



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/19/2024

*= Mandatory, information must be provided

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

***Title:**

FINAL PLAT (P24FP00007) LAS CAMPANAS, BLOCK C PHASE IV LOTS 241 THRU 277 AND COMMON AREA '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:

 For

Date:

8/1/24

Deputy County Administrator Signature:



Date:

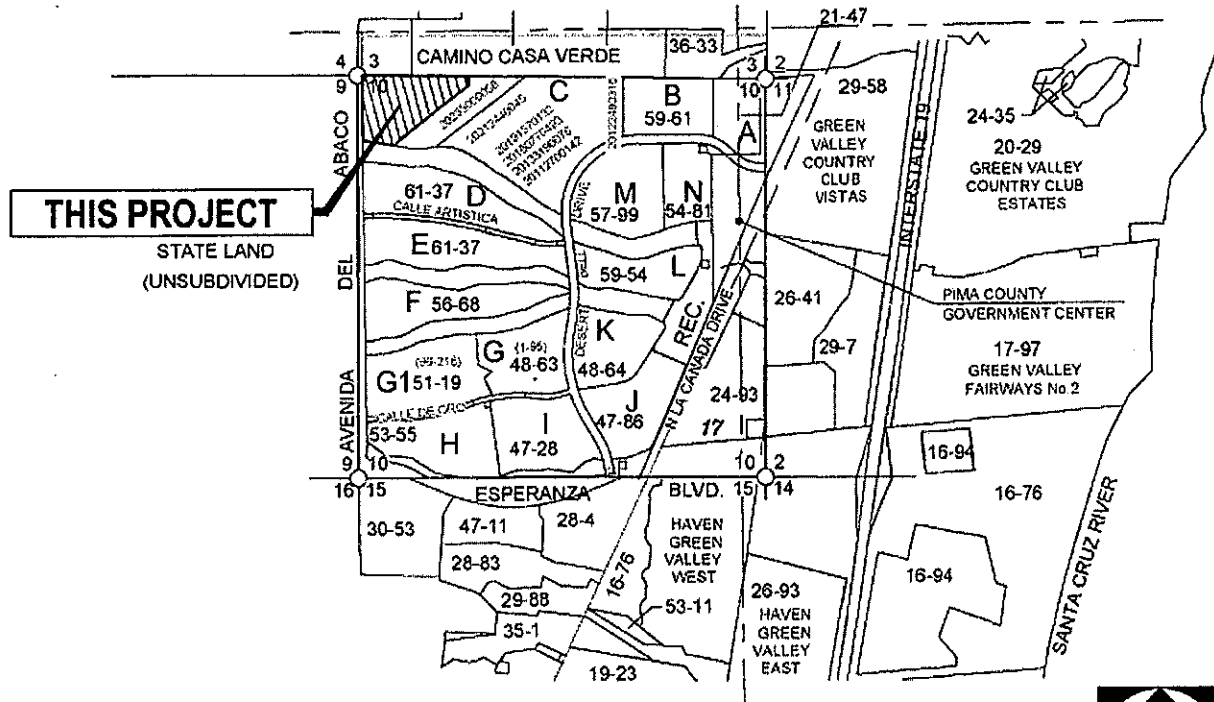
8/5/2024

County Administrator Signature:



Date:

8/5/2024



LOCATION MAP

A PORTION OF SECTION 10, T-18-S, R-13-E,
G. & S.R.M. PIMA COUNTY, ARIZONA



3"=1 MILE

P24FP00007

LAS CAMPANAS, BLOCK C PHASE IV

LOTS 241 THRU 277

COMMON AREA 'B'

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 HEREBY DEDICATE TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS, UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

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

ALL COMMON AREAS AS SHOWN HEREON AND PRIVATE DRAINAGEWAYS, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND (EXCEPT FOR DRAINAGEWAYS) ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWER SYSTEMS.

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 IN DOCKET 10001 AT PAGE 1844, AMENDED IN DOCKET 19074 AT PAGE 818, AMENDED IN DOCKET 10012 AT PAGE 1511, RECORDED IN DOCKET 10849 AT PAGE 1444, RECORDED IN DOCKET 11106 AT PAGE 2088, RECORDED IN DOCKET 12417 AT PAGE 7554, RECORDED IN SEQUENCE 20112700145, RECORDED IN SEQUENCE 20122480319, RECORDED IN SEQUENCE 20133490079, RECORDED IN SEQUENCE 20159770439, RECORDED IN SEQUENCE 20161960709, RECORDED IN SEQUENCE 20160020969, RECORDED IN SEQUENCE 20211240496, AND AMENDED IN SEQUENCE _____ IN THE OFFICE OF THE PIMA COUNTY RECORDER, EACH AND EVERY OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, AND VALUABLE TAXES AND LIABILITY OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST NO. 201746R, AS TRUSTEE, ONE AND NOT OTHERWISE

[Signature] 7-24-2024
DATE

BENEFICIARY OF TRUST NO. 201746R
LAS CAMPANAS LAND HOLDINGS, LLC
405 W. TORTOLITA MT. CIR.
ORO VALLEY, AZ 85755

ACKNOWLEDGEMENT

STATE OF ARIZONA) FEE _____
COUNTY OF PIMA) JSS _____
No. _____

ON THIS, the 24th DAY OF July, 2024, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, *[Signature]* WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICER OF TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

4/19/2026 *[Signature]*
MY COMMISSION EXPIRES: NOTARY PUBLIC



ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 201746R, FROM TITLE SECURITY AGENCY AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

CHAIR, BOARD OF SUPERVISORS _____ DATE _____
PIMA COUNTY, ARIZONA

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 THE _____ DAY OF _____, 2024.

