



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/6/2023

*= Mandatory, information must be provided

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

***Title:**

Redford Estates, Lots 1-276, Common Areas "A, B, C, D and E" (P23FP00004)

***Introduction/Background:**

Final 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

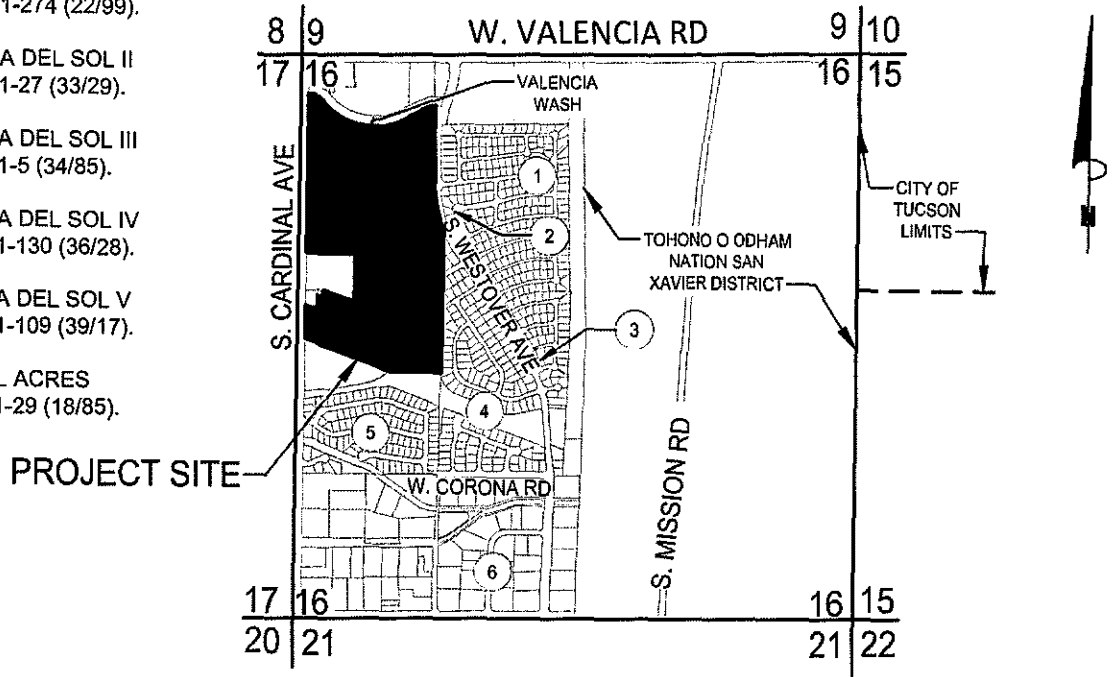
Telephone: 724-9522

Department Director Signature: Joseph Gray Date: 5/16/2023

Deputy County Administrator Signature: [Signature] Date: 5/17/2023

County Administrator Signature: _____ Date: 5/18/2023

- ① SALIDA DEL SOL
LOTS 1-274 (22/99).
- ② SALIDA DEL SOL II
LOTS 1-27 (33/29).
- ③ SALIDA DEL SOL III
LOTS 1-5 (34/85).
- ④ SALIDA DEL SOL IV
LOTS 1-130 (36/28).
- ⑤ SALIDA DEL SOL V
LOTS 1-109 (39/17).
- ⑥ EL SOL ACRES
LOTS 1-29 (18/85).



SECTION 16, T15S, R13E, G&SRM,
PIMA COUNTY, ARIZONA

LOCATION MAP

SCALE: 3"=1 MILE

P23FP00004

REDFORD ESTATES

LOTS 1-276

GENERAL NOTES

- 1. THE TOTAL NUMBER OF LOTS IS 276.
2. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS
3. THE GROSS AREA OF THIS SUBDIVISION (INCLUDING NEW PUBLIC R.O.W.) IS 2,648,234 SQUARE FEET, OR 60.7951 ACRES.
4. THE EXISTING USE IS VACANT. THE PROPOSED USE IS SINGLE-FAMILY (DETACHED) RESIDENTIAL.
5. ALL PROPOSED STREETS ARE PUBLIC. TOTAL LENGTH OF NEW PUBLIC STREETS IS 1.9 MILES.
6. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THE APPROVED GRADING PLAN.
7. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
8. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
9. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER TREATMENT PLANT (CORNDO) AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY PRIOR TO THE ISSUANCE OF SEWER CONSTRUCTION PERMITS.
10. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
11. MAINTENANCE AND OPERATION OF THE PRIVATE SANITARY SEWER TO ITS POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER IS THE RESPONSIBILITY OF EACH AND EVERY PROPERTY OWNER WITHIN THIS DEVELOPMENT.
12. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO. 1991-140, AS CURRENTLY AMENDED.
13. THE PROJECT IS SUBJECT TO REZONING CASE P22R200001 APPROVED BY THE BOARD OF SUPERVISORS ON 11-01-2022. THE FOLLOWING AFFECT THE ISSUANCE OF PERMITS:
13.1. RADON RESISTANT CONSTRUCTION TECHNIQUES MUST BE USED AND SHALL COMPLY WITH APPENDIX F OF THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
13.2. A DISCLOSURE TO ALL PURCHASERS OF ANY LOT WITHIN THE SUBDIVISION SHALL BE MADE AT THE TIME OF PURCHASE THAT RADON GAS EXISTS ON THE LOT AND EXPOSURE MAY CAUSE PHYSICAL HARM. THIS CONDITION SHALL ALSO BE PRINTED ON EACH BUILDING PERMIT ISSUED BY PIMA COUNTY.
13.3. AIRCRAFT NOISE ABATEMENT APPLICABLE TO RESIDENTIAL USES ONLY. THE PROPERTY OWNER / DEVELOPER / APPLICANT MUST PROVIDE THE AIRPORT DISCLOSURE STATEMENT FORM AT TIME OF SALE TO THE NEW PROPERTY OWNERS WITH ALL NEW UNIT PURCHASES. IN THE EVENT THE DEVELOPMENT OF ANY RESIDENTIAL UNITS DOES NOT INCLUDE THE SALE OF NEW UNITS BUT IS INSTEAD OFFERING RENTAL RESIDENTIAL UNITS TO THE PUBLIC, THE NEW TENANT OF THE RENTAL UNIT MUST BE PROVIDED A COPY OF THE AIRPORT DISCLOSURE STATEMENT FORM. THE INTENT OF THE AIRPORT DISCLOSURE STATEMENT FORM IS TO EDUCATE AND NOTIFY THE NEW RESIDENTS THAT THEY ARE LIVING NEAR AN AIRPORT. THE CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE FORM AND INSTRUCTIONS PROVIDED.
14. PRIVATELY OWNED RECREATION AREAS, RECREATION FEATURES AND PARKING IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE RECREATION AREA PLAN (RAP) AND BE FULLY FUNCTIONAL BY THE TIME 70% OF THE BUILDING PERMITS (207 LOTS) HAVE BEEN ISSUED.
15. THIS PROJECT IS REQUIRED TO PROVIDE STORMWATER DETENTION AND/OR RETENTION. THE TOTAL VOLUME OF DETENTION PROVIDED IS 237,005 CUBIC FEET. THE TOTAL VOLUME OF RETENTION PROVIDED IS 79,781 CUBIC FEET.
16. THIS PROJECT INCLUDES ENHANCEMENTS. AN INSPECTION AND MAINTENANCE PROTOCOL HAS BEEN PROVIDED TO THE HOMEOWNERS ASSOCIATION. THE INSPECTION AND MAINTENANCE REQUIREMENTS ARE INCLUDED IN THE COVENANTS, COVENANTS AND RESTRICTIONS WHICH HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF PIMA COUNTY.
17. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

RECORDING

STATE OF ARIZONA } FEE
COUNTY OF PIMA } SS
SEQ. NO.

