



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: November 7, 2017

Title: Final Plat (P17FP00011) Hardy 30 Lots 1-84 and Common Areas "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & "B" (Natural Open Space)

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

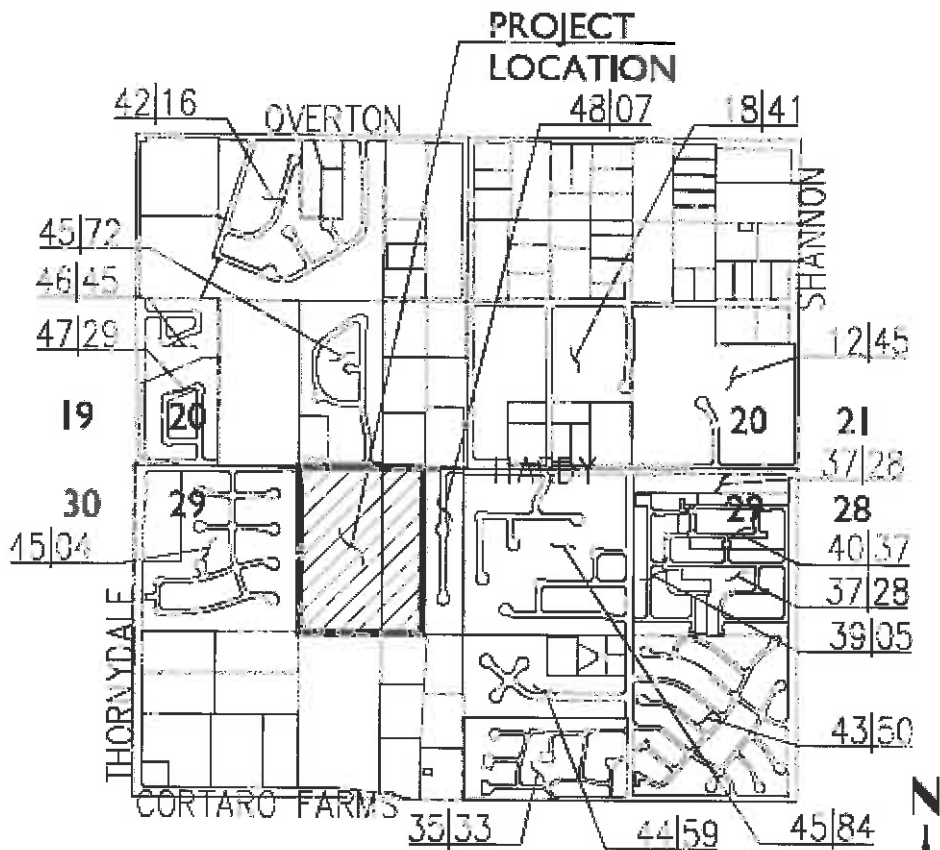
Department: Development Services Telephone: 724-6490

Contact: Mary Wright Telephone: 724-7576

Department Director Signature/Date: *Carol A. Blackwell* Oct. 17, 2017

Deputy County Administrator Signature/Date: *[Signature]* 10/18/17

County Administrator Signature/Date: *[Signature]* 10/20/2017



LOCATION MAP

3" = 1 Mi

A PORTION OF THE NORTHWEST ¼ OF SECTION 29
 TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
 PIMA COUNTY, ARIZONA

Final Plat

P17FP0011

Hardy 30

Lots 1-84 and Common Areas "A" & "B"

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P17FP00011**

THIS AGREEMENT is made and entered into by and between HARDY-THORNYDALE -I, an Arizona partnership and PACIFIC INTERNATIONAL PROPERTIES, L.L.P., an Arizona limited liability partnership or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 10,760; 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 Lots 1 thru 84, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space) of HARDY 30 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:

Hardy-Thornnydale I, an Arizona partnership

Chair, Board of Supervisors

By: [Signature]
Its: Managing Partner

Pacific International Properties, L.L.P,
an Arizona limited liability partnership

ATTEST:

By: [Signature]
Its: Authorized Agent

Clerk of the Board

TRUSTEE:

Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No 10,760, and not in its corporate capacity

By: [Signature]
Its: Trust Officer

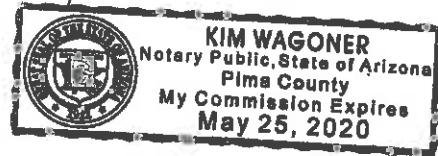
STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 31st day of JANUARY, 2017, by Lawrence C. Leung of Hardy-Thornnydale I and Pacific International Properties, L.L.P. ("**Subdivider**"), on behalf of said partnerships.

My Commission Expires:

May 25, 2020

[Signature]
Notary Public



STATE OF ARIZONA)
County of Pima)

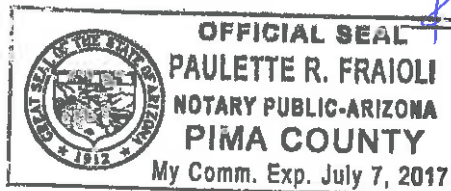
The foregoing instrument was acknowledged before me this 10th day of February, 2017, by Martha L. Hill of Fidelity National National Title Agency, Inc., ("**Trustee**"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 10,760.

My Commission Expires:

7/7/17

Hardy 30 No. 10,760

Assurance Agreement



[Signature]
Notary Public

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 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 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, ROADS, PARKS, AND ALLEYS.

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 SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

COMMON AREAS (AND PRIVATE EASEMENTS), 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 THE 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 UNDER SEQUENCE NUMBER _____ IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRAINAGEWAYS, PRIVATE SEWERS AND PRIVATE EASEMENTS WITHIN THIS SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 10,760 AND NOT IN ITS CORPORATE CAPACITY

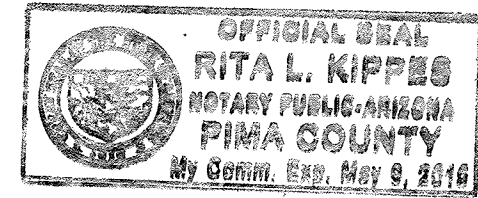
BY Martha L Hill TRUST OFFICER

BENEFICIARY OF TRUST: HARDY-THORNYDALE ASSOCIATES

ACKNOWLEDGEMENTS

STATE OF ARIZONA

COUNTY OF PIMA



ON THIS 31 DAY OF OCTOBER, 2017, BEFORE ME PERSONALLY APPEARED MARTHA L. HILL, WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY, INC., AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

5-9-18 MY COMMISSION EXPIRES:

Jana S. Kippes NOTARY PUBLIC

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST No. 10,760 FROM FIDELITY NATIONAL TITLE AGENCY, INC 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 PIMA COUNTY, ARIZONA

DATE

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 _____ DAY OF _____, 201__.

CLERK, BOARD OF SUPERVISORS

DATE

CERTIFICATIONS

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED MONUMENTS AND MARKERS ARE CORRECTLY DESCRIBED.

