



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/7/2024

\*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

FINAL PLAT (P23FP00013) ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-2 : LOTS 76-191, COMMON AREA 'A' & 'B'

**\*Introduction/Background:**

FINAL PLAT PROCESS TO CREATE LEGALLY SUBDIVIDED PROPERTY

**\*Discussion:**

N/A

**\*Conclusion:**

N/A

**\*Recommendation:**

STAFF RECOMMENDS APPROVAL

**\*Fiscal Impact:**

N/A

**\*Board of Supervisor District:**

1    2    3    4    5    All

Department: DEVELOPMENT SERVICES

Telephone: 724-6490

Contact: THOMAS DRZAZGOWSKI

Telephone: 724-6490

Department Director Signature: 

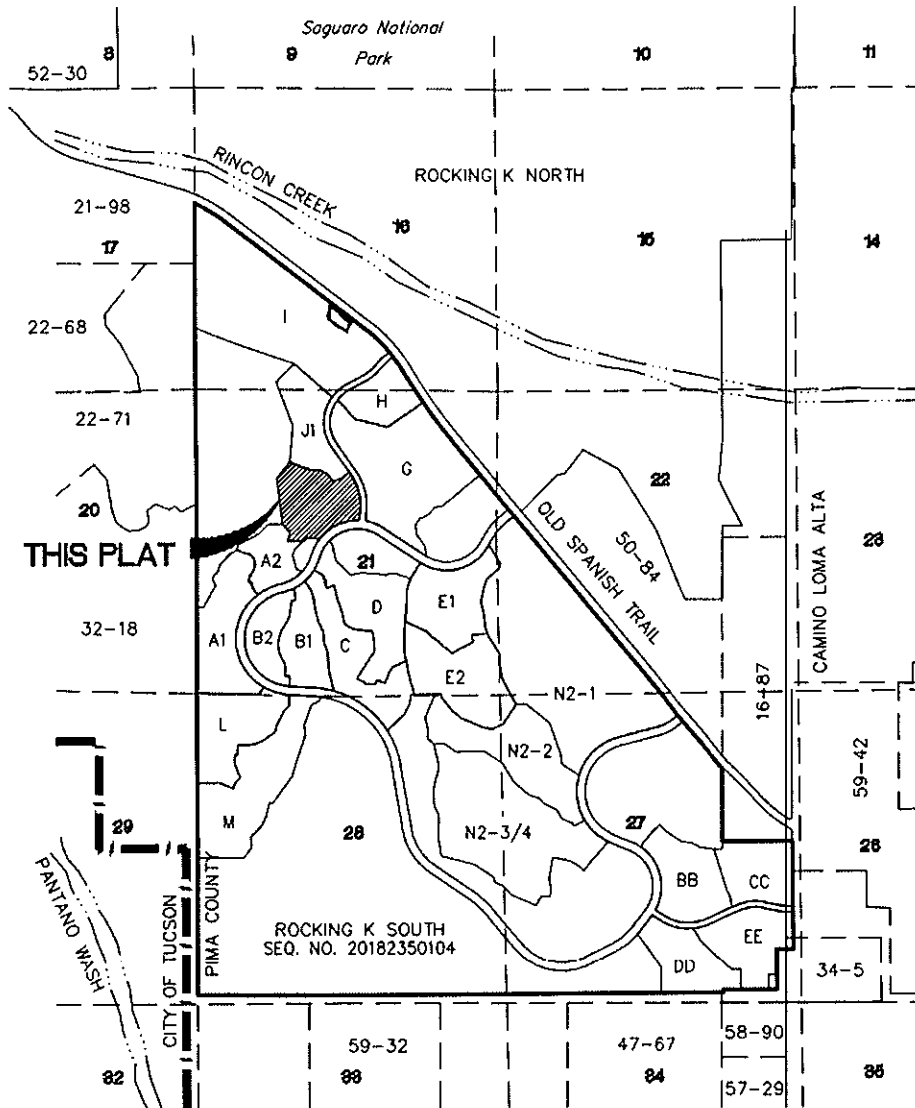
Date: 4/8/24

Deputy County Administrator Signature: 

Date: 4/9/2024

County Administrator Signature: 

Date: 4/10/24



**LOCATION MAP**

LOCATED IN A PORTION OF SECTION 21  
 TOWNSHIP 15 SOUTH, RANGE 16 EAST, G&SRM  
 PIMA COUNTY, ARIZONA  
 SCALE: 3" = 1 MILE

