



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 20, 2018

Title: Final Plat (P17FP00013) Santa Rita Ranch III, Lots 276 - 330 and Common Areas "A" (Open Space), "B" (Natural Open Space) & "C" (Open Space & Mitigation)
Assurance Agreement

Introduction/Background:

Final Plat process to create a legally subdivided property.

Discussion:

N/A

Conclusion:

N/A

Recommendation:

Staff recommends approval of the Subdivision Plat

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

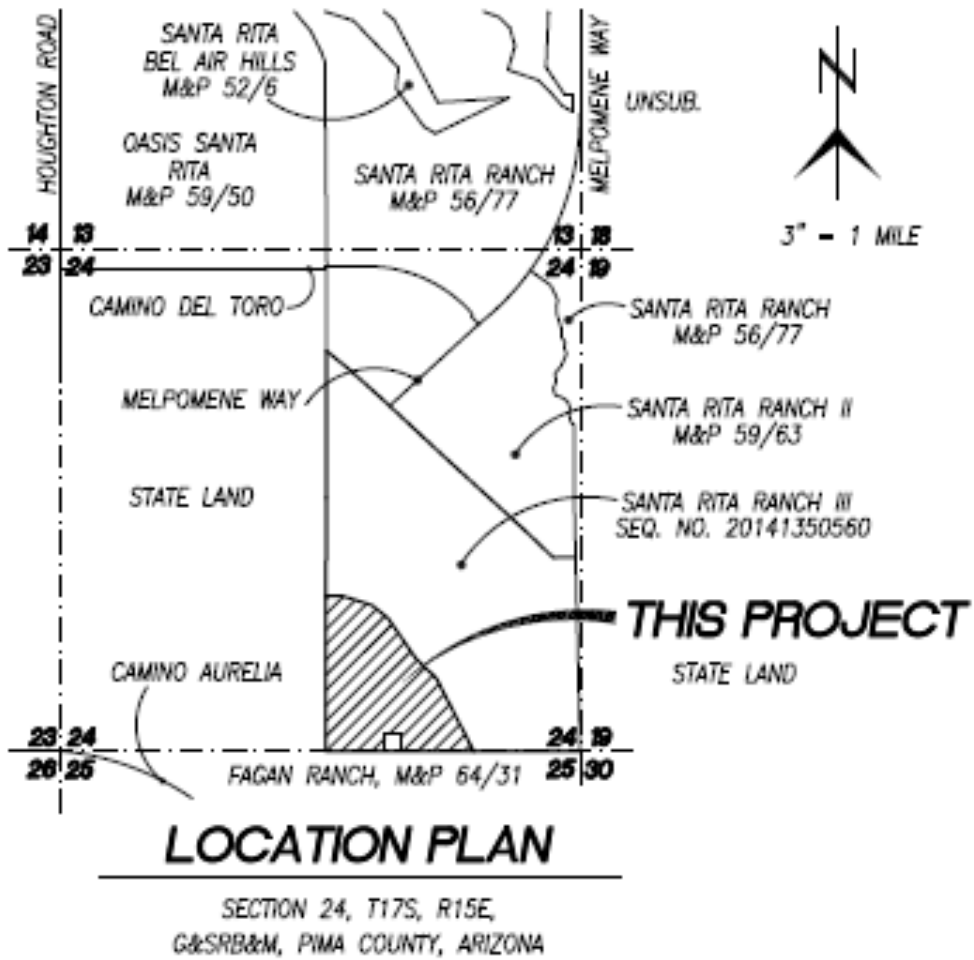
Department: Development Services Telephone: 724-6490

Contact: Mary Wright Telephone: 724-7576

Department Director Signature/Date: *Carol Blackwell* 2/28/18

Deputy County Administrator Signature/Date: *[Signature]* 3/2/18

County Administrator Signature/Date: *C. Schubert* 3/6/18



P17FP00013

Santa Rita Ranch III

Lots 276-330 and Common Areas

“A” (Open Space), “B” (Natural Open Space) & “C”
(Open Space/Mitigation Area)

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P17FP00013**

THIS AGREEMENT is made and entered into by and between Santa Rita Ranch III 2015, LLC, a Delaware limited liability company or successors in interest ("Subdivider"), Title Security Agency, LLC, a Delaware limited liability company, ("Trustee"), as trustee under Trust No. 201722-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 SANTA RITA RANCH III, LOTS 276-330 AND COMMON AREAS "A" (OPEN SPACE), "B" (NATURAL OPEN SPACE) AND "C" (OPEN SPACE/MITIGATION AREA), 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: Santa Rita Ranch III 2015, LLC, a Delaware limited liability company,

Chair, Board of Supervisors

By: Petrus Land Investors III, L.P., a Delaware limited partnership, Managing Member

By: Petrus-Crown GP Land III, L.L.C., a Delaware limited liability company, its General partner


ATTEST:

By: Crown West Realty, L.L.C., a New York limited liability company, its Managing Member

By: Petrus Crown West Investors, L.L.C., its Managing Member

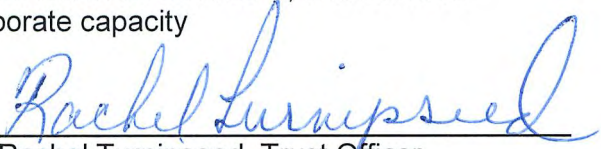
Clerk of the Board

By: Petrus Properties V, L.L.C., Managing Member

By: 

Frank J. Walter III
Its: Managing Member

TRUSTEE: Title Security Agency, LLC, a Delaware limited liability company, as Trustee under Trust No. 201722-T, and not in its corporate capacity

By: 

Rachel Turnipseed, Trust Officer

STATE OF ~~ARIZONA~~ ^{New York})
County of ~~Pima~~ ^{New York})

The foregoing instrument was acknowledged before me this 27th day of July, 2017, by Frank J. Walter III, Managing Member of of Petrus Petrus Properties V, L.L.C., and Petrus Crown West Investors, L.L.C., Managing Member of Crown West Realty, L.L.C., Managing Member of Petrus-Crown GP Land III, L.L.C., General Partner of Petrus Land Investors III, L.P., Managing Member of Santa Rita Ranch III 2015, LLC ("Subdivider"), a Delaware limited liability company.



Notary Public

My Commission Expires:
8/20/19

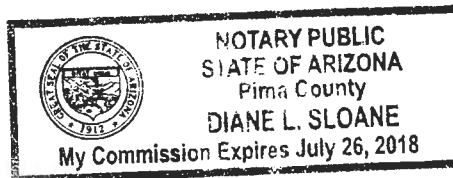
AMBER SMOKE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SM6173220
Qualified in Queens County
My Commission Expires August 20, 2019

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 30th day of August, 2017, by Rachel Turnipseed, Trust Officer of Title Security Agency, LLC ("Trustee"), a Delaware limited liability company, on behalf of the corporation, as trustee under trust number 201722-T, as Trustee only and not in its corporate capacity.


Notary Public

My Commission Expires:
7/24/18


NOTARY PUBLIC
STATE OF ARIZONA
Pima County
DIANE L. SLOANE
My Commission Expires July 26, 2018

DEDICATION

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

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

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

ALL COMMON AREAS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. 20141350563, AND AS ANNEXED PER SEQUENCE NO. _____, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR COMMON AREA "A" (OPEN SPACE), "B" (NATURAL OPEN SPACE) AND "C" (OPEN SPACE/MITIGATION AREA) WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, L.L.C.

A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NUMBER 201722-T, AND NOT IN ITS CORPORATE CAPACITY.

Rachel Turjiseed
TRUST OFFICER

BENEFICIARY

SANTA RITA RANCH III 2015 LLC, A DELAWARE LIMITED LIABILITY COMPANY
C/O CROWN WEST REALTY, L.L.C., 333 EAST WETMORE ROAD, #250
TUCSON, ARIZONA 85705

ACKNOWLEDGMENT

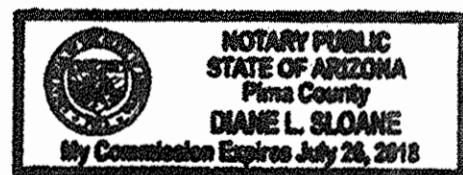
STATE OF ARIZONA } S.S.
COUNTY OF PIMA

ON THIS, THE 31st DAY OF JANUARY, 2018, BEFORE ME PERSONALLY APPEARED RACHEL TURJISEED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE TRUST OFFICER OF TITLE SECURITY AGENCY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NUMBER 201722-T AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE TRUST OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY NAME AND OFFICIAL SEAL.