CLERK, BOARD OF SUPERVISORS _____ DATE _____



CERTIFICATION

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

BENJAMIN E. ZISMANN, R.L.S., No. 66689



I HEREBY CERTIFY THAT FLOOD PRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE REVIEWED AND SHOWN UNDER MY DIRECTION

DAVID W. LITTLE, P.E. 36234

RECORDING DATA

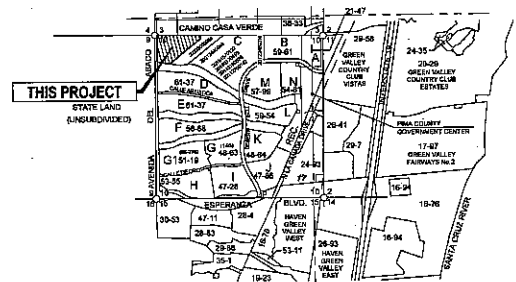
SEQUENCE _____
FEE _____
STATE OF ARIZONA
COUNTY OF PIMA
I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC.
DATE _____
TIME _____
WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN
GABRIELLA CAZARES-KELLY, COUNTY RECORDER
BY _____ DEPUTY

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 12.85 ACRES.
2. TOTAL NUMBER OF LOTS IS 37 (12.88 UNITS PER ACRE)
3. ALL STREETS ARE PUBLIC. TOTAL LENGTH OF NEW PUBLIC STREETS IS 0.44 MILES.
4. ZONING FOR THIS PROJECT IS SPECIFIC PLAN (SP).
5. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 727 SQ. FT. OR 0.17 ACRES. MINIMUM LOT SIZE SHOWN IS 5,889 SQ. FT. OR 0.14 ACRES. MAXIMUM LOT SIZE SHOWN IS 13,130 SQ. FT. OR 0.30 ACRES.
6. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF PIMA COUNTY.
7. MAINTENANCE OF EASEMENTS WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE OF EASEMENTS WITHIN THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
8. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
9. COMMUNITY WATER COMPANY OF GREEN VALLEY SHALL BE THE WATER SERVICE PROVIDER.
10. INTERIOR PROPERTY CORNERS AND CENTERLINE MONUMENTATION SHALL BE SET AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES.
11. THE AREA BETWEEN THE 100 YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE COUNTY ENGINEER.
12. 100 YEAR FLOOD LIMITS AND EROSION HAZARD SETBACKS SHOWN ARE PER THE FINAL PLAT OF LAS CAMPANAS BLOCKS A THRU N, BOOK 47, MAP 8, PAGE 17, PIMA COUNTY RECORDS.
13. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE No. 27-700275-0000.

PERMITTING NOTES

1. THIS DEVELOPMENT IS SUBJECT TO THE LAS CAMPANAS SPECIFIC PLAN ORDINANCE (0029-02-2) NO. 1982-117 ADOPTED DECEMBER 16, 1992, AMENDED MAY 16, 1995; JANUARY 19, 1996; JUNE 18, 1996; SEPTEMBER 19, 2000; AND JUNE 26, 2002.
2. MDR DEVELOPMENT STANDARDS:
 - (1) MINIMUM LOT AREA: 3,000 SQ. FT.
 - (2) MAXIMUM DENSITY: 12 RAC AND SHALL NOT EXCEED THE OVERALL SPECIFIC PLAN DWELLING UNIT CAP OF 1590 UNITS
 - (3) MINIMUM LOT WIDTH: 30 FEET
 - (4) MINIMUM BUILDING SETBACK:
 - FRONT: 20 FEET
 - SIDE: NONE
 - REAR: 10 FEET
 - (5) MAXIMUM LOT COVERAGE: 50 PERCENT
 - (6) MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 24 FEET. ACCESSORY STRUCTURES IN ACCORDANCE WITH 18.29.04
3. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN FOR DISTURBANCE BY PROJECT P1212-02B. CUMULATIVE AMOUNT OF REGULATED RIPARIAN CLASS C HABITAT DISTURBANCE BY PROJECT P1212-02B AND P1212-55: 0.85 ACRES.
4. THIS PLAT IS SUBJECT TO THE LANDSCAPE PLAN APPROVED MARCH 24, 2011, PROJECT P1211-001.
5. THIS PROPERTY IS SUBJECT TO BLANKET EASEMENT SEQ. 2012260611.



LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- PROPERTY LINE
- 100-YEAR FLOOD LINE
- EASEMENT LINE
- SECTION LINE
- LOW DENSITY RESIDENTIAL
- MATCH LINE
- 1/2" IRON PARCEL PIN TO BE SET BY AN RLS
- FOUND PROPERTY CORNER AS NOTED
- SECTION CORNER CORNER
- QUARTER SECTION CORNER
- BRASS CAPPED CENTERLINE MONUMENT TO BE SET BY AN RLS
- PUE PUBLIC UTILITY EASEMENT
- NAE NO ACCESS EASEMENT
- SBDE SLOPE & DRAINAGE EASEMENT
- EHS EROSION HAZARD SETBACK
- FL FLOOD LINE
- BCSM BRASS CAPPED SURVEY MONUMENT
- LDR LOW-DENSITY RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- SVT SIGHT VISIBILITY TRIANGLE

SHEET INDEX

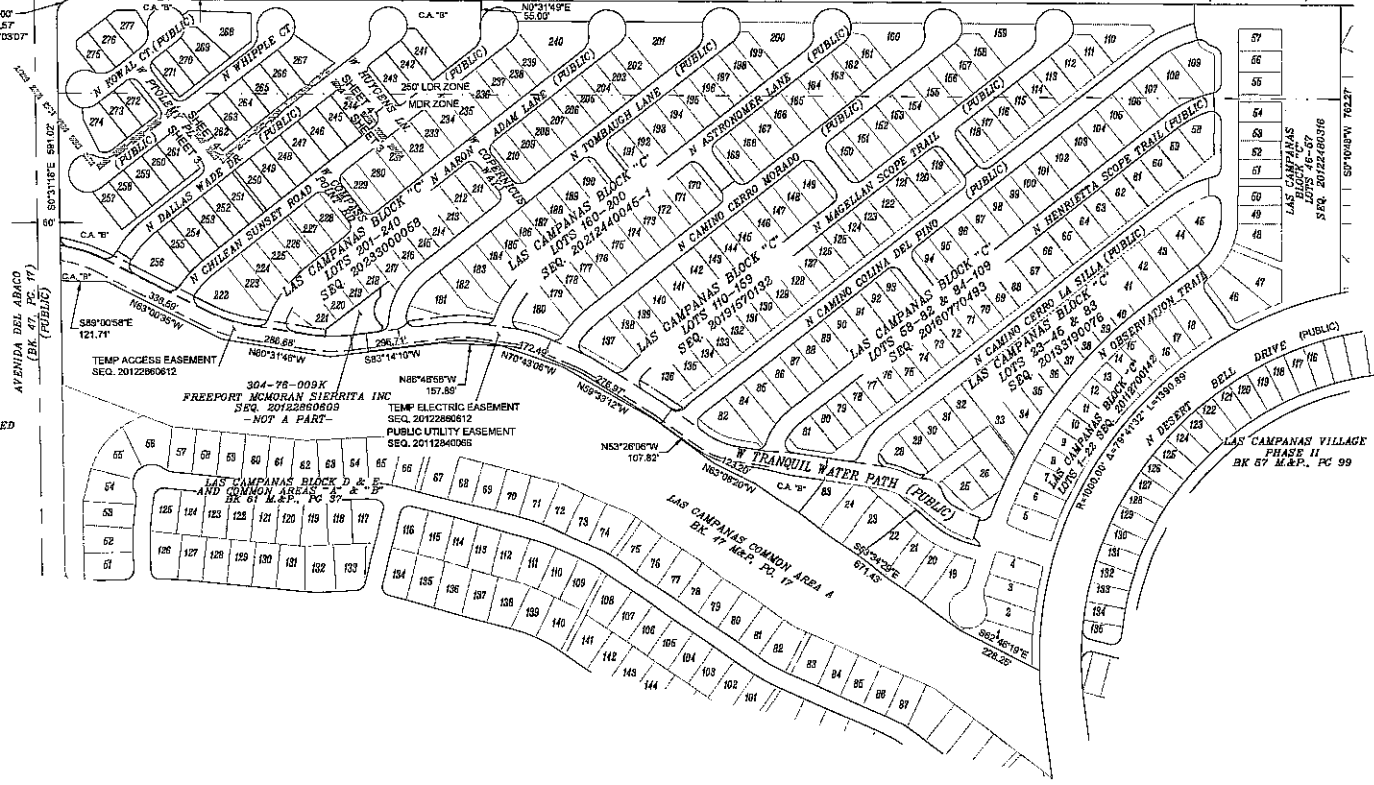
- 1 COVER SHEET
- 2 PROJECT SITE LAYOUT
- 3-4 PLAN SHEETS & LINE AND CURVE TABLES
- 5 SIGHT VISIBILITY TRIANGLE DETAIL

FINAL PLAT
LAS CAMPANAS, BLOCK C PHASE VI
LOTS 241 THRU 277
AND COMMON AREA 'B' (LANDSCAPING, UTILITIES & OPEN SPACE)

P24FP00007

SEQ. #

HIGHPOINT BK 44 M.&P. PG 87
 COLONIA DE LOS ALAMOS BK 34 M.&P. PG 61
 UNSUBDIVIDED
 N 1/4 COR. SEC. 10
 NE CORNER SECTION 10 FND. B.C.S.M
 N 1/4 COR. SEC. 10
 W CAMINO CASA VERDE (Dkt. 7057, Sec. 306) (PUBLIC STREET)
 N 89°28'27"W (BASIS OF BEARINGS) 2628.73'
 3 2
 10 11