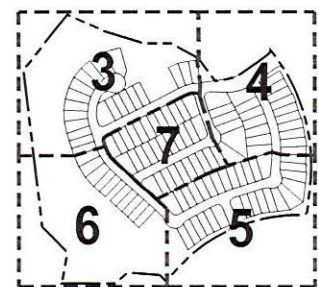
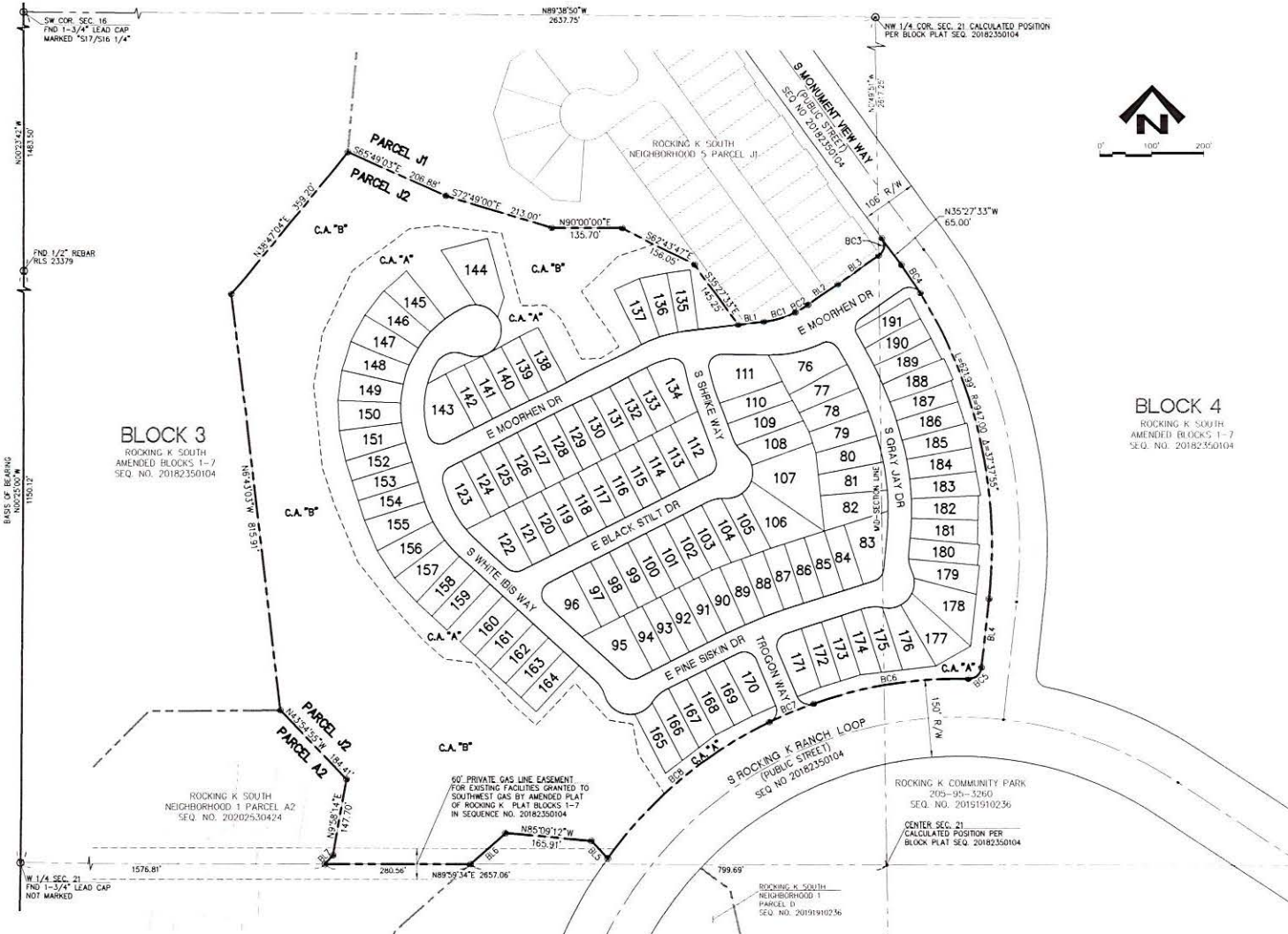


**P23FP00013**

**ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-2**

**LOTS 76-191, COMMON AREA "A" & "B"**





SHEET INDEX MAP  
N.T.S.

BLOCK 4  
ROCKING K SOUTH  
AMENDED BLOCKS 1-7  
SEQ. NO. 20182350104

BOUNDARY LINE TABLE

LINE #	LENGTH	DIRECTION
BL1	49.66'	N80°19'22"E
BL2	70.00'	N54°32'27"E
BL3	96.00'	N54°32'27"E
BL4	133.93'	S67°25'57"W
BL5	46.03'	N42°54'19"W
BL6	89.42'	S48°26'45"W
BL7	22.80'	N42°38'33"E

BOUNDARY CURVE TABLE

CURVE #	CHORD	RADIUS	DELTA
BC1	63.23'	190.00'	197°04'02"
BC2	28.90'	190.00'	85°25'11"
BC3	59.27'	25.00'	90°00'00"
BC4	66.82'	84.70'	43°23'34"
BC5	37.00'	25.00'	84°47'41"
BC6	92.29'	85.00'	67°15'17"
BC7	302.55'	85.00'	204°59'58"
BC8	411.14'	85.00'	287°27'47"

Block	Maximum Permitted Lots Per Existing Zoning	Permitted Range Per Comprehensive Plan	TDR Overall Lot Summary										Lot Tracking Summary				
			Neighborhood 1 Lots	Neighborhood 2 Lots	Neighborhood 3 Lots	Neighborhood 4 Lots	Parcel F	Neighborhood 5 Lots	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Parcel F	Neighborhood 5	Block	Platted Lots	
1	132	71 - 176	113	..	..	..	..	..	..	..	..	..	..	..	..	1	113
2	601	413 - 838	698	..	..	..	..	..	..	..	..	..	..	..	..	2	698
3	612	296 - 695	..	..	..	..	..	..	..	..	..	..	..	..	..	3	365
4	468	239 - 468	..	..	..	..	..	..	..	..	..	..	..	..	..	4	380
5	1599	1171 - 2099	..	..	266	..	336	..	..	..	..	..	..	..	..	5	612
6	1781	1094 - 2106	..	..	342	..	..	..	..	..	..	..	..	..	..	6	342
7	653	286 - 974	..	..	244	..	..	..	..	..	..	..	..	..	..	7	244
<b>Totals</b>	<b>Totals</b>		<b>811</b>	<b>342</b>	<b>510</b>	<b>336</b>	<b>224</b>	<b>521</b>	<b>97</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Totals</b>	<b>2744</b>
																	<b>2982</b>

\* THIS NEIGHBORHOOD IS PART OF BLOCKS 3 AND 4 AND DOES NOT EXCEED THE OVERALL AMOUNT OF LOTS ALLOWED WITHIN THOSE BLOCKS  
 \*\* MAXIMUM 5,706 LOTS PER DENSITY CAP AS AGREED TO BY PIMA COUNTY PLANNING OFFICIAL ON JUNE 15, 2018 (SEE PERMITTING NOTE 2)



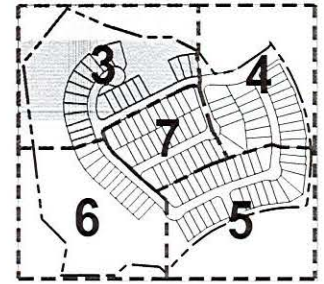
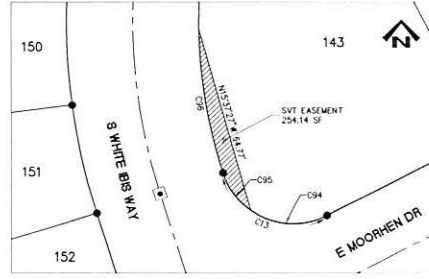
**PSOMAS**  
 553 E. Wetmore Road, Suite 450  
 Tucson, AZ 85705  
 (520) 292-2300 (520) 292-1290 fax  
 www.psomas.com

