



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/17/2024

*= Mandatory, information must be provided

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

***Title:**

FINAL PLAT (P24FP00006) ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL I LOTS 1 - 174 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: _____

8/27/24

Deputy County Administrator Signature: _____

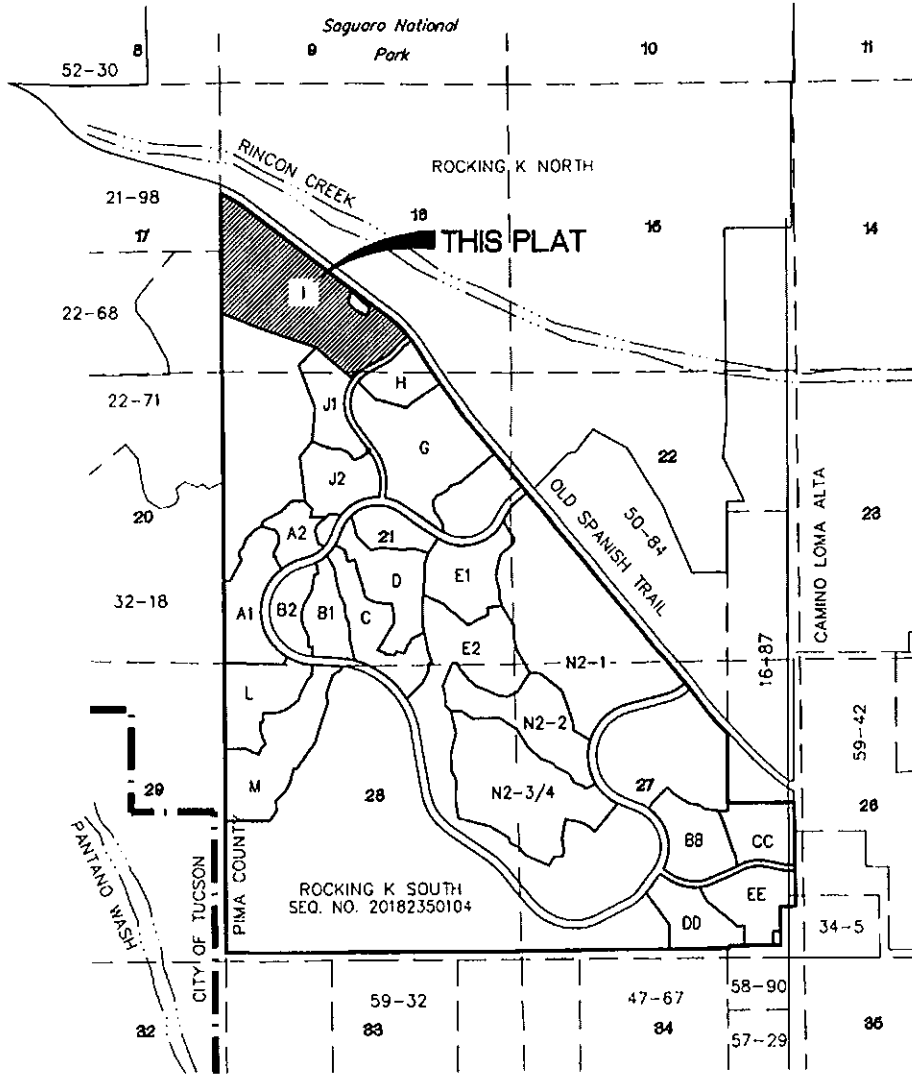
Date: _____

9/3/2024

County Administrator Signature: _____

Date: _____

9/3/2024



LOCATION MAP

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



P24FP00006

ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL I

LOTS 1-174

COMMON AREA 'A' & 'B'

ASSURANCE

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 80380 FROM FIDELITY NATIONAL TITLE AGENCY AS RECORDED IN SEQUENCE NO. 20191910249 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

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

ATTEST: CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE DAY OF 20

CLERK, BOARD OF SUPERVISORS DATE

CERTIFICATION OF SURVEY

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



DENNY WALLACE MARTIN ARIZONA REGISTRATION NO. 37933

CERTIFICATION OF ENGINEERING

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



REGINA LYN BEEM, P.E. ARIZONA REGISTRATION NO. 40206

RECORDING

STATE OF ARIZONA PIMA COUNTY THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PSOMAS ON THIS DAY OF 20 IN SEQUENCE NO. PIMA COUNTY RECORDS.

GABRIELLA CAZARES-KELLY COUNTY RECORDER DATE

DEDICATION

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

WE, THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, 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 FLOOD 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 PURPOSES OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES 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 THE INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER SEQUENCE NO. 20192270776, AND THE TRACTI DECLARATION RECORDED WITH THIS PLAT AT SEQUENCE NO. 20241360250, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE DRAINAGEWAYS, AND PRIVATE EASEMENTS, WITHIN THIS SUBDIVISION.

BENEFICIARY

PURSUANT TO THE PROVISIONS OF A.R.S. 33-404, NAME AND ADDRESS OF THE BENEFICIARY OF SAID TRUST IS: FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION UNDER TRUST NO. 10,871, 10,773, 10,730 AND 30,086. CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION UNDER TRUST NO. 22,029. ALTRIA PROPERTIES, AN ARIZONA CORPORATION. TUSSON ASSOCIATION INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY. ROCKING K HOLDINGS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP. RINCEN VALLEY HOLDINGS LIMITED PARTNERSHIP, AN ARIZONA PARTNERSHIP. ROCKING K DEVELOPMENT CO., AN ARIZONA CORPORATION AGENCY: PIMA COUNTY.

OWNER-TRUSTEE OF ASSESSORS PARCELS

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,380, AND NOT IN ITS CORPORATE CAPACITY.

BY: RACHEL TUPPESSEED RACHEL TUPPESSEED

ITS: TRUST OFFICER DATE: 8/21/24

FOR: ROCKING K DEVELOPMENT COMPANY

ACKNOWLEDGEMENT

STATE OF ARIZONA PIMA COUNTY

ON THIS 21st DAY OF August, 2024 BEFORE ME PERSONALLY APPEARED RACHEL TUPPESSEED, WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF FIDELITY NATIONAL TITLE AGENCY, INC., AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 01/03/27 NOTARY PUBLIC

GENERAL NOTES

- 1. THE GROSS AREA OF "PARCEL 1" IS 117.66 ACRES.
2. THE BASIS OF BEARING FOR THIS SUBDIVISION: THE SOUTH LINE OF THE SOUTHEAST QUADRANT OF SECTION 16, BETWEEN MONUMENTS SHOWN HEREON. SAID BEARING BEING: N85°40'56"W AT A DISTANCE OF 2637.92'
3. TOTAL MILES OF NEW PUBLIC STREETS FOR "PARCEL 1" = 1.30 MILES.
4. "PARCEL 1" LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. BLANKET EASEMENTS - PORTIONS OF SECTIONS 16 AND 21 ARE SUBJECT TO EXISTING ELECTRIC EASEMENTS RECORDED IN DOCKET 1023 AT PAGE 70 AND DOCKET 2003 AT PAGE 352, RECORDS OF PIMA COUNTY.

PERMITTING NOTES

- 1. ZONING: THIS PLAT CONTAINS APPROXIMATELY 117.66 ACRES OF LAND REGULATED BY THE ROCKING K AMENDED SPECIFIC PLAN (LDR AND OS).
2. THE 1.193 ACRES OF THE ROCKING K SPECIFIC PLAN SOUTH OF OLD SPANISH TRAIL IS SUBJECT TO A MAXIMUM DENSITY CAP OF 2,222 DWELLING UNITS. THE ADJACENT 852 ACRES IS SUBJECT TO THE MAXIMUM DENSITY ALLOWED UNDER CURRENT ZONING OF 1,000 DWELLING UNITS. THIS PLAT CONTAINS AREAS DESIGNATED AS SENDING AREAS AND RECEIVING AREAS SUBJECT TO THE TRANSFER OF DEVELOPMENT RIGHTS (TDR) ORDINANCE (CHAPTER 18.92 OF THE PIMA COUNTY ZONING CODE) WHICH PROVIDES FOR MODIFICATION OF THESE DENSITY CAPS AS DETAILED IN THE JUNE 5, 2018 MWDG ACKNOWLEDGED AND AGREED TO BY PIMA COUNTY PLANNING OFFICIAL ON JUNE 15, 2018. THIS PLAT INCLUDES A TDR TRACKING TABLE. NEIGHBORHOOD 5 USES 0 TDR LOTS.
3. GROSS DENSITY IS: "PARCEL 1" = 1.5 (174 LOTS/117.66 AC).
4. AVERAGE LOT AREA PER DWELLING FOR "PARCEL 1" IS 7,867 SQ. FT.
5. THE USE OF THIS PLAT IS SINGLE FAMILY DETACHED RESIDENTIAL AS PERMITTED IN ACCORDANCE WITH THE APPROVED SPECIFIC PLAN FOR ROCKING K (APPROVED ON DECEMBER 18, 1990 AND AMENDED ON SEPTEMBER 18, 1997).
6. THIS PLAT WILL USE TRANSFER OF DENSITY RIGHTS (TDR) PER PIMA COUNTY CODE 18.92. AREAS WITHIN THE SPECIFIC PLAN WILL USE MDR DEVELOPMENT STANDARDS AND AREAS OUTSIDE OF THE SPECIFIC PLAN WILL USE TR DEVELOPMENT STANDARDS (RESIDENTIAL USE ONLY).
7. NATURAL OPEN SPACE AS SHOWN ON THE ROCKING K SOUTH AMENDED BLOCKS 1-7 MASTER BLOCK PLAT ENCOMPASSES 648 ACRES (31.52% OF COMMUNITY NATURAL OPEN SPACE. AN ADDITIONAL 50 ACRES OF ON LOT NATURAL OPEN SPACE WILL BE DESIGNATED AT THE TIME OF INDIVIDUAL SUBDIVISION PLATS. THIS NEIGHBORHOOD 5 - PARCEL 1 SUBDIVISION PLAT MODIFIES THE PLATED NATURAL OPEN SPACE AS SHOWN HEREON TO INCLUDE 67.82 TOTAL ACRES OF NATURAL OPEN SPACE WHICH INCLUDES AN ADDITIONAL 0 (ZERO) ACRES OF ON LOT NATURAL OPEN SPACE (SEE NATIVE PLANT INVENTORY AND NATURAL OPEN SPACE MITIGATION PLANS FOR NATURAL OPEN SPACE CALCULATIONS). THIS NATURAL OPEN SPACE FULFILLS THE "REQUIRED NATURAL OPEN SPACE" REQUIREMENT FOR THE LANDUSE DESIGNATIONS FOR NEIGHBORHOOD 5 - PARCEL 1, AS SPECIFIED IN CHAPTER 18-E OF THE ROCKING K AMENDED SPECIFIC PLAN.

PERMITTING NOTES (CONT.)

B. DEVELOPMENT STANDARDS

- IR - TRANSITIONAL ZONING (RESIDENTIAL ONLY) (0.075 1-174)
1. MINIMUM LOT AREA: 4,500 SQ. FT.
2. MINIMUM AREA PER DWELLING UNIT: 1,000 SQ. FT.
3. MINIMUM LOT WIDTH: 40 FT.
4. MAXIMUM BUILDING HEIGHT: 34 FT.
5. MINIMUM SITE SETBACK REQUIREMENTS:
a. FRONT: 20 FT.
b. SIDE: 0 FT. EACH
c. REAR: 10 FT.
6. WITH THE EXCEPTION OF PERIMETER SITE SETBACKS, ZERO LOT-LINE SITTING OF DWELLING UNITS ON INDIVIDUAL LOTS IS PERMISSIBLE, SUBJECT TO PIMA COUNTY BUILDING CODES (TITLE 15).

SETBACKS FOR CORNER LOTS ARE EQUAL TO THE SITE VISIBILITY TRIANGLES OR THE ZONING DESIGNATION SETBACKS, WHICHEVER ARE GREATER. THE ACCESSORY STRUCTURE SETBACK REQUIREMENTS ARE THE FOLLOWING MINIMUM DISTANCES.

- TR:
TO MAIN BUILDING: NA
TO FRONT LOT LINE: 60 FT.
TO SIDE LOT LINES: 4 FT.
TO REAR LOT LINE: 4 FT.

9. FLOODPLAINS SHOWN ON THIS PLAT CONFORM TO TITLE 15 OF THE PIMA COUNTY CODE, FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE.

10. THIS PLAT IS SUBJECT TO THE SECOND AMENDED AND RE-STATED ROCKING K DEVELOPMENT AGREEMENT RESOLUTION NO. 2018-29, RECORDED AT SEQ. NO. 2018110439 WITH THE PIMA COUNTY RECORDER'S OFFICE.

11. THE CHIEF ZONING INSPECTOR HAS CONCLUDED THE SIDE ENTRY GARAGES ARE PERMITTED TO ENCRACH INTO THE 20' FRONT SETBACK PROVIDED THAT THE REST OF THE STRUCTURAL MASS OF THE HOME COMPLIES WITH THE 20' FRONT SETBACK REQUIREMENTS.

12. RIPARIAN HABITAT WITHIN THIS PLAT AREA CONFORMS TO THE RIPARIAN HABITAT MAPS IN PIMA COUNTY ORDINANCE 2005-102 AND THE APPROVED RIPARIAN MITIGATION PLAN PREPARED BY NOVAK ENVIRONMENTAL, DATED 07/18/22. ALL RIPARIAN AREAS INCLUDING THE MITIGATION AREAS LIE WITHIN OPEN SPACE AS DEDICATED ON THIS PLAT.

