



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 2/20/2024

*= Mandatory, information must be provided

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

***Title:**

FINAL PLAT (P23FP00005) WILDFLOWER RESERVE LOTS 1-91 AND COMMON AREA "A" (OPEN SPACE, PRIVATE DRAINAGE & UTILITIES)

***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: _____

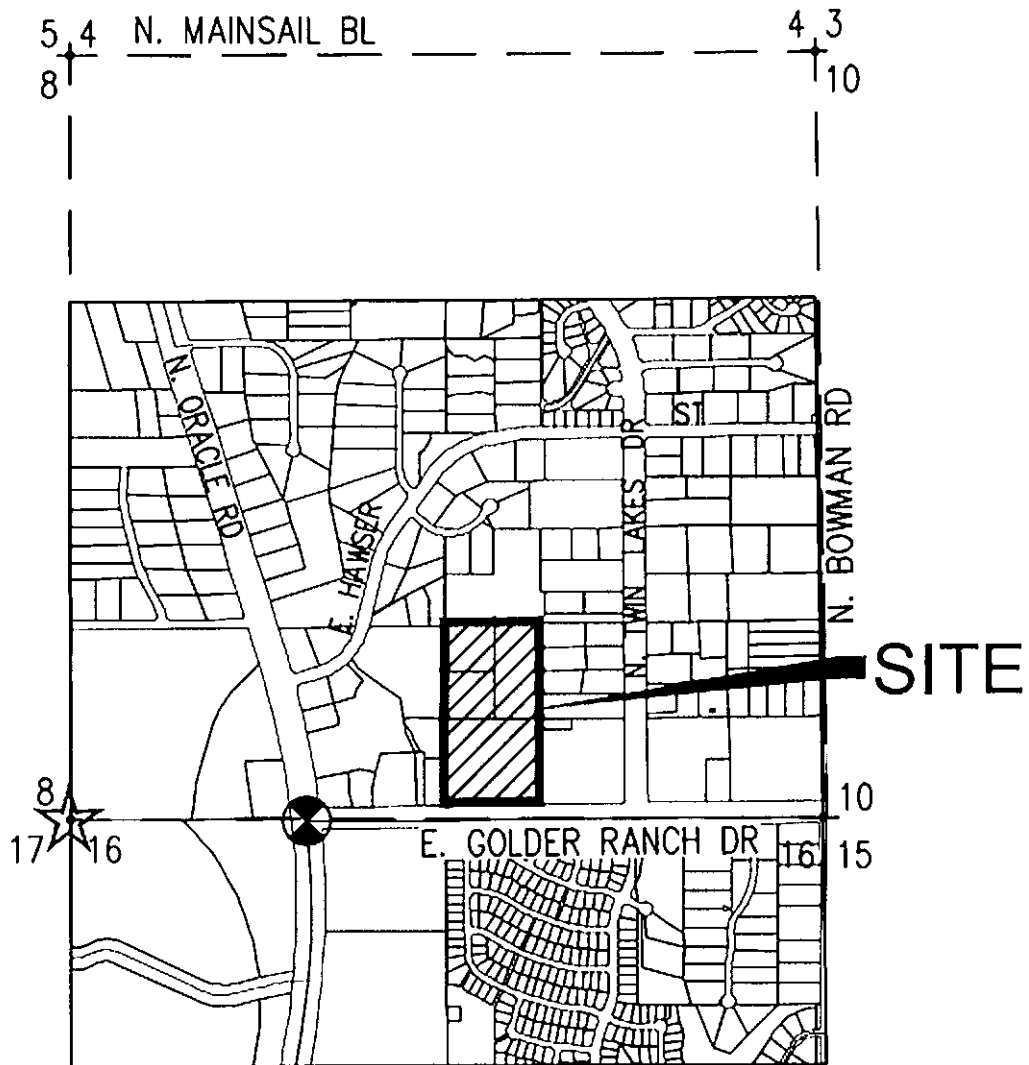
Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____



LOCATION MAP

BEING A PORTION OF SE 1/4 OF SECTION 9, TOWNSHIP-11-SOUTH,
RANGE-14-EAST, G.&S.R.M., PIMA COUNTY, ARIZONA

3"=1 MILE

P23FP00005

WILDFLOWER RESERVE

LOTS 1-91, BLOCK 1 AND COMMON AREA "A"

[illegible]

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO 201666, FROM THE SECURITY AGENCY, I.E.,
AS REQUIRED IN SUBDIVISION NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS
AS REQUIRED BY THE PINA COUNTY ZONING CODE, CHAPTER 18-69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

CLARK, EDWARD D. SUPERVISOR
PIMA COUNTY, ARIZONA

CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PAGE WAS APPROVED BY THE BOARD OF SUPERVISORS OF YAVAPAI COUNTY, ARIZONA, ON THIS _____ DAY OF _____.

CLARK, William G. 5.15.1950-508

* HEREBY CERTIFY THAT THE EXTERIOR BOUNDARY OF THIS PLAT IS BASED ON A BOUNDARY RECONSTRUCTION SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN AND DESCRIBED HEREIN AS GUARDING THE EXTERIOR BOUNDARY OF THIS PLAT HAVE BEEN VERIFIED AS EXISTING MONUMENTS ON JUNE 15, 2021.

-EDITH J. STURGEON U.S. NO. 12537

WE HEREBY CERTIFY THAT THIS PLAN WAS APPROVED UNDER MY DIRECTION AND THAT ALL INTERIM CLOSURES AND EASEMENTS WERE REVIEWED AND SHOWN THEREBY TO BE NECESSARY.

DOI: 10.1002/for

* PLEASE REMEMBER THAT THE 100-YEAR FLOOD PANEL LIMITS AND FLOOD EMISSION
-SCHEDULES SHOWN ON THE PLAT WERE PREPARED BY ME OR UNDER MY
-SUPERVISION.