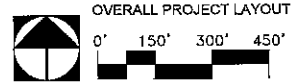


TEMP ACCESS EASEMENT
 SEQ. 2012286012
 304-78-099K
 FREEPORT MCMURAN SIERRITA INC
 SEQ. 20122860909
 -NOT A PART-
 TEMP ELECTRIC EASEMENT
 SEQ. 20122860812
 TEMP PUBLIC UTILITY EASEMENT
 SEQ. 20112940088

UNSUBDIVIDED
 AVENIDA DEL ARBOC (BK 17)
 60°31'40"W
 121.71'
 60°31'40"W
 286.69'
 68°3'14"0"W
 296.71'
 68°3'14"0"W
 172.42'
 68°3'14"0"W
 206.91'

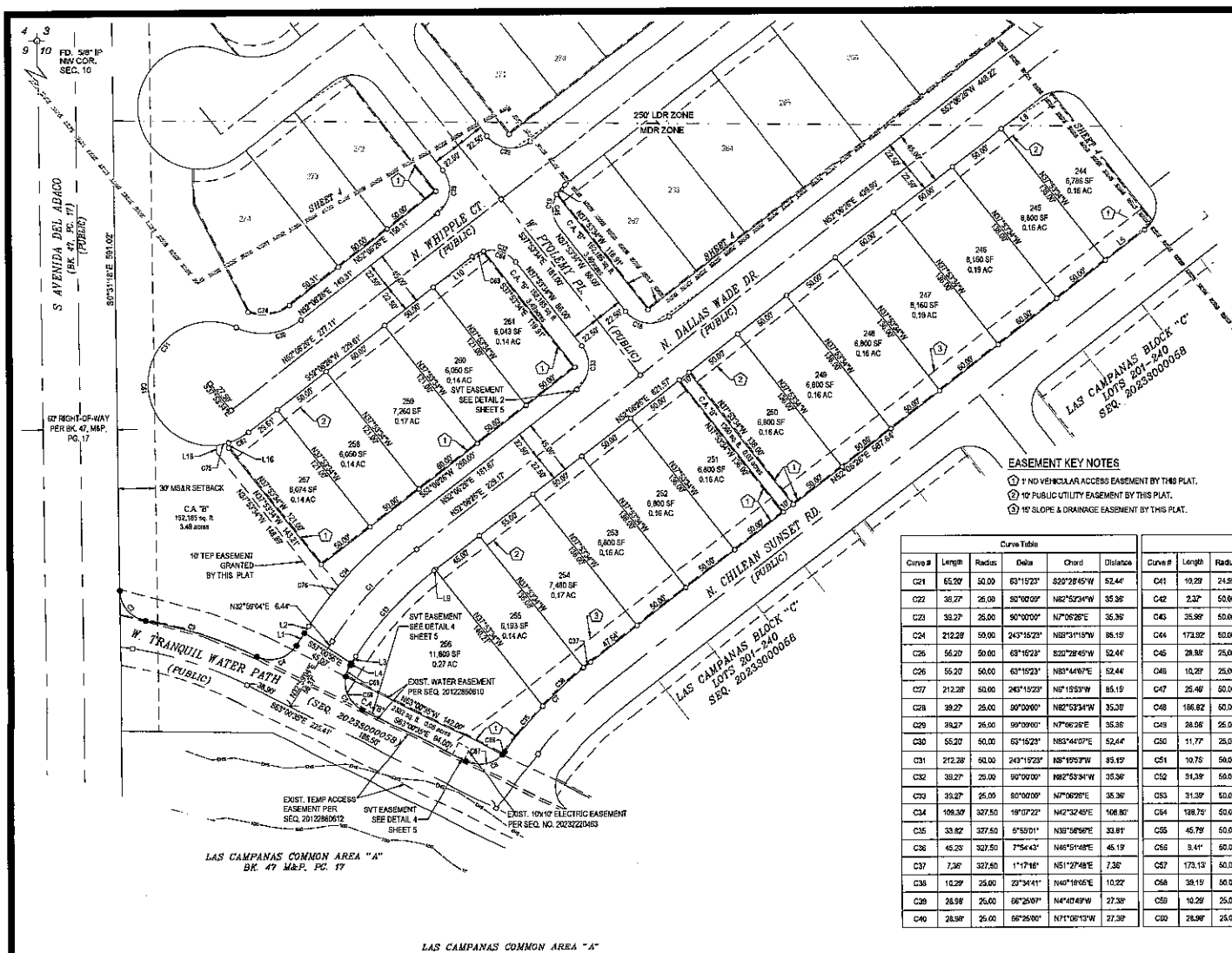
FINAL PLAT
 LAS CAMPANAS, BLOCK C PHASE VI
 LOTS 241 THRU 277
 AND COMMON AREA 'B' (LANDSCAPING, UTILITIES & OPEN SPACE)
 BEING A RESUBDIVISION OF A PORTION OF LAS CAMPANAS BLOCK 'C',
 BOOK 47, MAPS & PLATS, PAGE 17, LOCATED IN SECTION 10,
 TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

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 Landscape Architecture • Urban Design
 Offices: Phoenix, Tucson, Flagstaff, AZ, and Los Vegas, NV
 4444 N. Central Expressway
 Tucson, Arizona (520) 961-7480



