



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/2/2022

*= Mandatory, information must be provided

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

***Title:**

Rocking K South Neighborhood 2, Lots 1-143, Common Areas "A, B, C and D" (P21FP00028)

***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

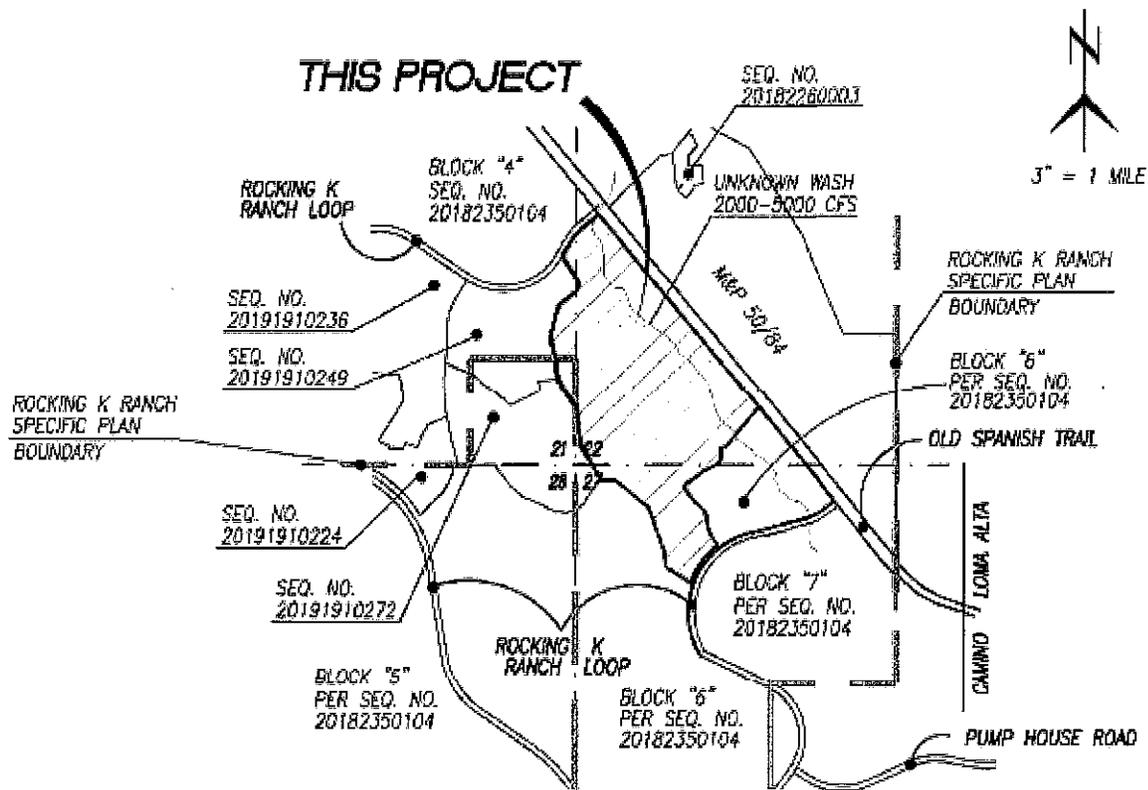
Department: Development Services

Telephone: 724-6490

Contact: Thomas Drzazgowski

Telephone: 724-9522

Department Director Signature:	<u></u>	Date:	<u>July 1, 2022</u>
Deputy County Administrator Signature:	<u></u>	Date:	<u>7/12/2022</u>
County Administrator Signature:	<u></u>	Date:	<u>7/13/2022</u>



LOCATION PLAN

SECTIONS 21, 22, 27 AND 28, T15S, R16E, G&SRM
PIMA COUNTY, ARIZONA

P21FP00028

Rocking K Neighborhood 2

Lots 1-143 &

Common Areas "A, B, C & D"

DEDICATION

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

WE, THE UNDERSIGNED, DO HEREBY WAIVE, RELEASE, PRAISE, HOLD HARMLESS, PAIN COUNTY AND PIMA COUNTY FLOOD AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEFINED ON THIS PLAN NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODING EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

WE HEREBY REDDITE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY SHOWN ON HEREIN, INCLUDING ALL PUBLIC STREETS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAN, INCLUDING BUT NOT LIMITED TO THE RIGHT OF WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAN.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES THE RIGHT OF WAY AND EASEMENTS TO ALL OPEN SPACES AND UTILITIES SHOWN ON THIS PLAN, INCLUDING BUT NOT LIMITED TO THE RIGHT OF WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAN.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL OWNERS AS ESTABLISHED BY COMMONS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER RECORD NUMBER 2018-028, AND THE ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR THE PIMA COUNTY RECORDS. THE ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR THE PIMA COUNTY RECORDS. THE ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR THE PIMA COUNTY RECORDS.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NUMBER 2018-01, AND NOT IN ITS CORPORATE CAPACITY.

Debra L. Carls
TRUST OFFICER

BENEFICIARY

PURSUANT TO THE PROVISIONS OF A.B.S. 11-404, NAME AND ADDRESS OF THE BENEFICIARY OF SAID TRUST IS: PIMA COUNTY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, THE SUCCESSOR BY COMMERCE OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, UNDER TRUST NO. 10300-1.

ACKNOWLEDGMENT

STATE OF ARIZONA I, S.S., COUNTY OF PIMA, PERSONALLY APPEARED *Debra L. Carls* 2018-028, BEING WE HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAN, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN ON THIS PLAN.

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Debra L. Carls
TRUST OFFICER

GENERAL NOTES

- 1. THE GROSS AREA OF THIS SUBDIVISION IS 130.2 ACRES (6,574,509 SF).
- 2. THE TOTAL NUMBER OF LOTS IS 143.
- 3. TOTAL FEET OF NEW PRIVATE STREETS IS 0'-0".
- 4. THIS PROJECT LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PERMITTING NOTES

- 1. ZONING: THIS PLAN COMPLIES APPROXIMATELY 127.7 ACRES OF LAND REGULATED BY THE ROCKING K COMMONS ZONING CODE (R-K) AS WELL AS APPROXIMATELY 2.5 ACRES OF LAND REGULATED BY PIMA COUNTY ZONING CODE (R-1).
- 2. ZONING: THE 1.132 ACRES OF THE ROCKING K SOUTH NEIGHBORHOOD 2 COMMON AREAS ARE SUBJECT TO THE COMMONS ZONING CODE (R-K) AS WELL AS APPROXIMATELY 2.5 ACRES OF LAND REGULATED BY PIMA COUNTY ZONING CODE (R-1).
- 3. CROSS DENSITY FOR THIS PROJECT IS 1.1 (143 LOTS/130.2 AC).
- 4. AVERAGE LOT AREA PER DWELLING FOR THIS PROJECT IS 7299 SF.
- 5. ZONING: THE USE OF THIS PLAN IS SINGLE FAMILY DETACHED RESIDENTIAL AS PERMITTED IN ACCORDANCE WITH THE APPROVED SPECIFIC PLAN FOR ROCKING K (APPROVED ON DECEMBER 16, 1999 AND AMENDED ON SEPTEMBER 16, 1997).
- 6. THE SPECIFIC PLAN WILL USE LOCAL REGULATION STANDARDS AND AREAS OUTSIDE OF THE SPECIFIC PLAN WILL USE DEVELOPMENT STANDARDS (RESIDENTIAL USE ONLY).
- 7. NATURAL OPEN SPACE AS SHOWN ON THE ROCKING K SOUTH NEIGHBORHOOD 2 COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL OWNERS AS ESTABLISHED BY COMMONS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER RECORD NUMBER 2018-028, AND THE ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR THE PIMA COUNTY RECORDS. THE ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR THE PIMA COUNTY RECORDS.
- 8. DEVELOPMENT STANDARDS:
 - 1. MINIMUM LOT AREA: 4,500 SF.
 - 2. MINIMUM AREA PER DWELLING UNIT: 5,000 SF.
 - 3. MINIMUM LOT WIDTH: 100 FT.
 - 4. MINIMUM FRONT SETBACK: 34 FT.
 - 5. MINIMUM SIDE SETBACK REQUIREMENTS:
 - A. FRONT: 20 FT.
 - B. REAR: 10 FT.
 - C. SIDE: 0 FT. EACH
 - 6. WITH THE EXCEPTION OF PERMETER SITE SERVICES, ZERO LOT LINE SETBACKS APPLY TO ALL DWELLING UNITS ON THIS PROJECT.
 - 7. SETBACKS FOR COMMON AREAS SHALL BE AS SHOWN ON THE SITE VISIBILITY TRACINGS OR THE COMMONS ZONING CODE, WHICHEVER ARE GREATER.
 - 8. MINIMUM SIDE SETBACK REQUIREMENTS:
 - A. FRONT: 20 FT.
 - B. REAR: 10 FT.
 - C. SIDE: 0 FT. EACH
 - 9. WITH THE EXCEPTION OF PERMETER SITE SERVICES, ZERO LOT LINE SETBACKS APPLY TO ALL DWELLING UNITS ON THIS PROJECT.
 - 10. SETBACKS FOR COMMON AREAS SHALL BE AS SHOWN ON THE SITE VISIBILITY TRACINGS OR THE COMMONS ZONING CODE, WHICHEVER ARE GREATER.
 - 11. THE NECESSARY STRUCTURE SETBACK REQUIREMENTS ARE THE FOLLOWING MINIMUM DISTANCES TO PROPERTY LINES: IN ACCORDANCE WITH APPLICABLE PIMA COUNTY BUILDING CODES:
 - A. MINIMUM DISTANCE TO FRONT PROPERTY LINE: 10 FT.
 - B. MINIMUM DISTANCE TO REAR PROPERTY LINE: 10 FT.
 - C. MINIMUM DISTANCE TO SIDE PROPERTY LINE: 10 FT.
 - 12. THIS PROJECT IS SUBJECT TO THE SECOND AMENDED AND REVISED ROCKING K DEVELOPMENT AGREEMENT (R-K D.A.) RECORDED AT SD. NO. 2018-028, RECORDED AT SD. NO. 2018-028 WITH THE PIMA COUNTY RECORDS OFFICE.
 - 13. THE CHIEF ZONING INSPECTOR HAS CONCLUDED THAT THE ENTIRE PROJECT IS PERMITTED TO DEVELOP AND CONSTRUCT WITHIN THE ZONING DISTRICT OF THE STRUCTURAL MASS OF THE HOME.
 - 14. THIS PROJECT IS SUBJECT TO THE APPROVED LANDSCAPE PLANS, NATURAL OPEN SPACE AND NATURAL OPEN SPACE MAINTENANCE PLAN, AND REGULATED BROWNS HARBOR WETLAND MITIGATION PLAN FOR ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1-143 AS APPLIED UNDER #P21F00028.
 - 15. PRIVATELY OWNED RECREATION TRAILS AND PICKLEBALL COURTS SHALL BE COMPLETED IN ACCORDANCE WITH THE ROCKING K SOUTH NEIGHBORHOOD 2 COMMONS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER RECORD NUMBER 2018-028, AND THE ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR THE PIMA COUNTY RECORDS. THE ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR THE PIMA COUNTY RECORDS.