[illegible]

WE, THE UNDERSIGNED, IN TRUST, HEREBY WARRANT THAT WE ARE AND WE ONLY TRULY SHOWING ANY TRUE INTERESTS IN THE LANDS SHOWN ON THIS MAP AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED DO HEREBY OFFER TO WAIVER PLAIN COUNTY AND PLAIN COUNTY FLOOD CONTROL DISTRICTS, THEIR SUCCESSORS, ASSIGNS, PARTNERS, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGE'S CAUSED TO THE USE OF THE PROPERTY IN THIS MAP AND IN THE FUTURE BY REASON OF FLOODING, LEACHING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, BELOW OR NATURAL.

WE, HEREBY EJECT AND CONSENT TO PLAIN COUNTY ALL RIGHTS OF WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC SMELLS, PASSES, PRAIRIES, AND ALLEYS.

WE, HEREBY DONATE AND CONSENT TO PLAIN COUNTY ALL RIGHTS HEREON TO JACK LEE, OR WATER COMPANY.

WE, HEREBY GRANT TO PINA COUNTY AND TO ALL 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 PLAN.

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 UTILITY COMPANIES FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SERVICES.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATED OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE NUMBER _____ IN THE OFFICE OF THE PINA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND UNIFORM TAXES AND UTILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE DRAINAGEWAYS, PRIVATE SEWERS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

PIF SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2006B-1 AND NOT IN ITS CORPORATE CAPACITY

BY _____
JULIA GRIGER

BENEFICIARY OF TRUST
 48 HOME TRUST, INC. AN ARIZONA CORPORATION
 3601 L. SUNDOWN BLVD., SUITE 101
 TUCSON, AZ 85716

STATE OF ARIZONA)
) ss
PIMA COUNTY)

ON THIS _____ DAY OF _____, _____, BEFORE ME PERSONALLY APPEARED _____, WHO
ACKNOWLEDGED TO BE THE TRUST OFFICER OF TITLE SECURITY AGENCY, LLC AND BEING AUTHORIZED SO TO DO, EXECUTE
THE FOREGOING INSTRUMENT FOR THE PURPOSE HEREIN.

NOUVEAU TITRE

STATE OF ARIZONA } NO. _____
COUNTY OF PIMA } SS. REF. _____

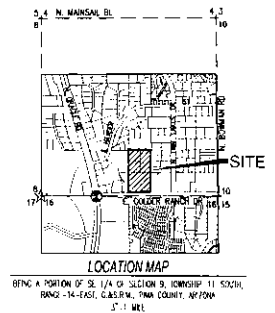
1-45 INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PMS SDC ENGINEERING, INC.,
ON THIS ____ DAY OF _____ IN SEQUENCE NO. _____
PIMA COUNTY RECORDS

By: _____
COUNTY RECORDER

BASE ELEVATION: 3046.66 SURF 388

THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF THE
SOUTHWEST QUARTER OF SECTION 9, T-11-S, R-14-E, AS SHOWN ON RAIL
RANCH NO. 1, BOOK 22, MAP AT PAGE 49.
SAID BEARING BEING N 89°15'2" E.

1. ZONING IS THE TRANSITIONAL.
2. THERE WILL BE NO FURTHER SUBDIVISION OR LOT SHIFTING WITHIN THE WITHIN APPROX. OF THE BOARD OF SUPERVISORS.
3. THIS SUBDIVISION IS LOCATED WITHIN THE GATEWAY OVERLAY ZONE, CMALF, G2 1 AND IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF CHAPTER 18.6A, PIMA COUNTY ZONING CODE.
4. THE SITE CONTAINS REGULATED SOLIDS IN TON AND GRAVEL, AND IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE PHYSICAL DEVELOPMENT OVERLAY ZONE PLU CHAPTER 18.6B, PIMA COUNTY ZONING CODE.



LEGEND	
SYMBOLS	PHOTOGRAPH
○	EXISTING SURVEY MONUMENT AS NOTED
●	MONUMENT COMMON TO THE SET UPON COMPLETION OF CONSTRUCTION AND STAMPED BY AN R.I.S.
■	SURVEY MONUMENT PER P&C SETD. SETD. TO BE SET UPON COMPLETION OF CONSTRUCTION
×	INDICATES CALCULATED POINT, NOTHING FOUND ON SET
★	INDICATES IF ACCESS DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS
	WYPMAN HABITAT LINE
	HOZ LIMITS
	SUBDIVISION BOUNDARY
	FASTENING LINE
	CENTRELINE OF HIGHWAY
	SIGHT VISIBILITY TRIANGLE
	FASTENING NOSE (SEE SHEET 2 FOR FASTENING NOTES)
	CONTINUATION OF LINE OR CURVE DATA SPANNING MULTIPLE SHEETS
	PROJECT SIGNMARK
	SET-ASIDE AREA
DK.	DOCK
(C)	CALCULATED DIMENSION
C1	INDICATES COLUMN NUMBER (SEE TABLE ON SHEET 2)
C.A.	CORNER AREA
CPS	CURVE LEFT PER SECOND
DKT.	DOCKET
FND	FOUND
HOZ1	INDICATES HILLSIDE DRAINAGE ZONE (SEE NUMBER IN TABLE ON SHEET 2)
L2	INDICATES LINE NUMBER (SEE TABLE ON SHEET 2)
(M)	MEASURED DIMENSION
PG.	PAGE
Q100	100-PS FLOW
(R)	RECORD DIMENSION
(RAD)	RADIAL BEARING
R.M.	ROAD MARKS
RH1	INDICATES HYPOMAN HABITAT LINE NUMBER (SEE TABLE ON SHEET 2)
RHW3	INDICATES HIGHWAY-TO-WAY CURVE NUMBER (SEE TABLE ON SHEET 2)
RHL1	INDICATES HIGHWAY-TO-WAY LINE NUMBER (SEE TABLE ON SHEET 2)
SED. NO.	SECTION NUMBER
S.F.	SQUARE FOOTAGE
SVT	INDICATES SIGHT VISIBILITY TRIANGLE

