



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 1/05/2021

Title: FINAL PLAT (P20FP00008) WHETSTONES SHADOWS II, LOTS 27-43.

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

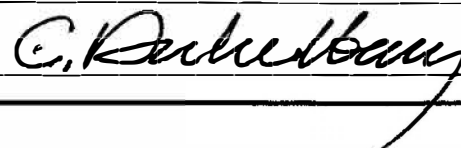
Department Director Signature/Date:

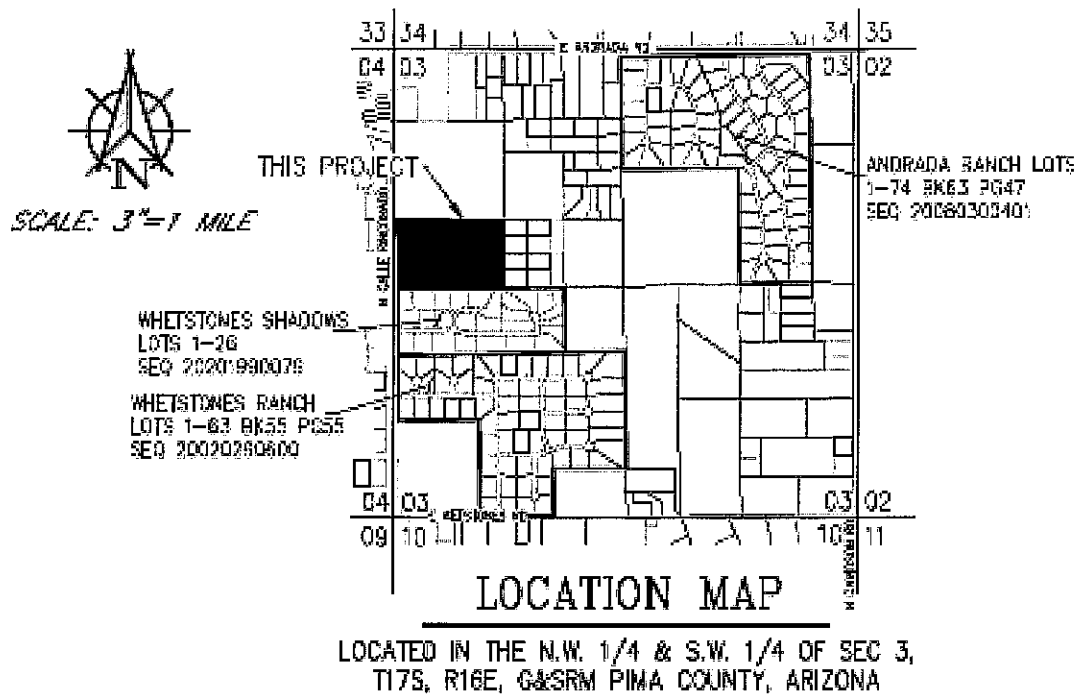
 12/15/2020

Deputy County Administrator Signature/Date:

 12/16/2020

County Administrator Signature/Date:

 12/16/20



P20FP00008

Whetstones Shadows II

Lots 27-43

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P20FP00008

THIS AGREEMENT is made and entered into by and between Four R Development, LC, a Arizona limited liability company, or successors in interest ("Subdivider"), Title Security Agency, LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 202063-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 WHETSTONES SHADOWS II Lots 27-43, inclusive recorded in Sequence number _____ on the _____ day of _____, 2020, 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 _____, 2020, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: Four R Development, LLC, a
Arizona limited liability company

Chairman, Board of Supervisors

By: *Ranel Cox*
Ranel Cox
Its: Manager _____

ATTEST:

TRUSTEE: Title Security Agency, LLC, a
Delaware limited liability company, as Trustee
under Trust No 202063 -S, and not in its
corporate capacity

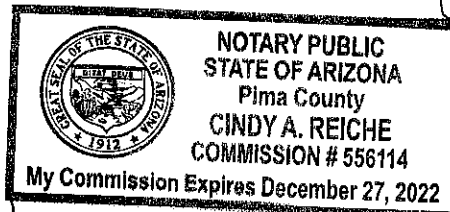
Clerk of the Board

By: *Diane L. Sloane*
Its: Trust officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 22nd day of
September, 2020, by Ranel Cox, as Manager of
Four R Development, LLC, ("Subdivider"),
a Arizona limited liability compan.