P24FP00007

SEQ. #



Line #	Length	Direction
L1	12.19	N32°59'04"E
L2	6.44	N32°59'04"E
L3	6.44	N32°59'04"E
L4	2.11	S33°50'04"W
L5	40.00	N52°06'26"E
L6	50.00	S52°06'26"W
L7	50.00	S52°06'26"W
L8	40.00	N52°06'26"E
L9	1.57	N52°06'26"E
L10	40.00	N52°06'26"E
L11	24.12	S0°31'18"W
L12	7.67	N52°06'26"E
L13	32.32	S86°10'50"E
L14	20.91	S52°06'26"W
L15	20.00	S0°31'18"W
L16	4.19	N0°31'18"W
L17	10.39	N52°06'26"E
L18	5.69	N0°31'18"W
L19	10.42	S52°06'26"W
L20	38.54	N54°22'08"E
L21	32.95	N54°22'08"E
L22	37.57	N53°38'04"E
L23	41.56	S53°38'04"E
L24	12.32	N0°31'18"W
L25	15.38	N0°31'18"W

Curve #	Length	Radius	Data	Chord	Distance
C1	101.79	305.00	19°07'22"	N42°32'45"E	161.32
C2	34.68	25.00	79°29'10"	S49°19'53"E	31.97
C3	94.85	339.00	16°23'48"	S71°48'30"E	93.80
C4	38.89	25.00	83°24'17"	N74°41'13"E	33.26
C5	41.89	25.00	55°49'39"	S15°00'49"E	37.16
C6	34.81	25.00	80°00'00"	N76°58'29"E	32.14
C7	86.41	327.50	15°02'01"	N44°25'59"E	86.16
C8	39.27	25.00	80°00'00"	N7°06'26"E	35.36
C9	39.27	25.00	80°00'00"	S82°53'34"E	35.36
C10	59.32	59.00	83°15'23"	N29°28'45"E	52.44
C11	23.69	59.00	27°08'51"	N2°23'00"E	23.43
C12	63.57	40.00	91°00'00"	S45°00'18"W	57.09
C13	94.29	282.50	19°07'22"	N42°32'45"E	93.85
C14	39.27	25.00	80°00'00"	S82°53'34"E	35.36
C15	39.27	25.00	80°00'00"	N7°06'26"E	35.36
C16	212.08	59.00	245°15'23"	N69°31'15"W	86.19
C17	59.32	59.00	83°15'23"	S29°28'45"W	52.44
C18	39.27	25.00	80°00'00"	N82°53'34"E	35.36
C19	39.27	25.00	80°00'00"	N7°06'26"E	35.36
C20	212.28	59.00	245°15'23"	N69°31'15"W	85.19

EASEMENT KEY NOTES
 ① NO VEHICULAR ACCESS EASEMENT BY THIS PLAT.
 ② 10' PUBLIC UTILITY EASEMENT BY THIS PLAT.
 ③ 15' SLOPE & DRAINAGE EASEMENT BY THIS PLAT.