Diane L. Sloane
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/18



RIPARIAN HABITAT CALCULATIONS

TOTAL AMOUNT OF "XC" RIPARIAN HABITAT ON SITE: .77 ACRES
AMOUNT OF "XC" RIPARIAN HABITAT DISTURBED ON-SITE: .64 ACRES
PERCENTAGE OF DISTURBED "XC" RIPARIAN HABITAT: 83%

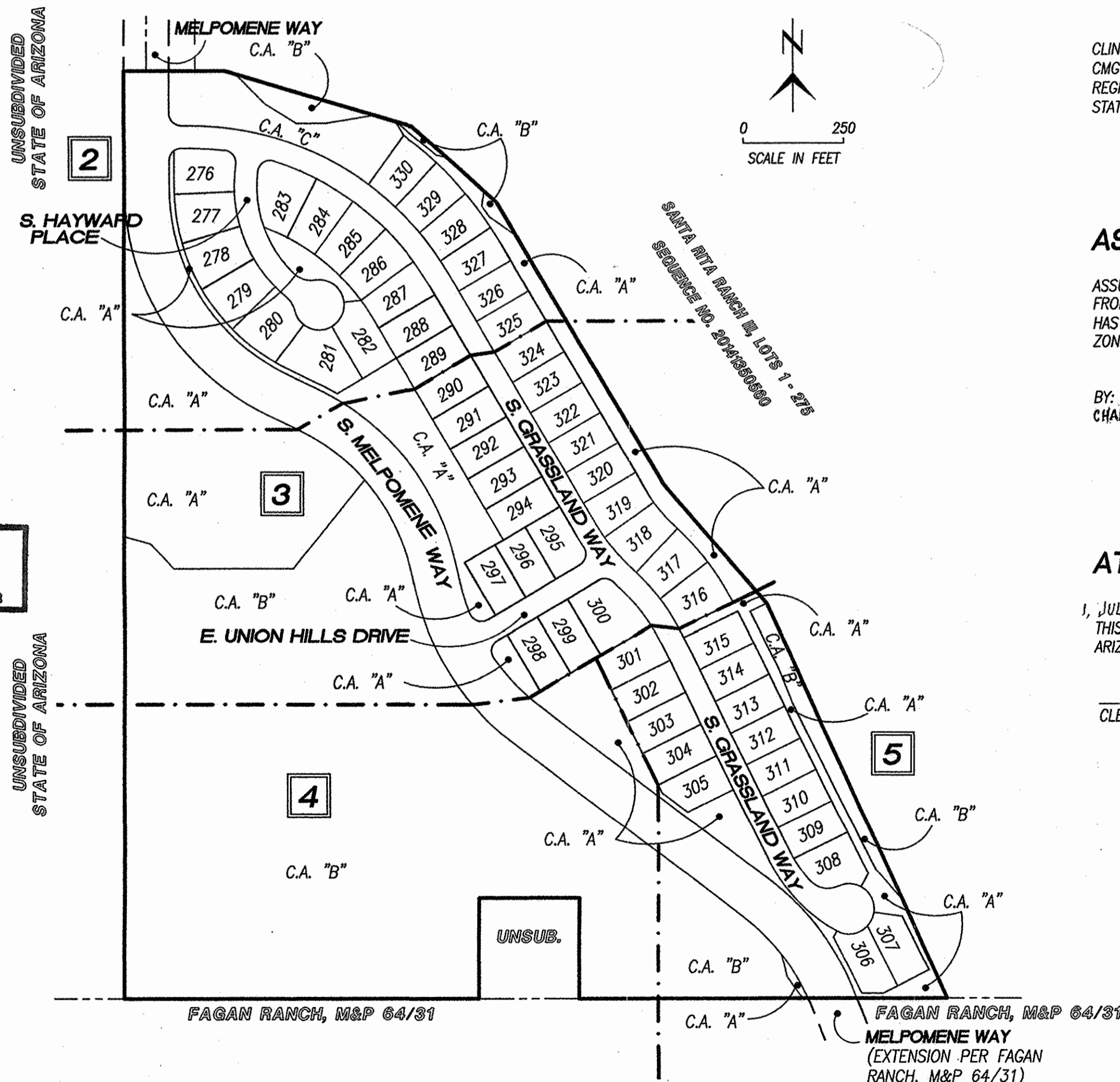
AMOUNT OF RIPARIAN HABITAT DISTURBED ON-SITE REQUIRES A RIPARIAN HABITAT MITIGATION PLAN.

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 46.7 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 55.
3. THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 15 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS SHOWN ON SANTA RITA RANCH II, LOTS 1-301, RECORDED IN BOOK 59 OF MAPS AND PLATS AT PAGE 63. SAID BEARING BEING N01°22'35"W. SEE SHEET #5.
4. TOTAL MILES OF NEW PUBLIC STREETS IS 1.2± MILES.
TOTAL MILES OF NEW PRIVATE STREETS IS -0-.
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PERMITTING NOTES

1. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
2. CONDITIONALLY APPROVED ZONING IS SP.
3. THE DEVELOPMENT DESIGNATION IS "LDR". THE DEVELOPMENT STANDARDS ARE:
MINIMUM SETBACKS FOR SINGLE DETACHED DWELLINGS:
FRONT: 20 FEET
SIDE: A TOTAL OF 10 FEET, WITH THE MINIMUM FOR EACH IN ACCORDANCE WITH THE PIMA COUNTY BUILDING CODE.
REAR: 15 FEET
MAXIMUM LOT COVERAGE: 50% BY PRINCIPAL STRUCTURES
BUILDING HEIGHT LIMITATIONS: MAXIMUM HEIGHT - 34'/MAXIMUM STORIES - 2
PERMITTED ACCESSORY BUILDINGS COVERAGE: MAXIMUM 20% OF THE LOT AREA
ACCESSORY BUILDING HEIGHT LIMITATION: 15'
MINIMUM ACCESSORY BUILDING SETBACK REQUIREMENTS:
FROM PRINCIPAL BUILDINGS: 7' FROM PROPERTY LINES
(IN ACCORDANCE WITH APPLICABLE PIMA COUNTY BUILDING CODES)
4. GROSS DENSITY IS 1.17 RAC.
5. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER CO23-87-03 AS APPROVED ON 5/3/89 (AND AMENDED ON 6/18/02).
6. ALL CARPORTS/GARAGES MUST BE SET BACK A MINIMUM OF 20 FEET FROM THE FRONT PROPERTY LINE.
7. REGULATED RIPARIAN HABITAT (RRH) AS DEFINED ON THE 2005 RIPARIAN CLASSIFICATION MAPS, AS SHOWN ON THIS PLAT, IS SUBJECT TO ORDINANCE NO. 2010-FC2, TITLE 16 OF THE PIMA COUNTY CODE. THE UNDISTURBED RIPARIAN HABITAT (RRH) IS CONTAINED WITHIN COMMON AREA "B". THE RIPARIAN MITIGATION AREA IS CONTAINED WITHIN COMMON AREA "C" (OPEN SPACE/MITIGATION AREA).



SHEET INDEX

RECORDING DATA

SEQUENCE NO. _____
FEE _____
STATE OF ARIZONA } S.S.
COUNTY OF PIMA
I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER & ASSOCIATES ENGINEERING, INC., ON THIS _____ DAY OF _____, 20____, AT _____ M. WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN.
F. ANN RODRIGUEZ, COUNTY RECORDER
BY _____ DEPUTY

CERTIFICATIONS

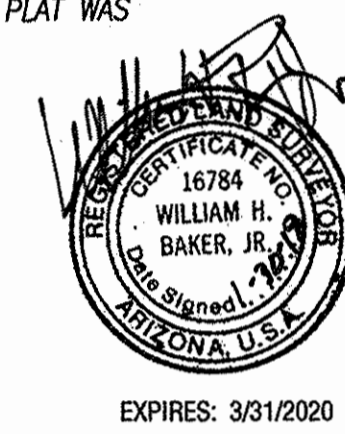
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

MICHAEL AMERSON
AMERSON SURVEYING, INC.
REGISTERED LAND SURVEYOR NO. 22245
STATE OF ARIZONA



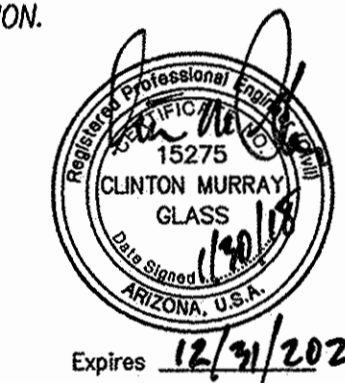
I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS PREPARED UNDER MY DIRECTION.