REF: P221P0005 FINAL PLAT P23FP00013  
 FOR  
**ROCKING K SOUTH NEIGHBORHOOD 5  
 PARCEL J-2**  
 PARCEL J-2: LOTS 76-191, COMMON AREA 'A' (PRIVATE ORNAMENT AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND HIPPIAN BERGATION)  
 BEING A RESUBDIVISION OF A PORTION OF BLOCK 3, ROCKING K SOUTH  
 SEQ. NO. 20182350104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 18 EAST, COCONA, CITY OF TUCSON, PIMA COUNTY, ARIZONA

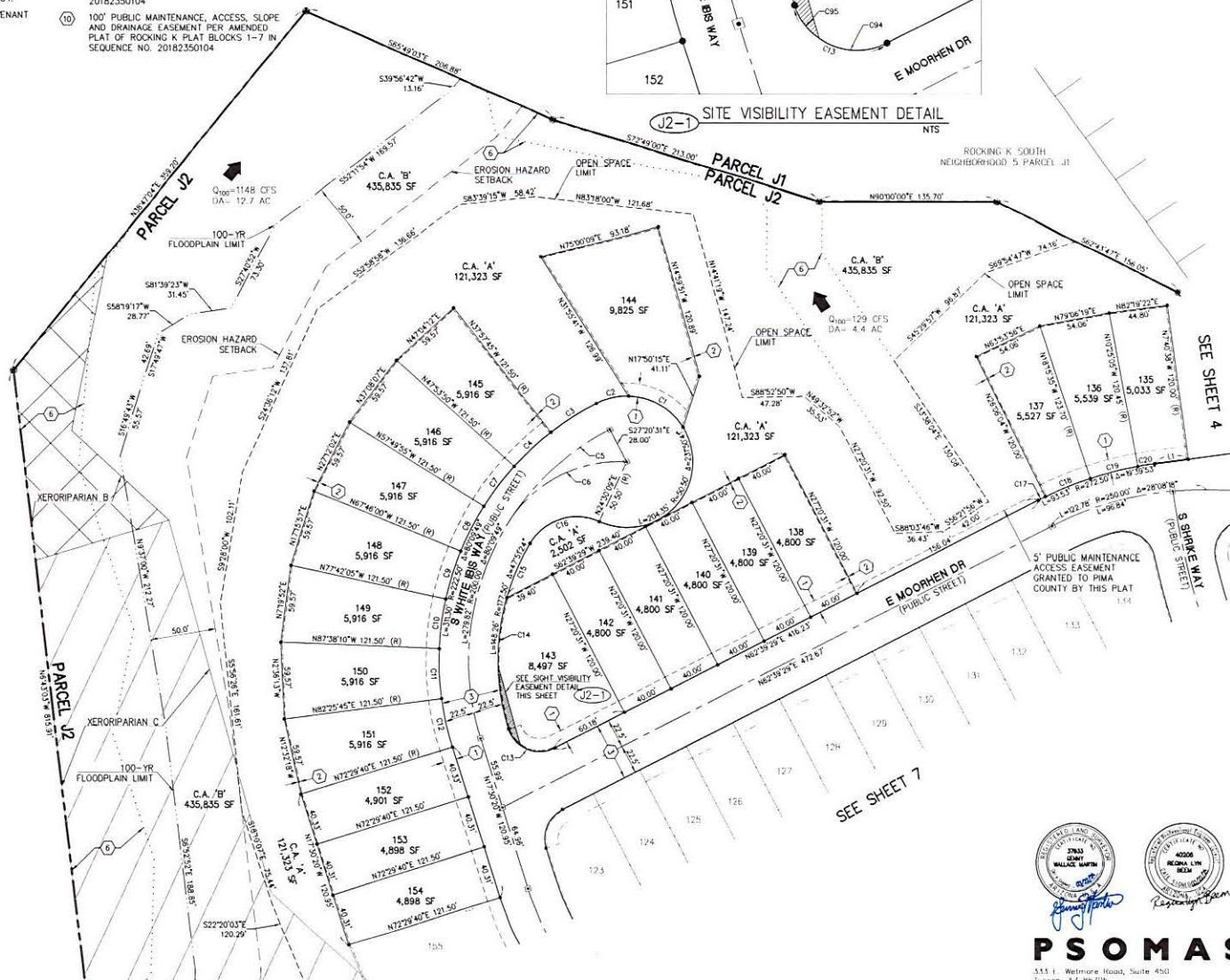
PLAT NO. P23FP00013 SCALE: HORIZ - 1" = 100'  
 DATE: MARCH 2024 VER: N/A 2 OF 7

**KEYNOTES**

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ② 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ④ 80' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 106' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
- ⑦ 50' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
- ⑧ 60' PRIVATE GAS LINE EASEMENT FOR EXISTING FACILITIES GRANTED TO SOUTHWEST GAS BY AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑨ 35' PUBLIC DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑩ 100' PUBLIC MAINTENANCE, ACCESS, SLOPE AND DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.



**SHEET INDEX MAP**  
N.T.S.



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DB LTA
C1	50.00'	50.00'	56°14'45"
C2	25.50'	50.00'	29°00'41"
C3	41.24'	222.50'	10°37'14"
C4	38.58'	222.50'	9°56'05"
C5	10.71'	200.00'	30°41'00"
C6	10.71'	100.00'	61°22'01"
C7	38.58'	222.50'	9°56'05"
C8	38.58'	222.50'	9°56'05"
C9	38.58'	222.50'	9°56'05"
C10	38.58'	222.50'	9°56'05"
C11	38.58'	222.50'	9°56'05"
C12	38.58'	222.50'	9°56'05"
C13	43.64'	25.00'	100°00'26"
C14	102.80'	177.50'	33°12'23"
C15	45.44'	177.50'	14°41'01"
C16	60.83'	41.50'	83°46'51"
C17	5.90'	212.50'	1°42'28"
C18	31.25'	212.50'	7°50'29"
C19	31.25'	212.50'	7°50'29"
C20	13.04'	212.50'	2°44'27"
C94	27.55'	25.00'	82°38'49"
C95	16.50'	25.00'	37°21'56"
C96	30.24'	177.50'	16°51'02"

