



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/18/2022

**= Mandatory, information must be provided*

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

***Title:**

BLOCK PLAT (P22FP00015) BELNOR VISTA BLOCKS I-V

***Introduction/Background:**

Block Plat Process to create a 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

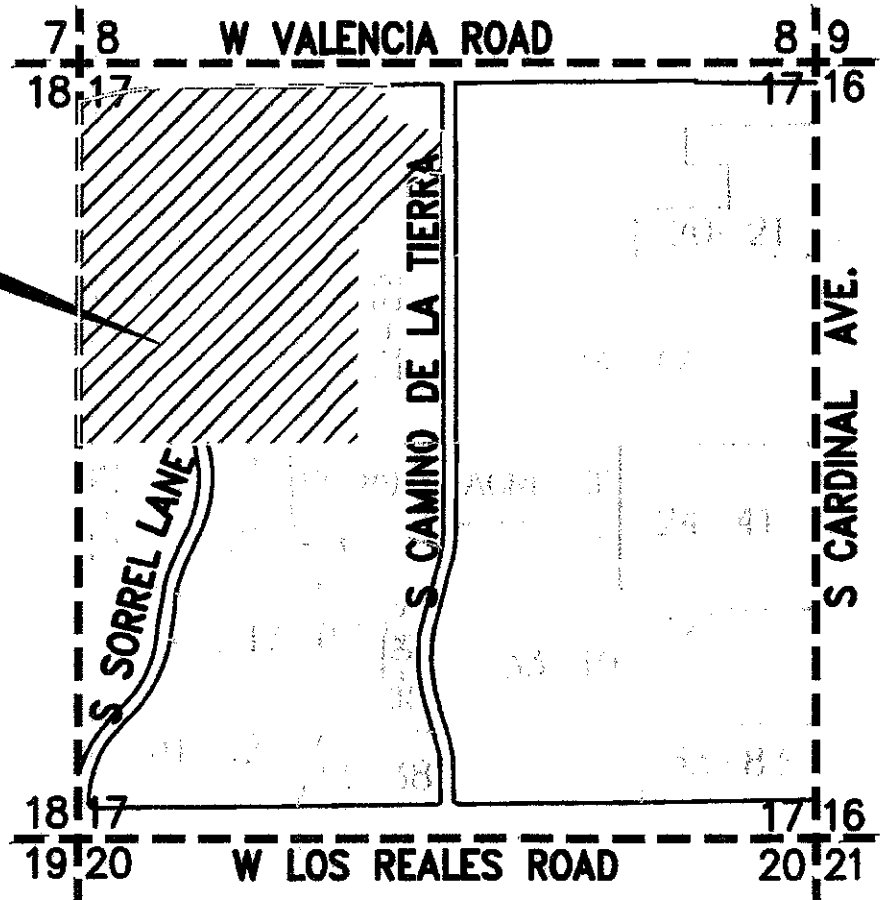
Telephone: 724-9522

Department Director Signature: Joseph Gray Date: 9/14/22
Deputy County Administrator Signature: [Signature] Date: 9/24/2022
County Administrator Signature: [Signature] Date: 9/27/2022

THIS PROJECT



3"± = 1 MILE



LOCATION MAP

A PORTION OF THE N.W. 1/4 OF
SECTION 17, T-15-S, R-13-E,
G.&S.R.M., PIMA COUNTY, ARIZONA

P22FP00015 Belnor Vista
Block Plat

GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS 124.666 ACRES.
- TOTAL NUMBER OF BLOCKS IS 3.
- TOTAL LOTS OF NEW PUBLIC STREETS IS 0.
- CURRENTLY BLOCK V LIES WITHIN THE SERVICE AREA OF TUCSON WATER WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THIS PROJECT IS IMPACTED BY FEMA SPECIAL FLOOD HAZARD AREAS, ZONE A AND ZONE X (UNSHARED), PER FLOOD INSURANCE RATE MAP PANEL NUMBER 090402270L WITH AN EFFECTIVE DATE JUNE 16, 2011.
- TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT WITHIN THIS PLAT IS AS FOLLOWS:

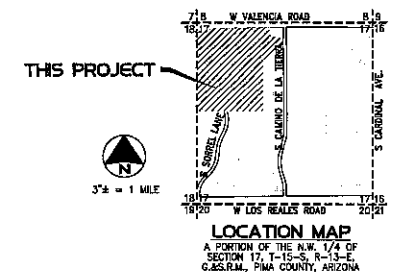
BLOCK	ACRES
BLOCK I	0.0
BLOCK II	0.0
BLOCK III	0.042
BLOCK IV	1.734
BLOCK V	1.064
TOTAL	0.836
- THE TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ON-SITE BY THIS BLOCK PLAT IS 0.80 ACRES.
- ALL LOT, BLOCK, BAY AND CENTERLINE MONUMENTS SET ARE TO BE IN COMPLIANCE WITH THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION SUSTAINING POLICY STATEMENT EFFECTIVE FEBRUARY 22, 2011 AS FOLLOWS:

ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
- DEVELOPMENT THAT ENCOMPASSES INTO THE FEMA FLOODPLAIN WILL REQUIRE A LETTER OF MAP REVISION.

- CAMPUS CODE (C) DEVELOPMENT STANDARDS (BLOCKS II, III & IV)
 - MINIMUM SITE AREA: NONE
 - MINIMUM SITE COVERAGE: NONE
 - MAXIMUM FLOOR AREA RATIO (FAR): NONE
 - MINIMUM HEIGHT: INTERIOR - 25 FEET
 25 FEET (ONE-STORY) WITHIN 60 FEET OF WESTERN PROPERTY LINE, OTHERWISE 40-50 FEET
 - MINIMUM SETBACKS: NORTH - NONE EXCEPT FOR VALENCIA ROAD BUFFERBOARD AND EROSION HAZARD SETBACK
 EAST - NO SETBACK ADJACENT TO GH-1 ZONE AS IT IS PLANNED FOR COMMERCIAL USE
 SOUTH & EAST (INTERIOR, ADJACENT TO RW)
 RESIDENTIAL - NONE
 NON-RESIDENTIAL - 20 FEET
 WEST - 20 FEET
 - MINIMUM BUILDING SEPARATION: PER BUILDING CODE
 - VEHICULAR PARKING: PER PIMA COUNTY CODE UNLESS MODIFIED WITH AN INDIVIDUAL PARKING REDUCTION PLAN (PPRP)
 - VEHICLE PARKING: OFFICE/COMMERCIAL INDUSTRIAL - 1 SPACES PER 10,000 S.F.;
 MULTIFAMILY - 1 SPACE PER 4 UNITS
 SINGLE-FAMILY - NONE
 - LOADING AREAS: 1 SPACE PER 50,000 S.F. CPA
- RESIDENTIAL NEIGHBORHOOD (RH) DEVELOPMENT STANDARDS (BLOCKS I & II)
 - MINIMUM SITE AREA: NONE
 - MINIMUM SITE COVERAGE: NONE
 - MINIMUM LOT COVERAGE: THIS FOR MAIN BUILDINGS
 MULTIFAMILY: 40 FEET (25 FEET WITHIN 200 FEET OF EAST AND WEST BOUNDARIES)
 SINGLE-FAMILY: 30 FEET
 EAST & WEST: 30 FEET
 - AVERAGE AREA PER DWELLING UNIT (APDU): 2,000 S.F.
 - LOT SETBACKS (SPR): FRONT: 20 FEET, OR 10 FEET FOR SIDE ENTRY GARAGE
 REAR: ZERO LOT-LINE SETTING OF DWELLING UNITS ON INDIVIDUAL LOTS IS PERMITTED
 - MINIMUM BUILDING SEPARATION: PER BUILDING CODE
 - VEHICULAR PARKING: PER COUNTY CODE UNLESS MODIFIED WITH AN PPRP
 - VEHICLE PARKING: SITE NONE
 MULTIFAMILY: 1 SPACE PER 4 UNITS

