOCK 1,
PARCEL G/H"

LOTS 1-157, COMMON AREA 'A' (OPEN SPACE), COMMON
AREA 'B' (OPEN SPACE & PRIVATE DRAINAGE),
COMMON AREA 'C' (OPEN SPACE & TRAIL), AND COMMON
AREA 'E' (OPEN SPACE, PRIVATE DRAINAGE, & TRAIL)

FINAL PLAT
OF
"VERANO, SECTION 10, BLOCK 1, PARCEL G/H"
LOTS 1-157, COMMON AREA 'A' (OPEN SPACE), COMMON AREA 'B' (OPEN SPACE & PRIVATE DRAINAGE),
COMMON AREA 'C' (OPEN SPACE & TRAIL), AND COMMON AREA 'D' (OPEN SPACE, PRIVATE DRAINAGE, & TRAIL),
BEING A RE-PLAT OF BLOCK 1, PARCEL G/H OF THE "VERANO, SECTION 10, FINAL BLOCK PLAT"
AS RECORDED IN SEQUENCE NO. 20251270445, PIMA COUNTY RECORDS,
SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 14 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

ASSURANCES:

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 2204,
AS RECORDED IN SEQUENCE NUMBER _____ HAS BEEN PROVIDED TO
GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE
CHAPTER 16.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: _____ DATE _____
CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST:

I, _____ 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 _____, 20____.

BY: _____ DATE _____
CLERK, BOARD OF SUPERVISORS

DEDICATION:

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY
TITLE 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 HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD
CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, 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 REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE
CAUSED BY WATER, WHETHER SURFACE FLOODS OR RAINFALL.

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

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

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 ACCESS,
INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF ABOVEGROUND AND
UNDERGROUND UTILITIES AND PUBLIC SEWERS.

COMMON AREAS 'A'-I, 'B'-J, 'C'-K, 'D'-L, 'E'-M, 'F'-N, 'G'-O, 'H'-P, 'Q'-R, 'S'-T, 'U'-V, 'W'-X, 'Y'-Z, 'AA'-ZZ (AS SHOWN IN THE
"COMMON AREA SUMMARY TABLE" PROVIDED HEREON ON PAGE 2 OF THIS FINAL PLAT), ARE
HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE VERANO COMMUNITY
ASSOCIATION INC., AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVICEDUES, LIENS, RESERVATION AND
EASEMENTS FOR VERANO, RECORDED IN SEQUENCE NUMBER 20230420531, OFFICIAL RECORDS
OF PIMA COUNTY. THE VERANO COMMUNITY ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR
CONTROL, MAINTENANCE AND LIABILITY OF THE COMMON AREAS.

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 NUMBER 20230420531, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS
ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION
TAXES AND LIABILITY FOR THE COMMON AREAS AND PRIVATE EASEMENTS, WITHIN THE
SUBDIVISION.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY
COMPANY, AS TRUSTEE UNDER TRUST NO. 2204, AND NOT OTHERWISE.

BY: _____ DATE _____
TRUST OFFICER

ACKNOWLEDGEMENT

PIMA COUNTY
MARICOPA

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY
APPEARED _____, WHO ACKNOWLEDGED TO BE THE TRUST
OFFICER OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA
LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO, EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



BENEFICIARY

PURSUANT TO SECTION 35-404, A.R.S. THE NAME AND ADDRESS OF THE BENEFICIARY
OF SAID TRUST IS: SBH VERANO LP, 6202 N. Scottsdale Road, Suite 250, Scottsdale, AZ 85253, UNDER TRUST NO. 2204

RECORDING:

STATE OF ARIZONA
PIMA COUNTY
NO. _____
FILE _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF GM/CIVIL ON THIS
_____ DAY OF _____, 20____, IN SEQUENCE NO. _____

GABRIELLA CAZARES-KELLY, PIMA COUNTY RECORDER

BY: _____ DATE _____
DEPUTY

VERANO COMMUNITY ASSOCIATION RATIFICATION
BY THIS RATIFICATION GREGORY MOHL, DULY ELECTED PRESIDENT OF THE VERANO
COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION,
ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

VERANO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____ DATE _____
GREGORY MOHL, PRESIDENT
ACKNOWLEDGEMENT
STATE OF ARIZONA

PIMA COUNTY
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY
APPEARED GREGORY MOHL, WHO ACKNOWLEDGED TO BE THE PRESIDENT OF
VERANO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION,
AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR
THE PURPOSE THEREIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

