

**BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)**

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Award Type: Agenda Item

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 10/14/2025

Agenda Item Report

Record Number:

Title: P25FP00009 - A FINAL PLAT FOR OCOTILLO RIDGE BEING A REPLAT OF OCOTILLO RIDGE BLOCK 1 LOTS 451-616, BLOCK 2 LOTS 241-450, BLOCK 3 LOTS 76-240, AND BLOCK 4 LOTS 1-75

Introduction / Background: FINAL PLAT PROCESS WITH ASSURANCES TO LEGALLY RESUBDIVIDE PROPERTY.

Discussion: N/A

Conclusion: N/A

Recommendation: STAFF RECOMMENDS APPROVAL

Fiscal Impact: N/A

Support of Prosperity Initiative: 1. Increase Housing Mobility and Opportunity

Provide information that explains how this activity supports the selected Prosperity Initiative APPROVAL OF THIS REPLAT PROVIDES AN ADDITIONAL 616 LOTS OF HOUSING WITHIN PIMA COUNTY.

Board of Supervisor District: • 4

Department: DEVELOPMENT SERVICES

Name: Thomas Drzazgowski

Telephone:

5207246490

Department Director Signature:

 For

Date:

9/25/25

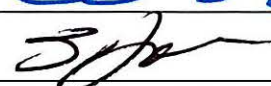
Deputy County Administrator Signature:



Date:

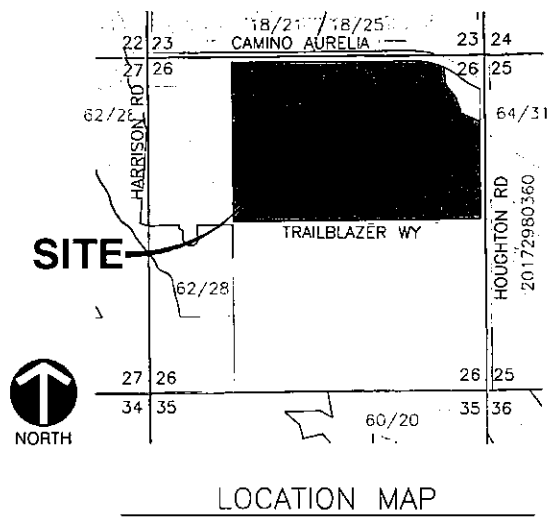
9/25/2025

County Administrator Signature:



Date:

9-26-2025



SECTION 26,
TOWNSHIP 17 SOUTH, RANGE 15 EAST G&SRM
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

P25FP00009

FINAL PLAT FOR OCOTILLO RIDGE BEING A REPLAT OF
OCOTILLO RIDGE BLOCK 1 LOTS 451-616, BLOCK 2 LOTS 241-
450, BLOCK 3 LOTS 76-240, AND BLOCK 4 LOTS 1-75

C.A. "A", C.A. "B"

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60514 FROM FIDELITY NATIONAL TITLE AGENCY, INC. AN ARIZONA CORPORATION AS RECORDED IN SEQUENCE NO. 2021145012 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18-68 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

CLERK OF THE BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA
DATE

ATTEST
CLERK OF THE BOARD OF SUPERVISORS
HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS DAY OF 2021.

CLERK OF THE BOARD OF SUPERVISORS
DATE

DEDICATION

I, 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.

I, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

I HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL DRAINAGE WAYS.

I HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

COMMON AREAS (AND PRIVATE EASEMENTS), AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVEYANCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE NUMBER 2021145012.

IN THE OFFICE OF THE PIMA COUNTY RECORDER, THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE DRAINAGEWAYS AND PRIVATE EASEMENTS WITHIN THE SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, INC. AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 60514, AND NOT IN THEIR CORPORATE CAPACITY.

TRUST OFFER

STATE OF ARIZONA
PIMA COUNTY }
ON THIS DAY OF 2021, BEFORE ME PERSONALLY APPEARED WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN.

MY COMMISSION EXPIRES

RECORDING

STATE OF ARIZONA
PIMA COUNTY }
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC. ON THIS DAY OF 2021, IN SEQUENCE NO. 2021145012, PIMA COUNTY RECORDS.

COUNTY RECORDER DATE

LEGEND

SUBJECT BOUNDARY
BLOCK BOUNDARY
EXISTING RIGHT OF WAY LINE
SECTION LINE
EXISTING 100 YEAR FLOOD LIMITS
EXISTING LOT LINE
EROSION HAZARD SETBACK
EROSION HAZARD SETBACK CONCURRENT WITH LOT LINE
FROM LOT LINE
CLASS C XEROPHILAN HABITAT
CLASS D XEROPHILAN HABITAT
SURVEY MONUMENT FOUND AS NOTED
SURVEY MONUMENT TO BE SET, SEE NOTE 14
SURVEY MONUMENT PER PIMA COUNTY DEPARTMENT OF TRANSPORTATION STANDARD DETAIL 103
XEROPHILAN LINE NUMBER, SEE TABLE ON SHEET 34
FLOODPLAIN LINE NUMBER, SEE TABLE ON SHEETS 35-37
EROSION HAZARD SETBACK LINE NUMBER, SEE TABLE ON SHEET 38

FINAL PLAT FOR "OCOTILLO RIDGE"

BEING A REPLAT OF "OCOTILLO RIDGE"
BLOCK 1 LOTS 451-616, BLOCK 2 LOTS 241-450 &
BLOCK 3 LOTS 76-240, BLOCK 4 LOTS 1-75
C.A. "A", C.A. "B" AS RECORDED AT SEQUENCE NUMBER 2023145012
A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH,
RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
555 E RIVER ROAD, SUITE 301
TUCSON, ARIZONA 85704
ATTN: WILLIAM CARROLL, P.E.
TEL: (520) 521-4829
FAX: (520) 521-0333
EMAIL: bcarroll@cecinc.com

OWNER

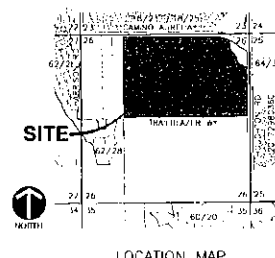
FIDELITY NATIONAL TITLE AGENCY, INC.
AN ARIZONA CORPORATION
AS TRUSTEE UNDER TRUST NO. 60514
5151 E. BROADWAY BLVD.
TUCSON, AZ 85711
TEL: (520) 546-3024

DEVELOPER

OCOTILLO RIDGE (HUSCON) ASLUC, LLC
923 W. PENNSYLVANIA AVE.
WINTER PARK, FL 32789
ATTN: ANDREW DUBIEL
TEL: (407) 626-9468

BENEFICIARY

OCOTILLO RIDGE (HUSCON) ASLUC, LLC
923 W. PENNSYLVANIA AVE.
WINTER PARK, FL 32789



LOCATION MAP

SECTION 26,
TOWNSHIP 17 SOUTH, RANGE 15 EAST G&S/M
PIMA COUNTY, ARIZONA
SCALE: 1" = 1 MILE

GENERAL NOTES

- EXISTING ZONING IS SP.
- PROPOSED USE FOR RESIDENTIAL DWELLINGS IS SINGLE FAMILY DETACHED AND IS PERMITTED IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS CONTAINED WITHIN THE SANTA RITA RANCH SPECIFIC PLAN (C-23-87-3).
- THE TOTAL NUMBER OF LOTS IS: 618
- THE GROSS AREA OF THE SUBDIVISION IS 9,209,044 SF / 211.431 ACRES.
- THE WATER COMPANY THAT WILL SERVICE THIS SUBDIVISION IS TUCSON WATER COMPANY.
- THE WATER PROVIDER HAS OBTAINED A DESIGNATION OF ASSURED WATERS SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- THE WASTEWATER PROVIDER THAT WILL SERVICE THIS SUBDIVISION IS PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
- TOTAL MILES OF NEW PUBLIC STREETS ARE 4.72 MILES
- TOTAL MILES OF NEW PRIVATE STREETS ARE 0 MILES (NO NEW PRIVATE STREETS PER THIS PLAT)
- THE BASIS OF BEARING IS NORTH 89°24'58" EAST UPON THE NORTH LINE OF THE NORTH WEST QUARTER OF SECTION 26, T17S, R15E, OF THE GILA AND SALT RIVER MERIDIAN BETWEEN THE MONUMENTS DEPICTED HEREIN.
- THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF PIMA COUNTY.
- ALL SIGNATURES MUST BE IN PERMANENT, BLACK, INK AND BE ACCOMPANIED BY A NOTARY SIGNATURE AND SEAL.
- CORNERS TO BE SET UPON COMPLETION OF PLANNED IMPROVEMENTS BY A LAND SURVEYOR LICENSED IN THE STATE OF ARIZONA, NOTHING SET BY THIS PLAT.
- THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE.
- THIS PROJECT IS REQUIRED TO PROVIDE STORMWATER DETENTION AND/OR RETENTION. THE TOTAL VOLUME OF THE RETENTION PROVIDED IS 308,488 CUBIC FEET. THE TOTAL VOLUME OF THE RETENTION PROVIDED IS 106,778 CUBIC FEET.
- ALL EXISTING LOT LINES, INTERNAL RIGHTS-OF-WAY, AND HAULAGE EASEMENTS RECORDED BY THE PREVIOUS FINAL PLATS, BLOCK 50 W&P, PAGE 14 AND BLOCK 62 W&P, PAGE 37 HAVE BEEN REPEALED BY RESOLUTION NO. 2021-76, FILED UNDER SEQUENCE 20213090225.
- IRIPARIAN PLANT:
A. REGULATED IRIPARIAN HABITAT ONSITE
CLASS C: 33.45 AC
CLASS D: 16.42 AC
TOTAL: 49.87 AC
B. REGULATED IRIPARIAN HABITAT (DISTRIBUTED)
CLASS C: 4.49 AC
CLASS D: 5.23 AC
TOTAL: 9.71 AC
C. TOTAL AMOUNT OF MITIGATION AREAS: 6.80 AC
- THE LAND USE DESIGNATIONS FOR THIS SUBDIVISION ARE AS SHOWN IN THE FOLLOWING SUMMARY:
LDR-2 (130.73 AC) BLOCK 1 LOTS 451-616, BLOCK 2 LOTS 241-450, BLOCK 3 LOTS 76-240, BLOCK 4 LOTS 1-75 & 58-75
WDR (151.42 AC) BLOCK 4 LOTS 1-11, 14-57
NDR (387 AC)
OPEN SPACE (68.34 AC)
- THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS SPECIFIC PLAN C-23-87-3 CONTAINING AS TYPED IN ORDINANCE NUMBER 1988 B2 AS APPROVED ON MAY 5, 1988 (DWT: 8490, PG. 833) AND AS AMENDED BY ORDINANCE NUMBER 1993-34 (DWT: 9553, PG. 1502) AS APPROVED ON JUNE 15, 1993 AND AS AMENDED ON JUNE 18, 2002.
- THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
LOW DENSITY RESIDENTIAL - (LDR-2)
DEVELOPMENT STANDARDS - GENERAL
A. MAXIMUM LOT COVERAGE: 50% FOR PRINCIPAL BUILDINGS
B. MINIMUM SETBACK REQUIREMENTS:
1. FRONT: 20 FEET
2. SIDE: 10 FEET EACH
3. REAR: 10 FEET
C. MINIMUM SETBACK REQUIREMENTS:
1. FRONT: 20 FEET
2. SIDE: A TOTAL OF 10 FEET, WITH THE MINIMUM FOR EACH LOT IN ACCORDANCE WITH THE PIMA COUNTY BUILDING CODE.
3. REAR: 15 FEET
D. BUILDING HEIGHT LIMITATIONS:
1. MAXIMUM HEIGHT: 34 FEET
2. MAXIMUM STORES: 2
DEVELOPMENT STANDARDS - ACCESSORY STRUCTURES
A. PERMITTED COVERAGE: MAXIMUM 20% OF THE LOT AREA
B. HEIGHT LIMITATION: 15 FEET
C. MINIMUM SETBACK REQUIREMENTS:
1. FROM PRINCIPAL BUILDINGS: 7 FEET
2. FROM PROPERTY LINES: IN ACCORDANCE WITH APPLICABLE PIMA COUNTY BUILDING CODES
MEDIUM DENSITY RESIDENTIAL - (MDR)
DEVELOPMENT STANDARDS - GENERAL
A. MAXIMUM LOT COVERAGE: 50% FOR PRINCIPAL STRUCTURES
B. MINIMUM SETBACKS:
1. FRONT: 20 FEET
2. SIDE: 10 FEET EACH
3. REAR: 20 FEET
C. MINIMUM SETBACK FOR SINGLE DETACHED DWELLINGS:
1. FRONT: 20 FEET
2. SIDE: A TOTAL OF 10 FEET, WITH THE MINIMUM FOR EACH IN ACCORDANCE WITH THE PIMA COUNTY BUILDING CODE.
3. REAR: 15 FEET
D. BUILDING HEIGHT LIMITATIONS:
1. MAXIMUM HEIGHT: 34 FEET
2. MAXIMUM STORES: 2
H. DEVELOPMENT STANDARDS - ACCESSORY BUILDINGS
A. PERMITTED COVERAGE: MAXIMUM 20% OF THE LOT AREA
B. HEIGHT LIMITATION: 15 FEET
C. MINIMUM SETBACK REQUIREMENTS:
1. FROM PRINCIPAL BUILDINGS: 7 FEET
2. FROM PROPERTY LINES: IN ACCORDANCE WITH APPLICABLE PIMA COUNTY BUILDING CODES
- AVERAGE AREA PER DWELLING UNIT
BLOCK 1 11018 SQFT
BLOCK 2 9761 SQFT
BLOCK 3 9830 SQFT
BLOCK 4 8772 SQFT
- PRIVATELY OWNED RECREATION AREAS, RECREATION FEATURES AND PARKING IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE TENTATIVE PLAT RECREATION AREA PLAN (RAP) AND BE FULLY FUNCTIONAL BY THE TIME 75% OF THE BUILDING PERMITS (462 LOTS) HAVE BEEN ISSUED.

TRANSPORTATION PERMITTING IMPROVEMENT NOTES

- CONSTRUCTION OF TWO ELEVEN-FOOT WIDE TRAVEL LANES AND SIX-FOOT WIDE PAVED SHOULDERS ALONG THE PROJECT FRONTAGE WITHIN THE EXISTING CAMINO DE AURELIA RIGHT-OF-WAY FROM HOUGHTON ROAD WEST TO THE WESTERMOST ENTRANCE TO THE OCOTILLO RIDGE.
- CONSTRUCTION OF TWO ELEVEN-FOOT WIDE TRAVEL LANES AND SIX-FOOT WIDE PAVED SHOULDERS ALONG THE PROJECT FRONTAGE WITHIN THE EXISTING HOSKELMAN ROAD RIGHT-OF-WAY FROM THE SOUTHERN OCOTILLO RIDGE BOUNDARY NORTH TO CAMINO DE AURELIA.
- CONSTRUCTION OF TWO ELEVEN-FOOT WIDE TRAVEL LANES AND SIX-FOOT WIDE PAVED SHOULDERS ALONG THE PROJECT FRONTAGE WITHIN THE EXISTING AND PROPOSED TRAILBLAZER RIGHT-OF-WAY FROM THE WESTERMOST ENTRY TO OCOTILLO RIDGE EAST TO HOUGHTON ROAD.
- CONSTRUCTION OF DRAINAGE CULVERTS UNDER CAMINO DE AURELIA, HOUGHTON ROAD AND TRAILBLAZER WAY TO MEET PIMA COUNTY ALL-WEATHER STANDARDS.
- CONSTRUCTION OF MODIFICATIONS TO THE INTERSECTION AT CAMINO DE AURELIA AND HOUGHTON ROAD. THE INTERSECTION WILL INCLUDE ADDED PAVEMENT TO ACCOMMODATE A DEDICATED SOUTHBOUND RIGHT-TURN LANE AND ADEQUATE TAPERES TO THE EXISTING PAVEMENT WITHIN CAMINO DE AURELIA EAST OF HOUGHTON AND HOUGHTON ROAD NORTH OF CAMINO DE AURELIA. ALSO INCLUDED IS ANY NECESSARY RESTRICTION AND TRAFFIC CONTROL. SIGNAGE REGULATION OF THIS OR ANY OTHER INTERSECTION IS NOT REQUIRED AS PART OF THIS PROJECT.
- CONSTRUCTION OF AN ASPHALT OR CONCRETE MEANDERING PATH ALONG THE PROJECT FRONTAGE WITHIN THE EXISTING CAMINO DE AURELIA, HOUGHTON ROAD, AND TRAILBLAZER ROAD AS DETERMINED DURING THE SITE CONSTRUCTION PLAN. SUBMITTAL MEANDERING PATH SHALL BE ALIGNED TO MAINTAIN IMPACTS TO TREES AND PLANT MATERIAL AND ITS FINAL ALIGNMENT MAY BE REVISED PER FIELD CONDITIONS.