My Commission Expires:
12/27/2022

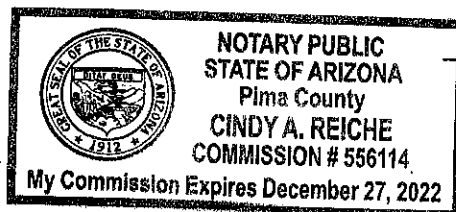


Cindy A. Reiche
Notary Public

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 22nd day of
September, 2020, by Diane L. Sloane, as Trust Officer of
Title Security Agency, LLC ("Trustee"),
a Delaware limited liability company, on behalf of the company, as trustee under trust number
202063-S

My Commission Expires:
12/27/2022



Cindy A. Reiche
Notary Public

FINAL PLAT WHETSTONES SHADOWS II LOTS 27-43

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 19.02± ACRES
2. THE NUMBER OF LOTS IS 17.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.30 MILES
4. TOTAL MILES OF NEW PRIVATE STREETS IS 0.00 MILES
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. TOTAL REGULATED RIPARIAN HABITAT (RRH) ONSITE 4.87 ACRES
7. TOTAL XEROGRAPARIAN (X) ONSITE 2.12 ACRES
8. TOTAL IRA 1/4 UNDERLYING XC ONSITE 2.74 ACRES
9. AMOUNT OF XC DISTURBED ONSITE BY THIS PROJECT: 0.17 ACRES
10. AMOUNT OF IRA XC DISTURBED ONSITE BY THIS PROJECT: 0 ACRES
11. AMOUNT OF RRH DISTURBED OFFSITE BY THIS PROJECT: 0 ACRES
12. A WAIVER OF DETENTION REQUIREMENTS HAS BEEN GRANTED FOR THIS PROJECT BY THE FLOODPLAIN ADMINISTRATOR. THE OWNER HAS PAID A FEE IN-LEU OF PROVIDING STORMWATER DETENTION FACILITIES.
13. NATURAL RESOURCES, PARKS AND RECREATION IN-LEU FEE OF \$36,057.00 SHALL BE PAID AT THE TIME THE SUBDIVISION ASSURANCES ARE RELEASED FOR THE 13TH LOT.
14. THE OWNER HAS PAID A FEE IN-LEU OF PROVIDING ON-SITE RIPARIAN HABITAT MITIGATION FOR DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF ROADWAYS. ADDITIONAL RIPARIAN HABITAT DISTURBANCE FOR LOTS 27-43 WILL REQUIRE INDIVIDUAL MITIGATION PLANS ON A LOT-BY-LOT BASIS.

PERMITTING NOTES

1. ZONING IS CR-1
 2. A SINGLE-LOT NATIVE PLANT PRESERVATION PLAN WILL BE REQUIRED REGARDLESS OF THE AMOUNT OF GRADING FOR LOTS 27-43
- BASIS OF BEARINGS**
N00°11'01"W, ACCORDING TO AN UNRECORDED SURVEY BY POLARIS LAID SURVEY ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3 BETWEEN THE MONUMENTS AS SHOWN.

DEDICATIONS

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

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSIONS, 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 REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS AND ROADS.

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

WE HEREBY GRANT AND CONVEY TO PIMA COUNTY ALL PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF DRAINAGE FACILITIES, DETENTION BASINS, CHANNELS OR OTHER NECESSARY DRAINAGE INFRASTRUCTURE.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 202063-S, AS TRUSTEE ONLY AND NOT OTHERWISE.

BY: [Signature] 12/4/20
TRUST OFFICER, DIANE L. SLOANE DATE

BENEFICIARY

THE BENEFICIARY OF TITLE SECURITY AGENCY, LLC TRUST NO. 202063-S IS:

FOUR R DEVELOPMENT, LLC
ATTN: DANIEL OOK
10510 E ESCALANTE RD
TUCSON, AZ 85730

STATE OF ARIZONA }
COUNTY OF PIMA } SS

ON THIS 4th DAY OF DECEMBER, 2020 BEFORE ME, PERSONALLY APPEARED DIANE L. SLOANE WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICER FOR TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST NO. 202063-S, AS TRUSTEE ONLY AND NOT OTHERWISE, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES 5/25/2021
NOTARY PUBLIC [Signature]

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A 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.

