



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 4/5/2022

**= Mandatory, information must be provided*

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

***Title:**

FINAL PLAT (P21FP00030) ROCKING K SOUTH NEIGHBORHOOD 3 PARCEL EE LOTS 1-145 COMMON AREA "A" AND "B"

***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

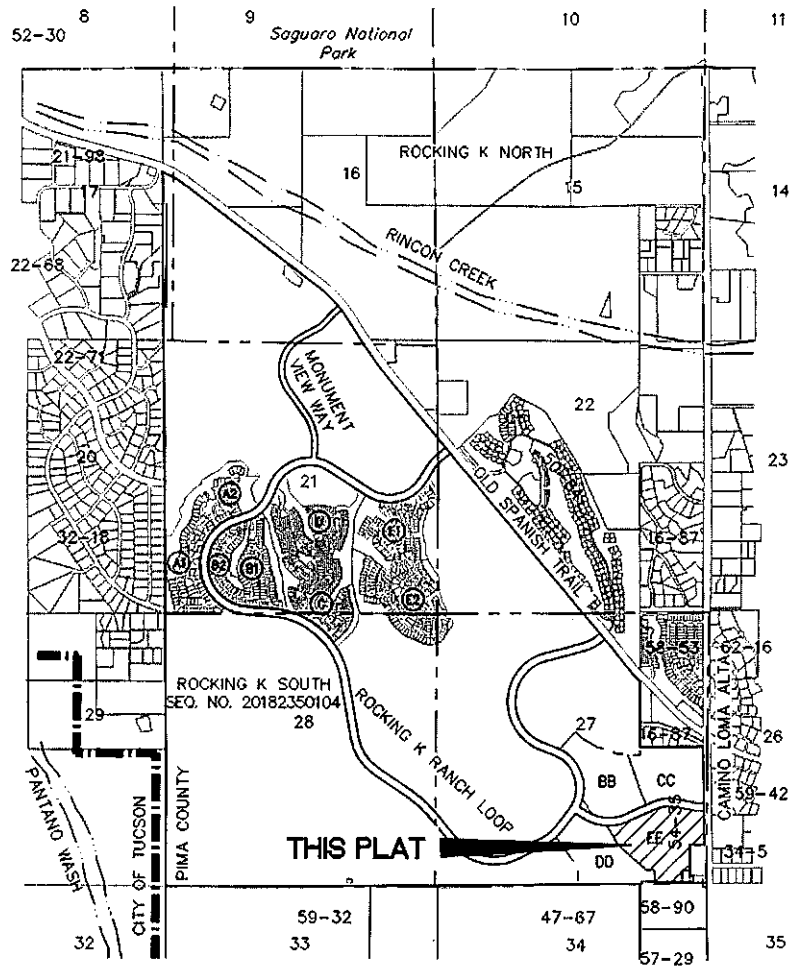
Department: DEVELOPMENT SERVICES

Telephone: 724-6490

Contact: THOMAS DRZAZGOWSKI

Telephone: 724-9522

Department Director Signature:	<u>Joseph Gray</u>	Date:	<u>3/4/2022</u>
Deputy County Administrator Signature:	<u>[Signature]</u>	Date:	<u>3/15/2022</u>
County Administrator Signature:	<u>[Signature]</u>	Date:	<u>3/10/2022</u>



LOCATION MAP
 LOCATED IN SECTION 27
 TOWNSHIP 15 SOUTH, RANGE 16 EAST, G&SRM
 PIMA COUNTY, ARIZONA
 SCALE: 3" = 1 MILE



P21FP00030
 ROCKING K SOUTH NEIGHBORHOOD 3 PARCEL EE
 LOTS 1-145
 COMMON AREA "A" AND "B"

ASSURANCE
ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT TRUST NO. 201827-T FROM TITLE SECURITY AGENCY OF ARIZONA, LLC AS RECORDS IN SEQUENCE NO. 201827-T HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 160 (SUBMISSION STANDARDS) IN THIS SUBMISSION.

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

ATTENT: _____
CLERK OF THE BOARD OF SUPERVISORS, HERBIE GENTRY
ARIZONA, ON THIS _____ DAY OF _____ 20____

CLERK, BOARD OF SUPERVISORS _____ DATE: _____

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



GREGORY L. BECK, P.E.
ARIZONA REGISTRATION NO. 37933

CERTIFICATION OF ENGINEERING
I HEREBY CERTIFY THAT THE ELECROPHONE LINES AND EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.



REGINA LYNN BECK, P.E.
ARIZONA REGISTRATION NO. 40206

RECORDING
STATE OF ARIZONA } S.S.
PIMA COUNTY }
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PSOMAS ON THIS _____ DAY OF _____ 20____ IN SUBSTANCE NO. _____ PIMA COUNTY RECORDS.

GABRIELLA CAZARES-RELY
COUNTY RECORDER
DATE: _____

DEDICATION
WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING AN TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND WE CONSENT TO THE SUBMISSION 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 AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, NOW AND IN THE FUTURE, BY REASON OF FLOODING, 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 AND OTHER USES FOR INSTALLATION AND MAINTENANCE OF PUBLIC SERVICES AND UTILITIES AND OTHER USES FOR INSTALLATION AND MAINTENANCE OF COMMON AREAS (LAND PRIVATE EASEMENTS) AS SHOWN HEREON FOR THIS PLAT.

PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ADJACENT AND UNDERGROUND UTILITIES AND PUBLIC SERVICES.

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 SOURCE NO. 201827-076, AND THE TRACT DECLARATION RECORDED AT SOURCE NO. 201827-076, AND THE TRACT DECLARATION RECORDED AT SOURCE NO. 201827-076, AND THE TRACT DECLARATION RECORDED AT SOURCE NO. 201827-076, AND THE TRACT DECLARATION RECORDED AT SOURCE NO. 201827-076.

ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF PRIVATE EASEMENTS, WITHIN THIS SUBDIVISION.

BENEFICIARY
PLURASANT TO THE PROVISIONS OF ARS 33-404, NAME AND ADDRESS OF THE BENEFICIARY OF SAID TRUST IS: TITLE SECURITY AGENCY OF ARIZONA, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST 201827-T, FORESTAR (USA) REAL ESTATE GROUP INC. A DELAWARE CORPORATION

OWNER-TRUSTEE OF ADJACENT PARCELS
TITLE SECURITY AGENCY OF ARIZONA, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST 201827-T, AND NOT IN ITS CORPORATE CAPACITY

BY: _____ DATE: 2/20/19

FOR: FORESTAR (USA) REAL ESTATE GROUP, INC.
ACKNOWLEDGEMENT
STATE OF ARIZONA } S.S.
PIMA COUNTY }

ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY OF ARIZONA, LLC, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 01/12/2023

GENERAL NOTES:
1. THE GROSS AREA OF "PARCEL EE" IS 36.25 ACRES.
2. THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 SECTION 27, BETWEEN AND PLAT 201827-T, IS REFERENCED FROM BR 64 W/4E, PC 18, SAID BEARING BEING: N89°42'31"E.

3. TOTAL ALIENS OF NEW PUBLIC STREETS FOR "PARCEL EE" = 1.08 MILES.
4. "PARCEL EE" LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY.

5. BLANKET EASEMENTS - PORTIONS OF BLOCKS 5 AND 7 ARE SUBJECT TO AN EXISTING ELECTRIC EASEMENT RECORDED IN DOCKET 1022 AT PAGE 70.
6. PORTIONS OF SECTIONS 16, 21, 22, 27 AND 28 ARE SUBJECT TO AN EXISTING ELECTRIC EASEMENT RECORDED IN DOCKET 1022 AT PAGE 70.