INDEX SHEET

SHEET 1 COVER SHEET, NOTES
SHEET 2 INDEX MAP AND PROPOSED OVERVIEW
SHEETS 3-18 PLAT SHEETS
SHEETS 19-33 XEROPHILAN, FLOODPLAIN, & EROSION HAZARD SETBACK LINE SHEETS
SHEET 34 XEROPHILAN LINE TABLES
SHEETS 35-37 FLOODPLAIN LINE TABLES
SHEET 38 EROSION HAZARD SETBACK LINE TABLES
SHEET 39-40 CURVE TABLES
SHEET 41 DETAIL

CERTIFICATIONS

CERTIFICATION OF ENGINEERING

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



WILLIAM CARROLL
REGISTERED PROFESSIONAL ENGINEER NO. 13678
EXPIRES: 6/25/2026

CERTIFICATION OF SURVEY

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



MICHAEL SCHAFF
REGISTERED LAND SURVEYOR NO. 83308
EXPIRES: 6/25/2026

"OCOTILLO RIDGE"

BEING A REPLAT OF "OCOTILLO RIDGE"
BLOCK 1 LOTS 451-616, BLOCK 2 LOTS 241-450, BLOCK 3 LOTS 76-240,
BLOCK 4 LOTS 1-75, C.A. "A", C.A. "B" AS RECORDED AT SEQUENCE NUMBER 2023145012,
A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH,
RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA

FINAL PLAT

DATE: 6/25/2026
DRAWN BY: W. CARROLL
CHECKED BY: M. SCHAFF
PROJECT NO.: 2021145012

PROFESSIONAL
P217100001

FP-1



1"=20' HCSM
AKA 1"=20' HCSM
11/11/11

SCALE 1"=20'

NEW TUCSON
UNIT NO. 9
BK. 18, PG. 21

NEW TUCSON
UNIT NO. 10
BK. 18, PG. 25

SHEET 3/SHEET 19

SHEET 4/
SHEET 20

SHEET 5/
SHEET 21

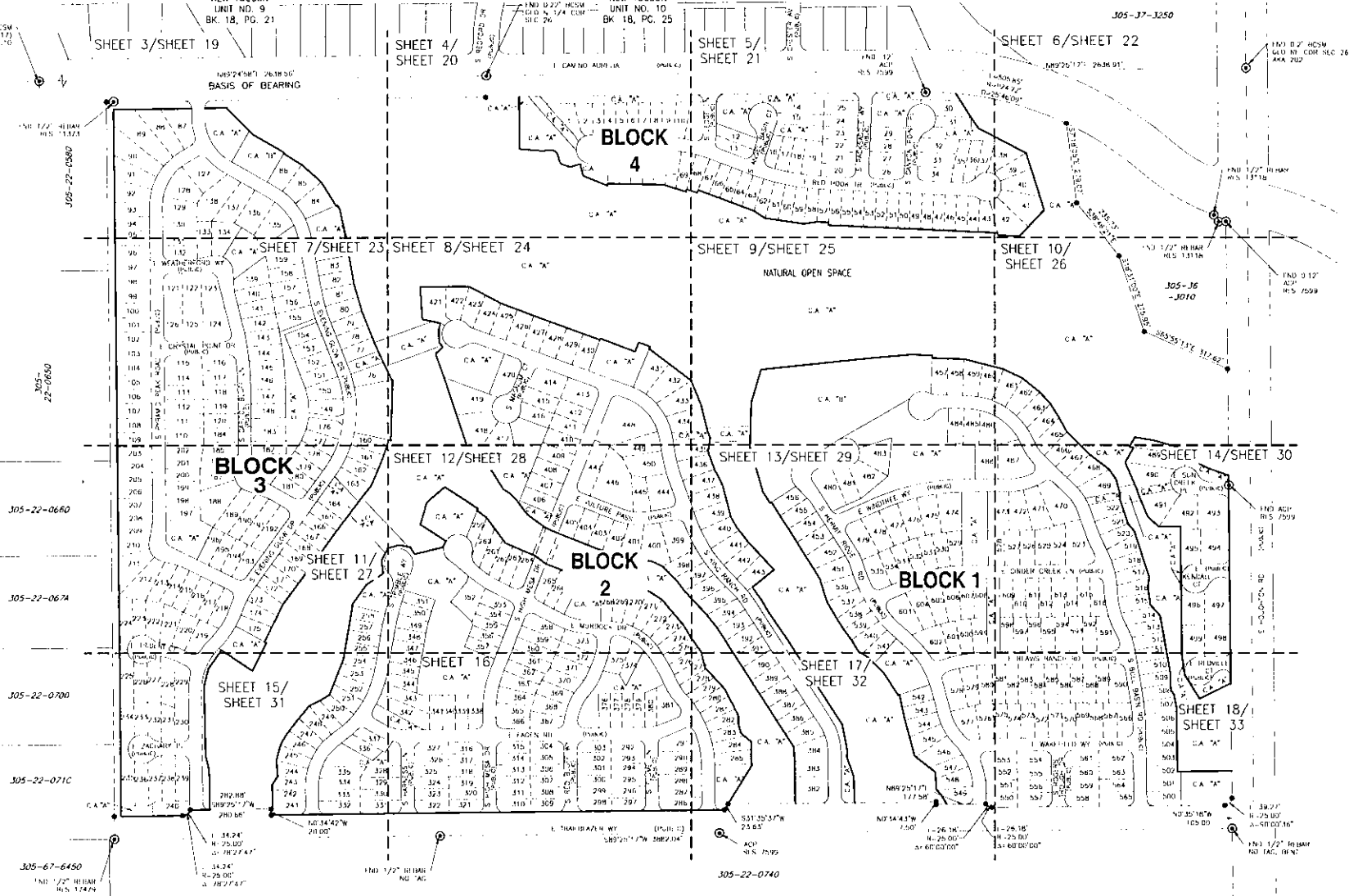
SHEET 6/SHEET 22

BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1



555 E River Road
Suite 301
Tucson, AZ 85704
Ph: 520 321 4625
www.ceecinc.com



"COTILLO RIDGE"
BEING A PLAT OF "COTILLO RIDGE"
BLOCK 1, LOT 1-10, BLOCK 2, LOT 1-10, BLOCK 3, LOT 1-10, AS RECORDED AT SEQUENCE NUMBER 2021-1450512,
BLOCK 4, LOT 1-10, BLOCK 5, LOT 1-10, BLOCK 6, LOT 1-10, BLOCK 7, LOT 1-10, BLOCK 8, LOT 1-10, BLOCK 9, LOT 1-10, BLOCK 10, LOT 1-10,
A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 NORTH,
RANGE 15 WEST OF THE GLA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA.

FINAL PLAT

DATE	BY	FOR
7/20/2021	JANUARY	FOR FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACK ONLY
7/20/2021	JANUARY	FOR FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACK ONLY
7/20/2021	JANUARY	FOR FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACK ONLY



FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY

FP-2

NEW TUCSON
UNIT NO. 9
BK. 18, PG. 21

END 2" RCM
AKA PT 9 (R17)
ELEV = 5714.10

DRAINAGE

E CAMINO AURELIA (PUBLIC)

MATCH SHEET 7



SCALE IN FEET
0 40 80

SITE KEYNOTES

- 1 LANDSCAPE BUFFERLAND C (TRAFFIC BARRIER)
- 2 LANDSCAPE BUFFERLAND A (AS NOTED) (TRAFFIC BARRIER)
- 3 PUBLIC UTILITY EASEMENT PER S.D. NO. 2023-140052
- 4 10' SIDE SETBACK (REAR)
- 5 10' SIDE SETBACK (SIDE)
- 6 25' SIDE SETBACK (FRONT)
- 7 LANDSCAPE BUFFERLAND C (WEST FRONTAGE)
- 8 PUBLIC RIGHT OF WAY PER BOOK 29 MAP 14 AND BOOK 32 MAP 57
- 9 PUBLIC UTILITY EASEMENT PER S.D. NO. 2023-140052, WITH AS NOTED
- 10 LANDSCAPE BUFFERLAND D (CAMINO AURELIA)
- 11 LANDSCAPE BUFFERLAND D (CAMINO AURELIA)
- 12 LANDSCAPE BUFFERLAND D (DRAINAGE ROAD)
- 13 LANDSCAPE BUFFERLAND C (DRAINAGE ROAD)
- 14 PUBLIC UTILITY EASEMENT PER S.D. NO. 2023-140052
- 15 ELECTRIC EASEMENT TO TPCO ELECTRIC CO. (10'-0") PER DOCKET 1402, PAGE 204
- 16 WEST SIDE EASEMENT PER BOOK 62 MAP 57, PAGE 424
- 17 RIGHT OF WAY PER S.D. NO. 2023-140052



"COCOTILLO RIVER"
BEING A 96'-0" WIDE "COCOTILLO RIVER"
BLOCK 1 LOTS 451-456, BLOCK 2 LOTS 241-450, BLOCK 3 LOTS 761-242,
BLOCK 4 LOTS 1-76, CA 71, AS RECORDED AT SEQUENCE NUMBER 2023-140052,
A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH,
RANGE 15 EAST, PIMA COUNTY, ARIZONA.

FINAL PLAT

DATE: 11/15/2023
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
PROJECT NO.: 240325-001

FP-3

FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY

S REDFORD DR
(PUBLIC)
34'-10" WIDE

NEW TUCSON
UNIT NO. 10
BK. 18, PG. 25



0 20 40 60

SITE KEYNOTES

- 1. LANDSCAPE BUFFERING C (TRACT BATH BATH)
- 2. LANDSCAPE BUFFERING D (TRACT BATH BATH)
- 3. LANDSCAPE BUFFERING E (TRACT BATH BATH)
- 4. LANDSCAPE BUFFERING F (TRACT BATH BATH)
- 5. LANDSCAPE BUFFERING G (TRACT BATH BATH)
- 6. LANDSCAPE BUFFERING H (TRACT BATH BATH)
- 7. LANDSCAPE BUFFERING I (TRACT BATH BATH)
- 8. LANDSCAPE BUFFERING J (TRACT BATH BATH)
- 9. LANDSCAPE BUFFERING K (TRACT BATH BATH)
- 10. LANDSCAPE BUFFERING L (TRACT BATH BATH)
- 11. LANDSCAPE BUFFERING M (TRACT BATH BATH)
- 12. LANDSCAPE BUFFERING N (TRACT BATH BATH)
- 13. LANDSCAPE BUFFERING O (TRACT BATH BATH)
- 14. LANDSCAPE BUFFERING P (TRACT BATH BATH)
- 15. LANDSCAPE BUFFERING Q (TRACT BATH BATH)
- 16. LANDSCAPE BUFFERING R (TRACT BATH BATH)
- 17. LANDSCAPE BUFFERING S (TRACT BATH BATH)
- 18. LANDSCAPE BUFFERING T (TRACT BATH BATH)
- 19. LANDSCAPE BUFFERING U (TRACT BATH BATH)
- 20. LANDSCAPE BUFFERING V (TRACT BATH BATH)
- 21. LANDSCAPE BUFFERING W (TRACT BATH BATH)
- 22. LANDSCAPE BUFFERING X (TRACT BATH BATH)
- 23. LANDSCAPE BUFFERING Y (TRACT BATH BATH)
- 24. LANDSCAPE BUFFERING Z (TRACT BATH BATH)

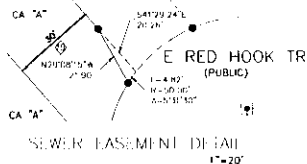
E CAMINO AURELIA (PUBLIC)

E RED HOOK TR (PUBLIC)

MATCH SHEET 3

MATCH SHEET 5

MATCH SHEET 8



555 E River Road
Suite 301
Tucson, AZ 85704
Ph: 520.321.4625
WWW.GEOLINE.COM

GEOLINE
Civil & Environmental
Consultants, Inc.

"COCOTILLO RIDGE"
BEING A 96-ACRE TRACT OF "COCOTILLO RIDGE"
BLOCK 1, LOTS 451-616, BLOCK 2, LOTS 241-450, BLOCK 3, LOTS 16-240,
BLOCK 4, LOTS 1-79, 1-79, 1-79, 1-79, 1-79, 1-79, 1-79, 1-79, 1-79, 1-79,
A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH,
RANGE 15 EAST, COCONINO COUNTY, ARIZONA.

FINAL PLAT

FP-4

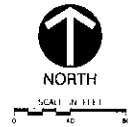


FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY

NEW TUCSON
UNIT NO. 10
BK 1B, PG. 25

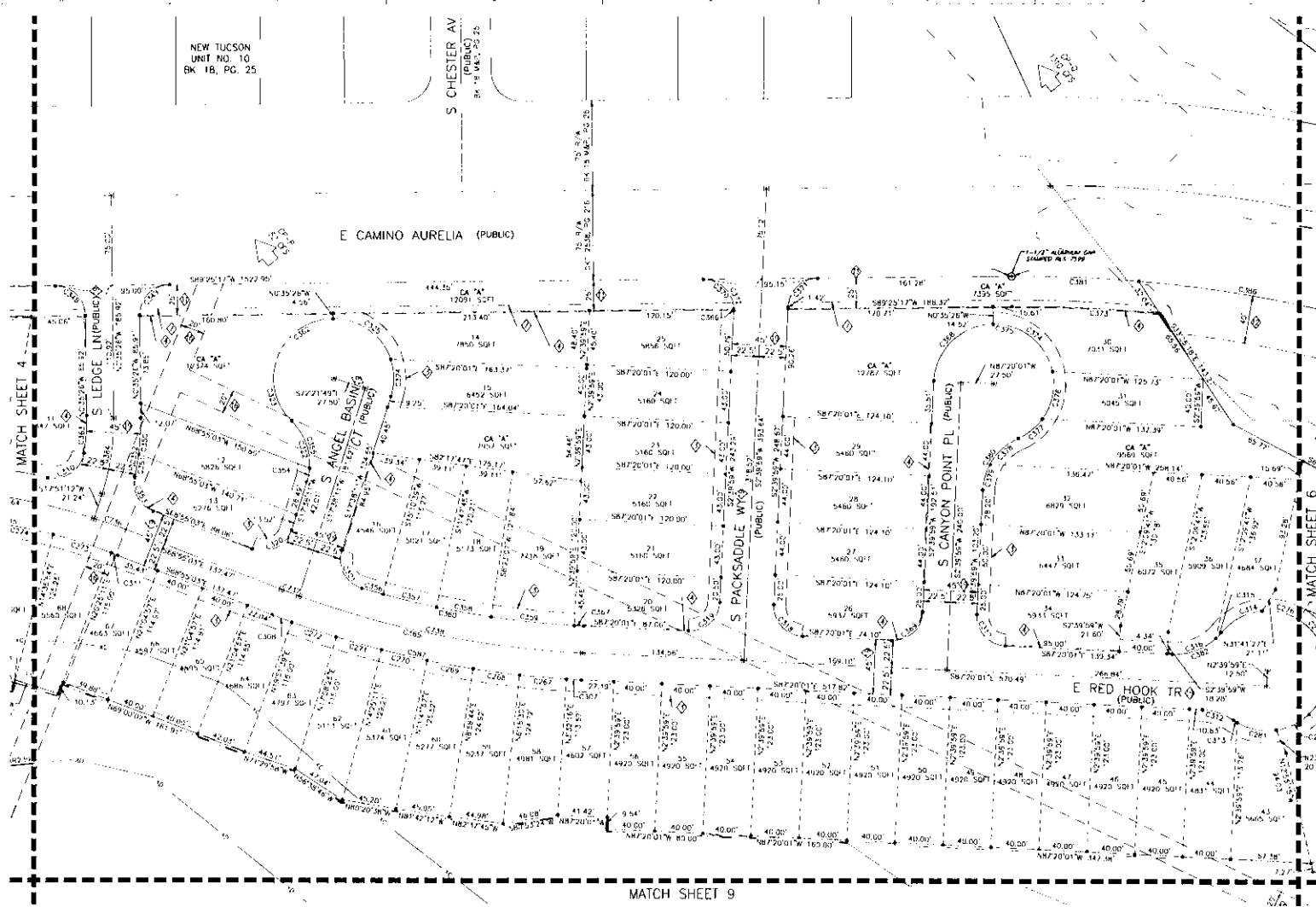
S CHESTER AV
1/4" = 100' - PG. 25

E CAMINO AURELIA (PUBLIC)



