



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 21, 2017

Title: Final Plat (P16FP00011) Rancho Del Lago Block D, Lots 1-182 & Common Areas "A-1 - A-10", "B-1 - B-2", & "C-1 - C-2"

Introduction/Background:

Final Plat process to create a legally subdivided property.

Discussion:

N/A

Conclusion:

N/A

Recommendation:

Staff recommends approval.

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Telephone: 724-6490

Department Director Signature/Date: Carlos Blackwell 2/27/2017

Deputy County Administrator Signature/Date: [Signature] 2/28/17

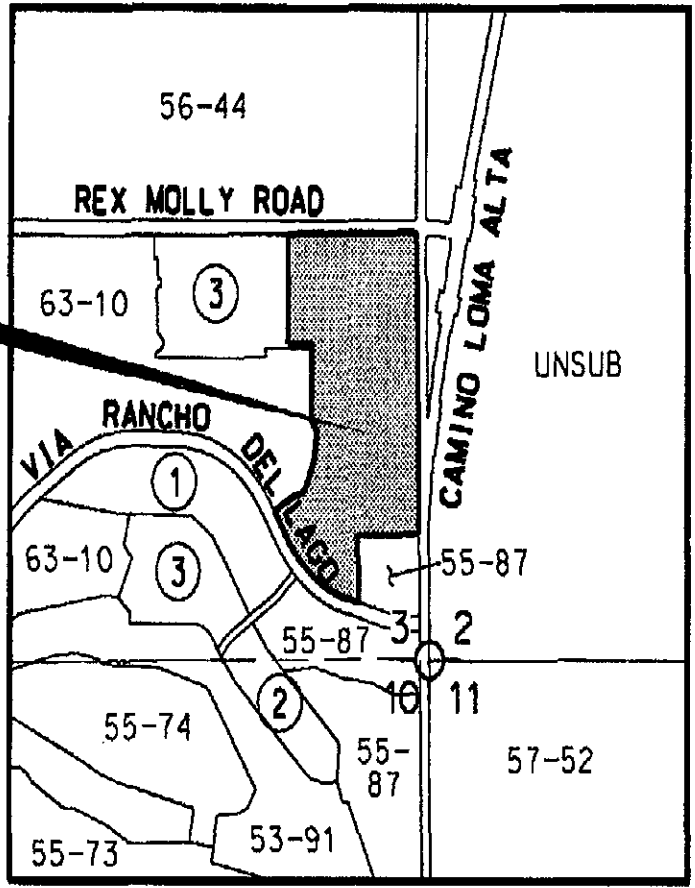
County Administrator Signature/Date: C. DeLuca 3/1/17

- ① SEQ #20162940427
- ② SEQ #20162940450
- ③ SEQ #20112850077

THIS PROJECT



SCALE: 3" = 1 MILE



LOCATION MAP
SECTION 3, T 16 S, R 16 E
G & SRM
PIMA COUNTY, ARIZONA

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
[P16FP00011]

THIS AGREEMENT is made and entered into by and between VAIL VALLEY JOINT VENTURE, an Arizona General Partnership or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 10,756; 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 1-182 & Common Areas "A-1"- A-10", "B-1"- "B-2" & "C-1"- "C-2", RANCHO DEL LAGO BLOCK D 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: VAIL VALLEY JOINT VENTURE, an Arizona joint venture partnership

Chair, Board of Supervisors

By: Mandell Vail Corp., an Illinois corporation, as Partner

Sheldon J. Mandell

By: Sheldon J. Mandell

Its: President

ATTEST:

Clerk of the Board

TRUSTEE: FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under Trust No 10,756, and not in its corporate capacity

By: *Martha L Hill*

Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 8th day of February, 2017, by Sheldon J. Mandell as President of Mandell Vail Corp., an Illinois corporation as Partner for Vail Valley Joint Venture, an Arizona joint venture partnership ("Subdivider"), on behalf of the partnership.

My Commission Expires:

Matthew J. Hughes

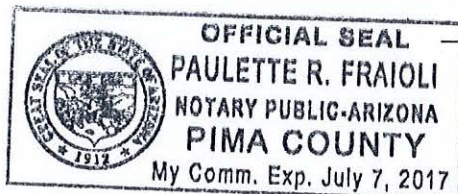
Notary Public



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 13th day of February, 2017, by Martha L. Hill of Fidelity National Title Agency, Inc., an Arizona corporation ("Trustee"), on behalf of the corporation as trustee under trust number 10,756.

My Commission Expires:
7/7/17



Paulette R. Fraioli

Notary Public

GENERAL NOTES

- THE TOTAL MILES OF NEW PUBLIC STREETS IS 1.82.
- THE GROSS AREA OF THIS SUBDIVISION IS 42.07 ACRES.
- THE TOTAL NUMBER OF LOTS IS 182.
- THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS MONUMENTED BY A BRASS DISC AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 3 AND BY A HALF INCH REBAR AT THE CENTER-WEST 1/16TH CORNER BEING ALSO THE NORTHWEST CORNER OF BLOCK 25 OF RANCHO DEL LAGO, A SUBDIVISION RECORDED IN BOOK 55 OF MAPS AND PLATS AT PAGE 874 SAID BEARING BEING SOUTH 89°30'12" WEST.
- INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY SHALL BE FILED SHOWING THOSE DIFFERENCES. ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD, IF FOR ANY REASON THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH AZ STATE STATUTES.