PERMITTING NOTES

- CONVEYANCE ZONING IS SP
- THERE WILL BE NO FURTHER SUBDIVISION OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
- THIS PROJECT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE #P22FP00001 APPROVED ON JUNE 22, 2021 AND ORDINANCE 2012-0.
- A RELEASE OF EASEMENT FOR EASEMENTS DEDICATED BY THE SUBDIVISION PLAT FOR BELNOR VISTA II, AS RECORDED IN BOOK 62 OF MAPS AND PLATS AT PAGE 53 IN THE PIMA COUNTY, ARIZONA RECORDERS OFFICE AND DEDICATED EASEMENT AS DESCRIBED IN DOCKET 13002 AT PAGE 241 WAS GRANTED BY PIMA COUNTY ON DECEMBER 7, 2021 PER SEQUENCE NO. 2021A0264, PIMA COUNTY, ARIZONA RECORDERS OFFICE.
- A COT CLAIM DEED WAS GRANTED BY PIMA COUNTY TO ABANDON PUBLIC RIGHTS-OF-WAY AS DESIGNATED BY THE SUBDIVISION PLAT FOR BELNOR VISTA II, AS RECORDED IN BOOK 62 OF MAPS AND PLATS AT PAGE 53 IN THE PIMA COUNTY, ARIZONA RECORDERS OFFICE AND DEDICATED BY DOCKET 12907 AT PAGE 1813, WAS GRANTED BY PIMA COUNTY ON DECEMBER 7, 2021 PER SEQUENCE NO. 2021A0264, PIMA COUNTY, ARIZONA RECORDERS OFFICE.
- AT THE TIME OF BLOCK DEVELOPMENT, THE 90' PUBLIC ACCESS AND UTILITY EASEMENT GRANTED HEREIN WILL BE CONVERTED TO PUBLIC RIGHTS-OF-WAY.
- PIMA COUNTY SITE REVIEW IS TO BE NOTIFIED IN WRITING PRIOR TO COMMENCEMENT OF ANY PROPOSED GROUND MODIFICATION ACTIVITIES WITHIN THE 90' PUBLIC ACCESS AND UTILITY EASEMENT GRANTED HEREIN. NOTIFICATION OF SAID WORK IS TO ALLOW FOR INSPECTION AND ACCEPTANCE BY PIMA COUNTY SITE REVIEW.
- THE PROCESSING OF ANY REDEVELOPMENT AND/OR DEVELOPMENT OF THE BLOCKS WILL REQUIRE COMPLIANCE WITH REZONING CONDITIONS A, B AND C.
- AN APPROVED RIPARIAN HABITAT MITIGATION PLAN IS REQUIRED PRIOR TO DISTURBANCE OF REGULATED RIPARIAN HABITAT WITHIN ANY OF THE BLOCKS.



LEGEND

- INDICATES SURVEY MONUMENT AS NOTED
- INDICATES 2 INCH BRASS CAP SURVEY MONUMENT AS NOTED
- INDICATES NUMBER 4 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION AND STAMPED BY AN RLS
- INDICATES 2 INCH BRASS BOX SURVEY MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION AND STAMPED BY AN RLS
- FEAR ZONE BOUNDARY
- EXISTING 100 YEAR FLOODPLAIN LIMITS LINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES EROSION HAZARD SETBACK LIMITS
- INDICATES EASEMENT LINE
- INDICATES CENTERLINE OF FINAL
- SIGHT VISIBILITY TRIANGLE
- INDICATES EASEMENT NOTE (SEE SHT. 2 FOR EASEMENT NOTES)
- BEARING/DISTANCE TO POINT ON OTHER SHEET
- FLOW DIRECTION

ABBREVIATIONS

ACP	ALUMINUM CAPPED PIPE	M/P	MAPS AND PLATS
APN	ASSESSORS PARCEL NUMBER	P.O.	PAGE
BOP	BRASS CAPPED PIPE	Q100	100 YEAR FLOW
BK	BOOK	R	RANGE
(C)	CALCULATED DIVISION	(R)	RECORD DIVISION
C12	INDICATES CENTERLINE CURVE NUMBER (SEE TABLE ON SHT. 2)	(RAD)	RADIAL BEARING
C.A.	CROWN AREA	RD.	RD. NO.
CPS	CUBIC FEET PER SECOND	RAH	INDICATES RIPARIAN HABITAT LINE NUMBER (SEE TABLE ON SHT. 3)
DOCK	DOCKET	RLS	REGISTERED LAND SURVEYOR
E1	INDICATES EROSION HAZARD SETBACK UNIT LINE NUMBER (SEE TABLE ON SHT. 3)	RW	RIGHT-OF-WAY
EHS	EROSION HAZARD SETBACK	SEC	SECTION
ESMT	EASEMENT	SEQ.	INDICATES SEQUENCE NUMBER
FP	100-YR FLOOD PLAIN	S.F.	SQUARE FOOTAGE
FP1	INDICATES 100-YEAR FLOOD PLAIN UNIT LINE NUMBER (SEE TABLE ON SHT. 3)	SVT	INDICATES SIGHT VISIBILITY TRIANGLE LIMITS
FZ	FEMA FLOOD ZONE	T	TOWNSHIP
FZ3	INDICATES FLOOD ZONE "X" UNIT LINE NUMBER (SEE TABLE ON SHT. 3)	X1	INDICATES CONSTRUCTION EROSION HAZARD SETBACK AND FLOOD PLAIN UNIT LINE NUMBER (SEE TABLE ON SHT. 3)
H02	HILLSIDE DEVELOPMENT OVERLAY ZONE		
(M)	MEASURED DIMENSION	Z1	INDICATES HILLSIDE DEVELOPMENT OVERLAY ZONE UNIT LINE NUMBER (SEE TABLE ON SHT. 2)

ADMIN ADDRESS

3415 W VALENCIA RD

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS PIMA COUNTY CORNER, POINT 107. SAID ELEVATION IS A 2544.97' NAVD83.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF OF THE NORTHWEST CORNER OF SECTION 17, FROM THE NORTH ONE QUARTER CORNER TO THE NORTHWEST CORNER. SAID BEARING BEING S 89°22'21".

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEETS 2-3 DATA TABLES & REMARKS SHEETS
- SHEETS 4-8 PLAN SHEETS
- SHEET 9 RIPARIAN HABITAT PLAN SHEET

FINAL BLOCK PLAT FOR BELNOR VISTA BLOCKS I - V

BEING A RESUBDIVISION OF BELNOR VISTA II, LOTS 1-250 AND COMMON AREAS "A", "B" & "C" AS RECORDED IN BOOK 62 OF MAPS AND PLATS AT PAGE 53 IN THE PIMA COUNTY, ARIZONA RECORDERS OFFICE, A PORTION OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 15-S, RANGE 13-E, G.A.S.R.M., PIMA COUNTY, ARIZONA.