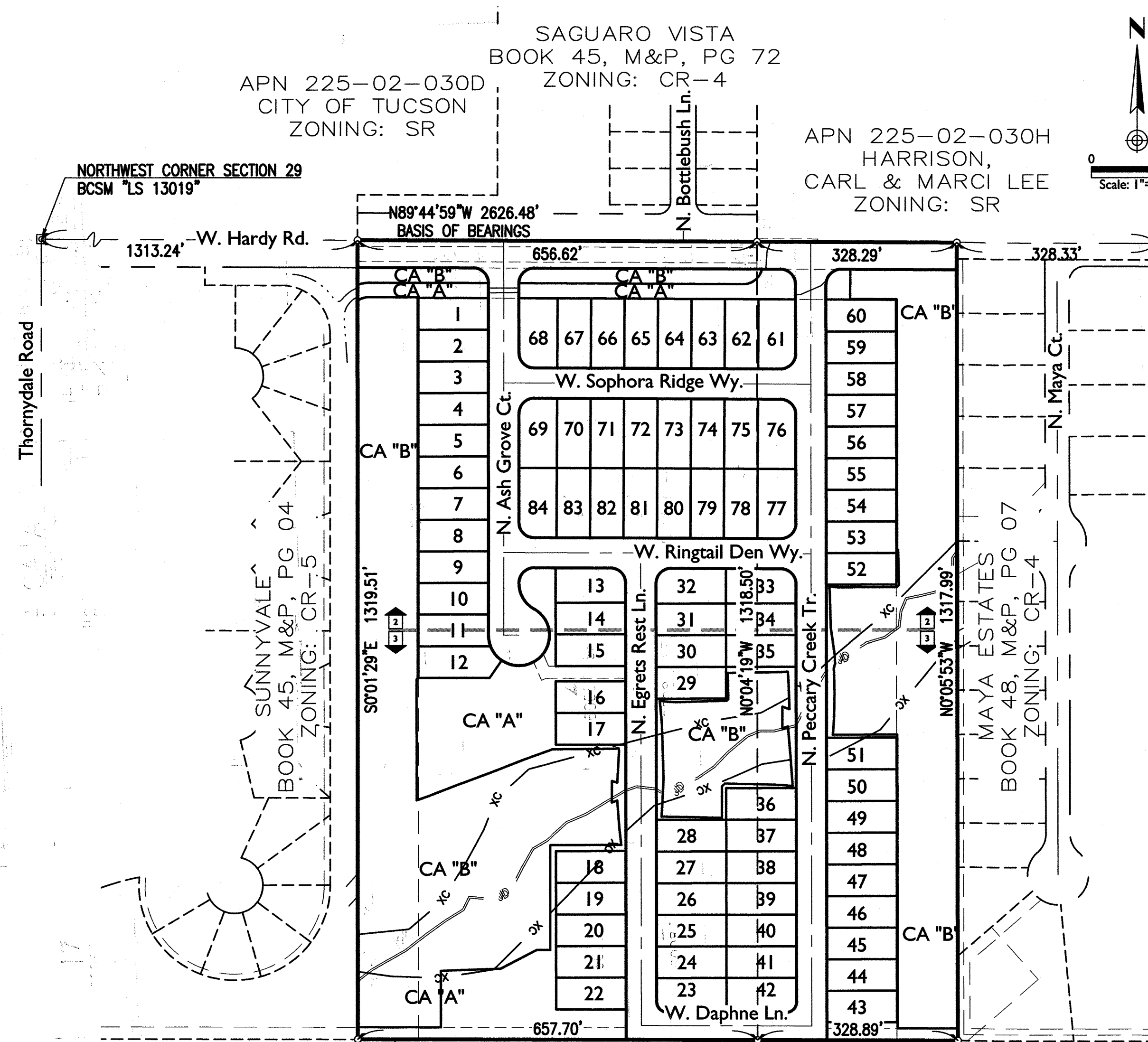
Michael Amerson 10-13-17 DATE
MICHAEL AMERSON RLS 22245

I HEREBY CERTIFY THAT THE 100-YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS WERE REVIEWED AND SHOWN UNDER MY DIRECTION.

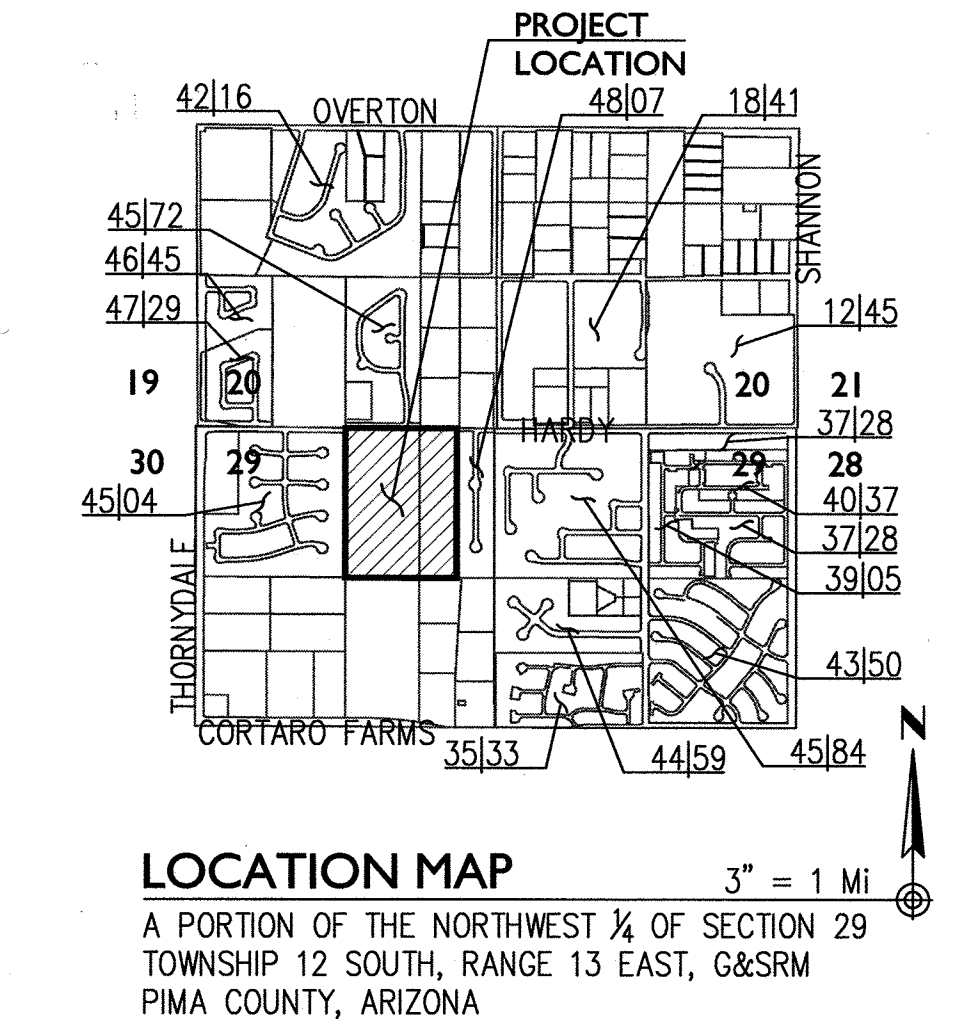
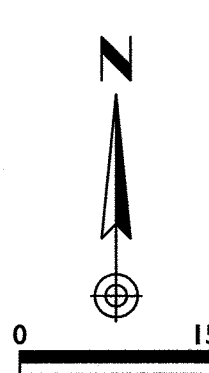
Scott J. Altherr 10-12-17 DATE
SCOTT J. ALTHERR CMG DRAINAGE ENGINEERING, INC. PE 43795