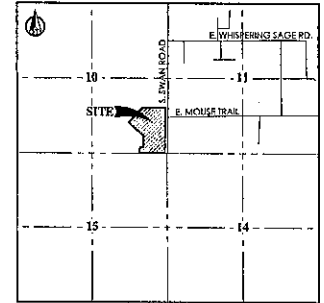


GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 34.775 ACRES (1,514,800 SQ. FT.).
2. ALL PROPOSED STREETS ARE TO BE PUBLIC. TOTAL MILES OF NEW PUBLIC STREETS IS 0.99 MILES.
3. ALL NEW PUBLIC STREET WILL BE DESIGNED IN CONFORMANCE WITH THE LATEST VERSION OF THE PIMA COUNTY
SUBDIVISION AND DEVELOPMENT STREET STANDARDS, PIMA COUNTY ROADWAY DESIGN MANUAL, AND THE SWAN
SOUTHLANDS CONDITIONAL PLAN REQUIREMENTS.
4. THE WATER COMPANY THAT WILL SERVE THIS SUBDIVISION IS GLOBAL WATER - SAGUARO DISTRICT WATER COMPANY, INC.
5. NO REGULATED RIPARIAN HABITAT AREAS ARE WITHIN THE BOUNDARY OF THIS PLAT.
6. ALL LOT CORNERS AND RIGHT-OF-WAY PIS WILL BE SET WITH A 1/2" IRON ROD STAMPED BEARING THE REGISTRATION
NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT THE COMPLETION OF GRADING.
7. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PERMITTING NOTES

1. ZONING FOR THIS DEVELOPMENT IS SWAN SOUTHLANDS SPECIFIC CONDITIONAL PLAN SP/MU & SP/CRS.
2. GROSS DENSITY IS 4.51 RAC (157 LOTS/34.775 ACRES = 4.51).
3. GROSS SUBDIVISION PLAT AREA (SQ. FT.) / PROPOSED NUMBER OF RESIDENTIAL LOTS = THE AVERAGE AREA PER
DWELLING UNIT (1,514,800 SQ. FT. / 157 LOTS = 9,648 SQ. FT.).
4. DEVELOPMENT STANDARDS FOR SP/MU:
 - 4.1. AVERAGE AREA LOT SIZE = 1,000 SQ. FT.
 - 4.2. BUILDING HEIGHT - STORIES/FEET = 4 / 48
 - 4.3. MINIMUM YARD SETBACKS - FRONT = 20 FEET, SIDE = 7 FEET, STREET SIDE = 10 FEET, REAR = 10 FEET.
 - 4.4. DISTANCE BETWEEN BUILDINGS = 10 FEET
 - 4.5. MAXIMUM LOT COVERAGE = 70%
5. DEVELOPMENT STANDARDS FOR SP/CRS:
 - 5.1. AVERAGE AREA LOT SIZE = 5,000 SQ. FT.
 - 5.2. MINIMUM AREA LOT SIZE = 2,000 SQ. FT.
 - 5.3. MINIMUM LOT WIDTH = 60 FEET
 - 5.4. BUILDING HEIGHT - STORIES/FEET = 2 / 34
 - 5.5. MINIMUM YARD SETBACKS - FRONT = 10 FEET, SIDE = 6 FEET, TOTAL SIDE = 6 FEET, STREET SIDE = 10 FEET, REAR = 10 FEET.
 - 5.6. DISTANCE BETWEEN BUILDINGS = 10 FEET
 - 5.7. MAXIMUM LOT COVERAGE = 60%
6. SETBACKS FOR CORNER LOTS ARE EQUAL TO THE RIGHT VISIBILITY TRIANGLE OR THE ZONING DESIGNATION SETBACKS,
WHICHEVER ARE GREATER.
7. THIS PLAT IS SUBJECT TO THE SECOND AMENDED AND REBATED DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR VERANO RECORDED IN SEQUENCE NUMBER 20230420531 WITH THE PIMA COUNTY RECORDERS
OFFICE.
8. THIS SUBDIVISION IS SUBJECT TO THE BOARD OF SUPERVISORS RESOLVING CONDITIONS AS FOLLOWS IN CASE NUMBER
C023-04-001 AS APPROVED ON DECEMBER 7, 2004 AND AMENDED ON JUNE 15, 2010 AND DECEMBER 10, 2014. THE
FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS: "12. NO BUILDING PERMITS WITHIN A SECTION
OF LAND SHALL BE ISSUED WITHOUT ALL APPLICABLE SPECIFIC PLAN REQUIREMENTS THAT SECTION OF LAND, OR PARCEL
ACCORDING TO THE EXCEPTION SPECIFIED IN SECTION 16.7.2.7 OF THE SPECIFIC PLAN, ARE SATISFIED AND THE
PLANNING OFFICIAL ISSUES A CERTIFICATE OF RESOLVING COMPLIANCE."
9. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A DISTRICT AS-BUILT CERTIFICATION FORM SHALL BE COMPLETED BY
A PROFESSIONAL CIVIL ENGINEER REGISTERED IN THE STATE OF ARIZONA FOR ALL DRAINAGE BASINS INCLUDING THEIR
RESPECTIVE DRAINAGE CONVEYANCES AND GRADING REQUIRED TO CONVEY STORMWATER TO THE BASINS.
10. THE RECREATION AREA AMENITIES WITHIN THE INDIVIDUAL TENTATIVE BLOCK PLATS MUST BE FULLY CONSTRUCTED WHEN
75% OF THE LOTS HAVE BEEN RELEASED. ADDITIONALLY, AT 75% RELEASE OF ASSURANCES FOR THE TOTAL NUMBER OF
LOTS (1004) IN THE VERANO MASTER PLANNED COMMUNITY, THE COMMUNITY PARK APPROVED UNDER P227P00006
MUST BE FULLY CONSTRUCTED.