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	26.01'	N82°49'22"E



**PSOMAS**

555 E. Wetmore Road, Suite 450  
Tucson, AZ 85710  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

REF: P221P00005 P23FP00013

FINAL PLAT  
FOR  
**ROCKING K SOUTH NEIGHBORHOOD 5  
PARCEL J-2**  
PARCEL J-2, LOTS 76-151, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3, ROCKING K SOUTH, SEQ. 20182350104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, COCONA, CITY OF TUCSON, PIMA COUNTY, ARIZONA

PLAT NO. P221P00005 SCALE: 1/8"=1' - 1/4"  
DATE: MARCH 2024 VERT: N/A 3 OF 7

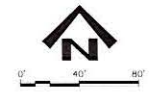
SEE SHEET 6

SEE SHEET 7

SEE SHEET 4

**KEYNOTES**

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ② 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ④ 80' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 106' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
- ⑦ 50' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
- ⑧ 60' PRIVATE GAS LINE EASEMENT FOR EXISTING FACILITIES, GRANTED TO SOUTHWEST GAS BY AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑨ 35' PUBLIC DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑩ 100' PUBLIC MAINTENANCE, ACCESS, SLOPE AND DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.

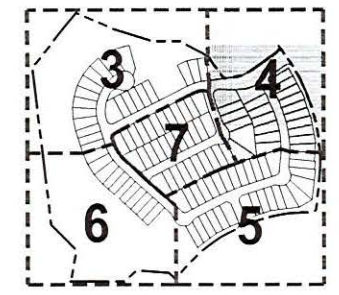


**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C21	25.93	250.00	3°36'36"
C22	65.23	190.00	19°04'00"
C23	29.80	190.00	6°42'53"
C24	18.27	25.00	90°00'00"
C25	41.05	25.00	94°02'34"
C26	22.93	25.00	64°00'26"
C27	27.93	25.00	64°00'26"
C28	9.37	25.00	21°28'46"
C29	29.90	801.00	3°08'16"
C30	39.03	801.00	3°47'30"
C31	39.03	801.00	3°47'30"
C32	39.03	801.00	3°47'30"
C33	39.03	801.00	3°47'30"
C34	39.03	801.00	3°47'30"
C35	38.30	542.50	4°03'11"
C36	38.37	542.50	4°03'10"
C38	38.37	542.50	4°03'10"
C66	45.40	25.00	104°44'07"
C67	70.60	577.50	7°00'59"

**CURVE TABLE**

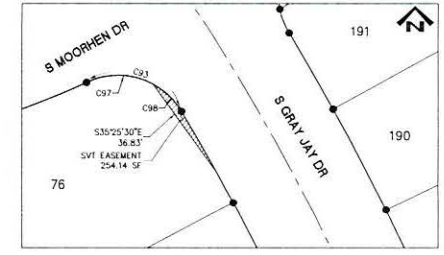
CURVE #	LENGTH	RADIUS	DELTA
C68	18.97	66.50	14°37'06"
C69	18.22	66.50	15°41'54"
C70	33.19	66.50	30°19'00"
C71	38.68	50.50	34°48'57"
C72	50.46	50.50	34°53'51"
C73	50.46	50.50	34°53'51"
C85	40.72	497.50	4°41'24"
C86	55.23	497.50	6°21'40"
C87	31.80	497.50	3°59'44"
C88	21.36	756.00	1°13'07"
C89	50.53	756.00	3°48'50"
C90	50.53	756.00	3°48'50"
C91	50.53	756.00	3°48'50"
C92	55.91	756.00	3°48'50"
C93	38.96	25.00	84°41'54"
C97	23.63	25.00	54°11'54"
C98	13.31	25.00	30°29'59"
C99	24.02	756.00	1°49'33"
C100	11.89	756.00	0°54'03"
C101	10.32	25.00	23°59'07"



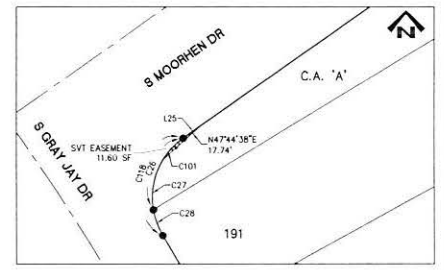
**SHEET INDEX MAP**  
N.T.S.

**LINE TABLE**

LINE #	LENGTH	BEARING
L2	28.87	N27°22'59"W
L3	14.35	S27°22'59"E
L4	45.33	N27°22'59"W
L5	24.62	S27°22'59"E
L6	21.81	S18°22'27"E
L7	20.48	S18°22'27"E
L25	1.39	S54°32'27"E