RECORDING DATA

RECORDING NO. _____ COUNTY OF PIMA I, S.S. HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE OFFICE OF THE COUNTY CLERK OF PIMA COUNTY, ARIZONA, ON THIS _____ DAY OF _____, 2018, AT _____ M. BY _____ GABRIELLA COUARES-RELY

CERTIFICATIONS

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

DEBRA WILLACE MARTIN REGISTERED LAND SURVEYOR NO. 41537-03 STATE OF ARIZONA

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAN WAS PROVIDED UNDER MY SUPERVISION.

WILLIAM H. BAKER, JR. REGISTERED LAND SURVEYOR NO. 18794 STATE OF ARIZONA

I HEREBY CERTIFY THAT THE FLOODPRONE LOTS ARE SHOWN ON THIS PLAN AND THAT THE FLOODPRONE LOTS ARE SHOWN ON THIS PLAN AND THAT THE FLOODPRONE LOTS ARE SHOWN ON THIS PLAN.

REGINA LYNN BETH REGISTERED LAND SURVEYOR NO. 42206 STATE OF ARIZONA

I HEREBY CERTIFY THAT THE FLOODPRONE LOTS ARE SHOWN ON THIS PLAN AND THAT THE FLOODPRONE LOTS ARE SHOWN ON THIS PLAN.

REGINA LYNN BETH REGISTERED LAND SURVEYOR NO. 42206 STATE OF ARIZONA

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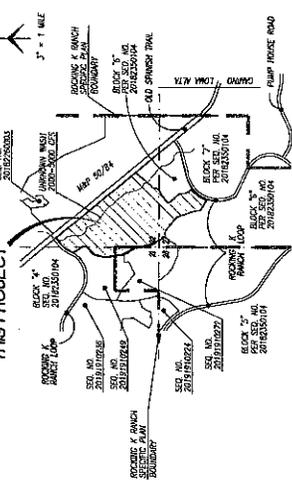
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REGINA LYNN BETH REGISTERED LAND SURVEYOR NO. 42206 STATE OF ARIZONA

THIS PROJECT



LEGEND

- 1. 3" BRASS CAP TO BE SET IN CONCRETE MARKED "TUS 58199" (SEE PLAN VIEW SHEETS D - F)(H)
- 2. SET 1/2" REBAR, MARKED "TUS 58199", EXCEPT WHERE FOUND (SEE PLAN VIEW SHEETS D - F)(H)
- 3. SET 1/2" REBAR, MARKED "TUS 58199", ON ATTIRED I/O "TUS 58199" ON WALL
- 4. CORNER DATA (SEE TABLE, SHEET 18)
- 5. LINE DATA (SEE TABLE, SHEET 18)
- 6. NEW RIGHT-OF-WAY LINE
- 7. EXISTING RIGHT-OF-WAY LINE
- 8. STREET CENTERLINE
- 9. EASEMENT LINE AS SHOWN (SEE ALSO EASEMENT (REVISED CHART))
- 10. SIGHT VISIBILITY TRIANGLE EASEMENT AREA - SEE ALSO EASEMENT (REVISED CHART)
- 11. PAVEMENT
- 12. 100 YEAR FLOODPROOF LINE (FF-LL)
- 13. EROSION SETBACK LINE (E.S.L.)
- 14. SECTION 404 "W" (FORMER RECREATION CORRIDOR PER SEA. NO. 2012-028) AND IS ADDED PER SD. NO. 2022-03-03)
- 15. REGULATED BROWNS HARBOR WETLAND LIMITS - SEE ALSO MEMORANDUM PLUS PERMITTING NOTE #12
- 16. BROWNS HARBOR WETLAND LIMIT
- 17. BROWNS HARBOR WETLAND LIMIT

ASSURANCES

INSURANCE IN THE FORM OF A THIRD PARTY BOND, ACCORDING TO RULE NUMBER 100-1-1 FROM THE PIMA COUNTY ZONING CODE, CHAPTER 18.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

ADMINISTRATIVE ADDRESS

8745 S. ROCKING K FANCIY LOOP PIMA COUNTY, ARIZONA

ADMINISTRATIVE ADDRESS

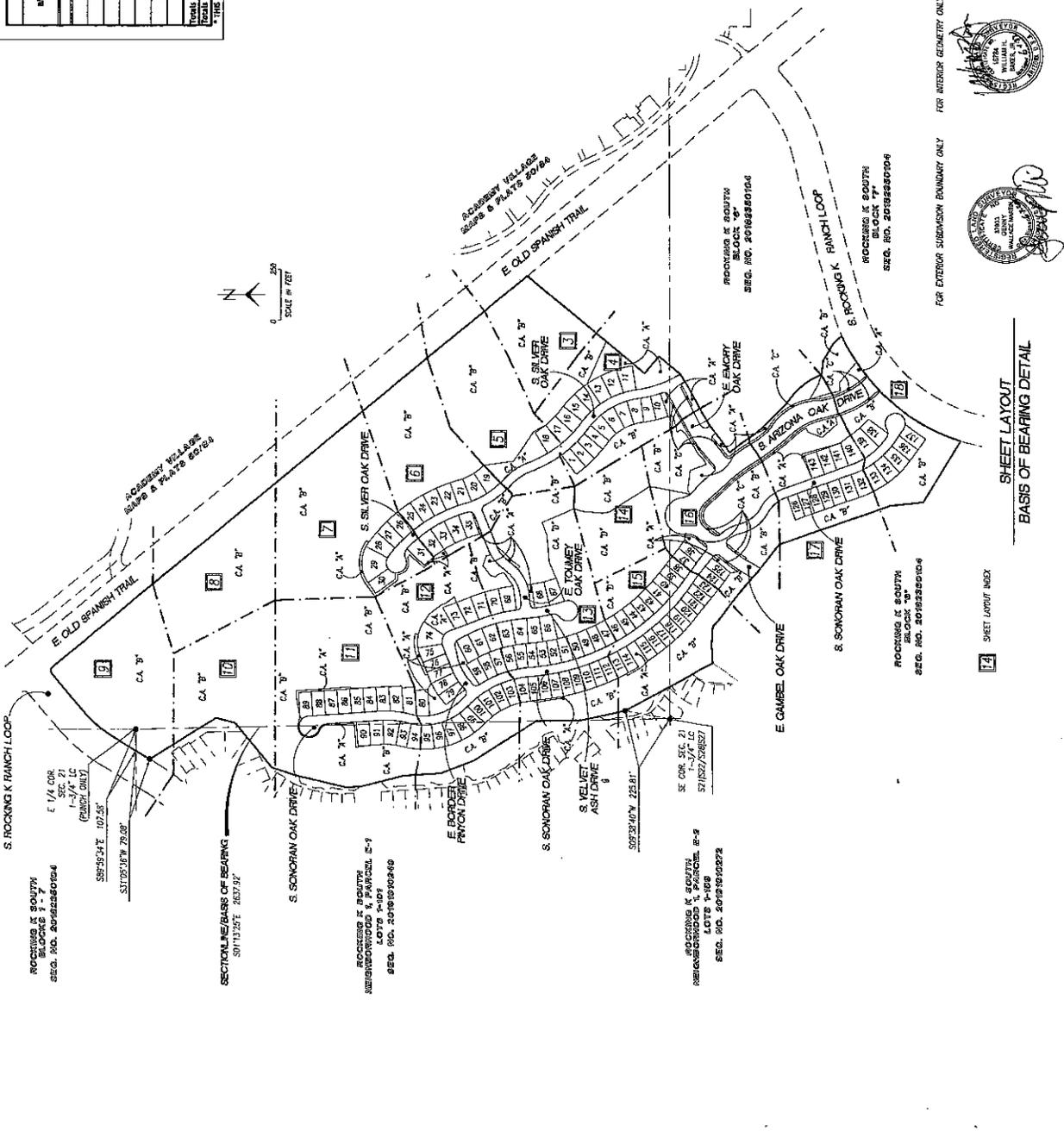
8745 S. ROCKING K FANCIY LOOP PIMA COUNTY, ARIZONA