THIS PLAT WAS FILED FOR RECORD AT THE REQUEST OF ON THIS DAY OF 2023 AT M. IN BOOK OF MAPS AND PLATS AT PAGE THEREOF.

PIMA COUNTY RECORDER

BY: DEPUTY

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 202211-5 FROM AS RECORDED IN SEQUENCE NO. WAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

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

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 2023.

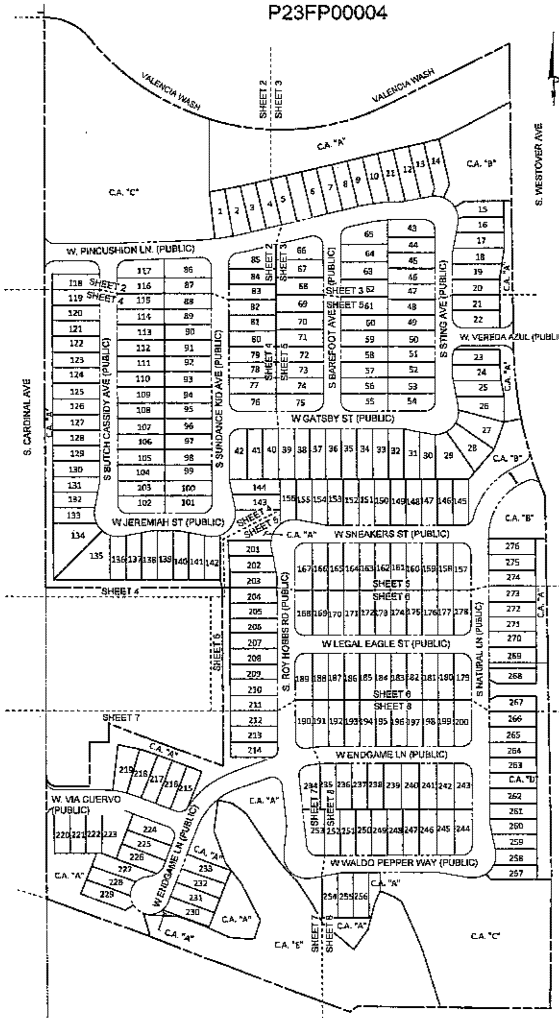
CLERK, BOARD OF SUPERVISORS DATE

LEGEND

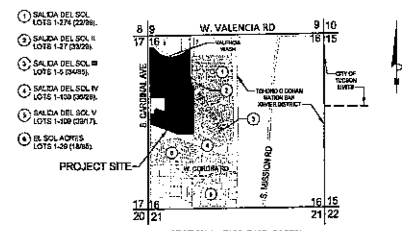
- SUBDIVISION BOUNDARY
LOT LINE
EASEMENT LINE
MATCH LINE
PROPOSED R.O.W. LINE
EXISTING R.O.W. LINE
ROAD CENTERLINE
COMMON AREA USE
EROSION HAZARD SETBACK
FEAR FLOODING HC
FOUND 1/2" REBAR & CAP BRASS CAP TO BE SET
SECTION CORNER AS NOTED
5/8" REBAR W/ ALUMINUM CAP #12285
PUBLIC UTILITY EASEMENT
COMMON AREA
PIMA COUNTY RECORDER
LOT ACCESS
1/2" REBAR & CAP TO BE SET FOR INTERIOR LOTS, RLS 42285

FINAL PLAT

REDFORD ESTATES, LOTS 01 THROUGH 276, AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE, LANDSCAPING), "B" (BASINS), "C" (RECREATION AREA), "D" (PRIVATE DRAINAGE AND PUBLIC UTILITY), AND "E" (XERORIPARIAN AREA) LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA P23FP00004



SHEET INDEX



LOCATION MAP SCALE: 3"=1 MILE DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT HEREOF. WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY REPORTED 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 ALL UTILITY COMPANIES ALL 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. GRANOR HEREBY PREVIOUSLY GRANTS AND DESIGNATES EASEMENTS TO PIMA COUNTY FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF PUBLIC SEWER SYSTEMS IN ALL COMMON AREAS DESIGNATED BY THIS PLAT. COMMON AREAS A, B, C & D SHOWN HEREON AND DRAINAGEWAYS ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. THEIR HEIRS AND INVITEES, AND ARE GRANTED AS EASEMENTS TO ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND PIMA COUNTY FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF ABOVE GROUND AND UNDERGROUND UTILITIES, AND DRAINAGE FACILITIES. NO OVERHEAD LINES SHALL BE USED. TITLE TO THE LAND OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE NO. IN THE PUBLIC RECORDS OF THE PIMA COUNTY RECORDER. THE ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR ALL PRIVATE DRAINAGEWAYS AND FOR THE COMMON AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRAINAGEWAYS, PRIVATE SEWERS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION. TITLE SECURITY AGENCY LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NO. 202211-5 AND NOT OTHERWISE.

Signature of Trust Officer, May 18, 2023

STATE OF ARIZONA } FEE
COUNTY OF PIMA } SS
ON THIS 18th DAY OF May 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GRACIA A. HUNT, who is known to me and who has acknowledged to me on the basis of satisfactory evidence to be the PERSON WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT (THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES 5-19-2026 FOR NOTARY SEAL OR STAMP

BENEFICIARY OF TRUST TUCSON UNIFIED SCHOOL DISTRICT, A BODY POLITIC OF THE STATE OF ARIZONA 400 S. 10TH STREET TUCSON, AZ 85705 ATTN: ERYANN MADINE PHONE (520) 225-4948

CERTIFICATION I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY LOCATED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION. KEVIN D. RILEY, RLS# 42285

CERTIFICATION I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND EROSION HAZARD SETBACK AS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION. GRACIA A. HUNT, P.E. NO. 40221