GREGORY W. BAUER
SURVEYOR

35111
RLS NUMBER

CERTIFICATION OF ENGINEERING

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



JAMES B. MCARTHUR, P.E.
ENGINEER

22628
REGISTRATION NUMBER

RECORDING

STATE OF ARIZONA

COUNTY OF PIMA } SS

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF James B. McArthur, P.E. ON
THIS 4th DAY OF DECEMBER, 2020 IN SEQUENCE NO.
PIMA COUNTY RECORDS.

COUNTY RECORDER

DATE

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 202063-S FROM TITLE SECURITY AGENCY LLC AS RECORDED SEQUENCE NO. HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY:

CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

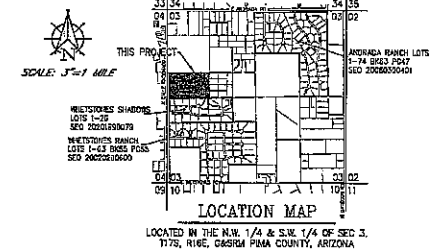
DATE

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 , 20 .

CLERK, BOARD OF SUPERVISORS

DATE



LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY/ROW LINE
- EASEMENT LINE
- CENTERLINE
- 100-YR FLOODPLAIN LIMITS
- CHS EROSION HAZARD SETBACK
- HAPPED IRA-C RIPARIAN HABITAT LIMITS
- HAPPED XEROGRAPARIAN-C LIMITS
- SURVEYOR FOUND MONUMENT AS NOTED
- BRASS CAP SURVEY MONUMENT PER PLO TO 103 TO BE SET BY AZ REGISTERED LAND SURVEYOR
- 1/2" REBAR CORNER MONUMENT TO BE SET BY AZ REGISTERED LAND SURVEYOR
- MEASURED DIMENSION OR CALCULATED DERIVATIVE THEREOF
- RADIAL LINE
- PUBLIC UTILITY EASEMENT
- PLAT SHEET INDICATOR
- FLOW DIRECTION
- ACCESS LOCATION FOR CORNER LOT

REF. NO: P20TP00005

**Dynamic
Civil Designs, LLC**
10000 N. 10TH AVENUE, SUITE 100
TUCSON, ARIZONA 85745
TEL: 520-298-1111 FAX: 520-298-1112
WWW.DYNAMICCIVILDIGNS.COM

FINAL PLAT
WHETSTONES SHADOWS II
LOTS 27-43
LOCATED IN THE N.W. 1/4 & S.W. 1/4 OF SEC. 3, T17S, R16E,
GADSDEN PIMA COUNTY, ARIZONA

CASE NO: P20FP000008

JOB NO. 022003 SCALE HORIZ: N/A
DATE: NOVEMBER, 2020 SCALE VERT: N/A

SHEET 1 OF 4

SEQ #



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

LINE TABLE (BOUNDARY)

LINE	LENGTH	BEARING
L1	30.02(W)	S00°09'00"W

LINE TABLE (FLOODPLAIN)