ADMINISTRATIVE ADDRESS

8745 S. ROCKING K FANCIY LOOP PIMA COUNTY, ARIZONA

Block	TDR Overall Lot Summary		TDR Transfer Case (Resubdivided)	
	Maximum Permitted Lots Per Existing Zoning	Permitted Range Per Comprehensive Plan	Neighborhood 1 Lots	Neighborhood 2 Lots
1	137	71, 188	133	—
2	601	613, 638	608	597
3	511	386, 531	—	—
4	465	229, 446	—	—
5	1009	113, 209	—	—
6	1781	1684, 2105	—	342
7	633	286, 574	—	—
Total			841	997

* THIS NEIGHBORHOOD'S PART OF BLOCKS 6 AND DOES NOT EXCEED THE OVERALL AMOUNT OF LOTS ALLOWED WITHIN BLOCK 6



FINAL FLAT FOR
 ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1 - 143, AND
 COMMON AREAS 'A' (DRAINAGE AND OPEN SPACE), 'B' (NATURAL
 OPEN SPACE), 'C' (LANDSCAPE) AND 'D' (AMENITY AREA)
 BEING A RESUBDIVISION OF A PORTION OF BLOCK "6" AS RECORDED IN THE AMENDED
 PLAT OF ROCKING K SOUTH, BLOCKS 1 - 7, SEQUENCE NO. 20182350104,
 SECTIONS 21, 22, AND 27, T15S, R16E, G&SRM, PINA COUNTY, ARIZONA

#P21FF000028
 Baker & Associates Engineering, Inc.
 1001 E. Sunset Drive, Suite 200, Tempe, Arizona 85281 (602) 978-9999
 REF: MPT21FF000028, MPT21FF000028, MPT21FF000028, MPT21FF000028
 JOB #28511 DATE: 02/26/2022 SHEET 2 OF 19

EASEMENT KEYNOTES

- ① EXISTING 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- ② EXISTING 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
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GENERAL KEYNOTES/LEGEND

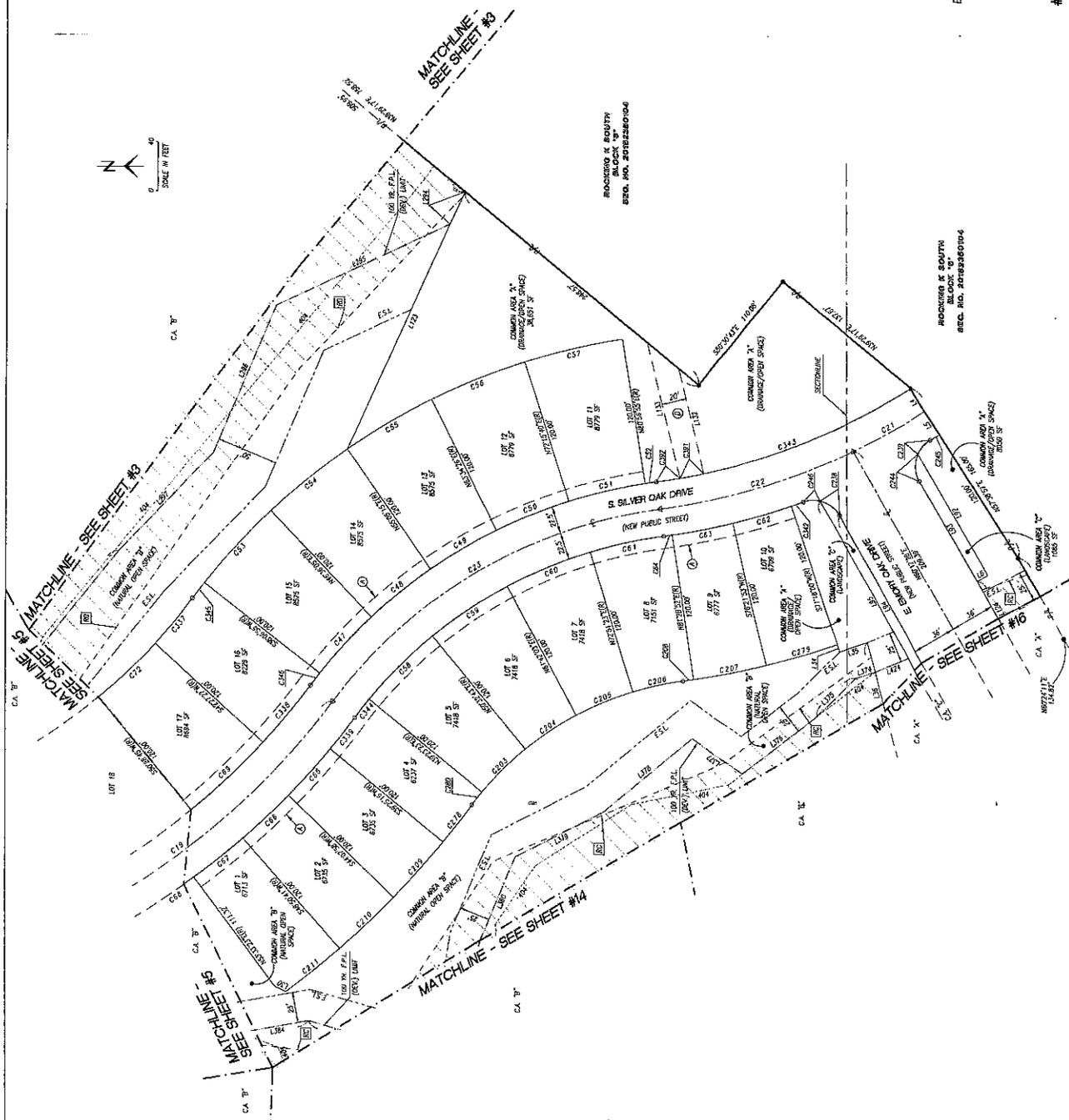
- 100 YEAR ELEVATION LINE (F.F.L.)
- EXISTING SETBACK LINE (E.S.L.)
- SECTION 404 "64" (PERMIT RESTRICTIVE COVENANT) PER SEC. NO. 2012020019 AND AS AMENDED PER SEC. NO. 2020200074
- REGULATED RAINWATER HARVEST AREA LIMITS - SEE ALSO KEYNOTES BELOW PLUS PERMITTING NOTE #12
- RIPARIAN HABITAT "V" LIMIT
- RIPARIAN HABITAT "T" LIMIT

FOR EXTERIOR SUBDIVISION BOUNDARY ONLY FOR INTERIOR GEOMETRY ONLY



FINAL PLAN for
ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1 - 143, AND
COMMON AREAS "A" (DRAINAGE AND OPEN SPACE), "B" (NATURAL
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 BEING A RESUBDIVISION OF A PORTION OF BLOCK "B" AS RECORDED IN THE AMENDED
 PLAT OF ROCKING K SOUTH, BLOCKS 1 - 7, SEQUENCE NO. 20182350104,
 SECTIONS 21, 22, AND 27, T15S, R16E, G&SRM, PIMA COUNTY, ARIZONA