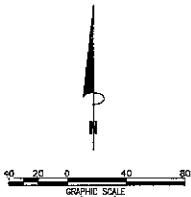


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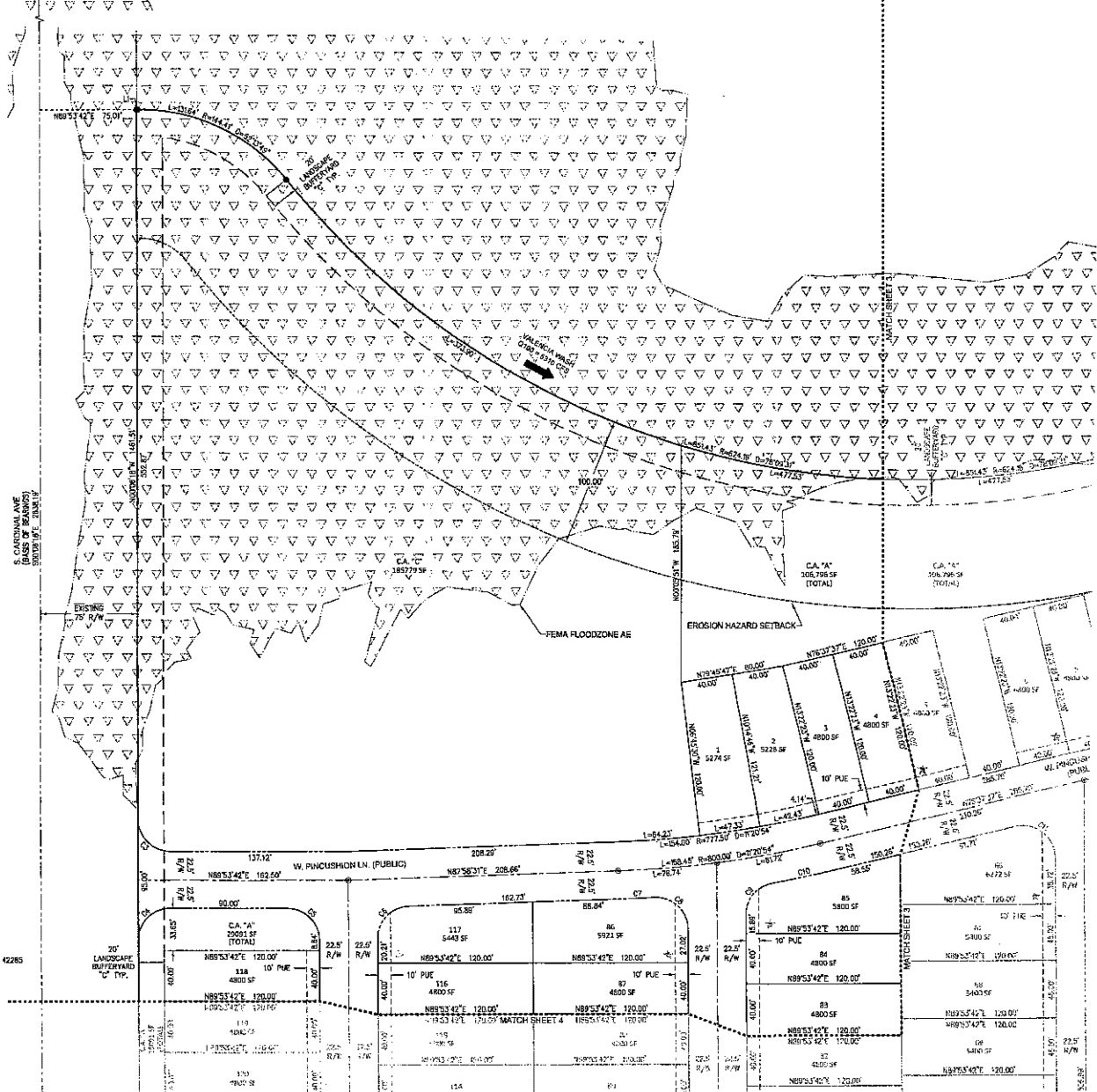
FINAL PLAT FOR REDFORD ESTATES, LOTS 01 THROUGH 276, AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE, LANDSCAPING), "B" (BASINS), "C" (RECREATION AREA), "D" (PRIVATE DRAINAGE AND PUBLIC UTILITY), AND "E" (XERORIPARIAN AREA) LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA P23FP00004

DATE: 05/17/23
PREP NO.: 02115-01
TRK# NEW: 001
DRAWN BY: JL
CHECKED: KR
QUALITY:
CLIENT NO.:
SCALE: N.T.S.
1 of 9



NORTHWEST CORNER
SECTION 16, T19S, R13E
PODOT BRASS CAP FLUSH

EVALENCIA RD (PUBLIC) N89°23'47" 2661.11'



LEGEND

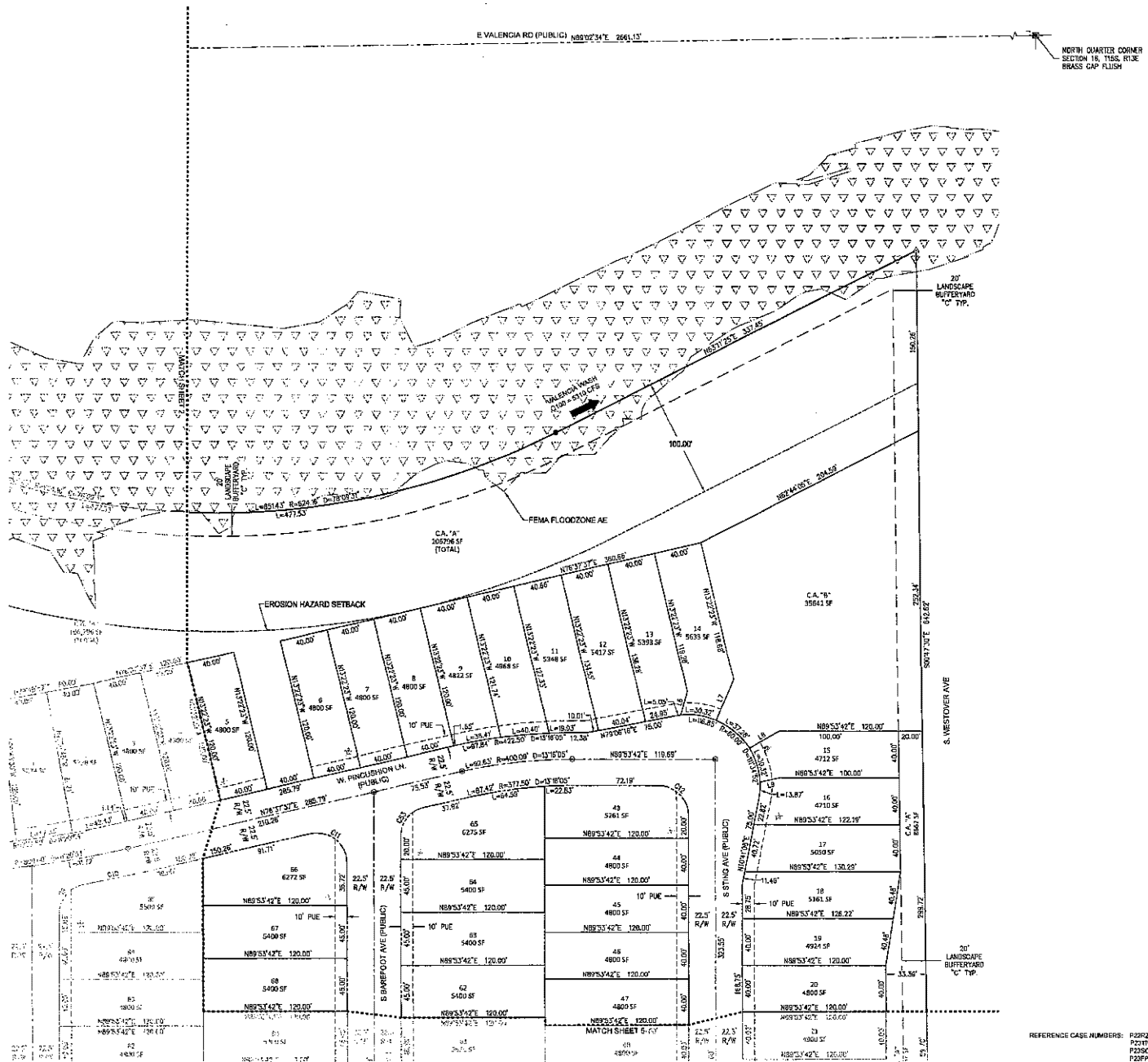
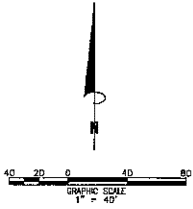
- SUBDIVISION BOUNDARY
- EASEMENT LINE
- MATCH LINE
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- ROAD CENTERLINE
- COMMON AREA LINE
- EROSION HAZARD SETBACK
- FEMA FLOODZONE AE
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FINAL PLAT FOR
 REDEVELOPMENT OF LOTS 111 THROUGH 119, AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE
 LANDSCAPING), "B" (BASINS), "C" (RECREATION AREA), "D" (PRIVATE DRAINAGE AND PUBLIC UTILITY), AND "E" (
 XEROPHILIC AREA) LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 13 EAST, OF
 THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
 PZ3FP00004