7. EASEMENTS NOT APPURTENANT TO THIS PLAT - PORTIONS OF BLOCKS 5 AND 7 ARE SUBJECT TO AN EXISTING COMMUNICATION EASEMENT RECORDED IN DOCKET 563 AT PAGE 639, AN EXISTING ELECTRIC EASEMENT RECORDED IN DOCKET 563 AT PAGE 639, A PARTIAL RELEASE OF EASEMENT - SOUTHWEST GAS CORP. RECORDED IN SEQUENCE NUMBER 2020080203, AND AN EXISTING WATERLINE EASEMENT RECORDED IN DOCKET 1022 AT PAGE 2433.

8. THE ADJACENT PLAT OF ROCKING K SOUTH BLOCKS 1-7, RECORDED IN SEQUENCE NUMBER 201827-T, SHALL BE CONSIDERED AS PART OF THIS PLAT FOR ALL INFORMATION AND EASEMENTS ON THIS PLAT ARE SHOWN.

PERMITTING NOTES:
1. ZONING: THIS PLAT CONTAINS APPROXIMATELY 6.14 ACRES OF LAND REGULATED BY THE ROCKING K ZONING ORDINANCE (ZONING CODE OR-1) AS WELL AS APPROXIMATELY 31.14 ACRES OF LAND REGULATED BY PIMA COUNTY ZONING CODE OR-1.

2. THE 1.08 MILES OF THE ROCKING K SPECIFIC PLAN SOUTH OF OLD SPANISH AVENUE AND 7.00 MILES OF THE ROCKING K SPECIFIC PLAN NORTH OF OLD SPANISH AVENUE ARE SUBJECT TO THE MAXIMUM DENSITY REQUIREMENTS CURRENTLY IN EFFECT FOR THE ROCKING K SPECIFIC PLAN AS DEFINED AS SENSITIVE AREAS AND RECEIVING AREAS SUBJECT TO THE ROCKING K SPECIFIC PLAN DEVELOPMENT RIGHTS (TRM) ORDINANCE (CHAPTER 18.07 OF THE PIMA COUNTY ZONING ORDINANCE) AND THE ROCKING K SPECIFIC PLAN DENSITY CAPS AS SET FORTH IN THE ROCKING K SPECIFIC PLAN AND AS AGREED TO BY PIMA COUNTY PLANNING OFFICIAL ON JUNE 15, 2018, SHEET 2 OF THIS PLAT INCLUDES A TRM TRAINING TABLE, PARCEL EE USES 0 DR.

3. GROSS DENSITY IS: "PARCEL EE" = 4.00 (145 LOTS/36.25 AC).
4. AVERAGE LOT AREA PER DWELLING FOR "PARCEL EE" IS 5,988 SQ. FT.

5. THE USE OF THIS PLAT IS SINGLE FAMILY DETACHED RESIDENTIAL AS PERMITTED IN ACCORDANCE WITH THE APPROVED SPECIFIC PLAN FOR ROCKING K (APPROVED ON DECEMBER 18, 1990 AND AMENDED ON SEPTEMBER 16, 1997).

6. THIS PLAT WILL USE TRANSFER OF DENSITY RIGHTS (TRM) PER PIMA COUNTY STANDARDS AND AREAS OUTSIDE OF THE SPECIFIC PLAN WILL USE TRM DEVELOPMENT STANDARDS (RESIDENTIAL USE ONLY).

PERMITTING NOTES (CONT)
7. NATURAL OPEN SPACE AS SHOWN ON THE ROCKING K SOUTH, AMENDED SPECIFIC PLAN ENCOMPASSES 648 ACRES (51.5%) OF THE TOTAL NATURAL OPEN SPACE. NATURAL OPEN SPACE WILL BE DESIGNATED AT THE TIME OF INDIVIDUAL SUBDIVISION PLATS. THIS NEIGHBORHOOD 3 SUBDIVISION PLAT MONIES WILL BE USED TO MAINTAIN AND ENHANCE NATURAL OPEN SPACE AS SHOWN HEREON TO INCLUDE PLANT AND NATURAL OPEN SPACE AS SHOWN HEREON. ADDITIONAL 0.26 ACRES OF ON LOT NATURAL OPEN SPACE ARE LOCATED IN THE PLANT AND NATURAL OPEN SPACE MITIGATION PLANS FOR THE NATURAL OPEN SPACE CALCULATIONS. THIS NATURAL OPEN SPACE FULFILLS THE REQUIRED NATURAL OPEN SPACE REQUIREMENT FOR THE NEIGHBORHOOD 3 AS SPECIFIED IN CHAPTER 18.07 OF THE ROCKING K AMENDED SPECIFIC PLAN.

DEVELOPMENT STANDARDS
1. MINIMUM LOT AREA: 5,000 SQ. FT.
2. MINIMUM AREA PER DWELLING UNIT: 5,000 SQ. FT.
3. MINIMUM LOT WIDTH: 75 FT.
4. MINIMUM FRONT YARD SETBACK: 34 FT.
5. MINIMUM YARD SETBACK REQUIREMENTS:
a. FRONT: 20 FT.
b. SIDE: 0 FT. EACH
c. REAR: 10 FT.

TR - TRANSITIONAL ZONING (RESIDENTIAL ONLY) LOTS 8-143
1. MINIMUM LOT AREA: 4,500 SQ. FT.
2. MINIMUM AREA PER DWELLING UNIT: 1,000 SQ. FT.
3. MINIMUM LOT WIDTH: 40 FT.
4. MINIMUM FRONT YARD SETBACK: 34 FT.
5. MINIMUM SITE SETBACK REQUIREMENTS:
a. FRONT: 20 FT. EACH
b. SIDE: 0 FT. EACH
c. REAR: 10 FT.

6. WITH THE EXCEPTION OF PERMETER SITE SETBACKS, ZERO LOT-LINE SITING OF DWELLING UNITS ON INDIVIDUAL LOTS IS PERMISSIBLE. SETBACKS FOR COMMUNITY BUILDING CORERS (TITLE 15) SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. TRIANGLES OR CORERS OF THE ZONING DESIGNATION SETBACKS, WHEREVER ARE GREATER.

7. THE ADJACENT STRUCTURE SETBACK REQUIREMENTS ARE THE FOLLOWING:
a. FRONT: 10 FT.
b. SIDE: 10 FT.
c. REAR: 10 FT.

8. TO MAIN BUILDING: 7 FT.
9. TO PROPERTY LINES: IN ACCORDANCE WITH APPLICABLE PIMA COUNTY BUILDING CODES.

10. TO HAY BUILDING: 7 FT.
11. TO SIDE LOT LINES: 4 FT.
12. TO REAR LOT LINES: 4 FT.

13. FLOODPLAINS SHOWN ON THIS PLAT CONFORM TO TITLE 16 OF THE PIMA COUNTY CODE, FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE THIS PLAT IS SUBJECT TO THE SECOND AMENDED HAS REFERRED ROCKING K DEVELOPMENT AGREEMENT RESOLUTION NO. 2018-29, RECORDED AT SEC. NO. 201810439 WITH THE PIMA COUNTY RECORDER'S OFFICE.

14. THE CHIEF ZONING INSPECTOR HAS CONCLUDED THE SIDE ENTRY GARAGES ARE NOT REQUIRED TO BE BUILT THROUGH INTO THE 20' FRONT SETBACK PROVIDED THAT THE REST OF THE GROSS MASS OF THE HOME COMPLES WITH THE 20' FRONT SETBACK REQUIREMENTS.