P22FP00005

REFERENCE P22FP00001, P12-03-067

DATE 08/05/2022

PRESIDIO JOB NO. 119018-01-0106

SCALE: AS SHOWN

SHEET 1 OF 9

SEQ. NO.

ATTEST

I, _____, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS _____ DAY OF _____, 2022.

CLERK, BOARD OF SUPERVISORS _____ DATE _____

CERTIFICATIONS

I HEREBY CERTIFY THAT THE EXTERIOR BOUNDARY OF THIS PLAT IS BASED ON A BOUNDARY RECONSTRUCTION SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN AND DESCRIBED HEREIN AS DEMONSTRATING THE EXTERIOR BOUNDARY OF THIS PLAT HAVE BEEN VERIFIED AS EXISTING MONUMENTS.

BRIAN J. LYNNERS _____ R.L.S. NO. 58324



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT ALL INTERIOR QUANTITY AND EASEMENTS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

JOHN D. WOOD _____ P.E. NO. 21254



I HEREBY CERTIFY THAT THE 100-YEAR FLOOD PLANE LIMITS AND FOR EROSION HAZARD SETBACKS SHOWN ON THE PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

LARRY K. ROBERTS _____ P.E. NO. 25331



DEDICATION

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

WE, THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEVOTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

WE HEREBY GRANT TO PIMA COUNTY AND TO ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INGRESS/EGRESS, INSTALLATION AND MAINTENANCE OF PUBLIC SERVICES, DRAINAGEWAYS AND STRUCTURES ALONG WITH UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

FOURBY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,405, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY Paul H. Winters TITLE TRUST OFFICER DATE 8-3-2022

STATE OF ARIZONA }
PIMA COUNTY } SS

ON THIS 3rd DAY OF August, 2022, BEFORE ME, PERSONALLY APPEARED THE UNDERSIGNED OFFICER, Paul H. Winters, BEING ACKNOWLEDGED TO BE THE TRUST OFFICER OF FOURBY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO, CREDITED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES Dec 03, 2024 NOTARY PUBLIC

BENEFICIARY OF TRUST

SOUTHERN ARIZONA LAND TRUST
1044 N. ATERBORO HWY
TUCSON, AZ 85712
(520) 355-2626

RECORDING

STATE OF ARIZONA }
COUNTY OF PIMA } SS

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PRESIDIO ENGINEERING, INC., ON THIS _____ DAY OF _____, 2022, IN SEQUENCE NO. _____ OF _____ PIMA COUNTY RECORDS

BY _____ COUNTY RECORDER _____ DATE _____

FEMA ZONE DATA TABLE WATER LIST		
NUMBER	BEARING	DISTANCE
FZ1	S 09°57'03" E	33.69'
FZ2	S 29°56'17" E	142.11'
FZ3	S 36°44'28" E	84.14'
FZ4	S 57°59'50" E	69.74'
FZ5	S 74°44'11" E	60.81'
FZ6	N 68°19'04" E	119.17'
FZ7	N 75°16'05" E	104.51'
FZ8	N 61°02'45" E	69.64'
FZ9	S 57°32'32" E	36.32'
FZ10	S 31°07'16" E	190.97'
FZ11	S 40°27'08" E	112.37'
FZ12	S 55°43'28" E	144.24'
FZ13	S 72°39'41" E	106.28'
FZ14	N 68°43'39" E	180.11'
FZ15	N 73°14'52" E	93.79'
FZ16	N 85°20'17" E	56.12'
FZ17	S 84°25'27" E	54.38'
FZ18	S 50°06'40" E	34.21'
FZ19	S 11°00'09" E	44.22'
FZ20	S 19°37'56" W	17.49'
FZ21	S 42°37'54" W	43.83'
FZ22	S 58°32'59" W	191.36'
FZ23	S 62°32'14" W	112.21'
FZ24	S 70°46'54" W	157.87'
FZ25	S 82°32'16" W	134.66'
FZ26	N 63°16'34" W	690.18'
FZ27	N 72°00'35" W	139.73'
FZ28	N 76°15'33" W	37.48'
FZ29	S 88°41'14" W	33.76'
FZ30	S 75°43'03" W	27.66'
FZ31	S 60°21'57" W	65.97'
FZ32	S 79°08'14" W	34.77'
FZ33	N 88°50'57" W	156.26'
FZ34	N 73°31'10" W	118.57'
FZ35	N 68°43'56" W	114.13'
FZ36	N 80°45'20" W	44.07'
FZ37	S 81°04'54" W	47.72'
FZ38	S 71°22'57" W	388.83'
FZ39	S 60°08'28" W	36.66'
FZ40	N 70°14'30" E	28.86'
FZ41	N 72°10'34" E	228.13'
FZ42	S 86°52'43" E	1373.31'
FZ43	S 58°29'30" E	31.30'
FZ44	S 33°48'43" E	75.35'
FZ45	S 18°17'18" E	39.83'
FZ46	S 10°42'54" W	53.14'
FZ47	S 1°38'13" W	102.21'
FZ48	S 38°18'36" W	17.29'
FZ49	S 57°17'32" W	14.65'
FZ50	S 76°41'41" W	1092.86'

FEMA ZONE DATA TABLE WATER LIST		
NUMBER	BEARING	DISTANCE
FZ51	S 51°52'04" W	259.79'
FZ52	S 67°43'52" W	146.64'
FZ53	S 73°28'09" W	157.55'
FZ54	S 84°48'02" W	64.22'
FZ55	N 69°06'08" E	88.26'
FZ56	N 55°14'37" E	68.79'
FZ57	N 16°52'19" E	206.33'
FZ58	N 84°07'47" E	212.84'
FZ59	N 82°57'48" E	326.83'
FZ60	N 78°32'57" E	1054.40'
FZ61	N 84°20'46" E	158.21'
FZ62	N 55°51'01" E	143.57'
FZ63	N 79°31'34" E	40.29'
FZ64	N 53°57'22" E	77.18'
FZ65	N 43°35'36" E	56.90'
FZ66	N 29°44'17" E	67.41'
FZ67	N 58°57'30" E	85.27'
FZ68	N 47°15'33" E	75.65'
FZ69	N 65°13'25" E	74.34'