**J2-2 SITE VISIBILITY EASEMENT DETAIL**  
NTS



**J2-3 SITE VISIBILITY EASEMENT DETAIL**  
NTS

**BLOCK 4**  
ROCKING K SOUTH  
AMENDED BLOCKS 1-7  
SEQ. NO. 20182350104



SEE SHEET 5

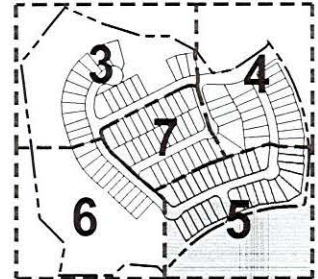
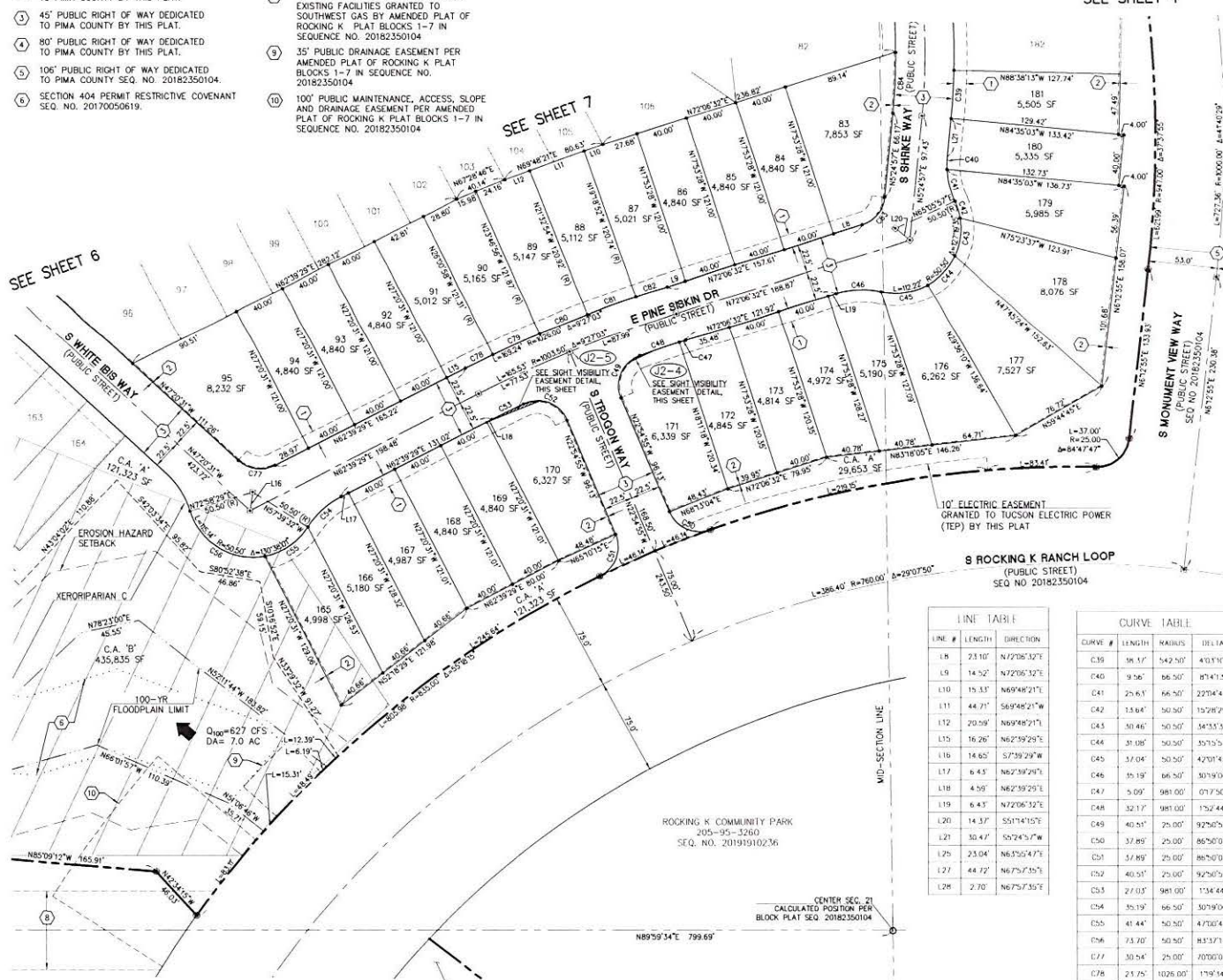


**PSOMAS**  
153 E. Wetmore Road, Suite 450  
Tucson, AZ 85705  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

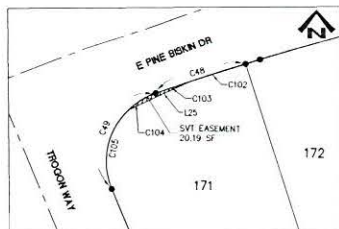
REF: P22TP00005 FINAL PLAT P23FP00013  
FOR  
**ROCKING K SOUTH NEIGHBORHOOD 5**  
**PARCEL J-2**  
PARCEL J-2: LOTS 76-191, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3 ROCKING K SOUTH SEQ. NO. 20182350104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 18 EAST, COCONINO COUNTY, CITY OF TUCSON, PIMA COUNTY, ARIZONA  
PROJECT NO. P22TP00005 SCALE: HORIZ. 1" = 40'  
DATE: MARCH 2024 VERT. N/A

**KEYNOTES**

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ② 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ④ 80' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 106' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
- ⑦ 50' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
- ⑧ 60' PRIVATE GAS LINE EASEMENT FOR EXISTING FACILITIES GRANTED TO SOUTHWEST GAS BY AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑨ 35' PUBLIC DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑩ 100' PUBLIC MAINTENANCE, ACCESS, SLOPE AND DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.



SHEET INDEX MAP  
N.T.S.



J2-4 SITE VISIBILITY EASEMENT DETAIL  
N.T.S.



J2-5 SITE VISIBILITY EASEMENT DETAIL  
N.T.S.

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L8	23.10'	N72°06'32"E
L9	14.52'	N72°06'32"E
L10	15.33'	N69°48'21"E
L11	44.71'	S69°48'21"W
L12	20.98'	N69°48'21"E
L13	16.26'	N62°39'29"E
L14	18.65'	S73°09'29"W
L17	6.45'	N62°39'29"E
L18	4.99'	N62°39'29"E
L19	6.43'	N72°06'32"E
L20	14.37'	S51°41'55"E
L21	30.47'	S52°45'17"W
L25	23.04'	N63°55'47"E
L27	44.72'	N67°57'35"E
L28	2.70'	N67°57'35"E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C39	38.17'	542.50'	403.90°
C40	9.56'	66.50'	87.475°
C41	25.63'	66.50'	223°448°
C42	13.64'	50.50'	152°08'29"
C43	30.46'	50.50'	343°53'51"
C44	31.08'	50.50'	357°05'3"
C45	37.04'	50.50'	47°01'43"
C46	35.19'	66.50'	303°9'00"
C47	5.09'	981.00'	073°50'
C48	32.17'	981.00'	152°44"
C49	40.51'	25.00'	92°26'55"
C50	37.89'	25.00'	85°50'02"
C51	57.89'	25.00'	86°50'02"
C52	40.51'	25.00'	92°26'55"
C53	27.03'	981.00'	134°44"
C54	35.19'	66.50'	303°9'00"
C55	41.44'	50.50'	47°00'47"
C56	73.70'	50.50'	83°37'14"
C77	38.54'	25.00'	70°00'00"
C78	24.25'	1026.00'	179°14"