15. REPAIR HABITAT WITHIN THIS PLAT AREA CONFORMS TO THE REPAIR HABITAT RULES IN PIMA COUNTY ORDINANCE 2005-022 AND THE APPROVED 07/09/21. ALL REPAIR AREAS INCLUDING THE MITIGATION AREAS BE WITHIN OPEN SPACE AS DESIGNATED ON THIS PLAT.

16. EXISTING ON-SITE REPAIR HABITAT AREA = 3.89 ACRES
17. DISTURBED ON-SITE REPAIR HABITAT AREA = 1.28 ACRES
18. REPAIR MITIGATION AREA = 2.12 ACRES (OVERALL NEIGHBORHOOD 3)

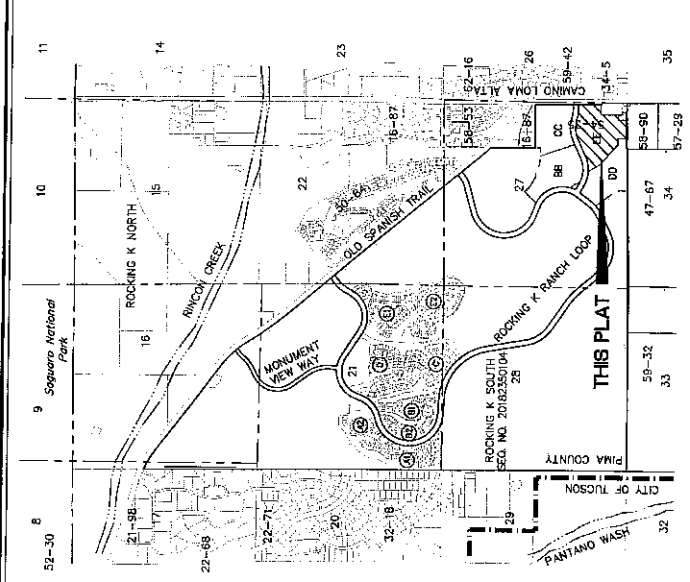
19. THIS PLAT IS SUBJECT TO AN APPROVED REPAIR MITIGATION PLAN AND MONITORING SHALL BE COMPLETED IN ACCORDANCE WITH THE RECREATION SHEETING PERMITS (FOR LOTS) HAVE BEEN ISSUED

20. PRIVATELY OWNED RECREATION AREAS, RECREATION FEATURES AND PARKING AREAS SHALL BE COMPLETED IN ACCORDANCE WITH THE TIME 75% OF THE SHEETING PERMITS (FOR LOTS) HAVE BEEN ISSUED

SHEET INDEX
1. COVER SHEET AND NOTES
2. SHEET INDEX MAP
3-6 PLAN SHEETS

OWNER:
TITLE SECURITY AGENCY OF ARIZONA, LLC
TRUST 201827-T
6350 E. TAMPALE VERDE RD
TUCSON, AZ 85715
(520) 798-3300
ATTN: DAVID SIOANE

DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.
TRUST 201827-T
6350 E. TAMPALE VERDE RD
TUCSON, AZ 85715
(520) 798-3300
ATTN: BRIAN KONIGER



LOCATION MAP
LOCATED IN SECTION 27
TOWNSHIP 15 SOUTH RANGE 15 EAST, GRASSMOUNT, PIMA COUNTY, ARIZONA
SCALE: 1" = 400'

SEC. NO. 20202530421 E1 SEC. NO. 20191810249
SEC. NO. 20202530424 C SEC. NO. 20191910224 E2
SEC. NO. 20202530422 D SEC. NO. 20191910226

LEGEND

- 1 LOT NUMBER
- 2 KEYNOTE
- 3 BRASS CAP SURVEY MONUMENT IN AT COMPLETION OF PAVING
- 4 1/2" IRON PIN TO BE SET AT COMPLETION OF GRADING
- 5 FOUND SURVEY MONUMENT, AS NOTED
- 6 SET 1/2" REBAR TAGGED "RLS 27933"
- 7 LINE NUMBER - SEE LINE DATA TABLE
- 8 CURVE NUMBER - SEE CURVE DATA TABLE
- 9 SIGHT VISIBILITY EASEMENT
- 10 EROSION HAZARD SETBACK
- 11 100' FEET FLOODPLAIN
- 12 CENTERLINE
- 13 OPEN SPACE EASEMENT
- 14 RIGHT-OF-WAY LINE
- 15 BLOCK BOUNDARY
- 16 EASEMENT LINE
- 17 SECTION LINE
- 18 PARCEL BOUNDARY
- 19 ROCKING K SOUTH BOUNDARY
- 20 40' FEMT RESTRICTIVE COVENANT
- 21 ZONE BOUNDARY LINE
- 22 GENERAL ACCESS LOCATION
- 23 AEROPARIAN C

ADMINISTRATIVE ADDRESS:
14100 E PIEDMONT WY
REF: P210200105
P210200320

ROCKING K SOUTH NEIGHBORHOOD 3 PARCEL EE

USE: SINGLE FAMILY DETACHED RESIDENTIAL
CHINA WALLS BY NUMBER AND PER SHEET
BEING A 15' EASEMENT OF 7' FROM A BLOCK 8 BE
ARDED FRONT OF SOUTH BLOCK 8A, SEC. NO. 20191810249 - LAYED IN SEEM 8
RECORDS 5 SHEETS, SHEET 15 IS THIS SHEET, THE OTHER SHEETS

PSOMAS

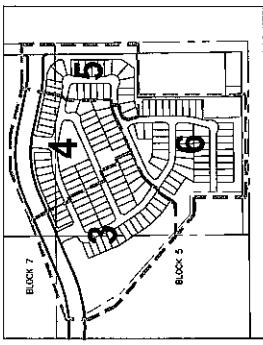
333 E. Wetmore Road, Suite 450
Tucson, AZ 85706
(520) 798-3300
www.psomas.com