DATE	05/17/23
PROJ. NO.	03115-01
TASK NAME	001
DRAWN BY	TL
CHECKED BY	NR
QUALITY	
CLIENT NO.	
SCALE	1" = 40'
	2 OF 9



Bowman
 Surveying & Mapping, LLC
 1025 W. W. Hwy. 10th. 200
 Tucson, Arizona 85710
 Phone: (520) 450-0300
 www.bowman-survey.com



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- WATCH LINE
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- ROAD CENTERLINE
- COMMON AREA LINE
- EROSION HAZARD SETBACK
- FEMA FLOODZONE AE
- FOUND 1/2" REBAR & CAP BEHIND CAP TO BE SET SECTION CORNER AS NOTED
- ▲ 5/8" REBAR W/ ALUMINUM CAP #42285
- ▲ PUBLIC UTILITY EASEMENT
- CA. COMMON AREA
- PCR PIMA COUNTY RECORDER
- LOT ADDRESS
- 1/2" REBAR & CAP TO BE SET FOR INTERIOR LOTS, RLS 42285

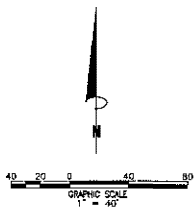
Bowman
 Surveying & Mapping, L.L.C.
 2275 W. 19th, Suite 200
 Tucson, Arizona 85741
 Phone: (520) 426-3000
 www.bowmanllc.com



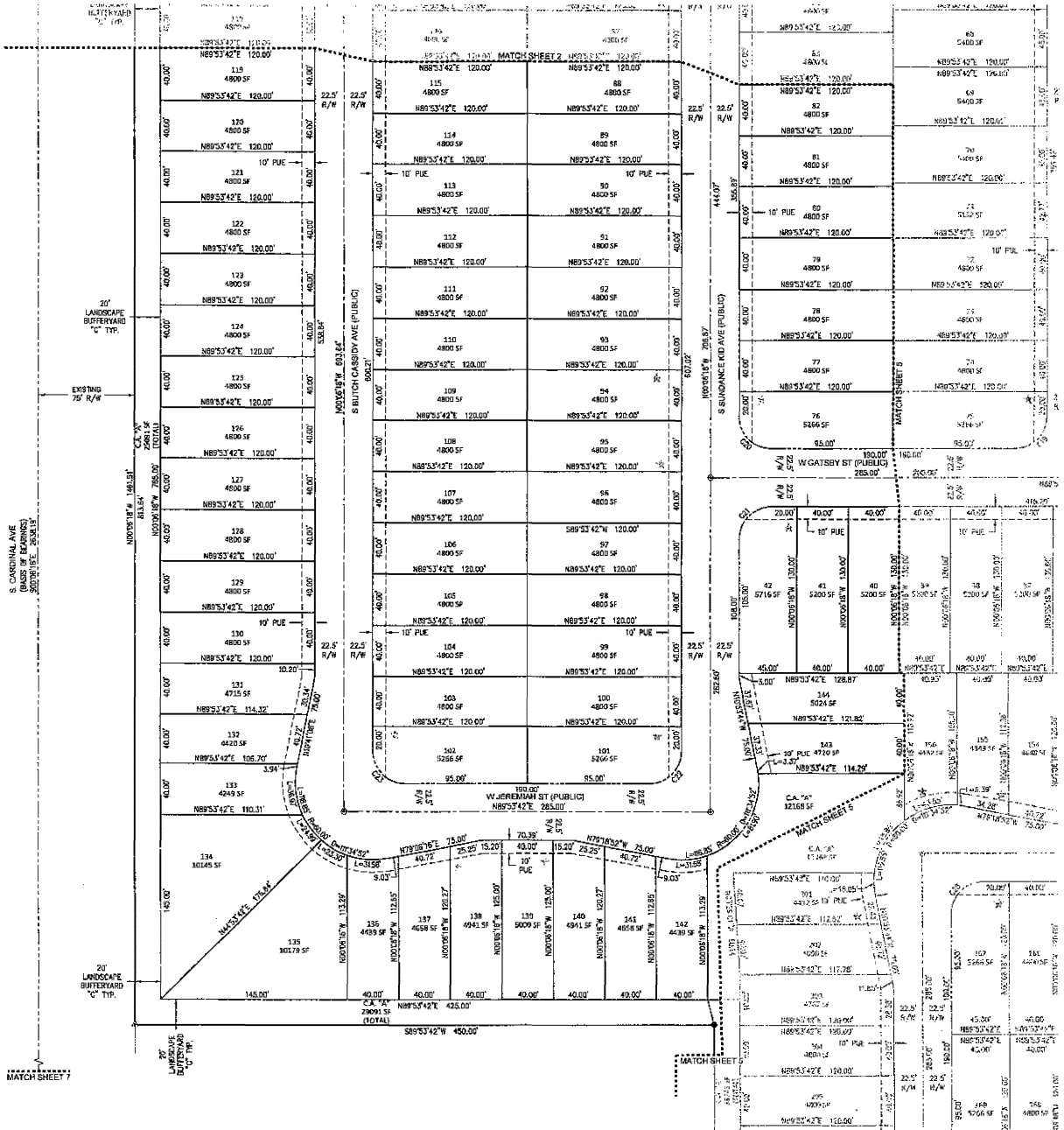
FINAL PLAT FOR
 REDFORD ESTATES, LOTS 01 THROUGH 74 AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE LANDS), "B" (BOSSINS), "C" (RECREATION AREA), "D" (PRIVATE DRAINAGE AND PUBLIC UTILITY) AND "E" (HERITAGE AREA) LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 15-SOUTH, RANGE 13-EAST, OF P23PH00004 THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

DATE:	05/17/23
PROJ. NO.:	05115-01
TASK NAME:	001
DRAWN BY:	R
CHECKED BY:	MR
DATE:	
CLIENT:	
SCALE:	1" = 40'
	3 of 9

REFERENCE CASE NUMBERS: P23PH0001
 P23PH0001
 P23PH0001
 P23PH0004



- LEGEND**
- SUBMISSION BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - MATCH LINE
 - PROPOSED R.O.W. LINE
 - EXISTING R.O.W. LINE
 - ROAD CENTERLINE
 - COMMON AREA LINE
 - EROSION HAZARD SETBACK
 - FEMA FLOODING AE
 - FOUND 1/2" REBAR & CAP
 - BRASS CAP TO BE SET
 - SECTION CORNER AS NOTED
 - 5/8" REBAR W/ ALUMINUM CAP#42285
 - PUBLIC UTILITY CASING
 - COMMON AREA
 - PINA COUNTY RECORDER
 - LOT ACCESS
 - 1/2" REBAR & CAP TO BE SET FOR INTERIOR LOTS, PLS 42285