SITE KEYNOTES

- 1. LANDSCAPE BUFFERLAND C (HARBORLAND WAY)
- 2. LANDSCAPE BUFFERLAND A AS NOTED (HARBORLAND WAY)
- 3. PUBLIC UTILITY EASEMENT PER SD NO. 2023-1450512
- 4. 1" NO VEHICLE ACCESS EASEMENT PER SD NO. 2023-1450512
- 5. 10' S/E 5' BACK (H&M)
- 6. 10' S/E 5' BACK (S&E)
- 7. 20' S/E 5' BACK (H&M)
- 8. 20' LANDSCAPE BUFFERLAND C (WEST FRONTAGE)
- 9. PUBLIC RIGHT OF WAY PER BOOK 50 MAP, PAGE 14 AND BOOK 52 MAP, PAGE 57
- 10. PUBLIC EASEMENT PER SD NO. 20211415012, WITH AS NOTED
- 11. 25' LANDSCAPE BUFFERLAND D (DANISH AVENUE)
- 12. 40' LANDSCAPE BUFFERLAND D (CAMINO AURELIA)
- 13. 15' LANDSCAPE BUFFERLAND D (PACIFICATION ROAD)
- 14. 40' LANDSCAPE BUFFERLAND D (HARBORLAND ROAD)
- 15. PUBLIC EASEMENT PER SD NO. 2023-1450512
- 16. 20' ELECTRIC EASEMENT TO TRUCK ELECTRIC CO. PER SD NO. 2021-1450512, PAGE 207
- 17. 20'20" EASEMENT PER BOOK 62 MAP, PAGE 57
- 18. 10' WEST EGRESS/EASEMENT PER BOOK 1-1300, PAGE 104
- 19. RIGHT OF WAY PER SD NO. 2023-1450512



MATCH SHEET 9

555 E River Road
Suite 301
Tucson, AZ 85704
PH: 520.321.4825
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"OCOTILLO RIDGE"
BLK 1, LOTS 1-75, CA "A" 1/4" OF "OCOTILLO RIDGE"
BLK 2, LOTS 1-75, CA "B" 1/4" OF "OCOTILLO RIDGE"
BLK 3, LOTS 1-75, CA "C" 1/4" OF "OCOTILLO RIDGE"
BLK 4, LOTS 1-75, CA "D" 1/4" OF "OCOTILLO RIDGE"
A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 15 EAST OF THE CL AND S&E 1/4" PIER MERICAN, PIMA COUNTY, ARIZONA.

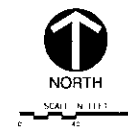
FINAL PLAT

DATE	11-03-2024	BY	MA
PROJECT	1-10-2024	DATE	MA
PROJECT	1-10-2024	DATE	MA

FP-5

FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY



[illegible]

555 E River Road
Suite 301
Tucson, AZ 85704
Ph: 520.321.4625
www.ccsinc.com

Civil & Environmental
Consultants, Inc.

"COCOTILLO RIDGE"
 BEING A RE PLAT OF "COCOTILLO RIDGE"
 BLOCK 1, LOT 5 OF "COCOTILLO RIDGE"
 101578, C-2, COCHISE COUNTY, ARIZONA
 A PORTION OF THE SOUTHWEST CORNER
 OF THE SECTION 36, T13N R9E, S10W,
 RANGE 13 EAST OF THE GILA AND SIERRA
 BONE COUNTY, ARIZONA

FINAL PLAT

DATE	7/16/2018	DOWN IN	TU 08:00Z
WING SCALE	1"=40'	C-CAL-2"	MJS
PROJECT NO			34-178-2101
PROJECT NAME			ALM

FP-6

FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD RETRACK ONLY.

NORTH

SCALE IN FEET

0 40 80

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Suite 301
Tucson, AZ 85704
Ph: 520.321.4625
www.cccinc.com



15. CA "A" RECORDED AT SEQUOIA NUMBER 2021450512.
SECTION OF THE NORTH PALE OF SECTION 25, TOWNSHIP 17 SOUTH,
RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA.

FINAL PLAY		TU AS MJS	
DATE	7/10/2025 2:45 PM		
ORG SCALE	1:40 2:40 3:40 P		MJS
PRODUCT NO			344376 SV01
WORKING LINE			MJS

FP-8

[illegible]

FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY

FINAL PLAY

MATCH SHEET 5



SITE KEYNOTES

- 1. LANDSCAPE BUFFERLAND 1 (RECREATION WAY)
- 2. LANDSCAPE BUFFERLAND 4 AS NOTED (RECREATION WAY)
- 10. PUBLIC UTILITY EASEMENT PER SEQ NO. 2023-1400012
- 11. NO VEHICLE ACCESS EASEMENT PER SEQ NO. 2023-1400012
- 12. 10' SIDE WALK (WAY)
- 13. 10' SIDE WALK (SIDE)
- 14. 20' SIDE WALK (SIDE)
- 15. LANDSCAPE BUFFERLAND C (WEST FRONTAGE)
- 16. PUBLIC RIGHT OF WAY PER BOOK 28 MAP PAGE 14 AND BOOK 42 MAP PAGE 37
- 17. PUBLIC UTILITY EASEMENT PER SEQ 2023-1400012, WHICH IS NOTED
- 18. LANDSCAPE BUFFERLAND D (CAMPUS AVENUE)
- 19. LANDSCAPE BUFFERLAND D (CAMPUS AVENUE)
- 20. LANDSCAPE BUFFERLAND D (HONGKONG ROAD)
- 21. PUBLIC UTILITY EASEMENT PER SEQ NO. 2023-1400012
- 22. EROSION EASEMENT TO TRUCK BEDDING (OFF-ROAD) PER SEQ. 2023-1400012
- 23. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 24. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 25. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 26. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 27. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 28. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 29. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 30. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 31. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 32. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 33. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 34. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 35. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 36. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 37. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 38. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 39. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 40. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 41. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 42. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 43. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 44. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 45. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 46. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 47. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 48. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 49. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 50. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 51. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 52. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 53. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 54. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 55. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 56. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 57. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 58. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 59. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 60. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 61. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 62. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 63. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 64. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 65. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 66. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 67. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 68. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 69. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 70. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 71. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 72. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 73. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 74. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 75. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 76. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 77. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 78. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 79. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 80. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 81. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 82. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 83. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 84. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 85. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 86. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 87. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 88. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 89. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 90. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 91. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 92. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 93. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 94. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 95. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 96. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 97. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 98. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 99. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37
- 100. 20' SIDE WALK EASEMENT PER BOOK 42 MAP PAGE 37

555 E River Road
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Tucson, AZ 85704
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CCOTILLO RIDGE
BLOCK 1, LOTS 1-75, CA 7A, AS RECORDED AT SEQUENCE NUMBER 2023-1400012, A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 15 EAST, COCONA COUNTY, ARIZONA

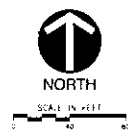
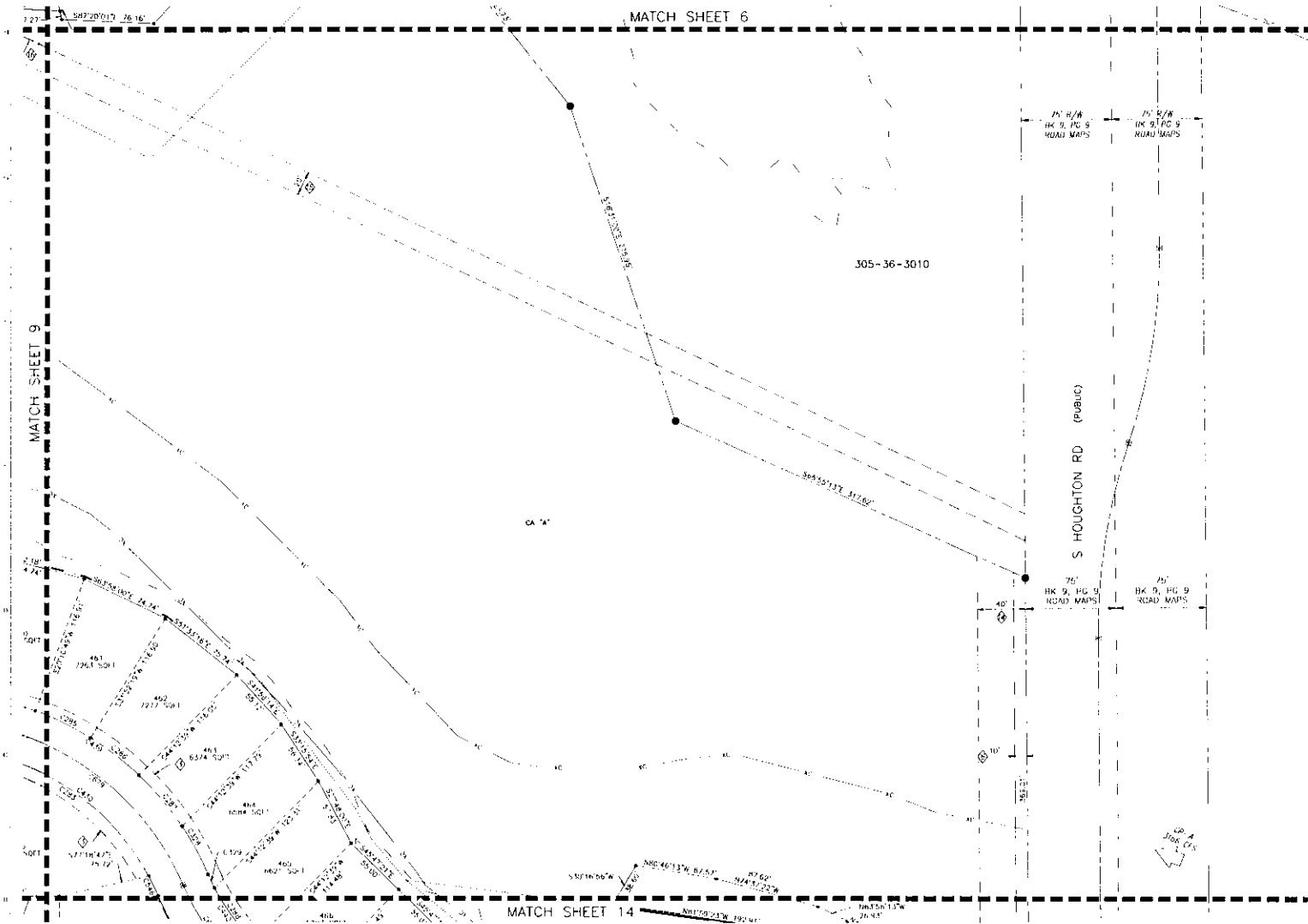
FINAL PLAT
DATE: 6/30/2024
DRAWN BY: J. M. MURPHY
CHECKED BY: J. M. MURPHY
PROJECT NO: 24-001
SHEET NO: 1



FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY



FP-9



- SITE KEYNOTES**
- ① 5' LANDSCAPE BUFFERLAND C (WASHBURN WAY)
 - ② LANDSCAPE BUFFERLAND A AS NORTH (WASHBURN WAY)
 - ③ 10' PUBLIC UTILITY EASEMENT PER SEC NO. 2023-1450512
 - ④ 10' RO. WHEEL ACCESS EASEMENT PER SEC NO. 2023-1450512
 - ⑤ 10' SIDE SETBACK (REAR)
 - ⑥ 10' SIDE SETBACK (SIDE)
 - ⑦ 22' SIDE SETBACK (FRONT)
 - ⑧ 24' LANDSCAPE BUFFERLAND C (ALSO PLANTAGE)
 - ⑨ PUBLIC RIGHT OF WAY PER TOWN OF MAP PAGE 14 AND TOWN 52 MAP PAGE 57
 - ⑩ PUBLIC UTILITY EASEMENT PER SEC NO. 2023-1450512, NORTH AS NOTED
 - ⑪ 24' LANDSCAPE BUFFERLAND D (CRANFORD ALLEYWAY)
 - ⑫ 40' LANDSCAPE BUFFERLAND G (CRANFORD ALLEYWAY)
 - ⑬ 15' LANDSCAPE BUFFERLAND D (HOUGHTON ROAD)
 - ⑭ 10' LANDSCAPE BUFFERLAND G (HOUGHTON ROAD)
 - ⑮ PUBLIC UTILITY EASEMENT PER SEC NO. 2023-1450512
 - ⑯ ELECTRIC EASEMENT TO ENDS ELECTRIC CO. D-1-P-1000017482, PAGE 207
 - ⑰ 20'20" OVER EASEMENT PER BOOK 62 MAP PAGE 57
 - ⑱ 10' OVER EASEMENT PER BOOK 62 MAP PAGE 57
 - ⑲ RIGHT OF WAY PER SEC NO. 2023-1450512



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EROSION HAZARD SETBACK ONLY

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PH: 520 321 4825
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FINAL PLAT

BEING A RE-PLAT OF "OCOTILLO RIDGE"
BLOCK 1, LOTS 451-516, BLOCK 2, LOTS 241-450, BLOCK 3, LOTS 74-146,
BLOCK 4, LOTS 175, CA "A" AS RECORDED AT SEQUENCE NUMBER 2023-1450512,
A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 17 SOUTH,
RANGE 15 EAST OF THE OLD AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

DATE	PREPARED BY	DATE	REVIEWED BY
11/16/23	W. S. CAMPBELL	11/16/23	W. S. CAMPBELL
11/16/23	W. S. CAMPBELL	11/16/23	W. S. CAMPBELL
11/16/23	W. S. CAMPBELL	11/16/23	W. S. CAMPBELL

MATCH SHEET 9



NORTH

SCALE: 1"=100'

SITE KEYNOTES

- 1. LANDSCAPE BUFFERLAND C (NATURELAW WAY)
- 2. LANDSCAPE BUFFERLAND A AS NOTED (SUNBELTWAY WAY)
- 3. PUBLIC UTILITY EASEMENT PER SEC NO. 2023-145012
- 4. NO WHOLE ACCESS EASEMENT PER SEC NO. 2023-145012
- 5. 10' SIDE SETBACK (PARK)
- 6. 20' SIDE SETBACK (PARK)
- 7. 25' LANDSCAPE BUFFERLAND C (WEST ENTRANCE)
- 8. PUBLIC RIGHT OF WAY FOR HIGHWAY 19 MAP PAGE 18 AND PAGE 20 MAP PAGE 21
- 9. PUBLIC RIGHT OF WAY FOR HIGHWAY 19 MAP PAGE 18 AND PAGE 20 MAP PAGE 21
- 10. 25' LANDSCAPE BUFFERLAND D (CANYON AVENUE)
- 11. 40' LANDSCAPE BUFFERLAND D (CANYON AVENUE)
- 12. 25' LANDSCAPE BUFFERLAND D (THORNTON ROAD)
- 13. 40' LANDSCAPE BUFFERLAND D (THORNTON ROAD)
- 14. PUBLIC UTILITY EASEMENT PER SEC NO. 2023-145012
- 15. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 16. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 17. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 18. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 19. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 20. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 21. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 22. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 23. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 24. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
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- 31. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
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- 35. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 36. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
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- 38. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
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- 41. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
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- 43. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
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- 62. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
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- 83. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 84. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 85. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 86. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
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- 88. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 89. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 90. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 91. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
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- 95. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 96. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 97. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 98. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 99. 20' SIDE SETBACK (PARK) PER SEC NO. 2023-145012
- 100. 40' SIDE SETBACK (PARK) PER SEC NO. 2023-145012