PERMITTING NOTES

- CONDITIONALLY APPROVED ZONING IS SPECIFIC PLAN (SP).
- DEVELOPMENT STANDARDS FOR MDR:
 - AVERAGE LOT AREA/UNIT: 6,000 SF
 - MAX LOT COVERAGE: 50% (60% FOR SINGLE STORY)
 - MAX BUILDING HT: 30'
 - INDIVIDUAL LOT SETBACKS:
 - FRONT: 20' OR 10' WITH SIDE OR REAR ENTRY GARAGE
 - SIDE: 10' (TOTAL COMBINED)
 - REAR: 10' OR 0' WITH REAR ENTRY GARAGE
- THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS HILL VALLEY RANCH SPECIFIC PLAN CONDITIONS FOUND IN ORDINANCE 1985-130 (CASE NUMBER C023-89-01) AS APPROVED ON SEPTEMBER 12, 1989 AND ORDINANCE 1989-14 (FIRST AMENDED BY CASE NUMBER C023-97-01) AS APPROVED ON FEBRUARY 3, 1998 AND AUGUST 15, 2005 (SECOND AMENDMENT).
- GROSS DENSITY IS 4.4 RAC.
- GARAGES SHALL BE SETBACK A MINIMUM OF 20 FEET FROM THE RIGHT-OF-WAY.
- MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLE EASEMENT SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 12 INCHES ABOVE FINISHED FLOOR GRADE OF THE ROADWAY SURFACE.
- THIS SUBDIVISION IS SUBJECT TO THE APPROVED NATIVE PLANT PRESERVATION AND LANDSCAPE PLANS.
- REGULATORY FLOODPLAINS AND EROSION HAZARDS ARE CONTAINED ENTIRELY WITHIN CONSTRUCTED CHANNELS.
- A. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT CHANGES 1.5 ACRES.
 B. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT BY INFRASTRUCTURE, BUILDING PADS, SEPTIC, UTILITIES, ETC.: 1.5 ACRES.
 C. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN UNDER PROJECT PH000009 FOR RIPARIAN DISTURBANCE.
 D. THE RIPARIAN HABITAT MITIGATION AREA, LOCATED IN COMMON AREA "C" AND AS NOTED ON SHEET 2 OF 5 OF THIS PLAT, IS TO BE PRESERVED (AS HABITAT) IN PERPETUITY; NO PERMITS OR GRADING ARE ALLOWED. MITIGATION AREA SHALL BE MAINTAINED BY THE HOA FOR A PERIOD OF NOT LESS THAN FIVE YEARS FROM THE TIME OF PLANTING, IN ACCORDANCE WITH THE RIPARIAN HABITAT MITIGATION PLAN APPROVED UNDER PROJECT PH000009.

DEDICATION

- THE UNDERSIGNED, HEREBY WARRANT THAT I AM THE ONLY PARTY HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND I CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.
- THE UNDERSIGNED, HEREBY DEDICATE AND CONVEY TO PIMA COUNTY, ALL PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.
- THE UNDERSIGNED, HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS, UTILITIES, AND OTHER USES AS DESIGNATED BY THIS PLAT.
- THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY REGIONAL 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 REASONS OF FLOODING, FLOODAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD, OR RAINFALL.

DEDICATION CONTINUED

COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THE MASTER PLANNED COMMUNITY OF RANCHO DEL LAGO AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR ACCESS, INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND DRAINAGE FACILITIES, UTILITIES AND PUBLIC SEWERS, TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN RANCHO DEL LAGO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "MASTER ASSOCIATION"), AS ESTABLISHED BY THE AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANCHO DEL LAGO RECORDED AS DOCKET 11845, PAGE 1221, AND BY THE AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN SEQ #2017. THE MASTER ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, NO VALUABLE TAXES AND LIABILITY FOR ALL COMMON AREAS AND PRIVATE EASEMENTS THEREIN.

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 10756, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY: *Martha L. Hill* 2-17-17
 MARTHA L. HILL, TRUST OFFICER DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 COUNTY OF PIMA }
 I, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF Feb, 2017, BY MARTHA L. HILL OF FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 10756, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.
 NOTARY PUBLIC: *John S. Kipper* 5-9-18 MY COMMISSION EXPIRES

BENEFICIARY

PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE BENEFICIARY OF TRUST NO. 10756 IS:
 HILL VALLEY JOINT VENTURE, AN ARIZONA GENERAL PARTNERSHIP
 1010 NORTH FINANCE CENTER DRIVE, #100
 TUCSON, AZ 85710

PARTIAL RELEASE OF EASEMENT

IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE TEMPORARY SLOPE AND DRAINAGE EASEMENT GRANTED TO PIMA COUNTY AT DOCKET 12109, PAGE 4931, THAT PORTION OF SAID EASEMENT WITHIN THIS SUBDIVISION BOUNDARY IS RELEASED WITH THE RECORDATION OF THIS PLAT.