LOTS 1-91, BLOCK 1 AND COMMON AREA "A" (OPEN SPACE, PRIVATE DRAINAGE & UTILITIES)

BEING A PORTION OF SE 1/4 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14-EAST
G&S R#2, PIMA COUNTY, ARIZONA

P23FP00005

REF ID: P212/00028, 005 99 6, 009 07 74

JANUARY 2, 2024 SCALE:
PRESIDIO JOB No. 120029-01-0106 SHEET 1 OF 6

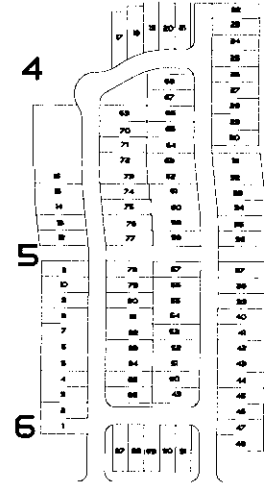
RIGHT-OF-WAY CURVE DATA TABLE (WGS19 15')			
NUMBER	LENGTH	RADIUS	DELTA
RWC1	39.27'	25.00'	90°00'00"
RWC2	23.18'	25.00'	53°07'48"
RWC3	16.09'	25.00'	38°52'12"
RWC4	39.27'	25.00'	90°00'00"
RWC5	29.68'	25.00'	68°01'52"
RWC6	9.59'	25.00'	21°58'08"
RWC7	92.94'	177.50'	30°00'00"
RWC8	118.50'	222.50'	30°00'00"
RWC9	23.62'	222.50'	6°04'53"
RWC10	40.85'	222.50'	10°31'13"
RWC11	43.26'	222.50'	11°08'25"
RWC12	8.77'	222.50'	2°15'29"
RWC13	42.69'	75.00'	32°38'55"
RWC14	3.34'	75.00'	2°33'18"
RWC15	39.35'	75.00'	30°03'39"
RWC16	120.21'	55.00'	125°13'51"
RWC17	26.18'	25.00'	60°00'00"
RWC18	42.69'	75.00'	32°38'55"
RWC19	52.74'	522.50'	5°46'59"
RWC20	30.02'	522.50'	3°17'29"

RIGHT-OF-WAY CURVE DATA TABLE (WGS19 15')			
NUMBER	LENGTH	RADIUS	DELTA
RWC21	22.72'	522.50'	2°29'29"
RWC22	48.19'	477.50'	5°46'59"
RWC23	30.02'	477.50'	3°36'08"
RWC24	16.17'	477.50'	2°10'51"
RWC25	52.74'	522.50'	5°46'59"
RWC26	30.02'	522.50'	3°17'29"
RWC27	22.72'	522.50'	2°29'29"
RWC28	48.19'	477.50'	5°46'59"
RWC29	20.02'	477.50'	2°24'08"
RWC30	16.17'	477.50'	2°10'51"
RWC31	48.19'	477.50'	5°46'59"
RWC32	8.15'	477.50'	0°58'40"
RWC33	40.05'	477.50'	4°48'19"
RWC34	52.74'	522.50'	5°46'59"
RWC35	12.70'	522.50'	1°23'32"
RWC36	40.04'	522.50'	4°23'26"
RWC37	48.19'	477.50'	5°46'59"
RWC38	8.15'	477.50'	0°58'40"
RWC39	40.05'	477.50'	4°48'19"
RWC40	52.74'	522.50'	5°46'59"

RIGHT-OF-WAY CURVE DATA TABLE (WGS19 15')			
NUMBER	LENGTH	RADIUS	DELTA
RWC41	12.70'	522.50'	1°23'32"
RWC42	40.04'	522.50'	4°23'26"
RWC43	39.27'	25.00'	90°00'00"
RWC44	16.09'	25.00'	38°52'12"
RWC45	23.18'	25.00'	53°07'48"
RWC46	39.27'	25.00'	90°00'00"
RWC47	23.18'	25.00'	53°07'48"
RWC48	16.09'	25.00'	38°52'12"
RWC49	39.27'	25.00'	90°00'00"
RWC50	5.03'	25.00'	11°32'13"
RWC51	34.24'	25.00'	78°27'47"
RWC52	39.27'	25.00'	90°00'00"
RWC53	34.24'	25.00'	78°27'47"
RWC54	5.03'	25.00'	11°32'13"
RWC55	39.27'	25.00'	90°00'09"
RWC56	39.27'	25.00'	89°59'51"
RWC57	39.27'	25.00'	90°00'09"
RWC58	39.27'	25.00'	89°59'51"
RWC59	0.81'	55.00'	0°50'47"
RWC60	10.00'	477.50'	1°12'00"

RIGHT-OF-WAY LINE DATA TABLE (WGS19 15')		
NUMBER	BEARING	DISTANCE
RWL1	S 89°44'43" E	25.00'
RWL2	S 89°44'43" E	16.43'
RWL3	N 89°44'43" W	41.43'
RWL4	S 60°15'17" W	33.84'
RWL5	S 60°15'17" W	83.51'
RWL6	S 00°15'17" W	8.46'
RWL7	S 00°15'17" W	10.00'
RWL8	S 05°31'42" E	17.44'
RWL9	S 05°31'42" E	22.00'
RWL10	S 00°15'17" W	10.00'
RWL11	S 00°15'17" W	10.00'
RWL12	S 05°31'42" E	17.44'
RWL13	S 05°31'42" E	22.00'
RWL14	N 05°31'42" W	32.05'
RWL15	N 05°31'42" W	27.48'
RWL16	N 05°31'42" W	32.05'
RWL17	N 05°31'42" W	27.48'
RWL18	N 00°15'17" E	25.00'
RWL19	N 00°15'17" E	25.00'
RWL20	N 89°44'43" W	45.00'