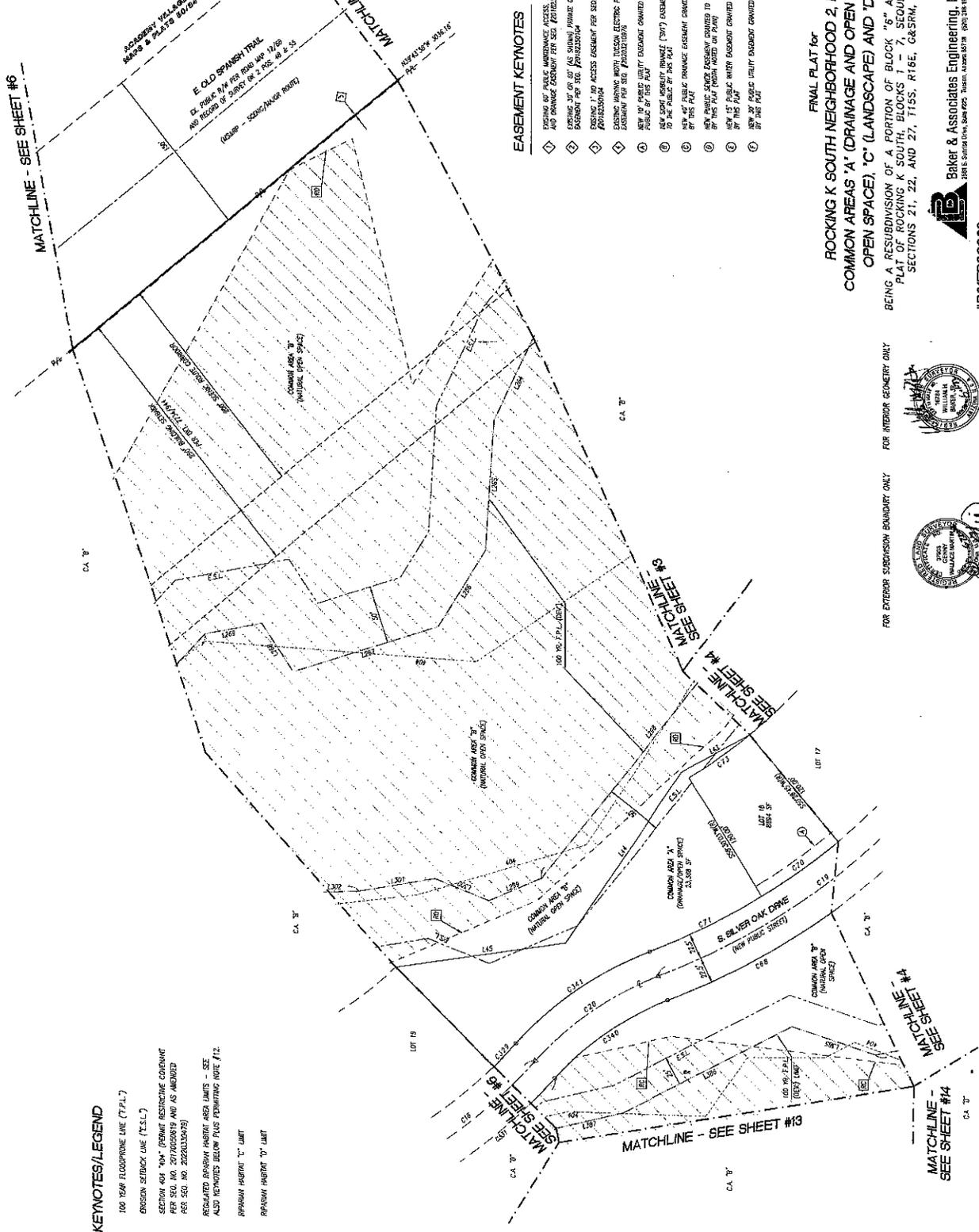
Baker & Associates Engineering, Inc.
 1051 E. Santa Rita, Suite #205 Tucson, Arizona 85714 (520) 284-1858 Fax (520) 288-1820
 #P21FF00028 RFP: #P21FF00028; #P10305-06 JOB #A9581 DATE: 5/26/2022 SHEET: 4 OF 19



GENERAL KEYNOTES/LEGEND

- 100 YEAR FLOODLINE (T.P.A.L.)
- EROSION SETBACK LINE (T.S.L.)
- SECTION 404 "M" (PERMIT RESTRICTIVE CORPUS) PER SEC. NO. 2070009810 AND AS AMENDED PER SEC. NO. 2020010470
- REGULATED WETLAND HABITAT AREA LIMITS - SEE ALSO KEYNOTES BELOW PLUS FOOTNOTING NOTE #12
- WETLAND HABITAT "C" LIMIT
- WETLAND HABITAT "D" LIMIT

MATCHLINE - SEE SHEET #6



EASEMENT KEYNOTES

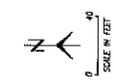
- 1 EXISTING 40' PUBLIC MAINTENANCE ACCESS DRIVE AND DRAINAGE EASEMENT PER SEC. 2010000010
- 2 EXISTING 30' OR 30' (AS SHOWN) FURNACE GAS LINE EASEMENT PER SEC. 2010000010
- 3 EXISTING 1' AND ACCESS EASEMENT PER SEC. 2010000010
- 4 EXISTING WADING BENCH TULSON ELECTRIC POWER EASEMENT PER SEC. 2010000010
- 5 NEW 10' PUBLIC UTILITY EASEMENT OWNED TO THE PUBLIC OR THIS PLAN EASEMENT [70'] EASEMENT OWNED TO THE PUBLIC OR THIS PLAN
- 6 NEW 40' PUBLIC FURNACE GAS EASEMENT OWNED TO THE PUBLIC OR THIS PLAN
- 7 NEW PUBLIC SERVICE DRAINAGE OWNED TO THE PUBLIC OR THIS PLAN
- 8 NEW 15' PUBLIC WATER PASSENGER OWNED TO THE PUBLIC OR THIS PLAN
- 9 NEW 10' PUBLIC UTILITY PASSENGER OWNED TO THE PUBLIC OR THIS PLAN

FINAL FLAT for
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COMMON AREAS 'A' (DRAINAGE AND OPEN SPACE), 'B' (NATURAL
OPEN SPACE), 'C' (LANDSCAPE) AND 'D' (AMENITY AREA)
 BEING A RESUBDIVISION OF A PORTION OF BLOCK "15", AS RECORDED IN THE AMENDED
 PLAT, ROCKING K SOUTH BLOCKS SEQUENCE C-18, 18-31, 31-44,
 SECTIONS 21, 22, AND 27, T16S, R16E, G&SRM, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
 1001 E. Central Ave., Suite 202, Tucson, Arizona 85719
 TEL: (520) 298-1111 FAX: (520) 298-1119
#P21FF00028 REF: MP21FF00018; P21FF00018; P21FF00019 DATE: 05/20/2022 SHEET 5 OF 19

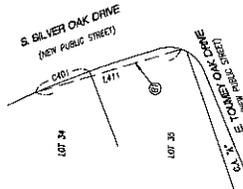


SEQUENCE #



GENERAL KEYNOTES/LEGEND

- 100 YEAR FLOODLINE (FFL)
- EROSION SETBACK LINE (ESL)
- SECTION 414 "A" PERMIT RESTRICTIVE COVENANT PER SEQ. NO. 2017000019 AND AS AMENDED PER SEQ. NO. 2020000479
- REGULATED SHARPS HAZARD AREA LIMITS - SET ALSO KEYNOTES BELOW PLANS PERMITS NOTE #12.
- REARWAY HABITAT "C" LIMIT
- REARWAY HABITAT "D" LIMIT



B1 - SIGHT VISIBILITY TRIANGLE



EASEMENT KEYNOTES

- 1 EXISTING 60' PUBLIC MAINTENANCE ACCESS, SIDE AND DRAINAGE EASEMENT PER SEQ. #2018000014
- 2 EXISTING 30' OR 60' (AS SHOWN) PRIVATE GAS LINE EASEMENT PER SEQ. #2018000014
- 3 EXISTING 1' NO ACCESS EASEMENT PER SEQ. #2018000014
- 4 EXISTING MAINTENANCE, MULTI-USE, DESIGN, ELECTRIC POWER EASEMENT PER SEQ. #2018000014
- 5 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 6 NEW 5' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 7 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 8 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 9 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 10 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 11 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 12 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 13 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 14 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 15 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 16 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 17 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 18 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 19 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 20 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 21 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 22 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 23 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 24 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 25 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 26 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 27 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 28 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 29 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 30 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 31 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 32 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 33 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 34 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- 35 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN

FINAL FLAT FOR
ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1 - 143, AND
COMMON AREAS "A" (DRAINAGE AND OPEN SPACE), "B" (NATURAL
OPEN SPACE), "C" (LANDSCAPE) AND "D" (AMENITY AREA)