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

Gregory Paul Bennett 10-12-17 DATE
GREGORY PAUL BENNETT EPS GROUP PE 53192



APN 225-02-030D SAGUARO VISTA BOOK 45, M&P, PG 72 ZONING: CR-4
APN 225-02-030H HARRISON, CARL & MARCI LEE ZONING: SR
APN 225-29-0170 LEGACY TRADITIONAL SCHOOL ZONING: SR
APN 225-29-018E BADALUCCO, ANTHONY & JANINE ZONING: SR



LEGEND table with columns for EXISTING and PROPOSED. Symbols include solid lines for project boundary, dashed lines for right-of-way centerline, and various patterns for easements and floodplains.

ABBREVIATIONS table listing CA (Common Area), DKT (Docket), EHS (Erosion Hazard Setback), ESMT (Easement), LS/RLS (Registered Land Surveyor), M&P (Maps and Plats), PG (Page), PUE (Public Utility Easement), ROW (Right-of-Way), and SF (Square Feet).

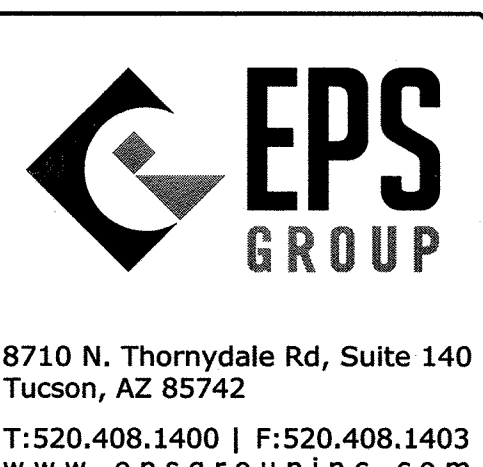
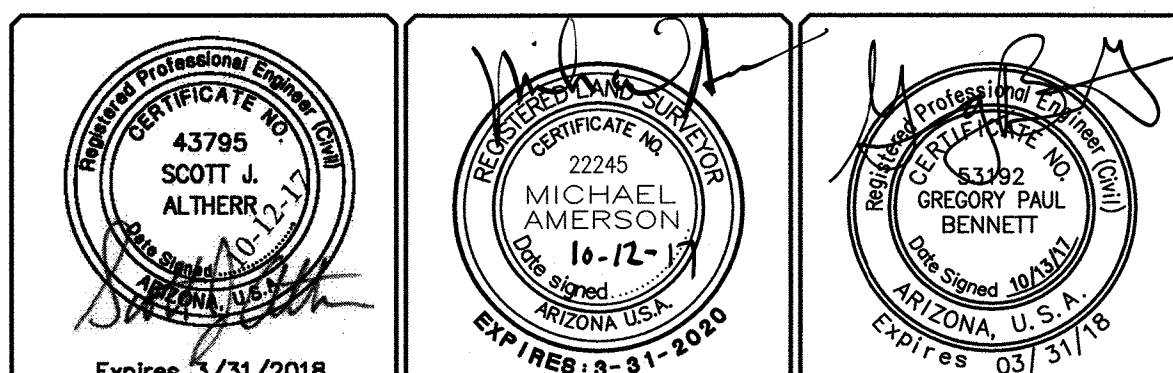
SHEET INDEX table listing sheet numbers 1-4 and their corresponding titles: FP01 (Cover & Notes Sheet), FP02-FP03 (Parcel Data Sheets), and FP04 (Floodplain & EHS Data Sheet).

PERMITTING NOTES:

- 1. PER REZONING CASE NUMBER P15RZ00003, THE ZONING IS "CR-5" (MULTIPLE RESIDENCE).
- 2. THE USE OF THIS PLAT IS SINGLE FAMILY DETACHED RESIDENTIAL AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.29 OF THE ZONING CODE.
- 3. THE OVERALL DENSITY OF THIS SUBDIVISION IS 2.82 RESIDENCES PER ACRE.
- 4. THE MINIMUM ALLOWABLE LOT SIZE PER "CR-5" ZONING IS 6,000 S.F.
- 5. THE MINIMUM LOT SIZE PROVIDED IS 6,009 S.F. (MULTIPLE) THE MAXIMUM LOT SIZE PROVIDED IS 8,151 S.F. (LOT 51) THE AVERAGE LOT SIZE PROVIDED IS 6,309 S.F.
- 6. SUBDIVISION AREAS: RESIDENTIAL DEVELOPMENT AREA = 12.17 ACRES (529,974.8 SF) COMMON AREA "A" = 3.31 ACRES (143,981.2 SF) COMMON AREA "B" = 9.01 ACRES (392,509.1 SF) RIGHT-OF-WAY = 5.36 ACRES (233,480.7 SF)
- 7. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT WRITTEN APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS.
- 8. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISH GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO SECTION 3.2 OF THE 2016 PIMA COUNTY SUBDIVISION AND DEVELOPMENT STREET STANDARDS.
- 9. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN.
- 10. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ONSITE: 3.47 ACRES.
- 11. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT (BY INFRASTRUCTURE, BUILDING PADS, SEPTIC, ETC.): 0.88 ACRES.
- 12. NATURAL RESOURCES, PARKS AND RECREATION IN-LIEU FEE OF \$165,648 SHALL BE PAID AT THE TIME THE SUBDIVISION ASSURANCES ARE RELEASED FOR THE 63RD LOT.

GENERAL NOTES:

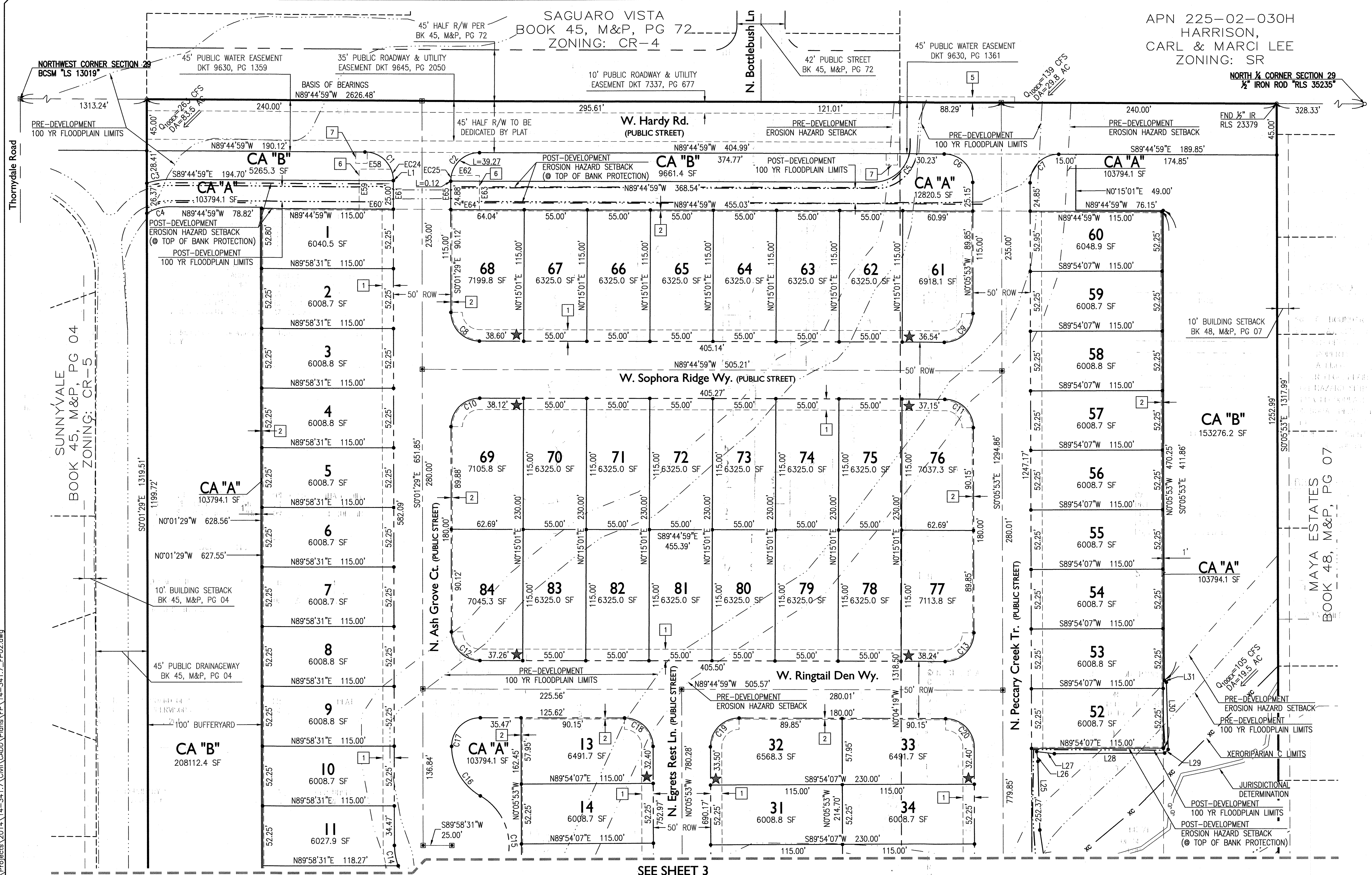
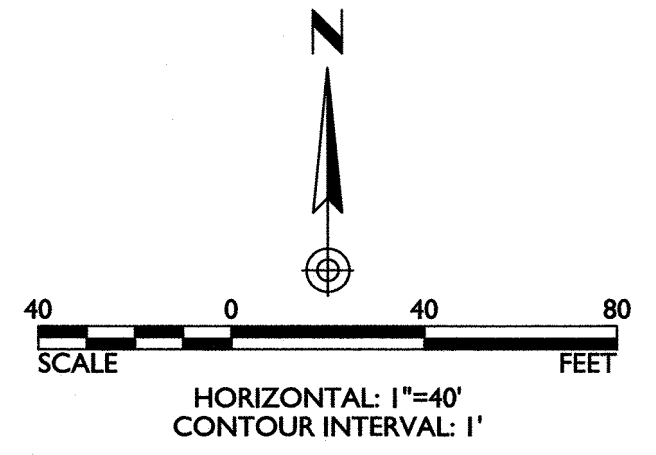
- 1. THIS DEVELOPMENT CONSISTS OF ASSESSOR'S PARCEL NUMBERS 225-29-009D (PARCEL 1) & 225-29-009F (PARCEL 2).
- 2. THIS DEVELOPMENT IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER P15RZ00003 AS APPROVED ON JANUARY 19, 2016. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF PERMITS: LOTS 56-58 ARE TO BE RESTRICTED TO ONE-STORY BY FINAL PLAT.
- 3. THE GROSS AREA OF THIS DEVELOPMENT IS 29.84 ACRES (1,299,946 S.F.).
- 4. THE NUMBER OF RESIDENTIAL LOTS FOR THIS SUBDIVISION IS 84.
- 5. THE TOTAL LENGTH OF NEW PUBLIC STREETS IS 0.7 MILES.
- 6. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 7. EXISTING UTILITY EASEMENTS THAT DO NOT DESCRIBE DEFINITIVE LOCATIONS AND WIDTHS (SO CALLED "BLANKET EASEMENTS") ARE CONSIDERED TO HAVE PRESCRIPTIVE RIGHTS LIMITED TO THE ACTUAL AREA OF USAGE AS CAN BE DETERMINED BY PHYSICAL EVIDENCE OF THE EXISTING FACILITIES AND LINES.
- 8. SCHEDULE B ITEMS: #5 REFERS TO A BLANKET EASEMENT FOR TELEPHONE/TELEGRAPH LINES PER BK 71, PG 623.
- 9. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, FROM THE NORTHWEST CORNER OF SECTION 29, BEING A BCSM STAMPED "LS 13109", TO THE NORTH QUARTER CORNER OF SECTION 29, BEING A ONE-HALF INCH IRON REBAR TAGGED "RLS 35235", MEASURED FROM THE TRUE MERIDIAN USING GPS, BEARING BEING N89°44'59"W.
- 10. THE BASIS OF ELEVATION IS A PIMA COUNTY SURVEY BENCHMARK "THORNY 96" (PID CFS 0309), A CHISELED "X" ON THE SOUTHEAST CORNER OF A CONCRETE HEADWALL ON THE NORTHEAST CORNER OF THORNYDALE AND OVERTON ROADS, ELEVATION BEING 2413.88 (NAVD88).



Final Plat for Hardy 30. Lots 1 - 84, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space). Being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 29, T12S, R13E, G&SRM, Pima County, Arizona. REF: P15RZ00003; P16TP00004; P17SC00054. P17FP00011. Scale: Contour Interval. FP01. Sheet No. 1 of 4. Date: 10/13/17.