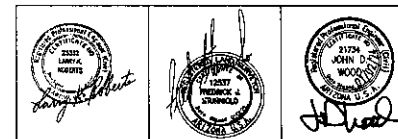
CENTERLINE CURVE DATA TABLE (WGS19 15')			
NUMBER	LENGTH	RADIUS	DELTA
C1	50.47'	500.00'	5°46'59"
C2	50.47'	500.00'	5°46'59"
C3	104.72'	200.00'	30°00'00"
C4	50.47'	500.00'	5°46'59"
C5	50.47'	500.00'	5°46'59"



SITE PLAN SHEET INDEX
15-150

☐ EASEMENT / RIGHT-OF-WAY KEYNOTES

1. 45' RIGHT-OF-WAY DEDICATED BY THIS PLAT.
2. 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT.
3. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
4. 15' ELECTRIC EASEMENT TO TUSON ELECTRIC POWER GRANTED BY THIS PLAT.
5. 15' PUBLIC PUBLIC DRAINAGE AND MAINTENANCE EASEMENT GRANTED BY THIS PLAT.
6. 15' & 15' PUBLIC ELECTRIC EASEMENT TO TUSON ELECTRIC POWER GRANTED BY THIS PLAT.
7. 30' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

**FINAL PLAT FOR
WILDFLOWER RESERVE**
LOTS 1-31, BLOCK 1 AND COMMON AREA "A" (OPEN
SPACE, PRIVATE DRAINAGE & UTILITIES)
BEING A PORTION OF SE 1/4 OF SECTION 9, TOWNSHIP 11-SOUTH, RANGE 14-EAST,
GASPARA, PIMA COUNTY, ARIZONA
P23FP000005

REFERENCE: 771040000, CSD 98 6, DSR 01/24

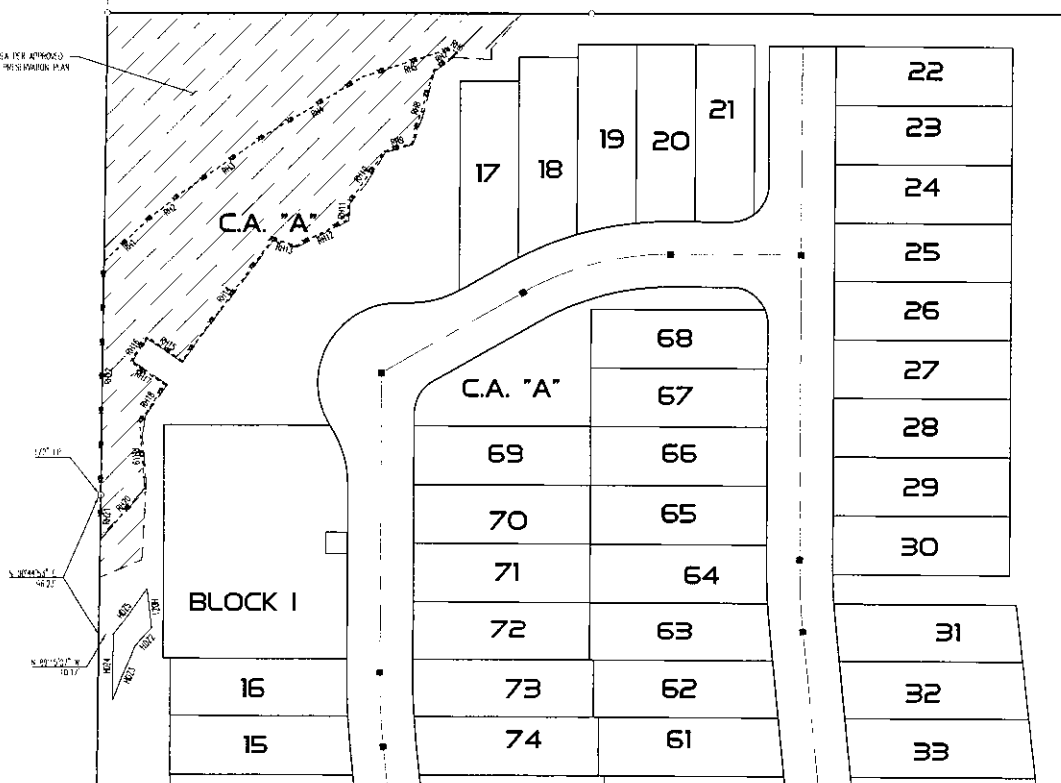
JANUARY 2, 2024
PRESIDIO JOB NO. 120029-01-0106

SCALE:
SHEET 2 OF 6

SEQ. NO.

SEQ. NO.

SET-BACK AREA PER APPROVED
WATER PLANT PRESERVATION PLAN
APRIL 15, 2024



RIPARIAN HABITAT & HDZ DETAIL

1"=40'

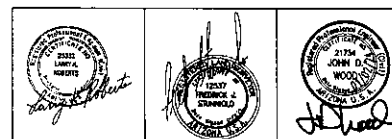
RIPARIAN HABITAT LINE DATA TABLE (METERS [FEET])		
NUMBER	BEARING	DISTANCE
RH1	N 45°47'27" E	42.38'
RH2	N 51°53'53" E	28.56'
RH3	N 55°20'17" E	68.63'
RH4	N 59°16'37" E	77.74'
RH5	N 72°19'29" E	62.36'
RH6	S 59°58'45" E	5.57'
RH7	N 54°34'58" E	20.36'
RH8	N 16°27'08" E	51.78'
RH9	N 74°16'17" E	19.17'
RH10	N 34°41'00" E	42.85'
RH11	N 04°47'52" E	11.33'
RH12	N 62°42'40" E	38.64'
RH13	N 74°47'34" W	17.13'
RH14	S 36°13'42" W	103.40'
RH15	N 55°32'41" W	28.94'
RH16	S 33°33'10" W	20.24'
RH17	S 55°32'41" E	28.59'
RH18	S 34°27'19" W	30.67'
RH19	S 04°10'23" E	45.19'
RH20	S 40°36'19" W	46.56'
RH21	N 00°45'49" E	30.71'
RH22	N 00°45'15" E	159.46'