- A. EXISTING ONSITE RIPARIAN HABITAT AREA = 20.74 ACRES
B. DISTURBED BENSITE RIPARIAN HABITAT AREA = 0.00 ACRES
C. RIPARIAN MITIGATION AREA = 0.00 ACRES
D. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN MITIGATION PLAN.

13. PRIVATELY OWNED RECREATION AREAS, RECREATION FEATURES AND PARKING IMPROVEMENTS WITHIN PARCEL 1 SHALL BE COMPLETED IN ACCORDANCE WITH THE RECREATION AREA PLAN (RAP) AND BE FULLY FUNCTIONAL BY THE TIME 75% OF THE BUILDING PERMITS (31 LOTS) HAVE BEEN ISSUED.

SHEET INDEX

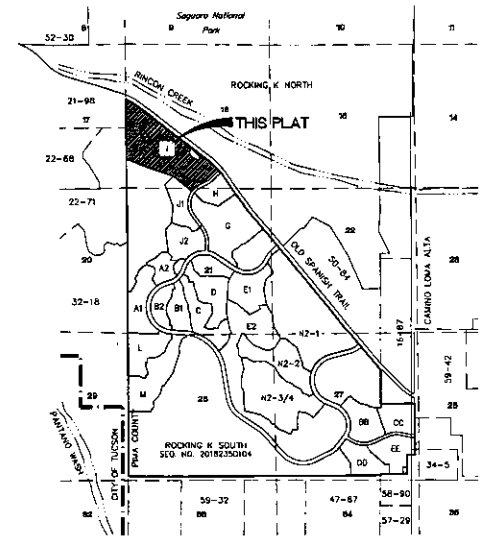
- 1 COVER SHEET AND NOTES
2 PARCEL BOUNDARY MAP
3-14 PLAN SHEETS
15 SVT DETAILS

OWNER

FIDELITY NATIONAL TITLE AGENCY, INC. TRUST NO. 60380 6245 E. BROADWAY BLVD., SUITE 160 TUCSON, AZ 85718 (520) 751-2911 ATTN: DAN CONGILL

DEVELOPER

ROCKING K DEVELOPMENT COMPANY 2200 E. RIVER RD. SUITE 115 TUCSON, AZ 85718 (520) 577-0200 ATTN: ROBERT TUCKER



LEGEND table with symbols for LOT NUMBER, KEYNOTE, SURVEY MONUMENT TO BE SET BY A REGISTERED LAND SURVEYOR AT COMPLETION OF PAVING, 1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR AT COMPLETION OF GRADING, FOUND SURVEY MONUMENT, AS NOTED, SET 1/2" REBAR TAGGED "TRLS 37933", BOUNDARY LINE NUMBER, BOUNDARY CURVE NUMBER, LINE NUMBER, CURVE NUMBER, RADIAL BEARING, SIGHT VISIBILITY EASEMENT, EROSION HAZARD SETBACK, 100 YEAR FLOODPLAIN, CENTERLINE, OPEN SPACE, RIGHT-OF-WAY LINE, BLOCK BOUNDARY EASEMENT LINE, SECTION LINE, PARCEL BOUNDARY, ROCKING K SOUTH BOUNDARY, 404 PERMIT RESTRICTIVE COVENANT, GENERAL ACCESS LOCATION, XEROPRIFARIAN B.

Table with columns A1 through L and E1 through G, listing SEQ. NO. and corresponding lot numbers.

REF: P22FP0005 FINAL PLAT FOR P24FP00006

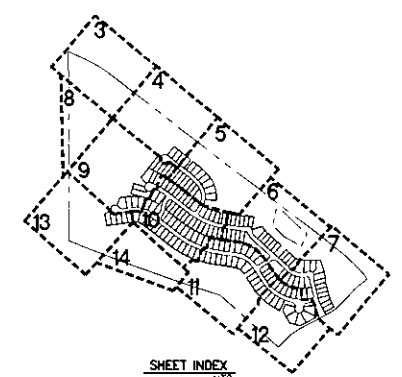
ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL 1

PARCEL 1: LOTS 1-174, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE); & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A RECONFIGURATION OF A PORTION OF BLOCK 3 (ROCKING K SOUTH SEQ# 2018230104 - LOCATED IN PORTIONS OF SECTION 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, CASPIA PIMA COUNTY, ARIZONA.

PSOMAS

333 E. Whitmore Road, Suite 450 Tucson, AZ 85705 (520) 292-2300 (520) 292-1200 fax www.psomas.com

PROJ. NO: P20210301 SCALE: HORIZ = N/A DATE: AUGUST 2024 VERT = N/A 1 OF 15



SHEET INDEX
N/S

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
BL1	311.87'	S62°08'00"W
BL2	137.87'	S41°46'03"W
BL3	91.01'	S51°24'58"W
BL4	68.59'	N75°44'38"W
BL5	211.79'	N45°11'08"W
BL6	91.94'	N47°37'56"W
BL7	84.79'	N48°07'55"W
BL8	154.19'	N23°38'10"E
BL9	215.97'	S61°26'33"E
BL10	160.04'	S45°59'49"E
BL11	49.87'	S16°20'58"E
BL12	166.97'	S11°21'15"W

BOUNDARY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
BC1	337.43'	753.00'	75°40'30"
BC2	249.78'	897.00'	20°31'52"
BC3	126.80'	753.00'	9°38'55"
BC4	40.04'	25.00'	91°45'33"

NOTE:
SEE SHEET 15 FOR THE TDR
OVERALL LOT SUMMARY TABLE.

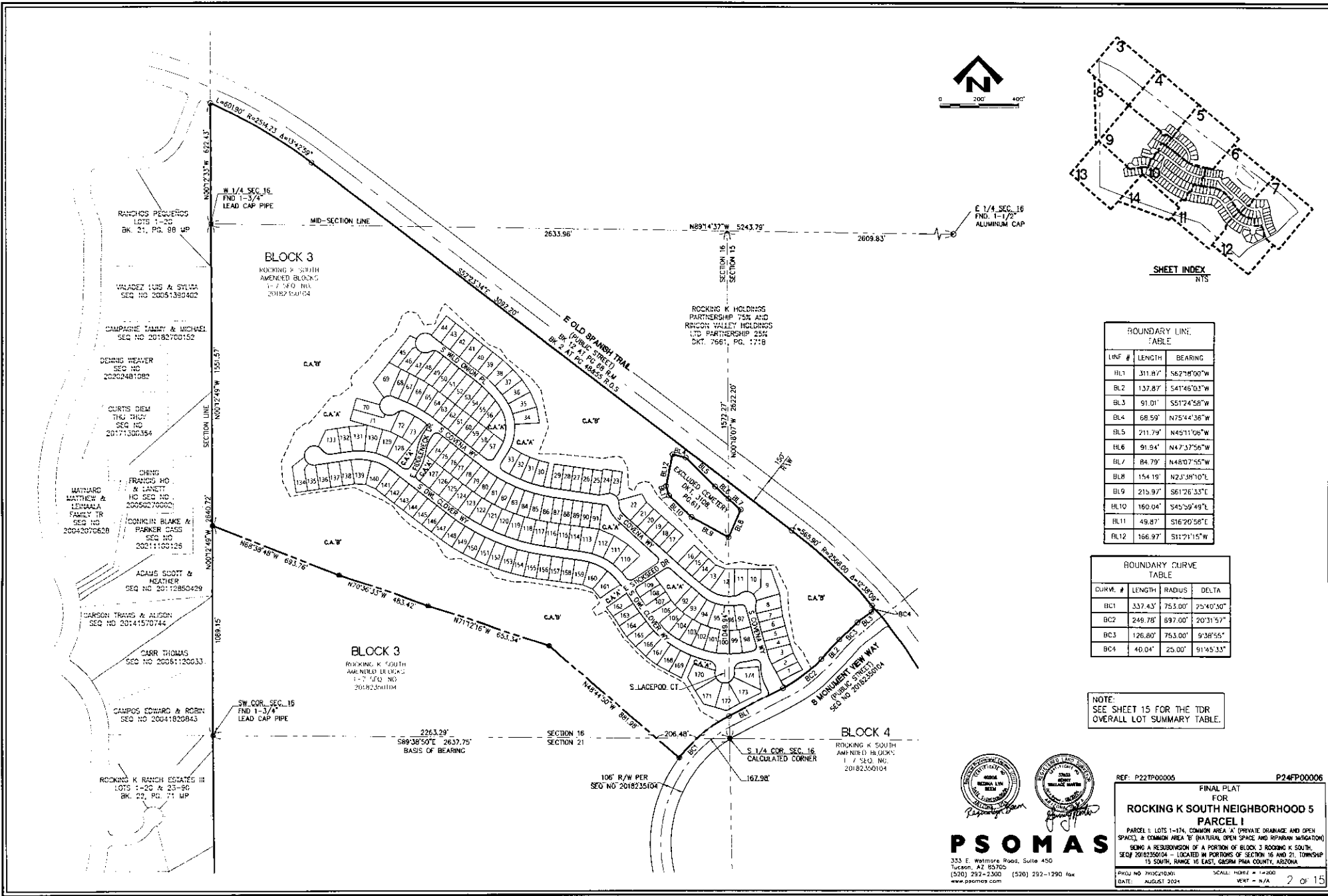
REF: P227P00005 P24FP00006

FINAL PLAT
FOR
**ROCKING K SOUTH NEIGHBORHOOD 5
PARCEL 1**
PARCEL 1: LOTS 1-124, 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, SEC. 16 2018235104 - (LOCATED IN PORTIONS OF SECTION 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, GERMANY COUNTY, ARIZONA)



PSOMAS
333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2360 (520) 292-1290 fax
www.psomas.com