Curve Table					Curve Table					Curve Table							
Curve #	Length	Radius	Data	Chord	Distance	Curve #	Length	Radius	Data	Chord	Distance	Curve #	Length	Radius	Data	Chord	Distance
C21	65.20	50.00	63°15'23"	S29°28'45"W	52.44	C41	19.29	24.50	23°45'14"	S63°53'51"W	19.21	C61	184.01	50.00	222°19'21"	S4°12'08"W	83.26
C22	36.27	25.00	90°00'00"	N52°53'4"W	35.36	C42	2.27	50.00	2°45'14"	N50°44'49"E	2.37	C62	18.27	50.00	20°56'02"	N62°34'27"E	18.17
C23	39.27	25.00	90°00'00"	N7°06'26"E	35.36	C43	35.89	50.00	41°14'58"	N28°45'54"E	35.22	C63	10.29	25.00	23°34'41"	N63°53'47"E	10.22
C24	212.28	59.00	245°15'23"	N69°31'15"W	85.19	C44	173.92	50.00	139°17'33"	S48°23'49"W	86.59	C64	26.38	25.00	58°09'41"	S66°18'24"E	24.39
C25	56.20	50.00	63°15'23"	S29°28'45"W	52.44	C45	28.88	25.00	88°25'19"	S4°49'55"E	27.39	C65	2.73	25.00	6°15'38"	S40°07'14"W	2.73
C26	55.20	50.00	63°15'23"	N81°44'07"E	52.44	C46	10.29	25.00	23°34'41"	S40°19'05"W	10.22	C66	32.27	25.00	79°51'46"	N60°49'32"E	30.04
C27	212.28	59.00	245°15'23"	N69°31'15"W	85.19	C47	25.46	50.00	29°10'24"	N37°31'14"E	25.18	C67	32.17	25.00	73°54'42"	S26°03'35"E	29.84
C28	28.27	25.00	90°00'00"	N52°53'4"W	35.36	C48	186.62	50.00	214°04'59"	N84°06'28"W	96.51	C68	9.74	25.00	22°16'18"	S21°51'25"W	9.65
C29	39.27	25.00	90°00'00"	N7°06'26"E	35.36	C49	28.88	25.00	88°25'19"	S4°49'55"E	27.39	C69	28.98	25.00	88°25'19"	S71°08'13"E	27.39
C30	55.20	50.00	63°15'23"	N83°44'07"E	52.44	C50	11.77	25.00	26°58'52"	S38°27'00"W	11.69	C70	10.29	25.00	23°34'41"	N63°53'47"E	10.22
C31	212.28	59.00	245°15'23"	N69°31'15"W	85.19	C51	10.75	50.00	12°16'53"	S45°57'09"E	10.73	C71	28.98	25.00	66°29'19"	S4°49'55"E	27.39
C32	39.27	25.00	90°00'00"	N52°53'4"W	35.36	C52	31.39	50.00	35°58'29"	N21°48'22"E	30.98	C72	10.29	25.00	23°34'41"	S40°19'05"W	10.22
C33	39.27	25.00	80°00'00"	N7°06'26"E	35.36	C53	31.39	50.00	39°58'29"	N14°10'02"W	30.98	C73	50.29	35.00	97°49'42"	N89°58'17"E	33.78
C34	106.30	327.50	18°07'22"	N42°32'45"E	106.80	C54	138.72	50.00	158°59'44"	S68°20'55"W	88.32	C74	10.39	50.00	11°40'42"	S78°52'48"W	10.17
C35	33.82	327.50	6°59'01"	N32°58'49"E	33.81	C55	45.79	50.00	52°28'58"	S74°20'30"W	44.20	C75	10.36	327.50	1°47'43"	S39°59'58"W	10.28
C36	45.29	327.50	7°54'43"	N45°51'48"E	45.19	C56	9.41	50.00	10°47'19"	N79°01'49"W	9.40	C76	10.59	50.00	12°07'52"	H16°52'09"E	10.57
C37	7.36	327.50	1°17'18"	N51°27'48"E	7.36	C57	173.13	50.00	198°23'51"	S16°09'53"W	88.71	C77	10.56	50.00	12°08'54"	N64°09'44"W	10.54
C38	10.29	25.00	23°34'41"	N40°18'05"E	10.22	C58	38.19	50.00	44°51'31"	N74°32'12"E	38.19	C78	51.33	50.00	58°48'52"	S18°38'16"E	49.10
C39	24.58	25.00	88°25'19"	N40°48'49"W	27.38	C59	10.29	25.00	23°34'41"	N69°53'47"E	10.22						
C40	28.98	25.00	88°25'19"	N71°08'13"W	27.39	C60	28.98	25.00	88°25'19"	S71°08'13"E	27.39						

The WLB Group
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 4000 N. Oracle Blvd. Suite 100
 Tucson, Arizona (520) 961-7480



P24FP00007
 Official stamps and signatures of the surveyor and engineer.

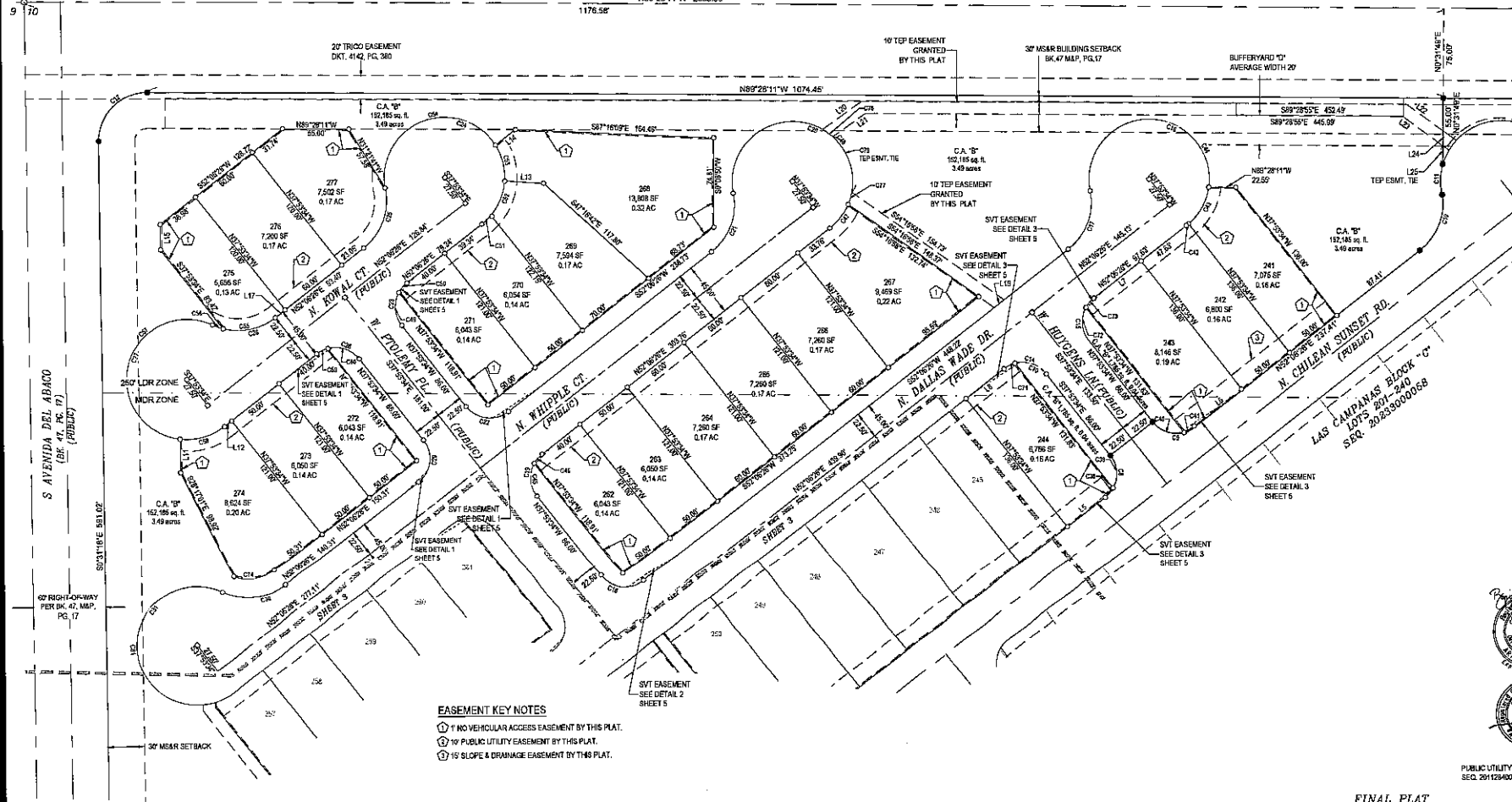
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SEQ. #:

SEQ. #:

W. CAMINO CASA VERDE
(DKT. 7057, PG. 988)
(PUBLIC)

FD. 581P
NW COR.
3 SEC. 10



EASEMENT KEY NOTES

- ① NO VEHICULAR ACCESS EASEMENT BY THIS PLAT.
- ② PUBLIC UTILITY EASEMENT BY THIS PLAT.
- ③ SLOPE & DRAINAGE EASEMENT BY THIS PLAT.



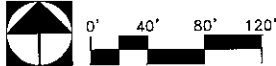
PUBLIC UTILITY EASEMENT
SEQ. 2011284006

FINAL PLAT
LAS CAMPANAS BLOCK C PHASE VI
LOTS 241 THRU 277
AND COMMON AREA 'B' (LANDSCAPING, UTILITIES & OPEN SPACE)

BEING A RESUBDIVISION OF A PORTION OF LAS CAMPANAS BLOCK 'C',
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TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

P24FP00007

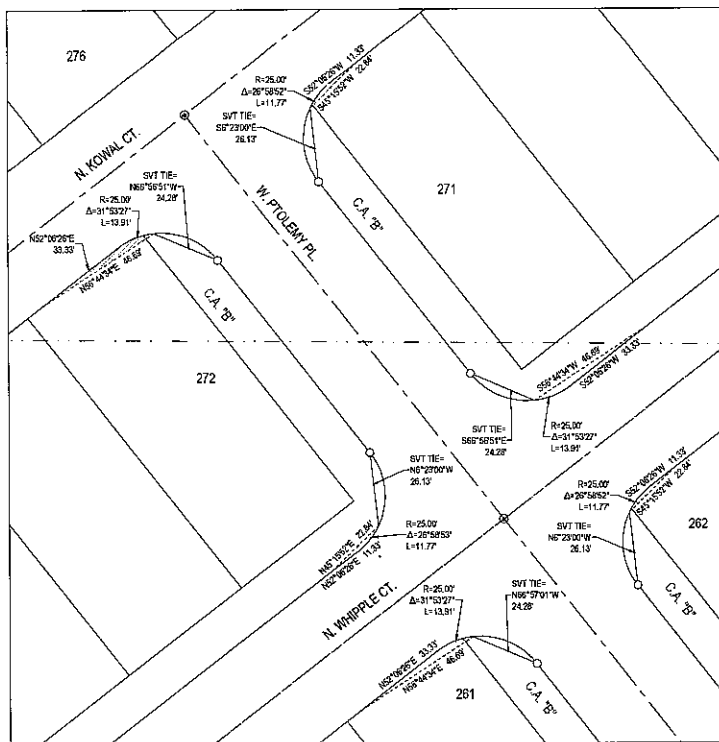
The **WLB** Group
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4444 N. Central Expressway
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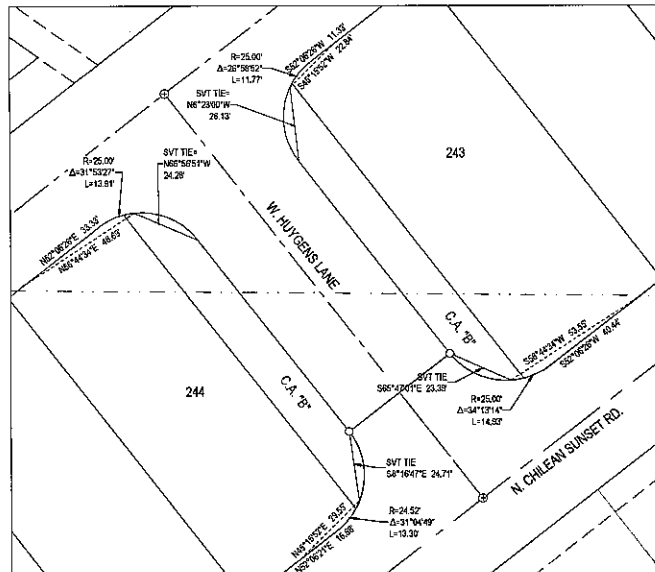
WLB No. 187030-0004 REF: P24FP00007, BK 47, MAP, PG. 17, PL211-001