MATCH SHEET 14

MATCH SHEET 17

"COCOTILLO RIDGE"

1555 E River Road
Suite 301
Tucson, AZ 85704
PH: 520.321.4625
www.gecinc.com



BLK 10 LOT 15 1/2 SEC 28 T1S R1E
BLK 4 LOT 15 1/2 SEC 28 T1S R1E
A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 1S, RANGE 1E, EAST OF THE GIL AND SALT RIVER MOUNTAIN, PIMA COUNTY, ARIZONA

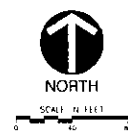
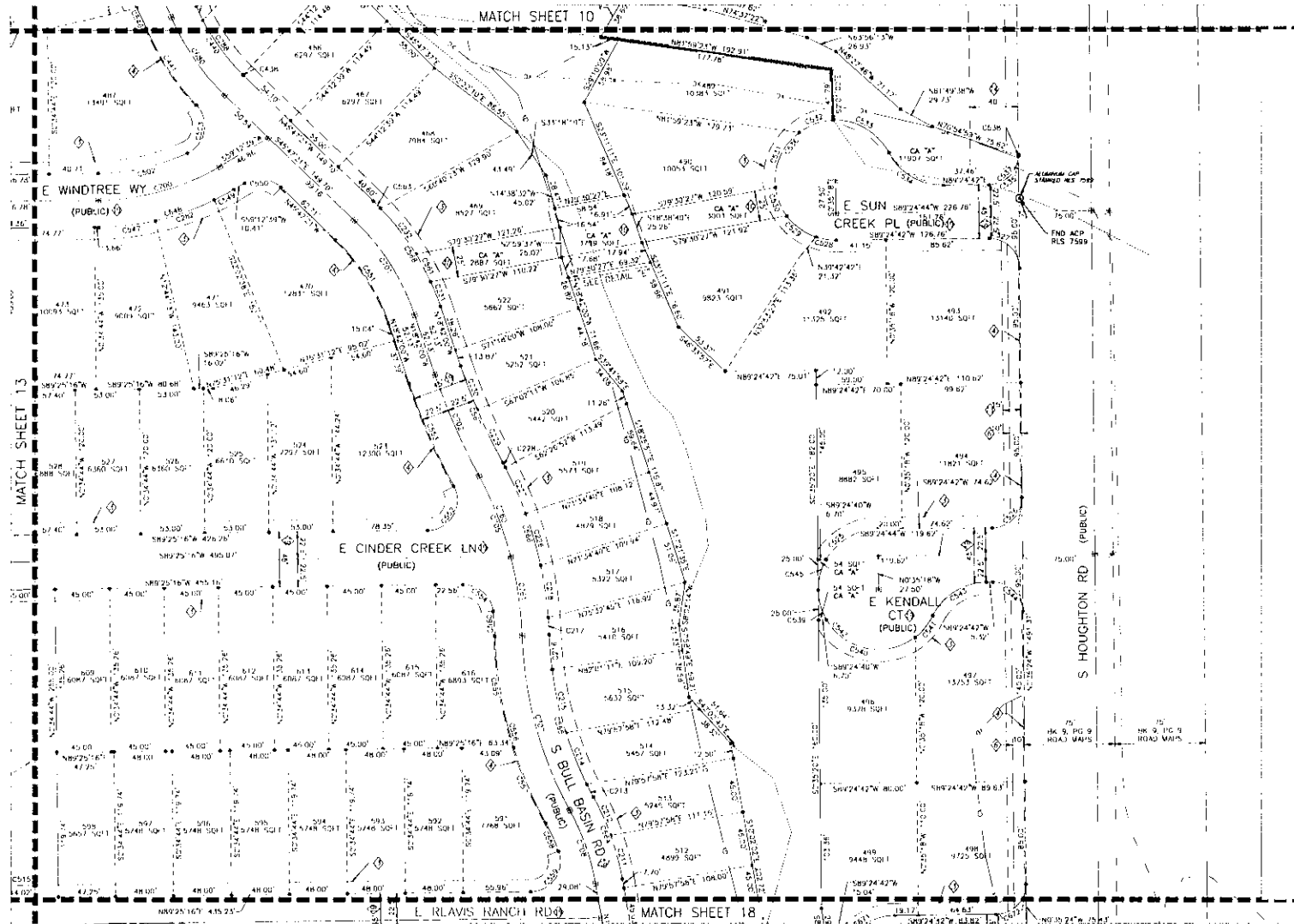
FINAL PLAT
TOWN MAP
1555 E RIVER ROAD
TUCSON, ARIZONA
PROJECT NO.
DATE
DRAWN BY
CHECKED BY
APPROVED BY



FP-13



FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY



SITE KEYNOTES

- 1. LANDSCAPE BUFFERLAND C (MANGLAVEY WAY)
- 2. LANDSCAPE BUFFERLAND A (SUNBLAZE WAY)
- 10. PUBLIC UTILITY EASEMENT PER SEC NO. 2023-140002
- 17. NO VEHICLE ACCESS EASEMENT PER SEC NO. 2023-140002
- 18. SITE SETBACK (FRONT)
- 19. SITE SETBACK (SIDE)
- 20. SITE SETBACK (FRONT)
- 21. LANDSCAPE BUFFERLAND C (WEST FRONTAGE)
- 22. PUBLIC RIGHT OF WAY FOR TRUCK STOP WAIT, STAGE 1A AND 1B
- 23. PUBLIC SEWER EASEMENT PER SEC NO. 2023-140002
- 24. LANDSCAPE BUFFERLAND D (CAMPUS AREA)
- 25. LANDSCAPE BUFFERLAND D (CAMPUS ALLEY)
- 26. LANDSCAPE BUFFERLAND D (DISCOUNT STORE)
- 27. LANDSCAPE BUFFERLAND D (PARKING LOT)
- 28. PUBLIC DRAINAGE EASEMENT PER SEC NO. 2023-140002
- 29. ELECTRIC EASEMENT TO TRUCK ELECTRIC CO. IN PER. LOCKET 1002, PAGE 20
- 30. GUEST EASEMENT PER BOOK 62 MAP, PAGE 57
- 31. GUEST NIGHT STAY EASEMENT PER LOCKET 1000, PAGE 408
- 32. RIGHT OF WAY PER SEC NO. 2023-140002



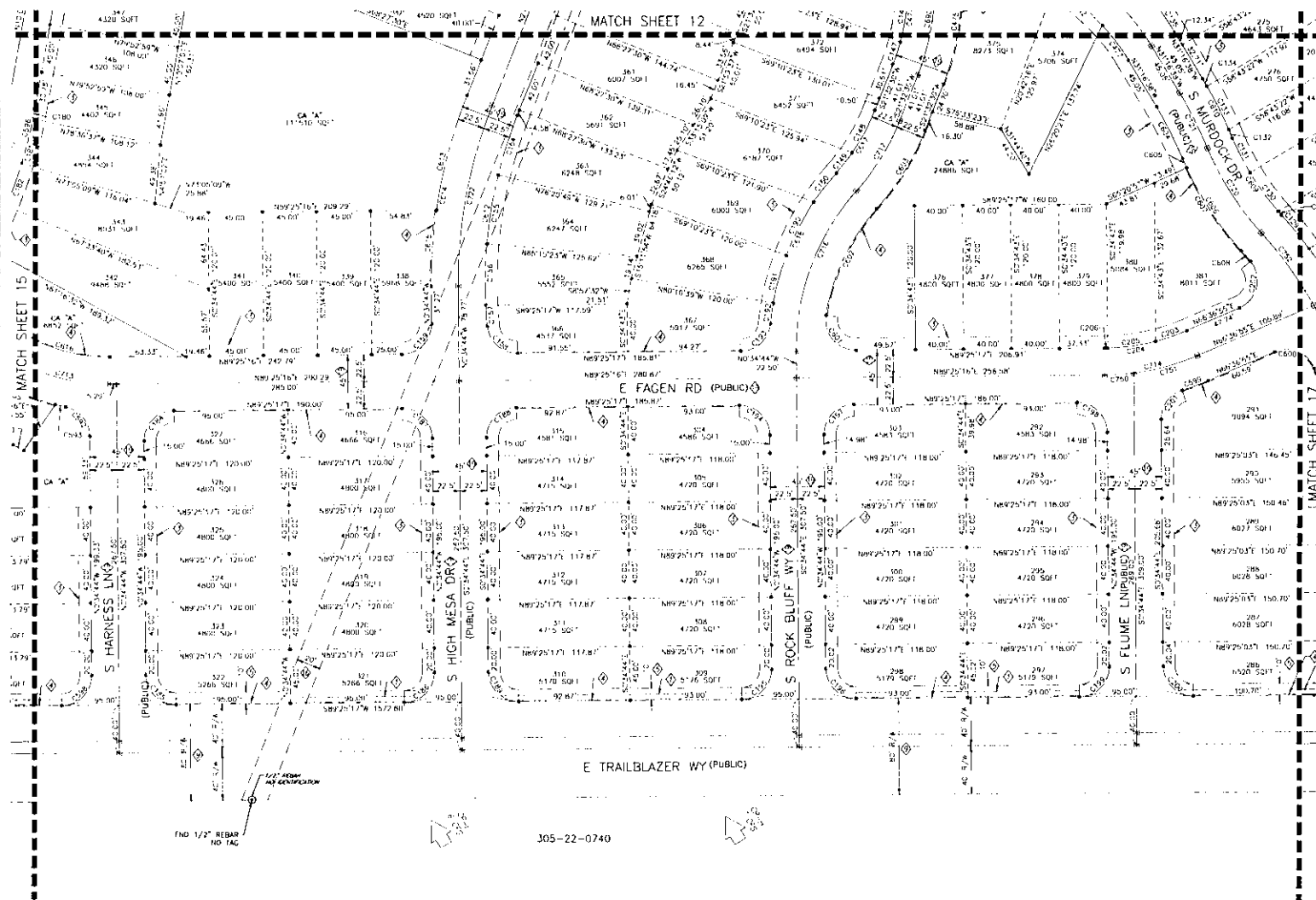
FOR FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACK ONLY



555 E River Road
Suite 301 AZ 85704
Tucson, AZ 85704
Ph: 520.321.4635
www.cedec.com

CEDEC
Civil & Environmental
Consultants, Inc.

"OCOCILLO RIDGE"
BLOCK 1, LOTS 1-25, CA 74, AS RECORDED AT DEED BOOK 2023-140002, A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 15 EAST OF THE GLA AND S&T BLMF MERIDIAN, PIMA COUNTY, ARIZONA



- SITE KEYNOTES**
- 1. LANDSCAPE BUFFERLAND C (TRAILBLAZER WAY)
 - 2. LANDSCAPE BUFFERLAND A (AS NOTED) (TRAILBLAZER WAY)
 - 3. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400102
 - 4. 10' NO VEHICLE ACCESS EASEMENT PER SEC NO. 2021-1400102
 - 5. 10' SIDE SETBACK (FRONT)
 - 6. 10' SIDE SETBACK (SIDE)
 - 7. 20' SIDE SETBACK (FRONT)
 - 8. 25' LANDSCAPE BUFFERLAND C (WEST FRONTAGE)
 - 9. PUBLIC RIGHT OF WAY FROM DEED NO. 2021-1400102, 14' AND 100'W 62' N 1/4 SEC 37
 - 10. PUBLIC EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 11. LANDSCAPE BUFFERLAND D (SCANDINAVIAN)
 - 12. LANDSCAPE BUFFERLAND E (CHANDLER AVENUE)
 - 13. LANDSCAPE BUFFERLAND F (HUGHESWAY ROAD)
 - 14. PUBLIC EASEMENT PER SEC NO. 2021-1400102
 - 15. PUBLIC EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 16. 20' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 17. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 18. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 19. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 20. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 21. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 22. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 23. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 24. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 25. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 26. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 27. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 28. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 29. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 30. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 31. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 32. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 33. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 34. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 35. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 36. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 37. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 38. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 39. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 40. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 41. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 42. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 43. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 44. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 45. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 46. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 47. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 48. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 49. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 50. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 51. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 52. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 53. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 54. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 55. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 56. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 57. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
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 - 59. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 60. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 61. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 62. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 63. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 64. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 65. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
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 - 67. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 68. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 69. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 70. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 71. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 72. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 73. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 74. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 75. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 76. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
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 - 78. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
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 - 80. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
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 - 91. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 92. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 93. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
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 - 95. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 96. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 97. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 98. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 99. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37
 - 100. 10' EASEMENT PER SEC NO. 2021-1400102, 10'W 1/4 SEC 37

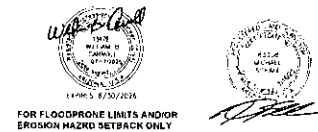
3555 E River Road
Suite 301
Tucson, AZ 85704
Tel: 520.321.4625
www.geelco.com

GEELCO
Civil & Environmental
Consultants, Inc.

"COTILLO RIDGE"
BEING A 96-UNIT OF "COTILLO RIDGE"
BLOCK 1, LOTS 451-514, BLOCK 2, LOTS 515-540, BLOCK 3, LOTS 541-570, BLOCK 4, LOTS 571-600, CA "A" AS RECORDED AT SEQUENCE NUMBER 2021-1400102, A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 S, RANGE 11 E, LAST OF THE GILA AND SANTA RIVER VERGERS, YUMA COUNTY, ARIZONA.

FINAL PLAN

DATE	FILED	BY	REASON
8/30/2024	FILED	W. J. B. M.	FOR FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACK ONLY



FP-16



Civil & Environmental
Consultants, Inc.