PROJECT: P227P00005 SCALE: HORIZ. = 1"=200'
DATE: AUGUST 2024 VERT. = N/A 2 OF 15



RANCHO PEQUEROS
LOTS 1-20
BK. 21, PG. 98 MP

VALADEZ LUIS & SYLVA
SEC. NO. 20051390402

CAMPANE TAMMY & MICHAEL
SEC. NO. 20182700152

DERRIS WEAVER
SEC. NO.
20202481082

CURTIS DIEM
THU WILZ
SEC. NO.
20171306354

CHENG FRANCIS HO & JANETT
HO SEC. NO.
20050270002
WATNARD MATTHEW & LINDA
FAMILY TR.
SEC. NO.
20042070628

DOONKIN BLAKE &
PARKER CASS
SEC. NO.
20211109125

ADAMS SODT &
HEATHER
SEC. NO. 20112850429

CARSON TRAVIS & ALISON
SEC. NO. 20141570744

CARR THOMAS
SEC. NO. 20081120033

CAMPOS EDWARD & ROBIN
SEC. NO. 20041820843

ROCKING K RANCH ESTATES III
LOTS 1-20 & 25-96
BK. 22, PG. 71 MP

BLOCK 3
ROCKING K SOUTH
AMENDED BLOCKS
1-7 SEC. NO.
2018235104

BLOCK 3
ROCKING K SOUTH
AMENDED BLOCKS
1-7 SEC. NO.
2018235104

BLOCK 4
ROCKING K SOUTH
AMENDED BLOCKS
1-7 SEC. NO.
2018235104

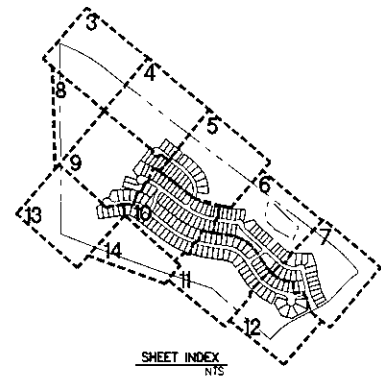
W 1/4 SEC. 16
FND 1-3/4"
LEAD CAP PIPE

E 1/4 SEC. 16
FND 1-1/2"
ALUMINUM CAP

SW COR. SEC. 15
FND 1-3/4"
LEAD CAP PIPE

ROCKING K HOLDINGS
PARTNERSHIP 75% AND
RINCON VALLEY HOLDINGS
LTD PARTNERSHIP 25%
DKT. 7661, PG. 1718

S. 1/4 COR. SEC. 16
CALCULATED CORNER



ROCKING K HOLDINGS
PARTNERSHIP 75% AND
RINCÓN VALLEY HOLDINGS
LTD PARTNERSHIP 25%
DKT. 7661, PG. 1718

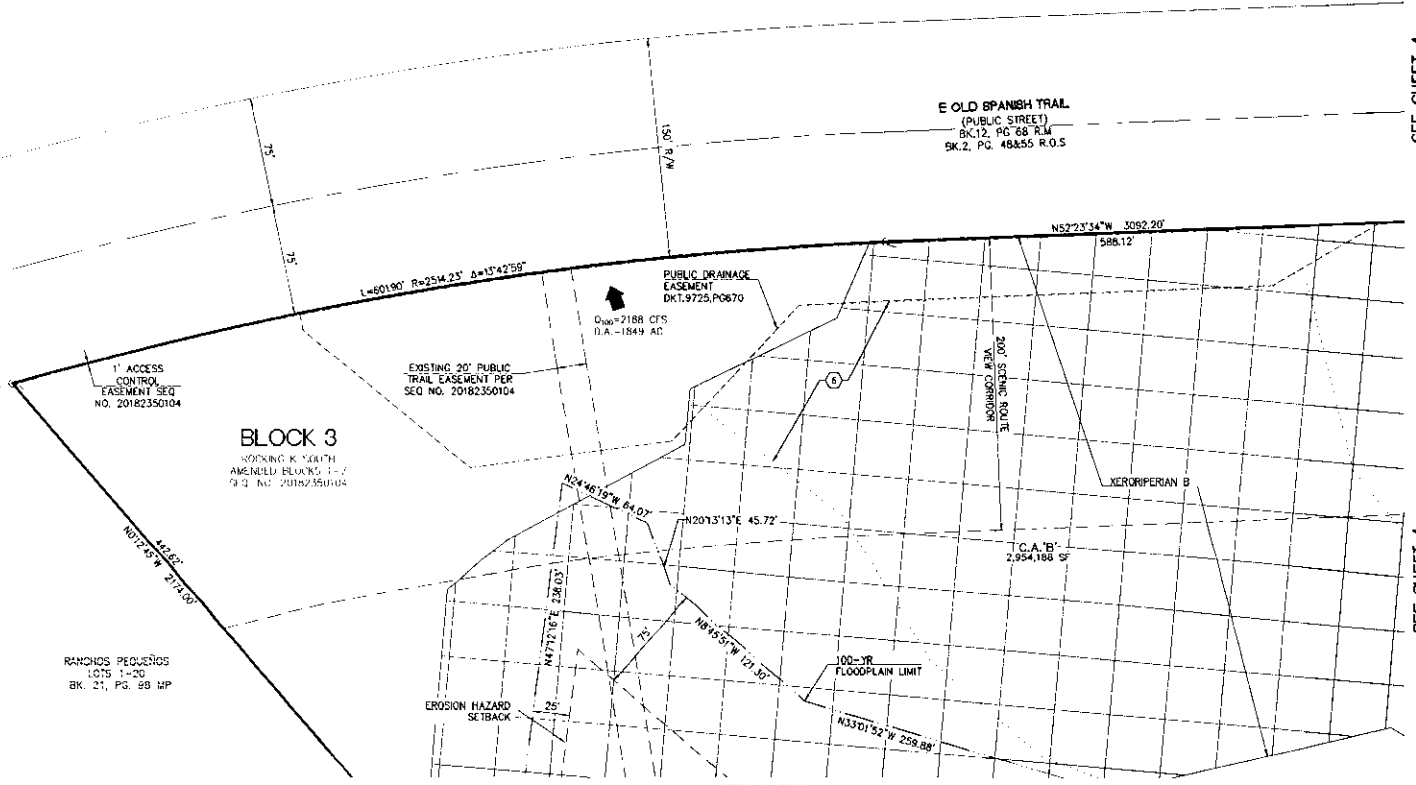
E OLD SPANISH TRAIL
(PUBLIC STREET)
BK.12, PG.68 R.L.M.
BK.2, PG. 48&55 R.O.S

SEE SHEET 4

SHEET INDEX
NTS

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 PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 100' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
- ⑦ PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
- ⑧ 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT.



SEE SHEET 4

SEE SHEET 8

RANCHOS PEQUEÑOS
LOTS 1-20
BK. 21, PG. 88 MP

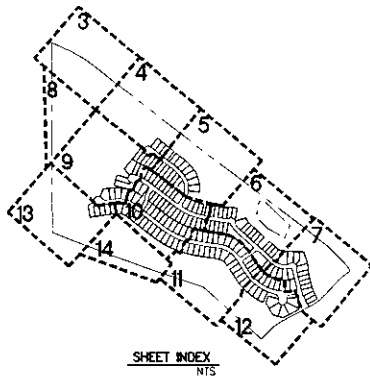
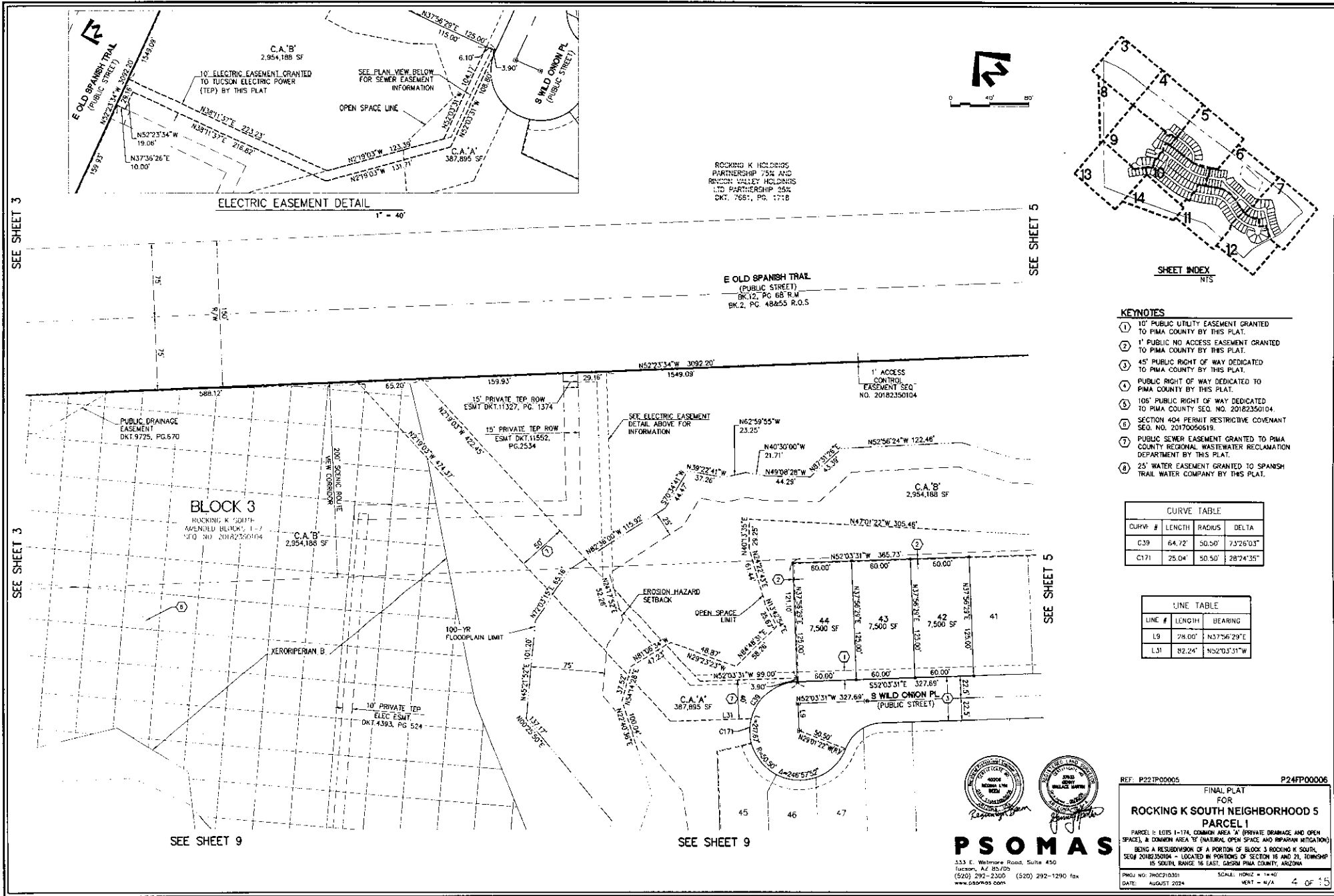


PSOMAS

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www.psomas.com

REF: P221P00005 P24FP00006

FINAL PLAT
FOR
**ROCKING K SOUTH NEIGHBORHOOD 5
PARCEL 1**
PARCEL 1: LOTS 1-174, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A REBUNDISHON OF A PORTION OF BLOCK 3 ROCKING K SOUTH, SEQ. 20182350104 - LOCATED IN PORTIONS OF SECTION 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 18 EAST, GERMÁN PIMA COUNTY, ARIZONA.
PROJECT NO. PRC2210301 SCALE: HORIZ. = 1"=40'
DATE: AUGUST 2024 VERT. = N/A



SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

SEE SHEET 9

SEE SHEET 9

SEE SHEET 4

SEE SHEET 4

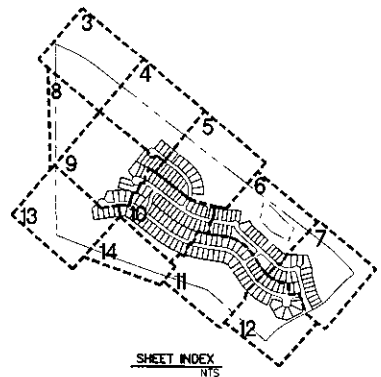
SEE SHEET 9

ROCKING K HOLDINGS PARTNERSHIP 75% AND RHODON VALLEY HOLDINGS LTD PARTNERSHIP 25% DKT. 7661, PG. 1718



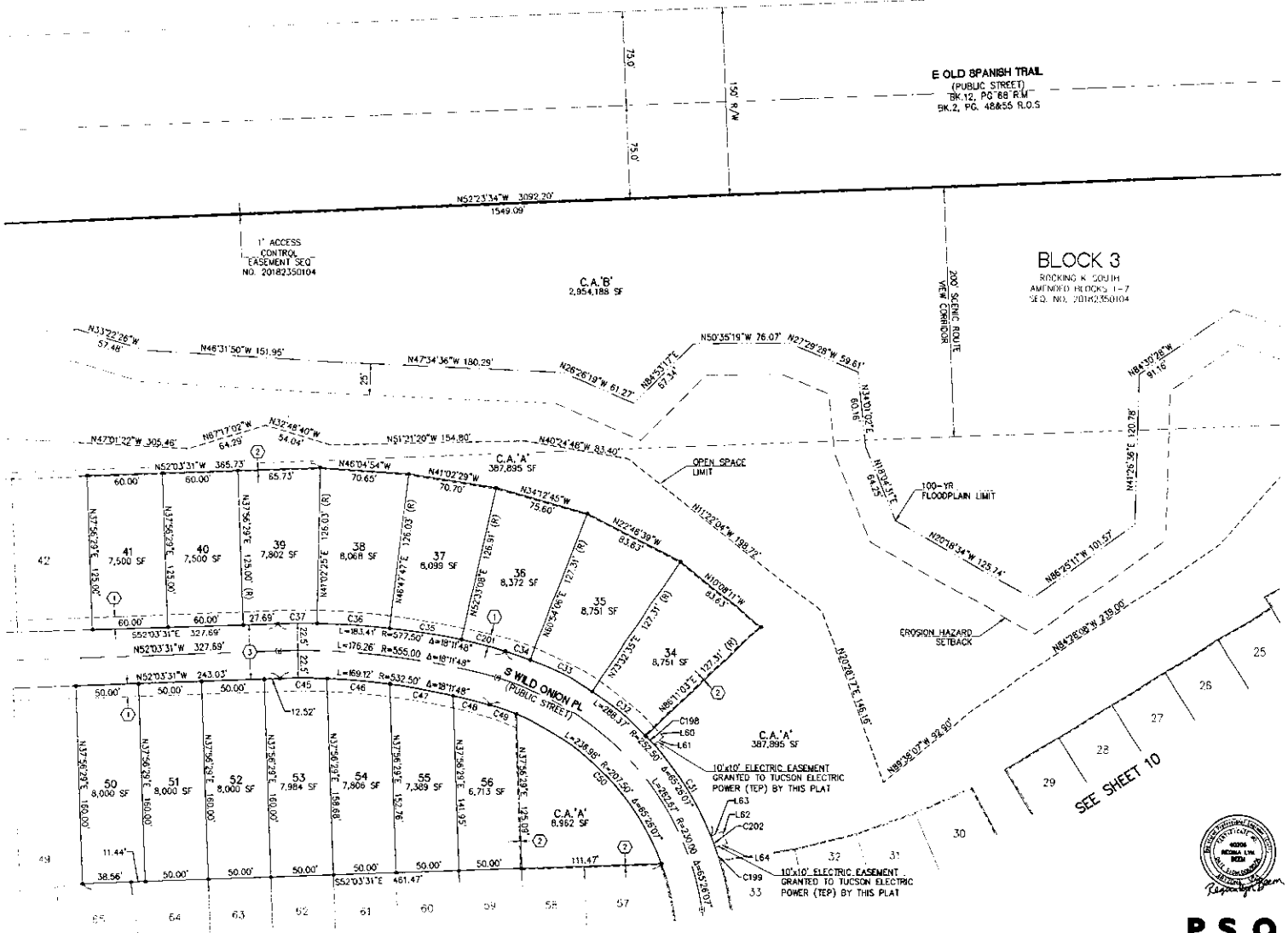
E OLD SPANISH TRAIL (PUBLIC STREET) BK. 12, PG. 68 R.L.M BK. 2, PG. 46&65 R.O.S

BLOCK 3 ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL 1 SEQ. NO. 20182350104



SHEET INDEX

- 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 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. 20170056819.
 - ⑦ PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
 - ⑧ 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT.