BEING A RESUBDIVISION OF A PORTION OF BLOCK "6" AS RECORDED IN THE AMENDED PLAT OF ROCKING K SOUTH, BLOCKS 1 - 7, SEQUENCE NO. 20182350104, SECTIONS 21, 22, AND 27, T15S, R16E, G&SRM, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
 1001 E. San Bernardino Street, Tucson, Arizona 85718 (520) 291-1900
 REG. #P21FF00028 P.E. #P21FF00028, P.E. #P21FF00028, P.E. #P21FF00028
 JOB #P21FF00028 DATE: 02/20/2022 SHEET 6 OF 19



FOR EXTERIOR SUBMISSION BOUNDARY ONLY

FOR INTERIOR GEOMETRY ONLY

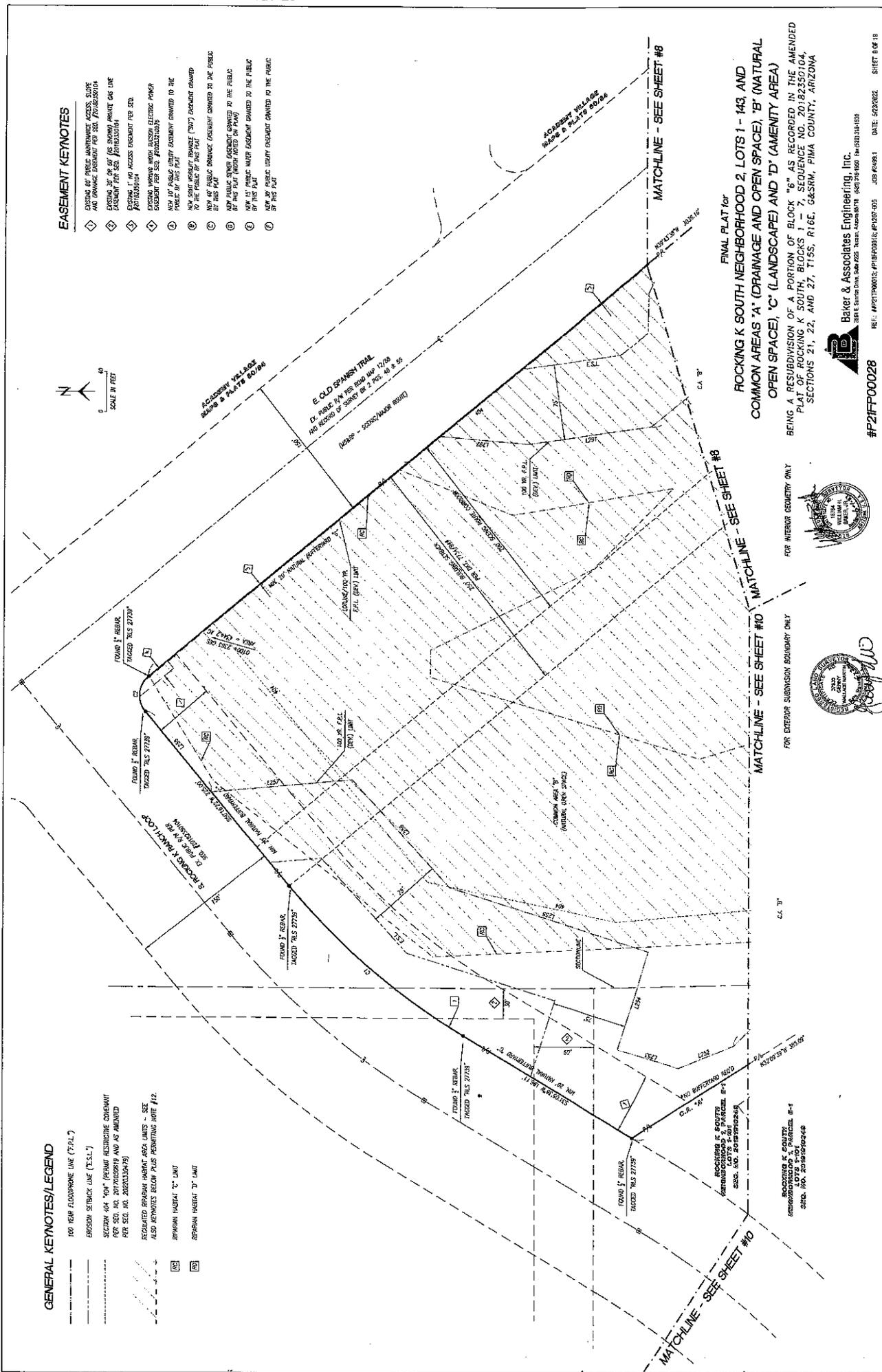
SEQUENCE #

GENERAL KEYNOTES/LEGEND

- 100 YEAR FLOODPLAIN LINE (FPAL)
- EROSION SETBACK LINE ("E.S.L.")
- SECTION 404 "W" (PERMITS RESUBMITTAL COMMENT PER SEC. 404.2017050919 AND AS AMENDED PER SEC. NO. 20202310495)
- REGULATED BRUSH HAZARD AREA LIMITS - SEE ALSO KEYNOTES BELOW PLUS PERMITTING NOTE #12.
- BRUSH HAZARD "A" UNIT
- BRUSH HAZARD "B" UNIT

EASEMENT KEYNOTES

- 1. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 2. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 3. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 4. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 5. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 6. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 7. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 8. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 9. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 10. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 11. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 12. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 13. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 14. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 15. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 16. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 17. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 18. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 19. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.
- 20. 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN.



FINAL PLAN for
ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1 - 143, AND
COMMON AREAS "A" (DRAINAGE AND OPEN SPACE), "B" (NATURAL
OPEN SPACE), "C" (LANDSCAPE) AND "D" (AMENITY AREA)
 BEING A RESUBDIVISION OF A PORTION OF BLOCK "6" AS RECORDED IN THE AMENDED
 PLAT OF ROCKING K SOUTH, BLOCKS 1 - 7, SEQUENCE NO. 20182350104,
 SECTIONS 21, 22, AND 27, T15S, R16E, G&SRM, PIMA COUNTY, ARIZONA

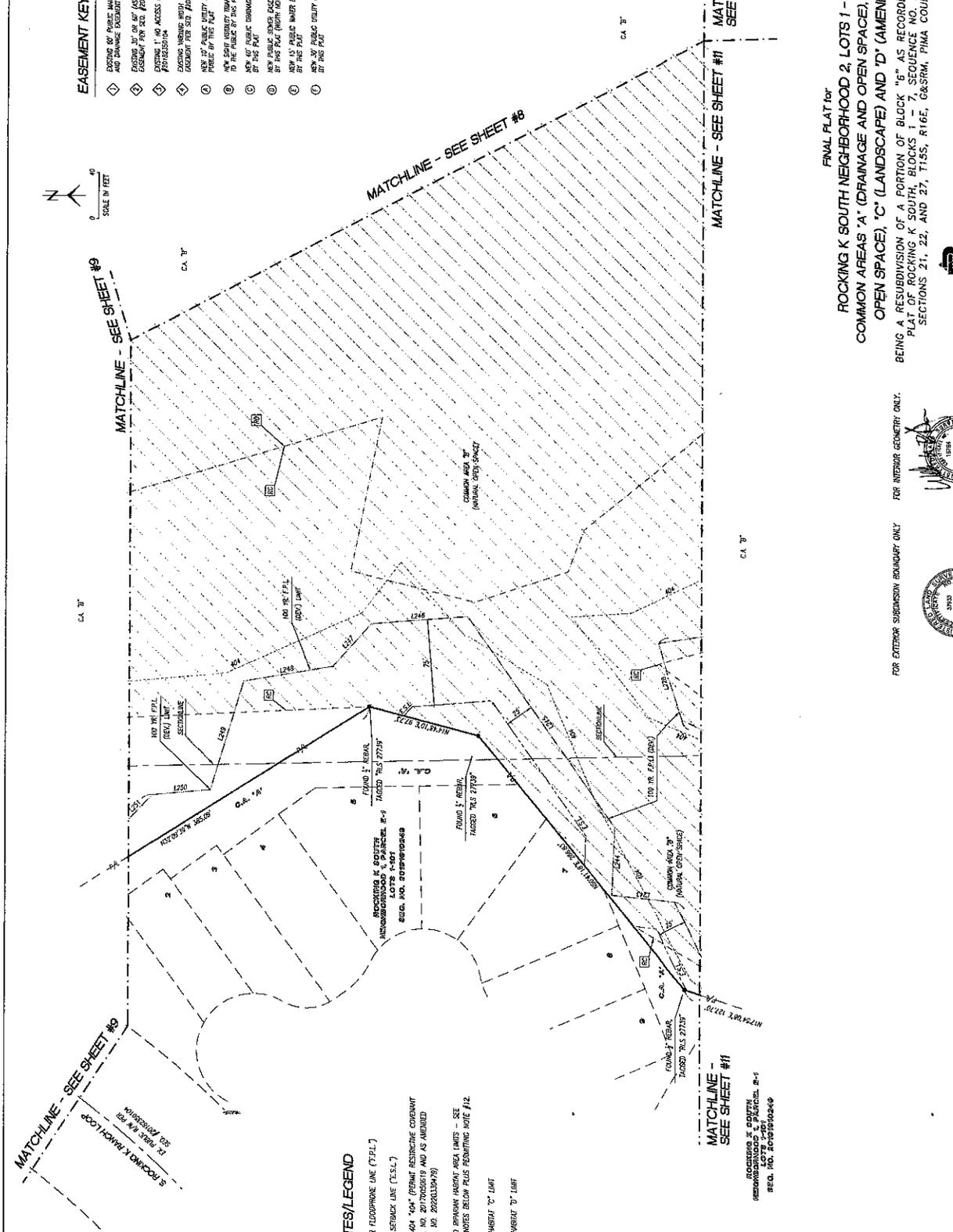
Baker & Associates Engineering, Inc.
 1818 E. Sierra Drive, Suite 2205, Tucson, Arizona 85719 | 520.716.9500 | 520.731.3188
 REF: #P21FF00028; #P18P00016; #P18P00105 JOB #06981 DATE: 5/26/2022 SHEET 6 OF 19