VICINITY MAP

PORTION OF THE SE 1/4 OF SEC. 10, T16S, R14E,
GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

CERTIFICATION OF ENGINEERING:

I, WARREN C. RUSSELL, HEREBY CERTIFY THAT THE GEOMETRIC DESIGN,
FLOODPLAIN LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON
THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

BY: WARREN C. RUSSELL, R.P.E. #39420
GAC/CI
44 E BROADWAY BLVD., SUITE 200-C
TUCSON, ARIZONA 85701
(520) 367-1074



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR
"CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING
THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE,
EXPRESS OR IMPLIED.

CERTIFICATION OF SURVEY:

I, PATRICIA G. JDA, HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS
SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT
ALL EXISTING AND PROPOSED SURVEY MONUMENTS AND MARKERS
SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT
WAS PREPARED UNDER MY DIRECTION.

BY: PATRICIA G. JDA, R.L.S. #46278
ALTA ENVIRONMENTAL
& INFRASTRUCTURE
2023 W. RUTHRAUFF RD., STE. 125
TUCSON, ARIZONA 85705
(520) 370-6651



I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR IN THE STATE OF ARIZONA. DO HEREBY DECLARE THAT THE
INTERIOR GEOMETRY AND EASEMENTS, WERE PROPERLY REVIEWED AND
PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH
THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.

BY: JOHN N. ROGERS, R.L.S. #54332
OM/CI
44 E BROADWAY BLVD., SUITE 200-C
TUCSON, ARIZONA 85701
(520) 367-1074



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR
"CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING
THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE,
EXPRESS OR IMPLIED.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 OVERALL DISPLAY, MONUMENT NOTES,
TRACT SUMMARY TABLE, LEGEND, AND
REFERENCES
SHEETS 3-4 TYPICAL FINAL PLAT SHEETS

OWNER/DEVELOPER:
SBH VERANO LP
6202 N Scottsdale Road Suite 250
Scottsdale, Arizona 85253
ATTN: Bob Bombauer

P24FP00015 P237P00007

September 2025

PREPARED BY:

GMcivil
Engineering & Surveying
44 E BROADWAY BLVD., SUITE 200-C
TUCSON, ARIZONA 85701
(520) 367-1074

SURVEYED BY:

ALTA
ENVIRONMENTAL &
INFRASTRUCTURE
2023 W RUTHRAUFF RD, Ste 125
Tucson, Arizona 85705
(520) 370-6651

SHEET 1 OF 6

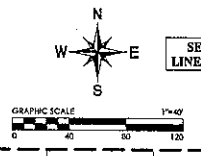
FINAL PLAT OF VERANO, SECTION 10, BLOCK 1, PARCEL G/H

SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 4 FOR
LINE & CURVE TABLES



FUTURE
VERANO, SECTION 10,
BLOCK 1, PARCEL 1

S. AVENIDA RESPECTO

(PUBLIC R/W) E. CALLE CAPILLA

S. AVENIDA GENTILLO

S. SWAN ROAD
BASIS OF BEARING
EAST LINE OF SEC. 10, T14S, R14E
N 0°13'55" E 161.97'

100' TUCUEN ELECTRIC POWER
SEQUENCE NO. 201537942

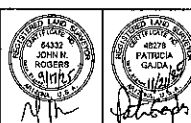
APN: 303-09-077C
UNSUBDIVIDED

SHEET 3 OF 6

P24FP00015
P23TP00007

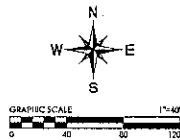
PREPARED BY:

SURVEYED BY:



FINAL PLAT OF VERANO, SECTION 10, BLOCK 1, PARCEL 1, GH

W:\10544A_Verano\CD\CD\02\PRAT\VERANO_FINAL_BLOCK_1_PARCEL_1_GH\10544A-PRAT-VERANO_FINAL_BLOCK_1_PARCEL_1_GH_SHEET3.dwg



SECTION 10, BLOCK 44
OF VERANO, SECTION 10 FINAL BLOCK, PLAT
SEQUENCE NO. 20251270445

PARCEL G/H CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00	46.99	89°44'50"	S49°W 29°W	42.33
C2	25.00	39.38	90°15'10"	N44°53'40"W	35.47
C3	25.00	39.16	89°44'50"	S49°W 29°W	35.28
C4	300.00	105.49	20°11'08"	N10°19'29"E	105.19
C5	300.00	105.49	20°11'08"	N10°19'29"E	105.19
C6	375.00	269.22	41°06'00"	S69°12'05"E	243.47
C7	1000.00	50.19	2°52'29"	N39°55'36"E	50.19
C8	300.00	270.92	51°44'33"	N64°21'38"E	261.81
C9	300.00	113.02	21°35'09"	N11°01'30"E	112.36
C10	25.00	37.47	89°52'28"	S47°17'41"W	34.06
C11	25.00	41.75	99°40'55"	N41°59'37"W	37.96
C12	25.00	39.22	90°00'00"	S49°13'55"E	35.56
C13	25.00	39.22	90°00'00"	N44°46'05"E	35.56
C14	64.50	36.25	32°12'15"	S74°07'47"W	36.78
C15	25.00	39.22	90°00'00"	N44°46'05"E	35.56
C16	52.50	141.48	154°24'30"	N44°46'05"E	102.39
C17	64.50	36.25	32°12'15"	N16°20'00"E	35.76
C18	64.50	36.25	32°12'15"	N16°52'13"E	35.78
C19	25.00	39.22	90°00'00"	N49°13'59"E	35.56
C20	52.50	141.48	154°24'30"	N49°13'55"E	102.39
C21	64.50	36.25	32°12'15"	S73°39'57"E	35.78
C22	25.00	37.47	89°52'28"	N47°17'41"E	34.06
C23	25.00	40.21	92°07'38"	S40°19'53"E	36.02
C24	25.00	41.07	94°07'33"	N47°17'43"E	36.61
C25	25.00	39.22	90°00'00"	S44°46'05"E	35.56
C26	25.00	41.75	99°40'55"	N41°59'37"W	37.96
C27	25.00	39.22	90°00'00"	S49°13'55"E	35.56
C28	64.50	36.25	32°12'15"	S74°07'47"W	35.78
C29	25.00	39.22	90°00'00"	N44°46'05"E	35.56
C30	52.50	141.48	154°24'30"	N44°46'05"E	102.39

PARCEL G/H CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C31	64.50	36.25	32°12'15"	N16°20'00"E	35.78
C32	64.50	36.25	32°12'15"	N16°52'13"E	35.78
C33	25.00	39.22	90°00'00"	N49°13'55"E	35.56
C34	52.50	141.48	154°24'30"	N49°13'55"E	102.39
C35	64.50	36.25	32°12'15"	S73°39'57"E	35.78
C36	25.00	39.22	90°00'00"	N49°13'55"E	35.56
C37	25.00	39.22	90°00'00"	S44°46'05"E	35.56
C38	64.50	36.25	32°12'15"	N74°07'47"E	35.78
C39	25.00	39.22	90°00'00"	S44°46'05"E	35.56
C40	52.50	141.48	154°24'30"	S44°46'05"E	102.39
C41	64.50	36.25	32°12'15"	S16°20'00"W	35.78
C42	25.00	39.22	90°00'00"	N49°13'55"E	35.56
C43	25.00	39.22	90°00'00"	S03°38'05"E	35.56
C44	64.50	36.25	32°12'15"	S44°46'05"E	35.78
C45	25.00	39.22	90°00'00"	S03°38'05"E	35.56
C46	52.50	141.48	154°24'30"	S03°38'05"E	102.39
C47	64.50	36.25	32°12'15"	S57°28'02"W	35.78
C48	322.50	113.62	20°11'08"	S10°19'29"W	113.03
C49	277.50	70.24	14°50'15"	N19°09'57"E	70.66
C50	277.50	71.05	14°40'06"	S19°05'00"W	70.85
C51	322.50	90.40	16°00'36"	N12°23'15"E	90.10
C52	397.50	562.08	37°46'37"	S47°13'17"E	257.36
C53	352.50	227.48	37°00'25"	S47°06'17"E	223.74
C54	977.50	49.06	2°52'33"	S39°55'36"W	49.06
C55	1022.50	51.32	2°52'33"	S39°55'36"W	51.32
C56	322.50	291.24	51°44'33"	S44°21'38"W	281.45
C57	377.50	250.40	51°44'33"	S44°21'38"W	242.17
C58	322.50	98.20	17°37'37"	S19°05'16"W	97.90
C59	277.50	77.03	15°41'15"	N13°51'57"E	76.78

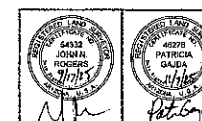
PARCEL G/H LINE TABLE			PARCEL G/H LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S89°41'54"W	45.00	L12	S47°52'37"E	39.02
L2	N44°46'05"W	16.97	L13	S20°25'03"W	67.08
L3	N49°13'55"E	16.97	L14	S20°25'03"E	67.08
L4	N49°13'55"E	16.97	L15	N89°46'05"W	27.89
L5	N07°20'02"E	67.08	L16	N89°46'05"W	26.99
L6	N44°46'05"W	16.97	L17	S21°49'04"W	17.23
L7	N56°21'55"E	16.97	L18	N21°49'04"E	35.04
L8	S49°13'55"W	16.97	L19	S40°29'51"W	39.30
L9	N21°49'04"E	26.13	L20	N49°09'01"E	28.49
L10	S47°46'58"E	39.57	L21	S71°32'34"W	10.00
L11	S59°14'38"E	39.02	L22	N71°32'34"E	15.18