DATE: 2/20/19

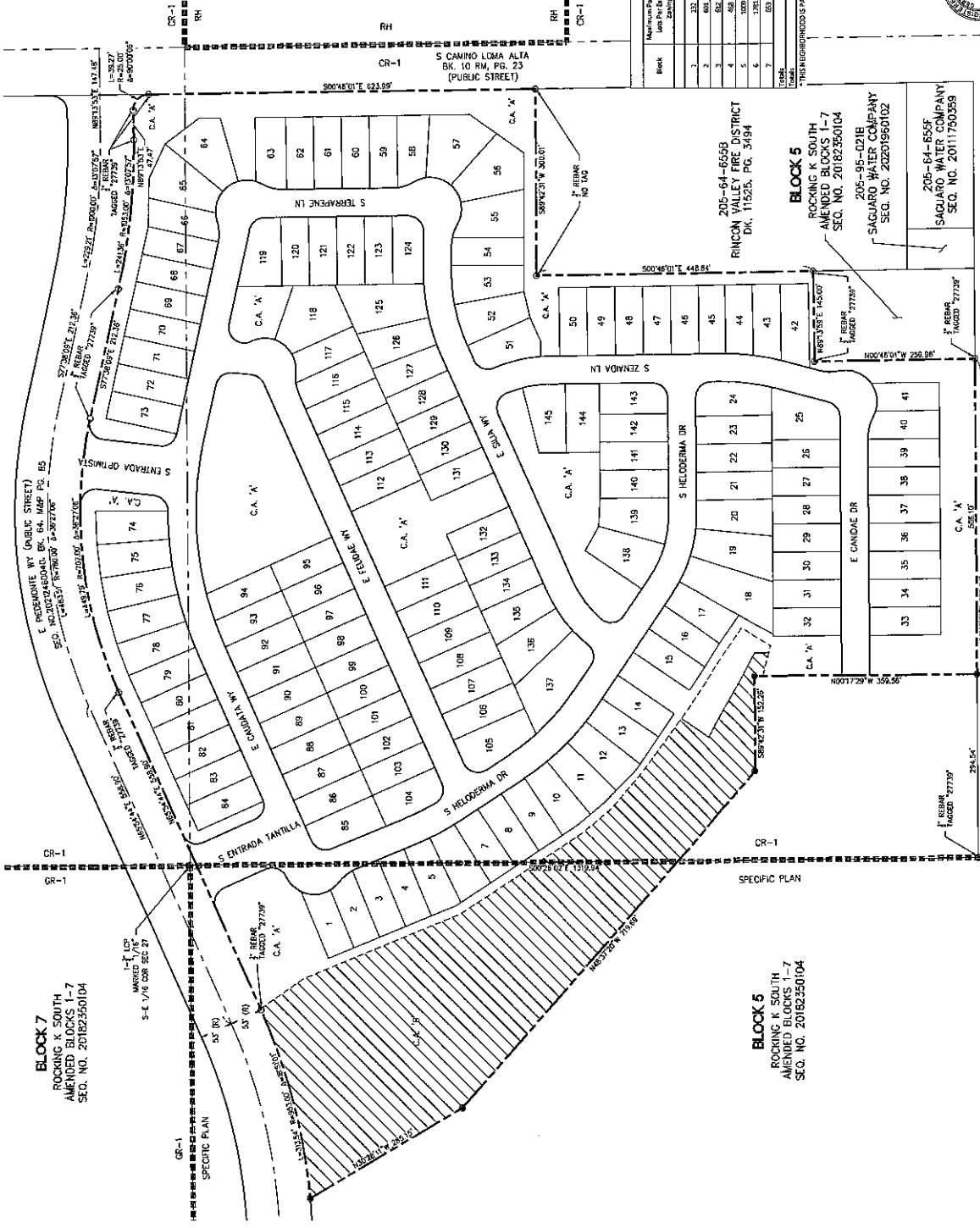
DATE: 2/20/19

DATE: 2/20/19

DATE: 2/20/19



SHEET INDEX MAP
N.C.



BLOCK 7
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEC. NO. 20182350104

BLOCK 5
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEC. NO. 20182350104

TDR Overall Lot Summary

Block	Maximum Permitted Lots Per Subdiv. (Comprehensive Plan)	Normalized Bays Per Neighborhood		TDR Overall Lot Summary		TDR Overall Lot Summary	
		Neighborhood 1	Neighborhood 2	Neighborhood 1	Neighborhood 2	Neighborhood 1	Neighborhood 2
1	232	21	295	113	---	---	---
2	605	413	338	598	---	---	---
3	82	206	597	---	---	---	---
4	458	293	458	---	---	---	---
5	1009	1121	2099	---	---	---	---
6	1391	1054	2462	---	---	---	---
7	653	206	234	---	---	---	---
TOTAL				851	589	589	97

THIS NEIGHBORHOOD IS PART OF BLOCKS 5 AND 7 AND DOES NOT EXCEED THE OVERALL AVERAGE OF LOTS ALLOWED WITHIN THESE BLOCKS



P S O M A S
333 E. Veterans Road, Suite 450
Tucson, AZ 85705
(520) 292-1596 fax
psomas.com

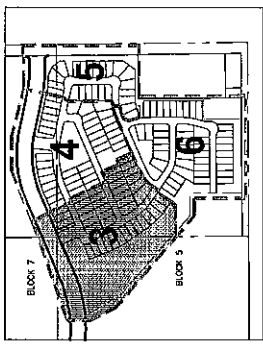
PROJECT OVERVIEW
SCALE: 1" = 80'

REF: P217P00016
FINAL PLAT
P217P00030

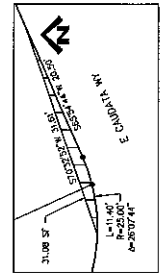
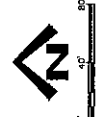
ROCKING K SOUTH NEIGHBORHOOD 3
PARCEL EE

LOT 1-14, CORNER AND INTERSECTIONS WITH OTHER LOTS
OTHER LOTS OF BLOCKS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145

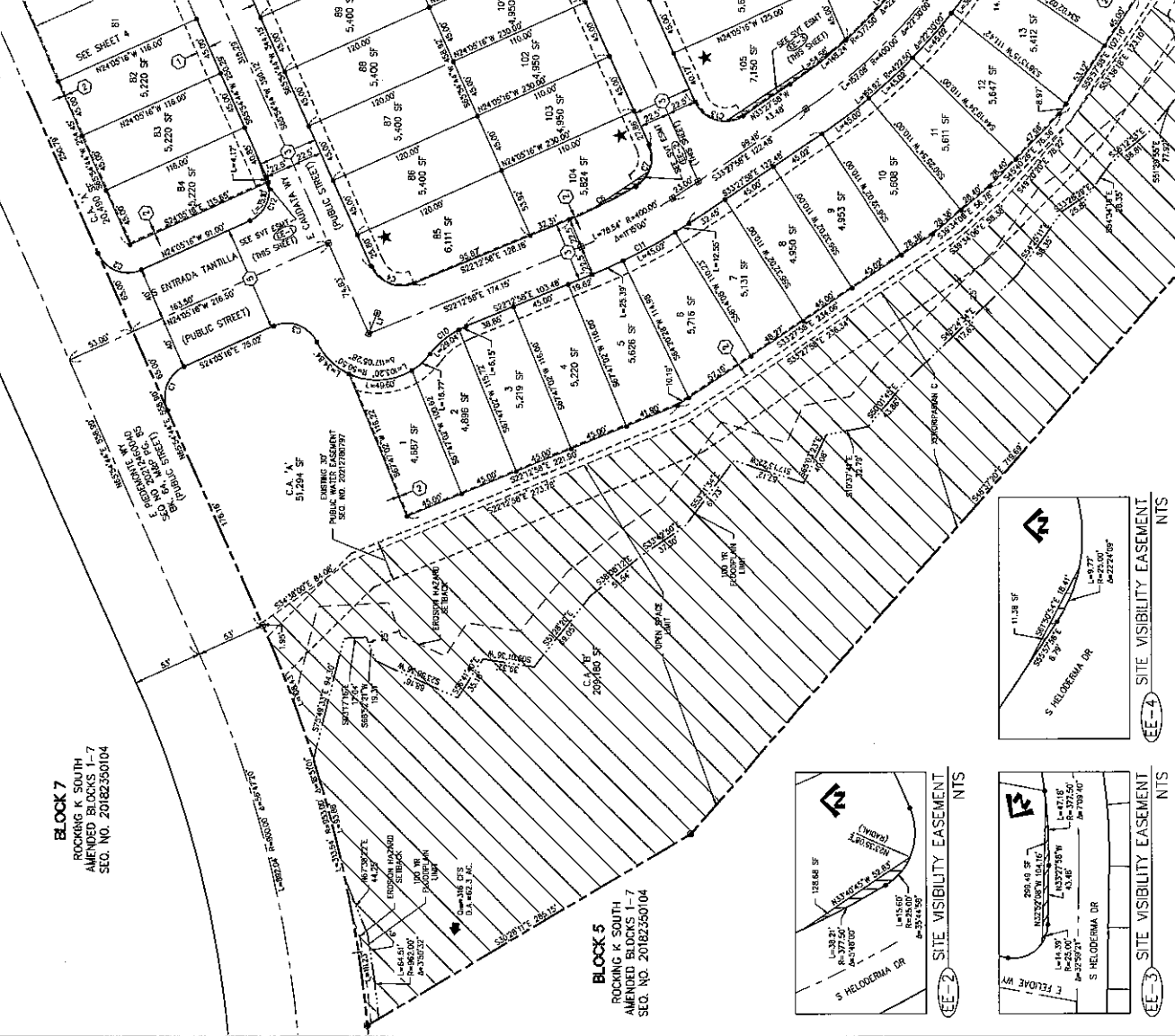
DATE: JANUARY, 2022
SCALE: 1" = 80'



SHEET INDEX MAP
NTS



SITE VISIBILITY EASEMENT
NTS



BLOCK 7
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEC. NO. 20182350104

BLOCK 5
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEC. NO. 20182350104

- KEYNOTES**
- 1 TO PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAN.
 - 2 TO PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAN.
 - 3 TO PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAN.
 - 4 TO PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAN.
 - 5 TO PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAN.

CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	39.27'	25.00'	90°00'00"
C3	38.68'	25.00'	89°07'43"
C4	38.45'	25.00'	89°07'43"
C5	37.34'	25.00'	89°34'06"
C6	55.57'	377.50'	83°29'22"
C7	36.40'	25.00'	83°29'22"
C8	35.19'	66.50'	50°00'00"
C9	82.86'	422.50'	11°15'00"
C10	39.27'	25.00'	90°00'00"
C11	43.36'	25.00'	99°22'43"

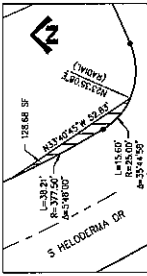
LINE	BEARING	DISTANCE
L1	S89°00'07"E	16.70'
L2	N34°02'02"E	28.33'



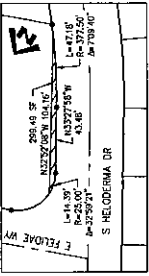
P S OMAS
333 E. University Blvd., Suite 400
Tucson, AZ 85705
(520) 292-3300 (520) 292-1250 fax
www.psomass.com

REF: P21P00016
FINAL PLAN
P21P00030
ROCKING K SOUTH NEIGHBORHOOD 3
PARCEL EE

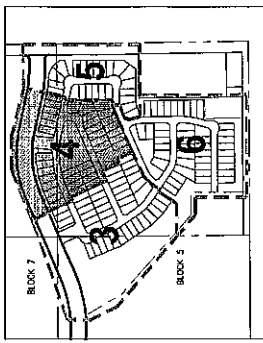
LAST FILED UNDER A.Y. (RECORD AND OPEN SPACE),
CITY OF TUCSON, ARIZONA, COUNTY OF PIMA, ARIZONA.
RECORD & RETURN TO: P. S. OMAS, SURVEYOR - LOCATED IN SECTION 27,
RANGE 15 SOUTH, RANGE 15 EAST, TOWN 20N COUNTY ARIZONA.
PROJECT NO. 20182350104 SCALE: HORIZONTAL = 1"=40'
DATE: 04/20/2022 3 OF 6



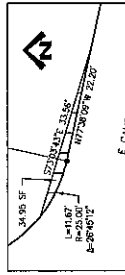
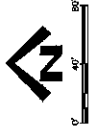
SITE VISIBILITY EASEMENT
NTS



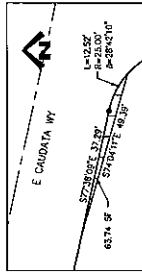
SITE VISIBILITY EASEMENT
NTS



SHEET INDEX MAP
N.T.S.



EE-5
SITE VISIBILITY EASEMENT
N.T.S.

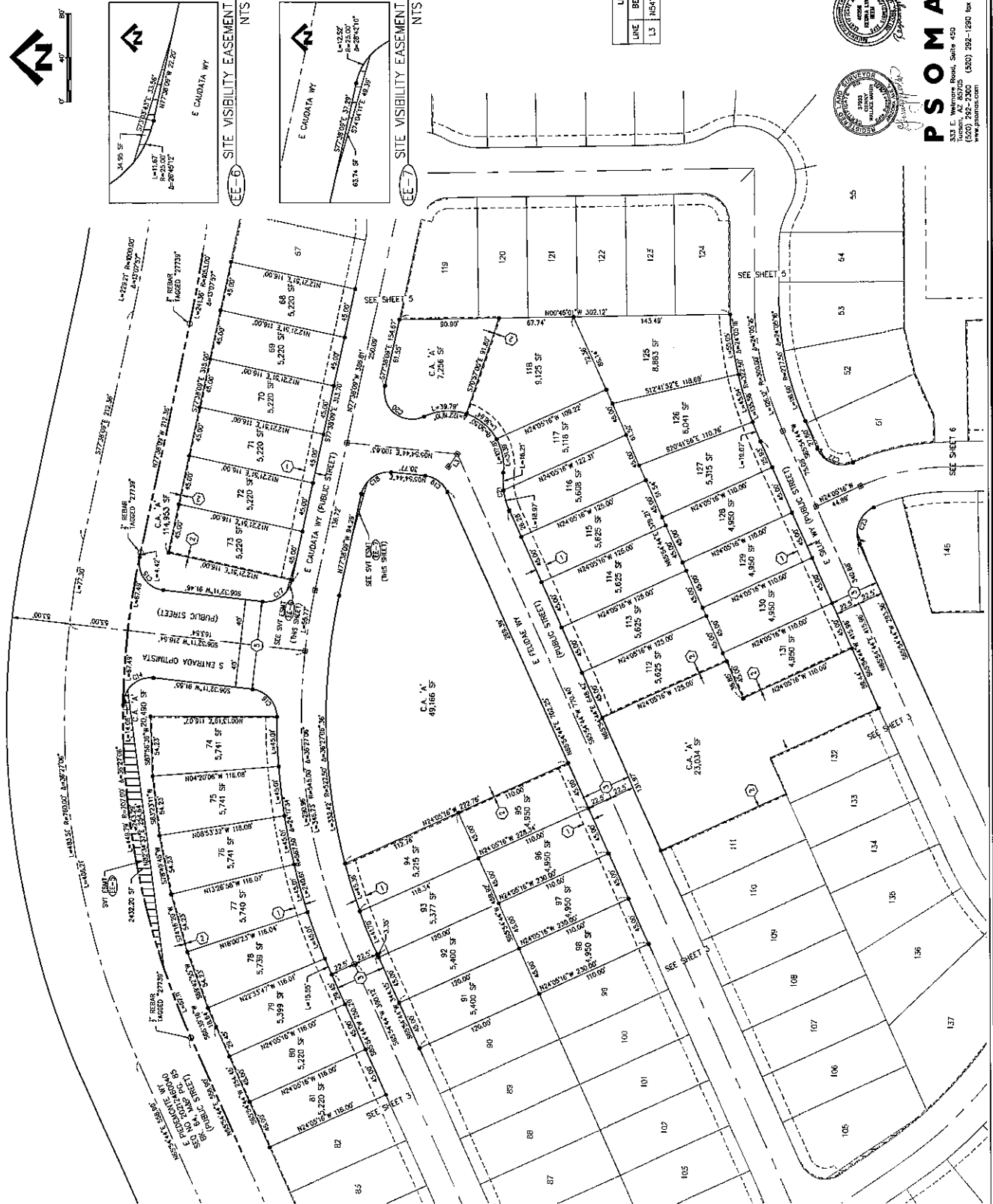


EE-7
SITE VISIBILITY EASEMENT
N.T.S.

