

COB - BOSAIR FORM

08/29/2025 11:10 AM (MST)



Welcome to the Board of Supervisors Agenda Item Report (BOSAIR) Form.

This form is used to submit agenda items for Board of Supervisors consideration, including contracts, awards, grants, amendments, and other official actions.

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

Record Number:

Award Type: Agenda Item

Requested Board Meeting Date: 09/16/2025

Agenda Item Report

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

Record Number:

Title: P24FP00012 - A FINAL PLAT FOR VAIL CROSSINGS/INTERSTATE, LOTS 1-701 AND COMMON AREAS "A" AND "B".

Introduction / Background: FINAL PLAT PROCESS TO CREATE LEGALLY SUBDIVIDED PROPERTY

Discussion: NA

Conclusion: NA

Recommendation: STAFF RECOMMENDS APPROVAL

Fiscal Impact: NA

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

Provide information that explains how this activity supports the selected Prosperity Initiative BY APPROVING THIS PLAT, THIS PROVIDES AN ADDITIONAL 701 UNITS OF HOUSING WITHIN PIMA COUNTY.

Board of Supervisor District: • 4

Department: DEVELOPMENT SERVICES

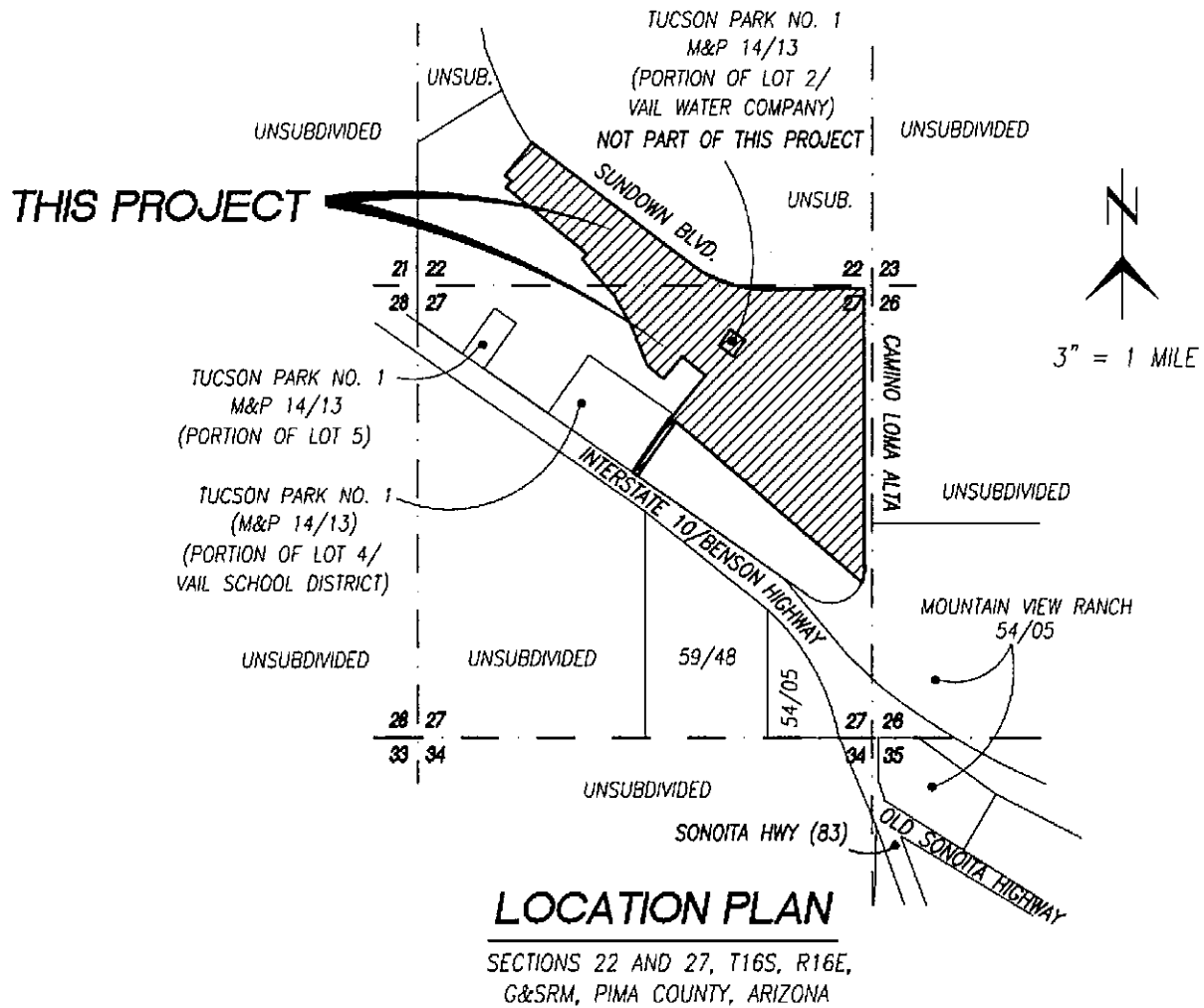
Name:
Marwan Sami

Telephone: 5207246490

Department Director Signature:  Date: 8-29-25

Deputy County Administrator Signature:  Date: 8/29/2025

County Administrator Signature:  Date: 8/29/2025



P24FP00012

VAIL CROSSINGS/INTERSTATE 10.

LOTS 1-701, AND

COMMON AREAS "A" AND "B"



Subdivision Plat Approval Routing Sheet

- ☐ Development Services Director
- ☐ Deputy County Administrator for Public Works
- ☐ County Administrator
- ☐ Deputy County Administrator for Public Works

Once completed, please email BuildingSafetyAdmin@pima.gov or call 724-7576 to notify Development Services that the signed package is ready for pickup (as we need to perform additional processing prior to delivering to the Clerk of the Board).

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAN, 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 SUCCESSIONS, AGENTS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEDICATED ON THIS PLAN AND TO THE EXTENT OF REASONS OF FLOODING, FLOODING, 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 UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION AND MAINTENANCE AND REPLACEMENT OF PUBLIC SEWER SYSTEMS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAN.

ALL COMMON AREAS, 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 PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION AND MAINTENANCE AND REPLACEMENT OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWER SYSTEMS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS (LOTS 1 - 701) AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. _____ IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ASSUME THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR ALL COMMON AREAS WITHIN THE SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, INC.

AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NUMBER 80.572 AND NOT IN ITS CORPORATE CAPACITY.

Rachel Cunningham
TRUST OFFICER

BENEFICIARY

BP VAIL PARTNERS, L.L.C.
70 E. CONGRESS STREET, SUITE 300, TUCSON, AZ 85701

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF PIMA

ON THIS, THE 20th DAY OF August, 2025, BEFORE ME PERSONALLY APPEARED RACHEL CUNNINGHAM, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NUMBER 80.572 AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICER, WAS AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

Stephanie J. Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 25, 2027



RIPARIAN HABITAT CALCULATIONS - RESIDENTIAL AREA

(LOTS 1 - 701)

AMOUNT OF CLASS "C" REGULATED RIPARIAN HABITAT: 214 ACRES
AMOUNT OF CLASS "D" REGULATED RIPARIAN HABITAT: 1.33 ACRES
TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT WITHIN THIS PLAN (RESIDENTIAL LOTS 1-701): 215.33 ACRES
AMOUNT OF DISTURBED "C" REGULATED RIPARIAN HABITAT: 121 ACRES
AMOUNT OF DISTURBED "D" REGULATED RIPARIAN HABITAT: 1.1 ACRES
TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT (DISTURBED AND UNDISTURBED) (RESIDENTIAL LOTS 1-701): 214 ACRES

THIS PROJECT IS SUBJECT TO AN APPROVED RIPARIAN ASSESSMENT PLAN.

MIXED USE RESIDENTIAL CALCULATIONS

TOTAL PROJECT ACREAGE	283 ACRES
MINUS OPEN SPACE PLUS ACREAGE SET-ASIDE PRODUCTION	-20.1 ACRES
NET ACREAGE	272.9 ACRES
SITE USE CALCULATION (NET ACREAGE * 50%)	136.5 ACRES
PROPOSED COMMERCIAL/NOH-RESIDENTIAL	136.7 ACRES 50.1%
PROPOSED RESIDENTIAL	136.3 ACRES 49.9%

GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS 159 ACRES.
- THE TOTAL AREA OF COMMON AREA "A" (OPEN/PRIVATE DRAINAGE) IS 22.6 ACRES (1032,286 S.F.).
THE TOTAL AREA OF COMMON AREA "B" (OPEN/PRIVATE DRAINAGE/PARK) IS 16.8 ACRES (734,087 S.F.).
- TOTAL MILES OF NEW PUBLIC STREETS IS 7.0.
- TOTAL MILES OF NEW PRIVATE STREETS IS 0.1 MILES.
- THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL SUBDIVISION STREETS WILL BE DESIGNED IN CONFORMANCE WITH THE SUBDIVISION AND DEVELOPMENT STREET STANDARDS.
- RIPARIAN HABITAT MITIGATION HAS BEEN ACCEPSED THROUGH AN IN-LEU FEE IN THE AMOUNT OF \$25,000.00 IN-LEU OF ON-SITE PLANTING FOR THIS PROJECT.

PERMITTING NOTES

- THERE WILL BE NO FURTHER SUBDIVISION OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
- EXISTING ZONING IS C-1.
- GROSS DENSITY FOR THE RESIDENTIAL AREA IS 2.18 AC.
- THIS PROJECT IS SUBJECT TO THE DESIGN REVIEW COMMITTEE CASE #202000010, DENY APPROVAL MEMORANDUM OF DECISION DATED FEBRUARY 21, 2021. ALL APPLICABLE CONDITIONS ARE SHOWN ON THE 2/27/2023 MEMORANDUM OF DECISION. SEE ALSO "MIXED-USE RESIDENTIAL CALCULATIONS" CHART BELOW.
- IN ADDITION TO THE ITEMS SHOWN ON THE FOLLOWING SHEETS, THIS SITE IS ALSO SUBJECT TO THE FOLLOWING IDENTIFIED TITLE ITEMS:
 - COMMUNICATIONS EASEMENT PER MISC. REC. 102/491, DKT. 989/327 (BLANKET)
 - COMMUNICATIONS EASEMENT PER MISC. REC. 108/131 (BLANKET)
 - ELECTRIC EASEMENT PER DKT. 1413/476, DKT. 1413/477
- PRIVATELY OWNED RECREATION AREAS AND RECREATION FEATURES SHALL BE COMPLETED IN ACCORDANCE WITH THE RECREATION AREA PLAN (PUMP) AND BE FULLY FUNCTIONAL BY THE TIME 75% OF THE RELEASE OF ASSURANCES FOR SPS LOTS HAVE BEEN ISSUED.
- BUILDING PERMITS FOR LOTS 15-21, 111-123, 130-132 AND 136-142 SHALL NOT BE ISSUED UNTIL THE ACCESS EASEMENTS REFERENCED AT VICINITY NUMBER 20152290834 HAS BEEN ASSIGNED BY SEPARATE INSTRUMENT.
- STATE SEWER EASEMENTS (RETROE "X" PER THE TENTH PLAT) WILL BE RECORDED BY SEPARATE INSTRUMENT.

BASIS OF BEARING

THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, AS SHOWN ON THIS MAP, BEARING OF SAID LINE IS N00°57'16"W (SEE SHEET #14)

RECORDING DATA

SEQUENCE NO. _____
FILE _____
STATE OF ARIZONA 1 S S
COUNTY OF PIMA
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER & ASSOCIATES ENGINEERING, INC. ON THIS _____ DAY OF _____, 20____ AT _____ M. BUSINESS HOURS AND OFFICIAL SEAL, DAY AND YEAR ABOVE WRITTEN.
JACQUELINE CAPRIS-KELLY
BY _____ DEPUTY

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SECONDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL UNRESOLVED IMPROVEMENTS INDICATED HEREON ACCURATELY SHOW, AND THEIR LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN.

RONALD P. FOWLER, JR.
DEED ENGINEERING COMPANY
REGISTERED LAND SURVEYOR NO. 35544
STATE OF ARIZONA

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAN WAS PREPARED UNDER MY SUPERVISION.

WILLIAM M. BACON, JR.
BACON & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 10724
STATE OF ARIZONA

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

JANORAC WANG
CWJ DRAINAGE ENGINEERING, INC.
REGISTERED ENGINEER NO. 43581
STATE OF ARIZONA

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NUMBER 80.572 FROM FIDELITY NATIONAL TITLE AGENCY, INC., AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18-69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

CLERK, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

DATE

ATTEST

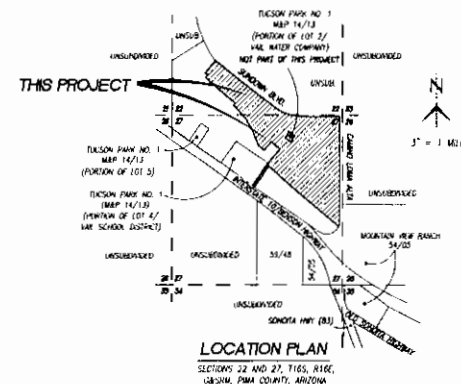
I, MELISSA WAINWRIGHT, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE _____ DAY OF _____, 20____.