HDZ LINE DATA TABLE (METERS [FEET])		
NUMBER	BEARING	DISTANCE
HDZ1	S 05°58'06" E	28.21'
HDZ2	N 41°54'25" E	17.32'
HDZ3	N 22°17'06" E	38.73'
HDZ4	S 00°35'17" W	44.29'
HDZ5	S 35°08'10" W	39.73'



Presidio

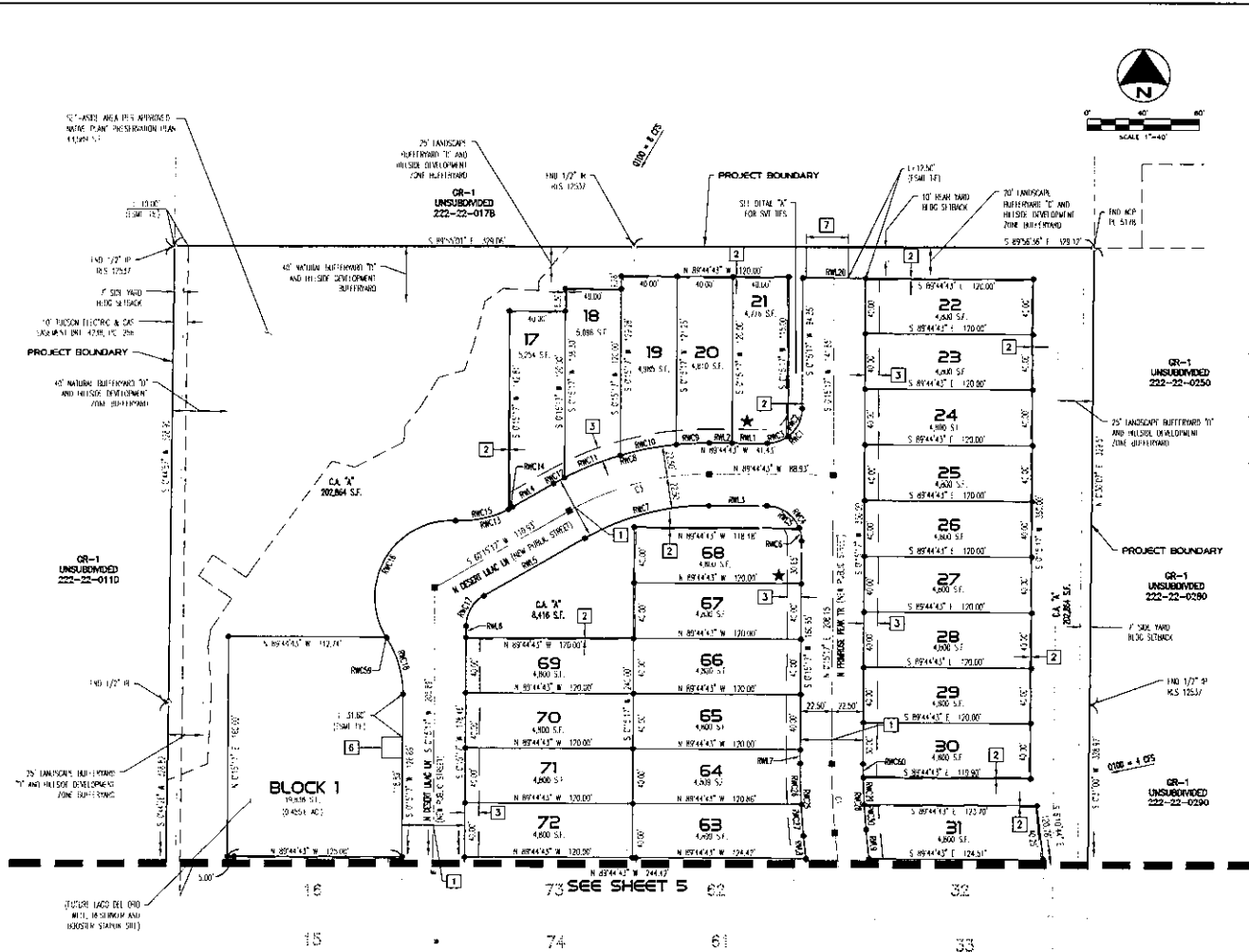
Civil • Land Development • Water Resources
Map is prepared by: JAMES D. WOOD, Surveyor
DATE: MAY 2024 • BY: JAMES D. WOOD
PROJECT: 2024-01-0106



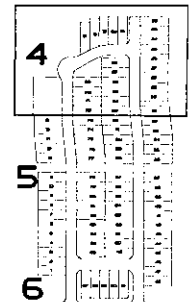
**FINAL PLAT FOR
WILDFLOWER RESERVE**
LOTS 1-31, BLOCK I AND COMMON AREA 'A' (OPEN
SPACE, PRIVATE DRAINAGE & UTILITIES)
BEING A PORTION OF SE 1/4 OF SECTION 8, TOWNSHIP 11-N, RANGE 14-E, EAST
4-65-RM, YUMA COUNTY, ARIZONA
P23FP00005
REFERENCE: P21420004, 039-59-A, 039-59-24
JANUARY 2, 2024
PRESIDIO JOB No. 120029-01-0106
SCALE:
SHEET 3 OF 6

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

SEQ. NO.