APRIL, 2024 SCALE: AS SHOWN

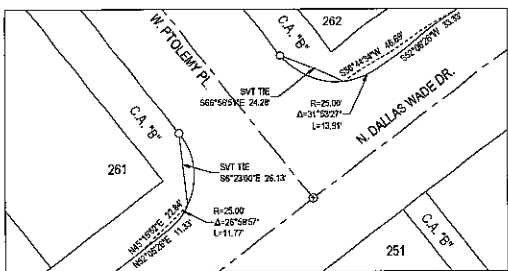
SHEET 4 OF 5



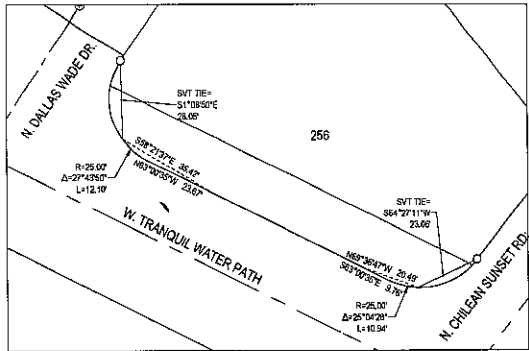
SIGHT VISIBILITY TRIANGLE DETAIL 1
SCALE: 1"= 20'



SIGHT VISIBILITY TRIANGLE DETAIL 3
SCALE: 1"= 20'



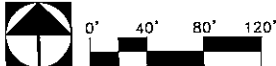
SIGHT VISIBILITY TRIANGLE DETAIL 2
SCALE: 1"= 20'



SIGHT VISIBILITY TRIANGLE DETAIL 4
SCALE: 1"= 20'

P24FP00007

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PUBLIC UTILITY EASEMENT
SEQ. 2011284068

FINAL PLAT
LAS CAMPANAS, BLOCK C PHASE VI
 LOTS 241 THRU 277
 AND COMMON AREA 'B' (LANDSCAPING, UTILITIES & OPEN SPACE)

BEING A RESUBDIVISION OF A PORTION OF LAS CAMPANAS BLOCK 'C',
 BOOK 47, MAPS & PLATS, PAGE 17, LOCATED IN SECTION 10,
 TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P24FP00007**

THIS AGREEMENT is made and entered into by and between Las Campanas Block C Land Holdings, LLC, an Arizona limited liability company or successors in interest ("Subdivider"), Title Security Agency LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 201748R; 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 LAS CAMPANAS BLOCK C PHASE VI, LOTS 241 THRU 277 AND COMMON AREA "B" (LANDSCAPING, UTILITIES & OPEN SPACE) 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-plot all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plot 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-plot described in this section. The re-plot 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-plot 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-plot 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

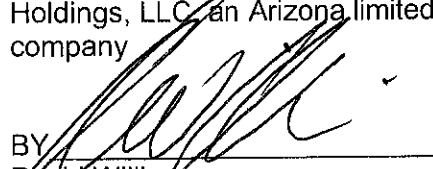
C. A substitute assurance agreement has been executed by and between Subdivider and County in accordance with paragraph 2.11.

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: Las Campanas Block C Land Holdings, LLC, an Arizona limited liability company

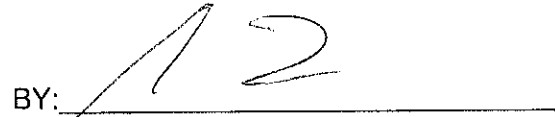
Chair, Board of Supervisors

BY: 
David Williamson
ITS: Manager

ATTEST:

TRUSTEE: Title Security Agency LLC, a Delaware limited liability company as Trustee Under Trust no. 201748R, and not in its corporate capacity

Clerk of the Board

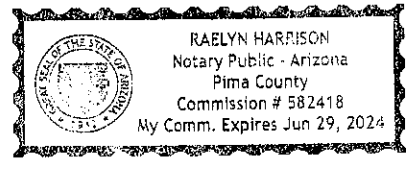
BY: 
Ronda Tatro
ITS: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 11 day of APRIL, 2024, by David Williamson as manager of Las Campanas Block C Land Holdings, LLC ("Subdivider"), an Arizona limited liability company, on behalf of the limited liability company

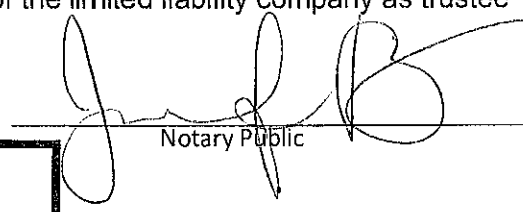

Notary Public

My Commission Expires:
6/29/24



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 2nd day of May, 2024, by Ronda Tatro as Trust Officer of Title Security Agency LLC, ("Trustee"), a Delaware limited liability company on behalf of the limited liability company as trustee under trust no. 201748R _____.


Notary Public

My Commission Expires:
01.13.2027