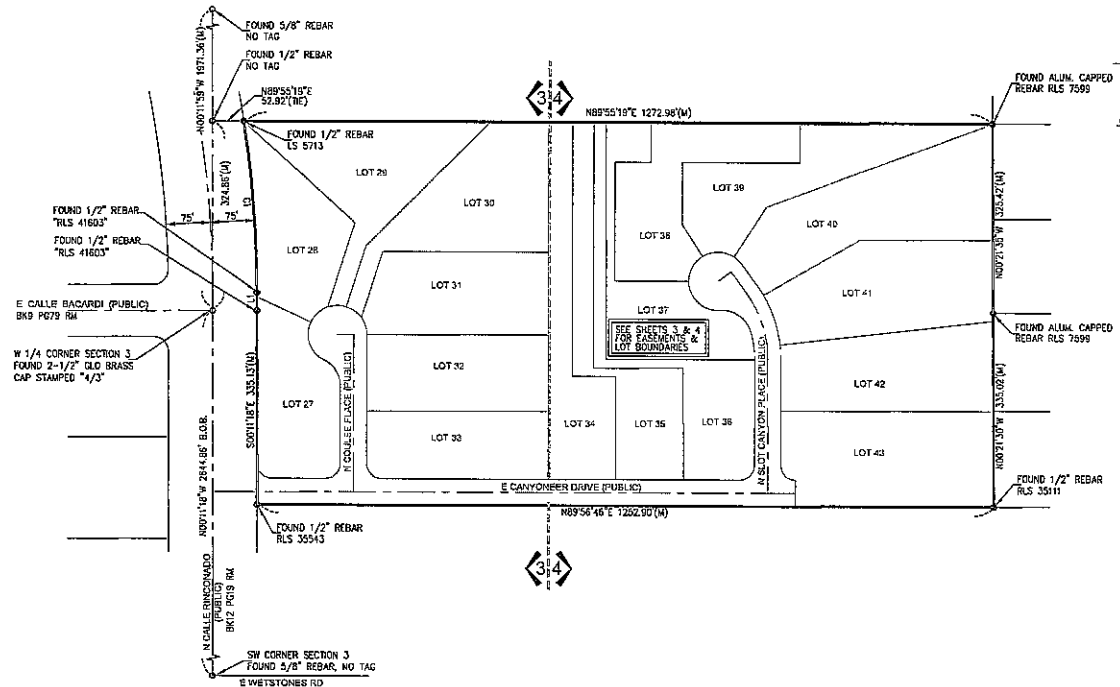
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
F1	45.71	N15°30'04"E	F36	25.10	S04°09'08"E	F71	2.79	N85°47'33"W
F2	42.02	N15°30'04"E	F37	58.34	S12°57'47"W	F72	11.57	S72°05'07"E
F3	54.11	N04°28'03"E	F38	15.50	S12°57'47"W	F73	13.90	S02°39'04"E
F4	78.85	N14°35'42"E	F39	47.30	S00°14'44"E	F74	25.13	S43°08'16"E
F5	45.05	N14°55'42"E	F40	73.45	S18°48'11"E	F75	35.59	S18°53'02"E
F6	79.89	N00°06'11"W	F41	56.05	S18°48'11"E	F76	10.25	S09°30'06"W
F7	9.38	N22°47'05"E	F42	28.88	S34°18'48"E	F77	22.20	S45°59'15"E
F8	13.10	N00°00'00"E	F43	45.08	S26°23'42"W	F78	18.61	S22°27'13"E
F9	27.31	N05°00'18"E	F44	11.09	S26°23'42"W	F79	11.81	S33°35'44"E
F10	24.78	N25°30'54"E	F45	35.35	S15°16'38"E	F80	24.24	S23°51'09"E
F11	26.40	N03°16'23"W	F46	109.58	N10°16'39"W	F81	26.91	S01°50'34"E
F12	24.41	N25°15'02"E	F47	55.02	N27°03'47"W	F82	21.82	S74°21'34"E
F13	32.63	N05°48'56"E	F48	7.28	N06°40'56"E	F83	26.48	S57°35'16"E
F14	5.55	N05°48'56"E	F49	42.25	N06°40'56"E	F84	30.02	S13°58'12"E
F15	44.89	N45°54'52"E	F50	27.04	N20°55'05"E	F85	14.86	S13°58'12"E
F16	42.49	N22°28'11"E	F51	25.04	N08°44'22"W	F86	20.25	S04°58'40"E
F17	15.95	N05°52'53"E	F52	44.78	N00°07'25"W	F87	25.55	S01°20'54"E
F18	22.63	N05°52'53"E	F53	37.71	N27°59'14"E	F88	48.75	S27°24'52"E
F19	14.95	N01°35'48"E	F54	14.21	N23°48'34"W	F89	14.68	S39°18'37"E
F20	41.03	N10°17'38"W	F55	10.02	N22°25'38"W	F90	10.31	S12°56'40"E
F21	15.97	N57°54'43"W	F56	8.68	N07°30'11"E	F91	14.87	S19°44'13"W
F22	30.34	N30°40'10"W	F57	87.25	N23°31'50"W	F92	18.42	S41°25'36"W
F23	28.54	S73°52'10"W	F58	20.44	N03°04'34"E	F93	13.78	S05°38'25"W
F24	20.32	N15°54'08"W	F59	15.75	N05°38'01"W	F94	58.73	S05°50'04"E
F25	32.78	N74°07'58"W	F60	18.58	N32°06'30"W	F95	27.06	S22°23'50"E
F26	3.30	N43°45'09"W	F61	21.45	N68°01'17"W	F96	41.93	S02°31'35"E
F27	75.30	S45°38'02"E	F62	19.20	N74°28'14"W	F97	7.28	S02°31'35"E
F28	42.45	S01°39'02"E	F63	15.47	N55°09'47"W	F98	51.57	S18°44'27"E
F29	43.49	S18°39'41"E	F64	47.25	N25°25'45"W	F99	80.18	S06°47'03"E
F30	38.75	S27°19'43"W	F65	17.48	N26°25'45"W	F100	35.91	S04°52'41"E
F31	21.76	S17°41'27"W	F66	22.01	N50°12'24"W	F101	38.68	S77°13'33"E
F32	37.75	S33°15'40"W	F67	46.60	N26°23'51"W			
F33	12.50	S33°15'40"W	F68	35.65	N50°41'23"W			
F34	26.70	S02°30'41"W	F69	23.21	N74°00'42"W			
F35	23.11	S72°39'48"W	F70	26.50	N80°52'15"W			