- ☐ EASEMENT / RIGHT-OF-WAY KEYNOTES
(SEE MASTER LIST ON SHEET 2)
- 45' RIGHT-OF-WAY INDICATED BY THIS PLAT
 - 1" NO ACCESS EASEMENT GRANTED BY THIS PLAT
 - 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
 - 15' X 15' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
 - 15' X 15' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
 - 15' X 15' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
 - 15' X 15' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT



SITE PLAN SHEET INDEX

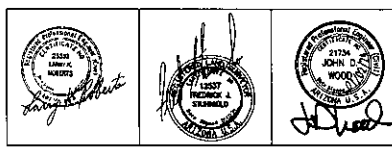
NUMBER	BEARING	DISTANCE
RWL1	S 89°44'43" E	25.00'
RWL2	S 89°44'43" E	16.43'
RWL3	N 89°44'43" W	41.43'
RWL4	S 60°15'17" W	33.94'
RWL5	S 60°15'17" W	83.51'
RWL6	S 00°15'17" W	8.46'
RWL7	S 00°15'17" W	10.00'
RWL8	S 05°31'42" E	17.44'
RWL9	S 05°31'42" E	22.00'
RWL20	N 89°44'43" W	45.00'

NUMBER	LENGTH	RADIUS	DELTA
RWC1	38.27'	25.00'	90°00'00"
RWC2	23.18'	25.00'	53°07'48"
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RWC11	43.26'	222.50'	11°08'25"
RWC12	8.77'	222.50'	2°15'26"
RWC13	42.69'	75.00'	32°36'55"
RWC14	3.34'	75.00'	2°33'16"
RWC15	39.35'	75.00'	30°03'39"
RWC16	120.21'	55.00'	125°13'51"
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RWC23	20.02'	477.50'	2°24'08"
RWC24	18.17'	477.50'	2°10'51"
RWC25	0.81'	55.00'	0°50'47"
RWC26	10.00'	477.50'	1°12'00"

NUMBER	LENGTH	RADIUS	DELTA
C1	50.47'	500.00'	5°48'59"
C3	104.72'	200.00'	30°00'00"

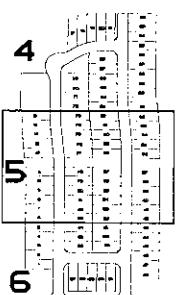
DETAIL "A"

**FINAL PLAT FOR
WILDFLOWER RESERVE**
LOTS 1-31, BLOCK 1 AND COMMON AREA "A" (OPEN
SPACE, PRIVATE DRAINAGE & UTILITIES)
BEING A PORTION OF SE 1/4 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 14 EAST
CASSIA, FANN COUNTY, GEORGIA
P23P00005



EASEMENT / RIGHT-OF-WAY KEYNOTES

1. 45' RIGHT-OF-WAY GRANTOR BY THIS PLAT
2. 1' NO ACCESS EASEMENT GRANTOR BY THIS PLAT
3. 10' PUBLIC UTILITY EASEMENT GRANTOR BY THIS PLAT
4. 15' ELECTRIC EASEMENT TO TUCSON ELECTRIC POWER GRANTOR BY THIS PLAT
5. 15' PUBLIC PUBLIC DRAINAGE AND MAINTENANCE EASEMENT GRANTOR BY THIS PLAT