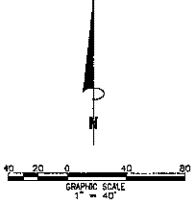


Bowman
 Surveying & Engineering, LLC
 2275 W. W. Rd. Suite 200
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 www.bowman.com

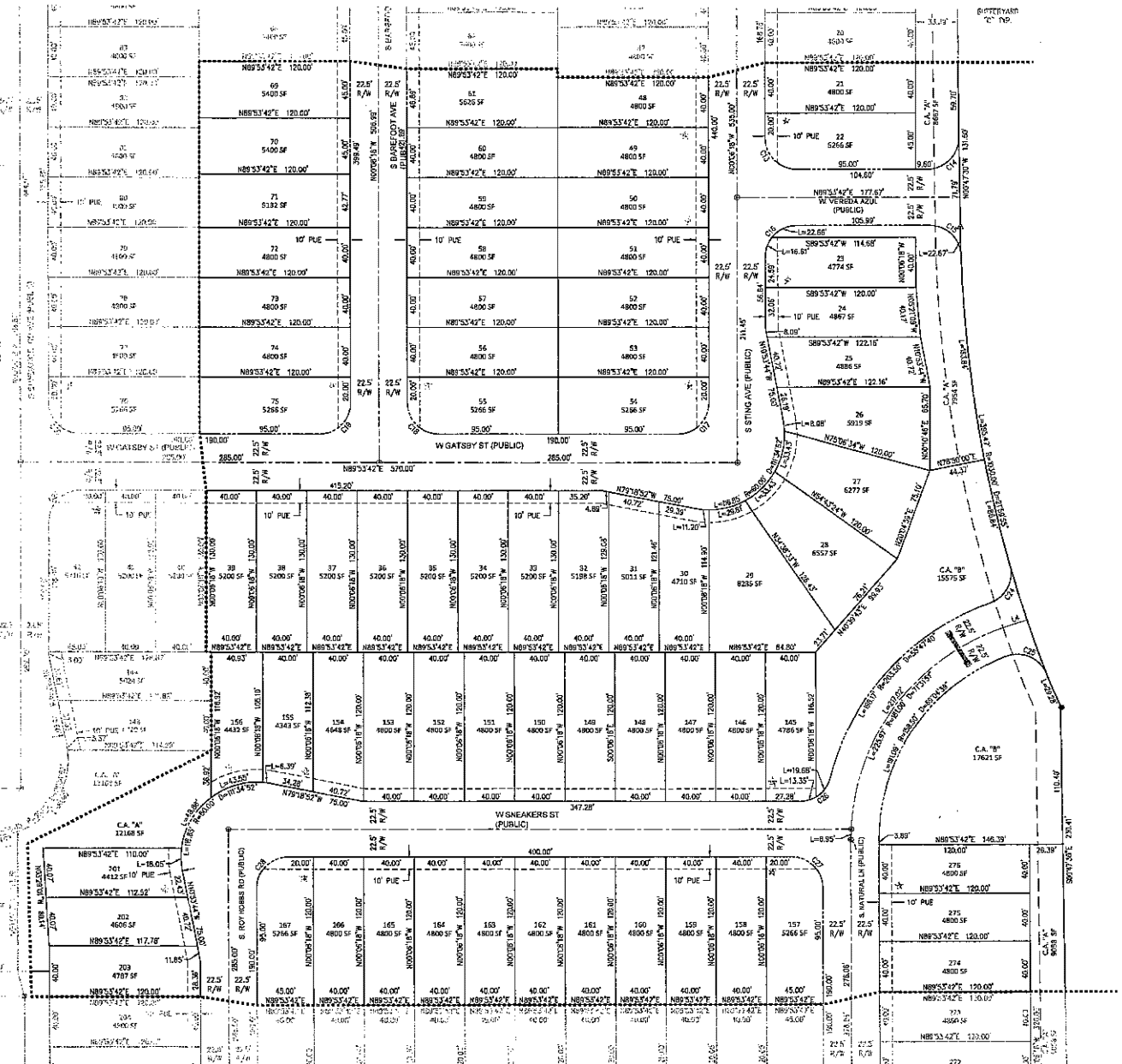


FINAL PLAN FOR
 REDFORD ESTATES, LOTS 01 THROUGH 276, AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE, LANDSCAPING), "B" (BASINS), "C" (PRIVATE DRAINAGE AND PUBLIC UTILITY), AND "E" (LANDSCAPING AREAS) LOCATED IN THE WESTERLY 1/4 OF SECTION 13 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINA COUNTY, ARIZONA

DATE	05/17/23
DRAWN BY	BR/1111-W
TASK NUMBER	000
DRAWN BY	TL
CHECKED BY	KR
QUALITY	
CHECKED BY	
SCALE	1" = 40'
REFERENCE CASE NUMBERS:	P22R20061 P23TP0001 P23R00014 P23R00004



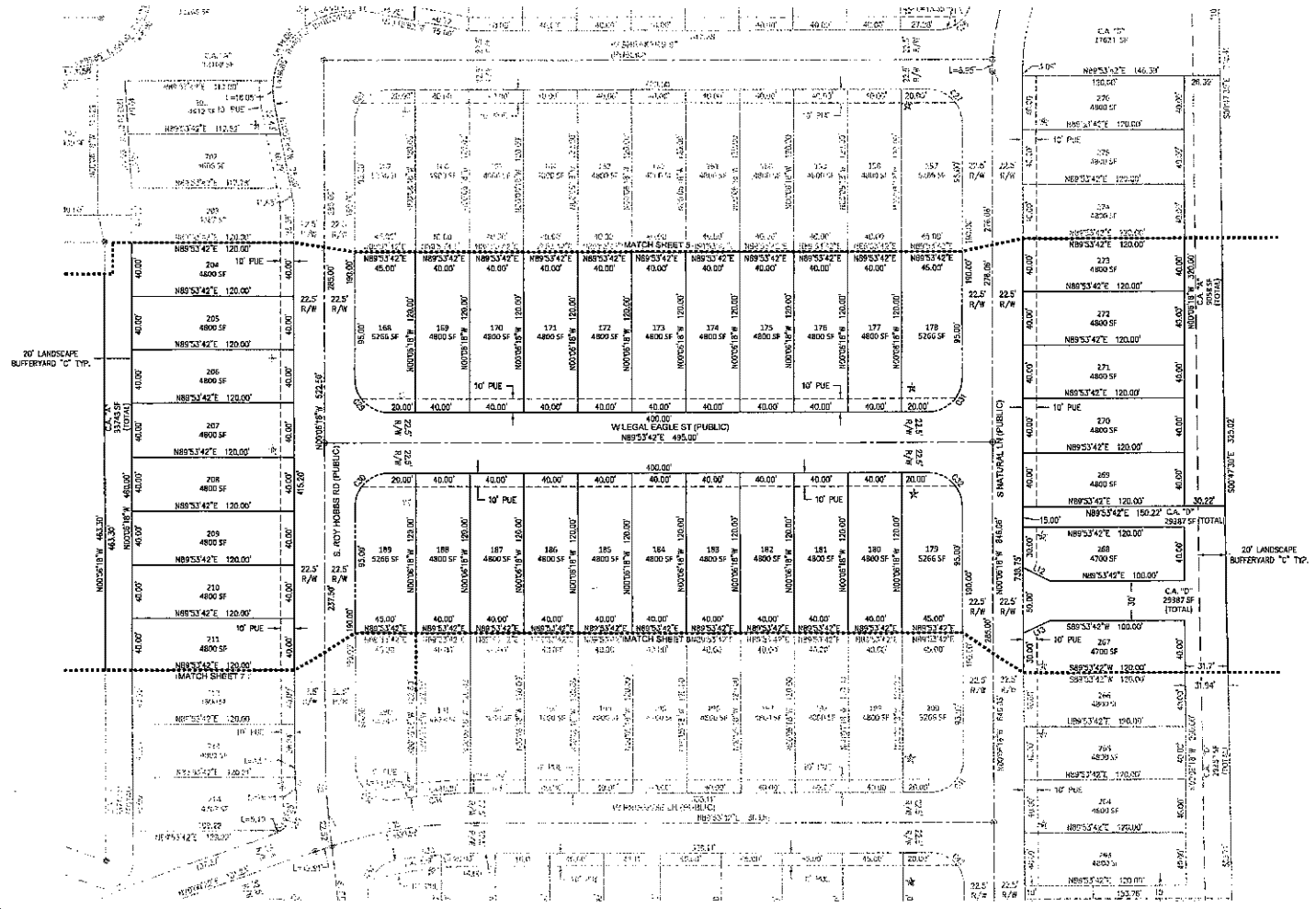
- LEGEND**
- SUBMISSION BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - MATCH LINE
 - PROPOSED FLOOR LINE
 - EXISTING R.O.W. LINE
 - ROAD CENTERLINE
 - COMMON AREA LINE
 - EROSION HAZARD SETBACK
 - FEMA FLOODZONE AL
 - FOUND 1/2" REDAR & CAP
 - BRASS CAP TO BE SET
 - SECTION CORNER AS NOTED
 - 5/8" REBAR W/ ALUMINUM CAP#4285
 - PUBLIC UTILITY EASEMENT
 - COMMON AREA
 - PIMA COUNTY RECORDER
 - LOT ACCESS
 - 1/2" REDAR & CAP TO BE SET FOR INTERIOR LOTS, RLS 4226