SAGUARO VISTA
BOOK 45, M&P, PG 72
ZONING: CR-4

APN 225-02-030H
HARRISON,
CARL & MARCI LEE
ZONING: SR



Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	39.15'	25.00'	89°43'30"	24.88'
C2	39.39'	25.00'	90°16'30"	25.12'
C3	20.66'	62.00'	19°05'38"	10.43'
C4	21.24'	38.00'	32°01'54"	10.91'
C5	43.21'	32.00'	77°21'52"	25.62'
C6	39.12'	25.00'	89°39'07"	24.85'
C7	39.42'	25.00'	90°20'53"	25.15'
C8	39.15'	25.00'	89°43'30"	24.88'
C9	39.42'	25.00'	90°20'53"	25.15'
C10	39.39'	25.00'	90°16'30"	25.12'
C11	39.12'	25.00'	89°39'07"	24.85'
C12	39.15'	25.00'	89°43'30"	24.88'
C13	39.42'	25.00'	90°20'53"	25.15'
C14	18.18'	50.00'	20°49'58"	9.19'
C15	161.03'	50.00'	184°31'19"	1266.37'
C16	52.36'	50.00'	60°00'00"	28.87'
C17	39.39'	25.00'	90°16'30"	25.12'
C18	39.12'	25.00'	89°39'07"	24.85'
C19	39.42'	25.00'	90°20'53"	25.15'
C20	39.12'	25.00'	89°39'07"	24.85'

Line Table

LINE	BEARING	LENGTH
L1	N0°01'29"W	0.12'
L25	N1°37'33"W	59.99'
L26	N7°00'56"W	8.65'
L27	S83°03'10"E	15.60'
L28	N89°40'06"E	96.07'
L29	N44°08'10"E	4.42'
L30	N1°28'32"W	58.72'
L31	N45°10'38"W	2.49'

Easement Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT
EC24	10.17'	25.00'	23°17'54"	5.15'
EC25	4.91'	25.00'	11°15'38"	2.46'

Easement Line Table

LINE	BEARING	LENGTH
E58	N89°44'45"W	27.96'
E59	S0°01'29"E	35.00'
E60	S89°44'59"E	30.00'
E61	N0°01'29"W	25.12'
E62	S89°58'28"W	24.50'
E63	N0°01'27"W	30.00'
E64	S89°44'59"E	25.00'
E65	S0°01'27"E	25.00'

- KEYNOTES:**
- 10' PUBLIC UTILITY EASEMENT BY THIS PLAT.
 - 1' ACCESS CONTROL EASEMENT BY THIS PLAT.
 - PUBLIC SEWER EASEMENT (20' MIN WIDTH) BY THIS PLAT.
 - 20' SEWER ESMT SHOWN ON G-84-024. NO EVIDENCE OF RECORDATION EXISTS. GRANTED AS PUBLIC SEWER & UTILITY EASEMENT BY THIS PLAT.
 - DRAINAGE EASEMENT TO BE ACQUIRED BY SEPARATE INSTRUMENT.
 - PUBLIC MAINTENANCE AND ACCESS EASEMENT TO PIMA COUNTY BY THIS PLAT.
 - 10' x 10' ELECTRIC EASEMENT BY THIS PLAT.

SEE SHEET 3

REF: P15RZ00003; P16TP00004; P17SC00054



Final Plat for Hardy 30

Lots 1 - 84, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space)

Being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 29, T12S, R13E, G&SRM, Pima County, Arizona

EPG Project No. 14-341.7 Date: 10/13/17

P17FP00011

Scale: Contour Interval

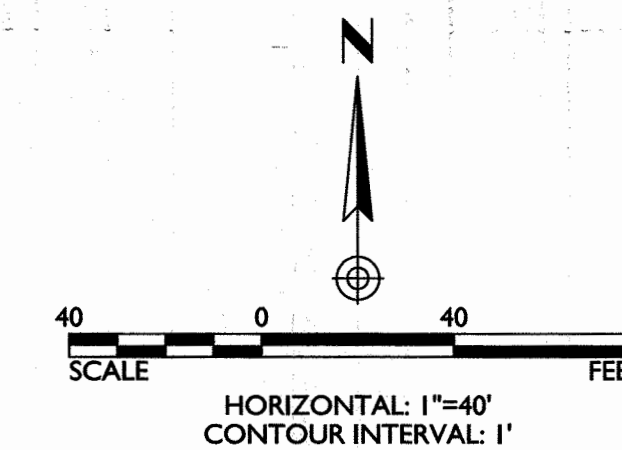
FP02

Sheet No.