- KEYNOTES
- ① TO PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
 - ② TO PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
 - ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - ④ 60' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.

CURVE	LENGTH	RADIUS	DELTA
C14	41.65'	25.00'	95°28'09"
C15	41.65'	25.00'	95°28'09"
C16	38.51'	25.00'	83°40'07"
C17	38.73'	25.00'	84°07'50"
C18	36.45'	25.00'	83°32'54"
C19	26.11'	25.00'	60°00'00"
C20	58.00'	25.00'	128°27'15"
C21	35.18'	66.50'	30°19'00"
C22	39.01'	25.00'	89°23'48"
C23	39.70'	25.00'	89°58'46"

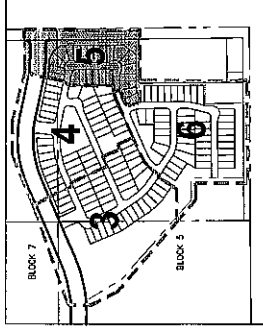
LINE	BEARING	DISTANCE
L3	N54°09'16"W	13.86'



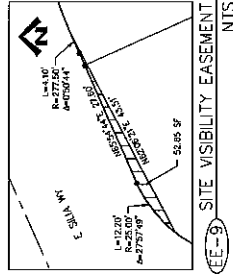
P S OMAS
333 E. Wenden Road, Suite 450
Tucson, AZ 85725
(520) 282-2380 (520) 792-1990 fax
pomas@psomas.com

REF: P21P00016 FINAL PLAN P21P00030
ROCKING K SOUTH NEIGHBORHOOD 3
PARCEL EE

THIS PLAN, DRAWING AND SPECIFICATIONS ARE HEREBY
CERTIFIED BY ME AS BEING A TRUE AND CORRECT
REPRESENTATION OF A PROJECT AS PERMITTED BY THE
APPROVED BOARD OF SUPERVISORS OF THE COUNTY OF PIMA,
ARIZONA. I HAVE BEEN A REGISTERED PROFESSIONAL
ENGINEER SINCE 1988 AND AM LICENSED IN THE STATE OF ARIZONA.
DATE: JANUARY, 2022 SCALE: AS SHOWN C.I. = N.A. 4 OF 6



SHEET INDEX MAP
N.T.S.



10' SITE VISIBILITY EASEMENT
N.T.S.

KEYNOTES
 ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
 ② 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
 ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.

CURVE	LENGTH	RADIUS	DELTA
C22	38.01'	25.00'	89°23'48"
C24	35.19'	66.50'	30°19'00"
C25	35.19'	66.50'	30°19'00"
C26	33.54'	25.00'	76°02'09"
C27	38.50'	25.00'	90°46'01"
C28	35.19'	66.50'	30°19'00"
C29	35.19'	66.50'	30°19'00"
C31	38.27'	25.00'	90°00'00"

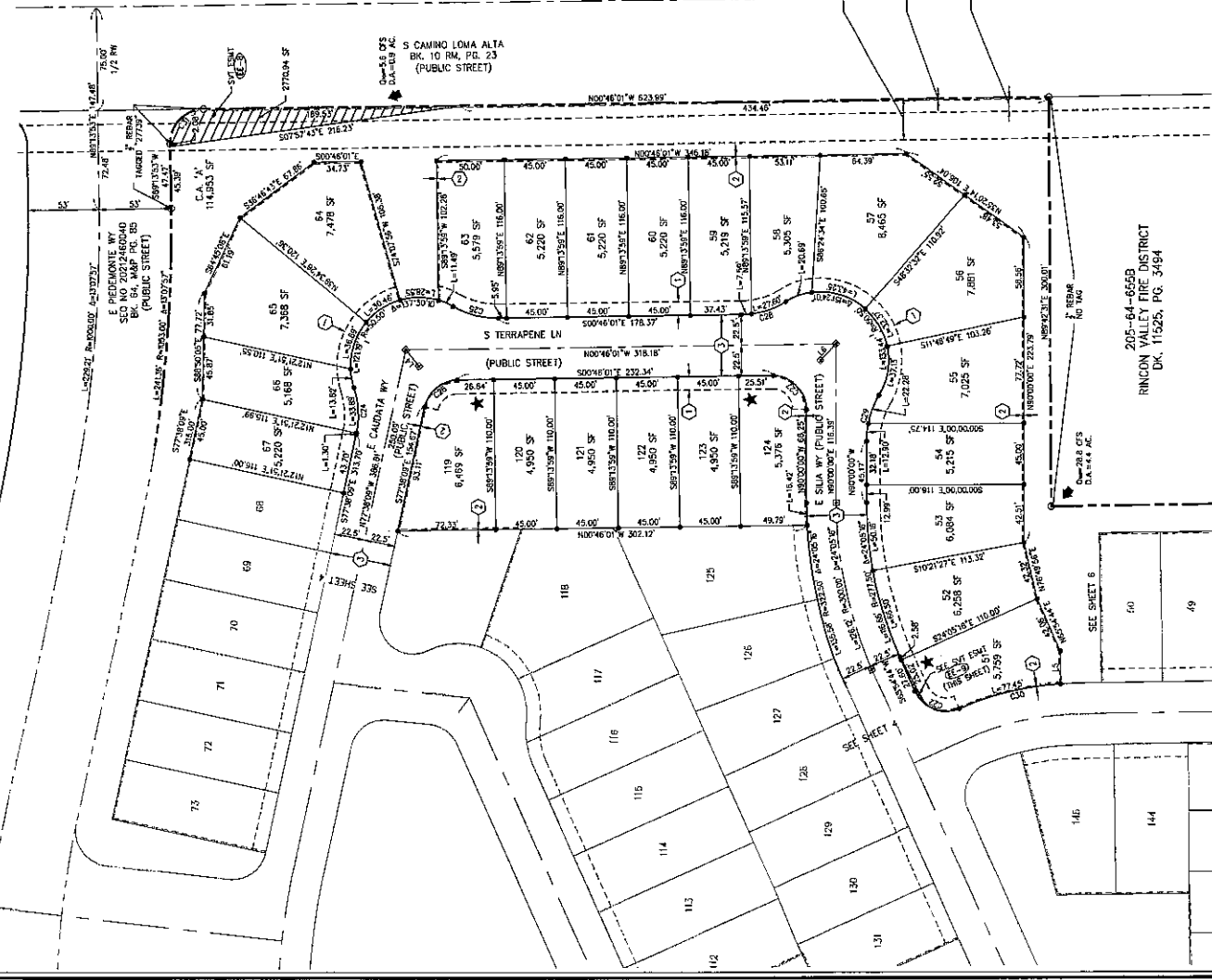
LINE	BEARING	DISTANCE
L4	N50°47'55"E	15.39'
L5	N89°13'08"E	24.00'
L6	S45°23'00"E	17.00'



P S O M A S
 333 E. Washington Street, Suite 405
 Tucson, AZ 85705
 (520) 292-2300 (520) 292-1990 fax
 www.psomasonline.com

REF: P21FP00016 FINAL PLAT P21FP00030
 ROCKING K SOUTH NEIGHBORHOOD 3
 PARCEL EE

5 OF 6

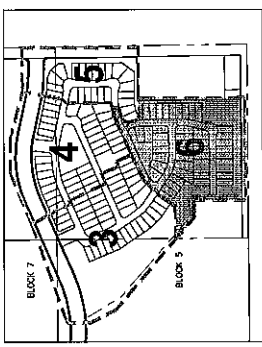


205-64-6558
 RINCON VALLEY FIRE DISTRICT
 DK. 11520, PG. 3454

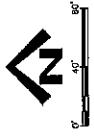
SEE SHEET 6

SEE SHEET 8

SEE SHEET 9



SHEET INDEX MAP
N.T.S.