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 10756 FROM FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 10756, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY, AS RECORDED IN SEQ #2017, HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.99 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: CHAIR, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA DATE

ATTEST

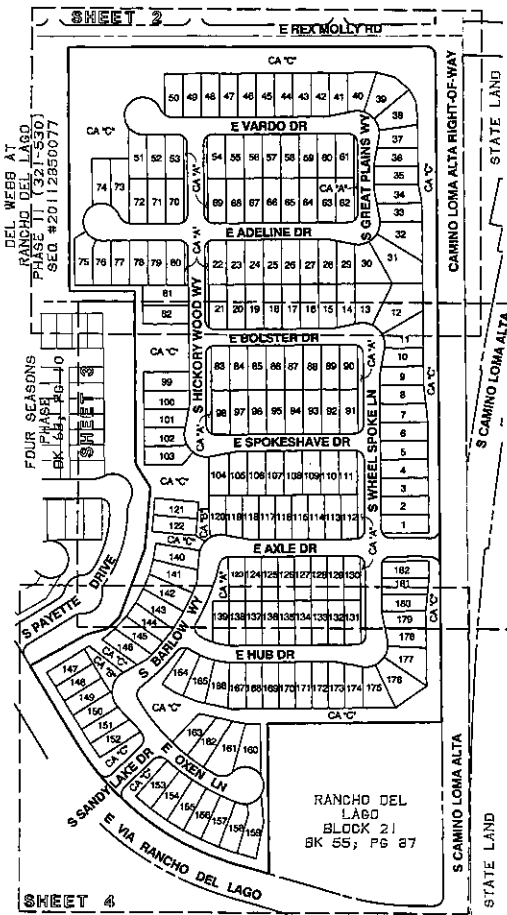
I, ROBIN BRYDGES, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS 17th DAY OF FEBRUARY, 2017.

CLERK, BOARD OF SUPERVISORS DATE

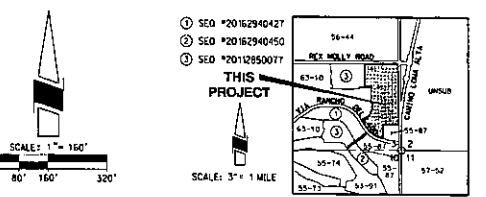
RECORDING

SEQ: #2017
 FEES:
 STATE OF ARIZONA }
 COUNTY OF PIMA }
 I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF RICK ENGINEERING COMPANY, INC.
 DATE: _____
 TIME: _____
 WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN
 F. ANN RODRIGUEZ, COUNTY RECORDER
 BY: _____ DEPUTY

RINCON TRAILS
 BK 56; PG 44



RANCHO DEL LAGO
 BLOCK 27
 BK 55; PG 87



LEGEND

SYMBOL	ITEM
○	FOUND BRASS DISC STAMPED, "RLS 17479"
△	FOUND BRASS DISC STAMPED, "RLS 14145"
○	SURVEY MONUMENT, RLS 17479 1/2" REBAR WITH 10 TAG OR AS NOTED
○	LOT CORNER TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION (SEE GENERAL NOTE 5)
★	2" BRASS DISC IN CONCRETE TO BE STAMPED BY RLS FOLLOWING COMPLETION OF CONSTRUCTION
★ (RAD)	INDICATES BEARING IS RADIAL
SVT	SIGHT VISIBILITY TRIANGLE
23	LOT NUMBER
---	EXIST. RW
---	SECTION LINE
---	SUBDIVISION BOUNDARY
---	LOT LINE
---	CENTERLINE
---	EASEMENT BOUNDARY
---	BUILDING EROSION HAZARD SETBACK LIMIT
---	PROPOSED 100-YEAR REGULATORY FLOODPLAIN LIMIT
---	BUFFER/PAVEMENT LIMITS
---	FLOW ARROW FOR FLOW DISCHARGE
---	0.100" = 150 cfs
---	0.100" = DISCHARGE
---	RIPARIAN MITIGATION BOUNDARY

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 HEREBY ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.



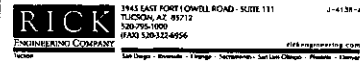
I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