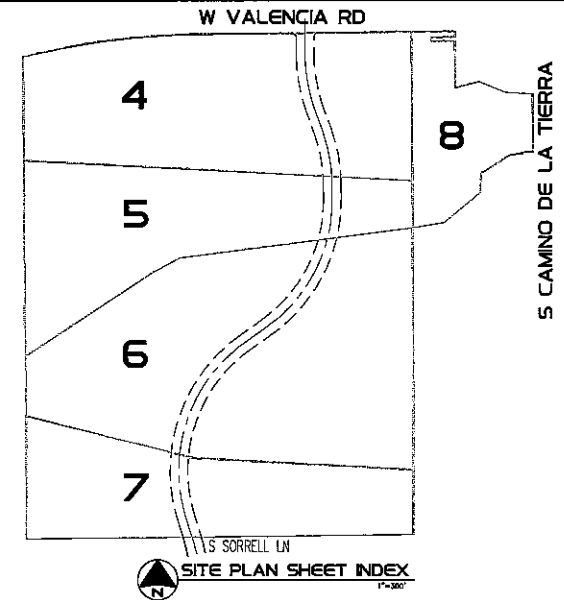
HDZ LINE DATA TABLE WATER LIST		
NUMBER	BEARING	DISTANCE
Z1	N 15°39'22" W	164.02'
Z2	N 05°14'32" E	25.88'
Z3	N 22°08'40" E	26.34'
Z4	N 87°36'58" E	383.01'
Z5	N 89°08'06" W	25.91'
Z6	N 83°17'06" W	99.08'
Z7	N 61°42'48" W	78.27'
Z8	N 78°01'25" W	66.14'
Z9	N 68°28'37" W	73.17'
Z10	S 88°35'36" W	43.91'
Z11	N 80°42'55" W	38.82'
Z12	N 58°46'09" W	26.20'
Z13	N 71°58'09" W	35.80'
Z14	N 49°41'39" W	17.00'
Z15	N 28°46'57" W	22.98'
Z16	N 33°23'51" W	30.51'
Z17	N 45°20'55" W	24.17'
Z18	N 02°54'51" W	42.78'
Z19	S 63°56'52" E	100.03'
Z20	S 38°47'59" E	66.77'
Z21	S 10°12'34" E	48.33'
Z22	N 09°10'02" E	91.47'

HDZ LINE DATA TABLE WATER LIST		
NUMBER	BEARING	DISTANCE
Z23	N 47°25'19" E	81.80'
Z24	N 77°02'57" E	112.65'
Z25	S 64°04'37" E	197.67'
Z26	S 28°24'52" E	140.45'
Z27	S 00°00'05" W	82.95'
Z28	S 27°05'01" W	142.88'
Z29	S 44°31'33" W	80.35'
Z30	S 86°26'25" W	234.58'
Z31	S 17°27'22" W	108.87'
Z32	S 62°45'27" W	72.12'
Z33	N 88°34'50" W	118.36'
Z34	N 84°25'22" W	173.44'
Z35	S 17°11'05" W	57.08'
Z36	S 43°53'32" W	71.55'
Z37	S 05°11'50" W	76.66'
Z38	S 44°09'38" E	93.98'
Z39	S 86°53'28" E	96.00'
Z40	N 78°28'58" E	361.49'
Z41	N 61°18'26" E	142.50'
Z42	N 53°45'01" W	291.71'
Z43	S 77°03'51" W	163.88'

CENTERLINE CURVE DATA TABLE WATER LIST			
NUMBER	LENGTH	RADIUS	DELTA
C1	264.46'	800.00'	16°56'27"
C2	289.59'	800.00'	19°18'28"
C3	762.96'	800.00'	54°38'34"
C4	1005.77'	800.00'	72°02'00"

☐ EASEMENT KEYNOTES
(WATER LIST)

1. 50' PUBLIC ACCESS AND UTILITY EASEMENT GRANTED BY THIS PLAT.



SEQ. NO.

FINAL BLOCK PLAT FOR BELNOR VISTA BLOCKS I - V

BEING A RESUBDIVISION OF BELNOR VISTA II, LOTS 1-280 AND COMMON AREAS "A", "B" & "C" AS RECORDED IN BOOK 62 OF MAPS AND PLATS AT PAGE 53 IN THE PIMA COUNTY, ARIZONA RECORDERS' OFFICE, A PORTION OF NW 1/4 OF SECTION 17, TOWNSHIP-15-SOUTH, RANGE-13-EAST, GASTILUM, PIMA COUNTY, ARIZONA.

P22FP00005

REFERENCE: P22FP00001, P12-03-057

DATE: 08/05/2022

PRESIDIO JOB NO. 1190016-01-D106

SCALE: AS SHOWN

SHEET 2 OF 9



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

SEQ. NO.

FLOODPLAIN DATA TABLE WATER LOT		
NUMBER	BEARING	DISTANCE
FP1	S 75°55'40" W	23.54'
FP2	S 50°54'01" W	20.23'
FP3	S 05°54'08" E	30.36'
FP4	S 35°55'48" W	16.63'
FP5	N 84°29'26" W	24.61'
FP6	S 76°22'30" W	35.15'
FP7	S 53°47'33" W	16.85'
FP8	N 88°37'56" W	60.02'
FP9	S 81°53'55" W	52.52'
FP10	S 47°59'45" W	36.10'
FP11	S 66°27'38" W	126.33'
FP12	S 45°18'20" W	24.56'
FP13	N 81°44'42" W	10.79'
FP14	N 31°45'06" W	55.07'
FP15	N 87°08'40" W	76.58'
FP16	S 63°54'28" W	28.16'
FP17	N 22°32'25" W	30.26'
FP18	N 82°14'48" W	38.78'
FP19	N 69°26'22" W	72.06'
FP20	S 89°50'19" W	138.55'
FP21	S 56°37'49" W	34.67'
FP22	N 84°52'52" W	55.10'
FP23	S 36°47'31" W	35.07'
FP24	N 49°43'43" W	35.65'
FP25	N 74°10'15" W	39.30'
FP26	S 63°53'59" W	21.43'
FP27	N 77°41'50" W	61.28'
FP28	N 84°57'09" W	78.06'
FP29	S 36°25'47" W	32.26'
FP30	N 84°37'13" W	24.75'
FP31	N 32°19'05" W	54.55'
FP32	N 74°01'27" W	54.09'
FP33	S 80°33'13" W	24.33'
FP34	S 21°25'35" E	43.80'
FP35	S 47°47'23" W	5.40'
FP36	N 61°57'07" W	54.39'
FP37	S 45°22'44" W	36.34'
FP38	N 22°37'06" W	28.99'
FP39	N 42°55'35" W	18.31'
FP40	S 61°35'54" W	40.00'
FP41	N 38°54'35" W	27.13'
FP42	N 84°45'03" W	34.80'
FP43	S 78°15'20" W	33.79'
FP44	S 09°41'12" E	59.94'
FP45	S 64°02'30" W	25.68'
FP46	N 35°48'05" W	74.44'
FP47	N 52°27'34" W	43.16'
FP48	N 81°46'29" W	157.64'
FP49	S 74°26'51" W	28.29'
FP50	N 54°45'16" W	42.42'