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 16784
STATE OF ARIZONA



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

CLINTON MURRAY GLASS, P. E.
CMG DRAINAGE ENGINEERING, INC.
REGISTERED ENGINEER NO. 15275
STATE OF ARIZONA



ASSURANCES

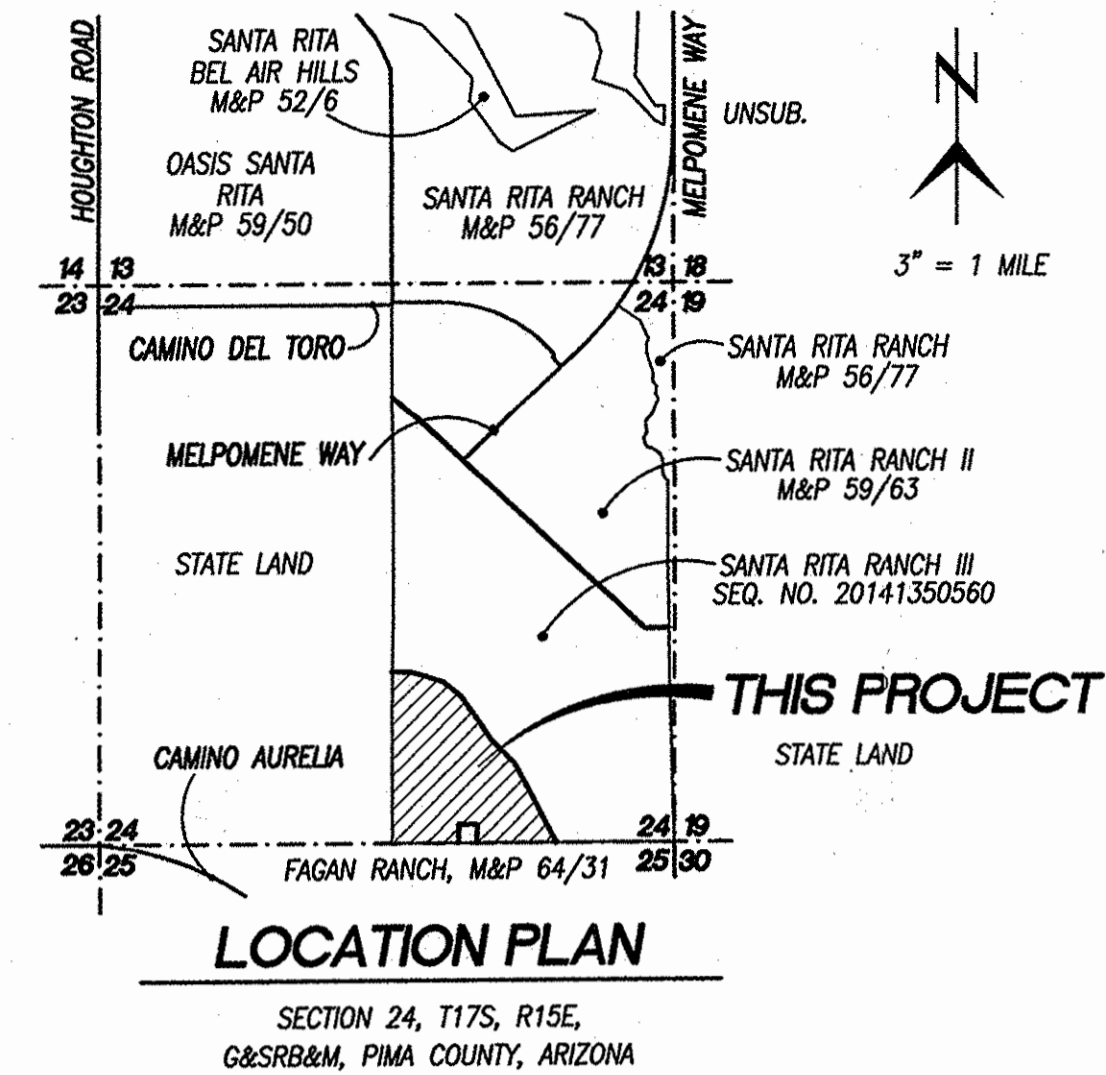
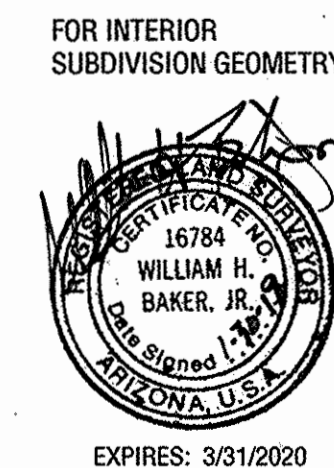
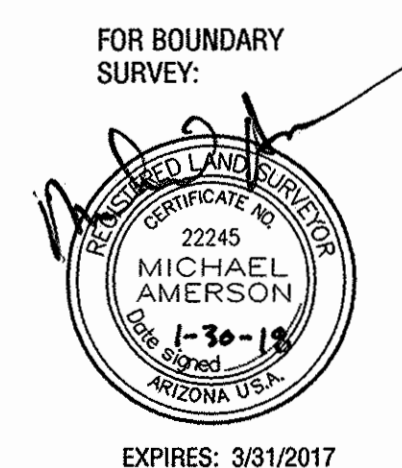
ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NUMBER 201722-T FROM TITLE SECURITY AGENCY, L.L.C., AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: _____ DATE: _____
CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST

I, JULIE CASTAÑEDA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE _____ DAY OF _____, 20____.

CLERK, BOARD OF SUPERVISORS DATE



LEGEND

- ▲ FOUND/SET SURVEY MONUMENT AS SHOWN
- SET 1/2" I.R. TAGGED "LS22245" AT BOUNDARY CORNERS EXCEPT WHERE OTHERWISE NOTED
- OR — 1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
- △ 2" BRASS SURVEY MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- C23 CURVE DATA (SEE SHEET #6)
- L10 LINE DATA (SEE SHEET #6)
- ★ ADDRESSING/ACCESS LOCATION
- NEW RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE AS SHOWN (SEE ALSO EASEMENT KEYNOTES SHEETS 2-5)
- DEVELOPED 100 YEAR FLOODPRONE LINE ("F.P.L.")
- DEVELOPED EROSION SETBACK LINE ("E.S.L.")
- N.O.S. NATURAL OPEN SPACE TO REMAIN UNDISTURBED IN PERPETUITY PER THIS PLAT (INCLUDING RIPARIAN HABITAT "XC")
- XERORIPARIAN CLASS "C" RIPARIAN HABITAT LIMIT (RIPARIAN HABITAT "XC") - SEE ALSO PERMITTING NOTE #6, KEYNOTE "B" AND RIPARIAN MITIGATION AREA CONTAINED WITHIN COMMON AREA "C"

FINAL PLAT for
SANTA RITA RANCH III, LOTS 276-330 AND
COMMON AREAS "A" (OPEN SPACE), "B" (NATURAL
OPEN SPACE) AND "C" (OPEN SPACE/MITIGATION AREA)
BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, T17S, R15E, G&SRB&M, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#P17FP00013