205-64-655B
RINCON VALLEY FIRE DISTRICT
DK. 11525, PG. 3494

KEYNOTES

- ① TO PUBLIC UTILITY CASUALTY GRANTED
- ② TO PUBLIC UTILITY CASUALTY GRANTED
- ③ TO PUBLIC UTILITY CASUALTY GRANTED
- ④ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑤ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑥ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑦ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑧ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑨ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑩ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑪ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑫ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑬ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑭ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑮ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑯ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑰ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑱ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑲ TO PUBLIC UTILITY CASUALTY GRANTED
- ⑳ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉑ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉒ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉓ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉔ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉕ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉖ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉗ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉘ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉙ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉚ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉛ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉜ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉝ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉞ TO PUBLIC UTILITY CASUALTY GRANTED
- ㉟ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊱ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊲ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊳ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊴ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊵ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊶ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊷ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊸ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊹ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊺ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊻ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊼ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊽ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊾ TO PUBLIC UTILITY CASUALTY GRANTED
- ㊿ TO PUBLIC UTILITY CASUALTY GRANTED

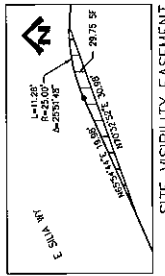
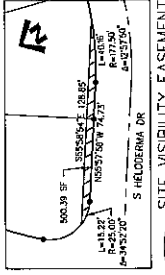
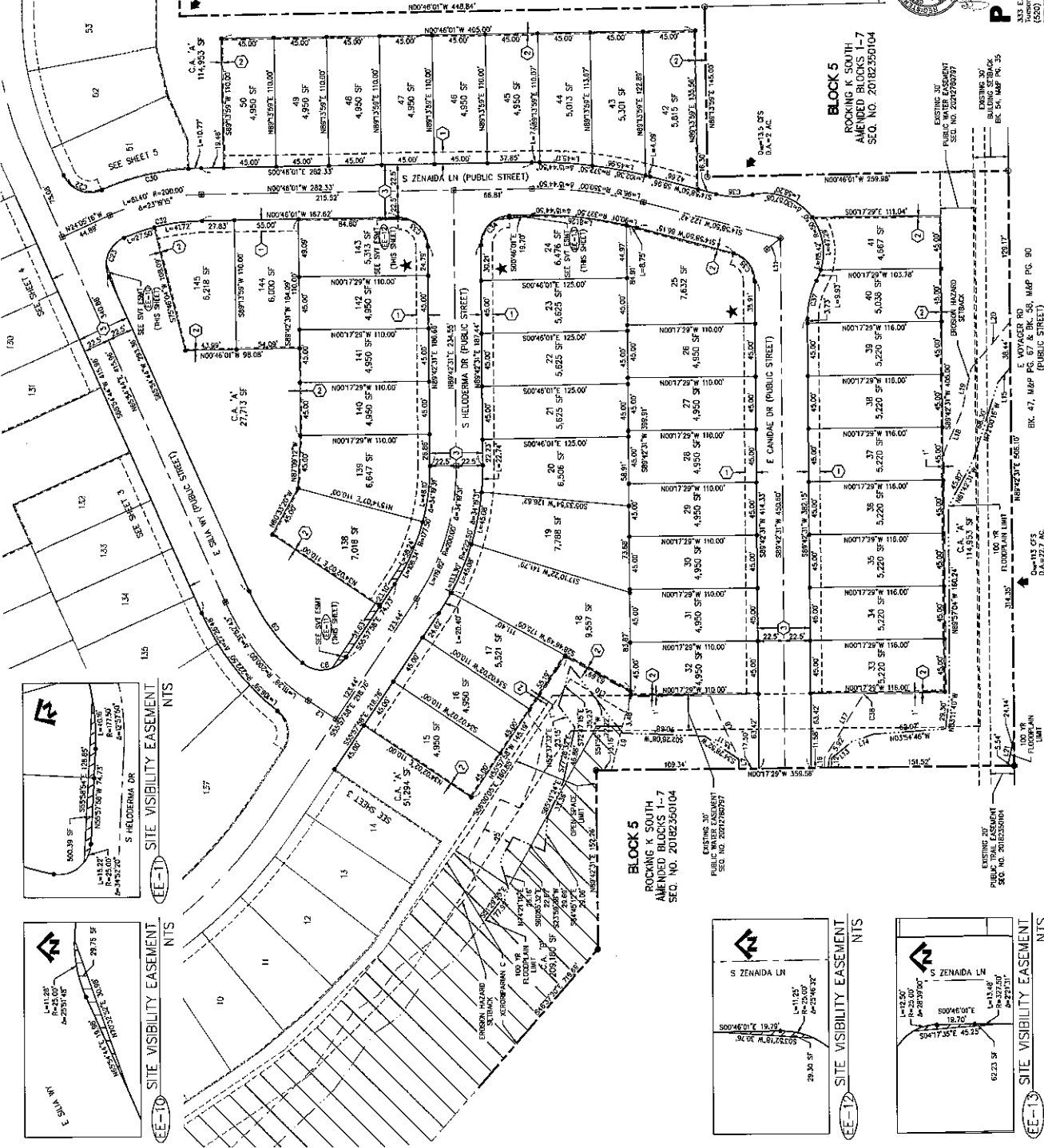
LINE	BEARING	DISTANCE
L2	N34°02'02"E	28.36'
L7	S89°23'31"W	7.92'
L8	S65°40'18"W	55.67'
L9	N75°44'03"W	50.03'
L10	S37°52'27"W	55.48'
L11	S37°39'20"E	15.10'
L12	S68°42'31"W	7.92'
L13	N32°13'45"W	22.42'
L14	N82°22'21"W	20.05'
L15	N49°43'05"W	18.03'
L16	N89°42'31"E	7.92'
L17	S57°55'52"E	61.76'
L18	S68°32'42"E	37.35'
L19	S76°52'08"E	38.47'
L20	S49°43'05"E	51.27'
L21	S77°22'19"E	24.77'

CURVE	LENGTH	RADIUS	DELTA
C8	42.41'	25.90'	97°29'15"
C9	76.44'	177.50'	24°40'27"
C23	39.70'	25.00'	90°58'46"
C30	98.22'	222.50'	22°43'03"
C32	60.21'	177.50'	22°20'51"
C33	39.48'	25.00'	90°29'32"
C34	39.06'	25.00'	88°31'28"
C35	32.81'	25.00'	74°43'42"
C36	31.68'	66.50'	74°43'42"
C37	33.57'	66.50'	28°59'54"
C38	5.03'	5.00'	97°29'23"

REF. P21F00036
FINAL PLAN
P21F00036
ROCKING K SOUTH NEIGHBORHOOD 3
PARCEL EE



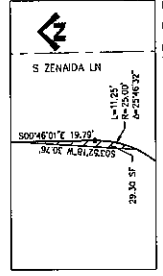
P S O M A S
333 E. Veterans Road, Suite 450
Tucson, AZ 85725
(520) 282-2380 (520) 282-1290 fax
www.psomason.com



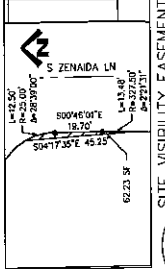
EE-10 SITE VISIBILITY EASEMENT N.T.S.

EE-11 SITE VISIBILITY EASEMENT N.T.S.

BLOCK 5
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEC. NO. 20182350104



EE-12 SITE VISIBILITY EASEMENT N.T.S.



EE-13 SITE VISIBILITY EASEMENT N.T.S.