SEE SHEET 6

SEE SHEET 6

CURVE TABLE				LINE TABLE	
CURVE #	LENGTH	RADIUS	DELTA	LINE #	BEARING
C31	87.41'	252.50'	19°30'03"	1.60	10.40° N7°40'52"W
C32	55.71'	252.50'	12°38'28"	1.61	10.00° N8°12'13.5"E
C33	55.71'	252.50'	12°38'28"	1.62	10.40° S19°25'21"W
C34	20.99'	252.50'	4°45'49"	1.63	10.00° S71°42'44"E
C35	58.02'	577.50'	5°45'21"	1.64	10.00° S69°26'35"E
C36	58.02'	577.50'	5°45'21"		
C37	31.24'	577.50'	3°05'56"		
C45	37.51'	532.50'	4°02'11"		
C46	50.37'	532.50'	5°25'10"		
C47	51.16'	532.50'	5°30'23"		
C48	30.06'	532.50'	3°14'03"		
C49	22.77'	207.50'	6°17'10"		
C50	172.47'	207.50'	47°37'26"		
C198	10.00'	252.50'	2°16'09"		
C199	10.92'	252.50'	2°28'37"		
C201	36.14'	577.50'	3°35'09"		
C202	10.00'	252.50'	2°16'09"		



PSOMAS

REF: P221PP0005 P24FP00006

FINAL PLAT FOR
ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL 1
 PARCEL 1: LOTS 1-174, 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 PARCELS OF SECTION 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 18 EAST, CACTUS PIMA COUNTY, ARIZONA

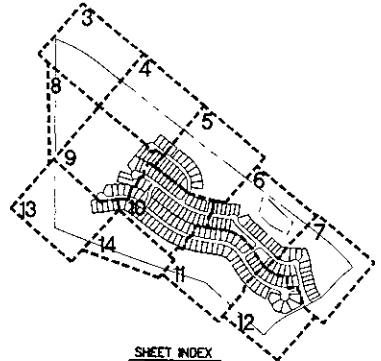
333 E. Weimore Road, Suite 450
 Tucson, AZ 85705
 (520) 292-2300 (520) 292-1290 fax
 www.psomas.com

PROJ. NO. P221PP0005 SCALE: HORIZ = 1"=40'
 DATE: AUGUST 2024 VERT = N/A 5 OF 15

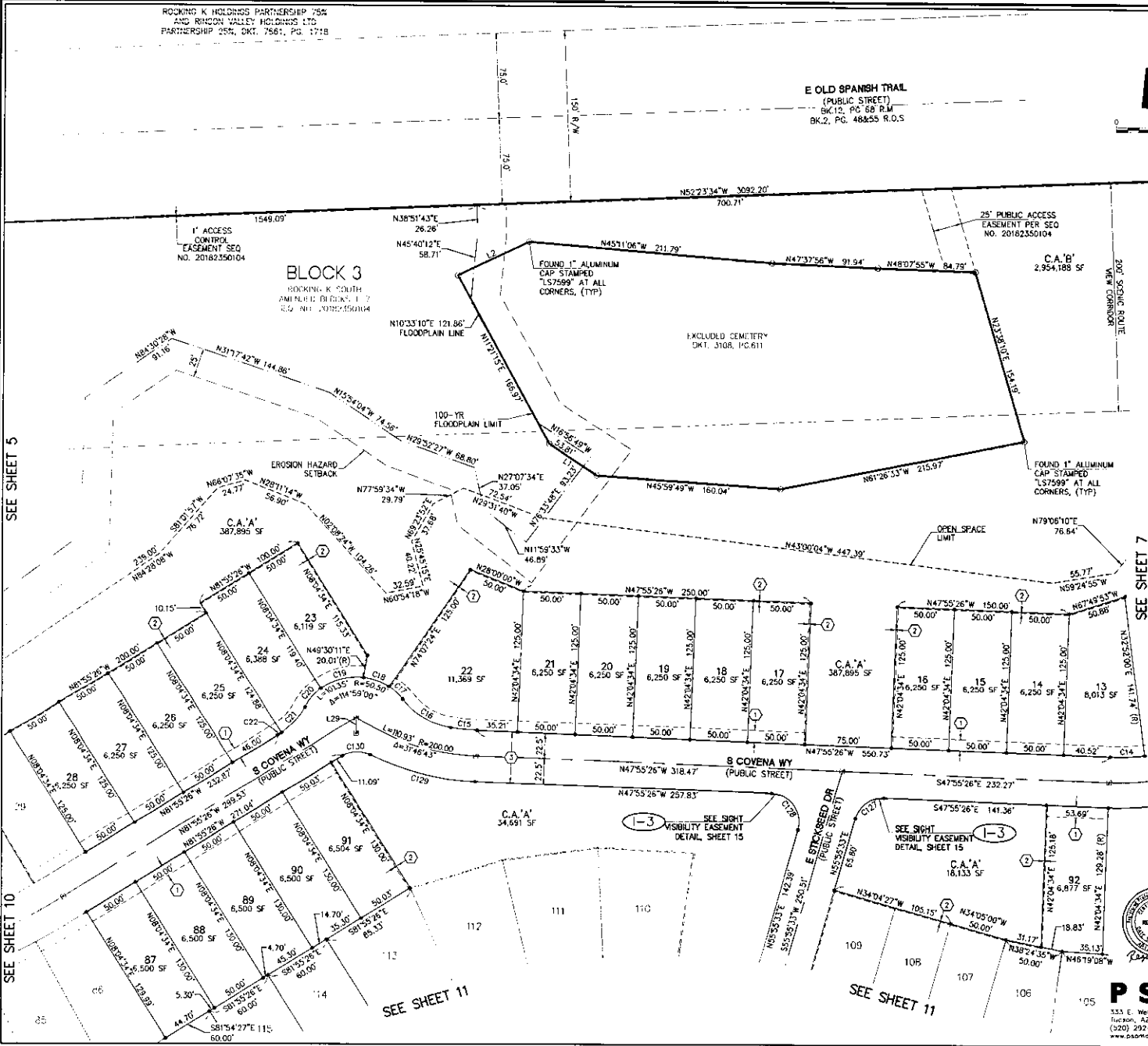
SEE SHEET 10

ROCKING K HOLDINGS PARTNERSHIP 75%
AND RINCON VALLEY HOLDINGS LTD
PARTNERSHIP 25%, DKT. 7561, PG. 1718

E OLD SPANISH TRAIL
(PUBLIC STREET)
BK.12, PG.68 R.M.
BK.2, PG. 48&55 R.O.S



BLOCK 3
ROCKING K SOUTH
ADJACENT BLOCKS 1, 2
& 3, NO. 20182350104



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 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. 20170050819.
- ⑦ PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
- ⑧ 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C14	30.14'	187.50'	91°2'34"
C15	23.13'	177.50'	72°7'57"
C16	50.14'	66.50'	431°9'03"
C17	16.41'	50.50'	18°3'10"
C18	23.94'	30.50'	277°05'47"
C19	39.34'	50.50'	44°57'49"
C20	21.86'	30.50'	243°41'15"
C21	31.18'	66.50'	265°1'36"
C22	4.01'	66.50'	327°04"
C127	33.23'	25.00'	76°09'01"
C128	45.11'	25.00'	103°50'59"
C129	94.89'	22.50'	24°26'11"
C130	25.50'	25.00'	58°26'11"

LINE TABLE

LINE #	LENGTH	BEARING
L1	49.87'	S16°20'58"E
L2	68.59'	N75°44'30"W
L29	14.21'	N40°29'44"E

REF: P221P0005 P24FP0006

FINAL PLAT FOR ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL 1

PARCEL 1: LOTS 1-174, COMMON AREA "A" (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA "B" (NATURAL OPEN SPACE AND REPAIRAN MITIGATION) BEING A REDEVELOPMENT OF A PORTION OF BLOCK 3 ROCKING K SOUTH, SEQ# 20182350104 - LOCATED IN PORTIONS OF SECTION 16 AND 21, TOWNSHIP 35 SOUTH, RANGE 18 EAST, COCONA PIMA COUNTY, ARIZONA.

PSOMAS

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(520) 292-2300 (520) 292-1290 fax
www.psomas.com

PHLS NO. IMC2120301 SCALE: HORIZ = 1"=40'
DATE: AUGUST 2024 VERT = N/A 6 OF 15

SEE SHEET 5

SEE SHEET 10

SEE SHEET 11

SEE SHEET 7

SEE SHEET 7

SEE SHEET 11

- 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 PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - ⑤ 106' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEC. NO. 20182350104.
 - ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEC. NO. 20170050819.

SEE SHEET 6

SEE SHEET 6

BLOCK 3

ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL 1
 SEC. NO. 20182350104

C.A.'B'
 2,954,188 SF

E OLD SPANISH TRAIL
 (PUBLIC STREET)
 BK. 12, PG. 88 TRAM
 BK. 2, PG. 48255

15"x15" ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER (TEP) BY THIS PLAT

PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT

SEE EASEMENT DETAIL ON THE RIGHT FOR EASEMENT DIMENSIONS

100-YR FLOODPLAIN LIMIT

EROSION HAZARD SETBACK

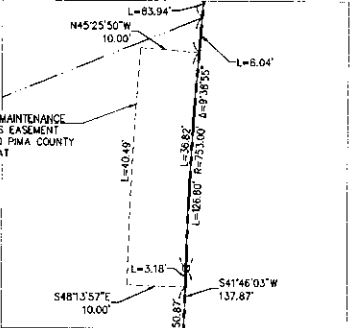
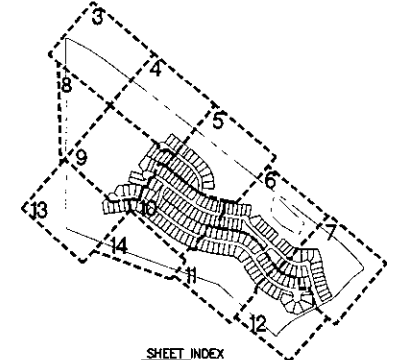
PEDESTRIAN EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT

OPEN SPACE LIMIT

SEE SIGHT VISIBILITY EASEMENT DETAIL SHEET 15

SEE SIGHT VISIBILITY EASEMENT DETAIL SHEET 15

PEDESTRIAN EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT



EASEMENT DETAIL
 1" = 10'

LINE #	LENGTH	BEARING
L26	15.00'	N45°56'03"E
L27	15.00'	S45°56'03"W
L28	15.00'	N44°03'57"W
L30	15.99'	N53°47'08"E
L52	5.00'	N29°11'16"W

CURVE #	LENGTH	RADIUS	DELTA
C2	40.04'	75.00'	91°45'33"
C4	40.47'	25.00'	92°44'53"
C5	5.89'	299.50'	110°57'54"
C6	61.21'	299.50'	114°27'32"
C7	35.19'	66.50'	301°9'00"
C8	20.36'	50.50'	230°5'55"
C9	32.87'	50.50'	371°7'34"
C10	33.06'	50.50'	381°04'46"
C11	39.51'	50.50'	44°49'26"
C12	34.11'	66.50'	292°3'35"
C13	12.55'	187.50'	30°58'40"
C115	43.41'	25.00'	99°28'45"
C116	16.41'	189.50'	4°57'42"
C117	86.23'	200.50'	24°38'31"

CURVE #	LENGTH	RADIUS	DELTA
C118	37.62'	590.50'	5°39'01"
C119	39.27'	25.00'	90°00'00"
C120	39.72'	25.00'	91°01'15"
C121	36.08'	25.00'	82°41'56"
C122	10.39'	232.50'	2°13'40"
C123	47.14'	232.50'	11°37'03"
C124	47.97'	232.50'	11°49'14"
C125	47.97'	232.50'	11°49'14"
C126	47.97'	232.50'	11°49'14"
C167	67.29'	487.50'	7°54'33"
C168	52.03'	487.50'	6°06'56"
C170	38.77'	2565.00'	0°51'56"
D189	18.10'	697.00'	1°29'16"
C196	2.71'	66.50'	2°20'19"



PSOMAS

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 (520) 292-2300 (520) 292-1290 fax
 www.psomas.com

REF: P221P00005 FINAL PLAT P24FP00006

FINAL PLAT FOR
ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL 1
 PARCEL 1, LOTS 1-174, 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, SEC. NO. 20182350104 - LOCATED IN PORTIONS OF SECTION 15 AND 21, TOWNSHIP 15 SOUTH, RANGE 18 EAST, COCONA PIMA COUNTY, ARIZONA