REF.: #P14TP-00003 #P1206-027; #P1200-197; #CO23-87-03 JOB #2062.8 DATE: JANUARY 29, 2018 SHEET 1 OF 6

SEQUENCE # _____

SEQUENCE #

UNSUBDIVIDED STATE OF ARIZONA

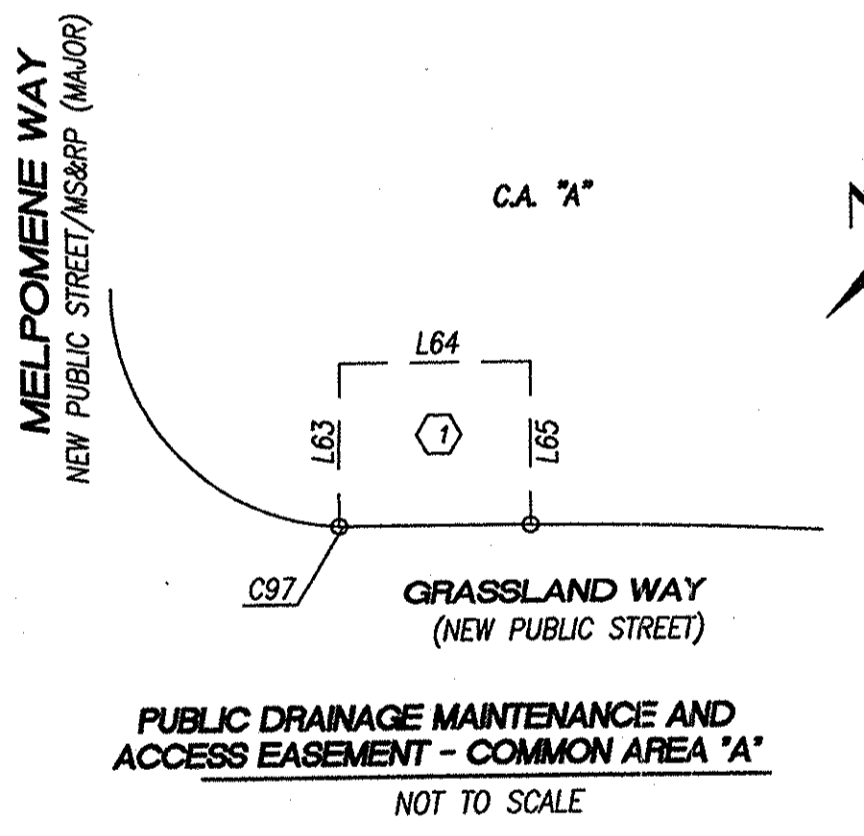
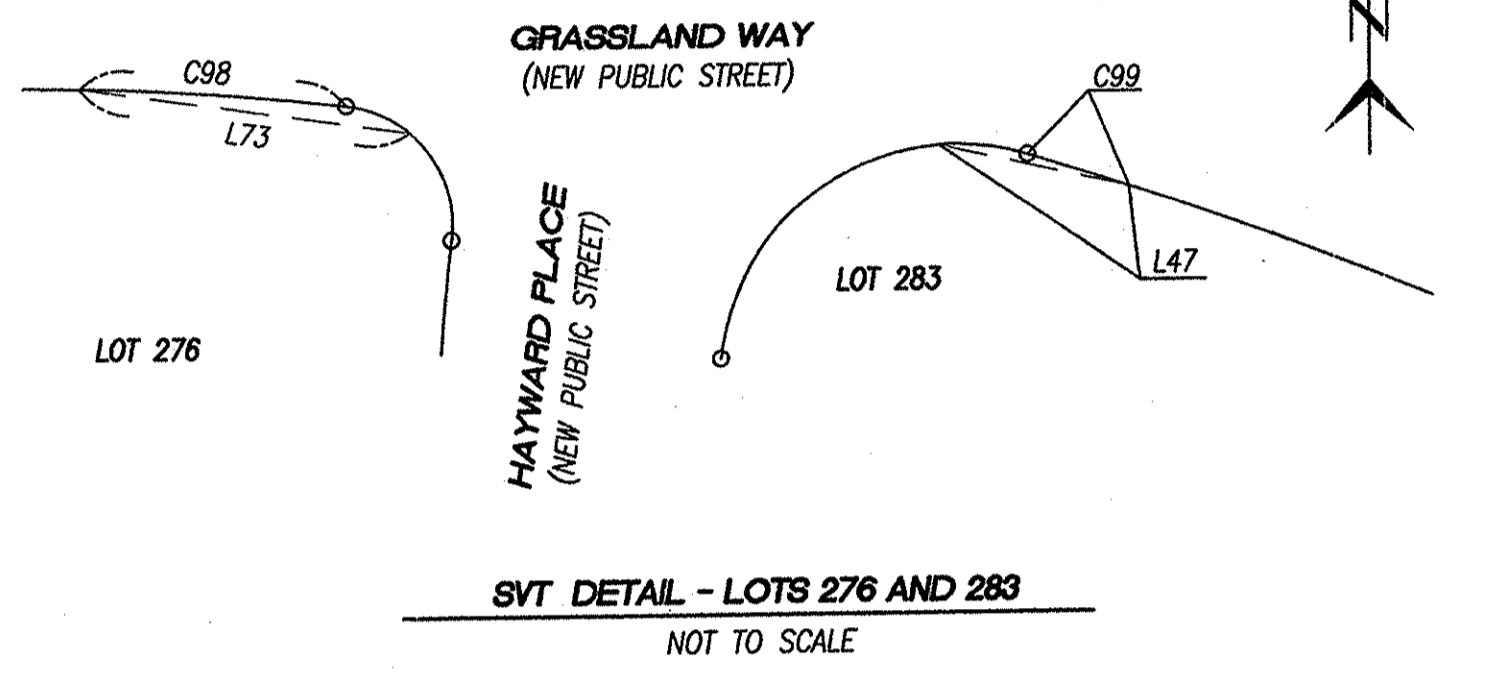
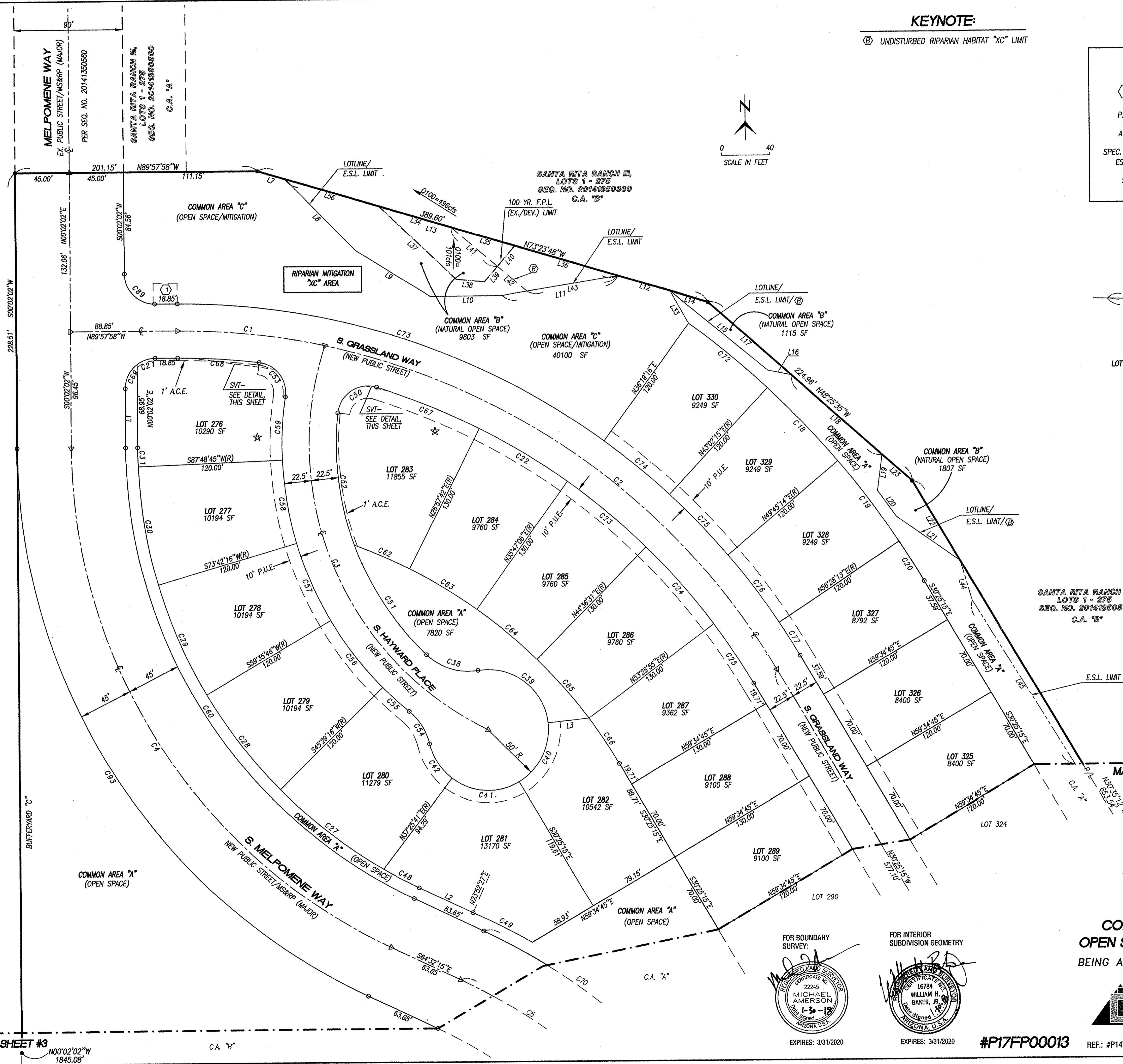
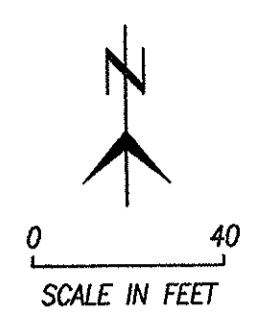
UNSUBDIVIDED STATE OF ARIZONA

