



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/15/2022

*= Mandatory, information must be provided

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

***Title:**

FINAL PLAT (P22FP00004) FOUNDERS RIDGE LOTS 1-129 COMMON AREA "A"

***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: 724-9522

Department Director Signature:

Joseph Gratz

Date:

7/18/2022

Deputy County Administrator Signature:

[Signature]

Date:

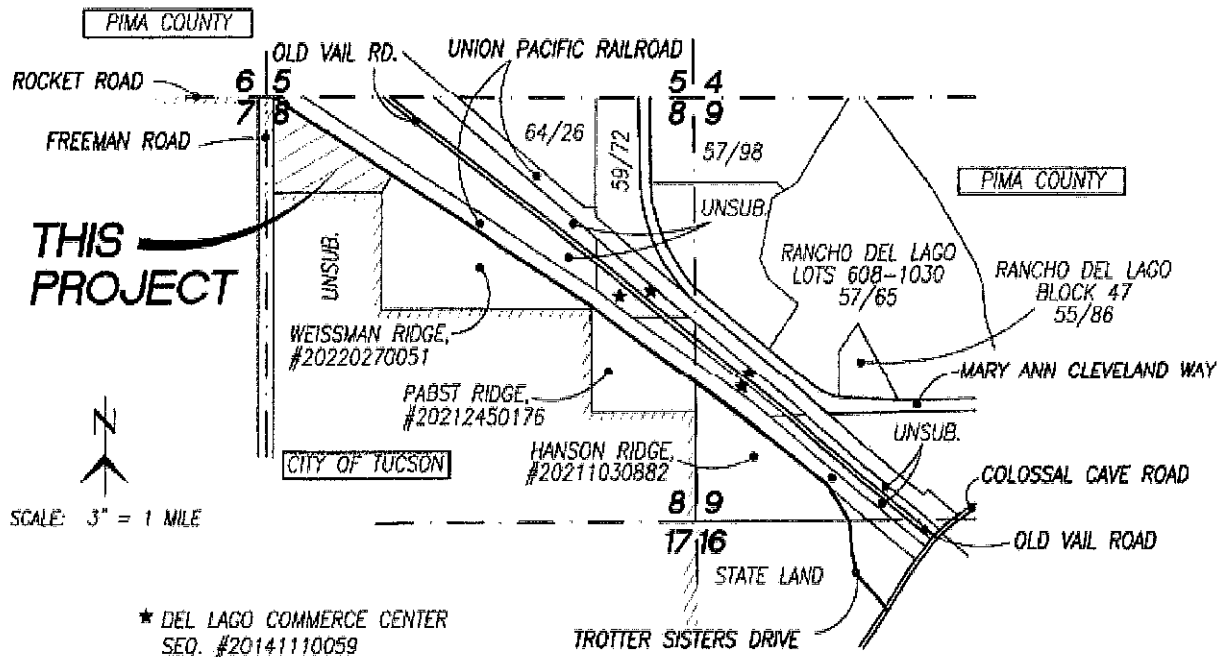
7/21/2022

County Administrator Signature:

[Signature]

Date:

7/21/2022



LOCATION PLAN

SECTION 8, T16S, R16E,
G&SRB&M, PIMA COUNTY, ARIZONA

P22FP00004

FOUNDERS RIDGE

LOTS 1-129

COMMON AREA "A"

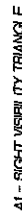
1
UNDISTURBED RIPARIAN "C" AREA AS DELINEATED
PER THIS FINAL PLAN

- ## EASEMENT KEYNOTES
- | | |
|---|---|
| 1 | OFFSITE EX. 30' WAS EASEMENT (DAVID MORRIS) PER DKT. 13,994,2004 TO REMAIN |
| 2 | NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT |
| 3 | EASEMENT GRANTED TO THE COUNTY REGIONAL WASTEWATER TREATMENT DISTRICT BY THIS PLAT - SEE ALSO DETAIL SHEET #4 |
| 4 | NEW 30' UTILITY TRUNKLINE ("W") EASEMENT AREA GRANTED BY THIS PLAT (SEE ALSO DETAILS, THIS SHEET) |

- ① OFFICE EX. 101 GAS EASEMENT (POWER MEDIUM) PER
OILCO 11/29/47 7/25/54 TO REMAIN
- ② NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE
PUBLIC BY THIS PLAT
- ③ NEW WORKING WITH SENSE EASEMENT GRANTED TO THE
COUNTY REGIONAL WASTEWATER RECLAMATION
BY THIS PLAT - SEE ALSO DETAIL SHEET #4
- ④ NEW SPORT ASSEMBLY TRAILWALK ("SVT") EXERCISE AREA
GRANTED BY THIS PLAT (SEE ALSO DETAILS, THIS SHEET)