CLERK, BOARD OF SUPERVISORS

DATE

SHEET INDEX

SHEET #1	COVER SHEET, NOTES
SHEET #2	SHEET/KEY MAP
SHEET #3 - #22	PLAN SHEETS
SHEET #23	SOFT VERTICAL TRIANGLE DETAILS
SHEET #24	CURVE AND LINE TABLES



LEGEND

- △ SURVEY MONUMENT TO BE SET
- SET SURVEY MONUMENT TAGGED "SLS 71039" EXCEPT WHERE OTHERWISE SHOWN
- (R1) RECORD DIMENSION SEQ. 20182770140
- (R2) RECORD DIMENSION MAP 14/13
- (R3) RECORD DIMENSION MAP 14/47
- 1" ON 1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
- SUBDIVISION BOUNDARY
- (C) CURVE DATA (SEE TABLE, SHEET #24)
- M-C1 MISCELLANEOUS CURVE DATA (SEE TABLE, SHEET #24)
- LIG LINE DATA (SEE TABLE, SHEET #24)
- M-L1 MISCELLANEOUS LINE DATA (SEE TABLE, SHEET #24)
- (R) ROAD
- NEW RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTERLINE
- ★ ADDRESSING/ACCESS LOCATION
- EASEMENT LINE AS SHOWN (SEE ALSO "EASEMENT KEYNOTES" CHARTS)
- REGULATED RIPARIAN HABITAT LINE - SET RIPARIAN HABITAT KEYNOTES FOR DESIGNATIONS. SEE ALSO RIPARIAN HABITAT CHART, THIS SHEET

ADMINISTRATIVE ADDRESS

12700 E. SUNDOWN BOULEVARD, SUITE 42, 85641

FINAL PLAT for
VAIL CROSSINGS/INTERSTATE 10, LOTS 1-701
BLOCK "I" (WELL SITE EXPANSION), COMMON AREAS "A" (OPEN/PRIVATE DRAINAGE) AND "B" (OPEN/PRIVATE DRAINAGE/PARK)
BEING A RESUBDIVISION OF LOT 2 AND A PORTION OF LOTS 1, 3, 4 AND 5
AS RECORDED IN TUCSON PARK NO. 1, MAPS & PLATS 14-13
LOCATED IN SECTION 22 AND 27, TOWNSHIP 16 SOUTH,
RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
3561 E. Sunset Drive Suite #279 Tucson Arizona 85718 (520) 818 1900 Fax (520) 218 1900

#P24FP00012

H# #P24FP00001, #P24FP00010 308 #7459 4 DATE: AUGUST 18, 2025 SHEET 1 OF 24

SEQUENCE #

SEQUENCE #

RIPARIAN HABITAT KEYNOTES

- 1 RIPARIAN CLASS "D" HABITAT - UNDISTURBED
- 2 RIPARIAN CLASS "D" HABITAT - UNDISTURBED
- 3 RIPARIAN CLASS "D" HABITAT - 1-42 ACRES DISTURBANCE
- 4 RIPARIAN CLASS "D" HABITAT - 42 ACRES DISTURBANCE
- 5 RIPARIAN CLASS "D" HABITAT - 47 ACRES DISTURBANCE
- 6 RIPARIAN CLASS "D" HABITAT - 52 ACRES DISTURBANCE
- 7 RIPARIAN CLASS "D" HABITAT - 63 ACRES DISTURBANCE
- 8 RIPARIAN CLASS "D" HABITAT - 68 ACRES DISTURBANCE

OFFSITE DRAINAGE/MAINTENANCE ACCESS EASEMENT KEYNOTE

- A LOCATION OF NEW DRAINAGE/MAINTENANCE ACCESS EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT

NEW EASEMENT KEYNOTES

- 1 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 2 SIGHT VISIBILITY TRIANGLE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAN - SEE DETAILS, SHEET #23
- 3 NEW UNPAVED WALKWAY DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN - SEE DETAILS, SHEETS #5, 7, 8, 11, 14 AND #16
- 4 NEW 15'x15' ELECING JUNCTION GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAN

EXISTING EASEMENT KEYNOTES

- 1 30' UTILITY/ATP/JOE/HEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 2 30' UTILITY/ATP/JOE/HEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)
- 3 30' WATER EASEMENT GRANTED BY DOCKET 11626/1699 TO REMAIN
- 4 20' ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 20/25/26/14 TO BE RECORDED BY SEPARATE INSTRUMENT (SEE PERMITTING NOTE #7)
- 5 30' RIGHTS/RIGHTS EASEMENT GRANTED BY DOCKET 10276/1610 TO REMAIN
- 6 15' UNDERPASSING CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 7 10' ELECING EASEMENT GRANTED BY DOCKET 1408/232 TO REMAIN
- 8 10' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)

FOR INTERIOR GEOMETRY ONLY



#P24FP00012

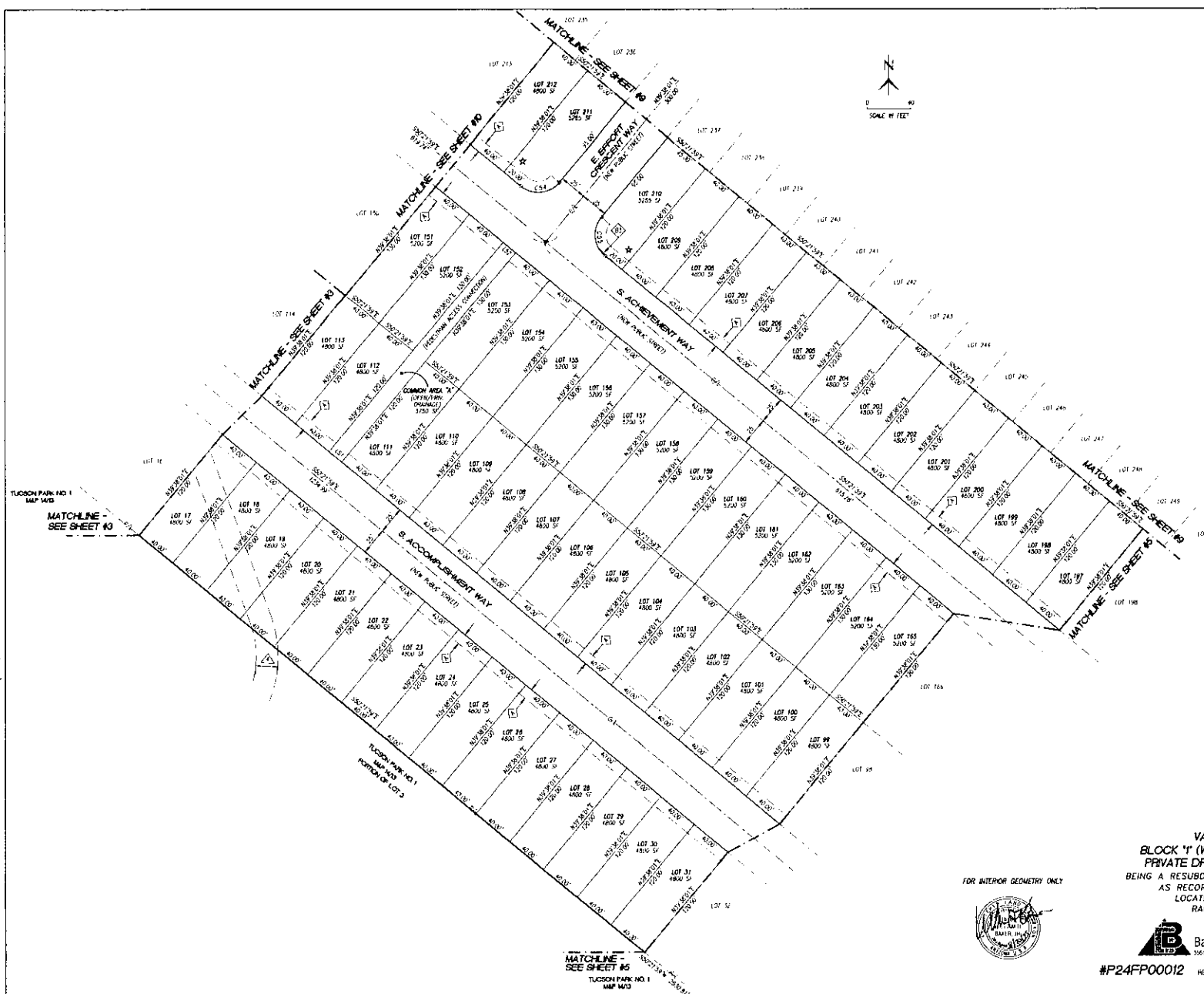
Baker & Associates Engineering, Inc.
3081 E. South Mead Street, Suite 100, Tucson, Arizona 85718 (520) 275-1600 Fax (520) 275-1600

REF #P241800007 #P220000010 JOB #2459-4 DATE AUGUST 18, 2025

SHEET 3 OF 24

SEQUENCE 1

SEQUENCE 1



NEW EASEMENT KEYNOTES

- 1. NEW 10' VARIETY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- 2. SIGHT VISIBILITY TRIANGLE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS, SHEET #23
- 3. NEW WADING NORTH DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS, SHEETS #5, 7, 9, 11, 14 AND #16
- 4. NEW 15'±15' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

EXISTING EASEMENT KEYNOTES

- 1. 30' UTILITY/AERIAL OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/73 TO REMAIN
- 2. 30' UTILITY/AERIAL OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/73 TO BE RELEASED BY PCD (APPLICATION)
- 3. 30' WATER EASEMENT GRANTED BY DOCKET 11826/1998 TO REMAIN
- 4. 20' ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 200220019 TO BE MAINTAINED BY SEPARATE INSTRUMENT (SEE PLANNING NOTE #7)
- 5. 30' WHESS/STRESS EASEMENT GRANTED BY DOCKET 10287/1990 TO REMAIN
- 6. 15' UNDERPASS CABLE EASEMENT GRANTED BY MAPS & PLATS 14/73 TO REMAIN
- 7. 10' ELECTRIC EASEMENT GRANTED BY DOCKET 1405/722 TO REMAIN
- 8. 30' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/73 TO BE RELEASED BY PCD (APPLICATION)

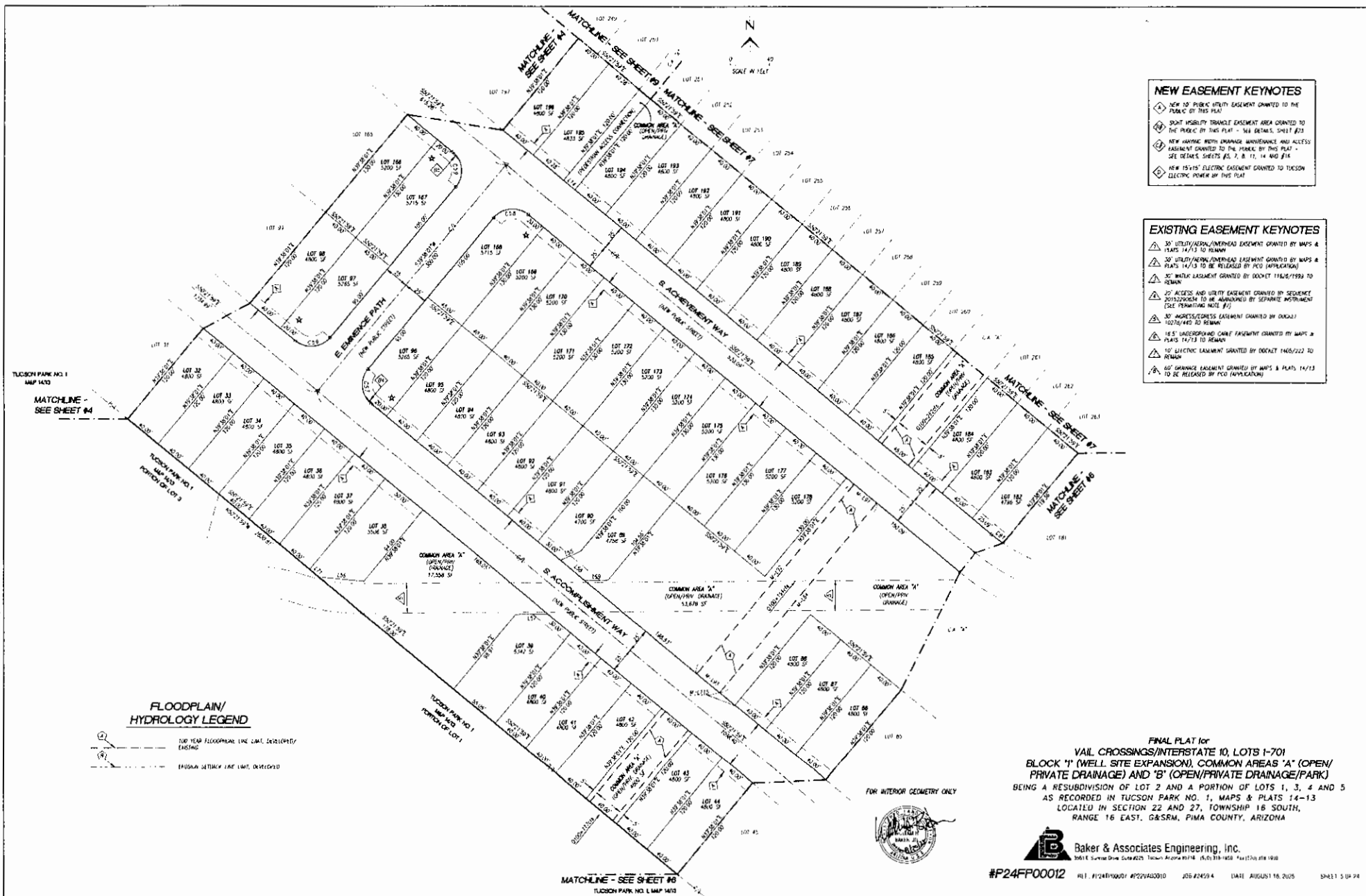
FINAL PLAT for
VAIL CROSSINGS/INTERSTATE 10, LOTS 1-701
BLOCK 'T' (WELL SITE EXPANSION), COMMON AREAS 'A' (OPEN/PRIVATE DRAINAGE) AND 'B' (OPEN/PRIVATE DRAINAGE/PARK)
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 LOCATED IN SECTION 22 AND 27, TOWNSHIP 16 SOUTH,
 RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA

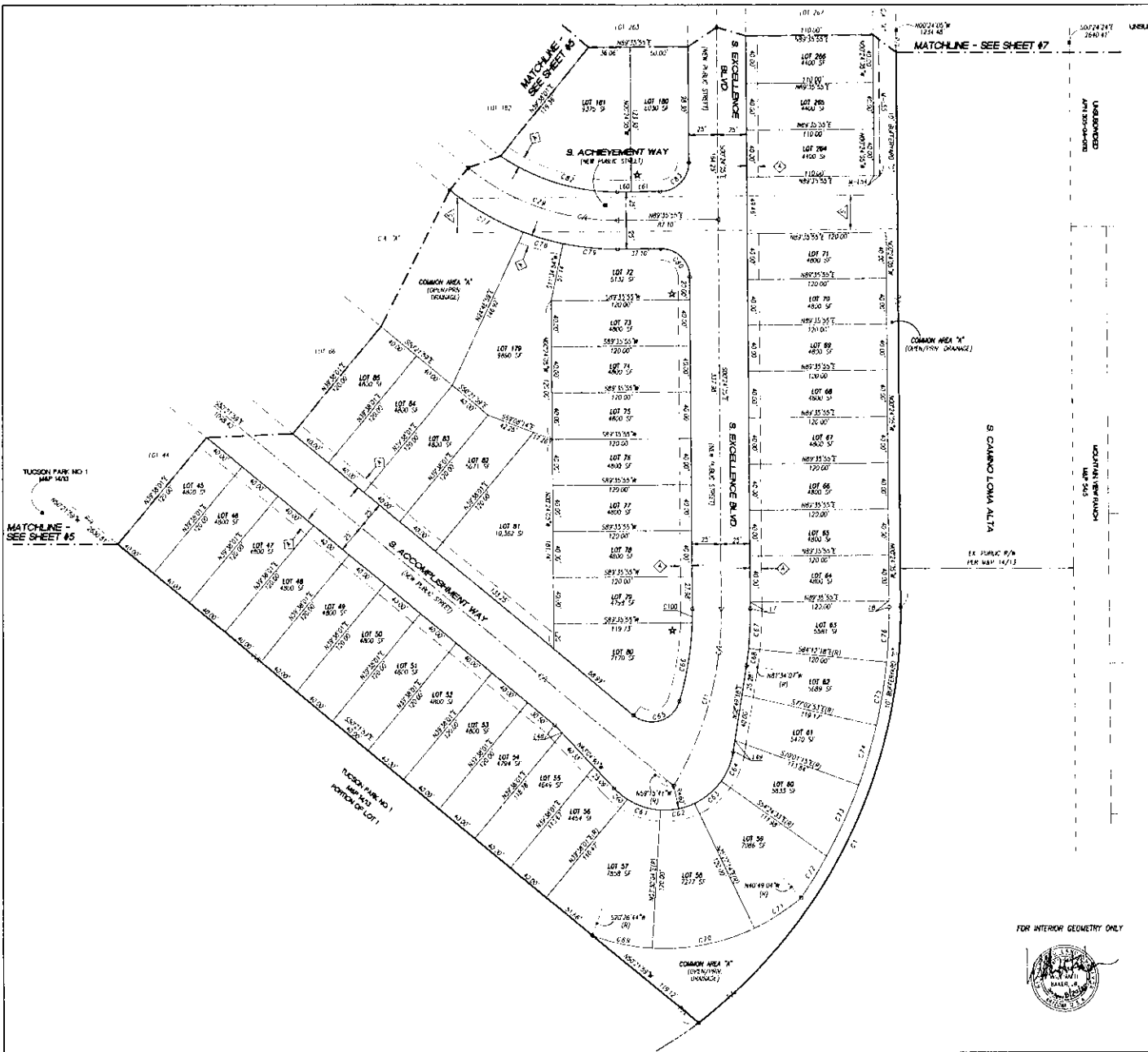
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Baker & Associates Engineering, Inc.
 35614 Surber Drive, Suite A-75, Tucson, Arizona 85718 (520) 218-1300 Fax (520) 218-1306

#P24FP00012 REF: #P24FP00007, #P24FP00011 JOB #1933-4 DATE: AUGUST 18, 2023 SHEET 4 OF 24





NEW EASEMENT KEYNOTES

- 1. NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- 2. 30' UTILITY/NEARLY OVERHEAD EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAIL SHEET #23
- 3. NEW VARYING WIDTH DRAINAGE, MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAIL SHEETS #3, 7, 8, 11, 14 AND #16
- 4. NEW 15'x15' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

EXISTING EASEMENT KEYNOTES

- 1. 30' UTILITY/NEARLY OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REHAB
- 2. 30' UTILITY/NEARLY OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)
- 3. 30' WATER EASEMENT GRANTED BY DOCKET 11626/1932 TO REHAB
- 4. 20' ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 20152/20434 TO BE ABANDONED BY SEPARATE INSTRUMENT (SEE REMARKING NOTE #17)
- 5. 30' HIGHWAYS/ACCESS EASEMENT GRANTED BY DOCKET 10278/440 TO REHAB
- 6. 16.5' UNDERPASSAGE CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REHAB
- 7. 10' ELECTRIC EASEMENT GRANTED BY DOCKET 1405/222 TO REHAB
- 8. 60' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)

FINAL PLAT for
 VAIL CROSSINGS/INTERSTATE 10, LOTS 1-701
 BLOCK 'I' (WELL SITE EXPANSION), COMMON AREAS 'A' (OPEN/
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 RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA

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 3561 E. Sunrise Drive Suite 202 Tucson Arizona 85718 (520) 218-1900 Fax (520) 318-1906

#P24FP00012 REF: #P241P00007 #P222A21010 JOB #24594 DATE AUGUST 18 2025 SHEET 6 OF 24

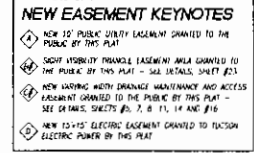
SEQUENCE #

SEQUENCE #

100 YEAR FLOODPHONE LINE WHAT DEVELOPED/ EXTENDING

EMERGENCY SITUATION LINE WHAT DEVELOPED/

UNSUB



- △ 307 UTILITY/NEURAL/OVERHEAD EASEMENT GRANTED BY MAPS IN PLATS 14/13 TO NEWMAN
- △ 307 UTILITY/NEURAL/OVERHEAD EASEMENT GRANTED BY MAPS IN PLATS 14/13 TO BE RELEASED BY PCSD (APPLICATION)
- △ 307 WATER EASEMENT GRANTED BY DOCKET 11926/19/99 TO NEWMAN
- △ 307 ACCESS AND UTILITY EASEMENT GRANTED BY VARIATION 201521203/2014 TO BE ABANDONED BY SEPARATE INSTRUMENT (SEE PERMITTING NOTE #7)
- △ 307 WADSWORTH/EGRESS EASEMENT GRANTED BY DOCKET 10218/440 TO NEWMAN
- △ 7615 UNDERGROUND CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO NEWMAN
- △ INT. TELEPHONE EASEMENT GRANTED BY DOCKET 1405/232 TO NEWMAN
- △ 307 GROUNDWATER EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCSD (APPLICATION)

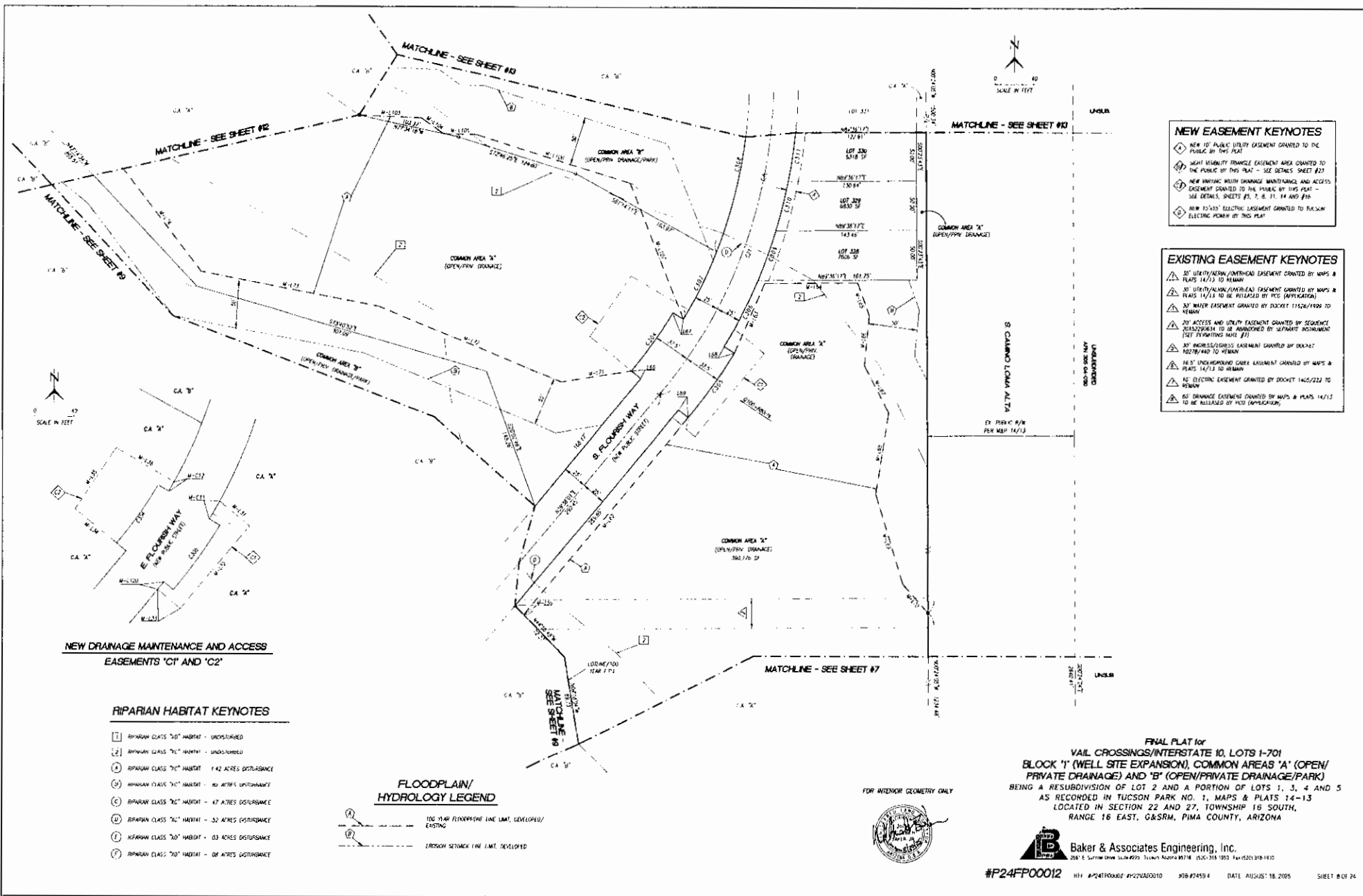
- 1 ASPEN CLASS "D" HABITAT - UNDISTURBED
- 2 ASPEN CLASS "E" HABITAT - UNDISTURBED
- 3 ASPEN CLASS "F" HABITAT - 1-2 ACRES DISTURBANCE
- 4 ASPEN CLASS "G" HABITAT - 3-4 ACRES DISTURBANCE
- 5 ASPEN CLASS "H" HABITAT - 5-6 ACRES DISTURBANCE
- 6 ASPEN CLASS "I" HABITAT - 7-8 ACRES DISTURBANCE
- 7 ASPEN CLASS "J" HABITAT - 9-10 ACRES DISTURBANCE
- 8 ASPEN CLASS "K" HABITAT - 11-12 ACRES DISTURBANCE



Baker & Associates Engineering, Inc.
 3961 E. Sunrise Drive Suite #225 Tucson Arizona 85718 (520) 318-1850 Fax (520) 318-1534