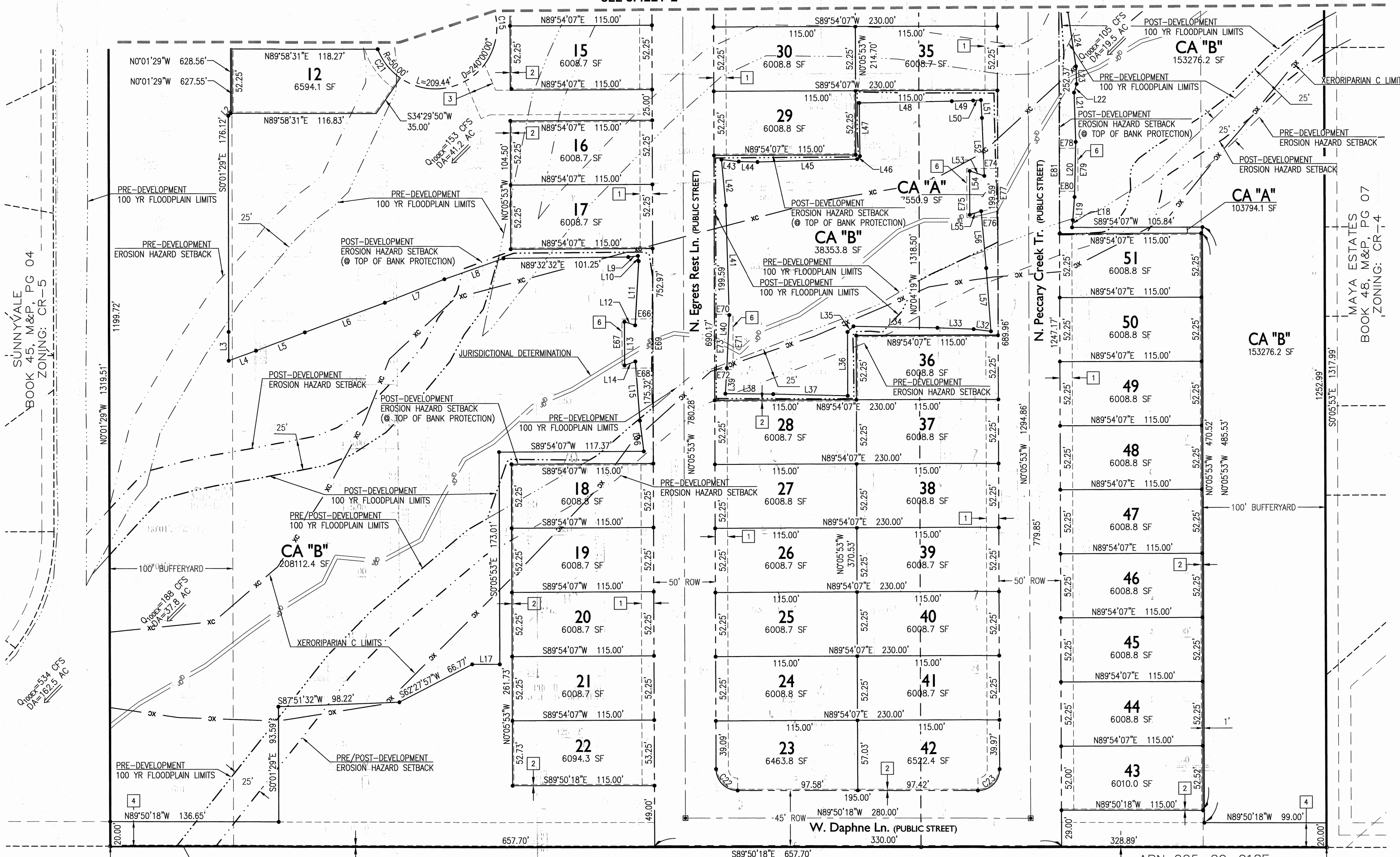
2 of 4

Professional Engineer Seal: 43795, Scott J. Altherr, Expires 3/31/2018

Professional Land Surveyor Seal: 22245, Michael Amerson, Expires 8-31-2020



SEE SHEET 2



Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C15	161.03'	50.00'	184°31'19"	1266.37'
C21	30.23'	50.00'	34°38'42"	15.59'
C22	27.41'	17.50'	89°44'25"	17.42'
C23	27.57'	17.50'	90°15'35"	17.58'

Line Table

LINE	BEARING	LENGTH
L2	S44°58'31"W	2.83'
L3	S0°01'29"E	23.44'
L4	N69°56'15"E	23.62'
L5	N69°03'03"E	42.36'
L6	N69°34'49"E	69.27'
L7	N68°22'08"E	52.14'
L8	N70°23'37"E	50.82'
L9	N83°35'47"E	7.86'
L10	S8°20'35"E	4.34'
L11	S3°13'10"W	52.44'
L12	N71°39'47"W	9.18'
L13	S0°05'53"E	35.49'
L14	N70°13'57"E	9.31'
L15	S4°16'23"E	48.31'
L16	S7°06'19"E	25.24'
L17	S89°54'07"W	22.37'
L18	N6°11'59"E	5.95'
L19	N4°15'45"E	18.92'
L20	N1°14'56"E	44.84'
L21	N1°49'20"W	40.23'
L22	N16°33'47"E	7.29'
L23	N2°05'16"W	14.40'
L24	N8°20'05"W	45.38'
L25	N83°28'33"W	14.01'
L33	N87°49'12"W	29.43'

Line Table

LINE	BEARING	LENGTH
L34	N88°50'22"W	68.05'
L35	S46°22'45"W	6.65'
L36	S0°04'45"E	51.94'
L37	N88°36'50"W	60.45'
L38	N89°20'34"W	38.90'
L39	N3°19'41"E	20.95'
L40	N2°44'30"E	43.14'
L41	N1°46'54"W	89.58'
L42	N5°16'05"W	37.45'
L43	S83°11'36"E	14.07'
L44	S88°30'10"E	15.40'
L45	N88°26'08"E	80.79'
L46	N42°53'11"E	3.34'
L47	N0°35'32"W	43.35'
L48	N89°02'51"E	75.01'
L49	N88°18'09"E	17.37'
L50	N84°58'34"E	6.21'
L51	S3°12'30"E	14.56'
L52	S2°14'16"E	47.31'
L53	N71°39'47"W	12.48'
L54	S0°05'53"E	35.74'
L55	N71°28'01"E	9.71'
L56	S4°58'53"E	46.63'
L57	S4°08'50"E	51.69'

Easement Line Table

LINE	BEARING	LENGTH
E66	N89°54'08"E	25.00'
E67	N0°05'53"W	40.00'
E68	S89°54'08"W	25.00'
E69	S0°05'53"E	40.00'
E70	S89°54'18"W	15.00'
E71	N0°05'53"W	45.00'
E72	N89°54'18"E	15.00'
E73	S0°05'53"E	45.00'
E74	N89°54'10"E	25.00'

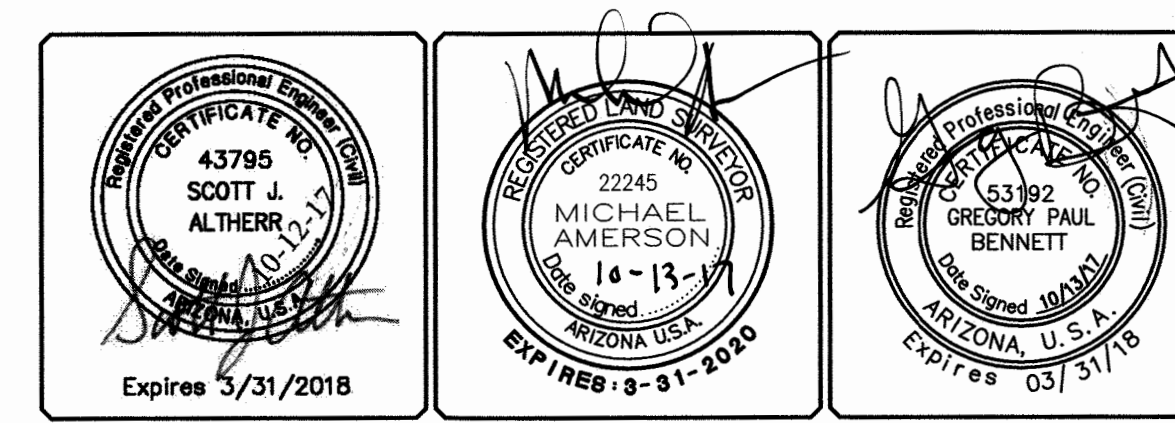
Easement Line Table

LINE	BEARING	LENGTH
E75	N0°05'53"W	40.00'
E76	S89°54'10"W	25.00'
E77	S0°05'53"E	40.00'
E78	S89°54'07"W	15.00'
E79	N0°05'53"W	35.00'
E80	N89°54'07"E	15.00'
E81	S0°05'53"E	35.00'

APN 225-29-0170 LEGACY TRADITIONAL SCHOOL ZONING: SR

APN 225-29-018E BADALUCCO, ANTHONY & JANINE ZONING: SR

- KEYNOTES:**
- 10' PUBLIC UTILITY EASEMENT BY THIS PLAT.
 - 1' ACCESS CONTROL EASEMENT BY THIS PLAT.
 - PUBLIC SEWER EASEMENT (20' MIN WIDTH) BY THIS PLAT.
 - 20' SEWER EASEMENT SHOWN ON G-84-024. NO EVIDENCE OF RECORDATION EXISTS. GRANTED AS PUBLIC SEWER & UTILITY EASEMENT BY THIS PLAT.
 - DRAINAGE EASEMENT TO BE ACQUIRED BY SEPARATE INSTRUMENT.
 - PUBLIC MAINTENANCE AND ACCESS EASEMENT TO PIMA COUNTY BY THIS PLAT.
 - 10' X 10' ELECTRIC EASEMENT BY THIS PLAT.