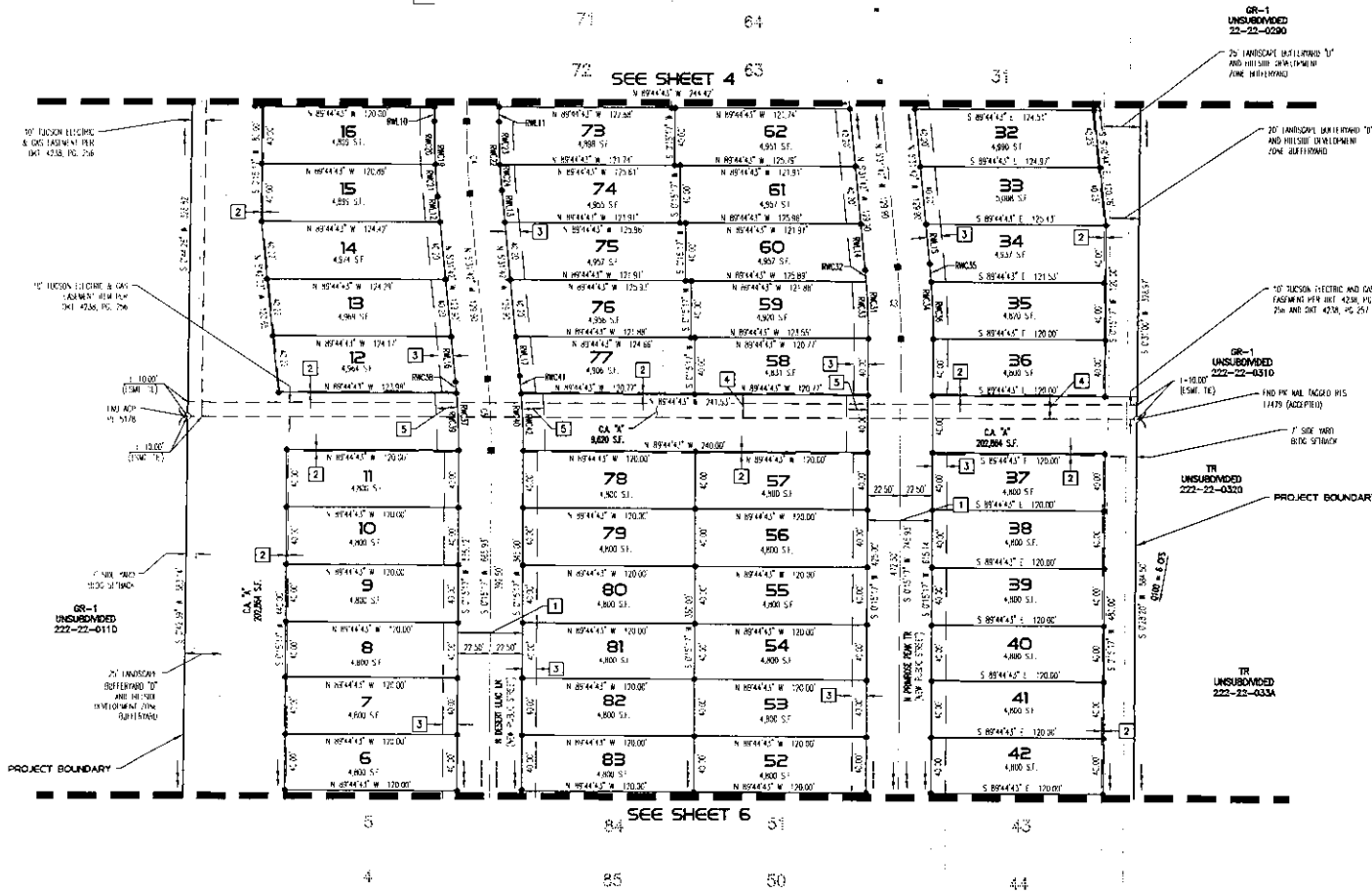


SITE PLAN SHEET INDEX

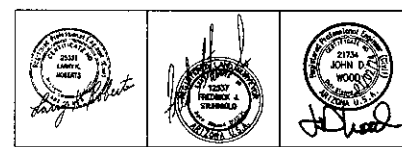
RIGHT-OF-WAY LINE DATA TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	BEARING	DISTANCE	
RWL10	S 00°15'17" W	10.00'	
RWL11	S 00°15'17" W	10.00'	
RWL12	S 05°31'42" E	17.44'	
RWL13	S 05°31'42" E	22.00'	
RWL14	N 05°31'42" W	32.05'	
RWL15	N 05°31'42" W	27.49'	
RWL16	N 05°31'42" W	32.05'	
RWL17	N 05°31'42" W	27.49'	

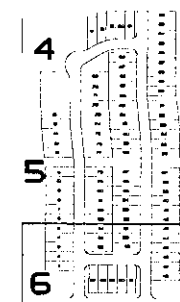
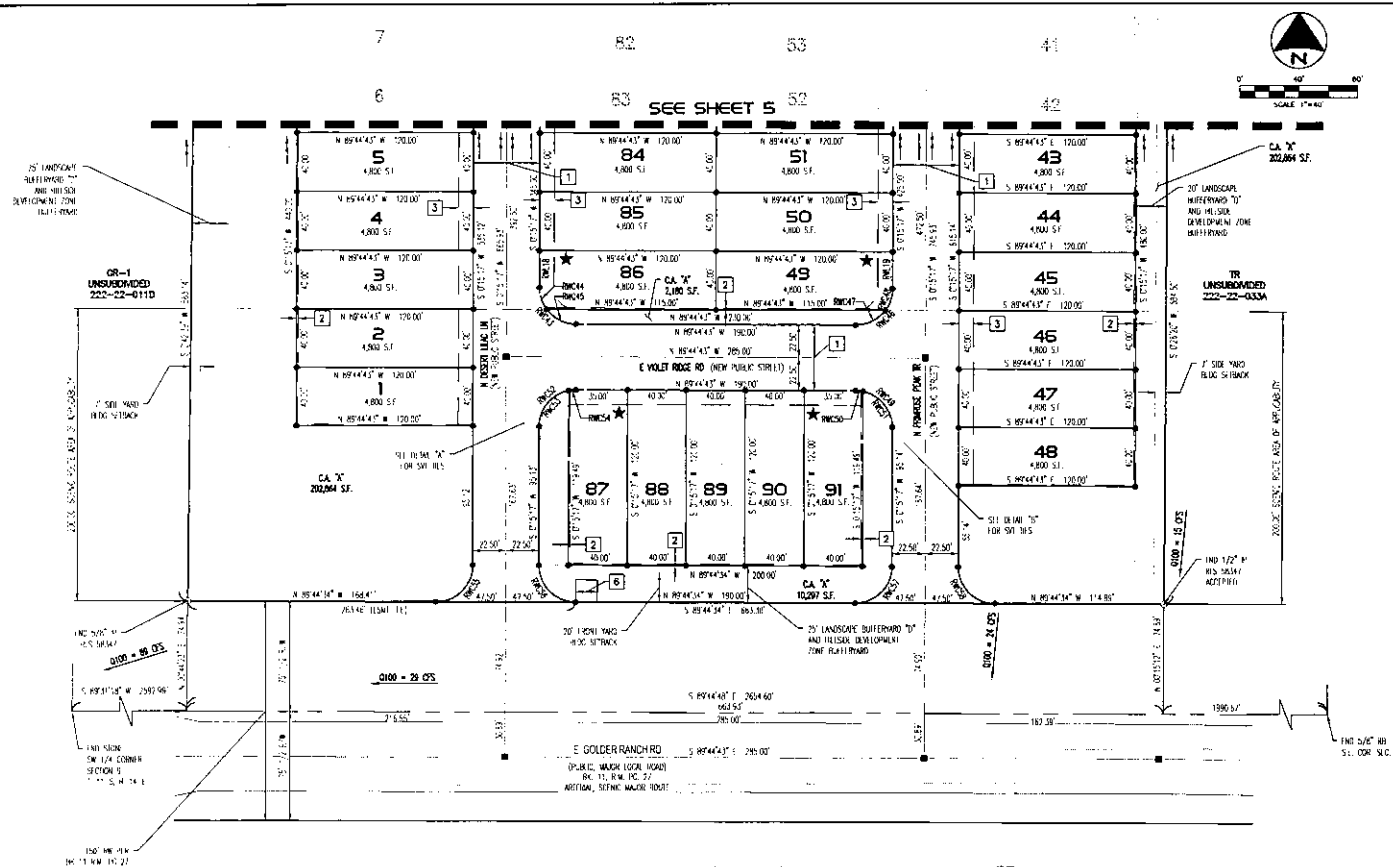
RIGHT-OF-WAY CURVE DATA TABLE (SEE MASTER LIST ON SHEET 2)				
NUMBER	LENGTH	RADIUS	1/4 PI	TA
RWC19	52.74'	522.50'	5'46"59"	
RWC20	30.02'	522.50'	3'7"29"	
RWC21	22.72'	522.50'	2'28"28"	
RWC22	48.19'	477.50'	5'46"59"	
RWC23	30.02'	477.50'	3'36"08"	
RWC24	18.17'	477.50'	2'10"51"	
RWC31	48.19'	477.50'	5'46"59"	
RWC32	8.15'	477.50'	0'58"40"	
RWC33	40.05'	477.50'	4'48"19"	
RWC34	52.74'	522.50'	5'46"59"	
RWC35	12.70'	522.50'	1'23"32"	
RWC36	40.04'	522.50'	4'23"26"	
RWC37	48.19'	477.50'	5'46"59"	
RWC38	8.15'	477.50'	0'58"40"	
RWC39	40.05'	477.50'	4'48"19"	
RWC40	52.74'	522.50'	5'46"59"	
RWC41	12.70'	522.50'	1'23"32"	
RWC42	40.04'	522.50'	4'23"26"	