GRANCE	DIRECTION	NUMBER	DATE
1	SW 22° 57'	11	72
2	SW 43° 13'	12	73
3	SW 40° 25'	13	78
4	SW 16° 51'	14	131
5	N 67° 28' 48"	15	1023
6	SW 27° 48'	16	2434
7	SW 26° 11'	17	2631
8	SW 27° 48'	18	2637
9	SW 16° 35'	19	1141
10	N 42° 06' 27"	20	2389
11	SW 51° 52'	21	34
12	SW 72° 29'	22	3579
13	SW 16° 02'	23	3579
14	SW 13° 34'	24	3579
15	SW 16° 51'	25	1268
16	SW 24° 37'	26	1260
17	SW 24° 37'	27	3330
18	SW 70° 14'	28	1636
19	N 40° 17' 41"	29	3579
20	SW 10° 10'	30	44
21	SW 10° 10'	31	110
22	SW 27° 48'	32	1939
23	SW 27° 48'	33	1939

NUMBER	DIRECTION	DISTANCE
127	30° 27' 17" W	50.52
128	30° 30' 49" E	45.47
129	30° 27' 43" E	30.81
125	30° 27' 43" E	30.81
126	40° 10' 48" W	17.54
127	30° 27' 43" E	30.81
128	30° 30' 49" E	45.47
129	30° 27' 43" E	30.81
130	30° 27' 43" E	30.81
131	30° 27' 43" E	30.81
132	30° 27' 43" E	30.81
133	30° 27' 43" E	30.81
134	30° 27' 43" E	30.81
135	30° 27' 43" E	30.81
136	30° 27' 43" E	30.81
137	30° 27' 43" E	30.81
138	30° 27' 43" E	30.81
139	30° 27' 43" E	30.81
140	30° 27' 43" E	30.81
141	30° 27' 43" E	30.81
142	30° 27' 43" E	30.81
143	30° 27' 43" E	30.81
144	30° 27' 43" E	30.81
145	30° 27' 43" E	30.81
146	30° 27' 43" E	30.81
147	30° 27' 43" E	30.81
148	30° 27' 43" E	30.81
149	30° 27' 43" E	30.81
150	30° 27' 43" E	30.81

[illegible]

100-100

FINAL PLAT for
FOUNDERS RIDGE, LOTS 1 - 129 AND
COMMON AREA "A" (OPEN/DRAINAGE/RECREATION)

BEING A RESUBDIVISION OF BLOCK 1 AS RECORDED IN HANSON RIDGE,
LOTS 1-59, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 70-200, BLOCKS "1", "2" AND "3"
AND COMMON AREAS "A", "B" AND "C", SEQ. #202110308B2, BEING A PORTION OF
SECTION 8, T16S, R16E, G&SRB&M, PIMA COUNTY, ARIZONA