#P21FF00028

SEQUENCE #

- EASEMENT KEYNOTES**
- 1 EXISTING 60' PUBLIC MAINTENANCE ACCESS, DRAINAGE AND CHANNEL EASEMENT PER SD. 20182350104
 - 2 EXISTING 30' OR 40' (AS SHOWN) PRIVATE GAS LINE EASEMENT PER SD. 20182350104
 - 3 EXISTING 1' 40" ACCESS EASEMENT PER SD. 20182350104
 - 4 EXISTING 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
 - 5 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
 - 6 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
 - 7 NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN



- GENERAL KEYNOTES/LEGEND**
- 100 YEAR FLOODPLAIN LINE (F.F.L.)
 - EROSION SETBACK LINE (E.S.L.)
 - SECTION 604 "04" PERMIT RESTRICTION CONSTRAINT PER SD. NO. 20182350104 AND AS AMENDED PER SD. NO. 20202302045
 - REGULATED BARRIAGE HEIGHT AREA LIMITS - SEE ALSO KEYNOTES BELOW PLUS REBARING NOTE #12.
 - REBARING HEIGHT "C" LIMIT
 - REBARING HEIGHT "D" LIMIT



FINAL PLAN FOR
 ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1 - 143, AND
 COMMON AREAS 'A' (DRAINAGE AND OPEN SPACE), 'B' (NATURAL
 OPEN SPACE), 'C' (LANDSCAPE) AND 'D' (AMENITY AREA)
 BEING A RESUBDIVISION OF A PORTION OF BLOCK "6" AS RECORDED IN THE AMENDED
 PLAT OF ROCKING K SOUTH, BLOCKS 1 - 7, SEQUENCE NO. 20182350104,
 SECTIONS 21, 22, AND 27, T18S, R16E, G&SRM, PIMA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
 1001 E. RAYBURN ROAD, SUITE 208 TUCSON, ARIZONA 85718 (520) 334-1968 FAX (520) 334-1980
 REG. NO. 44721 PROVISIONAL REGISTERED PROFESSIONAL ENGINEER #12517-006 JOB #BES1 DATE: 02/22/2021 SHEET 10 OF 19



FOR EXTERIOR SUBDIVISION BOUNDARY ONLY

FOR INTERIOR GEOMETRY ONLY

GENERAL KEYNOTES/LEGEND

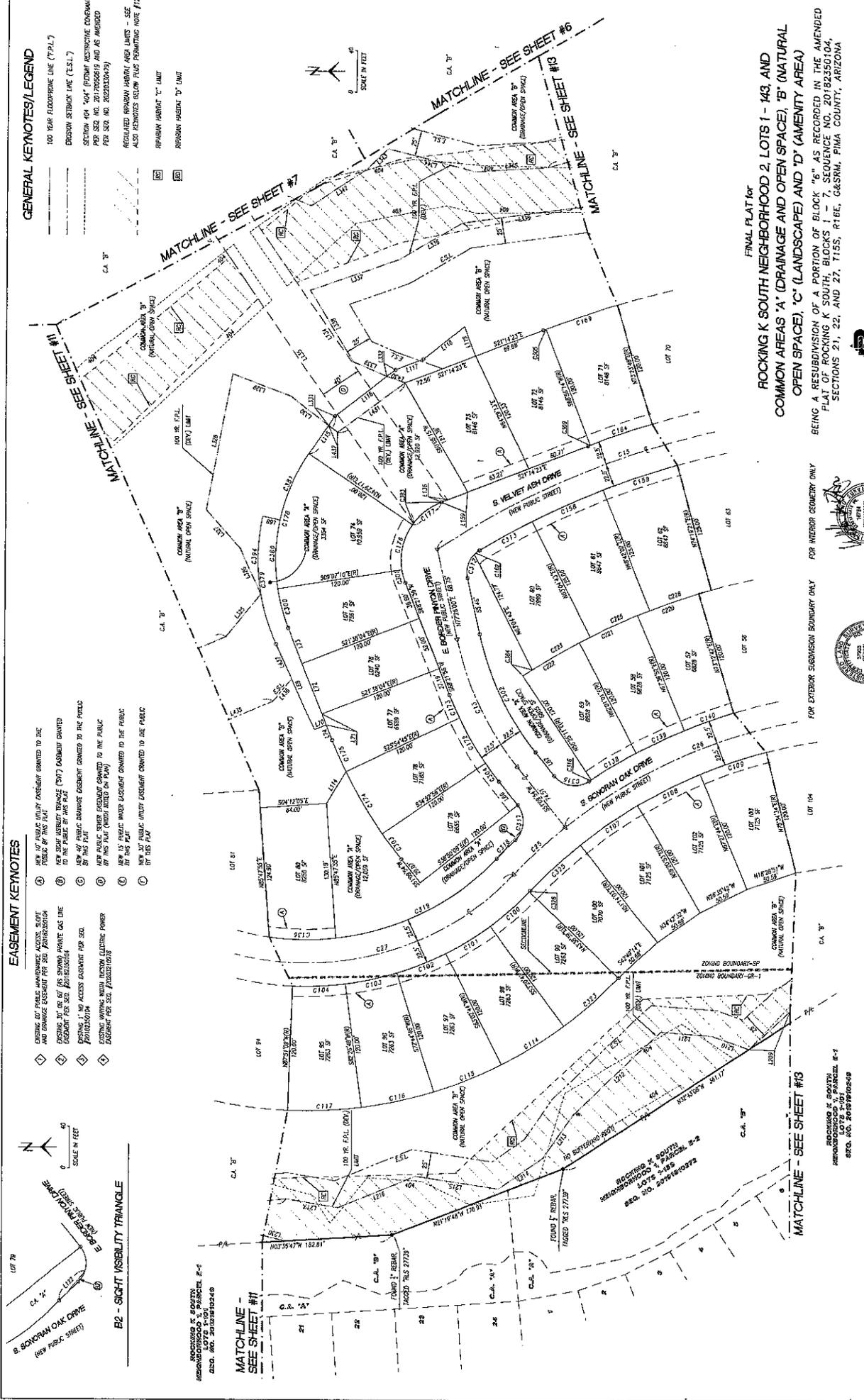
- 100 YEAR FLOODPLAIN LINE (F.P.A.L.)
- DRAINAGE STRUCK LINE (D.S.L.)
- SECTION 404 "WET" (RIPARIAN RESTRICTIVE COVENANT PER SEC. NO. 2017000019) AND AS AMENDED PER SEC. NO. 2020100179)
- REGULATED RIPARIAN HABITAT AREA LIMITS - SEE ALSO REMARKS BELOW PLUS PERMITTING NOTE #12
- RIPARIAN HABITAT "C" LIMIT
- RIPARIAN HABITAT "B" LIMIT

EASEMENT KEYNOTES

- EXISTING OR PUBLIC MAINTENANCE ACCESS, SLUFE AND DRAINAGE EASEMENT PER SEC. 2012000010
- EXISTING OR NEW 5' OR 6' (AS SHOWN) PRIVATE GAS LINE EASEMENT PER SEC. 2012000010
- EXISTING OR NEW ACCESS EASEMENT PER SEC. 2012000010
- EXISTING OR NEW 15' PUBLIC WATER EASEMENT PER SEC. 2012000010
- EXISTING OR NEW 30' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- NEW 5' OR 6' (AS SHOWN) PRIVATE GAS LINE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- NEW PUBLIC WATER EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT (WETLAND ARIED ON PLAN)
- NEW 15' PUBLIC WATER EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- NEW 30' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT



ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1-143, AND COMMON AREAS 'A' (DRAINAGE AND OPEN SPACE), 'B' (NATURAL OPEN SPACE), 'C' (LANDSCAPE) AND 'D' (AMENITY AREA) BEING A RESUBDIVISION OF A PORTION OF BLOCK "6" AS RECORDED IN THE AMENDED PLAT OF ROCKING K SOUTH, BLOCKS 1 - 7, SEQUENCE NO. 20182350104, SECTIONS 21, 22, AND 27, T15S, R16E, G&SRM, PIMA COUNTY, ARIZONA



FINAL PLAT for
ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1 - 143, AND
COMMON AREAS 'A' (DRAINAGE AND OPEN SPACE), 'B' (NATURAL
OPEN SPACE), 'C' (LANDSCAPE) AND 'D' (AMENITY AREA)
 BEING A RESUBDIVISION OF A PORTION OF BLOCK "6" AS RECORDED IN THE AMENDED PLAT OF ROCKING K SOUTH, BLOCKS 1 - 7, SEQUENCE NO. 20182350104, SECTIONS 21, 22, AND 27, T15S, R16E, G&SRM, PIMA COUNTY, ARIZONA



[Signature]
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 FOR INTERIOR GEOMETRY ONLY

ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1-143, AND COMMON AREAS 'A' - 'D'
 SEQ. NO. 20182350104

Baker & Associates Engineering, Inc.
 1001 E. Santa Rita, Suite 215, Tucson, Arizona 85714 (520) 244-1850
 #P21FF00028

GENERAL KEYNOTES/LEGEND

- 100 YEAR FLOODPLAIN LINE (FP.L.)
- EROSION SETBACK LINE (E.S.L.)
- SECTION 404 "W" (PERMITS RESTRICTIVE COVENANT PER SEC. NO. 20170050019 AND AS AMENDED PER SEC. NO. 20220310479)
- REGULATED WETLAND HABITAT AREA LIMITS - SEE ALSO KEYNOTES BELOW FOR FURTHER NOTE #12.
- WETLAND HABITAT "C" LIMIT
- WETLAND HABITAT "D" LIMIT



EASEMENT KEYNOTES

- EXISTING OF PUBLIC MAINTENANCE, ACCESS, SLOPE AND DRAINAGE EASEMENT PER SEC. 20170050019
- EXISTING OF OR BY GAS SERVICE, POWER AND EASEMENT PER SEC. 20220310479
- EXISTING OF ACCESS EASEMENT PER SEC. 20220310479
- EXISTING WETLAND HABITAT RESTRICTIVE COVENANT PER SEC. 20170050019
- NEW 10' WETLAND HABITAT RESTRICTIVE COVENANT TO THE PUBLIC BY THIS PLAT
- NEW 50' WETLAND HABITAT RESTRICTIVE COVENANT TO THE PUBLIC BY THIS PLAT
- NEW 40' PUBLIC DRAINAGE EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- NEW PUBLIC STREET EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT (WETLAND HABITAT ON PLAN)
- NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- NEW 30' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT

FOR EXTERIOR SUBDIVISION BOUNDARY ONLY

FOR INTERIOR GEOMETRY ONLY

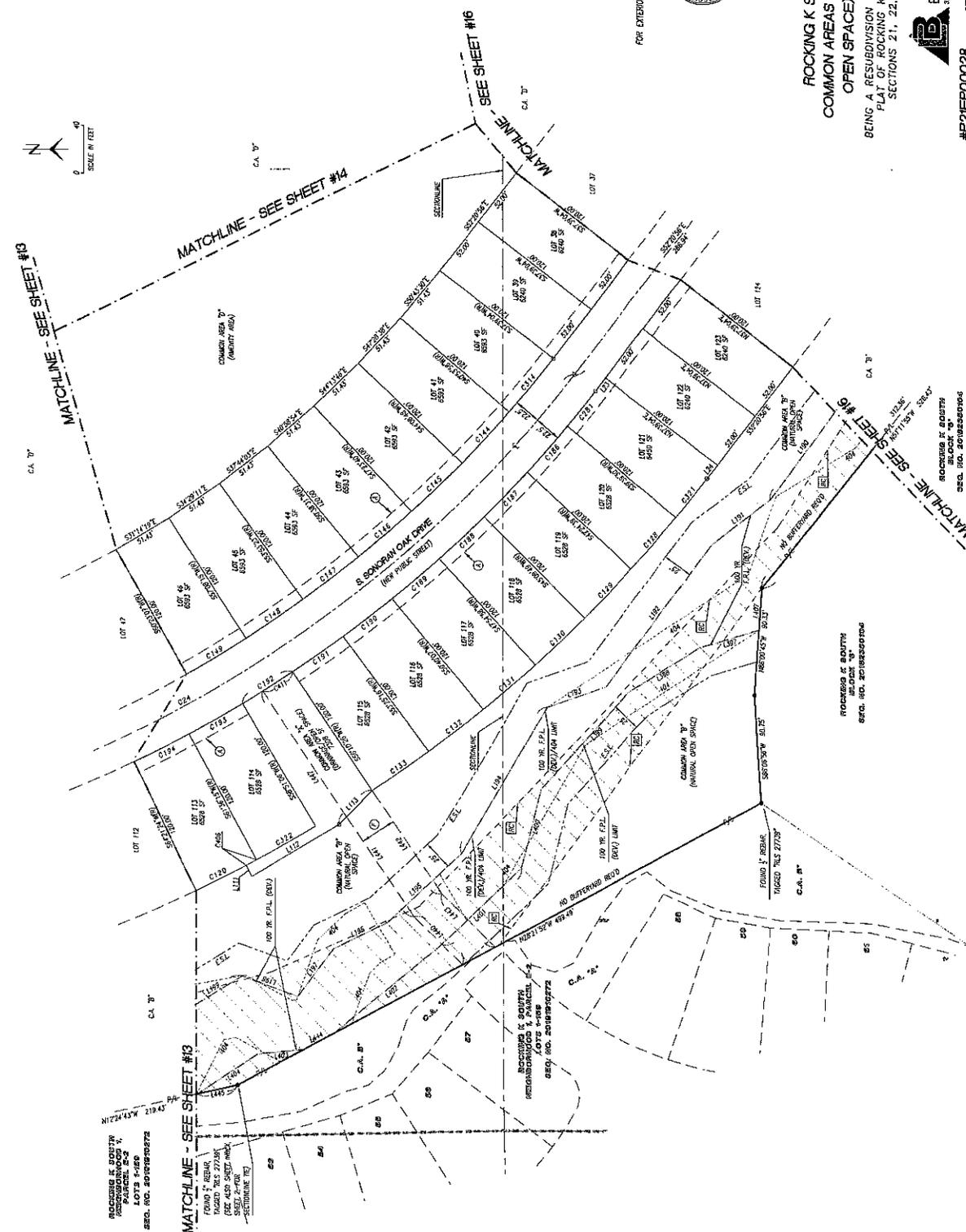


**FINAL PLAT FOR
ROCKING K SOUTH NEIGHBORHOOD 2, LOTS 1 - 143 AND
COMMON AREAS 'A' (DRAINAGE AND OPEN SPACE), 'B' (NATURAL
OPEN SPACE), 'C' (LANDSCAPE) AND 'D' (AMENITY AREA)**