FINAL PLAN FOR
 REDFOR ESTATES, LOTS 01 THROUGH 276, AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE, LANDSCAPING), "B" (BASINS), "C" (PUBLIC UTILITY), AND "E" (RECREATION AREA) IN THE WEST HALF OF SECTION 14, TOWNSHIP 15S, RANGE 13E, OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
 P23FP00004

DATE: 05/17/23
 TRK NO.: 0515-B
 TASK NO.: 00
 DRAWN BY: R
 CHECKED: KR
 QUALITY:
 CLIENT NO:
 SCALE:
 1" = 40'
 5 of 9

REFERENCE CASE NUMBERS: P22R20001
 P23FP00001
 P23FP00004
 P23FP00004



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- MATCH LINE
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- ROAD CENTERLINE
- COMMON AREA LINE
- EROSION HAZARD SETBACK
- FEMA FLOODZONE AE
- FOUND 1/2" REBAR & CAP
- REBAR GAP TO BE SET
- SECTION CORNER AS NOTED
- 5/8" REBAR w/ ALUMINUM CAP #42285
- PUBLIC UTILITY EXHIBIT
- C.A. COMMON AREA
- P&A COUNTY RECORDER
- LOT ACCESS
- 1/2" REBAR & CAP TO BE SET FOR INTERIOR LOTS, RLS 42285

Bowman
 Surveying & Consulting, LLC
 2870 W. WILLOW AVE., SUITE 100
 MESA, ARIZONA 85204
 Phone: (480) 445-0000
 www.bowman.com

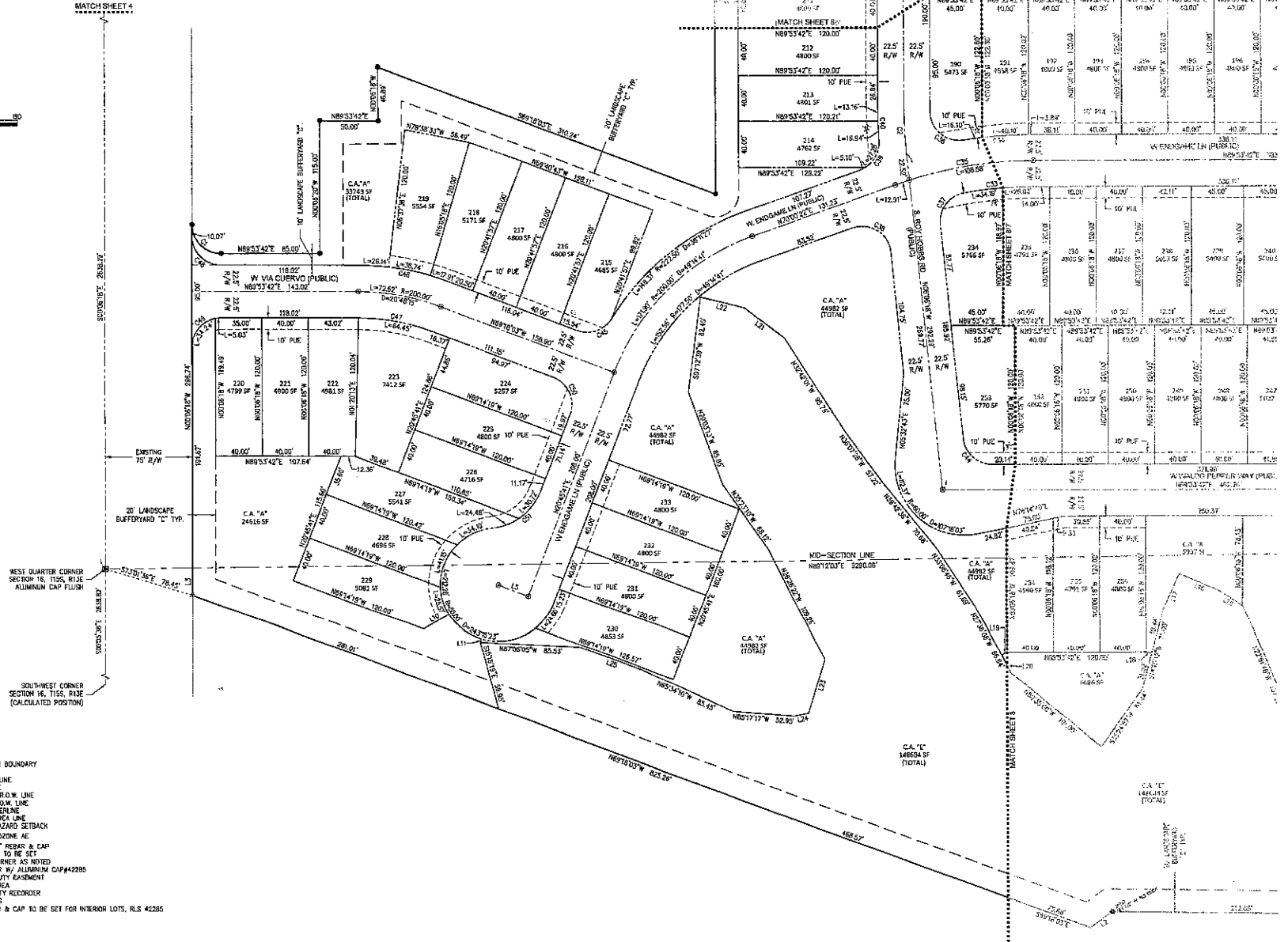
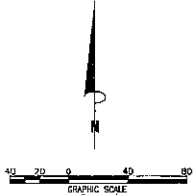