FLOODPLAIN DATA TABLE WATER LOT		
NUMBER	BEARING	DISTANCE
FP51	N 84°17'26" W	87.55'
FP52	N 76°05'00" W	84.23'
FP53	S 61°47'10" W	29.51'
FP54	N 51°01'07" W	20.58'
FP55	S 64°44'29" W	199.38'
FP56	S 48°24'04" W	31.65'
FP57	S 75°00'50" W	33.13'
FP58	S 60°58'23" W	48.10'
FP59	S 65°02'45" W	153.53'
FP60	S 60°50'21" W	96.68'
FP61	S 01°53'49" E	17.79'
FP62	S 54°41'48" E	25.19'
FP63	S 19°37'37" E	19.85'
FP64	S 53°22'03" E	63.75'
FP65	S 71°11'18" E	71.13'
FP66	S 87°10'14" E	71.38'
FP67	N 83°22'45" E	55.38'
FP68	N 77°58'04" E	172.12'
FP69	S 88°36'27" E	47.43'
FP70	S 75°17'01" E	98.34'
FP71	N 43°42'27" E	13.61'
FP72	S 04°42'39" E	18.84'
FP73	S 64°48'10" E	71.88'
FP74	S 51°59'07" E	55.23'
FP75	N 66°28'51" E	38.11'
FP76	S 38°34'47" E	34.82'
FP77	S 41°17'57" E	30.32'
FP78	S 30°10'43" E	163.07'
FP79	S 64°33'15" E	11.27'
FP80	S 25°54'30" E	127.35'
FP81	S 50°58'28" E	48.77'
FP82	N 27°37'53" E	23.47'
FP83	N 80°02'49" E	28.07'
FP84	S 50°39'53" E	38.39'
FP85	S 12°43'50" E	29.59'
FP86	N 85°48'27" E	30.95'
FP87	S 09°22'34" W	24.80'
FP88	S 46°01'36" E	23.04'
FP89	S 08°15'27" E	16.17'
FP90	S 64°00'08" E	53.24'
FP91	S 86°11'46" E	20.20'
FP92	S 50°00'14" E	46.98'
FP93	S 88°16'28" E	53.99'
FP94	N 63°41'44" E	66.86'
FP95	S 87°49'58" E	34.61'
FP96	N 64°24'57" E	77.42'
FP97	S 89°00'14" E	192.01'
FP98	N 89°28'58" E	134.94'
FP99	S 58°48'06" E	128.54'
FP100	S 16°04'52" W	42.68'

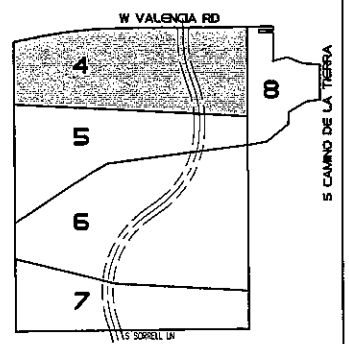
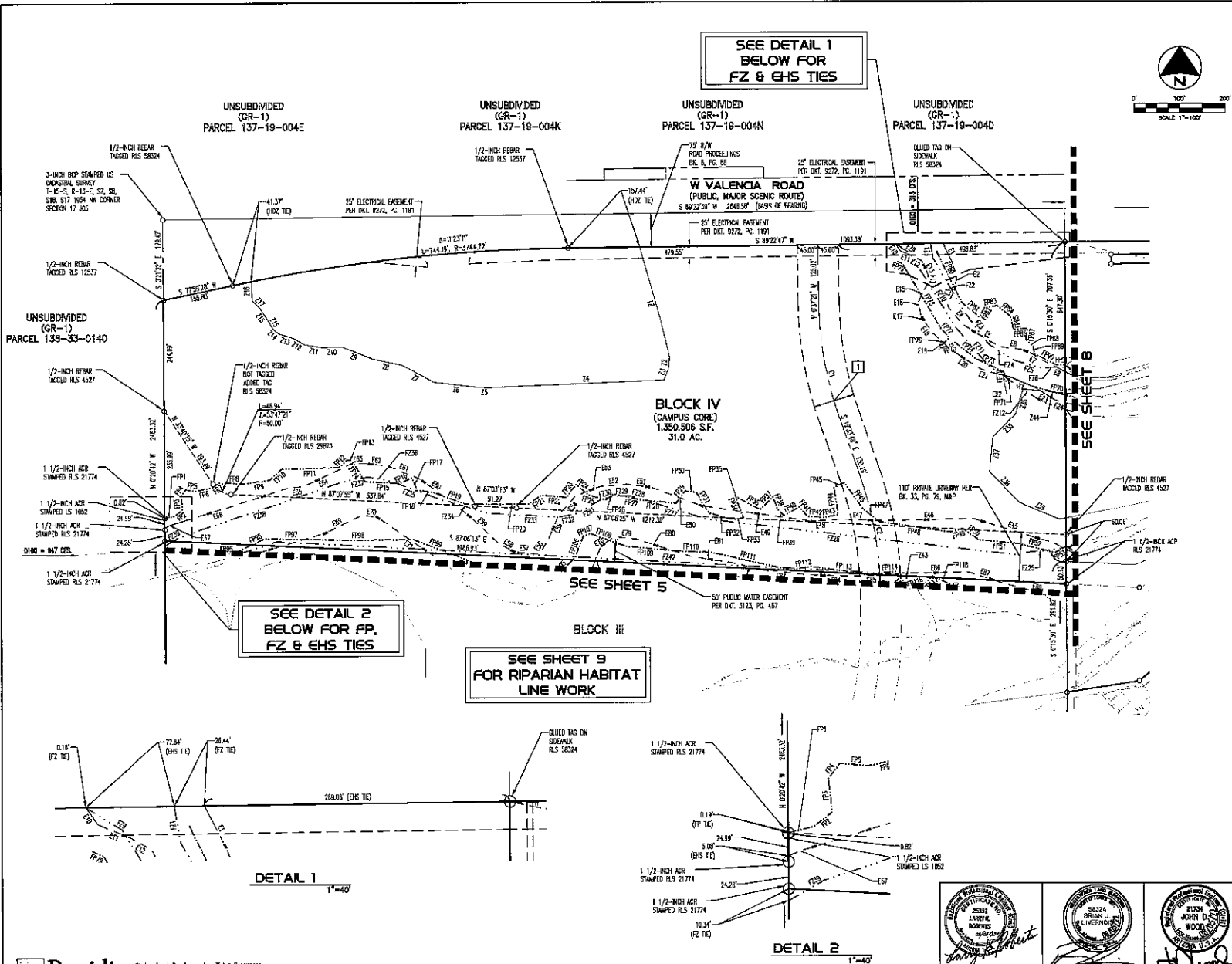
FLOODPLAIN DATA TABLE WATER LOT		
NUMBER	BEARING	DISTANCE
FP101	N 59°42'28" E	37.62'
FP102	S 68°42'13" E	125.46'
FP103	N 54°41'25" E	22.34'
FP104	N 73°53'42" E	36.90'
FP105	N 40°40'22" E	87.23'
FP106	N 20°11'20" E	48.26'
FP107	N 68°33'36" E	16.73'
FP108	S 69°47'43" E	63.06'
FP109	S 84°40'57" E	120.44'
FP110	S 87°49'55" E	66.41'
FP111	S 77°15'18" E	182.17'
FP112	N 79°41'53" E	44.87'
FP113	S 82°10'38" E	128.29'
FP114	N 84°00'07" E	58.06'
FP115	S 38°42'16" E	50.86'
FP116	N 68°38'38" E	33.78'
FP117	N 46°58'28" E	23.82'
FP118	S 65°17'01" E	45.06'
FP119	S 87°42'16" E	32.21'
FP120	S 76°02'49" E	77.99'
FP121	S 29°19'47" W	36.33'
FP122	S 68°43'08" W	24.84'
FP123	N 84°30'56" W	36.88'
FP124	S 85°29'30" W	61.84'
FP125	S 25°19'27" W	40.57'
FP126	N 89°46'26" W	75.85'
FP127	S 48°49'43" W	26.31'
FP128	S 31°24'13" W	53.21'
FP129	N 65°33'13" W	58.92'
FP130	S 76°36'36" W	114.47'
FP131	N 82°53'23" W	48.26'
FP132	S 80°11'28" W	56.05'
FP133	S 75°25'19" W	116.30'
FP134	S 27°03'27" W	31.47'
FP135	S 88°15'29" W	54.99'
FP136	N 73°16'26" W	42.21'
FP137	S 74°08'55" W	124.09'
FP138	N 55°25'55" W	41.95'
FP139	S 68°22'37" W	212.71'
FP140	S 39°15'29" W	130.42'
FP141	S 82°11'54" W	273.21'
FP142	S 81°04'23" W	80.35'
FP143	S 45°51'58" W	203.78'
FP144	S 55°58'26" W	78.77'
FP145	N 13°18'45" W	45.22'
FP146	N 45°40'10" E	48.48'
FP147	S 36°35'43" E	27.50'
FP148	S 17°52'55" W	114.73'
FP149	S 04°28'35" W	98.55'
FP150	S 52°11'20" W	23.15'