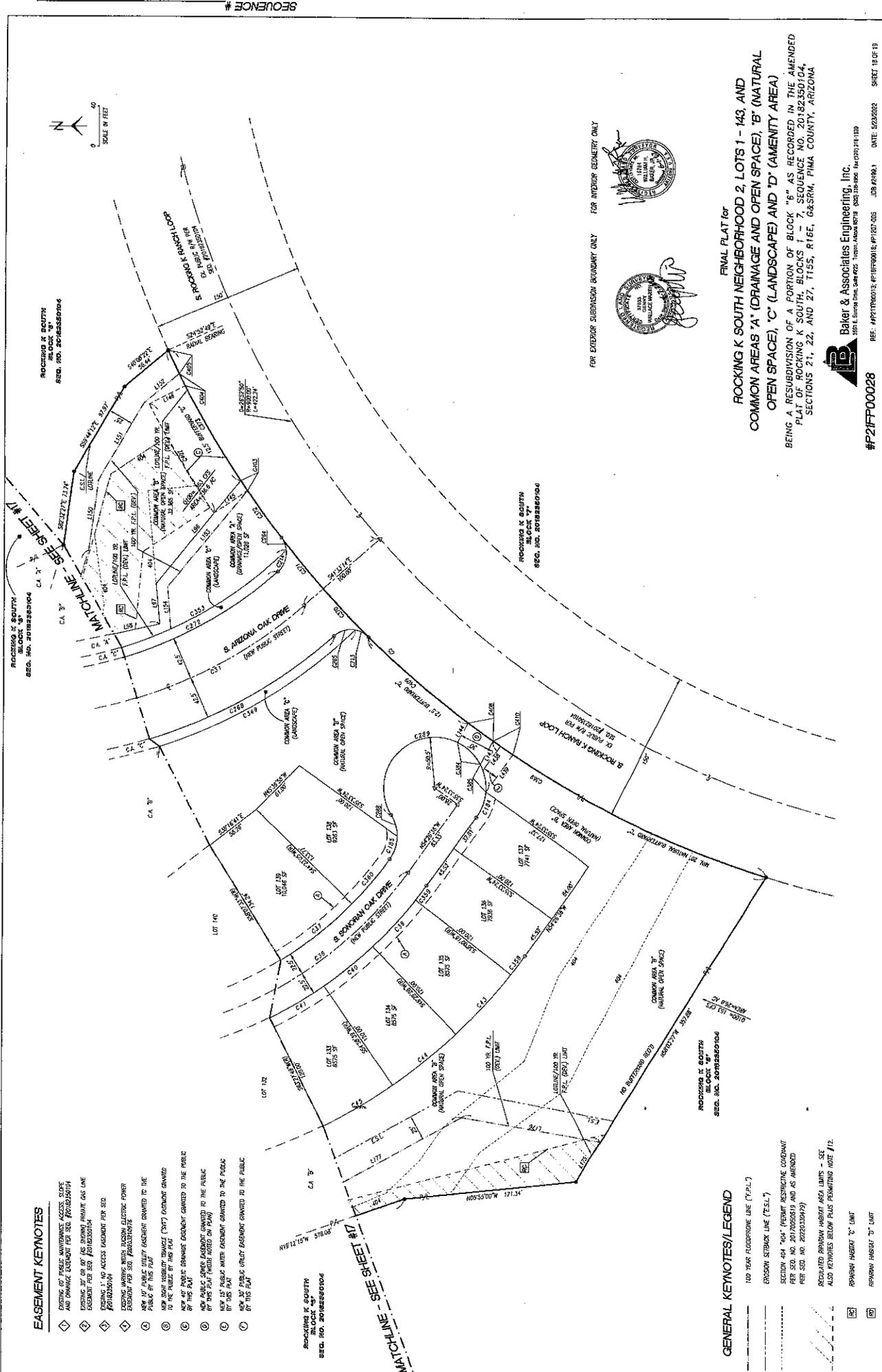
BEING A RESUBDIVISION OF A PORTION OF BLOCK "6" AS RECORDED IN THE AMENDED
PLAT OF ROCKING K SOUTH, BLOCKS 1 - 7, SEQUENCE NO. 20182350104,
SECTIONS 21, 22, AND 27, T15S, R16E, G&SRM, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
2051 E. Saguaro Drive, Suite 102 Tucson, Arizona 85719 (520) 316-1559 Fax: (520) 316-1550
REG. NO. 20182350104 #P21FF00028 #P21FF00028 DATE: 05/26/2022 SHEET 15 OF 15



SEQUENCE #

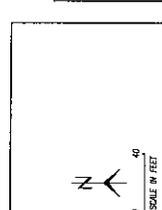


EASEMENT KEYNOTES

- ① EXISTING 10' PUBLIC MAINTENANCE ACCESS, SLOPE AND DRAINAGE EASEMENT FOR SEQ. 20182350104
- ② EXISTING 30' OR 60' (AS SHOWN) PRIVATE GAS LINE EASEMENT FOR SEQ. 20182350104
- ③ EXISTING 1' NO ACCESS EASEMENT FOR SEQ. 20182350104
- ④ EXISTING UTILITY WITHIN EXISTING EASEMENT POWER EASEMENT FOR SEQ. 20182350104
- ⑤ NEW 10' PUBLIC MAINTENANCE ACCESS, SLOPE AND DRAINAGE EASEMENT FOR SEQ. 20182350104
- ⑥ NEW 30' PUBLIC MAINTENANCE ACCESS, SLOPE AND DRAINAGE EASEMENT FOR SEQ. 20182350104
- ⑦ NEW 60' PUBLIC MAINTENANCE ACCESS, SLOPE AND DRAINAGE EASEMENT FOR SEQ. 20182350104
- ⑧ NEW 1' NO ACCESS EASEMENT FOR SEQ. 20182350104
- ⑨ NEW 10' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- ⑩ NEW 30' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN
- ⑪ NEW 60' PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAN

GENERAL KEYNOTES/LEGEND

- 100 YEAR FLOODPLAIN LINE (F.F.L.)
- EXISTING SETBACK LINE (E.S.L.)
- SECTION 404 "64" PERMIT RESTRICTIVE COORDINATE FOR SEQ. NO. 20170505019 AND AS AMENDED PER SEQ. NO. 20220130429
- REGULATED BROWNS HEIGHT AND LIMITS - SEE ALSO KEYNOTES BELOW PLUS PERMITTING NOTE #12
- BROWNS HEIGHT "C" LIMIT
- BROWNS HEIGHT "D" LIMIT



ROCKING K SOUTH BLOCK "B" SEQ. NO. 20182350104
 MATCHLINE - SEE SHEET #17
 CA 3'

ROCKING K SOUTH BLOCK "B" SEQ. NO. 20182350104
 MATCHLINE - SEE SHEET #17
 CA 3'

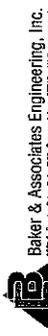
ROCKING K SOUTH BLOCK "B" SEQ. NO. 20182350104
 MATCHLINE - SEE SHEET #17
 CA 3'

ROCKING K SOUTH BLOCK "B" SEQ. NO. 20182350104
 MATCHLINE - SEE SHEET #17
 CA 3'

FOR EXTERIOR SUBDIVISION BOUNDARY ONLY FOR INTERIOR GEOMETRY ONLY



FINAL FLAT FOR
ROCKING K SOUTH NEIGHBORHOOD 2 LOTS 1 - 143, AND
COMMON AREAS 'A' (DRAINAGE AND OPEN SPACE), 'B' (NATURAL
OPEN SPACE), 'C' (LANDSCAPE) AND 'D' (AMENITY AREA)
 BEING A RESUBDIVISION OF A PORTION OF BLOCK "B" AS RECORDED IN THE AMENDED
 PLAT OF ROCKING K SOUTH, BLOCKS 1 - 7, SEQUENCE NO. 20182350104,
 SECTIONS 21, 22, AND 27, T15S, R16E, G4SRM, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
 185 E. Santa Rita, Suite 402 Tucson, Arizona 85719 (520) 318-1800 Fax (520) 318-1899
 REE: APPT1806019; 01/18/2018; 01/18/2018 JOB #2018-1 DATE: 02/28/2022 SHEET 18 OF 19
 #P21FF00028

SEQUENCE #

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P21FP00028**

THIS AGREEMENT is made and entered into by and between Pulte Home Company, LLC, a Michigan limited liability company, the successor by conversion of Pulte Home Corporation, a Michigan corporation or successors in interest ("Subdivider"), Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company ("Trustee"), as trustee under Trust No. 18300-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 Rocking K South Neighborhood 2, Lots 1-143, and Common Areas "A" (Drainage and Open Space), "B" (Natural Open Space), "C" (Landscape) and "D" (Amenity 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-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:

Chair, Board of Supervisors

Pulte Home Company, LLC, a Michigan limited liability company, the successor by conversion of Pulte Home Corporation, a Michigan corporation, or successors in interest

By: [Signature]

Its: VICE PRESIDENT

ATTEST:

TRUSTEE: Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No. 18300-T, and not in its corporate capacity

Clerk of the Board

By: [Signature]

Its: Trust Officer

STATE OF ARIZONA)
County of Maricopa)

The foregoing instrument was acknowledged before me this 29th day of June, 2022, by Greg Abrams the Vice President of _____ Pulte Home Company, LLC, a Michigan limited liability company, the successor by conversion of Pulte Home Corporation, a Michigan corporation ("**Subdivider**").

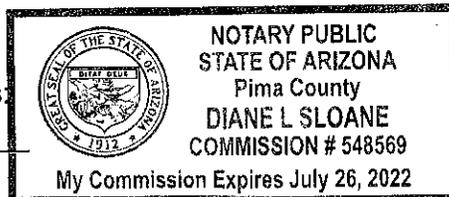


[Signature]
Notary Public

My Commission Expires: May 31, 2024

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 30th day of June, 2022, by Brenda Cornick the Trust Officer of Landmark Title Assurance Agency of Arizona, LLC, ("Trustee"), an Arizona limited liability company, on behalf of the company, as trustee under trust number 18300-T.



[Signature]
Notary Public

My Commission Expires: 7/26/22