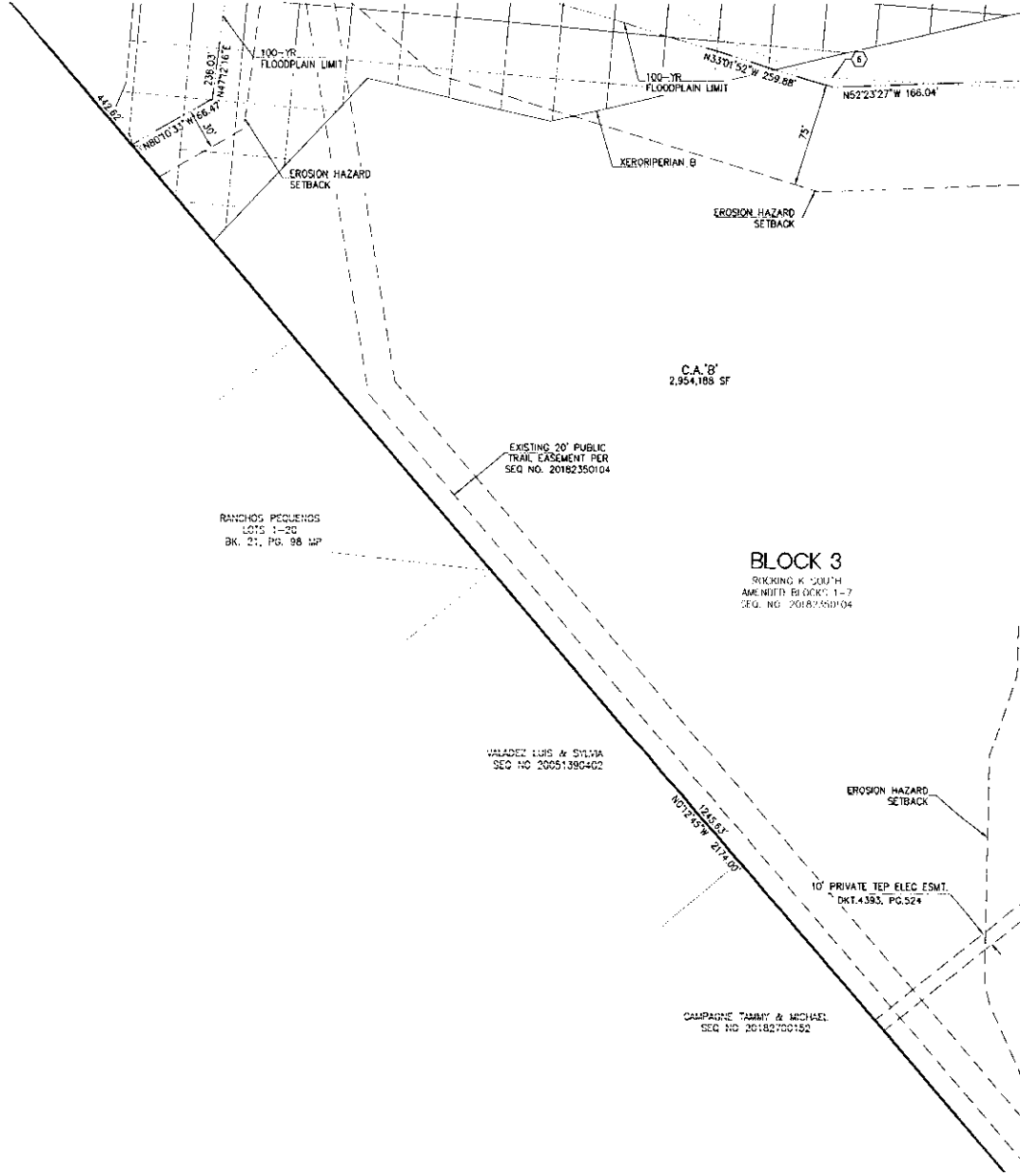
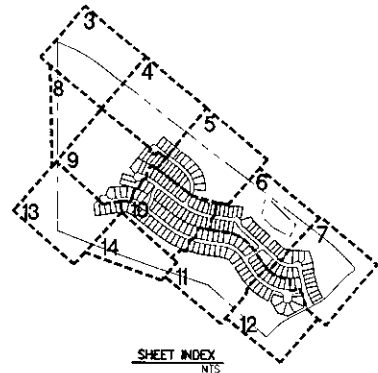
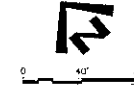
PLAT NO. P221P00005 SCALE: HORIZ. = 1" = 40' DATE: AUGUST 2024 VERT. = N/A 7 OF 15

SEE SHEET 12

SEE SHEET 12

SEE SHEET 3

SEE SHEET 3



SEE SHEET 9

SEE SHEET 9

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 PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 105' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 201700050619.
- ⑦ PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
- ⑧ 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT.



PSOMAS

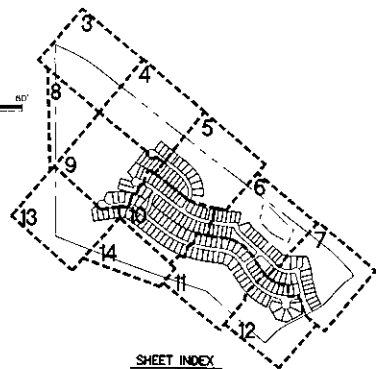
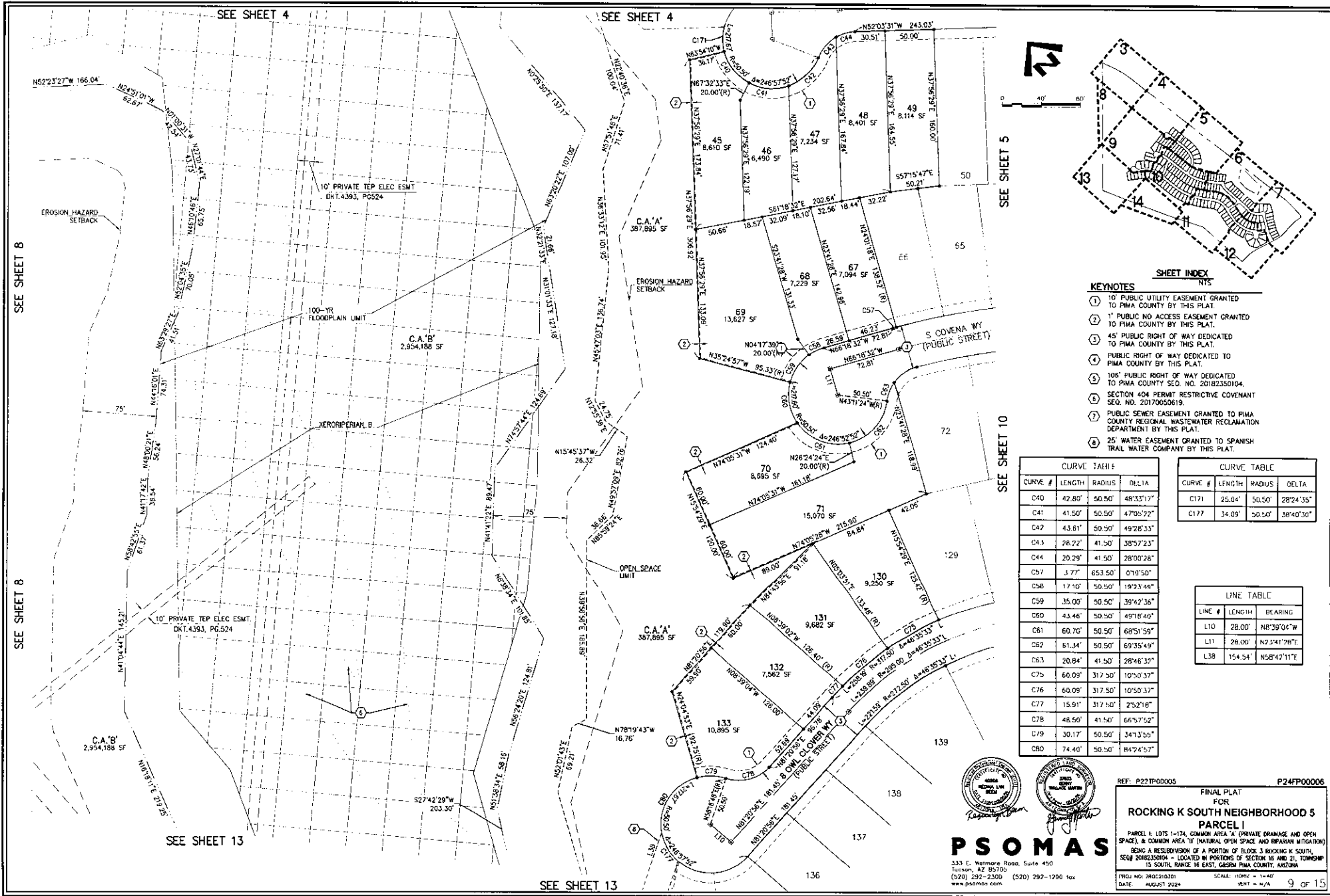
333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

REF: P221P00005 FINAL PLAT FOR P241P00006

ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL I

PARCEL I: LOTS 1-174, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN VEGETATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3, ROCKING K SOUTH, SEQ# 20182350104 - LOCATED IN PORTIONS OF SECTIONS 18 AND 21, TOWNSHIP 15 SOUTH, RANGE 10 EAST, COCONA PIMA COUNTY, ARIZONA.

PROJ. NO. PNC210301 SCALE: HORIZ. = 1"=40' DATE: AUGUST 2024 VERT. = N/A 8 OF 15



- 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 PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - ⑤ 100' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
 - ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
 - ⑦ PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
 - ⑧ 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C40	42.80'	50.50'	48°33'17"
C41	41.50'	50.50'	47°05'29"
C42	43.81'	50.50'	49°28'33"
C43	28.72'	41.50'	38°57'23"
C44	20.29'	41.50'	28°00'38"
C57	3.77'	653.50'	01°0'50"
C58	1.710'	50.50'	19°23'48"
C59	35.00'	50.50'	39°42'36"
C60	43.46'	50.50'	49°18'40"
C61	60.70'	50.50'	68°51'59"
C62	61.34'	50.50'	69°35'49"
C63	20.84'	41.50'	28°46'39"
C75	60.09'	317.50'	10°50'37"
C76	60.09'	317.50'	10°50'37"
C77	15.91'	317.50'	2°52'18"
C78	48.50'	41.50'	66°57'52"
C79	30.17'	50.50'	34°13'55"
C80	74.40'	50.50'	84°24'57"

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C171	25.04'	50.50'	28°24'35"
C177	34.09'	50.50'	38°40'36"

LINE TABLE

LINE #	LENGTH	BEARING
L10	28.00'	N8°39'04"W
L11	28.00'	N2°41'28"E
L38	154.54'	N58°42'11"E



PSOMAS

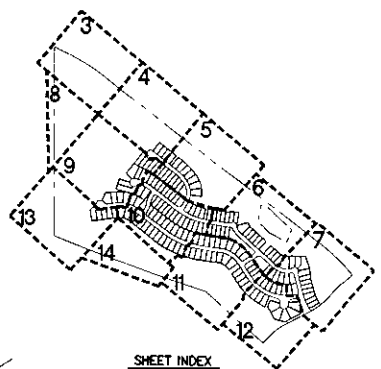
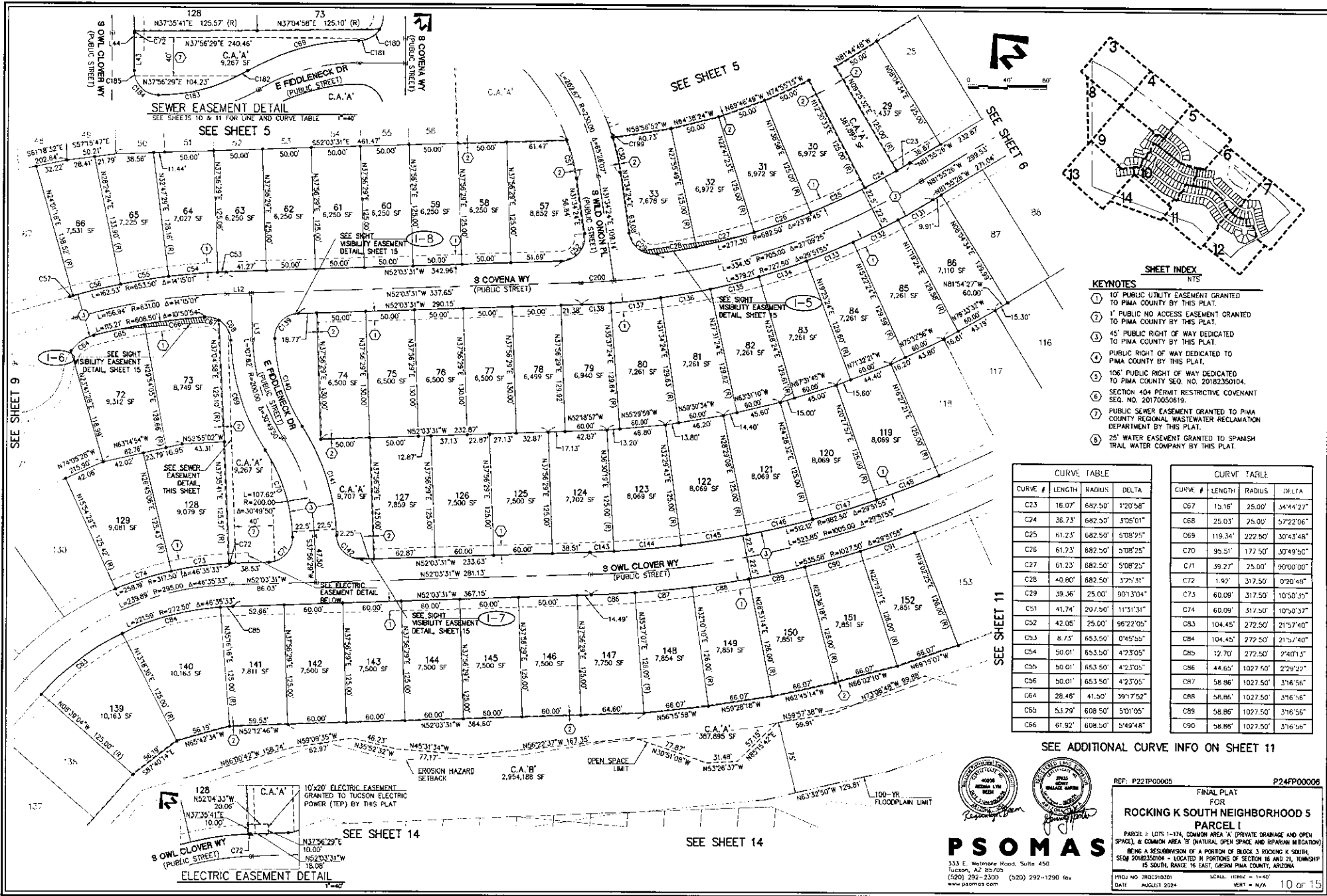
333 E. Wetmore Road, Suite 450
Tucson, AZ 85710
(520) 292-2300 (520) 292-1290 fax
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REF: P221P00005 FINAL PLAT P24FP00006

FINAL PLAT FOR ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL I

PARCEL K, LOTS 1-174, 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, SEAR 20182350104 - LOCATED IN PORTIONS OF SECTION 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 18 EAST, GERMAL PIMA COUNTY, ARIZONA.