FINAL PLAT		
DATE	FILED FOR	TOWN MAP
2002 JUL 1	1-40 107 50 2 m	MAP
NOTED NO		34-378-5701

FP-19

[illegible]

MATCH SHEET 20

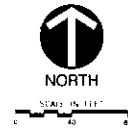
2792^{1.14} SQF MATCH SHEET 23

**FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY**



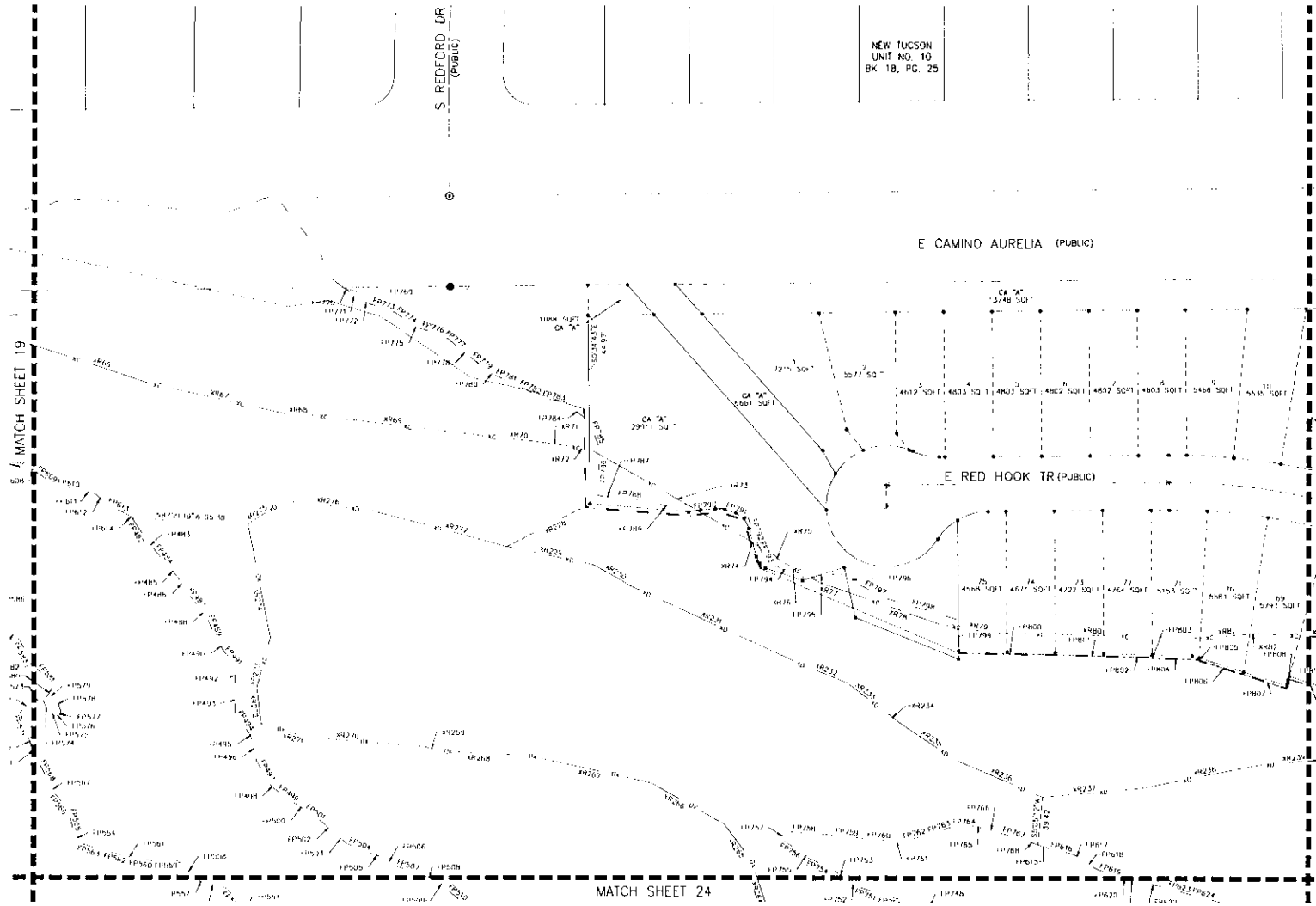
S REDFORD DR
(PUBLIC)

NEW TUCSON
UNIT NO. 10
BK 18, PG. 25



◆ SITE KEYNOTES

- ◆ 5' LANDSCAPE BUFFERLAND C (TRADEWAY WAY)
- ◆ LANDSCAPE BUFFERLAND A AS NOTED (TRADEWAY WAY)
- ◆ 10' PUBLIC UTILITY EASEMENT PER SDG NO. 2021-1450012
- ◆ 1' NO VEHICLE ACCESS EASEMENT PER SDG NO. 2021-1450012
- ◆ 30' SETBACK (MEAN)
- ◆ 10' SETBACK (SIDE)
- ◆ 20' SETBACK (FRONT)
- ◆ 25' LANDSCAPE BUFFERLAND C (WEST FRONTAGE)
- ◆ PUBLIC RIGHT OF WAY (TRADEWAY WAY) PER SDG NO. 2021-1450012, WITHIN 40' NOTED
- ◆ PUBLIC SETBACK EASEMENT PER SDG NO. 2021-1450012, WITHIN 40' NOTED
- ◆ 25' LANDSCAPE BUFFERLAND D (CAMINO AURELIA)
- ◆ 40' LANDSCAPE BUFFERLAND D (CAMINO AURELIA)
- ◆ 15' LANDSCAPE BUFFERLAND D (TRADEWAY ROAD)
- ◆ 40' LANDSCAPE BUFFERLAND D (TRADEWAY ROAD)
- ◆ PUBLIC EASEMENT TO 3RD STREET PER SDG NO. 2021-1450012
- ◆ 20' SETBACK EASEMENT PER SDG NO. 2021-1450012
- ◆ 10' WEST ACCESS/EASEMENT PER SDG NO. 2021-1450012
- ◆ RIGHT OF WAY PER SDG NO. 2021-1450012



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PH: 520.321.4625
www.ecene.com

ECENE
Civil & Environmental
Consultants, Inc.

FINAL PLAN
PROJECT: 21-001-001
DATE: 8/30/2024
SCALE: 1"=40'-0"

FP-20

FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY

NEW TUCSON
UNIT NO. 10
BK. 18, PG. 25

S CHESTER AV
(PUBLIC)

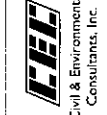
E CAMINO AURELIA (PUBLIC)



SITE KEYNOTES

- 1. LANDSCAPE BUFFERLAND C (STRABER AVE WY)
- 2. LANDSCAPE BUFFERLAND A AS NOTED (STRABER AVE WY)
- 10. PUBLIC UTILITY EASEMENT PER REG NO. 2023-140052
- 11. NO. 10 WELL ACCESS EASEMENT PER REG NO. 2023-140052
- 10. SITE SETBACK (FRONT)
- 10. SITE SETBACK (SIDE)
- 20. SITE SETBACK (REAR)
- 25. LANDSCAPE BUFFERLAND D (WEST FRONTAGE)
- 25. PUBLIC RIGHT OF WAY PER BOOK 30 MAP PAGE 14 AND BOOK 32 MAP PAGE 57
- 25. PUBLIC RIGHT OF WAY PER REG NO. 2023-140052, WITHIN AS NOTED
- 25. LANDSCAPE BUFFERLAND D (CAMINO AURELIA)
- 40. LANDSCAPE BUFFERLAND D (CAMINO AURELIA)
- 15. LANDSCAPE BUFFERLAND D (DOROTHY WY)
- 40. LANDSCAPE BUFFERLAND D (DOROTHY WY)
- 20. ELECTRIC EASEMENT TO 100V ELECTRIC CO-OP PER BOOK 14002, PAGE 207
- 20.20.01.01 EASEMENT PER BOOK 32 MAP PAGE 57
- 10. SITE SETBACK PER REG NO. 2023-140052
- 10. SITE SETBACK PER REG NO. 2023-140052

1555 E River Road
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Tucson, AZ 85704
Ph: 520 321 4625
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"OCOTILLO RIDGE"
BLOCK 1 LOTS 451-459, BLOCK 2 LOTS 241-450, BLOCK 3 LOTS 76-240,
BLOCK 4 LOTS 1-75, CA "A" AS RECORDED AT STAKE NUMBER 2023-140052,
A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH,
RANGE 15 EAST OF THE CLARK AND SAGUARO RIVER WATERSHED,
PINAL COUNTY, ARIZONA

FINAL PLAT

DATE	2/14/2024	BY	TRAVIS M. B.
PROJECT	1555 E RIVER ROAD	MAP	343278-001
CLIENT	TRAVIS M. B.	DATE	2/14/2024

FP-21



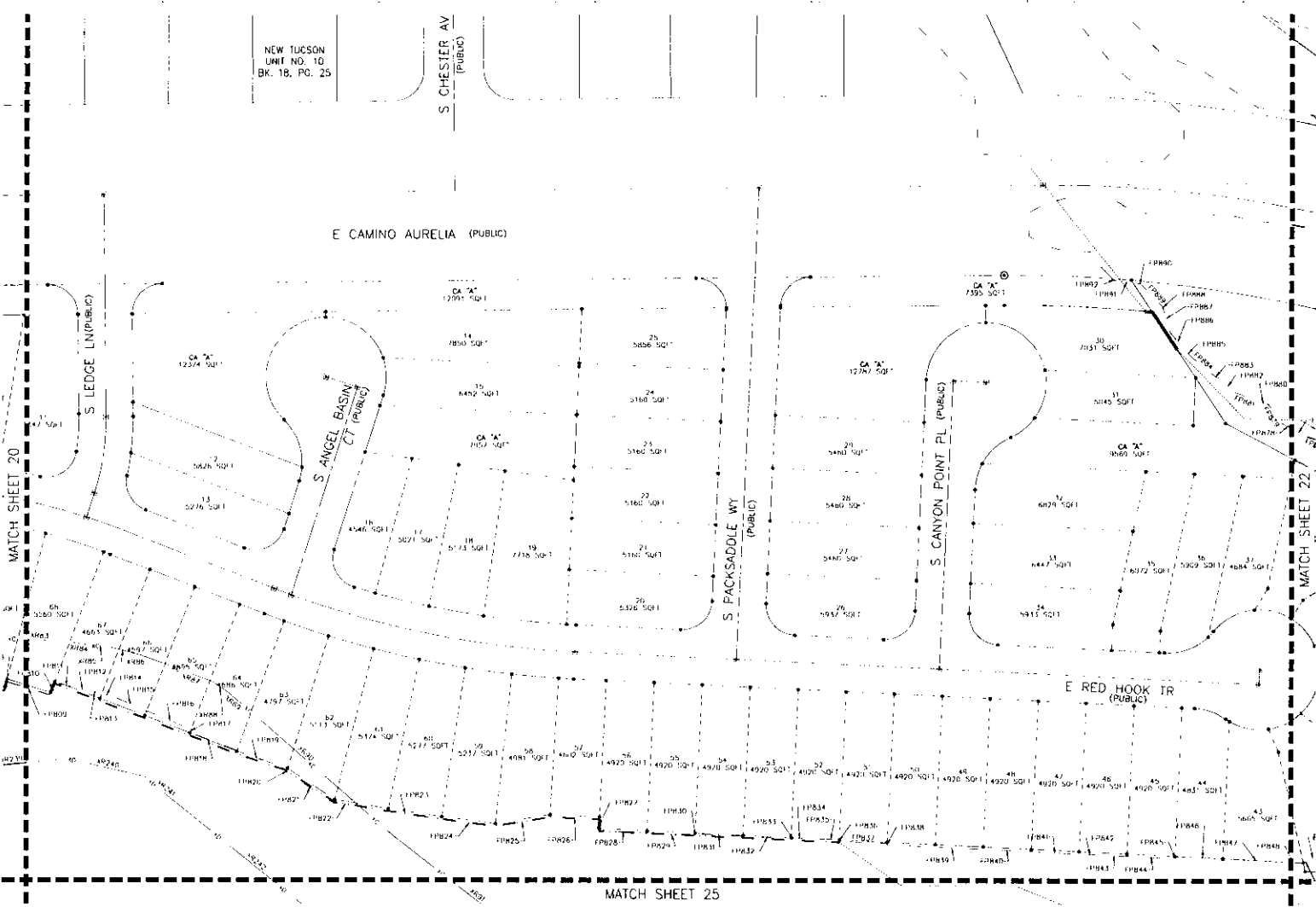
FOR FLOODPRONE UNITS AND/OR
EROSION HAZARD SETBACK ONLY

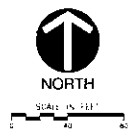
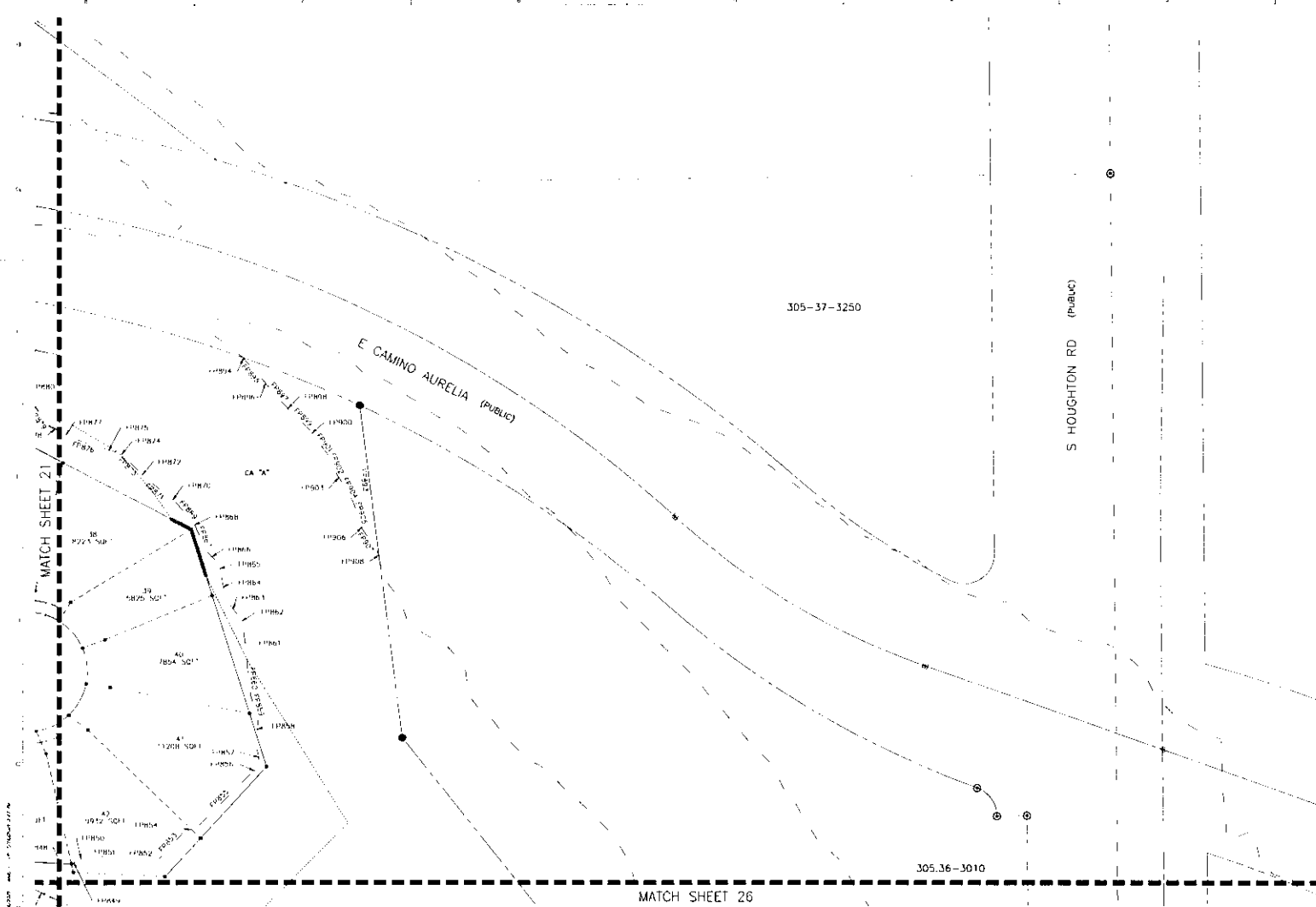


MATCH SHEET 25

MATCH SHEET 20

MATCH SHEET 22





- SITE KEYNOTES**
- 1" LANDSCAPE BUFFERLAND C (TRAILER AZ HWY)
 - 1" LANDSCAPE BUFFERLAND A (AS NOTED) (TRAILER AZ HWY)
 - 10' PUBLIC UTILITY EASEMENT PER SEC NO. 2021-140012
 - 1" NO VEHICLE ACCESS EASEMENT PER SEC NO. 2021-140012
 - 10' SIDE SETBACK (FRONT)
 - 10' SIDE SETBACK (SIDE)
 - 20' SIDE SETBACK (REAR)
 - 25' LANDSCAPE BUFFERLAND C (WEST MOUNTAIN)
 - 10' PUBLIC RIGHT OF WAY PER BOOK 54 MAP, PAGE 14 AND BOOK 62 MAP, PAGE 57
 - 10' PUBLIC RIGHT OF WAY PER SEC 2021-140012, BOOK 54 MAP, PAGE 14
 - 25' LANDSCAPE BUFFERLAND D (CAMINO AURELIA)
 - 40' LANDSCAPE BUFFERLAND D (CAMINO AURELIA)
 - 15' LANDSCAPE BUFFERLAND D (HOUGHTON ROAD)
 - 40' LANDSCAPE BUFFERLAND D (HOUGHTON ROAD)
 - 10' PUBLIC UTILITY EASEMENT PER SEC NO. 2021-140012
 - 20' EASEMENT EASEMENT TO TRACED ELECTRIC CO. OF PER BOOK 41 MAP, PAGE 257
 - 20' EASEMENT EASEMENT PER BOOK 62 MAP, PAGE 57
 - 10' EASEMENT EASEMENT PER BOOK 62 MAP, PAGE 57
 - 10' RIGHT OF WAY PER SEC NO. 2021-140012

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Tucson, AZ 85704
PH: 520.321.4625
www.cccinc.com



"OCOTILLO RIDGE"
BEING A RE PLAT OF "OCOTILLO RIDGE"
BLOCK 1 LOTS 461-616, BLOCK 2 LOTS 241-450, BLOCK 3 LOTS 76-240,
BLOCK 4 LOTS 1-75, CA "A" AS RECORDED AT SHERIFF'S OFFICE, TOWNSHIP 17 SOUTH,
RANGE 15 EAST, GUA COUNTY, ARIZONA.