FLOODPLAIN DATA TABLE WATER LOT		
NUMBER	BEARING	DISTANCE
FP151	N 31°22'38" E	75.50'
FP152	N 10°22'31" E	140.41'
FP153	N 08°17'24" W	75.31'
FP154	N 53°18'13" E	74.84'
FP155	N 13°38'35" E	84.79'
FP156	N 73°16'11" E	91.27'
FP157	N 16°50'56" E	73.01'
FP158	S 87°26'02" E	71.76'
FP159	N 89°47'51" E	352.21'
FP160	N 67°58'21" E	130.19'
FP161	S 55°03'44" E	78.52'
FP162	N 79°34'14" E	188.04'
FP163	N 25°33'42" E	39.44'
FP164	N 77°07'01" E	270.80'
FP165	N 33°26'57" E	63.89'
FP166	N 79°57'58" E	434.66'
FP167	N 54°36'34" E	91.64'
FP168	S 82°32'26" E	115.50'
FP169	N 67°42'46" E	89.11'
FP170	N 11°09'15" E	80.28'
FP171	N 20°03'35" E	47.27'
FP172	S 64°21'44" E	47.88'
FP173	N 08°38'56" W	48.50'
FP174	N 31°47'28" E	43.00'
FP175	N 82°44'23" E	363.64'
FP176	N 78°31'22" E	67.53'
FP177	S 68°17'36" E	15.46'

EROSION HAZARD LINE DATA TABLE WATER LOT		
NUMBER	BEARING	DISTANCE
E1	N 81°48'11" W	44.06'
E2	N 06°15'59" E	27.16'
E3	N 22°05'40" E	45.19'
E4	N 38°53'40" W	51.26'
E5	N 67°51'38" W	67.40'
E6	N 82°13'29" W	42.31'
E7	N 58°11'18" W	30.67'
E8	N 62°51'45" W	70.93'
E9	N 69°27'58" W	26.97'
E10	N 34°07'05" W	18.63'
E11	N 67°32'02" W	32.02'
E12	N 59°55'18" W	20.67'
E13	N 25°09'19" W	34.28'
E14	N 01°36'53" E	15.86'
E15	N 25°52'26" E	48.98'
E16	N 09°11'26" W	27.55'
E17	N 27°44'37" W	22.88'
E18	N 36°42'29" W	29.31'
E19	N 47°19'04" W	52.74'
E20	N 57°24'42" W	78.83'
E21	N 70°15'55" W	16.85'
E22	N 75°45'50" W	31.44'
E23	N 80°15'58" E	54.71'
E24	S 70°04'29" E	18.19'
E25	S 80°34'36" E	55.07'
E26	N 89°32'25" E	44.95'
E27	N 81°35'50" E	21.76'
E28	N 72°02'01" E	77.79'
E29	N 76°42'19" E	74.21'
E30	N 85°25'41" E	46.31'
E31	S 83°30'52" E	50.79'
E32	S 86°59'28" E	48.00'
E33	S 68°50'15" E	54.66'
E34	S 32°49'23" E	47.34'
E35	S 53°51'56" W	98.95'
E36	S 59°13'05" W	99.00'
E37	S 45°32'21" W	55.45'
E38	S 33°53'25" W	82.47'
E39	S 58°02'17" W	53.16'
E40	S 86°52'06" W	35.17'
E41	S 52°19'18" W	30.37'
E42	S 81°20'02" W	56.84'
E43	S 52°37'46" W	44.22'
E44	N 62°36'10" W	72.90'
E45	N 73°10'29" W	188.70'
E46	S 88°31'08" W	191.74'
E47	N 88°03'25" W	100.00'
E48	S 85°47'54" W	82.61'
E49	N 81°38'01" W	245.82'
E50	N 69°53'46" W	114.78'

EROSION HAZARD LINE DATA TABLE WATER LOT		
NUMBER	BEARING	DISTANCE
E51	N 28°58'08" W	53.96'
E52	S 85°17'19" W	61.73'
E53	S 69°21'10" W	58.40'
E54	S 41°39'54" W	54.83'
E55	S 22°17'27" W	55.94'
E56	S 31°33'00" W	42.43'
E57	N 84°42'25" W	54.02'
E58	N 60°48'58" W	41.98'
E59	N 46°39'16" W	92.28'
E60	N 62°59'33" W	129.48'
E61	N 67°57'58" W	78.05'
E62	N 83°08'16" W	50.58'
E63	S 72°36'18" W	29.61'
E64	S 64°44'32" W	115.57'
E65	S 83°35'06" W	35.68'
E66	S 72°36'18" W	67.15'
E67	S 87°32'08" W	13.01'
E68	N 73°27'07" E	388.55'
E69	N 84°20'02" E	90.60'
E70	S 79°46'54" E	33.51'
E71	S 55°10'23" E	188.34'
E72	S 40°10'44" E	54.56'
E73	S 62°42'58" E	71.44'
E74	S 42°22'06" E	98.47'
E75	N 70°11'15" E	82.50'
E76	N 40°02'08" E	61.01'
E77	N 20°44'48" E	61.04'
E78	N 53°12'17" E	36.33'
E79	S 83°58'03" E	49.84'
E80	S 71°53'53" E	125.94'
E81	S 81°00'39" E	104.36'
E82	S 73°17'40" E	35.13'
E83	S 82°49'24" E	123.85'
E84	S 68°32'44" E	108.58'
E85	N 85°29'20" E	113.21'
E86	N 80°12'57" E	133.14'
E87	S 72°04'20" E	83.25'
E88	S 75°34'07" E	84.95'
E89	S 54°21'50" E	88.53'
E90	S 59°42'45" W	31.48'
E91	S 83°30'08" W	37.27'
E92	N 74°19'51" W	69.95'
E93	S 87°41'56" W	66.81'
E94	S 69°19'24" W	58.19'
E95	S 32°39'12" W	40.88'
E96	S 69°16'37" W	56.92'
E97	S 40°15'00" W	31.89'
E98	S 81°53'57" W	47.13'
E99	S 73°20'53" W	63.97'
E100	N 73°53'15" W	80.98'