KEYNOTE:

Ⓟ UNDISTURBED RIPARIAN HABITAT "XC" LIMIT

EASEMENT KEYNOTES

- Ⓛ NEW 20'x17' (NOM.) PUBLIC DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS, SHEETS 2 AND 3
- P.U.E. NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- A.C.E. NEW 1' ACCESS CONTROL EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- SPEC. WATER ESMT. NEW 20' SPECIFIC WATER EASEMENT GRANTED TO TUCSON WATER BY THIS PLAT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT



FINAL PLAT for
 SANTA RITA RANCH III, LOTS 276-330 AND
 COMMON AREAS "A" (OPEN SPACE), "B" (NATURAL
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 BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF
 SECTION 24, T17S, R15E, G&SRB&M,
 PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
 3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

FOR BOUNDARY SURVEY:
 MICHAEL AMERSON
 1-3-18
 ARIZONA U.S.A.
 EXPIRES: 3/31/2020

FOR INTERIOR SUBDIVISION GEOMETRY:
 WILLIAM H. BAKER, JR.
 ARIZONA U.S.A.
 EXPIRES: 3/31/2020

#P17FP00013


REF: #P14TP-00003 #P1206-027; #P1200-197; #C023-87-03 JOB #2062.8 DATE: JANUARY 29, 2018 SHEET 2 OF 6

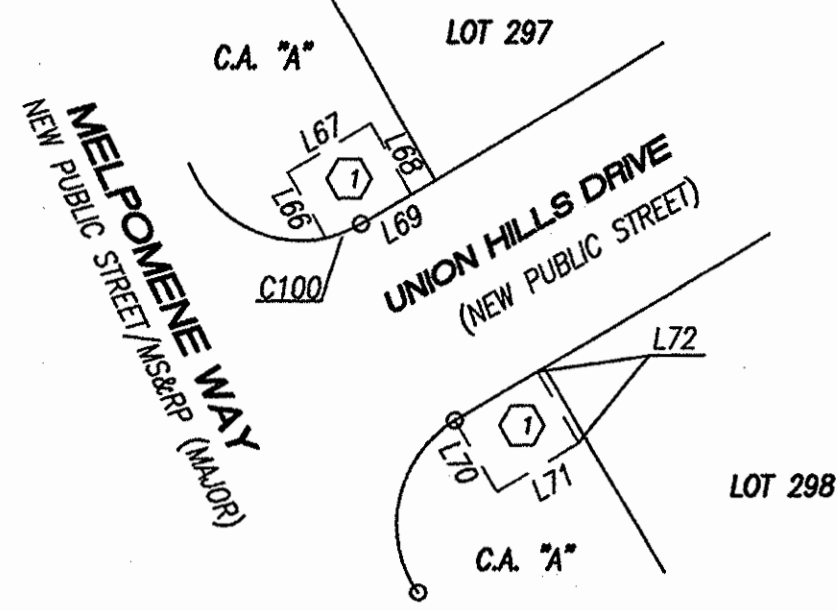
MATCHLINE - SEE SHEET #3

SEQUENCE # _____

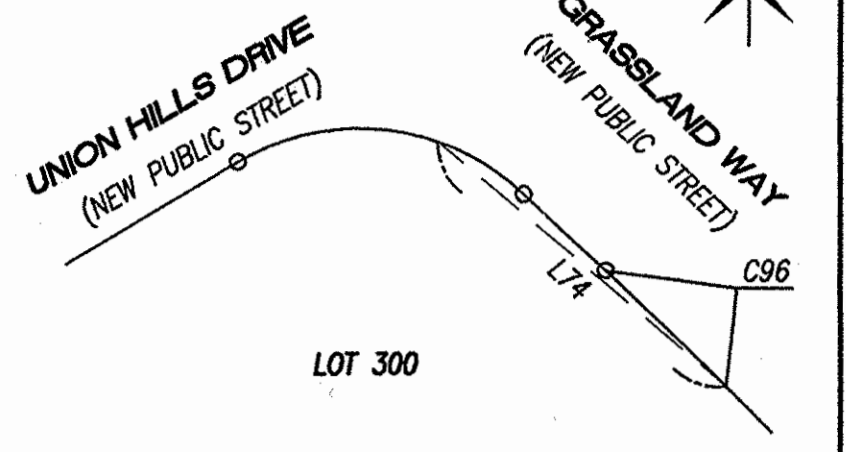
SEQUENCE #

EASEMENT KEYNOTES

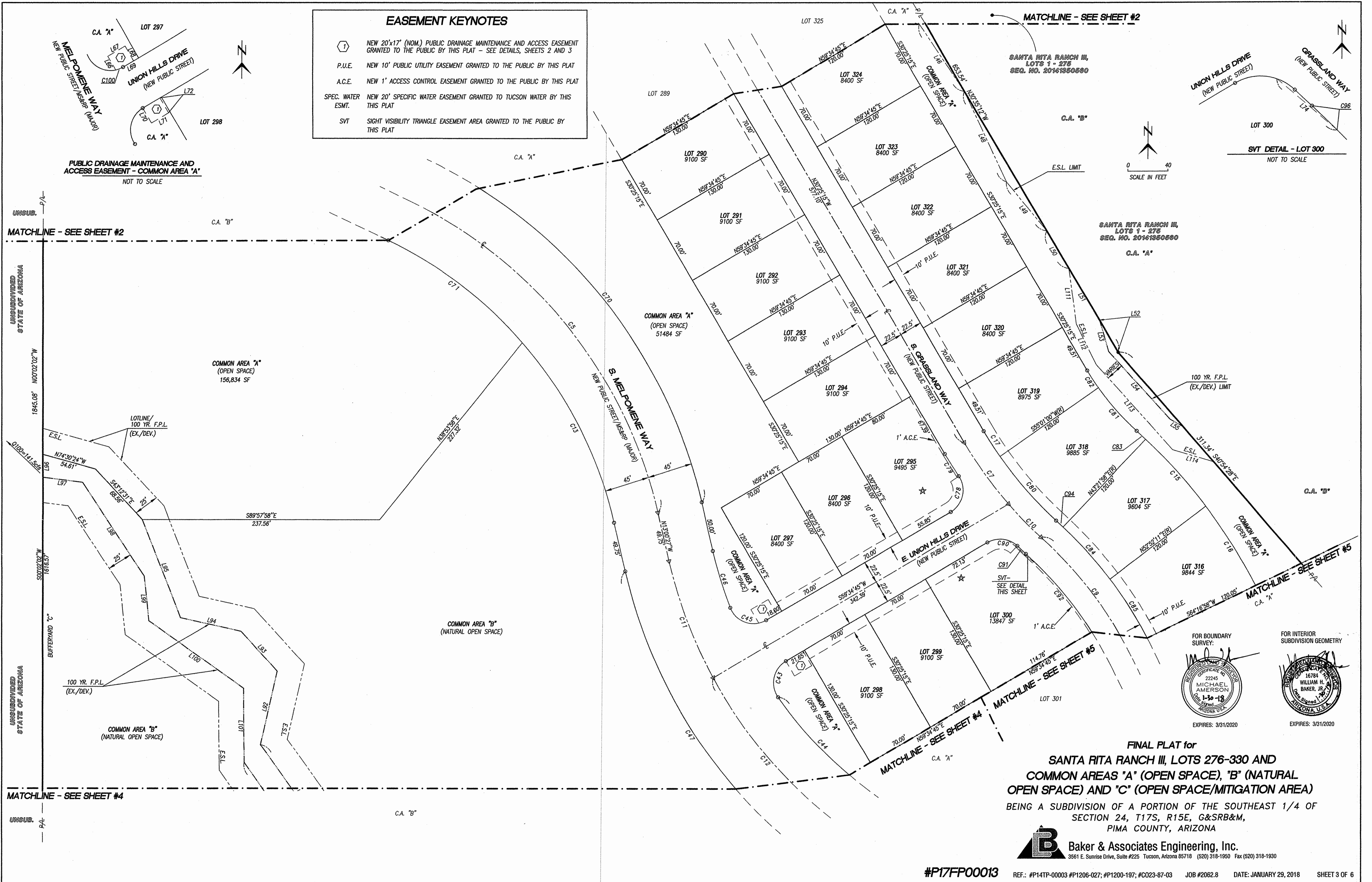
-  NEW 20'x17' (NOM.) PUBLIC DRAINAGE MAINTENANCE AND ACCESS EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT - SEE DETAILS, SHEETS 2 AND 3
- P.U.E. NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- A.C.E. NEW 1' ACCESS CONTROL EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- SPEC. WATER ESMT. NEW 20' SPECIFIC WATER EASEMENT GRANTED TO TUCSON WATER BY THIS PLAT
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT AREA GRANTED TO THE PUBLIC BY THIS PLAT