REF #P241PG0007 #P22VAL0010 J(18 #24594 DATE AUGUST 18, 2

SEQUENCE #



SEQUENCE 1

FLOODPLAIN/ HYDROLOGY LEGEND

100 YEAR FLOODPLAIN LINE (WELL DEVELOPED)
EXISTING
FLOODPLAIN LINE (WELL DEVELOPED)



NEW EASEMENT KEYNOTES

- NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- SHORT VARIETY TRUNKLINE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAN - SEE DETAIL SHEET #11
- NEW VARIETY TRUNKLINE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAN - SEE DETAIL SHEETS #11, 12, 13, 14 AND #16
- NEW 15' ELECTION EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAN

EXISTING EASEMENT KEYNOTES

- 30' UTILITY/PERMANENT OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO PHOENIX
- 30' UTILITY/PERMANENT OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PUD (APPLICATION)
- 30' WATER EASEMENT GRANTED BY DOCKET 11626/1999 TO REHMAN
- 30' ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 2015229034 TO BE ABANDONED BY SEPARATE INSTRUMENT (SEE PERMITTING NOTE #7)
- 30' WAREHOUSE/LOUIS EASEMENT GRANTED BY DOCKET 10270496 TO REHMAN
- 16.5' UNDERGROUND CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO PHOENIX
- 10' ELECTRIC EASEMENT GRANTED BY DOCKET 14026/227 TO PHOENIX
- 60' FENCE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PUD (APPLICATION)

RIPARIAN HABITAT KEYNOTES

- (1) RIPARIAN CLASS "10" HABITAT - UNDISTURBED
- (2) RIPARIAN CLASS "10" HABITAT - UNDISTURBED
- (3) RIPARIAN CLASS "10" HABITAT - 1.42 ACRES DISTURBANCE
- (4) RIPARIAN CLASS "10" HABITAT - 82 ACRES DISTURBANCE
- (5) RIPARIAN CLASS "10" HABITAT - 47 ACRES DISTURBANCE
- (6) RIPARIAN CLASS "10" HABITAT - 52 ACRES DISTURBANCE
- (7) RIPARIAN CLASS "10" HABITAT - 01 ACRES DISTURBANCE
- (8) RIPARIAN CLASS "10" HABITAT - 08 ACRES DISTURBANCE

FINAL PLAN for
VAIL CROSSINGS/INTERSTATE 10, LOTS 1-701
BLOCK "1" (WELL SITE EXPANSION), COMMON AREAS "A" (OPEN/
PRIVATE DRAINAGE) AND "B" (OPEN/PRIVATE DRAINAGE/PARK)
BEING A RESUBDIVISION OF LOT 2 AND A PORTION OF LOTS 1, 3, 4 AND 5
AS RECORDED IN TUCSON PARK NO. 1, MAPS & PLATS 14-13
LOCATED IN SECTION 22 AND 27, TOWNSHIP 16 SOUTH,
RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA

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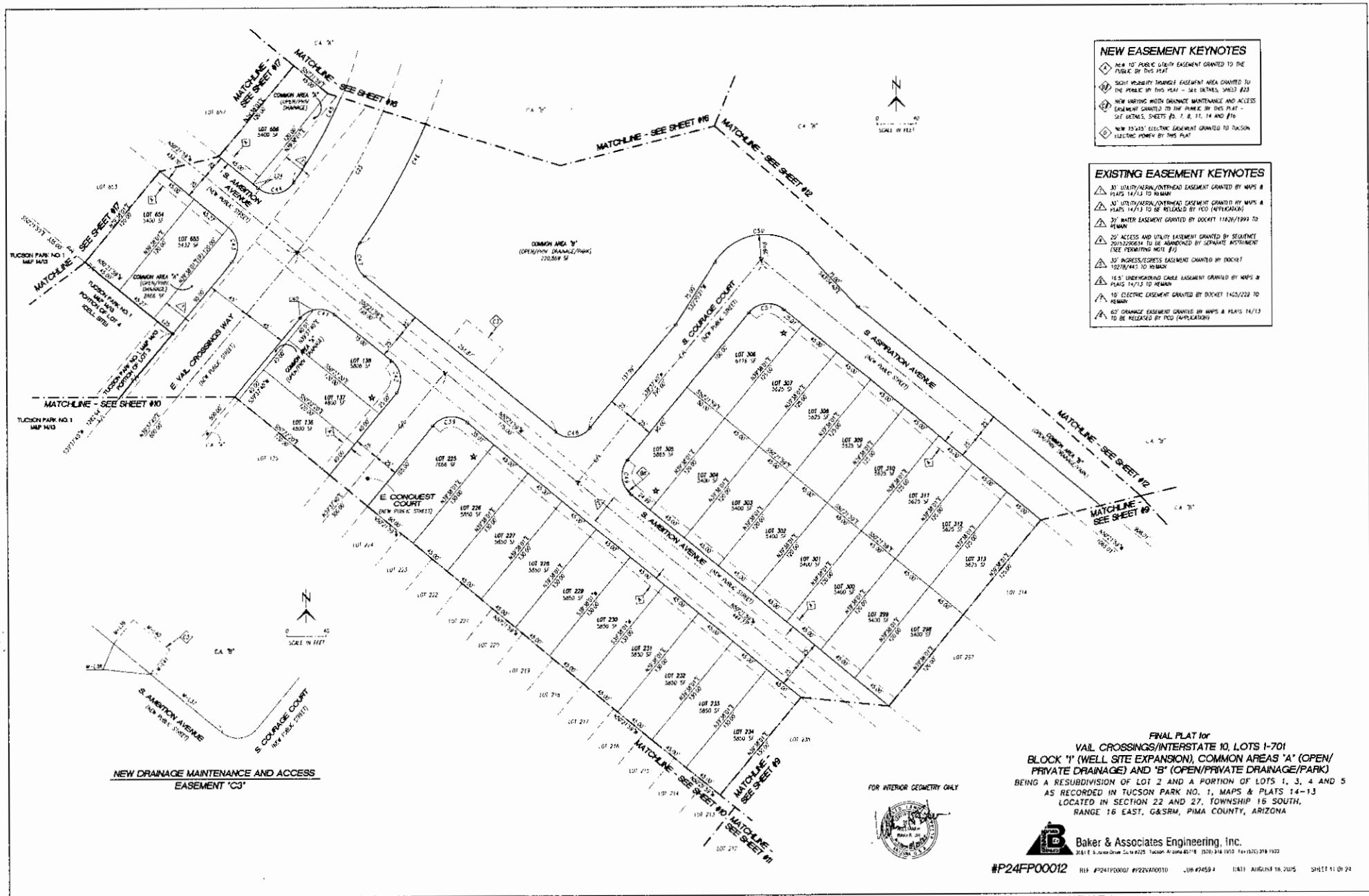
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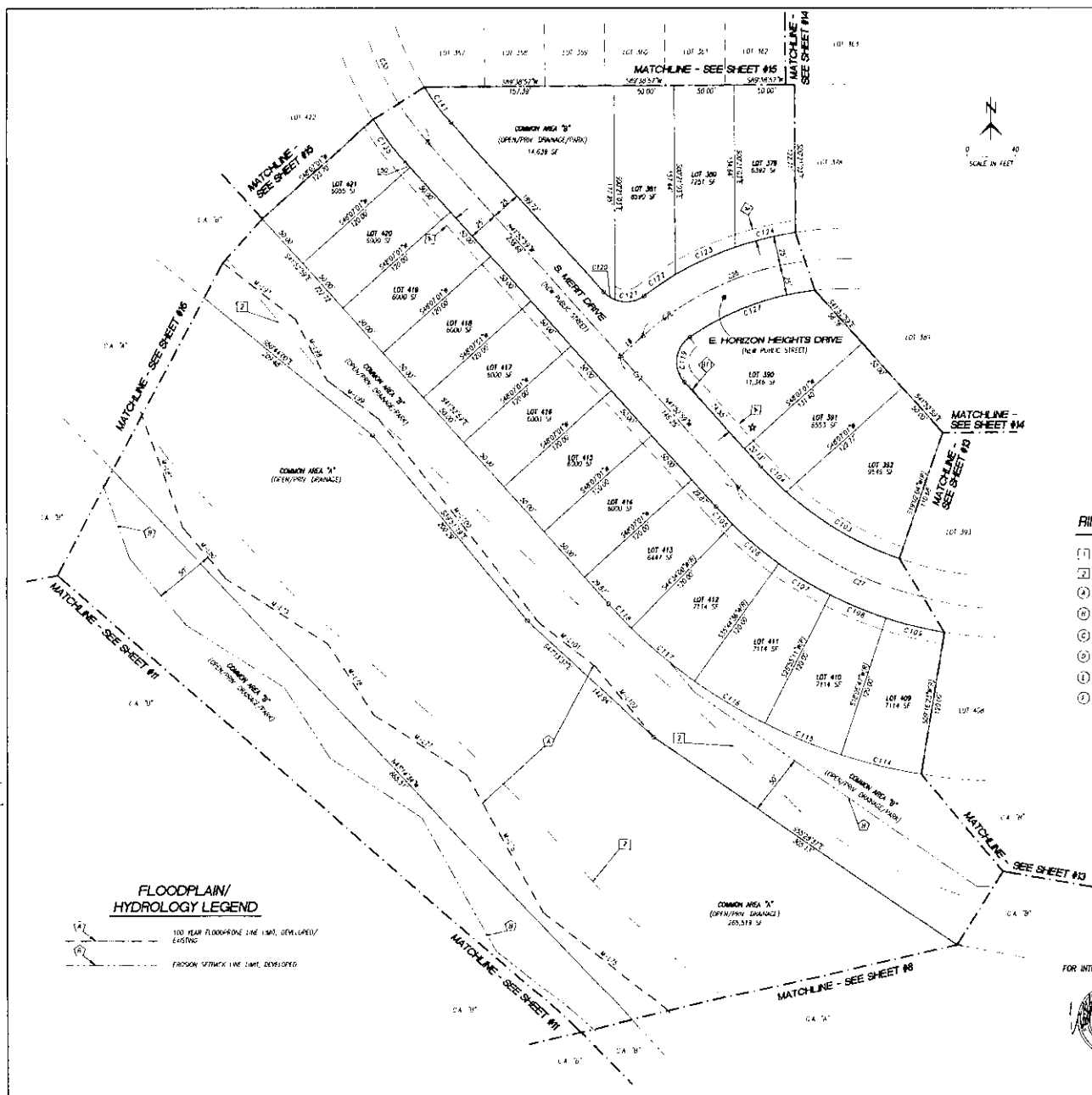
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DATE: AUGUST 18, 2009

SHEET 9 OF 24

SEQUENCE 1





NEW EASEMENT KEYNOTES

- NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- RIGHT-OF-WAY EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT - SEE DRAINAGE SHEET #15
- NEW EASEMENT WITH DRAINAGE MAINTENANCE AND ACCESS GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS SHEETS #1, 2, 3, 11, 14 AND #16
- NEW 15'x15' ERECTIVE EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

EXISTING EASEMENT KEYNOTES

- 30' UTILITY/EASEMENT EASEMENT GRANTED BY MAPS & PLATS 14/13 TO PERMAN
- 30' UTILITY/EASEMENT EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)
- 30' WATER EASEMENT GRANTED BY DOCKET #11626/1999 TO PERMAN
- 30' ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 2015/2016/14 TO BE AWARDED BY SEPARATE INSTRUMENT (SEE PERMITTING NOTE #17)
- 30' BROADS/CLOTHES EASEMENT GRANTED BY DOCKET #102/6/400 TO PERMAN
- 16.5' UNDERGROUND CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO PERMAN
- 10' ELECTRIC EASEMENT GRANTED BY DOCKET #1405/222 TO PERMAN
- 60' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)

RIPIARIAN HABITAT KEYNOTES

- [1] RIPIARIAN CLASS "A1" HABITAT - UNDISTURBED
- [2] RIPIARIAN CLASS "A2" HABITAT - UNDISTURBED
- [3] RIPIARIAN CLASS "A3" HABITAT - 1.42 ACRES DISTURBANCE
- [4] RIPIARIAN CLASS "A4" HABITAT - 82 ACRES DISTURBANCE
- [5] RIPIARIAN CLASS "A5" HABITAT - 47 ACRES DISTURBANCE
- [6] RIPIARIAN CLASS "A6" HABITAT - 52 ACRES DISTURBANCE
- [7] RIPIARIAN CLASS "A7" HABITAT - 63 ACRES DISTURBANCE
- [8] RIPIARIAN CLASS "A8" HABITAT - 38 ACRES DISTURBANCE