FINAL PLAT

DATE: 7/18/2023 DRAWN BY: JLM/MSJ CHECKED BY: JLM/MSJ APPROVED BY: JLM/MSJ

PROJECT: 17-140012

DATE: 7/18/2023

FOR FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACK ONLY

FP-22

FP-23

MATCH SHEET 21



SCALE IN FEET
0 10 20

SITE KEYNOTES

- 1. LANDSCAPE BUFFERLAND (1) (LANDSCAPE BUFFERLAND)
- 2. LANDSCAPE BUFFERLAND (2) (LANDSCAPE BUFFERLAND)
- 3. PUBLIC UTILITY EASEMENT PER SEQ NO. 2023-145012
- 4. NO VEHICLE ACCESS EASEMENT PER SEQ NO. 2023-145012
- 5. 50' SIDE SETBACK (FRONT)
- 6. 50' SIDE SETBACK (SIDE)
- 7. 50' SIDE SETBACK (REAR)
- 8. LANDSCAPE BUFFERLAND (1) (LANDSCAPE BUFFERLAND)
- 9. PUBLIC UTILITY EASEMENT PER SEQ NO. 2023-145012, MOIST AIR NOTED
- 10. PUBLIC UTILITY EASEMENT PER SEQ NO. 2023-145012, MOIST AIR NOTED
- 11. LANDSCAPE BUFFERLAND (1) (LANDSCAPE BUFFERLAND)
- 12. LANDSCAPE BUFFERLAND (1) (LANDSCAPE BUFFERLAND)
- 13. LANDSCAPE BUFFERLAND (1) (LANDSCAPE BUFFERLAND)
- 14. PUBLIC UTILITY EASEMENT PER SEQ NO. 2023-145012
- 15. PUBLIC UTILITY EASEMENT PER SEQ NO. 2023-145012
- 16. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 17. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 18. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 19. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 20. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 21. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 22. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 23. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 24. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 25. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 26. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 27. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 28. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
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- 34. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 35. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
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- 93. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 94. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 95. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 96. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 97. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 98. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 99. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57
- 100. 20' SIDE SETBACK PER BOOK 63 MAP, PAGE 57

1555 E River Road
Suite 301
Tucson, AZ 85704
PH: 520.321.4625
WWW.ECCE.COM



"OCOTILLO RIDGE"
BLOCK 1, LOTS 1-40, 40' 6" WIDE, BLOCK 2, LOTS 41-450, BLOCK 3, LOTS 451-500, BLOCK 4, LOTS 501-550, CA 74, AS RECORDED AT TULSA COUNTY, MINOR 14-20-00-00, A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 15 EAST OF THE 10TH MERIDIAN, PUEBLO COUNTY, ARIZONA

FINAL PLAT
DRAWING NO.
DATE
BY
CHECKED BY
APPROVED BY
PROJECT NO.
SHEET NO.
SHEET TOTAL

FP-25



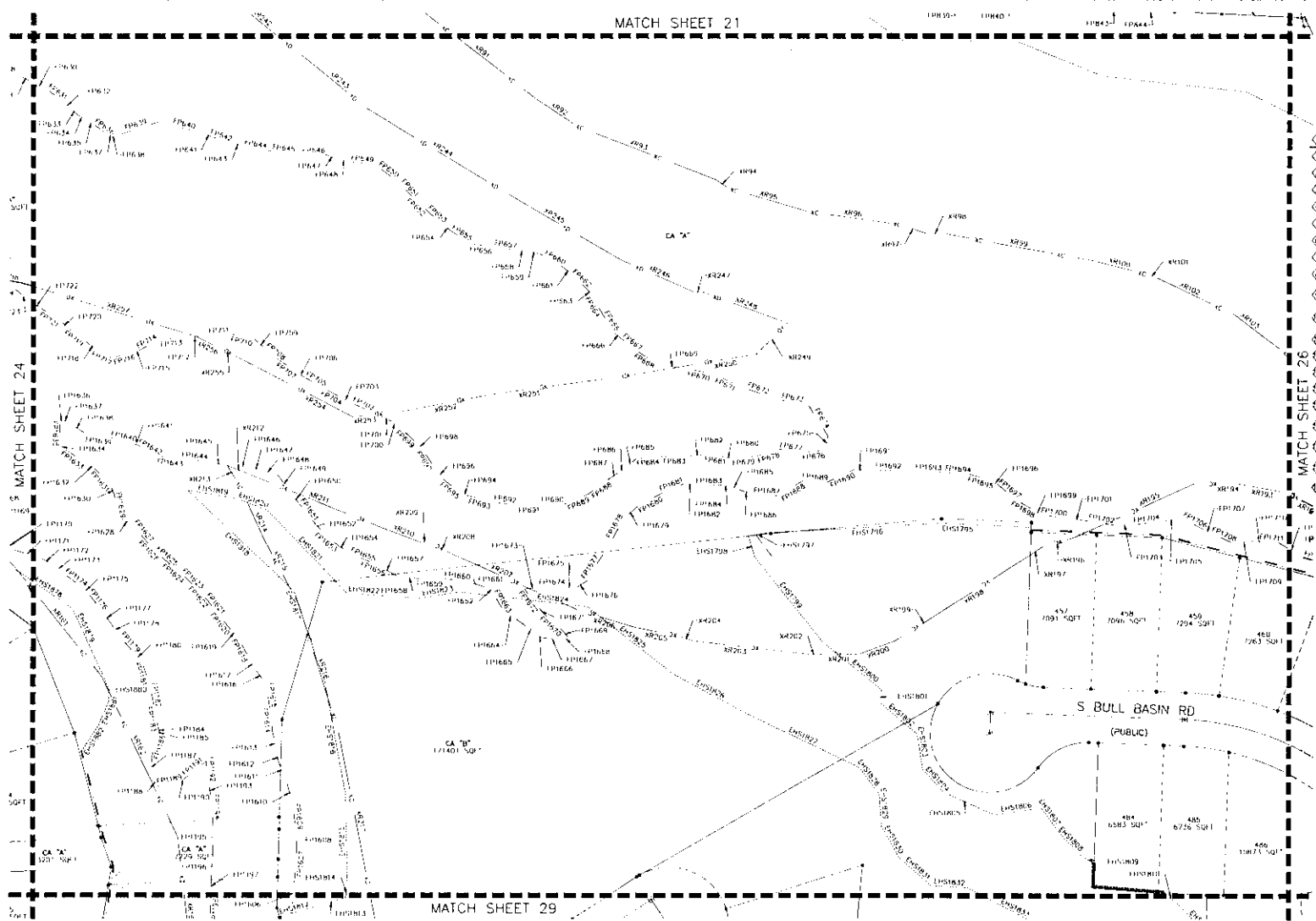
FOR FLOODPRONE LOTS AND/OR
EROSION HAZARD SETBACK ONLY



MATCH SHEET 29

MATCH SHEET 24

MATCH SHEET 26



MATCH SHEET 22

305-36-3010

S HOUGHTON RD (PUBLIC)

MATCH SHEET 30



SCALE 1" = 111.1'

SITE KEYNOTES

- 1" LANDSCAPE BUFFER/FRONT Y (FRONT/BACK YARD)
- 2" LANDSCAPE BUFFER/FRONT Y (FRONT/BACK YARD)
- 10' PUBLIC UTILITY EASEMENT PER SEQ NO. 2023-1400102
- 1" AIR VEHICLE ACCESS EASEMENT PER SEQ NO. 2023-1400102
- 10' SIDE WALK (FRONT)
- 10' SIDE WALK (BACK)
- 20' SIDE WALK (FRONT)
- 25' LANDSCAPE BUFFER/FRONT Y (FRONT/BACK YARD)
- PUBLIC RIGHT OF WAY PER BOOK 59 PAGE 14 AND BOOK 62 PAGE 37
- PUBLIC RIGHT OF WAY PER SEQ NO. 2023-1400102, WITH AN NOTED
- 25' LANDSCAPE BUFFER/FRONT Y (FRONT/BACK YARD)
- 40' LANDSCAPE BUFFER/FRONT Y (FRONT/BACK YARD)
- 15' LANDSCAPE BUFFER/FRONT Y (HOUGHTON ROAD)
- 40' LANDSCAPE BUFFER/FRONT Y (HOUGHTON ROAD)
- PUBLIC DRAINAGE EASEMENT PER SEQ NO. 2023-1400102
- 20' ELEC/TEL EASEMENT PER BOOK 62 PAGE 37
- 20'20" GUEST EASEMENT PER BOOK 62 PAGE 37
- 10' GUEST W/STRESS/ACCESS EASEMENT PER BOOK 62 PAGE 37
- RIGHT OF WAY PER SEQ NO. 2023-1400102

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Tucson, AZ 85704
PH: 520.321.4635
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"COCOTILLO RIDGE"
BEING A BE PLAT OF "COCOTILLO RIDGE"
BLOCK 1, LOTS 451-516, BLOCK 2, LOTS 241-450, BLOCK 3, LOTS 76-240,
BLOCK 4, LOTS 1, 2, 3, 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, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FINAL PLAT

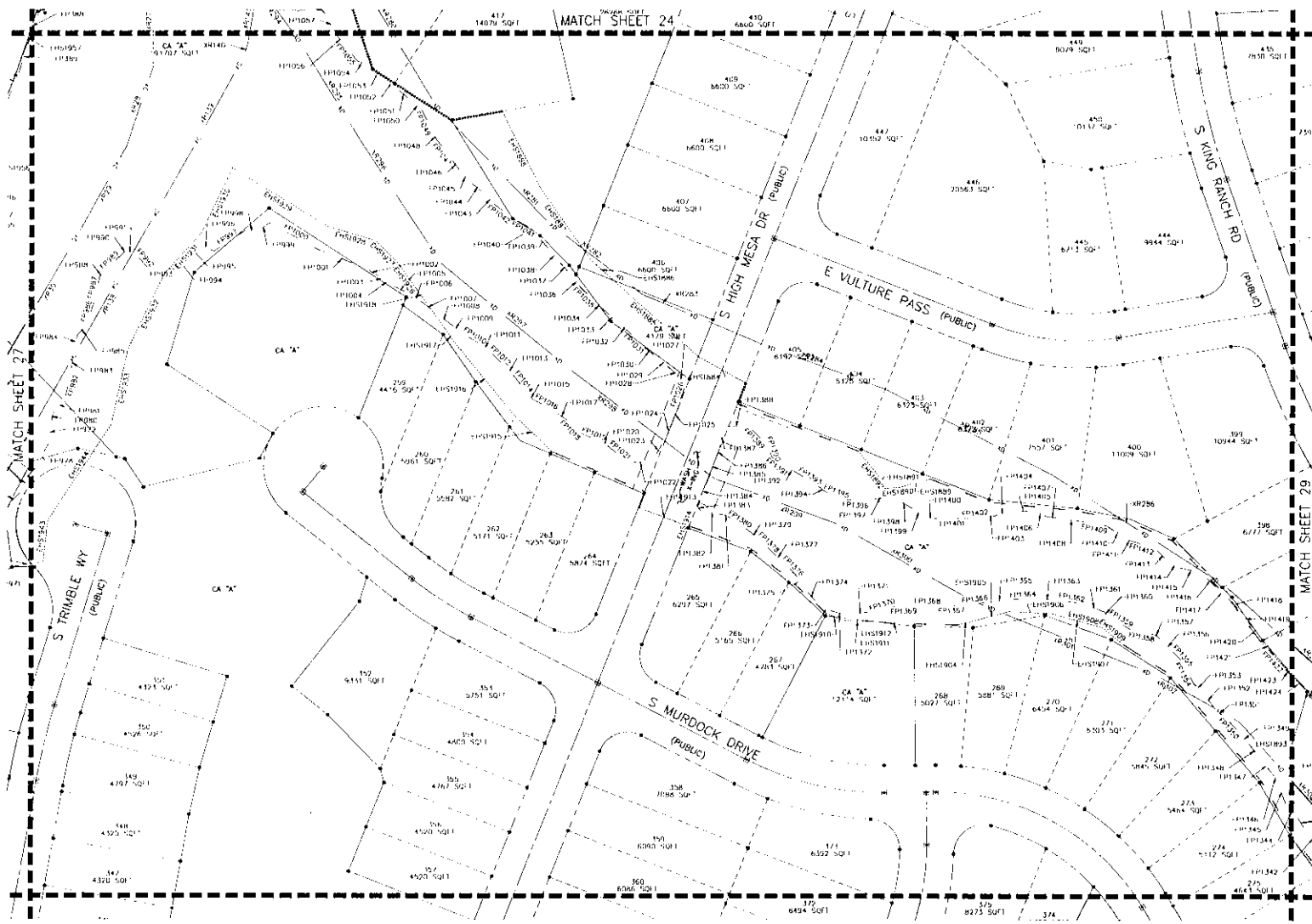
DATE	PLAT	SCALE	BY	CHECKED BY
11/15/2023	11/15/2023	1" = 111.1'	W. J. [Signature]	W. J. [Signature]



FOR FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACK ONLY

FP-26





- SITE KEYNOTES**
- 1. LANDSCAPE BUFFERLAND C (FRANZBLAUER WAY)
 - 2. LANDSCAPE BUFFERLAND A AS NOTED (FRANZBLAUER WAY)
 - 3. 10' PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1450512
 - 4. 1' NO VEHICLE ACCESS EASEMENT PER SEC NO. 2021-1450512
 - 5. TO SITE 10' BACK (NEAR)
 - 6. TO SITE 10' BACK (SIDE)
 - 7. TO SITE 10' BACK (ROAD)
 - 8. 25' LANDSCAPE BUFFERLAND C (WEST FRONTAGE)
 - 9. PUBLIC RIGHT OF WAY PER BOOK 62 MAP PAGE 14 AND BOOK 62 MAP PAGE 57
 - 10. PUBLIC VEHICLE EASEMENT PER SEC NO. 2021-1450512, WIDTH 45' WIDTH
 - 11. 25' LANDSCAPE BUFFERLAND D (FRANZBLAUER WAY)
 - 12. 40' LANDSCAPE BUFFERLAND E (FRANZBLAUER WAY)
 - 13. 15' LANDSCAPE BUFFERLAND D (FRANZBLAUER ROAD)
 - 14. 40' LANDSCAPE BUFFERLAND D (FRANZBLAUER ROAD)
 - 15. PUBLIC DRAINAGE EASEMENT PER SEC NO. 2021-1450512
 - 16. 20' ELEC. EASEMENT PER BOOK 62 MAP PAGE 57
 - 17. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 18. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 19. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 20. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 21. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 22. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 23. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 24. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 25. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 26. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 27. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 28. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 29. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 30. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 31. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 32. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 33. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 34. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 35. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 36. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 37. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 38. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 39. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 40. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 41. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 42. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 43. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 44. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 45. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
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 - 49. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 50. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 51. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 52. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
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 - 60. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 61. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 62. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 63. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
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 - 65. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
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 - 71. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 72. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 73. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 74. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 75. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 76. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
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 - 79. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
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 - 83. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 84. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 85. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 86. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 87. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 88. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 89. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 90. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 91. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 92. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 93. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 94. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 95. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 96. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 97. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 98. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 99. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57
 - 100. 10' ST. NORTH SIDE EASEMENT PER BOOK 62 MAP PAGE 57