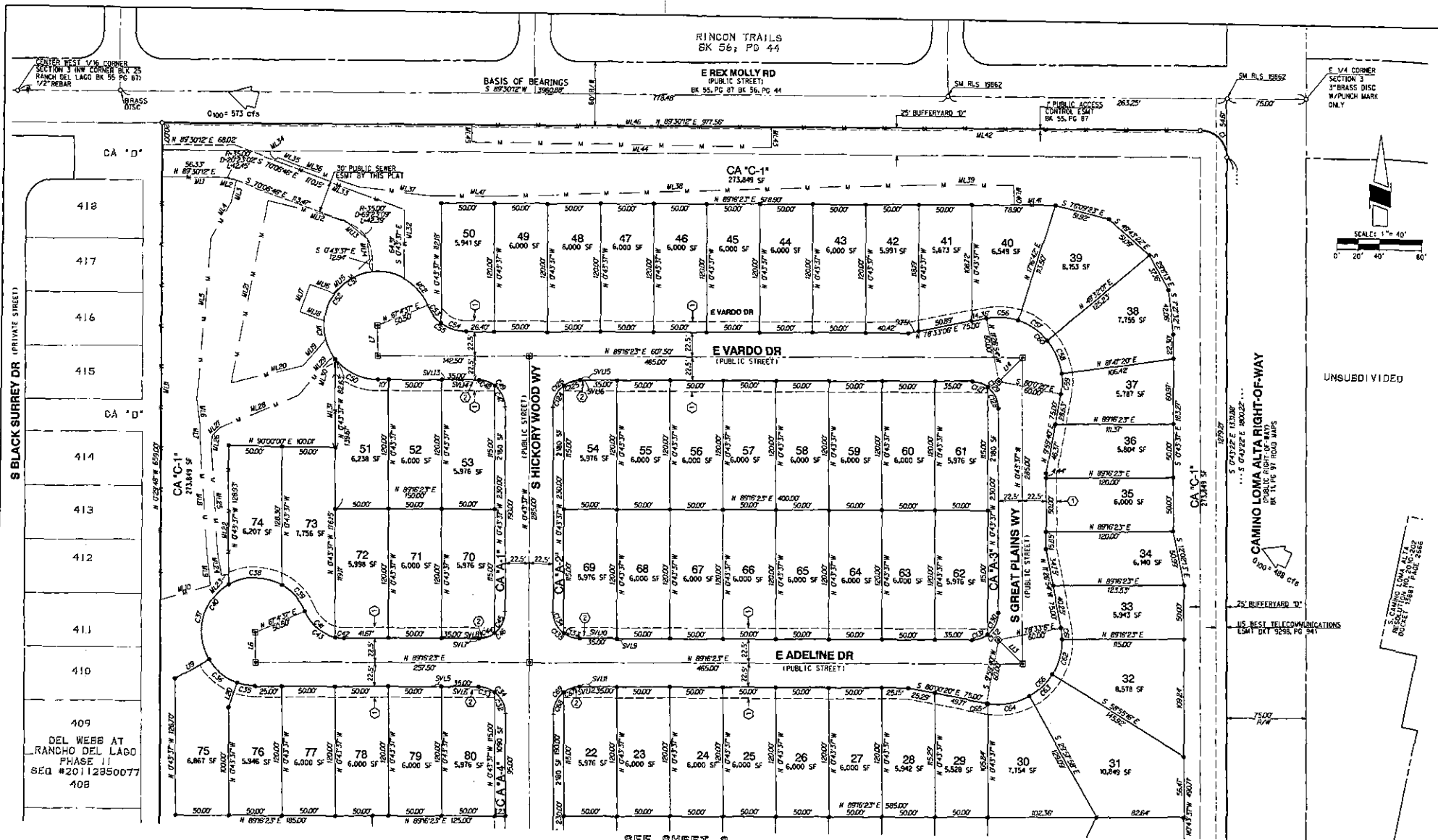


FINAL PLAT FOR RANCHO DEL LAGO BLOCK D

LOTS 1-182 & COMMON AREAS "A-1 - A-10", "B-1 - B-2" & "C-1 - C-2"
 COMMON AREA "A" LANDSCAPE/UTILITIES, COMMON AREA "B" PRIVATE DRIVES/UTILITIES, COMMON AREA "C" DRAINAGE/LANDSCAPE/UTILITIES/RIPARIAN MITIGATION AREA, BEING A RESUBDIVISION OF BLOCK D OF FOUR SEASONS, A SUBDIVISION OF PIMA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN BOOK 55 OF MAPS AND PLATS, PAGE 10, LYING WITHIN SECTION 3, TOWNSHIP 16 SOUTH, RANGE 16 EAST, GILA & SALT RIVER MERIDIAN

P 16FP00011
 P 16TP00009
 P 1200-026
 C023-87-01
 C023-89-01
 C07-97-11



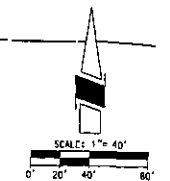


CENTER WEST 1/4 CORNER SECTION 3 NW CORNER BLVD 75 RANCHO DEL LAGO BK 55 PG 41 1/2 REBAR

RINCON TRAILS BK 56; PG 44

EREX MOLLY RD (PUBLIC STREET) BK 55 PG 47 BK 56 PG 44

E 1/4 CORNER SECTION 3 W/PUNCH MARK ONLY



418
417
416
415
414
413
412
411
410
409
DEL WEBB AT RANCHO DEL LAGO PHASE II SEQ #20112850077 408

- KEYNOTES**
- ① 1/2 PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
 - ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT

SEE SHEET 3



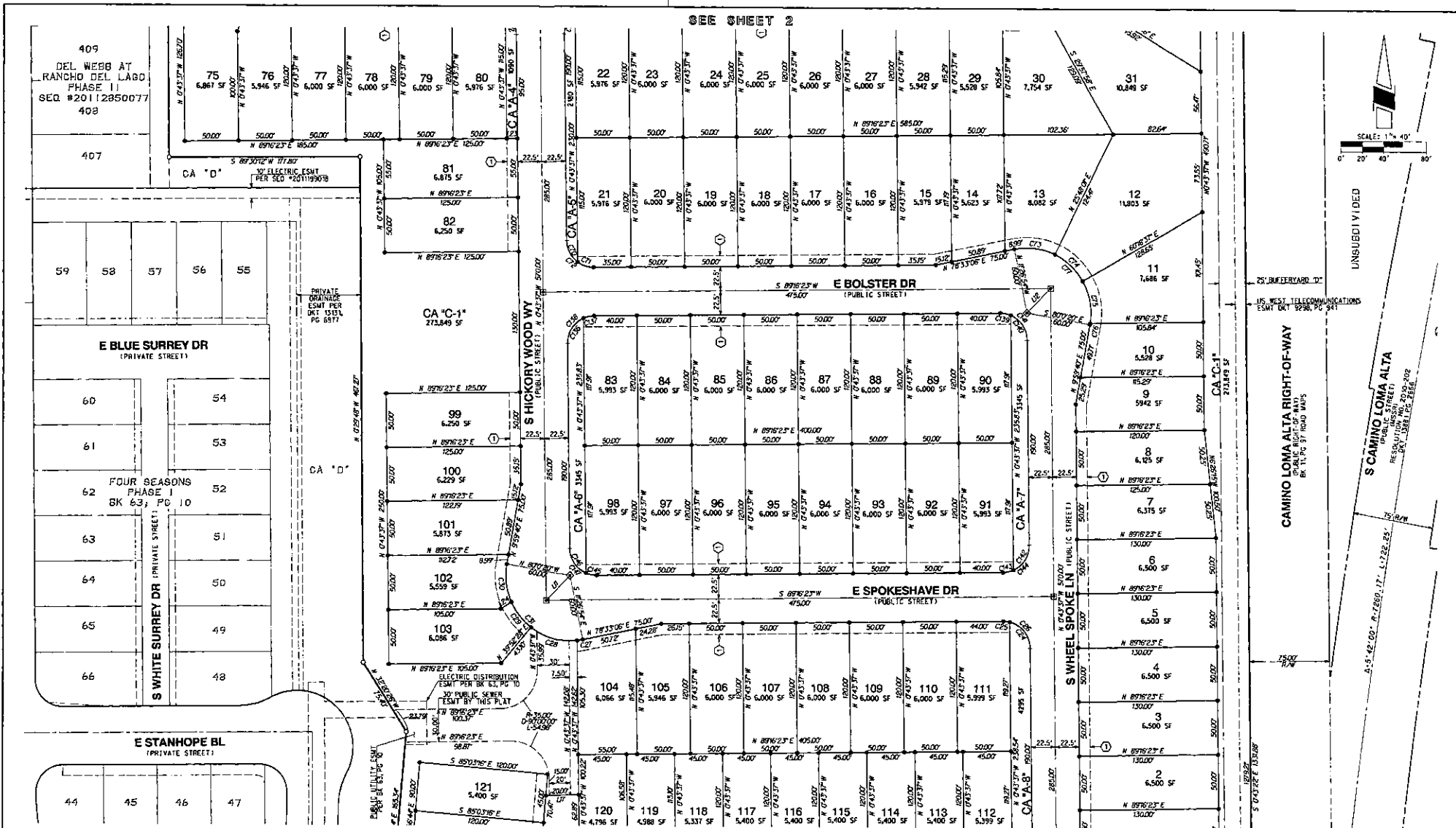
FINAL PLAT FOR RANCHO DEL LAGO BLOCK D

P16FP00011
P12000009
P12000026
C023-97-01
C023-89-01
C07-97-11

LOTS 1-182 & COMMON AREAS 'A-1 - A-10', 'B-1 - B-2' & 'C-1 - C-2'
COMMON AREA 'A-3' LANDSCAPE/UTILITIES; COMMON AREA 'B-1' PRIVATE DRIVES/UTILITIES;
COMMON AREA 'C-3' DRAINAGE/LANDSCAPE/UTILITIES/RIPARIAN MITIGATION AREA, BEING
A RESUBDIVISION OF BLOCK D OF FOUR SEASONS, A SUBDIVISION OF PIMA COUNTY,
ARIZONA, ACCORDING TO THE PLAY OF RECORD IN THE OFFICE OF THE COUNTY
RECORDED IN BOOK 61 OF MAPS AND PLATS, PAGE 10 LYING WITHIN SECTION 3,
TOWNSHIP 16 SOUTH, RANGE 16 EAST, GILA & SALT RIVER MERIDIAN

RICK ENGINEERING COMPANY
2845 EAST LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520.795.1000
RICK1593@GMAIL.COM

SEQUENCE #2017



- KEYNOTES**
- ① TO PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
 - ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT

SEE SHEET 4

**FINAL PLAT FOR
RANCHO DEL LAGO
BLOCK D**

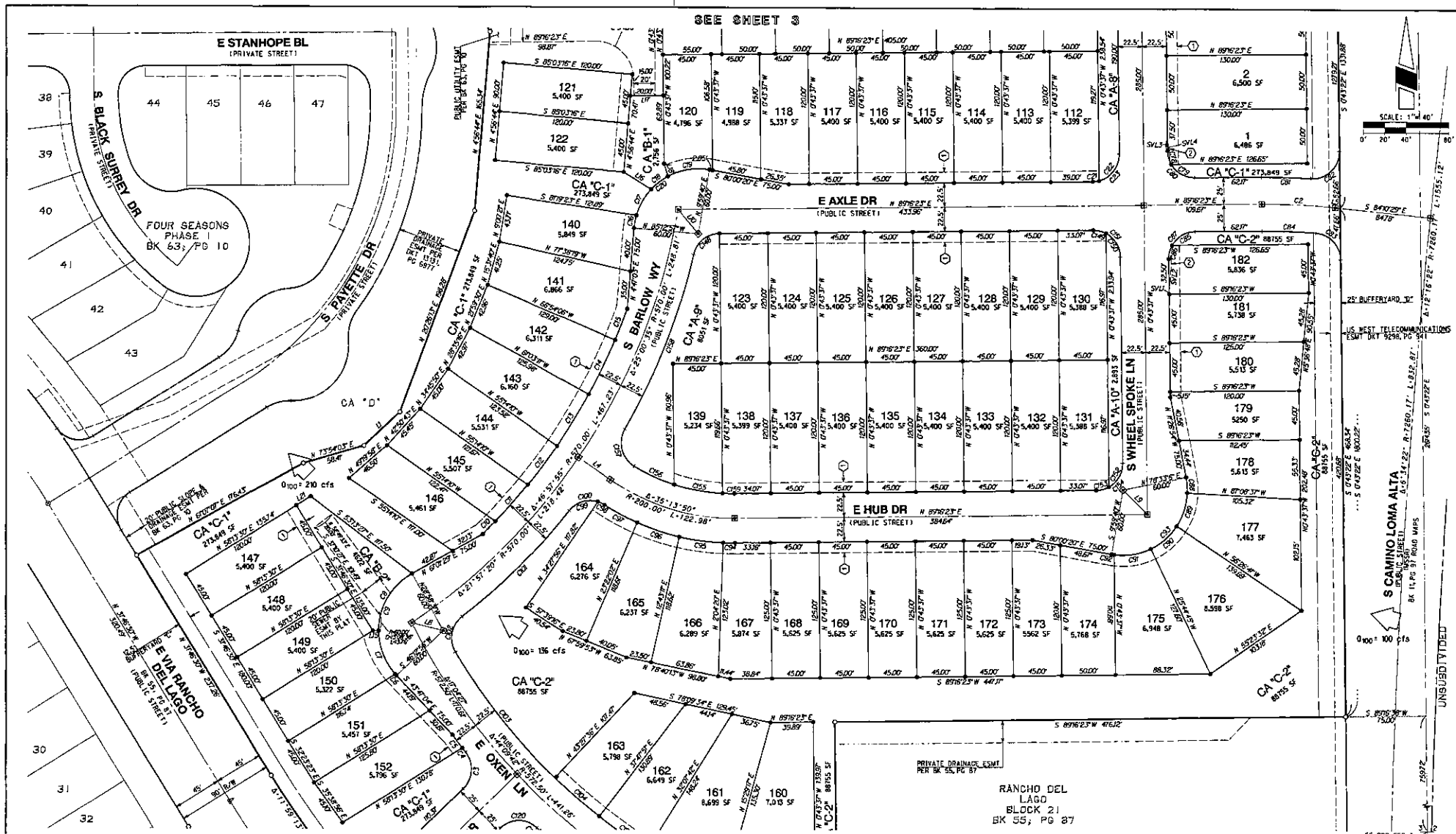
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 A RESUBDIVISION OF BLOCK D OF FOUR SEASONS, A SUBDIVISION OF PIMA COUNTY,
 ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
 RECORDER IN BOOK 63 OF MAPS AND PLATS, PAGE 10 LYING WITHIN SECTION 3,
 TOWNSHIP 16 SOUTH, RANGE 16 EAST, GLA & SALT RIVER MERIDIAN.