P24FP00015
P23TP00007

SHEET 4 OF 6

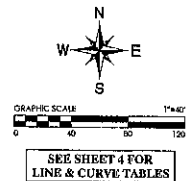
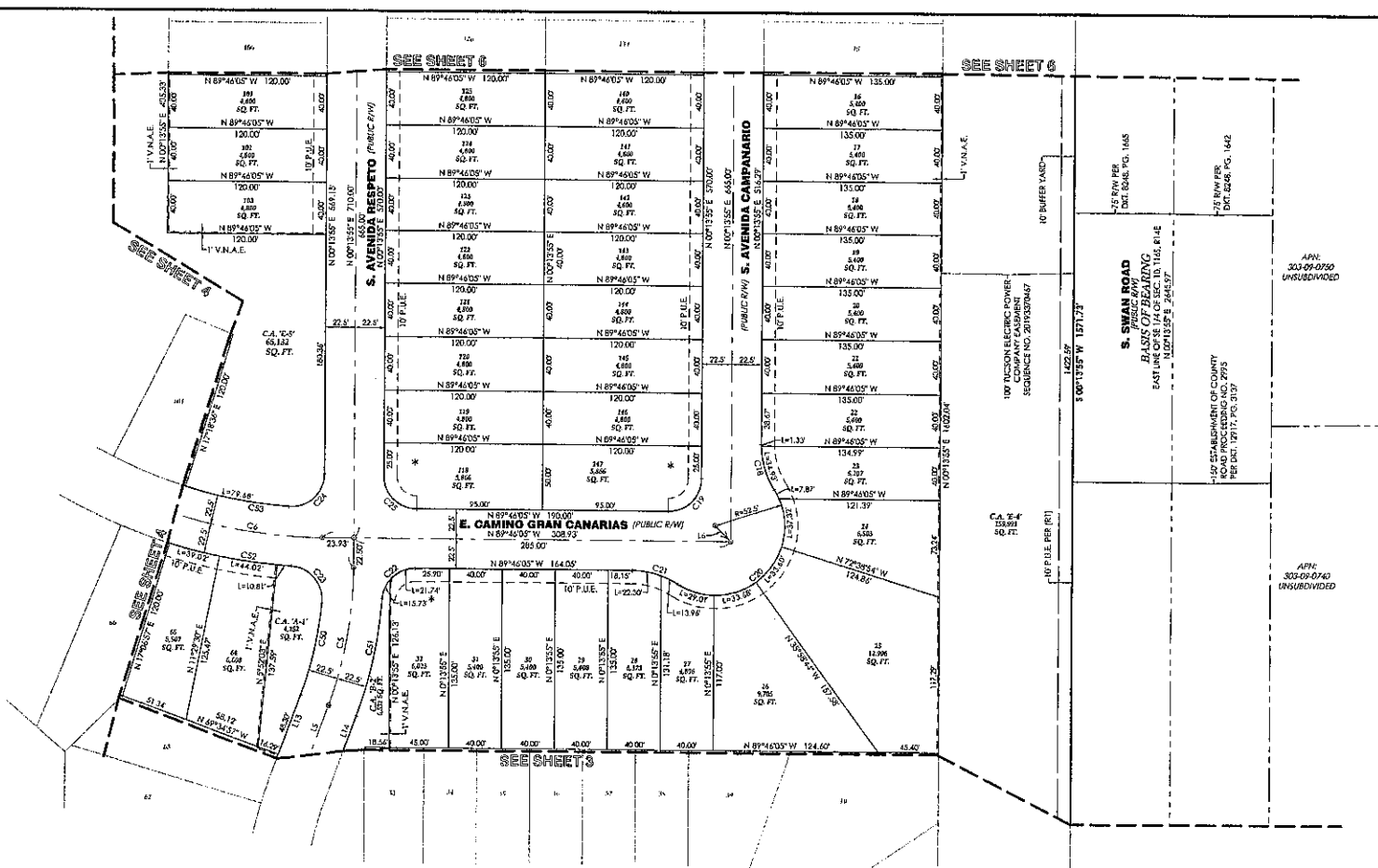
PREPARED BY:

SURVEYED BY:



FINAL PLAT OF VERANO, SECTION 10, BLOCK 1, PARCEL G/H

W:\10584_Verano\COG\2025\PLAT\03\FINAL\BLOCK 1 PARCEL G/H\2025\PLAT\PARCEL CHANGES.dwg



FINAL PLAT OF VERANO, SECTION 10, BLOCK 1, PARCEL G/1*

P24FP00015
P23TP00007

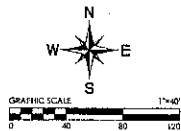
SHEET 5 OF 6

PREPARED BY:

SURVEYED BY:

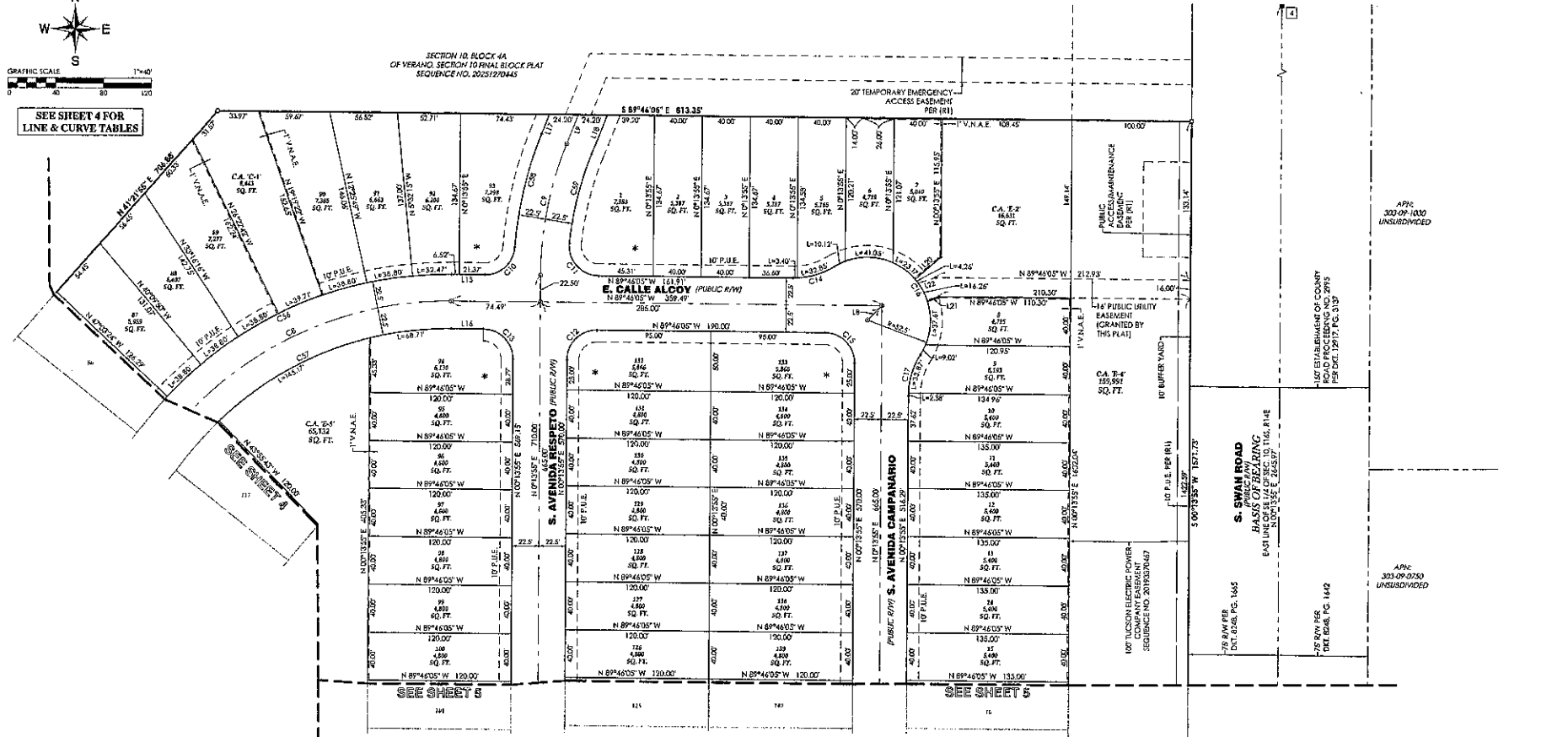


\\109544 - Verano\COO\02-214\VERANO\44-44\BLOCK 1\PARCEL G\1\VERANO\FINAL\PARCEL G-1-SHEETS.dwg



SEE SHEET 4 FOR
LINE & CURVE TABLES

SECTION 10, BLOCK 4A
OF VERANO, SECTION 10 FINAL BLOCK PLAT
SEQUENCE NO. 20251270445

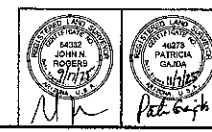


P24FP00015
P23TP00007

SHEET 6 OF 6

PREPARED BY:

SURVEYED BY:



FINAL PLAT OF VERANO, SECTION 10, BLOCK 4, PARCELS 64*

W:\1954A - Verano\COGOUT\PLAT\FINAL BLOCK\PARCEL CH\1954A-4FAT\PARCEL CH\SHEET6.dwg

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
[P24FP00015,P23TP00007]

THIS AGREEMENT is made and entered into by and between SBH Verano LP, an Arizona limited liability company or successors in interest ("Subdivider"), Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company ("Trustee"), as trustee under Trust No. 2304; and Pima County, Arizona ("County").