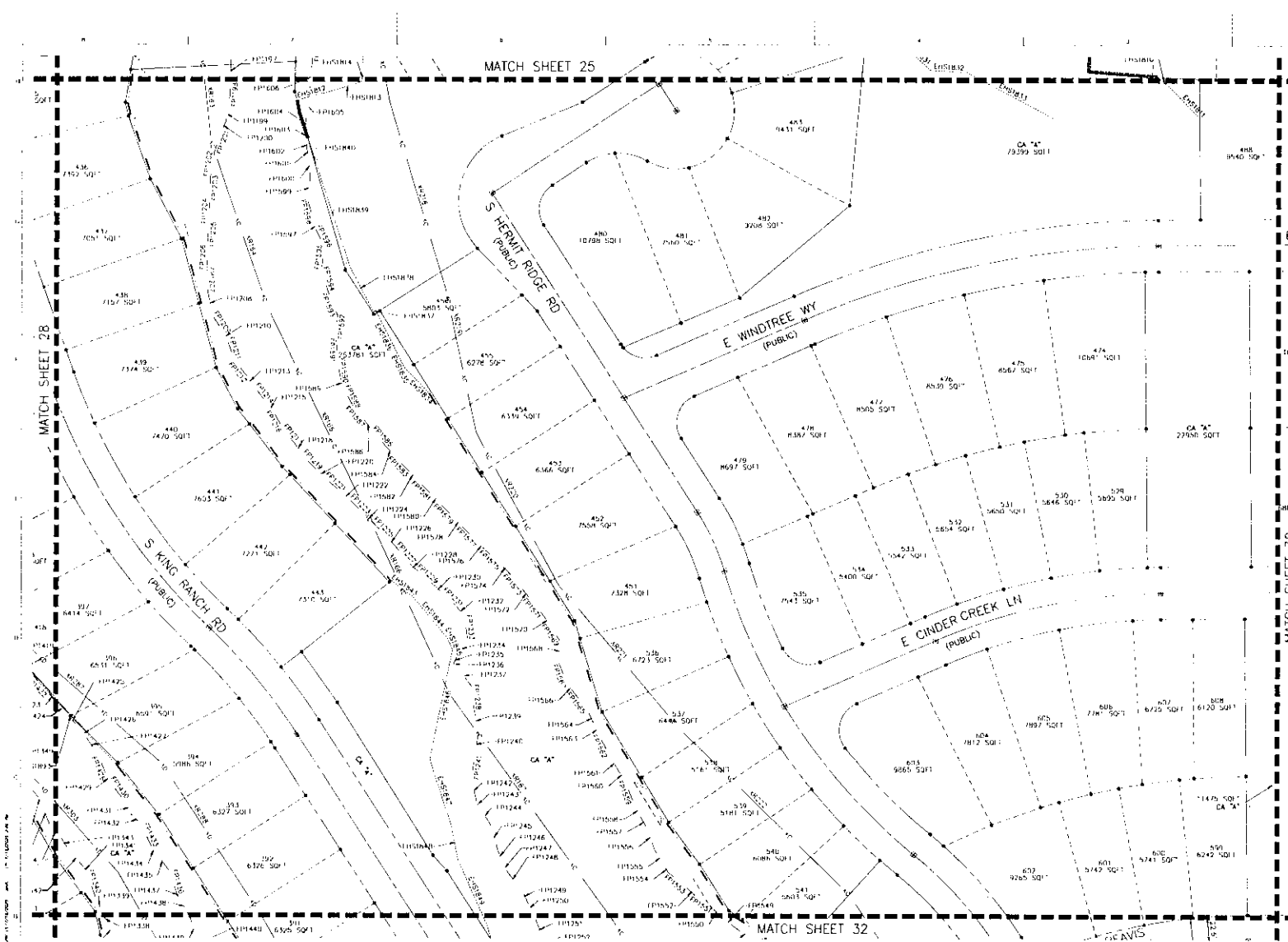
555 E River Road
Suite 301
Tucson, AZ 85704
PH: 520.321.4625
www.ceecinc.com

CEC
Civil & Environmental
Consultants, Inc.

"OCOTILLO RIDGE"
BEING A PART OF "OCOTILLO RIDGE"
BLOCK 1, LOTS 451-456, BLOCK 2, LOTS 241-250, BLOCK 3, LOTS 15-242,
BLOCK 4, LOTS 1-75, CA 'A' AS RECORDED AT SEQUENCE NUMBER 2021-1450512,
A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH,
RANGE 15 EAST, PIMA COUNTY, ARIZONA.

FINAL PLAN
PROJECT: OCOTILLO RIDGE
SUBJECT: LOTS 451-456, BLOCK 1
DATE: 5/30/2026
FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY

FP-28



SITE KEYNOTES

- 1. LANDSCAPE BUFFERLAND C (TRAVERSE WY WAY)
- 2. LANDSCAPE BUFFERLAND A AS NOTED (TRAVERSE WY WAY)
- 3. PUBLIC UTILITY EASEMENT PER SLD NO. 2023-1450212
- 4. 10' NO. 40' ACCESS EASEMENT PER SEG. NO. 2023-1450212
- 5. 10' SIDE SETBACK (STREET)
- 6. 10' SIDE SETBACK (SIDE)
- 7. 20' SIDE SETBACK (FRONT)
- 8. 25' LANDSCAPE BUFFERLAND C (WEST FRONTAGE)
- 9. PUBLIC RIGHT OF WAY PER BOOK 59 MAP, PAGE 14 AND BOOK 62 MAP, PAGE 54
- 10. PUBLIC UTILITY EASEMENT PER SLD 2023-1450212, MAP 14 AND 54
- 11. 25' LANDSCAPE BUFFERLAND D (FRONT ALLEYS)
- 12. 40' LANDSCAPE BUFFERLAND D (FRONT ALLEYS)
- 13. 15' LANDSCAPE BUFFERLAND D (FRONT ALLEYS)
- 14. 40' LANDSCAPE BUFFERLAND D (FRONT ALLEYS)
- 15. PUBLIC DRAINAGE EASEMENT PER SLD NO. 2023-1450212
- 16. 20' ELECTRIC EASEMENT TO HOLD ELECTRIC CO-OP PER DOCKET 4487, PAGE 207
- 17. 20' 420' DMS1 EASEMENT PER BOOK 62 MAP, PAGE 57
- 18. 10' 04' 51' 04" DRAINAGE EASEMENT PER DOCKET 1320, PAGE 604
- 19. RIGHT OF WAY PER SLD NO. 2023-1450212

5555 E River Road
Suite 301
Tucson, AZ 85704
PH: 520 321 4625
WWW.CEEC.COM



"COCOTILLO RIDGE"
 BEING A PLAT OF "COCOTILLO RIDGE"
 BLOCK 1, LOTS 451-616, BLOCK 2, LOTS 241-450, BLOCK 3, LOTS 15-240,
 BLOCK 4, LOTS 1-75, CA "A" 1-45, ALIGNED AT SEQUENCE NUMBER 2023-1450212,
 A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH,
 RANGE 15 EAST, GILA COUNTY, ARIZONA.

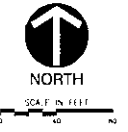
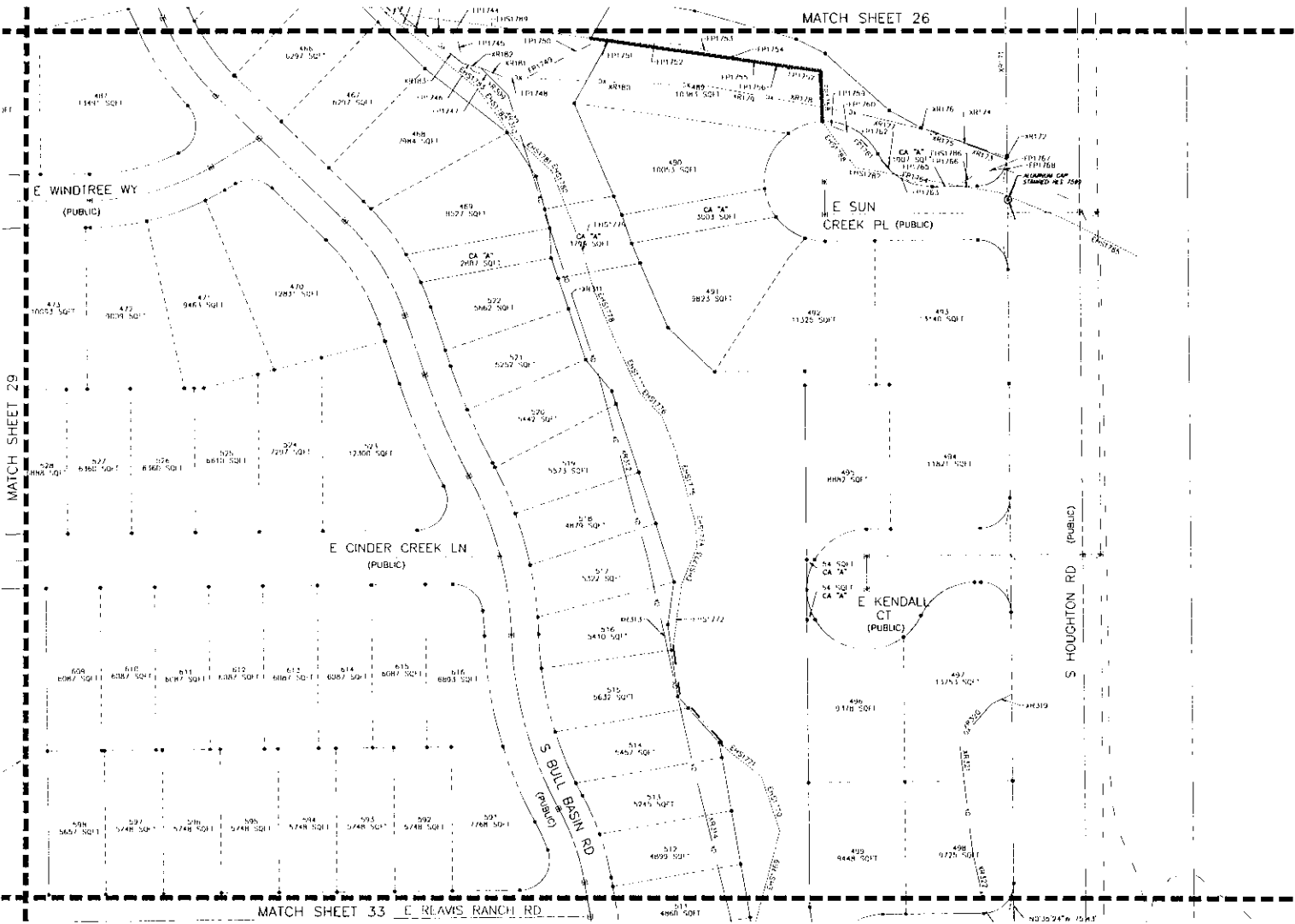
FINAL PLAT

FILE	FILED	DATE	BY
140-1450212	140-1450212	11/14/2023	MAJ
140-1450212	140-1450212	11/14/2023	MAJ



FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY

FP-29



- SITE KEYNOTES**
- 1. LANDSCAPE BUFFERLAND C (TRANSITIONARY W/ET)
 - 2. LANDSCAPE BUFFERLAND A AS NOTED (TRANSITIONARY W/ET)
 - 3. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-140652
 - 4. 1" NO VEHICLE ACCESS EASEMENT PER SEC NO. 2021-140652
 - 5. 10' SIDE SETBACK (NO. 40)
 - 6. 10' SIDE SETBACK (SIDE)
 - 7. 20' SIDE SETBACK (FRONT)
 - 8. 25' LANDSCAPE BUFFERLAND C (HIST. FRONTAGE)
 - 9. PUBLIC RIGHT OF WAY PER BOOK 54 MAP, PAGE 14 AND BOOK 62 MAP, PAGE 57
 - 10. PUBLIC EASEMENT PER SEC 2021-140652, WITH AS NOTED
 - 11. LANDSCAPE BUFFERLAND D (TRANSITIONARY W/ET)
 - 12. LANDSCAPE BUFFERLAND D (TRANSITIONARY W/ET)
 - 13. LANDSCAPE BUFFERLAND D (HISTORICAL ROAD)
 - 14. LANDSCAPE BUFFERLAND D (HISTORICAL ROAD)
 - 15. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-140652
 - 16. EASEMENT EASEMENT TO THE EASEMENT PER SEC NO. 2021-140652
 - 17. 20' SIDE SETBACK PER BOOK 52 MAP, PAGE 57
 - 18. 10' EASEMENT EASEMENT PER BOOK 52 MAP, PAGE 57
 - 19. 10' EASEMENT EASEMENT PER BOOK 52 MAP, PAGE 57

555 E River Road
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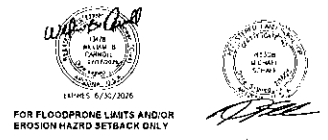


"COCTILO RIDGE"
BEING A RE-DEVELOPMENT OF "COCTILO RIDGE"
BLOCK 1, LOTS 451-516, BLOCK 2, LOTS 241-450, BLOCK 3, LOTS 75-240,
BLOCK 4, LOTS 1-75, CA 2, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 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, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FINAL PLAT

DATE	BY	DATE	BY
7/14/2020	W. B. B.	7/14/2020	W. B. B.
7/14/2020	W. B. B.	7/14/2020	W. B. B.
7/14/2020	W. B. B.	7/14/2020	W. B. B.