P16FP00011
 P16TP00009
 P1200-026
 CO23-97-01
 CO23-89-01
 CO7-97-11

RICK
 ENGINEERING COMPANY
 1744 EAST FORT LOWELL ROAD - SUITE 111
 TUCSON, AZ 85714
 (520) 795-1082
 (520) 330-9236 FAX
 www.rickeng.com

SEQUENCE #2017



SEE SHEET 3

SEE SHEET 5

- KEYNOTES**
- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
 - ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT



P 16FP00011
 P 16TP00009
 P 1200-026
 C023-97-01
 C023-89-01
 C07-97-11

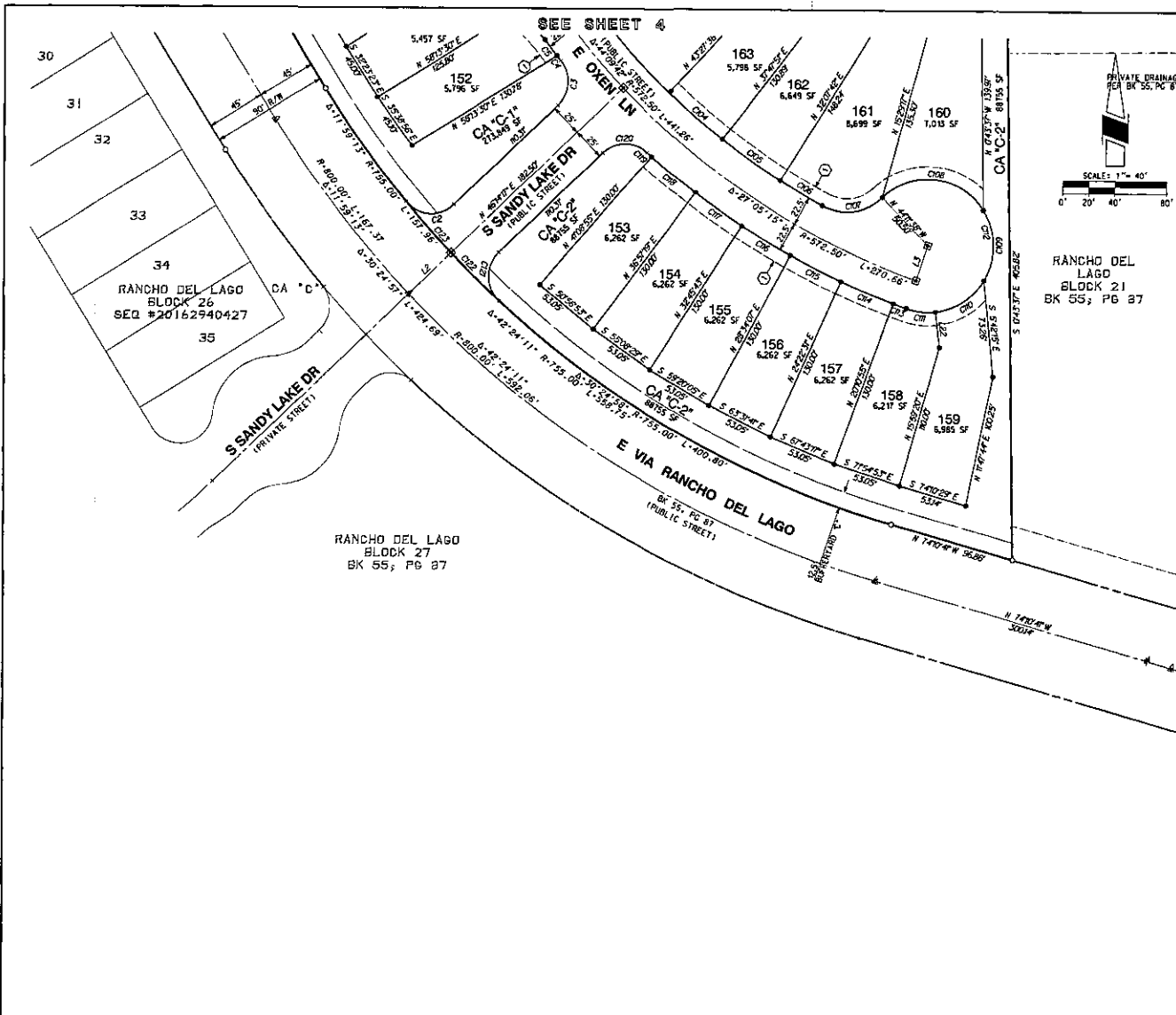
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 RANCHO DEL LAGO
 BLOCK D**