1. RECITALS

1.1. Subdivider is the beneficiary and Trustee is the trustee of a trust which owns land ("the Land") located in Pima County, Arizona and described in paragraph 2.1 of this agreement.

1.2. County, Subdivider and Trustee wish to establish specific terms, conditions, and guidelines relating to the subdivision of the Land and construction of related improvements to comply with A.R.S. § 11-821.

2. AGREEMENT

Based on the foregoing recitals, which are incorporated here as the intent of the parties, and in consideration of County's approval of a final plat for the Land, County, Subdivider and Trustee agree as follows:

2.1. *Property Description.* The Land is all of the real property which is the subject of the subdivision plat ("the Subdivision Plat") identified as Final Plat of "Verano, Parcel G/H" Lots 1-157, Common Area "A" (Open Space), Common Area "B" (Open Space & Private Drainage), Common Area "C" (Open Space & Trail), and Common Area "E" (Open Space, Private Drainage, & Trail) recorded in Sequence number _____ on the _____ day of _____, 20____, in the Office of the Pima County Recorder.

2.2. *Construction of Subdivision Improvements.* As a condition of subdivision approval, Subdivider hereby agrees to construct all subdivision improvements ("the Subdivision Improvements") contemplated by the Subdivision Plat, rezoning conditions, and any associated site construction permits, including but not limited to onsite and offsite streets, sanitary sewers (if necessary), water and electric utilities, drainage and flood control improvements, parks, trails or other recreational facilities, other required infrastructure, and riparian habitat mitigation or payment of the riparian habitat mitigation in-lieu fee.

2.3. *Existing Utilities.* Any relocation or modification of existing utilities or public improvements required in order to construct the Subdivision Improvements shall be done at no expense to the public. Subdividers performance of this requirement shall be considered in determining whether to release assurances under paragraphs 2.5 and 2.6.

2.4. *Assurance of Construction.* This agreement is submitted as an assurance that Subdivider will construct the Subdivision Improvements, as required by A.R.S. § 11-821 and Pima County Zoning Code Chapter 18.69.

2.5. *Limitation on Transfer of Title.* Trustee shall not convey title to any of the Land without obtaining prior written approval from County in the form of a Release of Assurance. A Release of Assurance shall not be provided by County until the Subdivision Improvements are completed in accordance with paragraph 2.12.

2.6. *Partial Release of Assurances.* County shall issue a Release of Assurance for some of the lots depicted on the Subdivision Plat if all of the following have occurred:

A. All of the Subdivision Improvements required in connection with the released lots have been completed in accordance with paragraph 2.12, and

B. County finds that the released lots and the Subdivision Improvements required in connection with them can be used and maintained separately from the Subdivision Improvements not yet completed in accordance with paragraph 2.12, and

C. Recreation area in-lieu fee, if applicable, has been paid to the county for the entire subdivision, prior to a release of greater than 75% of total subdivision lots.

2.7. *Deposit Receipt Agreements.* Notwithstanding paragraph 2.5, Trustee may enter into a deposit receipt agreement for the sale of the Land or any portion of it if the agreement clearly states that no portion of the Land shall be conveyed until Subdivider performs its obligations under this agreement.

2.8. *Bulk Sales.* Notwithstanding paragraph 2.5, Trustee may sell and convey all of the Land in one transaction to a single purchaser who has entered into a satisfactory assurance agreement with County, assuring completion of the Subdivision Improvements.

2.9. *Conveyance Out of Trust for the Purpose of Encumbrance.* Notwithstanding paragraph 2.5, Trustee may convey all or part of the Land to the Subdivider for the sole purpose of encumbering the Land by the recording of mortgages or deeds of trust, provided that the Land is thereafter immediately reconveyed into the trust.

2.10. *Real Property Taxes.* All real property taxes on the Land shall be paid before the taxes are delinquent as defined by A.R.S. 42-18052(B). If the real property taxes on the Land, including any lot or portion of common area, become delinquent, this agreement will be in default.

2.11. *Substitution of Assurances.* Subdivider may submit substitute assurances in a form and amount acceptable to County at any time during which this agreement is not in default.

2.12. *Completion of the Subdivision Improvements.* The Subdivision Improvements shall be completed by Subdivider not more than four years after the date of this agreement. The Subdivision Improvements shall not be considered completed until after they have been constructed in accordance with the Subdivision Plat, rezoning conditions, associated site construction permits, and after County has inspected them and finds them to be in compliance with the plans.