PUBLIC DRAINAGE MAINTENANCE AND ACCESS EASEMENT - COMMON AREA 'A'
NOT TO SCALE



SVT DETAIL - LOT 300
NOT TO SCALE





MATCHLINE - SEE SHEET #2

MATCHLINE - SEE SHEET #2


MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #4

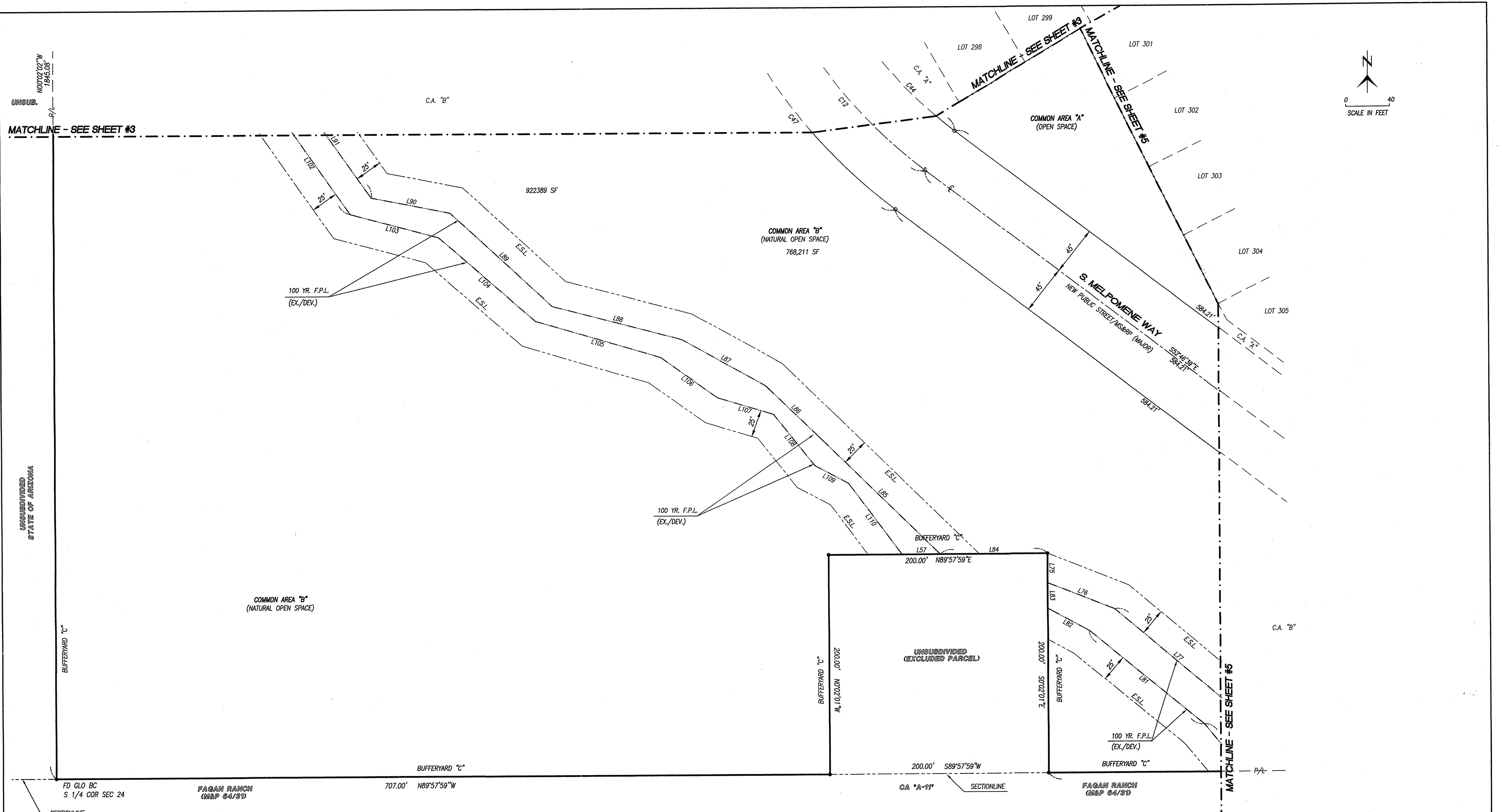
FOR BOUNDARY SURVEY:

 EXPIRES: 3/31/2020

FOR INTERIOR SUBDIVISION GEOMETRY:

 EXPIRES: 3/31/2020

FINAL PLAT for
SANTA RITA RANCH III, LOTS 276-330 AND
COMMON AREAS 'A' (OPEN SPACE), 'B' (NATURAL
OPEN SPACE) AND 'C' (OPEN SPACE/MITIGATION AREA)
 BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF
 SECTION 24, T17S, R15E, G&SRB&M,
 PIMA COUNTY, ARIZONA

 **Baker & Associates Engineering, Inc.**
 3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SEQUENCE #



SEQUENCE #

EASEMENT KEYNOTES

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FOR BOUNDARY SURVEY:

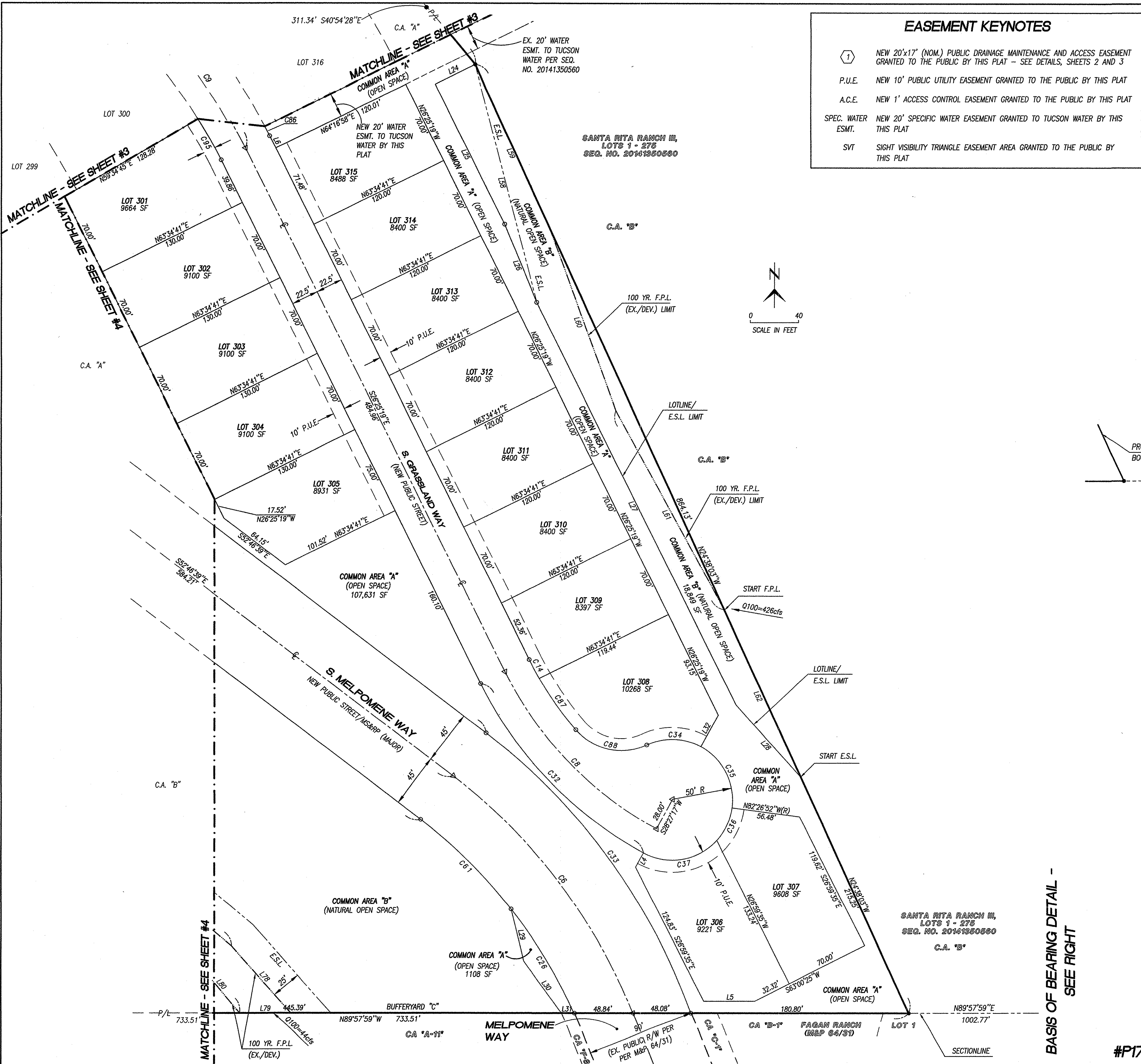
FOR INTERIOR SUBDIVISION GEOMETRY:

FINAL PLAT for
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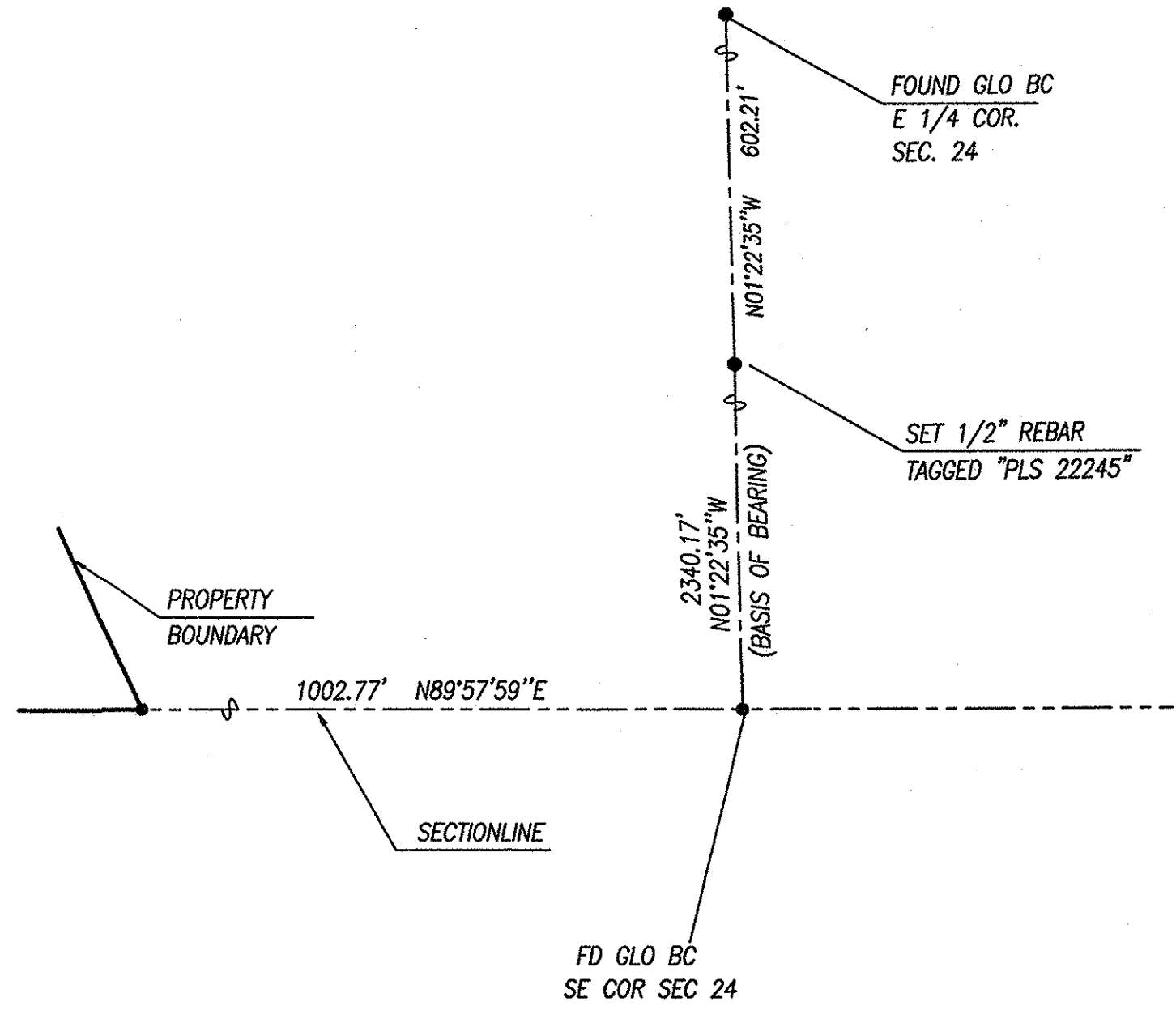
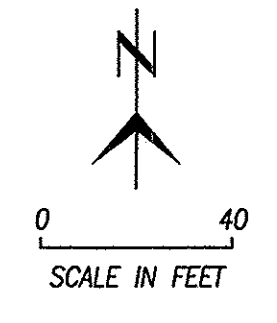
#P17FP00013 REF.: #P14TP-00003 #P1206-027; #P1200-197; #C023-87-03 JOB #2062.8 DATE: JANUARY 29, 2018 SHEET 4 OF 6

SEQUENCE # _____

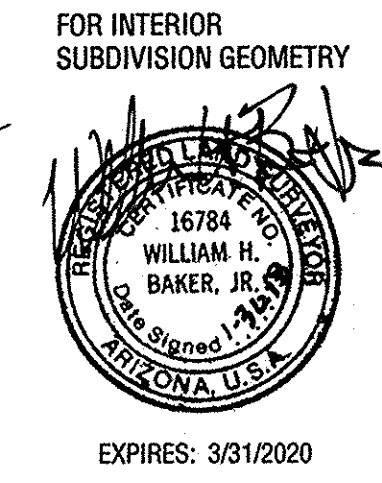


EASEMENT KEYNOTES

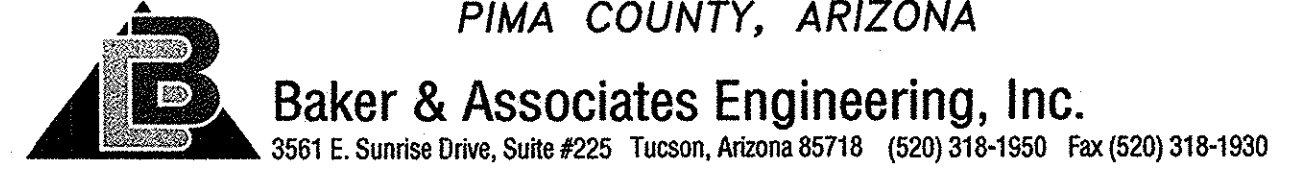
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BASIS OF BEARING DETAIL



**FINAL PLAT for
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SECTION 24, T17S, R15E, G&SRB&M,
PIMA COUNTY, ARIZONA**



SEQUENCE # _____

BASIS OF BEARING DETAIL -
SEE RIGHT

NUMBER	DIRECTION	DISTANCE
L1	S00°02'02"W	48.95'
L2	S64°32'15"E	49.22'
L3	N83°53'24"E(R)	34.19'
L4	N28°27'17"E	13.49'
L5	S89°57'59"W	42.27'
L6	N26°25'19"W	11.12'
L7	S73°23'48"E	23.82'
L8	S44°11'13"E	83.41'
L9	S58°06'37"E	72.72'
L10	N89°43'20"E	59.73'
L11	N80°45'12"E	97.55'
L12	S73°23'48"E	45.31'
L13	S73°23'48"E	287.89'
L14	S73°23'48"E	32.58'
L15	S50°31'03"E	104.04'
L16	S78°31'31"E	19.86'
L17	N48°25'35"W	91.62'
L18	S48°25'35"E	100.21'
L19	S07°54'54"W	30.10'
L20	S36°00'41"E	27.01'
L21	S54°59'06"E	63.76'
L22	N30°35'12"W	76.98'
L23	N48°25'35"W	33.13'
L24	S64°16'58"W	36.73'
L25	S26°25'19"E	129.42'
L26	S22°20'11"E	70.18'
L27	S26°25'19"E	371.95'
L28	S41°53'00"E	80.57'
L29	S13°44'32"E	44.58'
L30	S35°56'44"E	53.40'
L31	N89°57'59"E	10.40'
L32	N28°27'17"E(R)	29.94'
L33	N29°21'23"W	30.87'
L34	S73°23'45"E	62.61'
L35	S73°23'49"E	54.85'
L36	S73°23'49"E	89.24'
L37	S46°19'19"E	88.36'
L38	S84°28'58"E	23.44'
L39	N40°27'01"E	16.78'
L40	N40°27'01"E	22.26'
L41	S49°27'13"E	50.17'
L42	S49°27'13"E	32.10'
L43	N80°45'12"E	76.57'
L44	S16°23'15"E	34.70'
L45	S31°41'20"E	160.64'
L46	S34°28'28"E	79.96'
L47	S77°11'43"E	20.32'
L48	S24°57'29"E	99.97'
L49	S39°29'27"E	63.35'
L50	S30°35'12"E	43.75'
L51	S30°35'12"E	59.89'
L52	S30°35'12"E	36.83'
L53	S16°37'31"E	32.43'
L54	N42°01'59"W	91.48'
L55	S60°00'04"E	14.67'
L56	S73°23'48"E	81.18'
L57	N89°57'59"E	34.89'