LOTS 1-182 & COMMON AREAS 'A-1' - 'A-10', 'B-1' - 'B-2' & 'C-1' - 'C-2'
 COMMON AREA 'A-3' LANDSCAPE/UTILITIES, COMMON AREA 'B-3' PRIVATE DRIVES/UTILITIES,
 COMMON AREA 'C-3' DRAINAGE/LANDSCAPE/UTILITIES/RIPARIAN MITIGATION AREA, BEING
 A RESUBDIVISION OF BLOCK D OF FOUR SEASONS, A SUBDIVISION OF PIMA COUNTY,
 ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
 RECORDER, IN BOOK 63 OF MAPS AND PLATS, PAGE 10 LYING WITHIN SECTION 3,
 TOWNSHIP 36 SOUTH, RANGE 16 EAST, GILA & SALT RIVER MERIDIAN

RICK
 ENGINEERING COMPANY

3645 EAST FORT LOWELL ROAD - SUITE 111
 TUCSON, AZ 85712
 520.795.1000
 FAX: 520.722.6956

www.rickeng.com



LINE DATA TABLE

NAME	DIRECTION	LENGTH
L1	N 11°11'32" E	45.48
L2	N 46°14'17" E	45.00
L3	N 59°09'02" E	28.00
L4	S 84°01'00" E	35.87
L5	S 94°01'00" E	4.35
L6	N 00°00'00" E	28.00
L7	N 00°00'00" E	30.08
L8	N 43°43'37" E	31.82
L9	N 76°06'46" E	31.82
L10	N 89°15'23" E	29.13
L11	N 90°00'00" E	31.82
L12	S 44°16'23" E	31.82
L13	S 44°16'23" E	31.82
L14	S 44°16'23" E	31.82
L15	N 89°15'23" E	30.90
L16	N 89°15'23" E	5.48
L17	N 89°15'23" E	30.90
L18	N 77°14'56" E	16.35
L19	N 59°16'23" E	16.35
L20	N 18°55'37" E	24.30
L21	N 48°11'30" E	19.74
L22	S 6°50'37" E	26.88
L23	N 89°15'23" E	10.30
L24	N 57°50'57" E	11.68

CURVE DATA TABLE - CONTINUED

NAME	DIRECTION	LENGTH
C77	111°11'32" E	50.00
C78	101°00'00" E	25.00
C79	60°00'00" E	25.00
C80	30°00'00" E	25.00
C81	4°14'03" E	625.00
C82	84°18'45" E	25.00
C83	84°59'53" E	25.00
C84	5°00'15" E	575.00
C85	60°00'00" E	25.00
C86	30°00'00" E	25.00
C87	30°00'00" E	25.00
C88	14°18'11" E	60.00
C89	30°41'56" E	60.00
C90	30°41'56" E	60.00
C91	33°37'50" E	60.00
C92	2°06'35" E	60.00
C93	11°26'34" E	60.00
C94	2°49'55" E	222.50
C95	10°38'51" E	222.50
C96	10°38'51" E	222.50
C97	8°51'55" E	222.50
C98	19°47'58" E	29.00
C99	17°32'08" E	29.00
C100	83°25'05" E	25.00
C101	83°25'05" E	592.50
C102	83°25'05" E	76.00
C103	15°25'31" E	550.00
C104	5°19'48" E	550.00
C105	5°40'03" E	550.00
C106	3°54'48" E	550.00
C107	72°24'35" E	550.00
C108	101°41'20" E	50.00
C109	5°33'32" E	50.00
C110	52°06'15" E	50.00
C111	4°11'11" E	50.00
C112	242°20'40" E	50.00
C113	1°01'54" E	595.00
C114	4°11'11" E	595.00
C115	4°11'35" E	595.00
C116	4°11'35" E	595.00
C117	4°11'35" E	595.00
C118	4°11'35" E	595.00
C119	0°27'49" E	595.00
C120	85°22'28" E	25.00
C121	36°52'15" E	25.00
C122	3°55'39" E	755.00
C123	3°55'39" E	755.00
C124	53°07'48" E	25.00
C125	36°52'12" E	25.00
C126	5°01'48" E	30.00
C127	36°52'12" E	25.00
C128	5°01'48" E	30.00
C129	90°00'00" E	25.00
C130	90°00'00" E	25.00
C131	53°07'48" E	25.00
C132	36°52'15" E	25.00
C133	90°00'00" E	25.00
C134	90°00'00" E	25.00
C135	53°07'48" E	25.00
C136	66°25'19" E	25.00
C137	23°34'41" E	25.00
C138	50°00'00" E	25.00
C139	23°34'41" E	25.00
C140	50°00'00" E	25.00
C141	90°00'00" E	25.00
C142	66°25'19" E	25.00
C143	23°34'41" E	25.00
C144	90°00'00" E	25.00
C145	23°34'41" E	25.00
C146	66°25'19" E	25.00
C147	90°00'00" E	25.00
C148	90°00'00" E	25.00
C149	28°29'36" E	25.00
C150	28°29'36" E	25.00
C151	90°00'00" E	25.00
C152	61°30'29" E	25.00
C153	28°29'36" E	25.00
C154	90°00'00" E	25.00
C155	28°29'36" E	25.00
C156	3°11'22" E	177.50
C157	89°15'23" E	25.00
C158	16°51'35" E	592.50
C159	3°31'51" E	177.50