FINAL PLAT FOR
 REDFORD ESTATES, LOTS 01 THROUGH 276, AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE, LANDSCAPING), "B" (BASINS), "C" (RECREATION AREA), "D" (PRIVATE DRAINAGE AND PUBLIC UTILITY), AND "E" (XERORIPARIAN AREA) LOCATED IN SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER WATERSHEDS, PIMA COUNTY, ARIZONA
 P-238P00004

DATE: 05/17/23
 PROJ. NO.: 68115-01
 TASK NAME: GH
 DRAWN BY: TL
 CHECKED: KR
 QUALITY:
 CLIENT NO:
 SCALE:
 1" = 40'
 5 OF 9

REFERENCE CASE NUMBERS: P23820001
 P23770001
 P2380001
 P238P0004

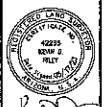
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LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- MATCH LINE
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- ROAD CENTERLINE
- COMMON AREA LINE
- EROSION HAZARD SETBACK
- FEMA FLOODZONE AE
- FENDING 1/2" REBAR & CAP
- BRASS CAP TO BE SET
- ⊕ SECTION CORNER AS NOTED
- ⊕ 5/8" REBAR W/ ALUMINUM CAP#42285
- ⊕ PUE PUBLIC UTILITY EASEMENT
- CA COMMON AREA
- PC PINA COUNTY RECORDER
- LOT ACCESS
- 1/2" REBAR & CAP TO BE SET FOR INTERIOR LOTS, RLS #2285

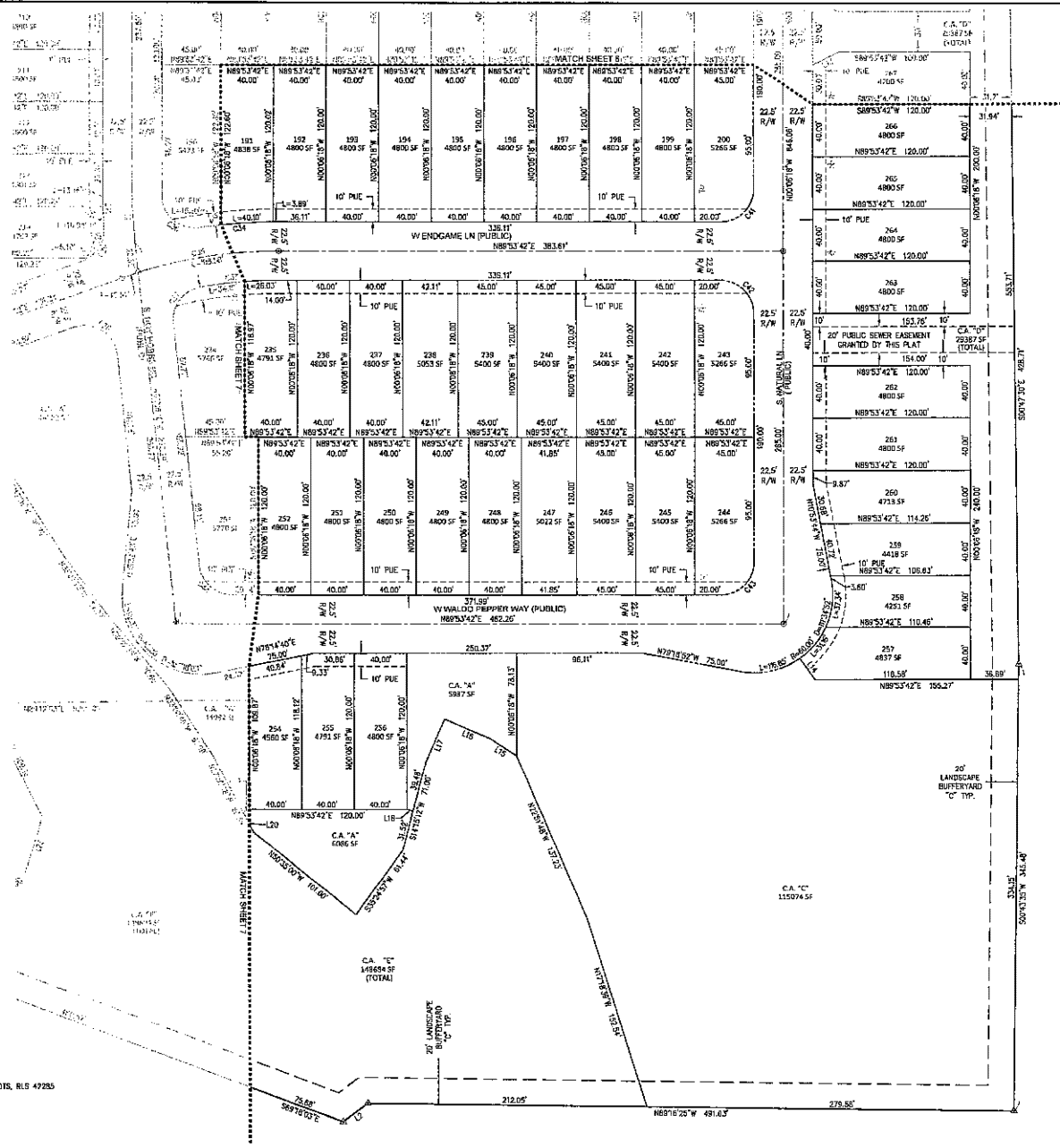
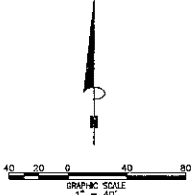
Bowman
 Surveyors & Engineers, P.C.
 1000 W. WILLOW AVE., SUITE 200
 TUCSON, ARIZONA 85704
 Phone: (520) 480-0000
 Fax: (520) 480-0000
 www.bowmanpc.com



FINAL PLAT FOR
 REDFORD ESTATES, LOTS D1 THROUGH 276, AND COMMON AREAS 'A' (FUNCTIONAL OPEN SPACE, LANDSCAPING), 'B' (BASINS), 'C' (RECREATION AREA), 'D' (PRIVATE DRAINAGE AND PUBLIC UTILITY), AND 'E' (NEW 10' PUE) LOCATED IN THE UNINCORPORATED TOWN OF REDFORD, PINA COUNTY, ARIZONA (XEROPHILAN AREA) LOCATED IN THE UNINCORPORATED TOWN OF REDFORD, PINA COUNTY, ARIZONA, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASINS, PINA COUNTY, ARIZONA
 P23FR0004

DATE: 05/17/23
 PROJ. NO.: 2023-01
 TASK NAME: SITE
 DRAWN BY: J.T.
 CHECKED: KR
 QUALITY: []
 CLIENT NO.: []
 SCALE: 1" = 40'
 7 of 9