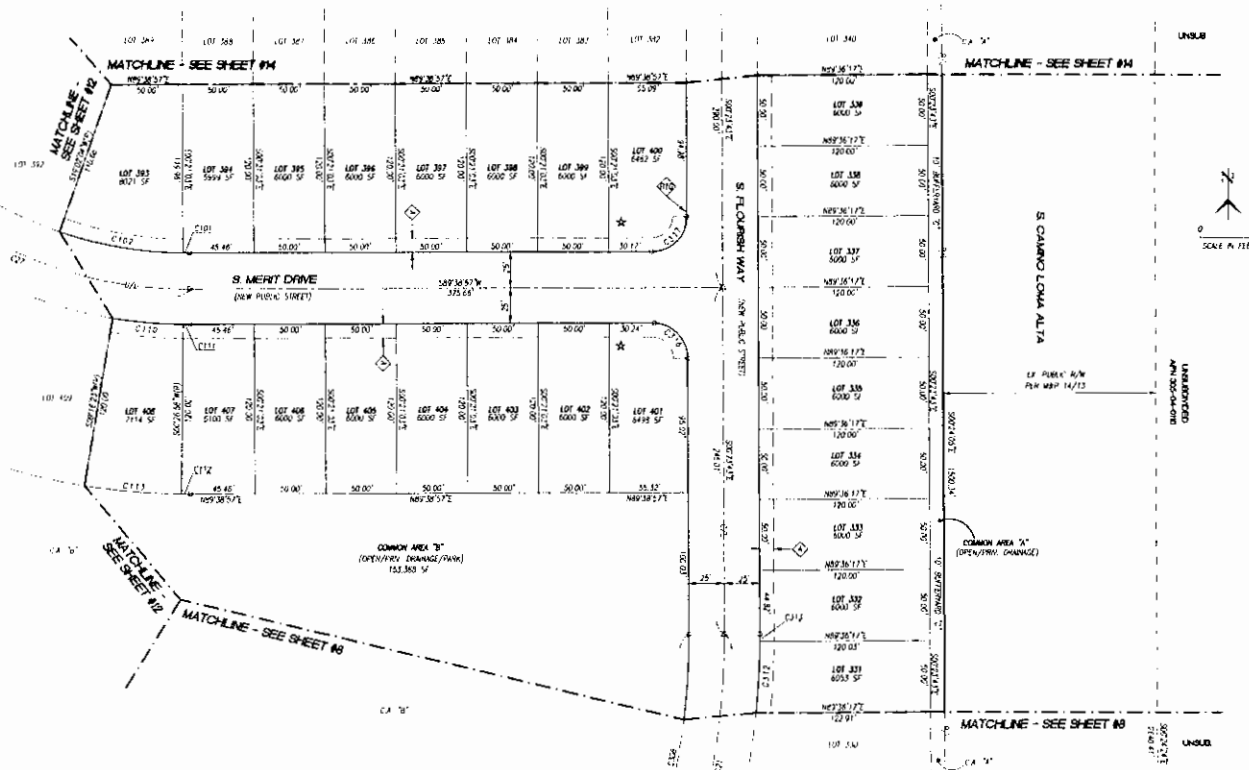
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FINAL PLAT for
VAIL CROSSINGS/INTERSTATE 10, LOTS 1-701
BLOCK "1" (WELL SITE EXPANSION), COMMON AREAS "A" (OPEN/
PRIVATE DRAINAGE) AND "B" (OPEN/PRIVATE DRAINAGE/PARK)
BEING A RESUBDIVISION OF LOT 2 AND A PORTION OF LOTS 1, 3, 4 AND 5
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Baker & Associates Engineering, Inc.
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#P24FP00012 TEL: #1241P00017, #P22VARI010 JOB #24594 DATE: AUGUST 18, 2025 SHEET 17 OF 24

SEQUENCE



- NEW EASEMENT KEYNOTES**
- 1 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
 - 2 SHORT VISIBILITY TRIANGLE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS, SHEET #13
 - 3 NEW UNIMPROVED WITH DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS, SHEETS #13, #14, #15, #16 AND #18
 - 4 NEW 15'x15' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

- EXISTING EASEMENT KEYNOTES**
- 1 30' UTILITY/TRAFFIC/OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO KLMAR
 - 2 30' UTILITY/TRAFFIC/OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)
 - 3 30' WATER EASEMENT GRANTED BY DUCKET 11626/1994 TO KLMAR
 - 4 30' ACCESS AND UTILITY EASEMENT GRANTED BY COVENANT 20122200314 TO BE ABANDONED BY SEPARATE INSTRUMENT (SEE PERMITTING NOTE #1)
 - 5 30' RIGHTS/ACCESS EASEMENT GRANTED BY DUCKET 10276425 TO KLMAR
 - 6 18'5" UNDERGROUND CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO KLMAR
 - 7 30' ELECTRIC EASEMENT GRANTED BY DUCKET 14029/222 TO KLMAR
 - 8 30' UTILITY EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)

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FINAL PLAT for
 VAIL CROSSINGS/INTERSTATE 10, LOTS 1-701
 BLOCK "I" (WELL SITE EXPANSION), COMMON AREAS "A" (OPEN/
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 3261 E. Sunrise Drive, Suite 4025, Tucson, Arizona 85718 (520) 278-1200

#P24FP00012 REF #P24FP00017 #P24VAK0010 JOB #2459-4 DATE: AUGUST 18, 2025 SHEET 12 OF 24

(1)	REPARAN CLASS "00" HABITAT - UNDISTURBED	(7)	REPARAN CLASS "00" HABITAT - 47 ACRES DISTURBANCE
(2)	REPARAN CLASS "00" HABITAT - UNDISTURBED	(8)	REPARAN CLASS "00" HABITAT - 52 ACRES DISTURBANCE
(3)	REPARAN CLASS "00" HABITAT - 142 ACRES DISTURBANCE	(9)	REPARAN CLASS "00" HABITAT - 63 ACRES DISTURBANCE
(4)	REPARAN CLASS "00" HABITAT - 82 ACRES DISTURBANCE	(10)	REPARAN CLASS "00" HABITAT - 68 ACRES DISTURBANCE

 100 YEAR FLOODGAGE LINE (GAGE DEVELOPED)

 EROSION SETBACK LINE (GAGE DEVELOPED)

- A NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- B1 SIGHT VISIBILITY TRIANGLE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAIL, SHEET #23
- C1 NEW IMPROVED DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAIL, SHEETS #2, 7, 8, 11, 14 AND #16
- D NEW 15' ELEC. EASEMENT GRANTED TO TURNER ELEC. POWER BY THIS PLAT

- 30. UTILITY/TERMINAL/COMMON/EASEMENT GRANTED BY MAPS & PLATS 14/13 TO RETURN
- 31. UTILITY/TERMINAL/COMMON/EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCO (VACATION)
- 32. WATER EASEMENT GRANTED BY DOCKET# 71826/11095 TO RETURN
- 33. ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 20151220/2016 TO BE ANNOUNCED BY SEPARATE INSTRUMENT
- 34. INTERESTING EASEMENT GRANTED BY DOCKET# 71826/11095 TO RETURN
- 35. 18" UNDEVELOPED EASEMENT GRANTED BY MAPS & PLATS 14/13 TO RETURN
- 36. 18" UNDEVELOPED EASEMENT GRANTED BY MAPS & PLATS 14/13 TO RETURN
- 37. ELECTRIC EASEMENT GRANTED BY DOCKET# 71826/222 TO RETURN
- 38. DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCO (VACATION)

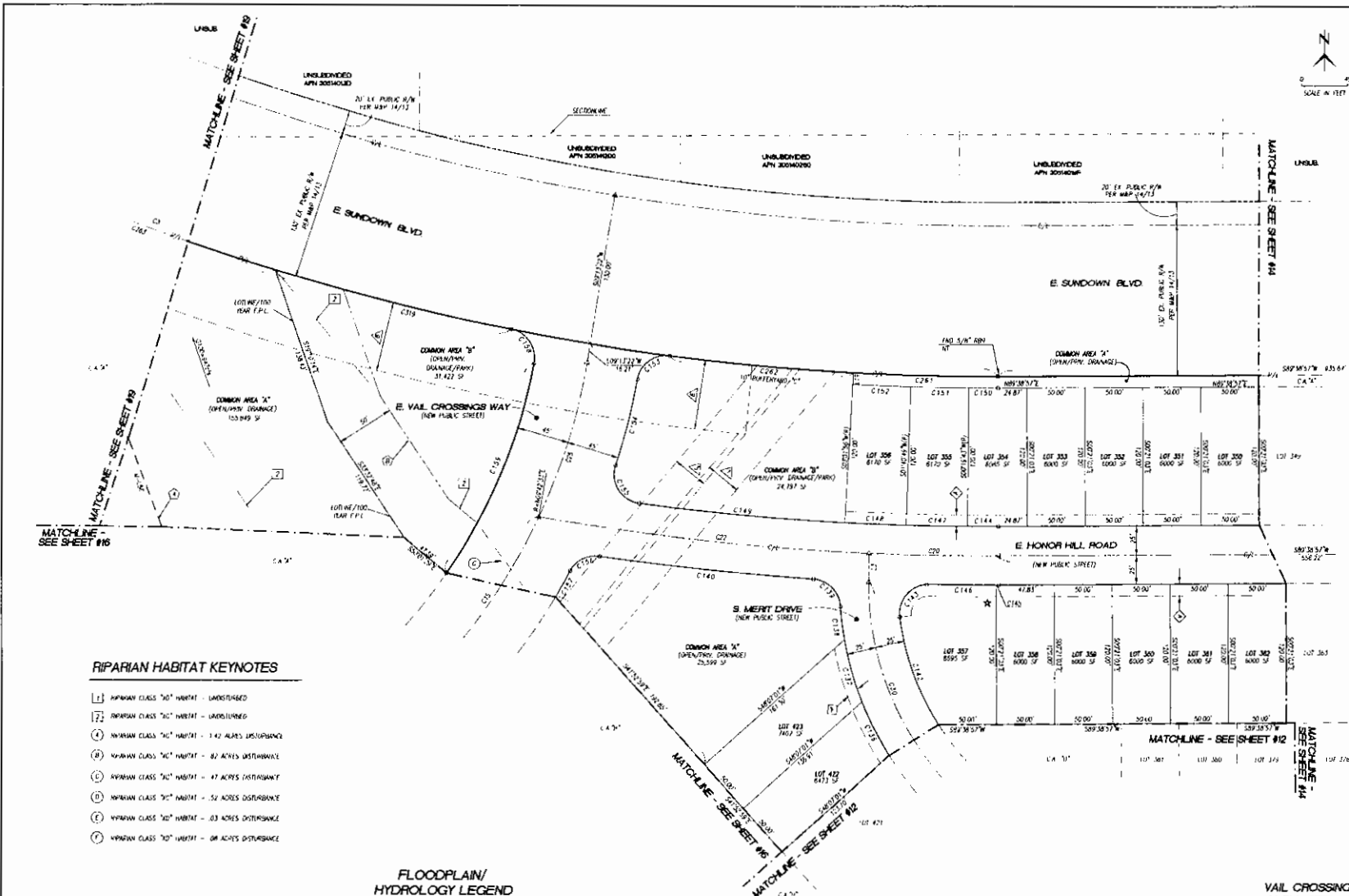


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3564 E. Sunset Drive Suite #225 Tucson Arizona 85718 (520) 318-1950 Fax (520) 318-4526

00012 REF #P247P00007.#P22VA00010 , (IB #24594 DATE AUGUST 18, 2005 SHEET 14 OF 24

SEQUENCE ♣

SEQUENCE #



RIPARIAN HABITAT KEYNOTES

- 1 RIPARIAN CLASS "A0" HABITAT - UNDISTURBED
- 2 RIPARIAN CLASS "A0" HABITAT - UNDISTURBED
- 3 RIPARIAN CLASS "A0" HABITAT - 1.42 ACRES DISTURBANCE
- 4 RIPARIAN CLASS "A0" HABITAT - 82 ACRES DISTURBANCE
- 5 RIPARIAN CLASS "A0" HABITAT - 47 ACRES DISTURBANCE
- 6 RIPARIAN CLASS "A0" HABITAT - 52 ACRES DISTURBANCE
- 7 RIPARIAN CLASS "A0" HABITAT - 83 ACRES DISTURBANCE
- 8 RIPARIAN CLASS "A0" HABITAT - 88 ACRES DISTURBANCE

FLOODPLAIN/HYDROLOGY LEGEND

- 100 YEAR FLOODPLAIN LINE, DEVELOPED/EXISTING
- WISDOM SETBACK LINE, DEVELOPED

NEW EASEMENT KEYNOTES

- 1 NEW TO PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN - SEE DETAILS, SHEET #23
- 2 NEW UTILITY TRUNKLINE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAN - SEE DETAILS, SHEET #23
- 3 NEW VARYING WIDTH DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN - SEE DETAILS, SHEETS #2, 7, 8, 11, 14 AND #16
- 4 NEW 15'X15' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAN

EXISTING EASEMENT KEYNOTES

- 1 UTILITY/NEPA/DRIVEWAY EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 2 UTILITY/NEPA/DRIVEWAY EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)
- 3 20' WATERS EASEMENT GRANTED BY DOCKET 11826/1999 TO REMAIN
- 4 20' ACCESS AND UTILITY EASEMENT GRANTED BY DOCKET 20152/2003/14 TO BE ABANDONED BY SEPARATE INSTRUMENT (SEE PLANNING NOTE #2)
- 5 50' IMPROVED/ACCESS EASEMENT GRANTED BY DOCKET 10278/1410 TO REMAIN
- 6 16.5' UNDERGROUND CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 7 10' ELECTRIC EASEMENT GRANTED BY DOCKET 1408/2022 TO REMAIN
- 8 40' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)

FINAL PLAT for
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RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA

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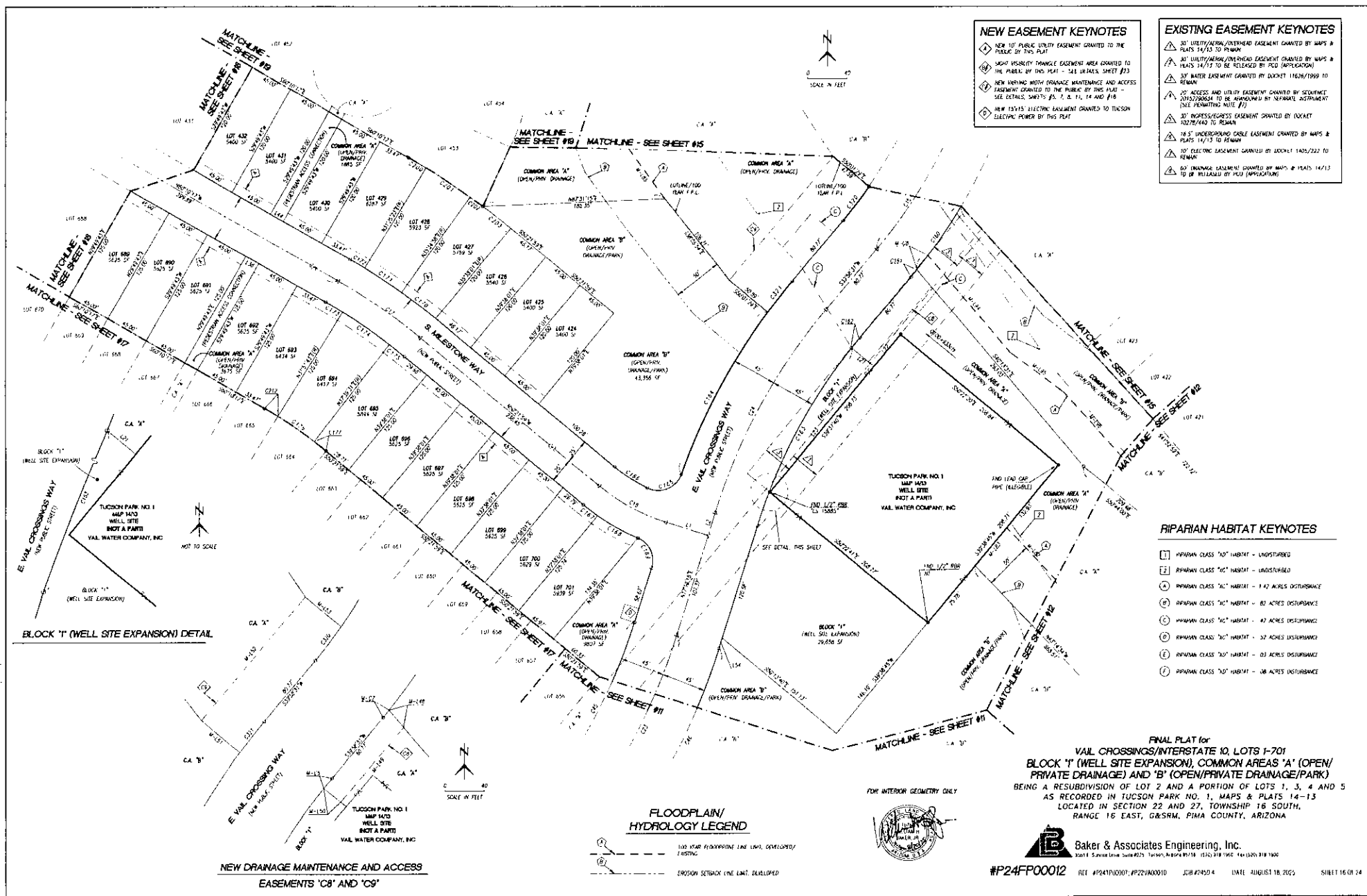
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JOB #2459 4

DATE AUGUST 18 2025

SHEET 15 OF 24

SEQUENCE #



NEW EASEMENT KEYNOTES

- NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- SHORT WINDMILL THROUGH EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT - SEE DEEDS SHEET #25
- NEW WADING WITH DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DEEDS SHEETS #5, 7, 8, 11, 14 AND #16
- NEW 15'x15' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

EXISTING EASEMENT KEYNOTES

- 30' UTILITY/NEAR/OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 30' UTILITY/NEAR/OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PLO (APPLICATION)
- 30' WATER EASEMENT GRANTED BY DECKETT 11/02/1999 TO REMAIN
- 30' ACCESS AND UTILITY EASEMENT GRANTED BY DECKETT 2/05/2004 TO BE REVOKED BY SUPPLEMENTAL INSTRUMENT (SEE PERMITTING NOTE #1)
- 30' ACCESS/DRIVE EASEMENT GRANTED BY DECKETT 1/27/1940 TO REMAIN
- 15' UNWINDING CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 10' ELECTRIC EASEMENT GRANTED BY DECKETT 14/05/2017 TO REMAIN
- 30' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PLO (APPLICATION)

RIPARIAN HABITAT KEYNOTES

- 1 RIPARIAN CLASS "D" HABITAT - UNDISTURBED
- 2 RIPARIAN CLASS "D" HABITAT - UNDISTURBED
- 3 RIPARIAN CLASS "D" HABITAT - 1.42 ACRES DISTURBANCE
- 4 RIPARIAN CLASS "D" HABITAT - 4.7 ACRES DISTURBANCE
- 5 RIPARIAN CLASS "D" HABITAT - 4.7 ACRES DISTURBANCE
- 6 RIPARIAN CLASS "D" HABITAT - 3.2 ACRES DISTURBANCE
- 7 RIPARIAN CLASS "D" HABITAT - 0.3 ACRES DISTURBANCE
- 8 RIPARIAN CLASS "D" HABITAT - 0.8 ACRES DISTURBANCE

MATCHLINE - SEE SHEET #18

TUCSON PARK NO. 1
MAP 14/13
PORTION OF LOT 4

COMMON AREA "B"
(OPEN/PRIVATE DRAINAGE/PARK)
132,534 SF



S. AMSTON AVENUE
(NEW PARK DRIVE)

MATCHLINE - SEE SHEET #18

MATCHLINE - SEE SHEET #18

MATCHLINE - SEE SHEET #18

MATCHLINE - SEE SHEET #18

MATCHLINE - SEE SHEET #18

MATCHLINE - SEE SHEET #18

MATCHLINE - SEE SHEET #18

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MATCHLINE - SEE SHEET #18

MATCHLINE - SEE SHEET #18

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FINAL PLAT for
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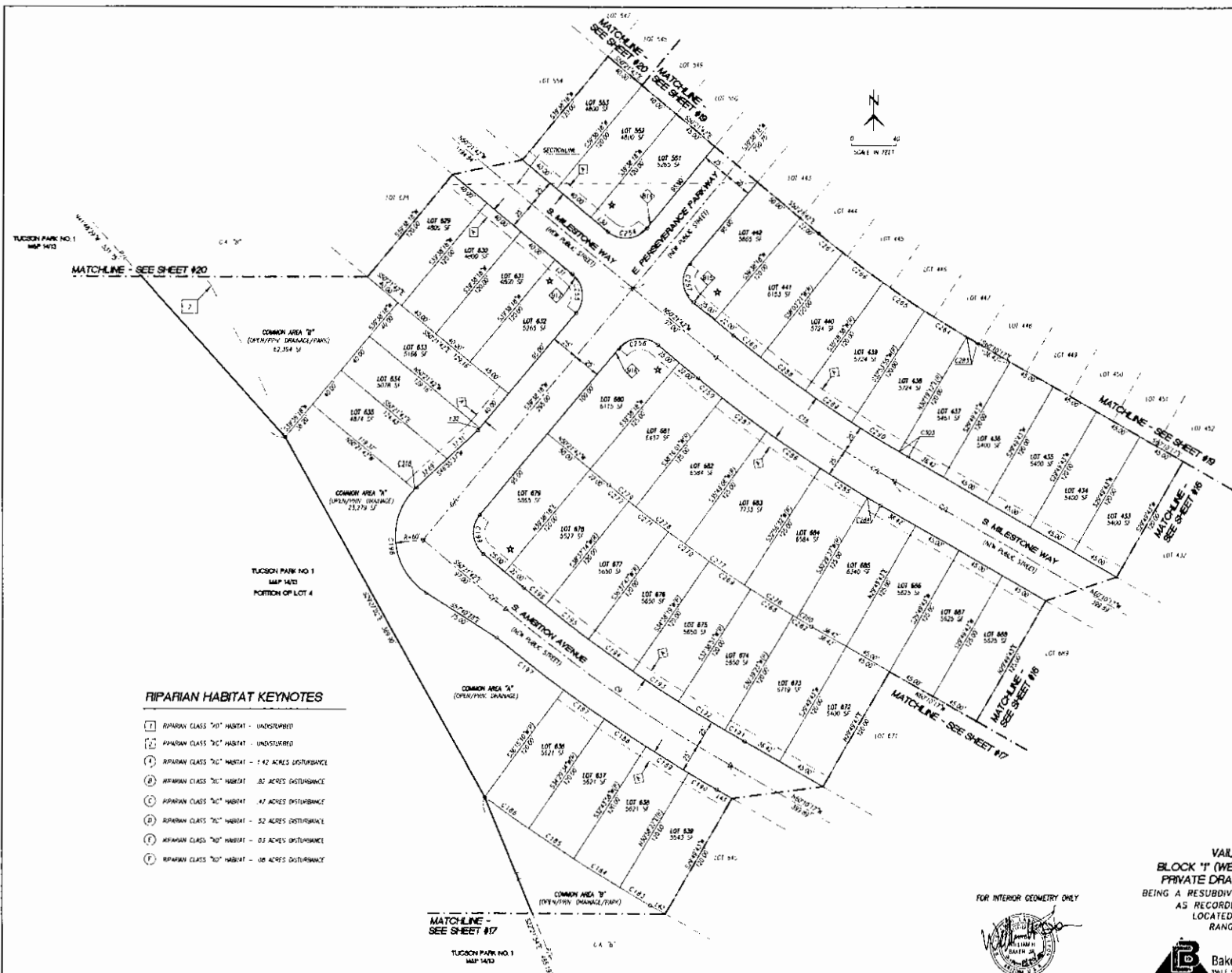


Baker & Associates Engineering, Inc.
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#P24FP00012 PER #P24FP00007, #P24FP00010 JOB #24594 DATE AUGUST 16, 2024 SHEET 17 OF 24

SEQUENCE #

SEQUENCE #



NEW EASEMENT KEYNOTES

- 1. NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS, SHEET #23
- 2. NEW VARIETY TRAIL EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS, SHEET #23
- 3. NEW VARIETY TRAIL DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS, SHEETS #3, 7, 8, 11, 14 AND #16
- 4. NEW 10'-15' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

EXISTING EASEMENT KEYNOTES

- 1. 30' UTILITY/NEURAL/OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REHMAN
- 2. 30' UTILITY/NEURAL/OVERHEAD EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)
- 3. 30' WATER EASEMENT GRANTED BY DOCKET 11424/1929 TO REHMAN
- 4. 30' ACCESS AND UTILITY EASEMENT GRANTED BY RESUBDIVISION 2015/2226/24 TO BE ABANDONED BY SEPARATE INSTRUMENT (SEE PERMITTING NOTE #1)
- 5. 30' HIGHWAY/LEASER EASEMENT GRANTED BY DOCKET 1307/0442 TO REHMAN
- 6. 18.5' UNDERGROUND CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REHMAN
- 7. 30' ELECTRIC EASEMENT GRANTED BY DOCKET 1420/222 TO REHMAN
- 8. 30' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)

RIPARIAN HABITAT KEYNOTES

- 1. RIPARIAN CLASS "D" HABITAT - UNDISTURBED
- 2. RIPARIAN CLASS "D" HABITAT - UNDISTURBED
- 3. RIPARIAN CLASS "D" HABITAT - 1.42 ACRES DISTURBANCE
- 4. RIPARIAN CLASS "D" HABITAT - .82 ACRES DISTURBANCE
- 5. RIPARIAN CLASS "D" HABITAT - .47 ACRES DISTURBANCE
- 6. RIPARIAN CLASS "D" HABITAT - .32 ACRES DISTURBANCE
- 7. RIPARIAN CLASS "D" HABITAT - .03 ACRES DISTURBANCE
- 8. RIPARIAN CLASS "D" HABITAT - .08 ACRES DISTURBANCE