CURVE DATA TABLE

NAME	DELTA	RADIUS	ARC
C1	89°46'27" E	25.00	39.17
C2	91°55'08" E	600.00	68.61
C3	91°55'08" E	25.00	40.98
C4	85°22'28" E	25.00	37.25
C5	1°26'24" E	595.00	14.95
C6	41°51'48" E	60.00	43.84
C7	61°13'04" E	60.00	64.11
C8	10°44'46" E	60.00	109.75
C9	1°23'18" E	547.50	16.45
C10	4°44'46" E	547.50	45.36
C11	4°42'52" E	547.50	45.09
C12	4°42'52" E	547.50	55.86
C13	4°42'52" E	547.50	55.86
C14	4°42'52" E	547.50	54.89
C15	1°14'12" E	547.50	10.93
C16	11°18'33" E	60.00	11.84
C17	26°51'16" E	60.00	28.12
C18	11°18'33" E	60.00	19.81
C19	38°07'29" E	60.00	39.87
C20	95°12'38" E	60.00	99.70
C21	1°53'12" E	6.06	6.06
C22	76°06'48" E	25.00	13.21
C23	76°06'48" E	25.00	13.21
C24	76°06'48" E	25.00	13.21
C25	90°00'00" E	25.00	6.06
C26	90°00'00" E	25.00	6.06
C27	4°58'58" E	60.00	5.22
C28	4°58'58" E	60.00	45.82
C29	28°30'24" E	60.00	29.85
C30	111°26'34" E	60.00	135.86
C31	111°26'34" E	60.00	135.86
C32	53°07'48" E	25.00	23.18
C33	53°07'48" E	25.00	23.18
C34	90°00'00" E	25.00	39.27
C35	19°37'41" E	25.00	23.34
C36	40°02'44" E	50.50	35.70
C37	90°49'06" E	50.50	80.05
C38	90°49'06" E	50.50	23.81
C39	38°07'51" E	50.50	33.51
C40	61°48'14" E	50.50	46.74
C41	55°17'43" E	39.50	38.35
C42	17°10'51" E	36.50	8.39
C43	61°48'14" E	25.00	46.74
C44	36°52'12" E	25.00	16.09
C45	53°07'48" E	25.00	23.18
C46	80°00'00" E	25.00	39.27
C47	38°07'48" E	25.00	16.09
C48	38°07'48" E	25.00	16.09
C49	90°00'00" E	25.00	39.27
C50	27°22'14" E	50.50	46.17
C51	95°25'25" E	50.50	172.24
C52	24°48'14" E	50.50	218.41
C53	31°06'59" E	50.50	21.45
C54	36°41'15" E	39.50	29.29
C55	61°48'14" E	25.00	46.74
C56	28°43'36" E	60.00	30.08
C57	32°15'19" E	60.00	33.78
C58	32°15'19" E	60.00	33.78
C59	11°26'34" E	60.00	119.06
C60	10°02'50" E	60.00	116.70
C61	32°28'48" E	60.00	34.01
C62	28°57'18" E	60.00	30.32
C63	36°52'12" E	60.00	40.67
C64	1°01'00" E	80.00	1.18
C65	111°26'34" E	60.00	116.70
C66	36°52'12" E	25.00	16.09
C67	53°07'48" E	25.00	23.18
C68	90°00'00" E	25.00	39.27
C69	90°00'00" E	25.00	39.27
C70	53°07'48" E	25.00	16.09
C71	36°52'12" E	25.00	16.09
C72	90°00'00" E	25.00	39.27
C73	37°14'55" E	60.00	38.01
C74	38°35'25" E	60.00	36.10
C75	38°35'25" E	60.00	40.41
C76	1°07'39" E	60.00	1.18

KEYNOTES

- 1) NO PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY THIS PLAT
- 2) PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT



P 16FP00011
P 16TP00009
P 1200-026
C023-97-01
C023-89-01
C07-97-11

**FINAL PLAT FOR
RANCHO DEL LAGO
BLOCK D**

LOTS 1-182 & COMMON AREAS "A-1" "A-10", "B-1" "B-2" & "C-1" "C-2"
COMMON AREA "A" LANDSCAPE/UTILITIES, COMMON AREA "B" PRIVATE DRIVES/UTILITIES,
COMMON AREA "C" DRAINAGE/LANDSCAPE/UTILITIES/RIPARIAN MITIGATION AREA, BEING
A RECONSTRUCTION OF BLOCK D OF FOUR SECTIONS, A SUBDIVISION OF PIMA COUNTY,
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RECORDS IN BOOK 63 OF MAPS AND PLATS, PAGE 10 LYING WITHIN SECTION 3,
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