EROSION HAZARD LINE DATA TABLE WATER LOT		
NUMBER	BEARING	DISTANCE
E101	N 88°42'36" W	24.43'
E102	S 75°41'58" W	94.71'
E103	S 87°18'53" W	62.43'
E104	S 68°47'52" W	44.53'
E105	S 58°09'08" W	58.28'
E106	S 66°17'01" W	58.31'
E107	N 82°23'59" W	42.54'
E108	N 82°57'42" W	34.68'
E109	S 87°01'08" W	58.51'
E110	S 63°22'44" W	52.49'
E111	S 78°07'35" W	48.67'
E112	N 81°07'40" W	47.11'
E113	N 81°01'59" W	18.36'
E114	S 59°37'52" W	27.46'
E115	S 45°48'28" W	104.04'
E116	S 53°48'58" W	67.15'
E117	S 68°25'21" W	101.62'
E118	S 67°14'11" W	82.44'
E119	S 63°00'22" W	56.30'
E120	S 55°12'19" W	42.29'
E121	S 49°02'13" W	67.49'
E122	S 49°32'30" W	33.07'
E123	S 86°47'02" W	28.34'
E124	S 85°28'28" W	54.85'
E125	S 50°07'48" W	88.56'
E126	S 58°06'16" W	46.33'
E127	S 31°00'30" W	26.18'
E128	S 21°48'56" W	23.19'
E129	S 13°05'11" W	148.34'
E130	S 04°15'43" W	55.89'
E131	S 19°34'48" W	12.81'
E132	S 29°38'31" W	29.04'
E133	S 08°00'44" E	21.04'
E134	S 02°29'02" W	29.96'
E135	S 16°58'46" W	0.03'
E136	N 27°54'57" E	33.44'
E137	S 07°29'25" E	118.81'
E138	N 36°17'22" E	57.86'
E139	N 10°09'17" E	37.88'
E140	N 01°09'55" E	55.13'
E141	N 21°48'03" E	58.48'
E142	N 38°28'29" E	22.16'
E143	N 37°48'13" E	22.05'
E144	N 32°23'36" E	76.22'
E145	N 22°24'46" E	24.12'
E146	N 41°31'38" E	58.80'
E147	N 25°58'36" E	50.84'
E148	N 51°54'35" E	61.64'
E149	N 55°32'14" E	49.10'
E150	N 37°09'21" E	55.11'



SITE PLAN SHEET INDEX
1"=500'

EASEMENT KEYNOTES
(SEE MASTER LIST ON SHEET 2)
1. 90' PUBLIC ACCESS AND UTILITY EASEMENT GRANTED BY THIS PLAN.

CENTERLINE CURVE DATA TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	LENGTH	RADIUS	DELTA
C1	264.46'	800.00'	18°56'27"
C2	269.59'	800.00'	19°18'28"

DETAIL 1
1"=40'

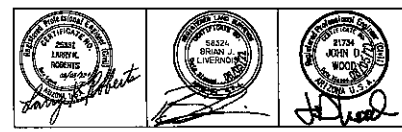
DETAIL 2
1"=40'

**FINAL BLOCK PLAT FOR
BELNOR VISTA
BLOCKS I - V**

BEING A RESUBDIVISION OF BELNOR VISTA II, LOTS 1-180 AND COMMON AREAS "A", "B" & "C" AS RECORDED IN BOOK 62 OF MAPS AND PLATS AT PAGE 53 IN THE PINA COUNTY, ARIZONA RECORDERS' OFFICE, A PORTION OF NW 1/4 OF SECTION 17, TOWNSHIP-15-SOUTH, RANGE-13-EAST, CLARK, PINA COUNTY, ARIZONA.

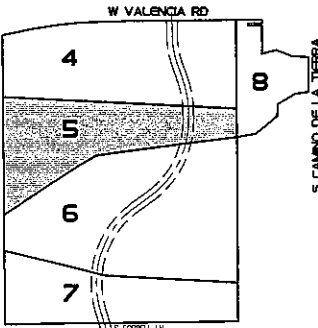
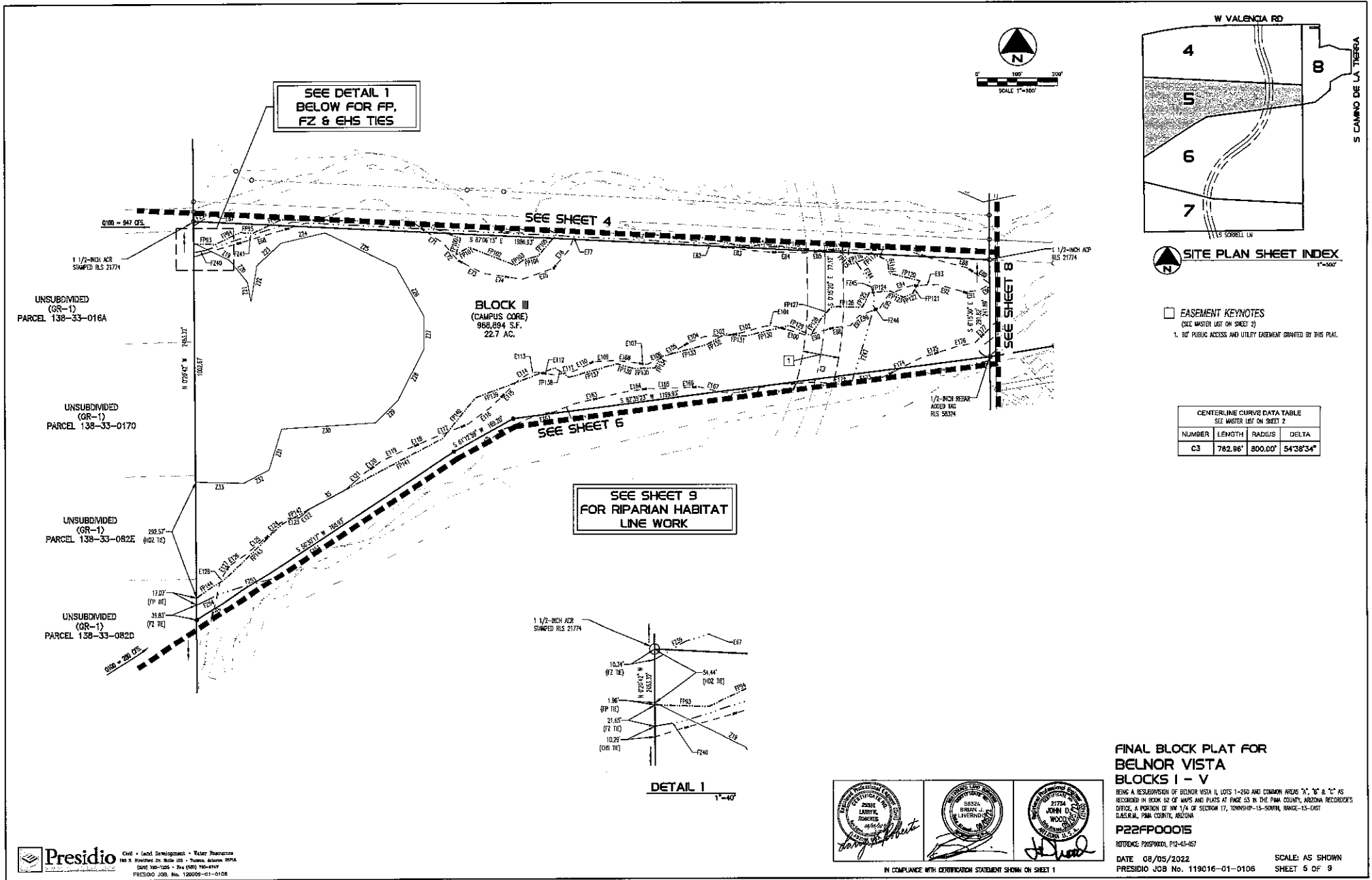
P22FP00015
REFERENCES: P20FP00001, P12-03-057

DATE: 08/05/2022
PRESIDIO JOB NO. 118016-01-0105
SCALE: AS SHOWN
SHEET 4 OF 9



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

SEQ. NO.