LINE TABLE (REPAIR AREAS)

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
R1	54.41	N03°10'15"E	R31	74.88	S12°46'30"E
R2	131.48	N00°09'25"W	R32	76.34	N16°30'35"W
R3	125.69	N03°01'42"E	R33	48.61	N08°25'27"W
R4	56.70	N14°37'43"E	R34	37.35	N07°11'39"W
R5	15.32	N14°37'43"E	R35	51.25	N07°11'39"W
R6	78.32	N05°06'09"E	R36	53.40	N01°45'53"E
R7	43.92	N35°45'34"W	R37	53.10	N19°03'26"E
R8	16.00	N35°45'34"W	R38	14.71	N19°03'26"E
R9	49.05	N48°05'35"W	R39	14.17	S88°42'24"E
R10	67.43	N74°32'53"W			
R11	11.48	N74°32'53"W			
R12	55.12	N50°15'09"W			
R13	2.80	N50°15'09"W			
R14	56.65	N15°09'24"W			
R15	62.53	N88°52'37"E			
R16	95.14	N88°52'37"E			
R17	159.93	S33°03'00"E			
R18	186.84	S33°03'00"E			
R19	44.19	S33°03'00"E			
R20	73.02	N03°33'20"E			
R21	92.15	N01°19'10"E			
R22	102.28	N08°05'36"E			
R23	29.22	N32°39'29"E			
R24	18.71	N32°39'29"E			
R25	53.35	N45°22'18"E			
R26	47.76	S20°12'54"E			
R27	25.03	S20°12'54"E			
R28	63.55	S12°24'08"E			
R29	50.37	S17°58'05"E			
R30	95.64	S17°58'05"E			

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA
C1	2,008.62'	295.10'	08°28'50"
C2	25.00'	35.21'	89°51'56"
C3	25.00'	39.27'	90°00'00"
C4	50.00'	55.20'	63°15'23"
C5	50.00'	77.28'	88°33'08"
C6	50.00'	36.67'	45°27'28"
C7	50.00'	32.18'	36°52'12"
C8	50.00'	32.18'	36°52'12"
C9	50.00'	30.99'	36°39'23"
C10	25.00'	39.27'	90°00'00"
C11	25.00'	39.27'	90°00'00"
C12	177.50'	50.42'	16°04'40"
C13	50.00'	68.19'	78°08'17"
C14	50.00'	62.30'	94°18'51"
C15	50.00'	50.31'	57°32'26"
C16	50.00'	56.93'	65°14'27"
C17	50.00'	18.38'	21°03'52"
C18	222.50'	23.13'	05°52'22"
C19	222.50'	50.75'	23°22'08"
C20	222.50'	26.07'	06°42'51"
C21	25.00'	39.27'	90°00'00"
C22	200.00'	125.80'	35°02'21"



REF. NO: P20TP00005

Dynamic Civil Designs, LLC

4400 EAST WILLOW STREET, SUITE 100
PHOENIX, ARIZONA 85044

FINAL PLAT
WHETSTONES SHADOWS II
LOTS 27-43
LOCATED IN THE NW 1/4 & SW 1/4 OF SEC 2, T17S, R16E,
GASPAR, PIMA COUNTY, ARIZONA

CASE NO: P20FP00008

JOB NO. 020003 SCALE HORIZ: 1"=100'