PROJECT NO. 3902210301 SCALE: HORIZ = 1"=40'
DATE: AUGUST 2024 VERT = N/A 9 OF 15



- 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 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. 20170500519.
 - 7 PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
 - 8 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT.

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C23	16.07'	887.50'	720°58'	C67	15.16'	25.00'	34°44'27"
C24	38.73'	682.50'	370°01'	C68	25.03'	25.00'	57°22'06"
C25	61.23'	682.50'	578°25'	C69	119.34'	222.50'	30°43'48"
C26	61.23'	682.50'	578°25'	C70	95.51'	177.50'	30°49'50"
C27	61.23'	682.50'	578°25'	C71	39.27'	25.00'	90°00'00"
C28	49.80'	682.50'	375°31'	C72	1.92'	317.50'	0°39'48"
C29	39.36'	25.00'	90°13'04"	C73	60.06'	317.50'	105°03'57"
C31	41.74'	207.50'	115°31'31"	C74	60.09'	317.50'	105°03'37"
C32	42.05'	75.00'	96°22'09"	C83	104.45'	272.50'	215°7'40"
C33	8.73'	653.50'	0°45'50"	C84	104.45'	272.50'	215°7'40"
C34	50.01'	653.50'	4°23'05"	C85	32.70'	272.50'	240°15'15"
C35	50.01'	653.50'	4°23'05"	C86	44.65'	1027.50'	2°29'22"
C36	50.01'	653.50'	4°23'05"	C87	58.86'	1027.50'	376°56"
C37	28.46'	41.50'	39°17'52"	C88	58.86'	1027.50'	376°56"
C38	53.79'	608.50'	57°10'05"	C89	58.86'	1027.50'	376°56"
C39	61.92'	608.50'	54°49'48"	C90	58.86'	1027.50'	376°56"

SEE ADDITIONAL CURVE INFO ON SHEET 11



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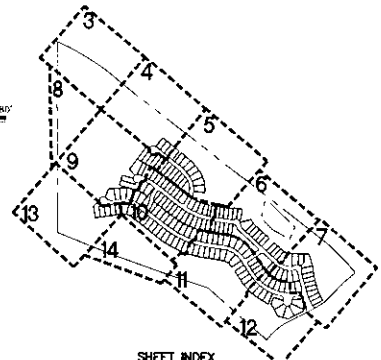
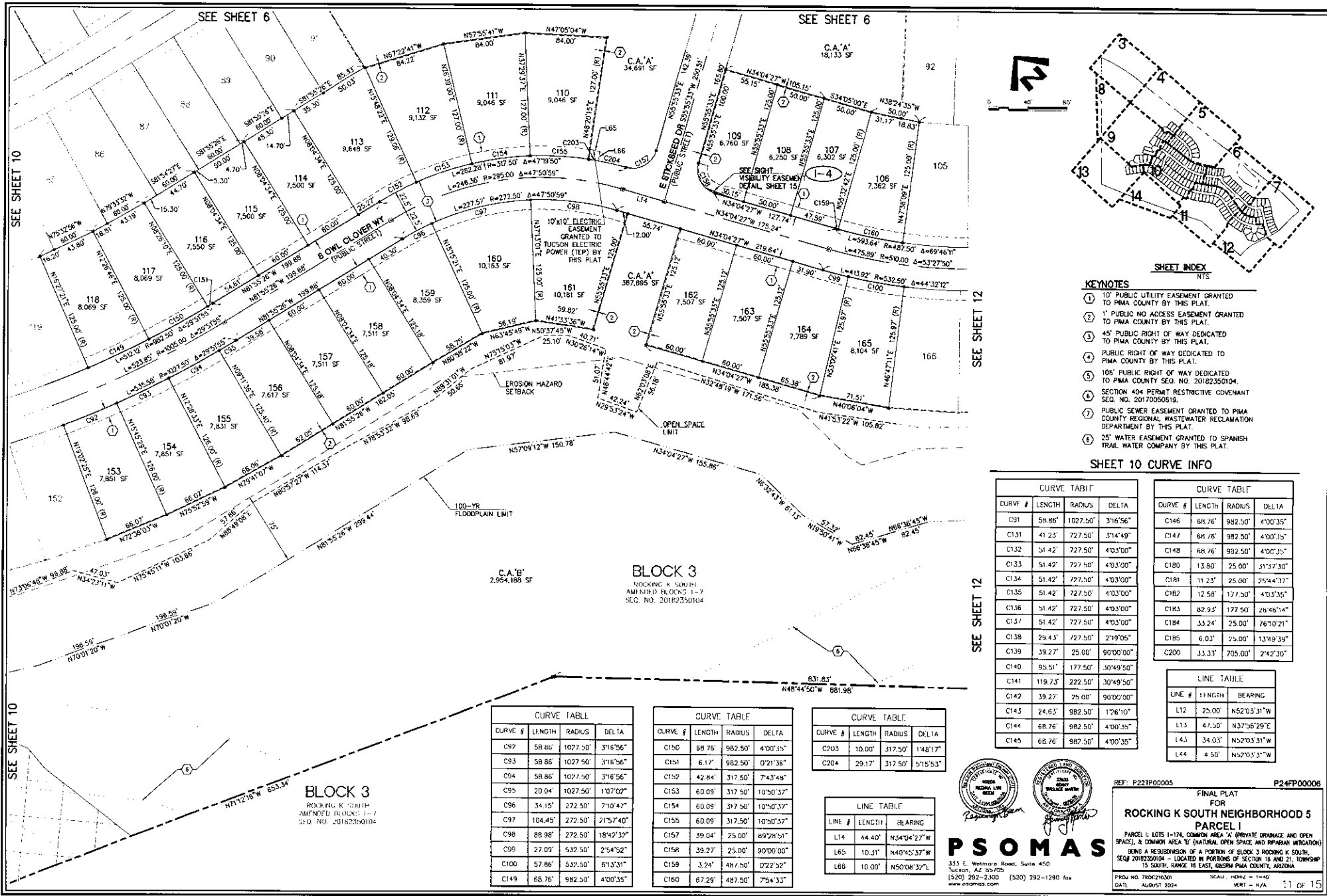
333 E. Wetmore Road, Suite 450
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(520) 292-2300 (520) 292-1290 fax
www.psomas.com

REF: P22FP00005 P24FP00006

FINAL PLAT FOR
ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL 1

PARCEL 1: LOTS 1-174, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND REPAIR MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3 ROCKING K SOUTH, SEAR SUBDIVISION - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, COCONA PIMA COUNTY, ARIZONA.

PLAT NO. (R2023)0301 SCALE: HORIZ. = 1"=40'
DATE: AUGUST 2024 VERT. = N/A 10 OF 15



- 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 PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT
 - ⑤ 105' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20162350104
 - ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050916
 - ⑦ PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT
 - ⑧ 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT

SHEET 10 CURVE INFO

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C01	58.86'	1027.50'	316°56'	
C131	41.23'	727.50'	314°49'	
C132	51.42'	727.50'	40°30'00"	
C133	51.42'	727.50'	40°30'00"	
C134	51.42'	727.50'	40°30'00"	
C135	51.42'	727.50'	40°30'00"	
C136	51.42'	727.50'	40°30'00"	
C137	51.42'	727.50'	40°30'00"	
C138	29.43'	727.50'	219°05'	
C139	39.27'	25.00'	90°00'00"	
C140	93.51'	177.50'	30°49'50"	
C141	119.73'	222.50'	30°49'50"	
C142	39.27'	25.00'	90°00'00"	
C143	24.63'	982.50'	176°10'	
C144	68.76'	982.50'	4°00'35"	
C145	68.76'	982.50'	4°00'35"	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C146	68.76'	982.50'	4°00'35"	
C147	68.76'	982.50'	4°00'35"	
C148	68.76'	982.50'	4°00'35"	
C180	13.80'	25.00'	51°37'30"	
C181	11.23'	25.00'	25°44'37"	
C182	12.58'	177.50'	4°03'35"	
C183	82.93'	177.50'	28°48'14"	
C184	33.24'	25.00'	76°02'21"	
C185	6.03'	25.00'	13°49'39"	
C200	33.33'	705.00'	214°23'00"	

LINE TABLE		
LINE #	LENGTH	BEARING
L12	25.00'	N52°03'31"W
L13	47.50'	N37°56'29"E
L43	34.03'	N52°03'31"W
L44	4.50'	N57°03'31"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C02	58.86'	1027.50'	316°56'	
C03	58.86'	1027.50'	316°56'	
C04	58.86'	1027.50'	316°56'	
C05	20.04'	1027.50'	107°02'	
C06	34.15'	272.50'	710°47'	
C07	104.45'	272.50'	215°7'40"	
C08	88.98'	272.50'	18°49'39"	
C09	27.09'	532.50'	2°54'52"	
C100	57.86'	532.50'	61°3'31"	
C149	68.76'	982.50'	4°00'35"	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C150	68.76'	982.50'	4°00'35"	
C151	61.7'	982.50'	0°21'36"	
C152	42.84'	317.50'	7°43'48"	
C153	60.09'	317.50'	10°40'37"	
C154	60.09'	317.50'	10°40'37"	
C155	60.09'	317.50'	10°40'37"	
C157	39.04'	25.00'	89°28'51"	
C158	39.27'	25.00'	90°00'00"	
C159	3.24'	481.50'	0°22'52"	
C160	67.29'	487.50'	75°4'33"	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C203	10.00'	317.50'	148°17'	
C204	29.17'	317.50'	51°53'31"	

LINE TABLE		
LINE #	LENGTH	BEARING
L14	64.40'	N04°04'27"W
L65	10.31'	N40°45'37"W
L66	10.00'	N50°08'39"E

BLOCK 3
ROCKING K SOUTH
ADJACENT BLOCKS 1-7
SEC. NO. 20182350104

BLOCK 3
ROCKING K SOUTH
ADJACENT BLOCKS 1-7
SEC. NO. 20182350104



PSOMAS

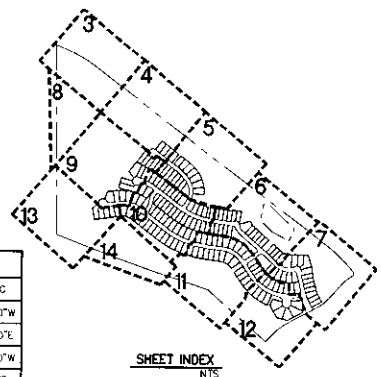
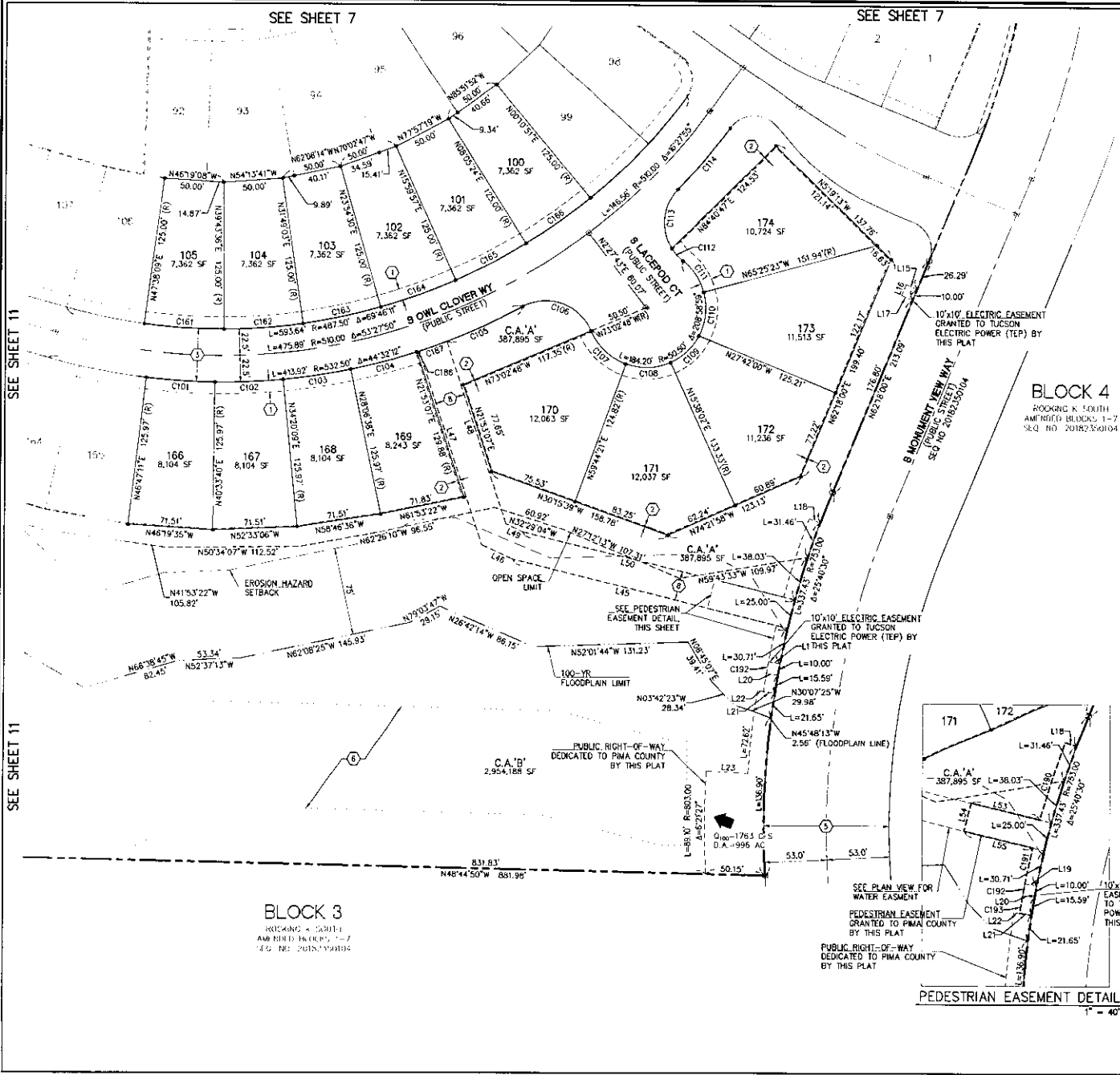
355 E. Wetmore Road, Suite 450
Tucson, AZ 85709
(520) 292-2400 (520) 292-1290 fax
www.psomas.com