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C79	40.00'	1026.00'	274°02'
C80	40.00'	1026.00'	274°02'
C81	40.00'	1026.00'	274°02'
C82	25.49'	1026.00'	175°25'
C84	48.20'	497.50'	533°03'
C102	20.12'	981.00'	170°31'
C103	12.05'	981.00'	074°15'
C104	11.24'	25.00'	254°53.5"
C105	29.28'	25.00'	67°05'40"
C106	26.83'	25.00'	61°29'19"
C107	13.68'	25.00'	352°154"



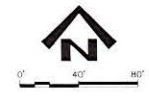
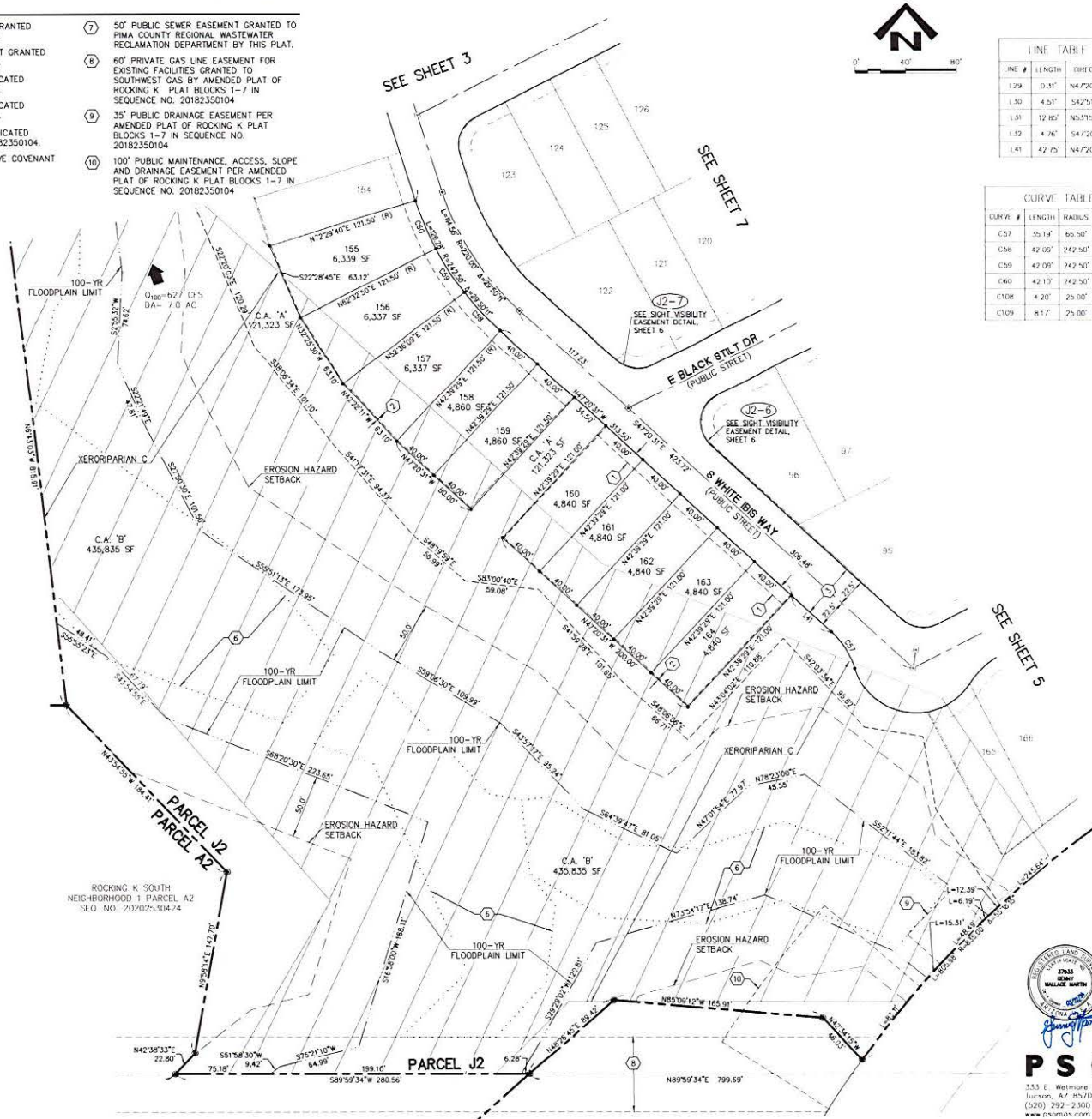
**PSOMAS**  
353 E. Wetmore Road, Suite 450  
Tucson, AZ 85705  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

REF: P22TP00005 FINAL PLAT FOR P23FP00013

**FINAL PLAT FOR ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-2**  
PARCEL J-2, LOTS 176-191, COMMON AREA "A" (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA "B" (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3 ROCKING K SOUTH SEQ. NO. 20182350104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 20, TOWNSHIP 12 SOUTH, RANGE 18 EAST, COCONA, CITY OF TUCSON, PIMA COUNTY, ARIZONA.  
SCALE: HORIZ. 1" = 40' VERT. 1" = 40'  
DATE: MARCH 2024  
5 OF 7

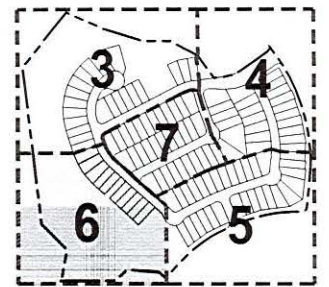
**KEYNOTES**

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ② 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ④ 80' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 106' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
- ⑦ 50' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
- ⑧ 60' PRIVATE GAS LINE EASEMENT FOR EXISTING FACILITIES GRANTED TO SOUTHWEST GAS BY AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑨ 35' PUBLIC DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑩ 100' PUBLIC MAINTENANCE, ACCESS, SLOPE AND DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.