2.13. *Acceptance of the Subdivision Improvements.* County shall not accept maintenance responsibility for any of the Subdivision Improvements unless and until all of the following have occurred:

A. They have been completed in accordance with paragraph 2.12.

B. They have been dedicated to County by the Subdivision Plat or by some other instrument of record.

C. The dedication has been accepted by the Pima County Board of Supervisors as evidenced by approval of the dedication on the Subdivision Plat or by some other formal action.

2.14. *Default, Non-Compliance; County's Options.* This agreement is in default if either the Subdivider or Trustee fails to comply with obligations under this agreement. If this agreement is in default, the County may exercise any or all options below at its sole discretion:

A. The County may re-plat all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plat to approximately the same boundary configurations of record which existed before the recording of the Subdivision Plat. The Subdivider authorizes the County to execute, on behalf of Subdivider, the re-plat described in this section. The re-plat may exclude any dedications to the public which were made on the Subdivision Plat which are necessary to serve either portions of the Land which are not re-platted, or to serve the public. Subdivider shall pay the reasonable costs incurred in re-platting. Notice of default and intent to re-plat will be sent to the last known address of Subdivider and Trustee by certified mail not less than thirty days before County exercises its option to re-plat under this paragraph.

B. If site conditions change after the Subdivider fails to comply with this agreement, the County may require that Subdivider submit evidence that the Tentative and Final Plat comply with current regulations, under current site conditions. If the County determines that the Tentative Plat or Final Plat does not comply, Subdivider shall submit revisions to the plat, to the County with applicable fees. If the revisions are approved by the Board of Supervisors, the date specified in Section 2.12 of this agreement may be extended by up to four years from the approval date. This subsection is not applicable to Block Plats for master planned communities.

C. The County may withhold the issuance of permits for building regulated by Title 15 of the Pima County Code or work regulated by Title 18 of the Pima County Code.

2.15. *Incorporation and Annexation.* If the Land is incorporated as or annexed by a city or town, the city or town shall automatically succeed to all benefits and duties of County under this agreement.

2.16. *Termination.* This agreement shall remain in full force and effect until one of the following has occurred:

A. The Subdivision Improvements have been completed and approved by County in accordance with paragraph 2.11 and a Release of Assurances with respect to all the Land has been recorded in the Office of the Pima County Recorder in accordance with paragraph 2.5; or

B. A new subdivision plat has been recorded for the Land in compliance with any and all applicable laws and regulations; or

C. A substitute assurance agreement has been executed by and between Subdivider and County in accordance with paragraph 2.11.

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 20____, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: SBH Verano LP, an Arizona limited liability company

Chair, Board of Supervisors

By: AGS LLC
an Arizona limited liability company
Its: General Partner

By: Sean T. Walters
Name: Sean T. Walters
Its: Manager

ATTEST:

TRUSTEE: Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No 2304, only and not otherwise

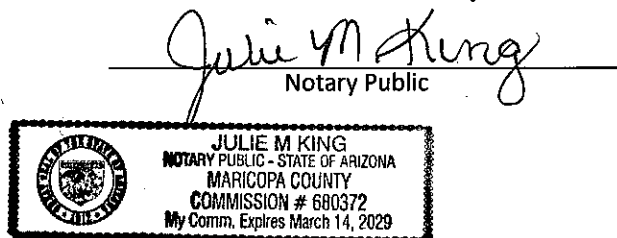
Clerk of the Board

By: _____
Name: Shaun Tessensohn
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 26th day of September, 2025, by Sean T. Walters, the Manager of AGS LLC, an Arizona limited liability company, the General Partner of SBH Verano LP ("Subdivider"), an Arizona limited partnership.

My Commission Expires:
3/14/2029



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Shaun Tessensohn, Trust Officer of Landmark Title Assurance Agency of Arizona, LLC ("Trustee"), an Arizona limited liability company, as trustee under trust number 2304, only and not otherwise.

My Commission Expires:

Notary Public

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 20____, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: SBH Verano LP, an Arizona limited liability company

Chair, Board of Supervisors

By: AGS LLC
an Arizona limited liability company
Its: General Partner

By: _____
Name: Sean T. Walters
Its: Manager

ATTEST:

TRUSTEE: Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No 2304, only and not otherwise

Clerk of the Board

By: _____
Name: Shaun Tessensohn
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Sean T. Walters, the Manager of AGS LLC, an Arizona limited liability company, the General Partner of SBH Verano LP ("Subdivider"), an Arizona limited partnership.

Notary Public

My Commission Expires:

STATE OF ARIZONA)
County of ~~Pima~~ MARICOPA)

The foregoing instrument was acknowledged before me this 24TH day of September, 2025, by Shaun Tessensohn, Trust Officer of Landmark Title Assurance Agency of Arizona, LLC ("Trustee"), an Arizona limited liability company, as trustee under trust number 2304, only and not otherwise.

My Commission Expires:
June 19, 2028



Notary Public