REF: P221P00005 P24FP00008

FINAL PLAT FOR ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL 1

PARCEL 1: LOTS 1-174, COMMON AREA A (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA B (NATURAL OPEN SPACE AND BIRDBATH MITIGATION) BEING A REBUBDIVISION OF A PORTION OF BLOCK 3 ROCKING K SOUTH, SEC# 20182350104 - LOCATED IN PORTIONS OF SECTION 10 AND 21, TOWNSHIP 13 SOUTH, RANGE 18 EAST, COCHISE PIMA COUNTY, ARIZONA.

PLAT NO. 780229030 SEAL: N/A DATE: AUGUST 2024 VERT: N/A

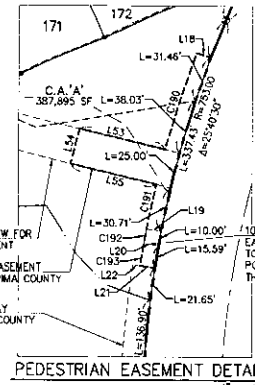


LINE TABLE		
LINE #	LENGTH	BEARING
L15	10.00'	N27°42'00"W
L16	10.00'	N62°18'00"E
L17	10.00'	N77°42'00"W
L18	10.00'	N29°50'17"W
L19	10.00'	N39°44'35"W
L20	10.00'	S39°44'39"E
L21	10.00'	S41°18'40"E
L22	5.00'	S41°18'40"E
L23	25.00'	N46°43'43"W
L45	240.44'	N36°04'34"W
L46	28.85'	N24°75'47"W
L47	173.08'	N21°51'07"E
L48	163.07'	N21°51'07"E
L49	15.80'	N24°25'47"W
L50	232.89'	N36°04'34"W
L53	60.00'	N36°04'34"W
L54	25.00'	N53°50'26"E
L55	60.00'	N36°04'34"W

- 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 PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - ⑤ 106' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
 - ⑦ PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
 - ⑧ 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C101	57.85'	532.50'	67°33'51"
C102	57.86'	532.50'	67°33'31"
C103	57.86'	532.50'	67°33'11"
C104	57.86'	532.50'	67°33'11"
C105	70.54'	532.50'	73°35'24"
C106	69.22'	41.50'	95°33'51"
C107	41.61'	50.50'	47°12'51"
C108	38.87'	50.50'	44°06'19"
C109	33.53'	50.50'	38°03'41"
C110	37.90'	50.50'	42°58'43"
C111	32.26'	50.50'	36°36'74"
C112	14.43'	41.50'	19°55'12"
C113	54.79'	41.50'	75°38'59"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C114	68.62'	532.50'	72°33'00"
C161	67.29'	487.50'	75°43'33"
C162	67.29'	487.50'	75°43'33"
C163	67.29'	487.50'	75°43'33"
C164	67.29'	487.50'	75°43'33"
C165	67.29'	487.50'	75°43'33"
C166	67.29'	487.50'	75°43'33"
C186	2.00'	532.50'	01°25'58"
C187	25.01'	532.50'	2°41'28"
C190	10.57'	763.00'	51°17'58"
C191	31.35'	763.00'	27°11'14"
C192	10.60'	763.00'	07°45'03"
C193	15.81'	763.00'	11°11'30"



BLOCK 3
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEQ. NO. 20187501004

BLOCK 4
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEQ. NO. 20182501004

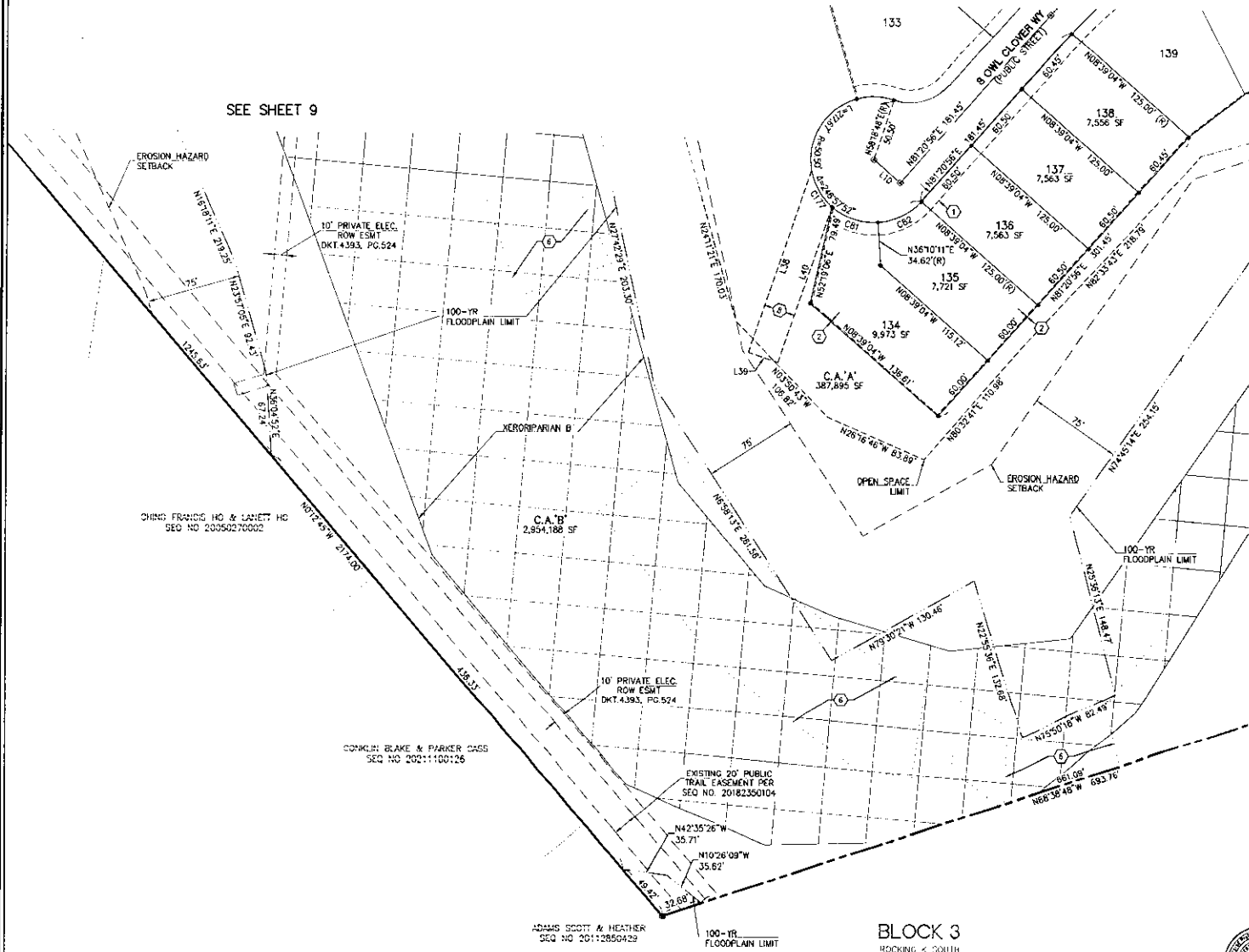
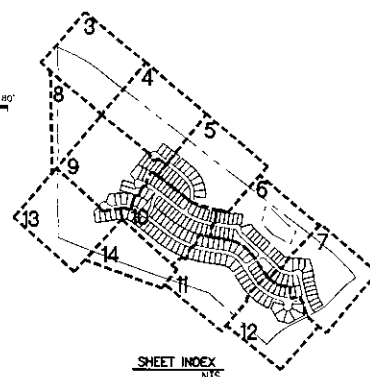
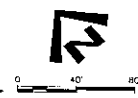


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155 L. Wetmore Road, Suite 450
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(520) 292-2300 (520) 292-1290 fax
www.psomas.com

REF: P227P00005 P24FP00006
FINAL PLAT FOR
ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL I
PARCEL I: LOTS 1-174, 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. 20182501004 - LOCATED IN PORTIONS OF SECTIONS 10 AND 21, TOWNSHIP 15 SOUTH, RANGE 15 EAST, GUADELUPE COUNTY, ARIZONA.
PLAT NO. P227P00005 SCALE: HORIZ = 1"=40'
DATE: AUGUST 2024 VERT = N/A **12 OF 15**

SEE SHEET 9

SEE SHEET 9



- 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 PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - ⑤ 108' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
 - ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
 - ⑦ PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
 - ⑧ 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
CR1	39.50'	50.50'	44°49'15"
CR2	39.50'	50.50'	44°49'15"
C177	34.09'	50.50'	38°40'30"

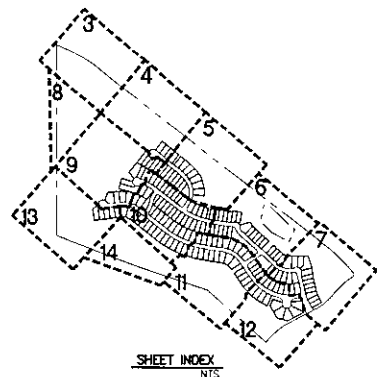
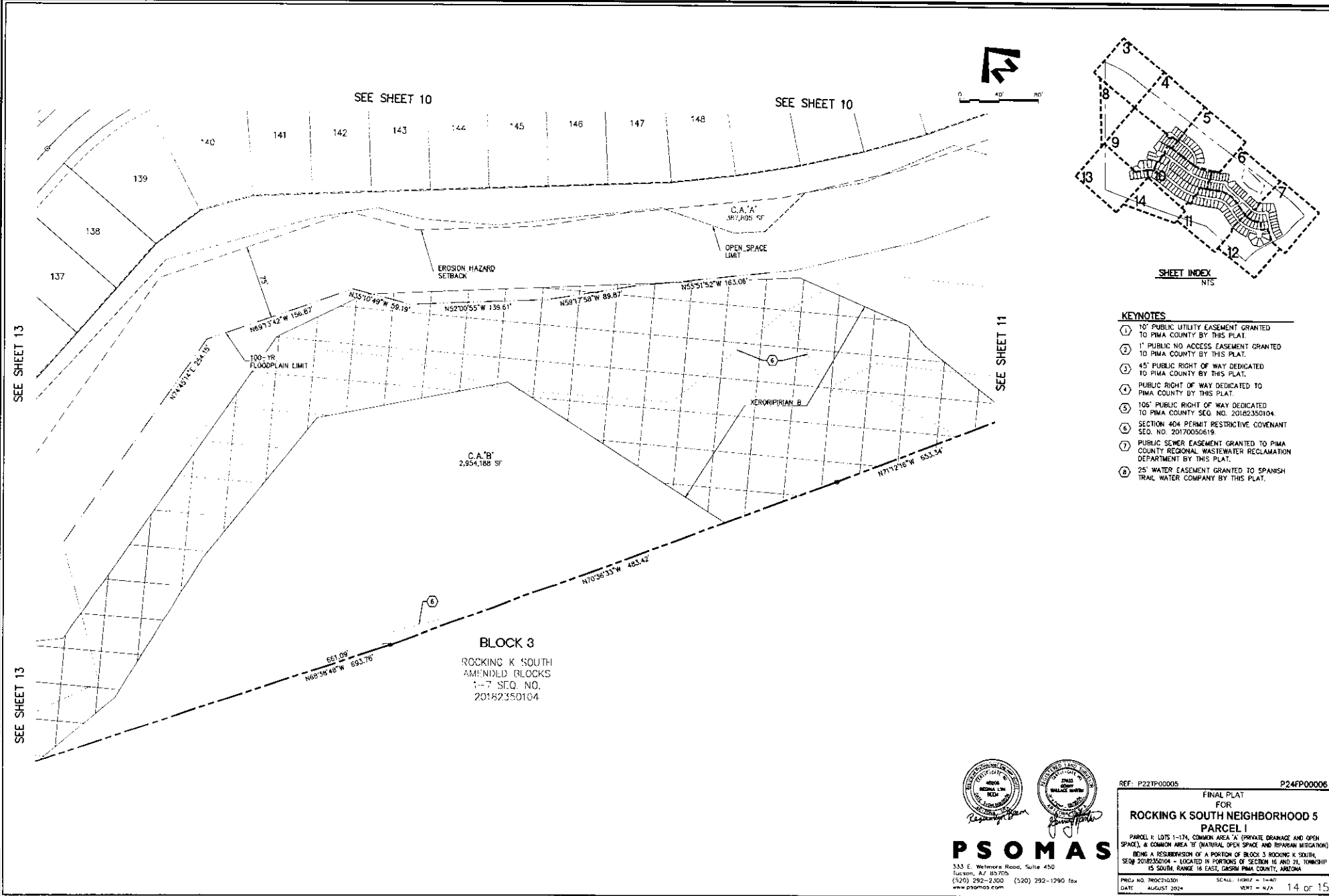
LINE TABLE		
LINE #	LENGTH	BEARING
L10	28.00'	N8°39'04"W
L38	154.54'	N58°42'11"E
L39	25.00'	N5°17'49"W
L40	132.33'	N58°42'11"E