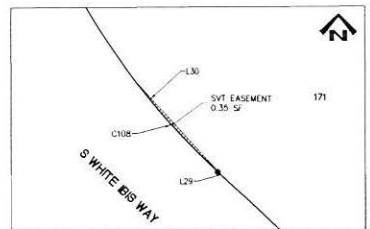


LINE #	LENGTH	DIRECTION
L29	0.51'	N47°20'31"W
L30	4.53'	S42°51'41"E
L31	12.80'	N53°15'01"W
L32	4.46'	S47°20'31"E
L41	42.75'	N47°20'31"W

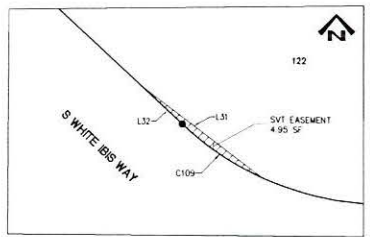
CURVE #	LENGTH	RADIUS	DELTA
C57	35.19'	66.50'	307°9'00"
C58	42.05'	242.50'	9°56'41"
C59	42.05'	242.50'	9°56'41"
C60	42.10'	242.50'	9°56'50"
C108	4.20'	25.00'	87°57'34"
C109	8.17'	25.00'	87°45'10"



**SHEET INDEX MAP**  
N.T.S.



**J2-6 SITE VISIBILITY EASEMENT DETAIL**  
N.T.S.



**J2-7 SITE VISIBILITY EASEMENT DETAIL**  
N.T.S.



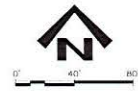
**PSOMAS**  
353 E Wetmore Road, Suite 450  
Tucson, AZ 85705  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

REF: P221P00005 FINAL PLAT P23FP00013  
FOR  
**ROCKING K SOUTH NEIGHBORHOOD 5**  
**PARCEL J-2**  
PARCEL J-2: LOTS 76-191, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3 ROCKING K, SOUTH SEQ. 20022530104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, CASRM, CITY OF TUCSON, PIMA COUNTY, ARIZONA  
PROJECT NO. PROJ210550 SCALE: HORIZ. 1" = 40'  
DATE: MARCH 2024 VERT. = N/A 6 OF 7

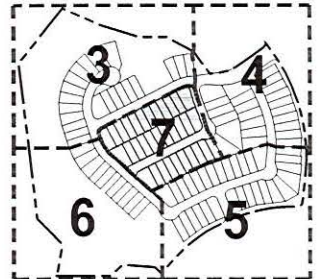


**KEYNOTES**

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ② 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ④ 80' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 106' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
- ⑦ 50' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
- ⑧ 60' PRIVATE GAS LINE EASEMENT FOR EXISTING FACILITIES GRANTED TO SOUTHWEST GAS BY AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑨ 35' PUBLIC DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.
- ⑩ 100' PUBLIC MAINTENANCE, ACCESS, SLOPE AND DRAINAGE EASEMENT PER AMENDED PLAT OF ROCKING K PLAT BLOCKS 1-7 IN SEQUENCE NO. 20182350104.

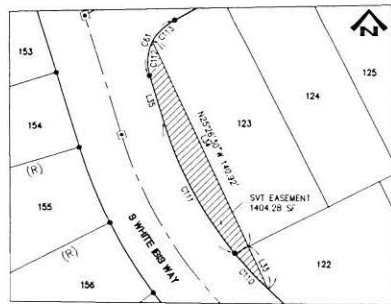


LINE #	LENGTH	Bearing
1.22	22.99'	N62°59'29"E
1.23	12.61'	N62°59'29"E
1.24	26.44'	N62°59'29"E
1.33	24.16'	S25°26'30"E
1.34	116.26'	S25°26'30"E
1.35	24.99'	N17°30'20"W
1.36	8.81'	N62°59'29"E
1.37	31.19'	N62°59'29"E
1.38	6.26'	N62°59'29"E
1.39	62.75'	S11°28'10"W
1.40	31.56'	S11°28'10"W
1.42	16.04'	S68°53'45"E

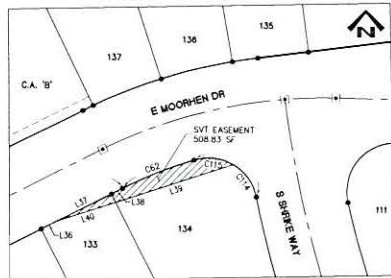


**SHEET INDEX MAP**  
N.T.S.

CURVE #	LENGTH	RADIUS	DELTA
C21	25.93'	250.00'	5°56'36"
C61	54.98'	25.00'	80°09'49"
C63	41.52'	25.00'	95°13'17"
C84	36.26'	25.00'	83°06'28"
C85	30.54'	25.00'	10°00'00"
C74	35.05'	50.00'	39°48'50"
C75	35.19'	66.50'	30°19'00"
C76	48.00'	25.00'	110°00'00"
C94	54.98'	25.00'	80°09'49"
C110	25.93'	197.50'	17°23'08"
C111	77.16'	197.50'	227°23'03"
C112	18.59'	25.00'	47°08'51"
C113	16.59'	25.00'	38°01'17"
C114	20.92'	25.00'	47°36'18"
C115	20.63'	25.00'	47°17'00"



**J2-8 SITE VISIBILITY EASEMENT DETAIL**  
N.T.S.



**J2-9 SITE VISIBILITY EASEMENT DETAIL**  
N.T.S.



**PSOMAS**  
353 E. Wetmore Road, Suite 450  
Tucson, AZ 85710  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

REF: P221P0005 FINAL PLAT P23FP00013  
FOR  
**ROCKING K SOUTH NEIGHBORHOOD 5**  
**PARCEL J-2**  
PARCEL J-2, LOTS 76-191, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3 ROCKING K SOUTH, SEQ. 20182350104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, COCONA, CITY OF TUCSON, PIMA COUNTY, ARIZONA  
FILED NO. P20240301 SCALE: HORIZ 1" = 40'  
DATE: MARCH 2024 MET = N/A 7 OF 7

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF  
SUBDIVISION IMPROVEMENTS (Third Party Trust)**  
P23FP00013

THIS AGREEMENT is made and entered into by and between SEE ATTACHED LIST OF SUBDIVIDERS or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,380; 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 ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-2, LOTS 76 THROUGH 191, COMMON AREA "A" (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA "B" (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) 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:  
SEE ATTACHED SIGNATURE PAGES

\_\_\_\_\_  
Chair, Board of Supervisors

By: \_\_\_\_\_  
Its: \_\_\_\_\_

TRUSTEE: FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under Trust No. 60,380, and not in its corporate capacity

ATTEST:

By: Rachel Turnipseed  
Rachel Turnipseed  
Its: Trust Officer \_\_\_\_\_

\_\_\_\_\_  
Clerk of the Board

STATE OF ARIZONA            )  
County of Pima                )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by SEE ATTACHED NOTARY PAGES of SEE ATTACHED NOTARY PAGES ("**Subdivider**"), an Arizona corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

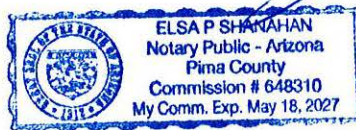
STATE OF ARIZONA            )  
County of Pima                )

The foregoing instrument was acknowledged before me this 26 day of MARCH, 2024, by Rachel Turnipseed of Fidelity National Title Agency, Inc., ("**Trustee**"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,380.