REF: P15RZ00003; P16TP00004; P17SC00054

Final Plat for Hardy 30

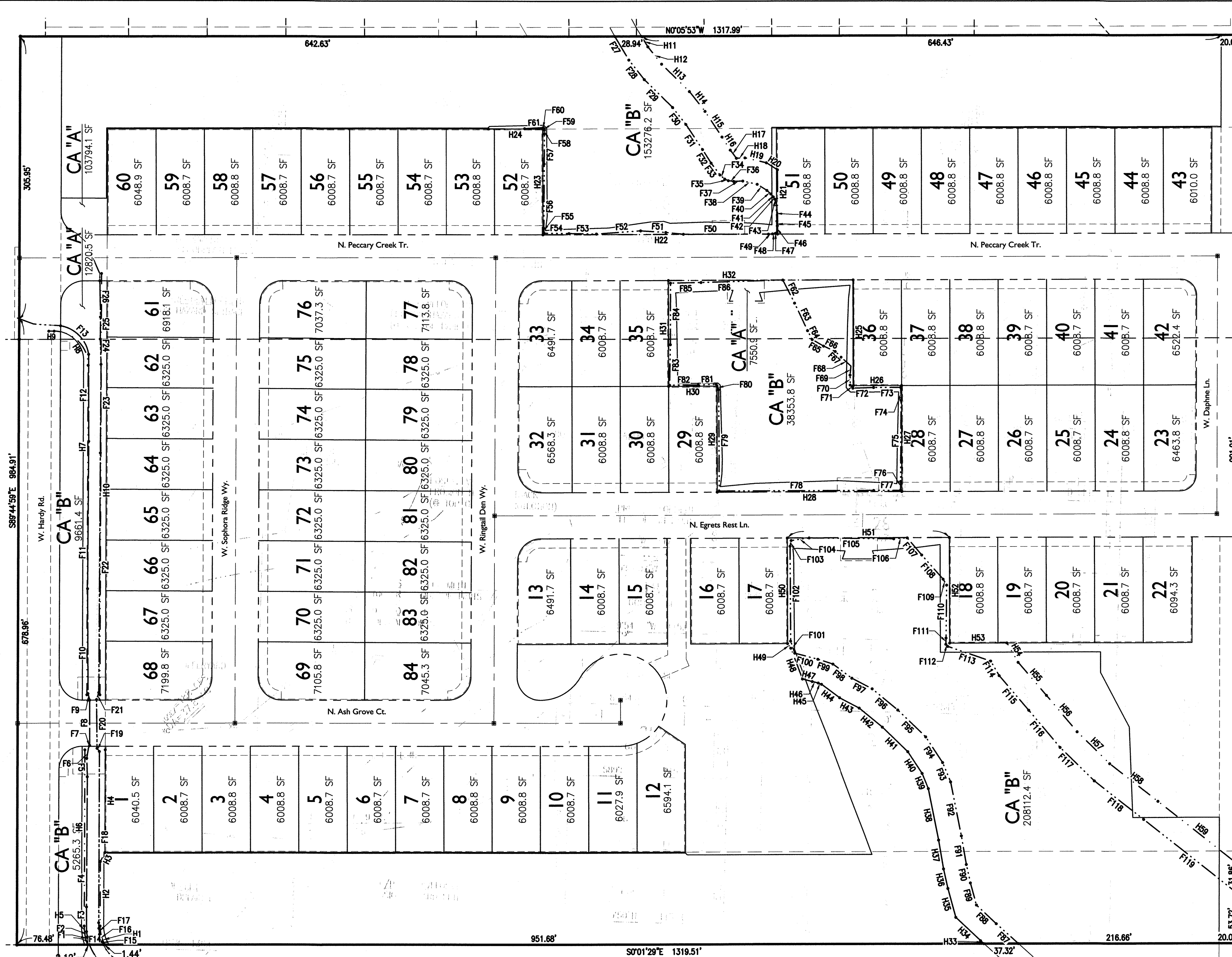
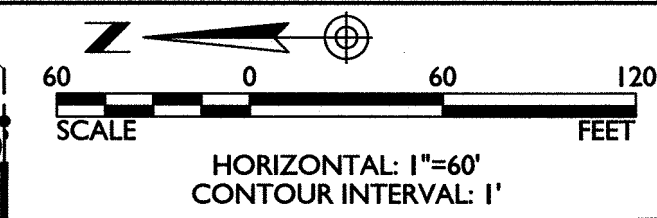
Lots 1 - 84, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space)

Being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 29, T12S, R13E, G&SRM, Pima County, Arizona.

EPS Project No. 14-341.7 Date: 10/13/17

Scale: Contour Interval: **FP03**

Sheet No. **3** of **4**



LINE	BEARING	LENGTH
F2	N80°52'29"E	5.72'
F3	N90°00'00"E	26.82'
F4	S89°34'46"E	141.13'
F5	N88°17'08"E	20.00'
F6	S80°54'14"E	11.24'
F7	S62°52'17"E	3.12'
F8	N90°00'00"E	49.09'
F9	N74°54'32"E	6.82'
F10	N89°49'18"E	114.07'
F11	S89°32'33"E	159.65'
F12	N89°58'45"E	94.54'
F14	S0°12'29"E	15.23'
F15	N63°26'30"E	3.48'
F16	N71°34'14"E	8.52'
F17	N83°48'56"E	6.47'
F18	S89°43'35"E	185.63'
F19	N53°18'16"E	4.25'
F20	N89°24'38"E	52.86'
F21	S71°34'35"E	7.88'
F22	S89°35'34"E	260.25'

LINE	BEARING	LENGTH
F23	S89°32'33"E	96.00'
F24	N88°19'29"E	27.58'
F25	S89°29'45"E	24.03'
F26	N88°58'42"E	39.05'
F27	S59°10'41"W	29.76'
F28	S51°50'17"W	-26.97'
F29	S44°41'25"W	42.98'
F30	S51°57'15"W	23.30'
F31	S56°39'44"W	32.62'
F32	S57°53'27"W	17.51'
F33	S53°20'49"W	15.97'
F34	S41°12'12"W	6.83'
F35	S23°58'33"W	4.22'
F36	S8°25'56"W	5.84'
F37	S22°29'28"E	9.85'
F38	S13°07'02"W	16.04'
F39	S32°41'27"W	12.44'
F40	S42°37'54"W	5.69'
F41	S49°55'00"W	4.16'
F42	S56°19'34"W	3.02'

LINE	BEARING	LENGTH
F43	S75°39'33"W	3.72'
F44	S86°13'17"W	20.36'
F45	S85°20'09"W	5.13'
F46	N86°42'29"W	7.27'
F47	N26°34'47"W	1.98'
F48	N10°44'41"W	3.08'
F49	N2°24'31"W	4.35'
F50	N0°00'04"E	91.83'
F51	N3°44'22"E	27.27'
F52	N4°03'48"W	47.84'
F53	N1°00'21"E	29.67'
F54	N0°48'00"E	27.03'
F55	N88°31'56"E	5.43'
F56	S89°39'31"E	69.98'
F57	S89°46'19"E	32.79'
F58	S87°57'21"E	3.90'
F59	N76°30'35"E	1.69'
F60	N48°01'58"E	1.47'
F61	N3°26'51"W	20.15'
F62	S63°02'59"W	28.10'