BLOCK 3
 ROCKING K SOUTH
 ADJACENT BLOCKS 1, 2
 & 4 SEQ. NO. 20182350104



PSOMAS
 333 E. Wetmore Road, Suite 450
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 www.psomas.com

REF: P22TP00005 FINAL PLAT FOR P24FP00006
ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL I
 PARCEL I: LOTS 1-174, COMMON AREA A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA U' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION)
 BEING A RESUBDIVISION OF A PORTION OF BLOCK 3, ROCKING K SOUTH, SEAF 20182350104 - LOCATED IN PORTIONS OF SECTIONS 15 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, GERM PIMA COUNTY, ARIZONA.
 PLOT NO. 000210301 SCALE: HORIZ. = 1"=40'
 DATE: AUGUST 15, 2024 VERT. = N/A 13 of 15



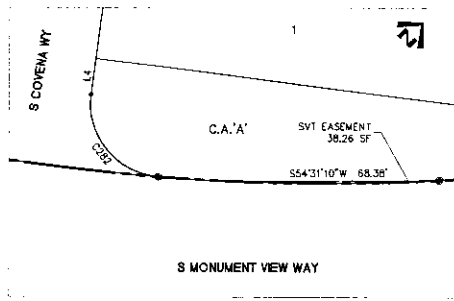
- KEYNOTES**
- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
 - ② 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
 - ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - ④ PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - ⑤ 105' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
 - ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
 - ⑦ PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.
 - ⑧ 25' WATER EASEMENT GRANTED TO SPANISH TRAIL WATER COMPANY BY THIS PLAT.

BLOCK 3
 ROCKING K SOUTH
 AMENDDLD BLOCKS
 1-7 SEQ. NO.
 20182350104

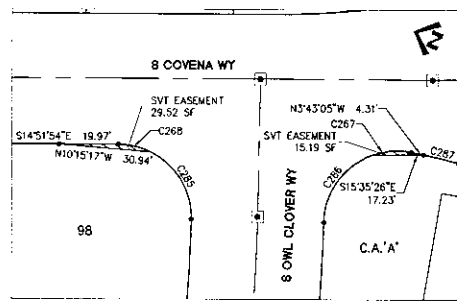


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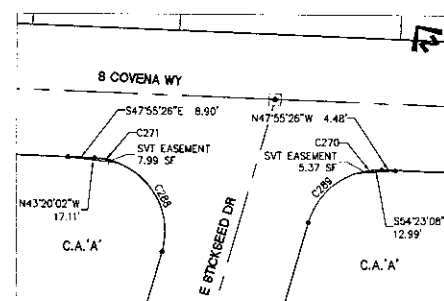
REF: P221P00005 P24FP00006
 FINAL PLAT
 FOR
ROCKING K SOUTH NEIGHBORHOOD 5
PARCEL 1
 PARCEL 1: LOTS 1-17A, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION)
 BEING A RESUBDIVISION OF A PORTION OF BLOCK 3, ROCKING K SOUTH, SEQ# 20182350104 - LOCATED IN PORTIONS OF SECTION 15 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, GERMAL PIMA COUNTY, ARIZONA
 PROJ. NO. P221P00005 SCALE: HORIZ. = 1"=40'
 DATE: AUGUST 2024 VERT. = N/A 14 of 15



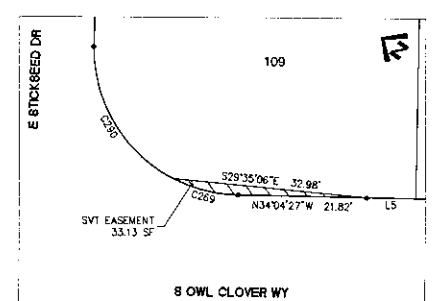
1-1 SITE VISIBILITY EASEMENT DETAIL
NTS



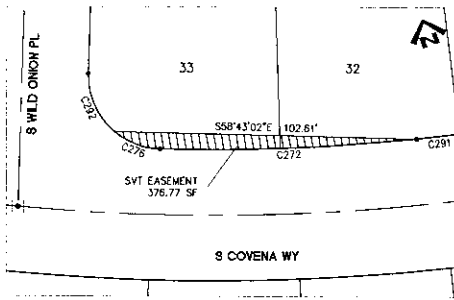
1-2 SITE VISIBILITY EASEMENT DETAIL
NTS



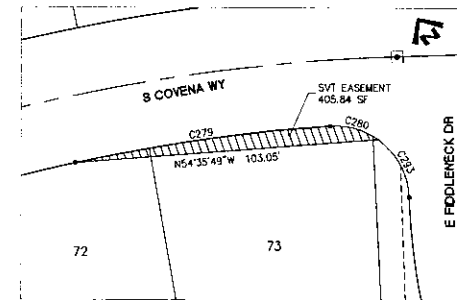
1-3 SITE VISIBILITY EASEMENT DETAIL
NTS



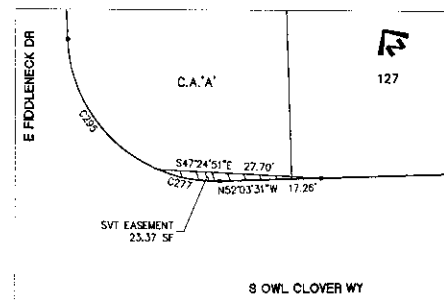
1-4 SITE VISIBILITY EASEMENT DETAIL
NTS



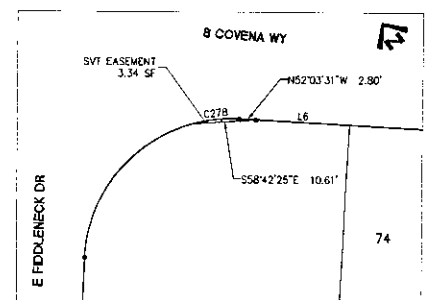
1-5 SITE VISIBILITY EASEMENT DETAIL
NTS



1-6 SITE VISIBILITY EASEMENT DETAIL
NTS



1-7 SITE VISIBILITY EASEMENT DETAIL
NTS



1-8 SITE VISIBILITY EASEMENT DETAIL
NTS

CURVE #	LENGTH	RADIUS	DELTA
C267	13.19'	25.00'	50°41'37"
C268	11.25'	25.00'	25°46'22"
C269	11.48'	25.00'	26°10'02"
C270	8.59'	25.00'	19°41'13"
C271	8.31'	25.00'	19°05'03"
C272	87.77'	682.50'	7°49'35"
C276	16.81'	25.00'	34°31'14"
C277	10.51'	25.00'	24°27'18"
C278	1.87'	25.00'	18°02'15"
C279	87.48'	608.50'	8°14'13"
C280	17.70'	25.00'	39°25'04"
C282	40.47'	25.00'	92°44'53"
C285	28.47'	25.00'	65°14'54"
C286	30.21'	25.00'	69°14'28"
C287	12.10'	189.50'	1°49'31"
C288	37.00'	25.00'	84°47'58"
C289	24.84'	25.00'	56°27'48"
C290	27.81'	25.00'	63°45'58"
C291	14.76'	682.50'	7°14'21"
C292	22.50'	25.00'	51°41'30"

CURVE #	LENGTH	RADIUS	DELTA
C293	27.99'	25.00'	52°41'30"
C295	28.60'	25.00'	85°32'42"
C296	31.40'	25.00'	71°57'45"

LINE #	LENGTH	BEARING
L4	12.36'	N27°42'00"W
L5	8.34'	S34°04'22"E
L6	10.97'	S52°03'31"E

Block	Maximum Permitted Lots Per Existing Zoning	Permitted Range Per Comprehensive Plan	IDR Overall Lot Summary										Lot Tracking Summary				
			Neighborhood 1		Neighborhood 2		Neighborhood 3		Neighborhood 4		Neighborhood 5		Neighborhood 6	Neighborhood 7	Block	Platted Lots	
			Parcels A-1	AA-1	Parcels BB-1	Parcels C-1	Parcels D-1	Parcels E-1	Parcels F-1	Parcels G-1	Parcels H-1	Parcels I-1					
1	132	71-188	133	..	..	..	..	..	..	..	..	..	..	..	..	..	..
2	601	413-836	698	..	..	..	..	..	..	..	..	..	..	..	..	..	..
3	412	266-690	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
4	468	229-668	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
5	1009	3121-2059	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
6	1781	1094-2106	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
7	653	286-578	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Totals			811	342	610	336	224	521	97	0	0	0	0	0	0	0	0

** THIS NEIGHBORHOOD IS PART OF BLOCKS 3 AND 4 AND DOES NOT EXCEED THE OVERALL AMOUNT OF LOTS ALLOWED WITHIN THOSE BLOCKS
 *** MAXIMUM 1,786 LOTS PER PERMISSIVE CAP AS AGREED TO BY PRIMA COUNTY PLANNING OFFICIAL ON JUNE 15, 2018 (SEE PERMITTING NOTE 3)



PSOMAS

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 (520) 292-2100 (520) 297-1290 fax
 www.psomas.com

REF: P227P0005 FINAL PLAT FOR P24FP00006

ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL 1

PARCEL 1: LOTS 1-174, COMMON AREA A (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA B (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A REVISIONS OF A PORTION OF BLOCK 3 ROCKING K SOUTH, SEQ 2018050104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST, GILSON PRIMA COUNTY, ARIZONA.

PROJ NO: 2782130301 SCALE: HORIZ - N/A
 DATE: AUGUST 2024 VERT - N/A

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P23FP00006**

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 I: LOTS 1 THROUGH 174, 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

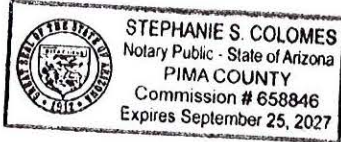
My Commission Expires:

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 14 day of August, 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.

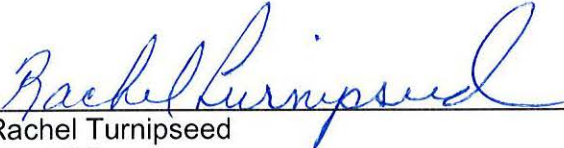
Stephanie S. Colomes
Notary Public

My Commission Expires:
September 25, 2027




SIGNATURE PAGES FOR ASSURANCE AGREEMENT

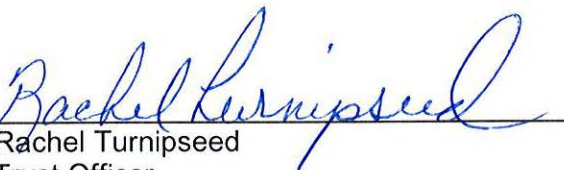
FIDELITY NATIONAL TITLE AGENCY, INC.,
an Arizona corporation, as Trustee under
Trust No. 10,730, and not in its corporate capacity

By: 
Rachel Turnipseed
Its: Trust Officer

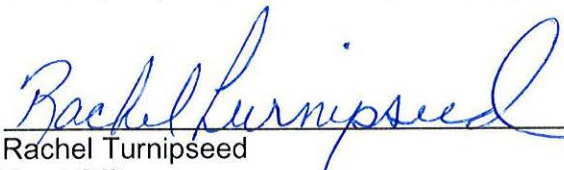
FIDELITY NATIONAL TITLE AGENCY, INC.,
an Arizona corporation, as Trustee under
Trust No. 10,773, and not in its corporate capacity

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

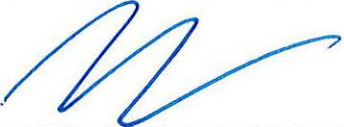
By: 
Rachel Turnipseed
Its: Trust Officer

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: [Signature]
Chad Kolodisner
Its: Vice President

ROCKING K DEVELOPMENT COMPANY, INC.,
an Arizona corporation

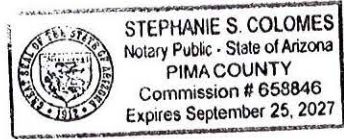
By: [Signature]
Chad Kolodisner
Its: Vice President

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 14 day of August,
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.

September 25, 2027
My Commission Expires:

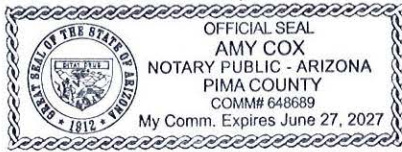
[Signature]
Notary Public



CONTINUED SIGNATURE PAGE FOR ASSURANCE AGREEMENT

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 12th day of August, 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