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P21FP00030**

THIS AGREEMENT is made and entered into by and between FORESTAR (USA) REAL ESTATE GROUP INC, a Delaware corporation or successors in interest ("Subdivider"), Title Security Agency, LLC., a Delaware limited liability company ("Trustee"), as trustee under Trust No. 201827-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 3 PARCEL EE Lots 1- 145, Common Area "A" (Drainage and Open Space), & Common Area "B" (Natural Open Space and Riparian Mitigation), - as recorded in Sequence number _____ on the _____ day of _____, 20____, in the Office of the Pima County Recorder.

2.2. *Construction of Subdivision Improvements.* As a condition of subdivision approval, Subdivider hereby agrees to construct all subdivision improvements ("the Subdivision Improvements") contemplated by the Subdivision Plat, rezoning conditions, and any associated site construction permits, including but not limited to onsite and offsite streets, sanitary sewers (if necessary), water and electric utilities, drainage and flood control improvements, parks, trails or other recreational facilities, other required infrastructure, and riparian habitat mitigation or payment of the riparian habitat mitigation in-lieu fee.

2.3. *Existing Utilities.* Any relocation or modification of existing utilities or public improvements required in order to construct the Subdivision Improvements shall be done at no expense to the public. Subdividers performance of this requirement shall be considered in determining whether to release assurances under paragraphs 2.5 and 2.6.

2.4. *Assurance of Construction.* This agreement is submitted as an assurance that Subdivider will construct the Subdivision Improvements, as required by A.R.S. § 11-821 and Pima County Zoning Code Chapter 18.69.

2.5. *Limitation on Transfer of Title.* Trustee shall not convey title to any of the Land without obtaining prior written approval from County in the form of a Release of Assurance. A Release of Assurance shall not be provided by County until the Subdivision Improvements are completed in accordance with paragraph 2.12.

2.6. *Partial Release of Assurances.* County shall issue a Release of Assurance for some of the lots depicted on the Subdivision Plat if all of the following have occurred:

A. All of the Subdivision Improvements required in connection with the released lots have been completed in accordance with paragraph 2.12, and

B. County finds that the released lots and the Subdivision Improvements required in connection with them can be used and maintained separately from the Subdivision Improvements not yet completed in accordance with paragraph 2.12, and

C. Recreation area in-lieu fee, if applicable, has been paid to the county for the entire subdivision, prior to a release of greater than 75% of total subdivision lots.

2.7. *Deposit Receipt Agreements.* Notwithstanding paragraph 2.5, Trustee may enter into a deposit receipt agreement for the sale of the Land or any portion of it if the agreement clearly states that no portion of the Land shall be conveyed until Subdivider performs its obligations under this agreement.

2.8. *Bulk Sales.* Notwithstanding paragraph 2.5, Trustee may sell and convey all of the Land in one transaction to a single purchaser who has entered into a satisfactory assurance agreement with County, assuring completion of the Subdivision Improvements.

2.9. *Conveyance Out of Trust for the Purpose of Encumbrance.* Notwithstanding paragraph 2.5, Trustee may convey all or part of the Land to the Subdivider for the sole purpose of encumbering the Land by the recording of mortgages or deeds of trust, provided that the Land is thereafter immediately reconveyed into the trust.

2.10. *Real Property Taxes.* All real property taxes on the Land shall be paid before the taxes are delinquent as defined by A.R.S. 42-18052(B). If the real property taxes on the Land, including any lot or portion of common area, become delinquent, this agreement will be in default.

2.11. *Substitution of Assurances.* Subdivider may submit substitute assurances in a form and amount acceptable to County at any time during which this agreement is not in default.

2.12. *Completion of the Subdivision Improvements.* The Subdivision Improvements shall be completed by Subdivider not more than four years after the date of this agreement. The Subdivision Improvements shall not be considered completed until after they have been constructed in accordance with the Subdivision Plat, rezoning conditions, associated site construction permits, and after County has inspected them and finds them to be in compliance with the plans.

2.13. *Acceptance of the Subdivision Improvements.* County shall not accept maintenance responsibility for any of the Subdivision Improvements unless and until all of the following have occurred:

A. They have been completed in accordance with paragraph 2.12.

B. They have been dedicated to County by the Subdivision Plat or by some other instrument of record.

C. The dedication has been accepted by the Pima County Board of Supervisors as evidenced by approval of the dedication on the Subdivision Plat or by some other formal action.

2.14. *Default, Non-Compliance; County's Options.* This agreement is in default if either the Subdivider or Trustee fails to comply with obligations under this agreement. If this agreement is in default, the County may exercise any or all options below at its sole discretion:

A. The County may re-plot all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plot to approximately the same boundary configurations of record which existed before the recording of the Subdivision Plat. The Subdivider authorizes the County to execute, on behalf of Subdivider, the re-plot described in this section. The re-plot may exclude any dedications to the public which were made on the Subdivision Plat which are necessary to serve either portions of the Land which are not re-platted, or to serve the public. Subdivider shall pay the reasonable costs incurred in re-platting. Notice of default and intent to re-plot will be sent to the last known address of Subdivider and Trustee by certified mail not less than thirty days before County exercises its option to re-plot under this paragraph.

B. If site conditions change after the Subdivider fails to comply with this agreement, the County may require that Subdivider submit evidence that the Tentative and Final Plat comply with current regulations, under current site conditions. If the County determines that the Tentative Plat or Final Plat does not comply, Subdivider shall submit revisions to the plat, to the County with applicable fees. If the revisions are approved by the Board of Supervisors, the date specified in Section 2.12 of this agreement may be extended by up to four years from the approval date. This subsection is not applicable to Block Plats for master planned communities.

C. The County may withhold the issuance of permits for building regulated by Title 15 of the Pima County Code or work regulated by Title 18 of the Pima County Code.

2.15. *Incorporation and Annexation.* If the Land is incorporated as or annexed by a city or town, the city or town shall automatically succeed to all benefits and duties of County under this agreement.

2.16. *Termination.* This agreement shall remain in full force and effect until one of the following has occurred:

A. The Subdivision Improvements have been completed and approved by County in accordance with paragraph 2.11 and a Release of Assurances with respect to all the Land has been recorded in the Office of the Pima County Recorder in accordance with paragraph 2.5; or

B. A new subdivision plat has been recorded for the Land in compliance with any and all applicable laws and regulations; or

C. A substitute assurance agreement has been executed by and between Subdivider and County in accordance with paragraph 2.11.

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 2022, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: Forestar (USA) Real Estate Group Inc., a Delaware corporation

By: [Signature]

Chair, Board of Supervisors

TRUSTEE:
Title Security Agency of Arizona, LLC, a Delaware limited liability company, as Trustee under Trust No.201827-T, and not in its corporate capacity

ATTEST:

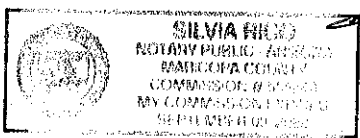
By: [Signature]
Its: _____ Trust Officer _____

Clerk of the Board

STATE OF ARIZONA)
County of Maricopa)

The foregoing instrument was acknowledged before me this 17th day of February, 2022, by Brian Konderik – Division President of FORESTAR (USA) REAL ESTATE GROUP INC. ("Subdivider"), a Delaware corporation on behalf of the corporation.

My Commission Expires:
09/09/22



[Signature]
Notary Public

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 18th day of February, 2022, by Diane L. Sloane, Trust Officer of Title Security Agency, LLC. ("Trustee"), a Delaware limited liability company, on behalf of the corporation, as Trustee under trust No. 201827-T

My Commission Expires:
7/5/2025

[Signature]
Notary Public