Elsa P. Shanahan  
\_\_\_\_\_  
Notary Public


My Commission Expires:

May 18, 2027




SIGNATURE PAGES FOR ASSURANCE AGREEMENT


FIDELITY NATIONAL TITLE AGENCY, INC.,  
an Arizona corporation, as Trustee under  
Trust No. 10,730, and not in its corporate capacity

By:   
Rachel Turnipseed  
Its: Trust Officer

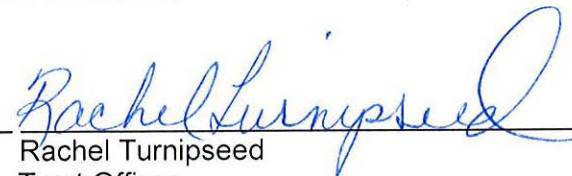
FIDELITY NATIONAL TITLE AGENCY, INC.,  
an Arizona corporation, as Trustee under  
Trust No. 10,773, and not in its corporate capacity

By:   
Rachel Turnipseed  
Its: Trust Officer

FIDELITY NATIONAL TITLE AGENCY, INC.,  
an Arizona corporation as Trustee under  
Trust No. 10,871, and not in its corporate capacity

By:   
Rachel Turnipseed  
Its: Trust Officer

FIDELITY NATIONAL TITLE AGENCY, INC.,  
an Arizona corporation, as Trustee under  
Trust No. 30,096, and not in its corporate capacity


By:   
Rachel Turnipseed  
Its: Trust Officer

CONTINUED SIGNATURE PAGES FOR ASSURANCE AGREEMENT

FIDELITY NATIONAL TITLE AGENCY, INC.,  
SUCCESSOR TO TICOR TITLE AGENCY OF  
ARIZONA, INC., CHICAGO TITLE INSURANCE  
COMPANY, a Missouri corporation as Trustee  
under Trust No. 12099, and not in its corporate capacity  
SUCCESSOR BY MERGER BY TICOR TITLE AGENCY OF  
ARIZONA, INC., an Arizona corporation


By:   
Rachel Turnipseed  
Its: Trust Officer

AURIGA PROPERTIES, INC., an Arizona corporation

By:   
Chad Kolodisner  
Its: Vice President

TUCSON MOUNTAIN INVESTORS L.L.C., an Arizona  
limited liability company

By: Diamond Ventures, Inc., an Arizona corporation as Manager

By:   
Chad Kolodisner  
Its: Vice President

ROCKING K HOLDINGS LIMITED PARTNERSHIP, an  
Arizona Limited Partnership


By: Diamond Ventures, Inc., an Arizona corporate as General Partner

By:   
Chad Kolodisner  
Its: Vice President


CONTINUED SIGNATURE PAGES FOR ASSURANCE AGREEMENT

RINCON VALLEY HOLDINGS LIMITED PARTNERSHIP,  
an Arizona limited partnership

By: Rincon Valley Properties, Inc., an Arizona corporation as General Partner

By:   
Chad Kolodisner  
Its: Vice President

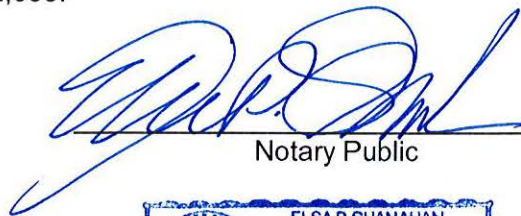
ROCKING K DEVELOPMENT COMPANY, INC.,  
an Arizona corporation

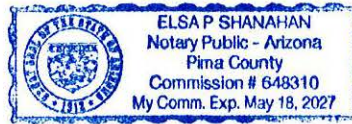
By:   
Chad Kolodisner  
Its: Vice President

STATE OF ARIZONA     )  
                                  ) ss.  
County of Pima         )

The foregoing instrument was acknowledged before me this 26 day of MARCH, 2024, by Rachel Turnipseed, Trust Officer of FIDELITY NATIONAL TITLE AGENCY, INC. ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust numbers 10,730, 10,773, 10,871, 30,096 and 12,099.

May 18, 2027  
My Commission Expires:  
\_\_\_\_\_  
\_\_\_\_\_

  
Notary Public

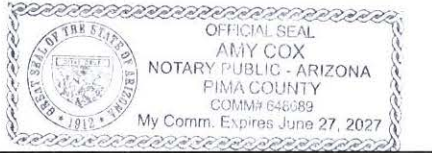




CONTINUED SIGNATURE PAGE FOR ASSURANCE AGREEMENT

STATE OF ARIZONA       )  
  ) ss.  
County of Pima               )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2024, by Chad Kolodisner, Vice President of AURIGA PROPERTIES, INC., an Arizona corporation; Diamond Ventures, Inc., Manager of TUCSON MOUNTAIN INVESTORS L.L.C., an Arizona limited liability company; Diamond Ventures, Inc., an Arizona corporation, as General Partner of ROCKING K HOLDINGS LIMITED PARTNERSHIP, an Arizona Limited Partnership; Rincon Valley Properties, Inc., an Arizona corporation, General Partner of RINCON VALLEY HOLDINGS LIMITED PARTNERSHIP, an Arizona limited partnership; and ROCKING K DEVELOPMENT COMPANY, INC., an Arizona corporation.



Amy Cox  
Notary Public

My Commission Expires:

June 27, 2027