CENTERLINE CURVE DATA TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	LENGTH	RADIUS	DELTA
C2	50.47'	500.00'	5'46"59"
C4	50.47'	500.00'	5'46"59"
C5	50.47'	500.00'	5'46"59"



**FINAL PLAT FOR
WILDFLOWER RESERVE**
LOTS 1-51 BLOCK 1 AND COMMON AREA "A" (OPEN
SPACE, PRIVATE DRAINAGE & UTILITIES)
HANG A PORTION OF SE 1/4 OF SECTION 9, TOWNSHIP-11-SOUTH, RANGE 14-EAST
GASHWA, MARICOPA COUNTY, ARIZONA
P23FP00005
REFERENCE: P23FP00005, COS-99-4, 128-07-24
JANUARY 2, 2024
PRESIDIO JOB NO. 120029-01-0106
SCALE:
SHEET 5 OF 6




SITE PLAN SHEET INDEX
 1"=250'

RIGHT-OF-WAY LINE DATA TABLE (SEE MAPS LIST ON SHEET 2)		
NUMBER	BEARING	DISTANCE
RWL18	N 00°15'17" E	25.00
RWL18	N 00°15'17" E	25.00

RHS-17-45 WAY CURVE TABLE (SEE WEIR (C) OR BALL ?)			
NUMBER	LENGTH	RADIUS	DELTA
RWC43	39.27'	25.00'	90°00'00"
RWC44	18.06'	25.00'	36°52'13"
RWC45	23.18'	25.00'	53°07'46"
RWC46	39.27'	25.00'	90°00'00"
RWC47	23.18'	25.00'	53°07'46"
RWC48	15.08'	25.00'	36°52'13"
RWC49	39.27'	25.00'	90°00'00"
RWC50	5.03'	25.00'	11°32'13"
RWC51	34.24'	25.00'	78°27'47"
RWC52	39.27'	25.00'	90°00'00"
RWC53	34.24'	25.00'	78°27'47"
RWC54	5.03'	25.00'	11°32'13"
RWC55	39.27'	25.00'	90°00'00"
RWC56	39.27'	25.00'	89°58'59"
RWC57	39.27'	25.00'	90°00'00"
RWC58	39.27'	25.00'	89°58'59"

☐ EASEMENT / RIGHT-OF-WAY KEYNOTES

1. 45' RIGHT OF WAY DEDICATED BY THIS PLAT

FINAL PLAT FOR
WILDFLOWER RESERVE

LOTS 1-9L BLOCK 1 AND COMMON AREA "A" (OPEN SPACE, PRIVATE DRAINAGE & UTILITIES)

BRING A PORTION OF SE 1/4 CH. SECTION 9, TOWNSHIP-11-SOUTH, RANGE-34-EAST
GAS R/W, PIMA COUNTY, ARIZONA

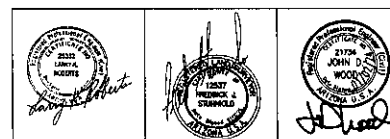
P23FP00005

REFERENCE: P210P/00000A, C09-99-6, EDA-01-2

JANUARY 2, 2024

SCALE:

SHEET 6 OF 6



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET

DETAIL "A"

DETAIL "B"

SEQ. NO.

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P23FP00005**

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 WILDFLOWER RESERVE, Lots 1-91, Block 1 and Common Area "A" (open space, private drainage and utilities) 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

Amy McReynolds
BY: Amy McReynolds
ITS: Division President

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

ATTEST:

Ronda Tatro
BY: Ronda Tatro
ITS: Trust Officer

Clerk of the Board

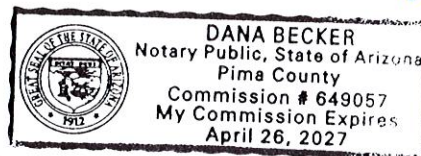
STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 18 day of January, 2024, by Amy McReynolds as Division President of KB Home Tucson, Inc ("Subdivider"), an Arizona corporation, on behalf of the corporation.

Dana Becker
Notary Public

My Commission Expires:

April 26, 2027



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 22nd day of January, 2024, by Ronda Tatro, Trust Officer of Title Security Agency LLC, a Delaware limited liability company ("Trustee"), on behalf of the corporation, as Trustee under trust number 201665-T.

Leas Harlos
Notary Public

My Commission Expires:

8/1/25