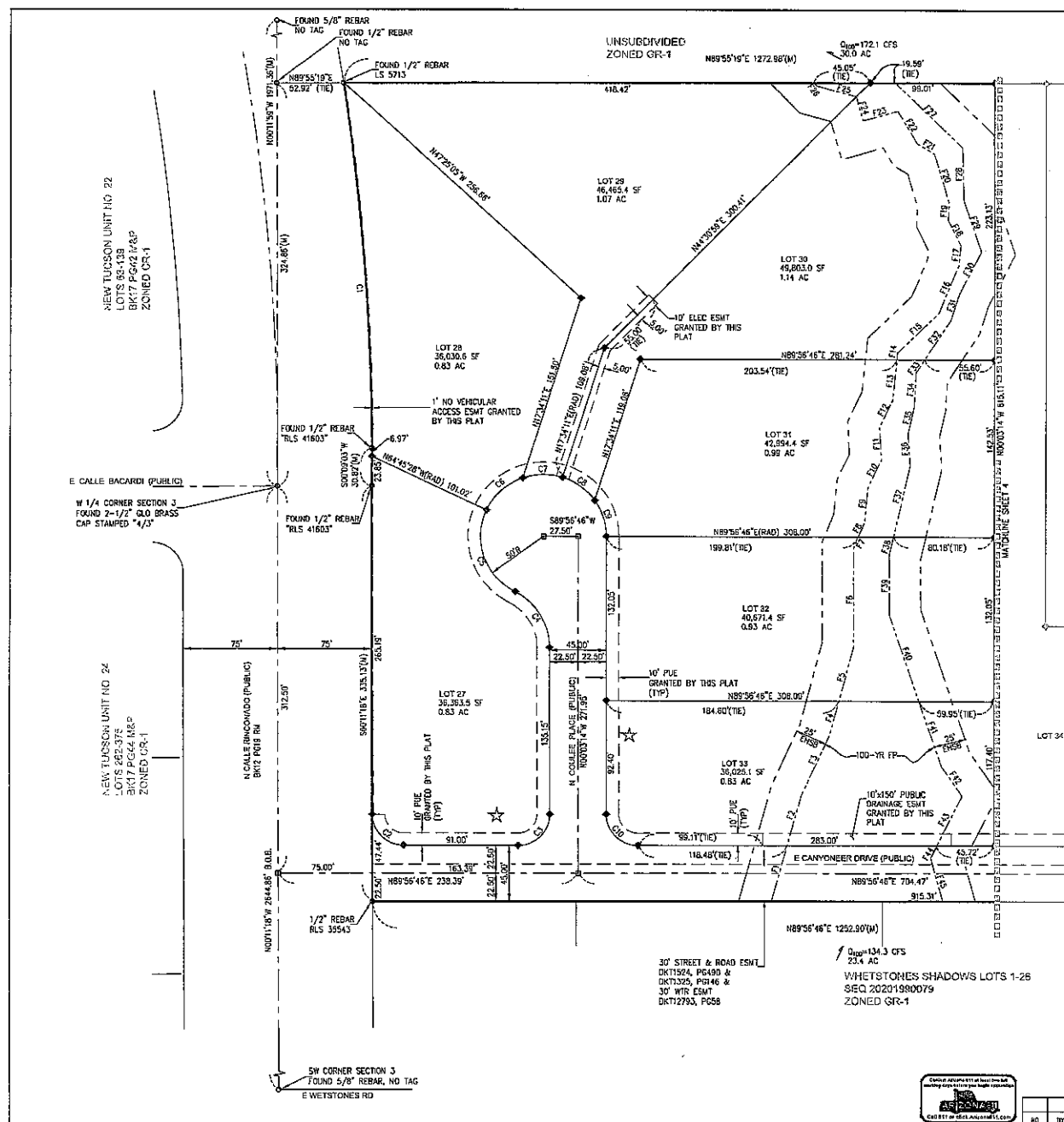
DATE: NOVEMBER, 2020 SCALE VERT: N/A

SHEET 2 OF 4



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

SEQ #



REF. NO: P20TP00005

Dynamic Civil Designs LLC

4400 S. RIVINGTON AVE. SUITE 100, GASTRO, ARIZONA 85640

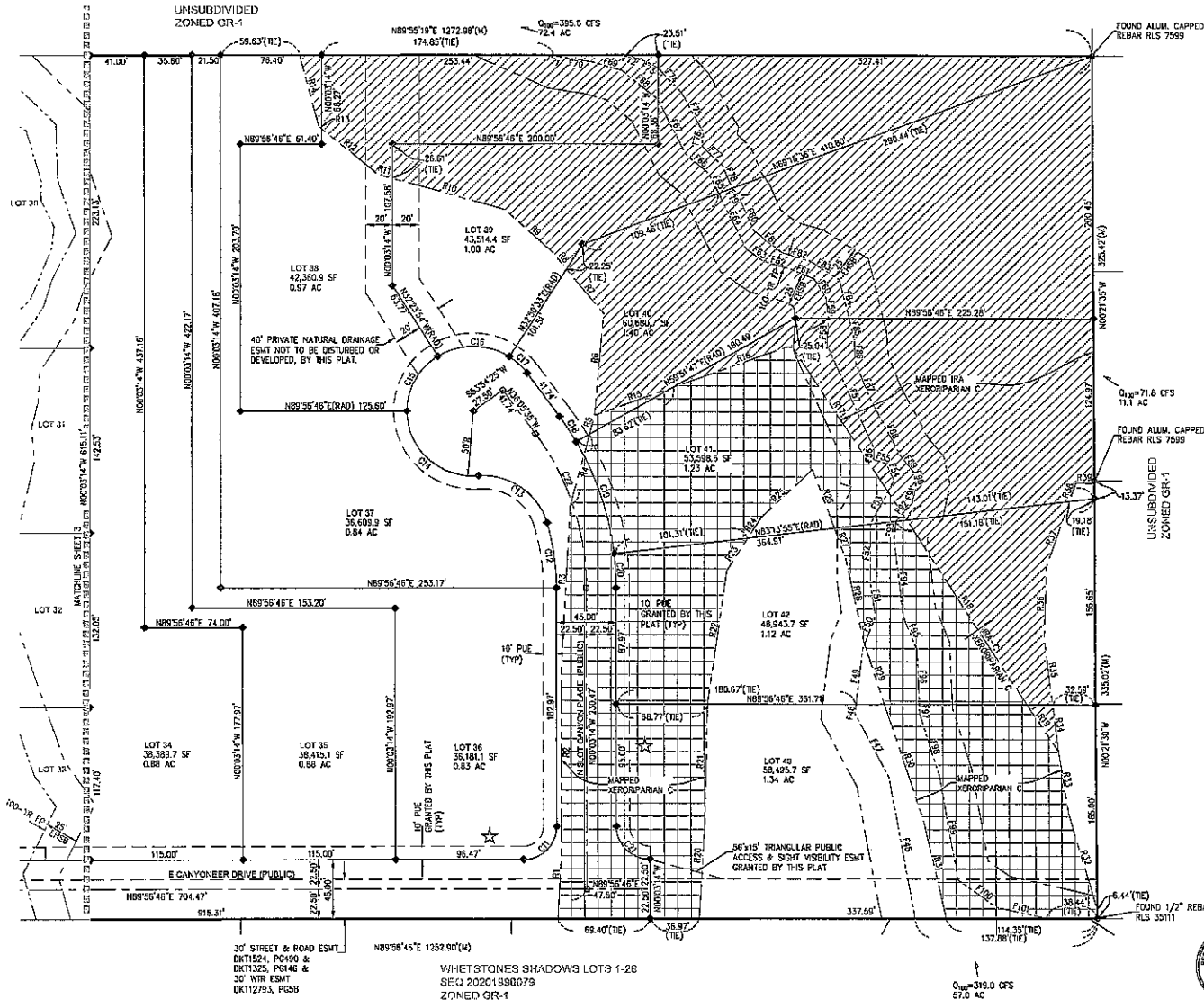
FINAL PLAT
WHETSTONES SHADOWS II
LOTS 27-34
 LOCATED BY THE N.W. 1/4 & S.W. 1/4 OF SEC. 3, T17S, R16E,
 GASTRO, PIMA COUNTY, ARIZONA

CASE NO.	P20FP00008
JOB NO. D20003	SCALE HORIZ. 1"=40'
DATE: NOVEMBER, 2020	SCALE VERT. N/A
SHEET 3 OF 4	



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

SEQ #



REF. NO: P20TP00005
Dynamic Civil Designs LLC
 400 N. GILBERT AVENUE, SUITE 100
 GILBERT, ARIZONA 85133

FINAL PLAT
WHETSTONES SHADOWS II
LOTS 27-43
 LOCATED IN THE NW, 1/4 & S.W. 1/4 OF SEC 3, T17S, R19E,
 GILBERT, PIMA COUNTY, ARIZONA

CASE NO: **P20FP00008**
 JOB NO. D20003
 DATE: NOVEMBER, 2020
 SCALE HORIZ: 1"=40'
 SCALE VERT: N/A
 SHEET 4 OF 4



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

SEQ #