FINAL PLAT for
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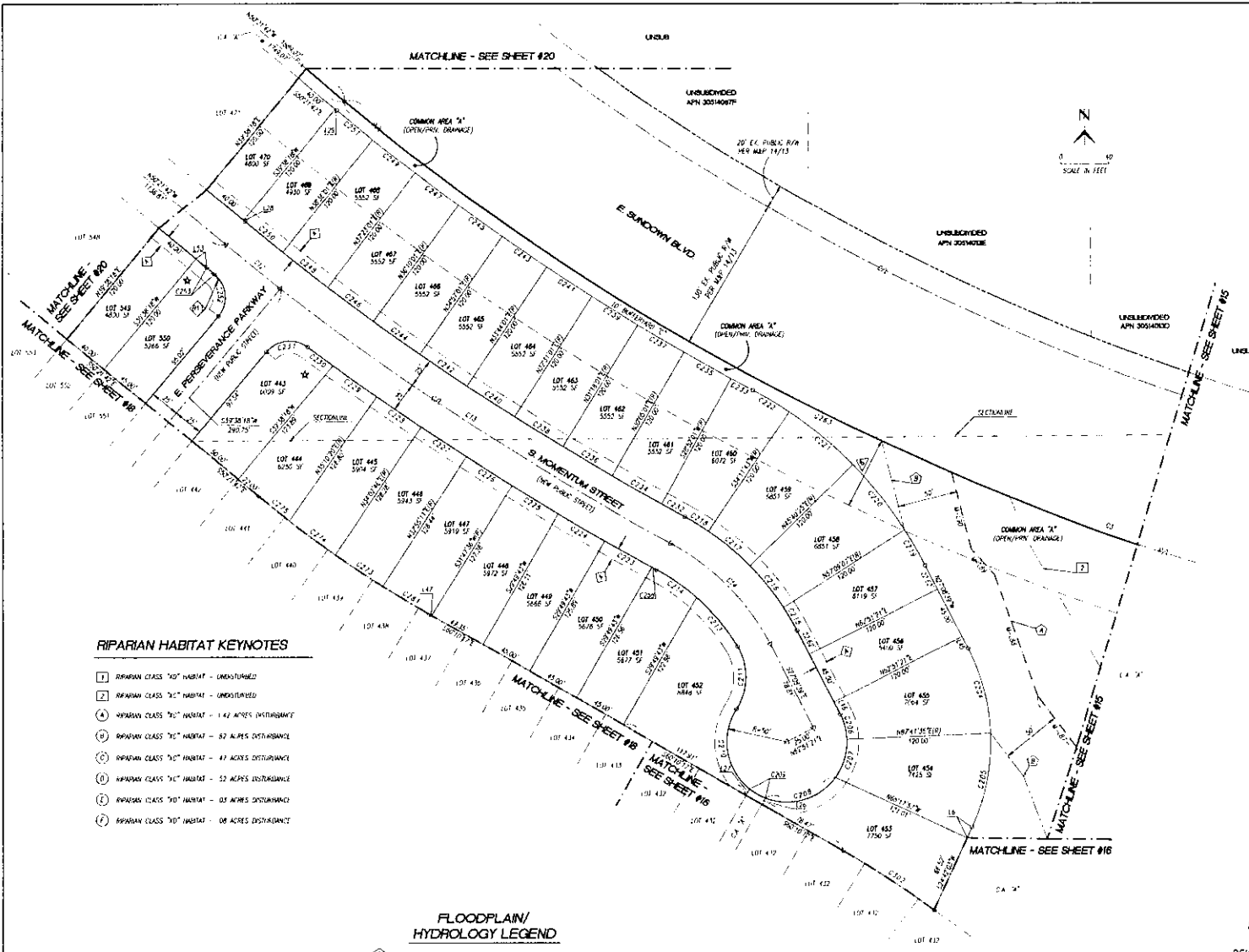
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REF: #P24FP00007, #P22VAD0010 JOHN #24514 DATE: AUGUST 18, 2025

SHEET 48 OF 24

SEQUENCE #

SEQUENCE #



NEW EASEMENT KEYNOTES

- NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS SHEET #23
- SHOW VESSELITY FINANCE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS SHEET #23
- NEW LAKING WITH LANDSCAPE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS SHEETS #2, 7, 8, 11, 14 AND #16
- NEW 15'15" ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

EXISTING EASEMENT KEYNOTES

- 30' UTILITY/NEURAL/NEURAL EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 20' UTILITY/NEURAL/NEURAL EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PLO APPLICATION
- 30' WATER EASEMENT GRANTED BY DOCKET 11632/1999 TO REMAIN
- 20' ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 035522/2004 TO BE ANNOUNCED BY SEPARATE INSTRUMENT (SEE PERMITTING NOTE #3)
- 30' ACCESS/SEWER EASEMENT GRANTED BY DOCKET 10278/2004 TO REMAIN
- 16.5' UNDERGROUND CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 10' ELECTRIC EASEMENT GRANTED BY DOCKET 1405/222 TO REMAIN
- 60' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PLO APPLICATION

RIPARIAN HABITAT KEYNOTES

- 1 RIPARIAN CLASS "A" HABITAT - UNDISTURBED
- 2 RIPARIAN CLASS "B" HABITAT - UNDISTURBED
- 3 RIPARIAN CLASS "C" HABITAT - 1.42 ACRES DISTURBANCE
- 4 RIPARIAN CLASS "D" HABITAT - 82 ACRES DISTURBANCE
- 5 RIPARIAN CLASS "E" HABITAT - 47 ACRES DISTURBANCE
- 6 RIPARIAN CLASS "F" HABITAT - 52 ACRES DISTURBANCE
- 7 RIPARIAN CLASS "G" HABITAT - 03 ACRES DISTURBANCE
- 8 RIPARIAN CLASS "H" HABITAT - 08 ACRES DISTURBANCE

**FLOODPLAIN/
HYDROLOGY LEGEND**

- 100 YEAR FLOODPLAIN/100 YEAR LIMIT DEVELOPED/100 YEAR
- 100 YEAR FLOODPLAIN/100 YEAR LIMIT DEVELOPED/100 YEAR

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FINAL PLAT for
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RIPARIAN HABITAT KEYNOTES

- 1 RIPARIAN CLASS "T1" HABITAT - UNDISTURBED
- 2 RIPARIAN CLASS "T2" HABITAT - UNDISTURBED
- 3 RIPARIAN CLASS "T3" HABITAT - 1-47 ACRES DISTURBANCE
- 4 RIPARIAN CLASS "T4" HABITAT - 82 ACRES DISTURBANCE
- 5 RIPARIAN CLASS "T5" HABITAT - 47 ACRES DISTURBANCE
- 6 RIPARIAN CLASS "T6" HABITAT - 52 ACRES DISTURBANCE
- 7 RIPARIAN CLASS "T7" HABITAT - 43 ACRES DISTURBANCE
- 8 RIPARIAN CLASS "T8" HABITAT - 108 ACRES DISTURBANCE

NEW EASEMENT KEYNOTES

- 1 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAIL SHEET #21
- 2 SOUTH SLOPE TRAPLINE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAIL SHEET #21
- 3 NEW LAPPING WIDTH DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAIL SHEETS #5, 7, 8, 11, 14 AND #16
- 4 NEW 15-110' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

EXISTING EASEMENT KEYNOTES

- 1 30' UTILITY/SEWER/STORMWATER EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 2 30' UTILITY/SEWER/STORMWATER EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)
- 3 30' WATER EASEMENT GRANTED BY DOCKET #1826/1999 TO REMAIN
- 4 30' ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 2015/2020/24 TO BE AMENDED BY SEPARATE INSTRUMENT (SEE PLATTING NOTE #1)
- 5 30' ACCESS/EXPRESS EASEMENT GRANTED BY DOCKET #1078/440 TO REMAIN
- 6 16.5' UNDERGROUND CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 7 10' ELECTRIC EASEMENT GRANTED BY DOCKET #1409/222 TO REMAIN
- 8 10' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PCD (APPLICATION)

FINAL PLAT for
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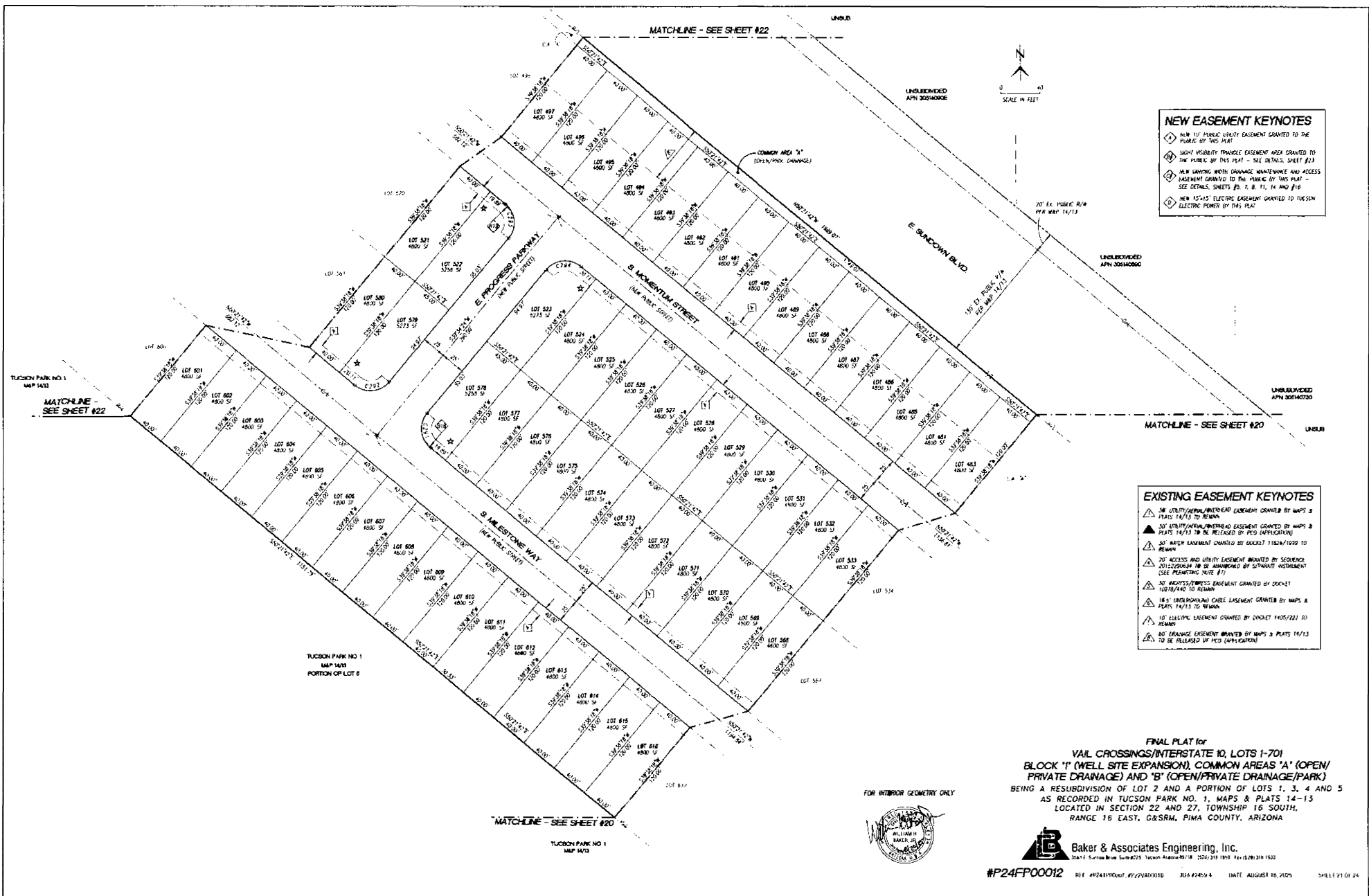
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3601 S. Sunrise Drive, Suite #225, Tucson, Arizona 85718 | (520) 218-1550 | Fax (520) 218-1530

#P24FP00012

REV. #P24FP00012, #P24V00010 JOB #2409-4 DATE: AUGUST 18, 2025 SHEET 30 OF 24

SEQUENCE #

SEQUENCE #



NEW EASEMENT KEYNOTES

- NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- LIGHT VISIBILITY PRIVATE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAIL SHEET #13
- NEW LAMPING WITH DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAIL SHEETS #1, 7, 8, 11, 14 AND #16
- NEW 15'x15' ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

EXISTING EASEMENT KEYNOTES

- 30' UTILITY/GENERAL EASEMENT GRANTED BY MAPS 3 & PLATS 14/13 TO REMAIN
- 30' UTILITY/GENERAL EASEMENT GRANTED BY MAPS 3 & PLATS 14/13 TO BE RELEASED BY PCD APPLICATION
- 30' WATER EASEMENT GRANTED BY BOOKS 1116/1099 TO REMAIN
- 20' ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 2012/CERAM 10 TO BE ABANDONED BY SEQUENTIAL EASEMENT GRANTING NOTE #11
- 30' RIGHTS/EMERGENCY EASEMENT GRANTED BY BOOKS 10278/440 TO REMAIN
- 16'5" OVERHEAD CABLE EASEMENT GRANTED BY MAPS 3 & PLATS 14/13 TO REMAIN
- 10' ELECTRIC EASEMENT GRANTED BY BOOKS 1405/221 TO REMAIN
- 80' DRAINAGE EASEMENT GRANTED BY MAPS 3 & PLATS 14/13 TO BE RELEASED BY PCD APPLICATION

FINAL PLAT for
VAIL CROSSINGS/INTERSTATE 10, LOTS 1-701
BLOCK "I" (WELL SITE EXPANSION), COMMON AREAS "A" (OPEN/PRIVATE DRAINAGE) AND "B" (OPEN/PRIVATE DRAINAGE/PARK)
 BEING A RESUBDIVISION OF LOT 2 AND A PORTION OF LOTS 1, 3, 4 AND 5
 AS RECORDED IN TUCSON PARK NO. 1, MAPS & PLATS 14-15
 LOCATED IN SECTION 22 AND 27, TOWNSHIP 16 SOUTH,
 RANGE 16 EAST, G&SRM, PINA COUNTY, ARIZONA

FOR INTERIOR GEOMETRY ONLY



Baker & Associates Engineering, Inc.
 22411 Sunrise Drive, Suite 2025, Tucson, Arizona 85718 (520) 319-1900 Fax (520) 319-1922