LINE	BEARING	LENGTH
F63	S64°48'24"W	33.03'
F64	S62°48'44"W	10.96'
F65	S30°08'11"W	14.25'
F66	S24°53'54"W	13.76'
F67	S43°25'49"W	9.03'
F68	S42°31'49"W	14.44'
F69	N84°48'40"W	9.80'
F70	S88°57'40"W	10.89'
F71	S49°59'06"W	4.46'
F72	S1°42'09"E	22.29'
F73	S0°16'04"E	29.34'
F74	S88°37'51"W	13.92'
F75	N89°42'09"W	88.09'
F76	N88°58'42"W	9.70'
F77	N0°01'44"E	28.92'
F78	N0°08'25"W	167.02'
F79	N89°42'53"E	110.09'
F80	N65°38'48"E	6.46'
F81	N2°44'37"W	19.50'
F82	N0°00'00"E	30.87'

LINE	BEARING	LENGTH
F83	S88°51'52"E	43.99'
F84	S89°53'04"E	66.88'
F85	S1°04'17"E	32.95'
F86	S1°35'32"E	88.29'
F87	N42°01'42"E	32.31'
F88	N43°24'45"E	29.49'
F89	N74°46'51"E	24.84'
F90	N77°34'50"E	20.46'
F91	N80°18'15"E	31.49'
F92	N78°48'35"E	59.70'
F93	N67°40'18"E	22.63'
F94	N56°47'04"E	33.36'
F95	N44°05'19"E	41.95'
F96	N39°43'13"E	36.05'
F97	N27°55'01"E	24.76'
F98	N36°42'24"E	25.79'
F99	N17°57'04"E	17.04'
F100	N14°52'19"E	25.86'
F101	N71°09'33"E	13.84'
F102	N89°41'10"E	103.32'

LINE	BEARING	LENGTH
F103	S78°41'52"E	6.32'
F104	S8°20'02"E	19.64'
F105	S0°42'18"W	91.58'
F106	S3°56'23"E	14.70'
F107	S50°06'12"W	24.27'
F108	S48°42'32"W	35.08'
F109	S60°05'28"W	7.53'
F110	N89°21'05"W	57.67'
F111	N88°09'20"W	6.72'
F112	S49°11'56"W	3.15'
F113	S18°57'14"W	49.04'
F114	S60°05'28"W	18.34'
F115	S49°41'32"W	49.38'
F116	S50°04'16"W	52.68'
F117	S44°30'14"W	51.81'
F118	S38°08'38"W	67.56'
F119	S38°27'54"W	129.79'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
F1	8.76	51.70	9.71	N74° 57' 58"E	8.75
F13	46.30	36.87	71.95	N45° 42' 46"E	43.31

LINE	BEARING	LENGTH
H2	S89°44'59"E	69.79'
H3	S63°11'05"E	10.96'
H4	S89°44'59"E	111.49'
H6	S89°44'59"E	190.97'
H7	S89°44'59"E	357.59'
H9	N0°15'01"E	6.00'
H10	S89°44'59"E	457.26'
H11	S58°41'54"W	13.27'
H12	S51°50'17"W	23.91'
H13	S44°41'25"W	42.25'
H14	S51°51'17"W	27.26'
H15	S56°39'44"W	33.32'
H16	S57°53'27"W	16.79'

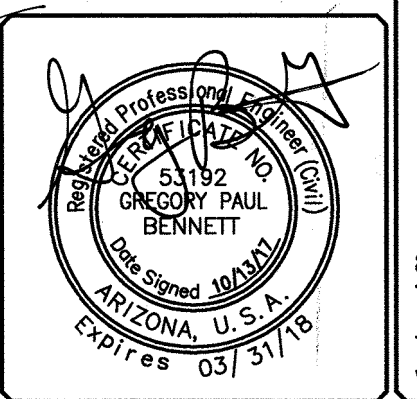
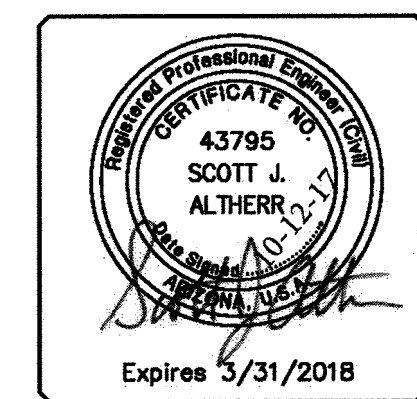
LINE	BEARING	LENGTH
H17	S53°20'49"W	11.04'
H18	S2°29'28"E	9.25'
H19	S13°07'02"W	23.78'
H20	S32°41'27"W	14.17'
H21	S89°54'07"W	69.89'
H22	N0°05'53"W	253.37'
H23	N89°54'07"E	115.00'
H24	N0°05'53"W	58.97'
H25	S89°54'07"W	115.00'
H26	S0°05'53"E	52.25'
H27	S89°54'07"W	115.00'
H28	N0°05'53"W	199.59'
H29	S89°54'07"W	115.00'

LINE	BEARING	LENGTH
H30	N0°05'53"W	52.25'
H31	N89°54'07"E	115.00'
H32	S0°05'53"E	199.59'
H33	N42°01'42"E	4.89'
H34	N43°24'45"E	36.81'
H35	N74°46'51"E	32.47'
H36	N77°34'50"E	21.67'
H37	N80°18'15"E	31.75'
H38	N78°48'35"E	56.94'
H39	N67°40'18"E	17.81'
H40	N56°47'04"E	28.19'
H41	N44°05'19"E	38.22'
H42	N39°43'13"E	32.51'

LINE	BEARING	LENGTH
H43	N27°55'01"E	24.10'
H44	N36°42'24"E	24.46'
H45	N21°55'20"E	3.84'
H46	N13°38'15"E	6.65'
H47	N14°52'19"E	10.82'
H48	N69°19'33"E	35.85'
H49	N55°11'24"E	6.08'
H50	N89°54'07"E	115.00'
H51	S0°05'53"E	175.32'
H52	S89°54'07"W	115.00'
H53	S0°05'53"E	61.86'
H54	S60°05'28"W	24.41'
H55	S49°41'32"W	47.19'

LINE	BEARING	LENGTH
H56	S50°04'16"W	51.55'
H57	S44°30'14"W	49.21'
H58	S38°08'38"W	66.24'
H59	S38°27'54"W	110.11'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
H1	21.05	41.90	28.79	N75° 51' 26"E	20.83
H5	20.69	59.10	20.05	N80° 13' 22"E	20.58
H8	57.96	36.90	90.00	N45° 15' 01"E	52.18



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 www.epsgroupinc.com

REF: P15RZ00003; P16TP00004; P17SC00054
Final Plat for Hardy 30
 Lots 1 - 84, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space)
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 EPS Project No. 14-341.7
 Date: 10/13/17

P17FP00011
 Scale: Contour Interval:
FP04
 Sheet No. **4** of **4**