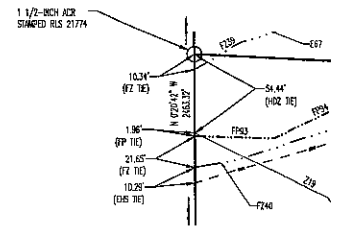


SITE PLAN SHEET INDEX
1"=500'

- ☐ EASEMENT KEYNOTES
(SEE MASTER LIST ON SHEET 2)
1. 80' PUBLIC ACCESS AND UTILITY EASEMENT GRANTED BY THIS PLAT.

CENTERLINE CURVE DATA TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	LENGTH	RADIUS	DELTA
C3	782.66'	800.00'	54°38'34"

**SEE SHEET 9
FOR RIPARIAN HABITAT
LINE WORK**



DETAIL 1
1"=40'

**FINAL BLOCK PLAT FOR
BELNOR VISTA
BLOCKS I - V**

BEING A RESUBDIVISION OF BELNOR VISTA II, LOTS 1-260 AND COMMON AREAS "A", "B" & "C" AS RECORDED IN BOOK 62 OF MAPS AND PLATS AT PAGE 55 IN THE PIMA COUNTY, ARIZONA RECORDS' OFFICE, A PORTION OF NW 1/4 OF SECTION 17, TOWNSHIP-15-SOUTH, RANGE-13-EAST, S.6-R.14E, PIMA COUNTY, ARIZONA.

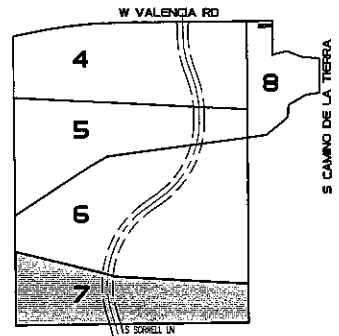
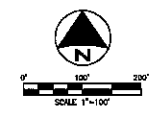
P22FP00015
REFERENCE: P22FP00015, P12-01-07

DATE: 08/05/2022 SCALE: AS SHOWN
PRESIDIO JOB No. C119016-01-0106 SHEET 5 OF 9



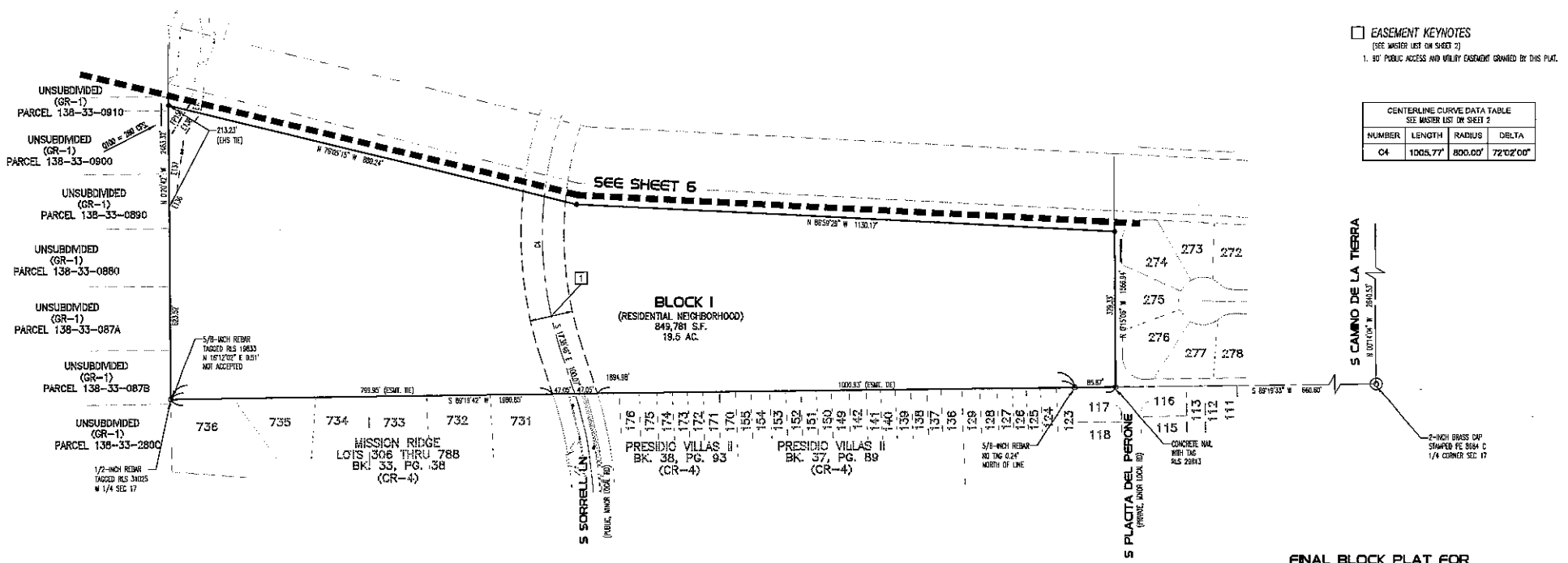
IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

SEQ. NO.



- ☐ EASEMENT KEYNOTES
(SEE MASTER LIST ON SHEET 2)
1. 80' PUBLIC ACCESS AND UTILITY EASEMENT GRANTED BY THIS PLAT.

CENTERLINE CURVE DATA TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	LENGTH	RADIUS	DELTA
C4	1005.77	800.00'	72°02'00"



**FINAL BLOCK PLAT FOR
BELNOR VISTA
BLOCKS I - V**

BEING A RESUBDIVISION OF BELNOR VISTA II, LOTS 1-260 AND COMMON AREAS "A", "B", "C" & "D" AS RECORDED IN BOOK 62 OF MAPS AND PLATS AT PRICE 53 IN THE PIMA COUNTY, ARIZONA RECORDERS' OFFICE, A PORTION OF NW 1/4 OF SECTION 17, TOWNSHIP-15-SOUTH, RANGE-13-EAST CLASSICAL, PIMA COUNTY, ARIZONA.

P22FP00015

REFERENCE: P22FP00001, P12-03-057

DATE: 08/05/2022 SCALE: AS SHOWN
PRESIDIO JOB No. 119016-01-0106 SHEET 7 OF 9



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