#P24FP00012 R11 #P2419P00017 #P22V0000310 JUS #24594 DATE AUGUST 16, 2025 SHEET 21 OF 24

SEQUENCE #

RIPARIAN HABITAT KEYNOTES

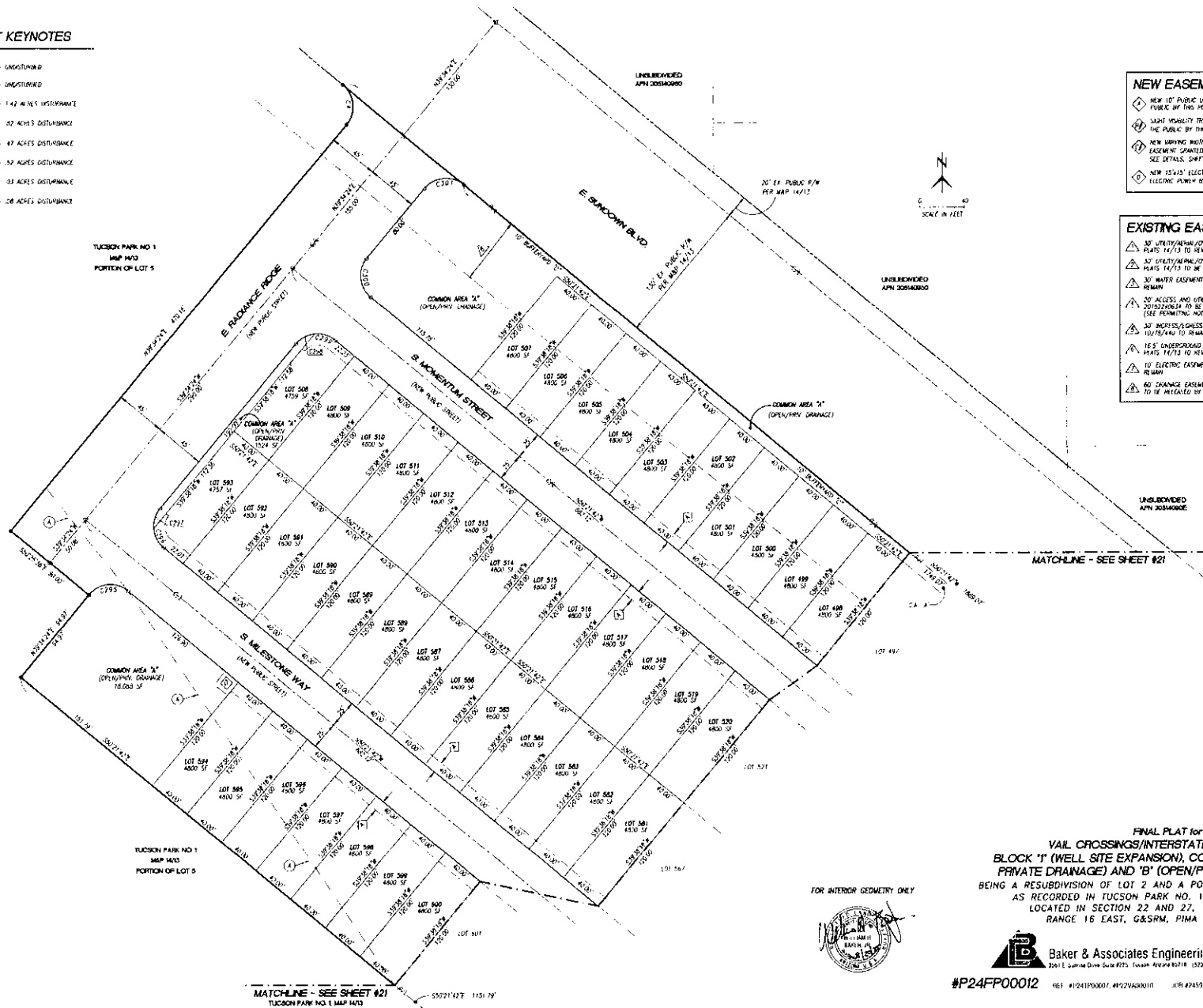
- 1. RIPARIAN CLASS "A" HABITAT - UNDISTURBED
- 2. RIPARIAN CLASS "B" HABITAT - UNDISTURBED
- 3. RIPARIAN CLASS "C" HABITAT - 1.42 ACRES DISTURBANCE
- 4. RIPARIAN CLASS "D" HABITAT - 32 ACRES DISTURBANCE
- 5. RIPARIAN CLASS "E" HABITAT - 47 ACRES DISTURBANCE
- 6. RIPARIAN CLASS "F" HABITAT - 52 ACRES DISTURBANCE
- 7. RIPARIAN CLASS "G" HABITAT - 53 ACRES DISTURBANCE
- 8. RIPARIAN CLASS "H" HABITAT - 58 ACRES DISTURBANCE

NEW EASEMENT KEYNOTES

- 1. NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- 2. NEW VIABILITY TRAIL EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS SHEET #23
- 3. NEW WADING BUILT UPON, MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS SHEETS #3, 7, 11, 14 AND #19
- 4. NEW 25' WADING ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER BY THIS PLAT

EXISTING EASEMENT KEYNOTES

- 1. 30' UTILITY/ARROW JOINDER EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 2. 30' UTILITY/ARROW JOINDER EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PLO (APPLICATION)
- 3. 30' WATER EASEMENT GRANTED BY DOCKET 11126/1999 TO REMAIN
- 4. 30' ACCESS AND UTILITY EASEMENT GRANTED BY SEQUENCE 20192/2014 TO BE ABANDONED BY SEPARATE INSTRUMENT (SEE FORTHCOMING MAP #17)
- 5. 30' INTERSECTION EASEMENT GRANTED BY DOCKET 11178/1999 TO REMAIN
- 6. 15' UNDERPASS CABLE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO REMAIN
- 7. 10' ELECTRIC EASEMENT GRANTED BY DOCKET 1402/222 TO REMAIN
- 8. 60' DRAINAGE EASEMENT GRANTED BY MAPS & PLATS 14/13 TO BE RELEASED BY PLO (APPLICATION)



FINAL PLAT for
VAIL CROSSINGS/INTERSTATE 10, LOTS 1-701
BLOCK "T" (WELL SITE EXPANSION), COMMON AREAS "A" (OPEN/
PRIVATE DRAINAGE) AND "B" (OPEN/PRIVATE DRAINAGE/PARK)
BEING A RESUBDIVISION OF LOT 2 AND A PORTION OF LOTS 1, 3, 4 AND 5
AS RECORDED IN TUCSON PARK NO. 1, MAPS & PLATS 14-13
LOCATED IN SECTION 22 AND 27, TOWNSHIP 16 SOUTH,
RANGE 16 EAST, G&SRM, PINA COUNTY, ARIZONA

FOR INTERIOR GEOMETRY ONLY



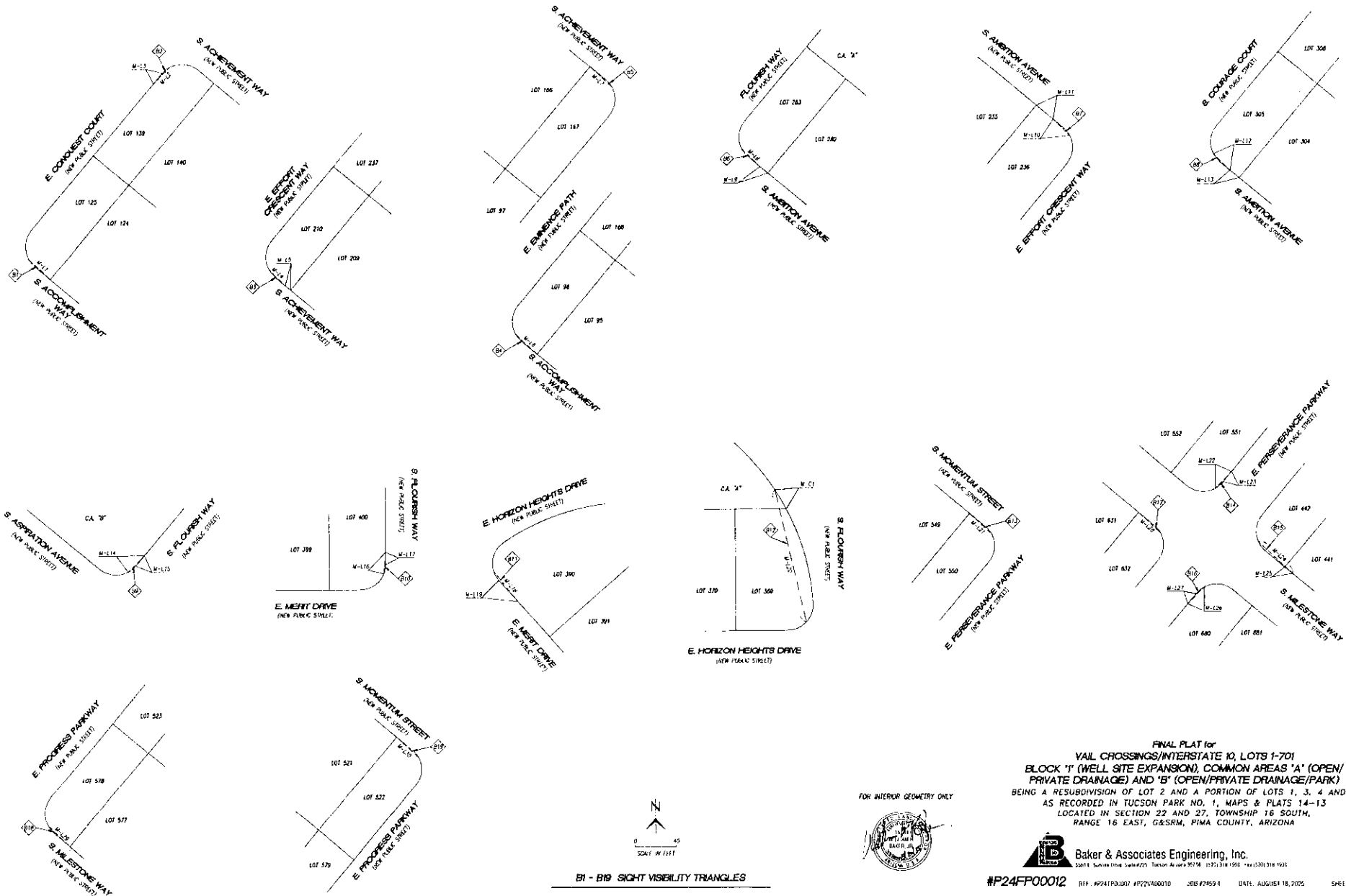
Baker & Associates Engineering, Inc.
3001 E. Sunrise Drive Suite 200 Tucson, Arizona 85718 (520) 218-1900 Fax (520) 218-1902

#P24FP00012

REV #1/24/17/0007, #1/24/2000/01 JCR #2453.4 DATE AUGUST 18, 2005 SHEET 22 OF 24

SEQUENCE #

SEQUENCE #



**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS** (Third Party Trust)
P24FP00012

THIS AGREEMENT is made and entered into by and between BP VAIL PARTNERS, LLC, an Arizona limited liability company or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,572; 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 VAIL CROSSINGS/INTERSTATE 10, LOTS 1 THROUGH 701 AND BLOCK 1 (WELL SITE EXPANSION), COMMON AREA "A" (OPEN/PRIVATE DRAINAGE) AND COMMON AREA "B" (OPEN/PRIVATE DRAINAGE/PARK) 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 4th day of October, 2024, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: BP VAIL PARTNERS, LLC, an Arizona limited liability company

Chair, Board of Supervisors

By: BP Vail Investors, LLC, an Arizona limited liability company, Member

By: PB Vail Manager, LLC, an Arizona limited liability company, Manager

ATTEST:

By: Bourn Properties, LLC, an Arizona limited liability company, Member

Clerk of the Board

By: 
Don E. Bourn
Its: Manager _____

TRUSTEE: FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under Trust No. 60, 57 and not in its corporate capacity

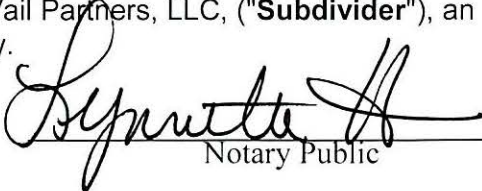
By: 
Rachel Turnipseed
Its: Trust Officer _____

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 4th day of October, 2024, by Don E. Bourn, Manager of Bourn Properties, LLC, an Arizona limited liability company, Member of BP Vail Manager, LLC, an Arizona limited liability company, Manager of BP Vail Investors, LLC, an Arizona limited liability company, Member of BP Vail Partners, LLC, ("**Subdivider**"), an Arizona limited liability company, on behalf of the company.

My Commission Expires:

7/11/2025



Notary Public



Notary Public - Arizona
PIMA COUNTY
LYNNETTE HUGGINS
Commission #607909
My Commissions Expires:
July 11, 2025

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 4th day of October, 2024, by Rachel Turnipseed of Fidelity National Title Agency, Inc., ("**Trustee**"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,572.

Nicole Helton
Notary Public

My Commission Expires:

July 4, 2025