REFERENCE CASE NUMBERS: P22R20001
 P23FR0001
 P23R20008
 P23FR0004



- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - MATCH LINE
 - PROPOSED R.O.W. LINE
 - EXISTING R.O.W. LINE
 - ROAD CENTERLINE
 - COMMON AREA LINE
 - EROSION HAZARD SETBACK
 - FEMA FLOODZONE AE
 - FOUND 1/2" REBAR & CAP
 - BRASS CAP TO BE SET
 - SECTION CORNER AS NOTED
 - 3/8" REBAR W/ ALUMINUM CAP #42285
 - PUBLIC UTILITY EASEMENT
 - COMMON AREA
 - PIMA COUNTY RECORDER
 - LOT ACCESS
 - 1/2" REBAR & CAP TO BE SET FOR INTERIOR LOTS, RLS 42285

Bowman
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 1000 North 1st Avenue, Suite 100
 Tucson, Arizona 85724
 Phone: (520) 460-0000
 Fax: (520) 460-0001
 www.bowman-survey.com



FINAL PLAT FOR
 REDFORD ESTATES, LOTS 01 THROUGH 276, AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE, LANDSCAPING), "B" (BASINS), "D" (PRIVATE DRAINAGE AND PUBLIC UTILITY), AND "E" (XEROPHILIAN AREA) LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
 P23PP00004

DATE:	05/17/23
PREP BY:	GEN-01
TASK NAME:	001
DRAWN BY:	EL
CHECKED:	KR
QUALITY:	
CLIENT NO.:	
SCALE:	1" = 40'
	8 of 9

REFERENCE CASE NUMBERS: P24P20001, P21TP0000, P25EC0018, P23PP00004

PL 10-000001 - PIMA COUNTY PUBLIC WORKS DEPARTMENT - PIMA COUNTY, ARIZONA - 05/17/23

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.27	25.00	090°00'00"
C2	41.89	400.00	006°00'00"
C3	39.27	25.00	088°58'59"
C4	39.27	25.00	090°00'00"
C5	39.27	25.00	090°00'00"
C6	38.43	25.00	098°04'49"
C7	26.58	822.50	008°51'08"
C8	40.92	25.00	093°45'19"
C9	34.80	25.00	078°45'13"
C10	43.38	822.50	003°01'19"
C11	45.06	25.00	103°16'06"
C12	39.27	25.00	090°00'00"
C13	39.27	25.00	090°00'00"
C14	39.57	25.00	090°41'42"
C15	38.42	25.00	088°03'09"
C16	39.27	25.00	090°00'00"
C17	39.27	25.00	090°00'00"
C18	39.27	25.00	090°00'00"
C19	39.27	25.00	090°00'00"
C20	39.27	25.00	090°00'00"
C21	39.27	25.00	090°00'00"
C22	39.27	25.00	090°00'00"
C23	39.27	25.00	090°00'00"
C24	37.42	25.00	088°59'17"
C25	39.27	25.00	099°51'59"
C26	33.03	25.00	075°41'56"
C27	39.27	25.00	090°00'00"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C28	39.27	25.00	090°00'00"
C29	39.27	25.00	090°00'00"
C30	39.27	25.00	090°00'00"
C31	39.27	25.00	090°00'00"
C32	39.27	25.00	090°00'00"
C33	60.23	327.50	019°32'41"
C34	80.10	378.50	009°14'40"
C35	121.49	350.00	019°53'30"
C36	42.64	25.00	098°24'19"
C37	37.29	25.00	085°27'48"
C38	45.33	25.00	103°53'20"
C39	32.37	25.00	074°11'38"
C40	30.11	422.50	004°54'58"
C41	39.27	25.00	090°00'00"
C42	39.27	25.00	090°00'00"
C43	39.27	25.00	090°00'00"
C44	38.85	25.00	084°00'00"
C45	34.42	25.00	078°53'02"
C46	80.79	222.50	020°48'15"
C47	64.43	177.50	020°48'15"
C48	39.27	25.00	090°00'00"
C49	39.27	25.00	089°39'56"
C50	39.30	25.00	090°03'44"
C51	58.20	50.00	063°15'23"
C53	33.46	25.00	076°43'50"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	0.74	N89°00'26"E
L2	23.64	S52°41'57"W
L3	23.85	N07°05'36"W
L4	18.21	S71°25'32"W
L5	27.50	S68°47'19"E
L6	21.06	S15°05'42"E
L7	37.50	N22°53'03"E
L8	28.93	S56°20'07"W
L9	16.86	S76°57'08"W
L10	25.24	N56°28'40"E
L11	3.42	N17°05'28"E
L12	22.36	S63°32'24"E
L13	22.36	S83°07'48"W
L14	20.00	S36°28'59"E
L15	23.60	N56°42'50"W
L16	38.21	N67°01'28"W
L17	35.88	S23°29'15"W
L18	4.70	S75°44'40"E
L19	6.23	S62°23'51"W
L20	16.98	N27°36'06"W
L21	42.75	N32°17'35"W
L22	39.19	N76°21'28"W
L23	48.53	S17°01'04"W
L24	12.27	S77°21'12"W
L25	58.01	N88°42'25"W



FINAL PLAT FOR
 REDEVELOPMENT, LOTS D1 THROUGH F76 AND COMMON AREAS "A" / FUNCTIONAL OPEN SPACE
 LANDSCAPING "B" (BASINS), "C" (RECREATION AREA), "D" (PRIVATE DRAINAGE AND PUBLIC UTILITY), AND "E" /
 (XEROPHILIC AREA) LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 13 EAST, OF
 THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
 P23FP00004

DATE:	05/17/23
PLAT NO.:	2015-01
TASK NAME:	001
DRAWN BY:	JL
CHECKED BY:	KR
QUALITY:	
CLIENT:	NO
SCALE:	N.T.S.

REFERENCE CASE NUMBERS: P232200001
 P232FP00001
 P232300001
 P232FP00004

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**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P23FP00004**

THIS AGREEMENT is made and entered into by and between TUCSON UNIFIED SCHOOL DISTRICT, A BODY POLITIC OF THE STATE OF ARIZONA or successors in interest ("Subdivider"), TITLE SECURITY AGENCY LLC, A DELAWARE LIMITED LIABILITY COMPANY ("Trustee"), as trustee under Trust No. 202215-S; 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 REDFORD ESTATES, LOTS 01 THROUGH 276, AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE, LANDSCAPING), "B" (BASINS), "C" (RECREATION AREA), "D" (PRIVATE DRAINAGE AND PUBLIC UTILITY, AND "E" (XERORIPARIAN AREA) LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA 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: TUCSON UNIFIED SCHOOL DISTRICT, a body politic of the State of Arizona

BY: Bryant Nodine

Chair, Board of Supervisors

IT'S OPERATIONS MANAGER

ATTEST:

TRUSTEE: TITLE SECURITY AGENCY LLC, A DELAWARE LIMITED LIABILITY COMPANY

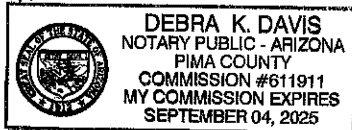
BY: Crystal Salcido
CRYSTAL SALCIDO

Clerk of the Board

IT'S TITLE OFFICER

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 9th day of May, 2023 X, by Bryant Nodine as Operations Mgr of TUCSON UNIFIED SCHOOL DISTRICT, a body politic of the State of Arizona ("Subdivider").



Debra K Davis
Notary Public

My Commission Expires: 9/4/2025

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 10th day of May, 2023, by CRYSTAL SALCIDO as Trust officer of Title Security Agency, LLC, a Delaware limited liability company ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 202215-S.

Ronda L Tatro
Notary Public

My Commission Expires: 5-19-2026