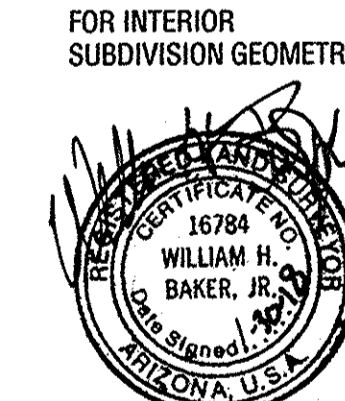
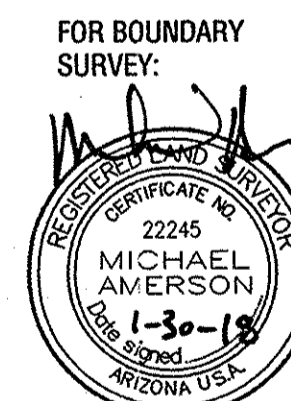
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L58	S14°34'43"E	203.29'
L59	S24°38'03"E	147.91'
L60	S20°01'03"E	161.28'
L61	S28°35'54"E	187.76'
L62	S24°38'03"E	152.91'
L63	S00°02'02"W	17.00'
L64	S89°57'58"E	20.00'
L65	S00°02'02"W	17.00'
L66	N30°25'15"W	15.77'
L67	S59°34'45"W	20.00'
L68	S30°25'15"E	17.00'
L69	S59°34'45"W	12.25'
L70	N30°25'15"W	17.00'
L71	N59°34'45"E	20.00'
L72	N30°25'15"W	17.00'
L73	S81°53'56"E	69.40'
L74	N49°54'38"W	39.47'
L75	S00°02'01"E	26.89'
L76	S68°24'01"E	65.69'
L77	S49°53'14"E	144.47'
L78	S41°25'37"E	74.31'
L79	S89°57'59"W	42.42'
L80	N39°37'31"W	56.52'
L81	N50°42'44"W	135.51'
L82	N61°26'48"W	41.61'
L83	N01°59'49"W	23.78'
L84	S89°57'59"W	97.98'
L85	N45°36'31"W	152.32'
L86	N45°56'01"W	68.91'
L87	N61°09'26"W	87.68'
L88	N75°18'15"W	121.97'
L89	N47°27'25"W	126.25'
L90	N78°55'21"W	73.32'
L91	N35°17'51"W	125.08'
L92	N12°45'02"E	75.08'
L93	N42°22'43"W	53.52'
L94	N77°15'50"W	62.12'
L95	N21°16'42"W	105.54'
L96	S00°02'02"W	22.73'
L97	S82°55'58"E	39.98'
L98	S33°29'22"E	111.92'
L99	S06°11'26"E	45.33'
L100	S54°39'06"E	115.95'
L101	S00°28'44"E	74.07'
L102	S35°00'30"E	120.98'
L103	S75°01'07"E	83.42'
L104	S49°02'59"E	117.01'
L105	S73°40'44"E	119.16'
L106	S54°35'34"E	63.30'
L107	S73°14'53"E	53.22'
L108	S38°28'22"E	60.46'
L109	S62°11'28"E	34.68'
L110	S36°38'23"E	81.10'
L111	S07°19'46"E	55.62'
L112	S26°31'20"E	45.04'
L113	S41°46'50"E	114.58'
L114	S73°09'45"E	42.87'

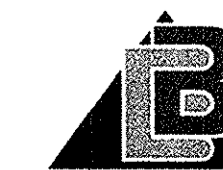
NUMBER	DELTA	RADIUS	LENGTH
C1	12°16'20"	575.00	123.16
C2	47°16'23"	575.00	474.42
C3	82°21'34"	262.50	377.33
C4	64°34'17"	460.00	518.41
C5	51°31'48"	460.00	413.71
C6	31°05'47"	460.00	249.66
C7	10°49'24"	400.00	75.56
C8	35°07'24"	300.00	183.91
C9	21°29'16"	400.00	150.01
C10	06°39'57"	400.00	46.54
C11	15°33'35"	460.00	124.92
C12	24°12'36"	460.00	194.37
C13	28°08'05"	415.00	203.78
C14	03°38'41"	277.50	17.65
C15	09°30'13"	542.50	89.98
C16	09°55'34"	542.50	93.98
C17	04°33'45"	377.50	30.06
C18	06°42'59"	717.50	84.11
C19	06°42'59"	717.50	84.11
C20	03°06'33"	717.50	38.93
C21	36°52'12"	25.00	16.09
C22	08°49'24"	552.50	85.08
C23	08°49'24"	552.50	85.08
C24	08°49'24"	552.50	85.08
C25	06°08'50"	552.50	59.28
C26	13°59'47"	415.00	101.38
C27	15°19'24"	405.00	108.31
C28	14°06'30"	405.00	99.73
C29	14°06'30"	405.00	99.73
C30	14°06'30"	405.00	99.73
C31	02°13'17"	405.00	15.70
C32	35°07'24"	322.50	197.70
C33	33°06'32"	505.00	291.82
C34	53°23'33"	50.00	46.59
C35	69°05'50"	50.00	60.30
C36	34°42'46"	50.00	30.29
C37	76°11'23"	50.00	66.49
C38	53°07'06"	50.00	46.35
C39	93°05'16"	50.00	81.23
C40	65°41'22"	50.00	57.32
C41	67°50'56"	50.00	59.21
C42	39°21'28"	50.00	34.35
C43	94°47'54"	25.00	41.36
C44	17°33'30"	415.00	127.18
C45	99°12'13"	25.00	43.29
C46	08°12'35"	415.00	59.46
C47	39°46'12"	505.00	350.53
C48	04°42'07"	405.00	33.24
C49	06°06'33"	515.00	54.91
C50	100°44'30"	25.00	43.96

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
C51	26°09'27"	240.00	109.57
C52	26°35'49"	240.00	111.41
C53	91°19'53"	25.00	39.85
C54	37°16'08"	50.00	32.52
C55	05°58'15"	285.00	29.70
C56	14°06'30"	285.00	70.18
C57	14°06'30"	285.00	70.18
C58	14°06'30"	285.00	70.18
C59	10°34'07"	285.00	52.57
C60	64°34'17"	415.00	467.70
C61	14°36'42"	415.00	105.83
C62	06°46'32"	422.50	49.96
C63	08°49'24"	422.50	65.06
C64	08°49'24"	422.50	65.06
C65	08°49'24"	422.50	65.06
C66	06°08'50"	422.50	45.33
C67	09°32'43"	552.50	92.04
C68	07°00'57"	552.50	67.65
C69	53°07'48"	25.00	23.18
C70	51°31'48"	505.00	454.18
C71	23°23'43"	415.00	169.45
C72	06°42'59"	717.50	84.11
C73	36°17'14"	597.50	378.42
C74	06°42'59"	597.50	70.04
C75	06°42'59"	597.50	70.04
C76	06°42'59"	597.50	70.04
C77	03°06'33"	597.50	32.42
C78	93°32'15"	25.00	40.81
C79	03°32'15"	422.50	26.09
C80	12°55'35"	377.50	85.17
C81	12°55'35"	257.50	58.09
C82	04°33'45"	257.50	20.50
C83	01°16'33"	542.50	12.08
C84	09°30'13"	422.50	70.08
C85	09°30'13"	422.50	70.08
C86	01°12'16"	422.50	8.88
C87	10°48'60"	277.50	52.39
C88	74°03'16"	50.00	64.62
C89	90°00'00"	25.00	39.27
C90	74°05'53"	25.00	32.33
C91	01°35'13"	422.50	11.70
C92	15°32'42"	377.50	102.42
C93	64°34'17"	505.00	569.13
C94	01°16'33"	422.50	9.41
C95	05°56'34"	377.50	39.16
C96	02°38'18"	377.50	17.38
C97	02°37'45"	25.00	1.15
C98	01°13'51"	552.50	11.87
C99	01°08'57"	552.50	11.08
C100	18°03'39"	25.00	7.88



FINAL PLAT for
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#P17FP00013

REF.: #P14TP-00003 #P1206-027; #P1200-197; #C023-87-03 JOB #2062.8 DATE: JANUARY 29, 2018 SHEET 6 OF 6