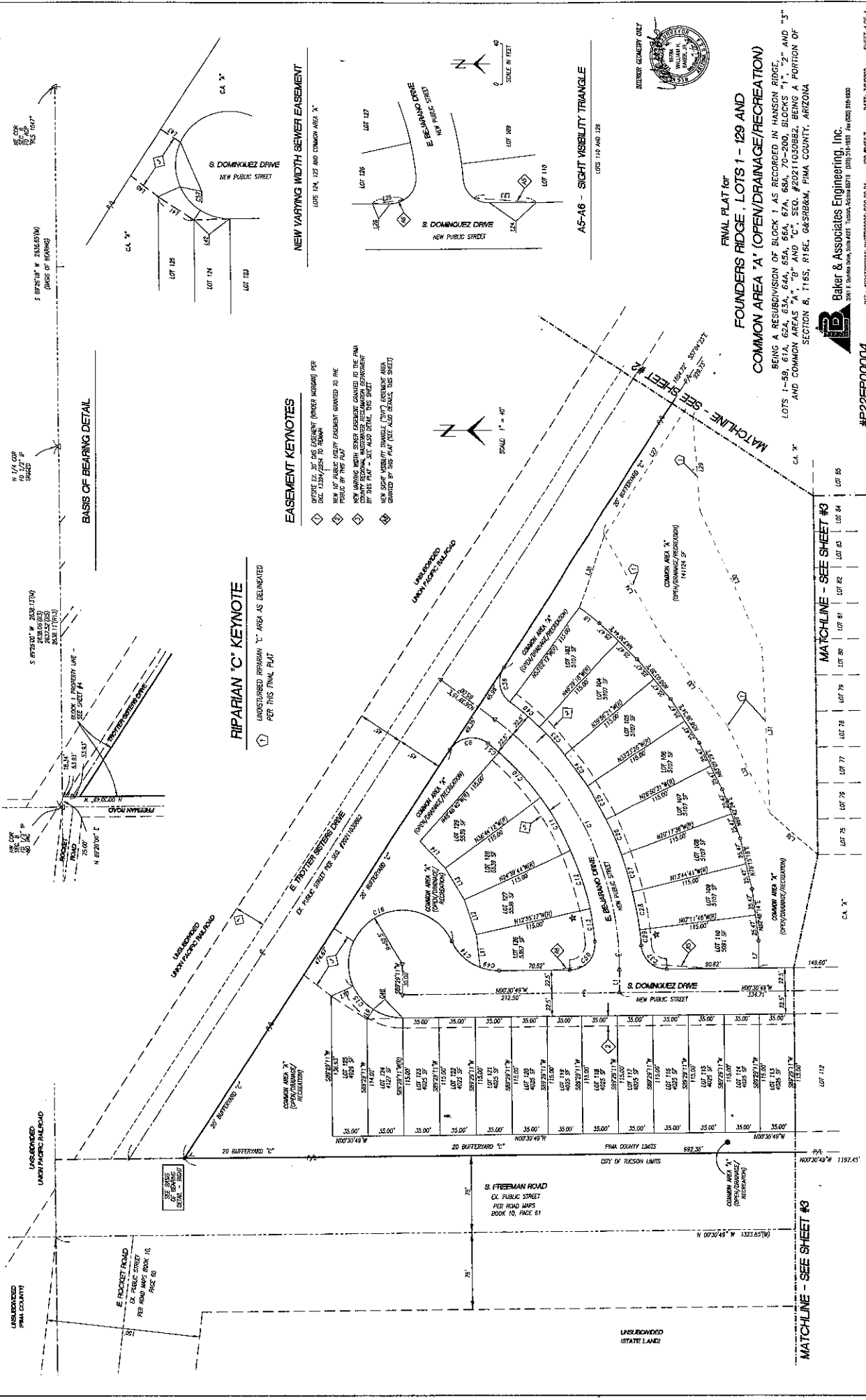
Baker & Associates Engineering, Inc.

#P22FP00004

REF.: #221TP00015; P19TP00008; C08-C09-011 JOB #255.7 DATE: 7/6/2022 SHEET 2 OF 4

SHEET 2 OF 4

SEQUENCE #



Baker & Associates Engineering, Inc.
3561 E. Granada Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1930 Fax (520) 318-1931

REF: #P21P00015; P19TP00006; C08-09-01 JOB #2456.7 DATE: 7/8/2022 SHEET 4 OF 4

SEQUENCE #

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P22FP00004

THIS AGREEMENT is made and entered into by and between KB Home Tucson, Inc., an Arizona corporation or successors in interest ("Subdivider"), Title Security Agency, LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 201665-T; 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 FOUNDERS RIDGE, LOTS 1 – 129 AND COMMON AREA "A" (Open Space/Drainage/Recreation) 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: KB Home Tucson, Inc., an Arizona corporation

Chair, Board of Supervisors

By: *Amy McReynolds*
Amy McReynolds
Its: Division President

ATTEST:

TRUSTEE: Title Security Agency, LLC, a Delaware limited liability company n Arizona corporation, as Trustee under Trust No. 201665-T, and not in its corporate capacity

Clerk of the Board

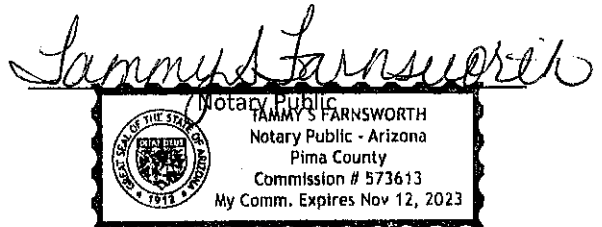
By: *Crystal Salcido*
Crystal Salcido
Its: Authorized
Signer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 11 day of July, 2022, by Amy McReynolds, as Division President of KB Home Tucson, Inc., ("Subdivider"), an Arizona corporation, on behalf of the corporation.

My Commission Expires:

11/12/2023

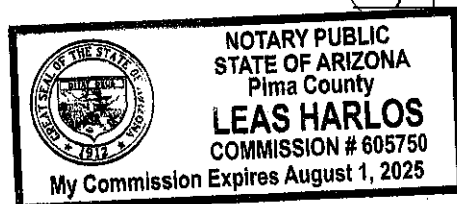


STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 11th day of July, 2022, by Crystal Salcido, as Authorized Signer of Title Security Agency, LLC, ("Trustee"), a Delaware limited liability company, on behalf of the corporation, as trustee under trust number 201665-T.

My Commission Expires:

8/1/25



Notary Public