FP-30



FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY

MATCH SHEET 27



SITE KEYNOTES

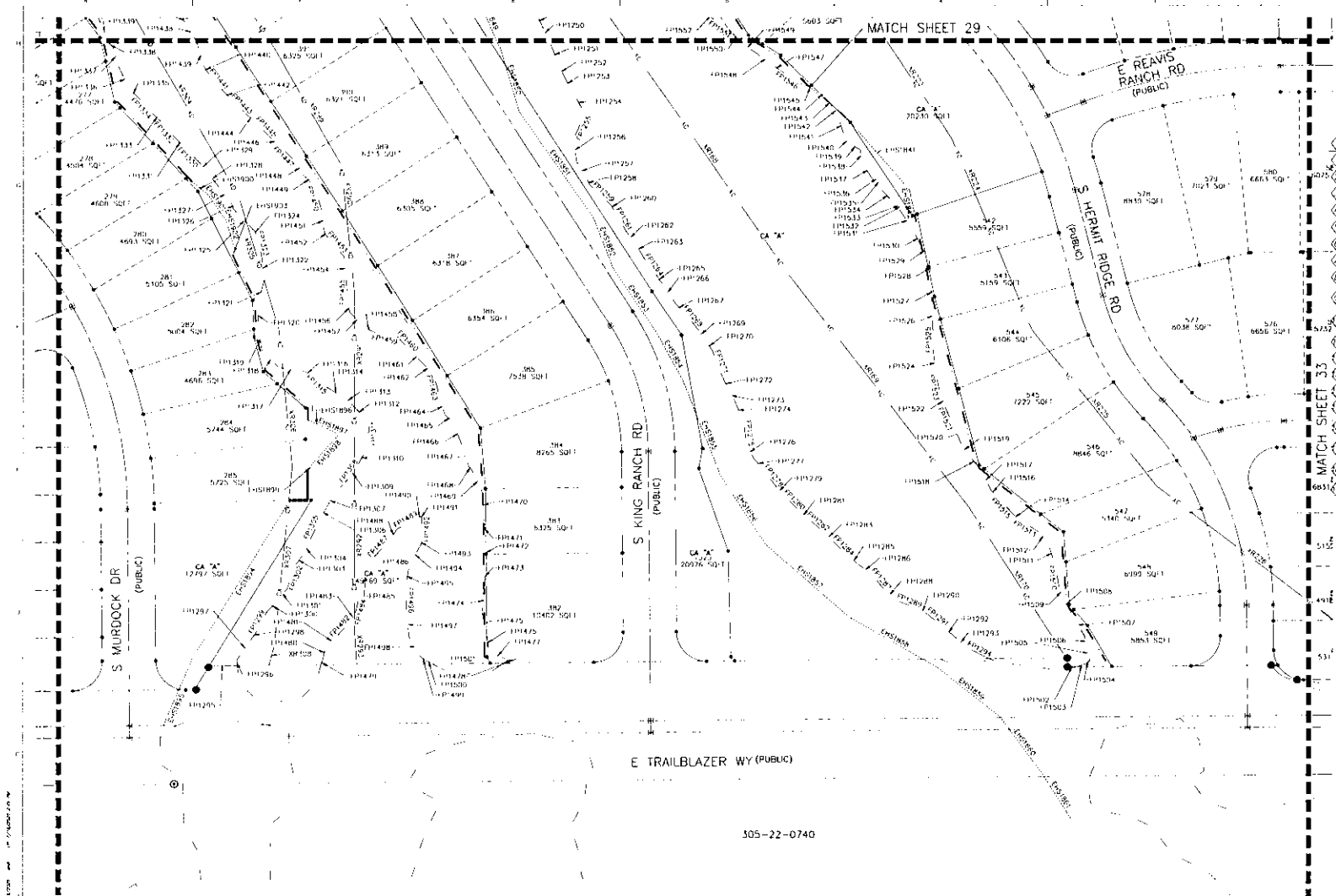
1. LANDSCAPE BUFFERLAND C (TRAILBLAZER WY)
2. LANDSCAPE BUFFERLAND A (NORTH (SHADBLAZER WY))
3. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
4. NO VEHICLE ACCESS EASTWENT PER SEC NO. 2021-1400012
5. NO S/W SETBACK (FRONT)
6. NO S/W SETBACK (SIDE)
7. NO S/W SETBACK (REAR)
8. LANDSCAPE BUFFERLAND C (WEST MOUNTAIN)
9. PUBLIC RIGHT OF WAY PER SEC NO. 2021-1400012, WHICH AS NOTED
10. LANDSCAPE BUFFERLAND D (EAST MOUNTAIN)
11. LANDSCAPE BUFFERLAND E (EAST MOUNTAIN)
12. LANDSCAPE BUFFERLAND F (EAST MOUNTAIN)
13. LANDSCAPE BUFFERLAND G (EAST MOUNTAIN)
14. LANDSCAPE BUFFERLAND H (EAST MOUNTAIN)
15. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
16. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
17. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
18. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
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21. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
22. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
23. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
24. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
25. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
26. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
27. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
28. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
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35. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
36. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
37. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
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93. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
94. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
95. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
96. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
97. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
98. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
99. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012
100. PUBLIC UTILITY EASEMENT PER SEC NO. 2021-1400012

555 E River Road
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Tucson, AZ 85704
Ph: 520 321 4625
www.cccinc.com

CCC
Civil & Environmental
Consultants, Inc.

FINAL PLAT
PROJECT: 305-22-0700
SHEET: 31 OF 41
DATE: 07/10/2020
FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY

FP-31



MATCH SHEET 29



- SITE KEYNOTES**
- 1. 3" LANDSCAPE BUFFERLAND A (W/30' ASR WAY)
 - 2. LANDSCAPE BUFFERLAND A AS NOTED (TRAILBLAZER WAY)
 - 3. 10' PUBLIC UTILITY EASEMENT PER SD NO. 2023-1405017
 - 4. 1' NO WHOLE ACCESS EASEMENT PER SD NO. 2023-1405017
 - 5. 10' SITE SETBACK (FRONT)
 - 6. 10' SITE SETBACK (SIDE)
 - 7. 10' SITE SETBACK (REAR)
 - 8. 25' LANDSCAPE BUFFERLAND C (WEST FRONTAGE)
 - 9. PUBLIC RIGHT OF WAY FOR BUCK 52 MAP, PAGE 14 AND BUCK 53 MAP, PAGE 37
 - 10. PUBLIC RIGHT OF WAY FOR BUCK 52 MAP, PAGE 14 AND BUCK 53 MAP, PAGE 37
 - 11. 25' LANDSCAPE BUFFERLAND D (CAMINO ALBUQUERQUE)
 - 12. 40' LANDSCAPE BUFFERLAND D (CAMINO ALBUQUERQUE)
 - 13. 25' LANDSCAPE BUFFERLAND D (HIGHLIGHTED AREA)
 - 14. 40' LANDSCAPE BUFFERLAND D (HIGHLIGHTED AREA)
 - 15. PUBLIC UTILITY EASEMENT PER SD NO. 2023-1405017
 - 16. 20' ELECTRIC EASEMENT TO TRIST ELECTRIC CO. (P) PER DOCK 1 4TH, PAGE 207
 - 17. 20'20" GUEST EASEMENT PER BUCK 52 MAP, PAGE 37
 - 18. 10' GUEST EASEMENT PER BUCK 52 MAP, PAGE 37
 - 19. 10' GUEST EASEMENT PER BUCK 52 MAP, PAGE 37
 - 20. 10' GUEST EASEMENT PER BUCK 52 MAP, PAGE 37

MATCH SHEET 30

505-22-0740



FOR FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACK ONLY



FINAL PLAT

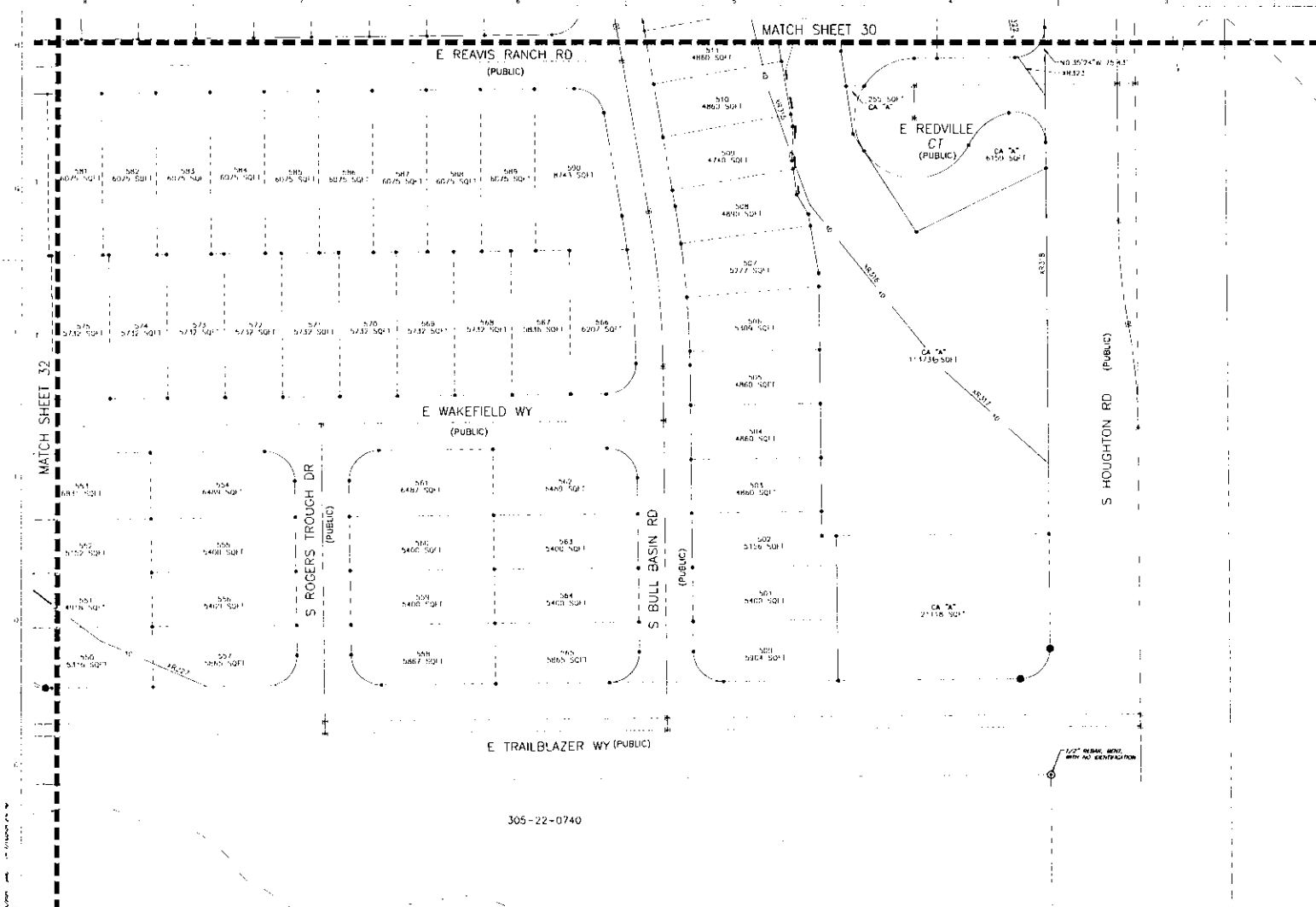
555 E River Road
Suite 301
Tucson, AZ 85704
PH: 520-331-4825
WWW.CEBCI.COM

CEBCI
Civil & Environmental Consultants, Inc.

"COCOTILLO RIDGE"
BLOCK 1, LOTS 451-616, BLOCK 2, LOTS 241-450, BLOCK 3, LOTS 76-240, BLOCK 4, LOTS 1-75, CA "A" & "B" AS INCORPORATED AT SEC. 16, 2021-1405017, A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 15 EAST, QUAD 20, COCONINO COUNTY, ARIZONA.

DATE: 6/30/2024
PROJECT NO: 505-22-0740
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

FP-32



- SITE KEYNOTES**
- ① LANDSCAPE BUFFERLAND C (TRAILBLAZER WY)
 - ② LANDSCAPE BUFFERLAND A AS NOTED (TRAILBLAZER WY)
 - ③ PUBLIC UTILITY EASEMENT PER SEC NO. 2023-1400012
 - ④ 10' VEHICLE ACCESS EASEMENT PER SEC NO. 2023-1400012
 - ⑤ 10' SIDE SETBACK (REAR)
 - ⑥ 10' SIDE SETBACK (SIDE)
 - ⑦ 10' SIDE SETBACK (FRONT)
 - ⑧ LANDSCAPE BUFFERLAND C (WEST MONTAGE)
 - ⑨ PUBLIC WORKS OF WAY PER BOOK 50 MAPS PAGE 14 AND BOOK 62 MAPS PAGE 57
 - ⑩ PUBLIC STATEMENT PER SEC 2023-1400012, MONTAGE
 - ⑪ LANDSCAPE BUFFERLAND D (CAMINO ALTISSIMO)
 - ⑫ LANDSCAPE BUFFERLAND D (CAMINO ALTISSIMO)
 - ⑬ LANDSCAPE BUFFERLAND D (HIGHTOWER ROAD)
 - ⑭ LANDSCAPE BUFFERLAND D (HIGHTOWER ROAD)
 - ⑮ PUBLIC UTILITY EASEMENT PER SEC NO. 2023-1400012
 - ⑯ PUBLIC UTILITY EASEMENT PER SEC NO. 2023-1400012
 - ⑰ 10' SIDE SETBACK PER SEC NO. 2023-1400012
 - ⑱ 10' SIDE SETBACK PER SEC NO. 2023-1400012
 - ⑲ 10' SIDE SETBACK PER SEC NO. 2023-1400012
 - ⑳ 10' SIDE SETBACK PER SEC NO. 2023-1400012

OCOTILLO RIDGE

BLK 4 PLAT OF "OCOTILLO RIDGE"

BLK 4 LOTS 451-510, BLOCK 4 LOTS 511-520, BLOCK 4 LOTS 521-530, BLOCK 4 LOTS 531-540, BLOCK 4 LOTS 541-550, BLOCK 4 LOTS 551-560, BLOCK 4 LOTS 561-570, BLOCK 4 LOTS 571-580, BLOCK 4 LOTS 581-590, BLOCK 4 LOTS 591-600

PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 15 EAST, PLUM COUNTY, ARIZONA

FINAL PLAT

DATE	11/15/2023
PROJECT	11-18-0000000000
PROJECT	11-18-0000000000
PROJECT	11-18-0000000000



FOR FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACK ONLY

FP-33

FOR FLOODPRONE LIMITS AND/OR



FINAL PLAT

"SCOTT'S RIDGE"
 BLOCK 1 LOTS 451-454, BLOCK 2 LOTS 241-250, BLOCK 3 LOTS 25-340
 A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 17 NORTH,
 RANGE 15 EAST OF THE BLUE AND SALT WATERS MERIDIAN,
 PINK COUNTY, ARKANSAS

CEC
Civil & Environmental
Consultants, Inc.
www.cecinc.com
555 E River Road
Suite 301
Tucson, AZ 85704
Ph: 520.321.4625

XI KOMPARIAN : TARI									
NO	LAGI	LAGI	LAGI	LAGI	LAGI	LAGI	LAGI	LAGI	LAGI
8401	8402	8403	8404	8405	8406	8407	8408	8409	8410
8411	8412	8413	8414	8415	8416	8417	8418	8419	8420
8421	8422	8423	8424	8425	8426	8427	8428	8429	8430
8431	8432	8433	8434	8435	8436	8437	8438	8439	8440
8441	8442	8443	8444	8445	8446	8447	8448	8449	8450
8451	8452	8453	8454	8455	8456	8457	8458	8459	8460
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8781	8782	8783	8784	8785	8786	8787	8788	8789	8790
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8801	8802	8803	8804	8805	8806	8807	8808	8809	8810
8811	8812	8813	8814	8815	8816	8817			



FINAL PLAT

0771000
"OCCULT RIDGE"
BRMS & RE-PAV OF "OCCULTO RIDGE"
HWOOK 1 1015 451-618, BWOOD 2 1015 451-450, BWOOD
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**FOR FLOODPRONE LIMITS AND/OR
EROSION HAZARD SETBACK ONLY**

[illegible]

[illegible]

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P25FP00009**

THIS AGREEMENT is made and entered into by and between OCOTILLO RIDGE (TUCSON) ASLI IX, LLC, a Delaware limited liability company or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,514; 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 BEING A REPLAT OF "OCOTILLO RIDGE" BLOCK 1 LOTS 451-616, BLOCK 2 LOTS 241-450 & BLOCK 3 LOTS 76-240, BLOCK 4 LOTS 1-75 C.A."A", C.A. "B" AS RECORDED AT SEQUENCE NUMBER 20231450512 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: OCOTILLO RIDGE (TUCSON) ASLI IX, LLC, a Delaware limited liability company

Chair, Board of Supervisors

By: Avanti Strategic Land Investors IX, L.L.L.P., a Delaware limited liability limited partnership, its sole Member

ATTEST:

By: APG ASLI IX GP, LLC, a Delaware limited liability company, its sole General Partner

Clerk of the Board

By: Avanti Properties Group III, L.L.L.P., a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC, a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation, a Florida corporation, its sole Manager

By: 
Andrew Dubill
Its: Executive Vice President _____

TRUSTEE: FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under Trust No. 60,514, and not in its corporate capacity

By: 
Rachel Turnipseed
Its: Trust Officer _____

STATE OF FLORIDA)
County of Orange)

The foregoing instrument was acknowledged before me this 5th day of September, by Andrew Dubill, the Executive Vice President of Avanti Management Corporation, a Florida corporation, the Manager of APG III GP, LLC, a Florida limited liability company, the sole General Partner of Avanti Properties Group III, L.L.L.P., a Delaware limited liability limited partnership, the Managing Member of APG ASLI IX GP, LLC, a Delaware limited liability company, the sole General Partner of Avanti Strategic Land Investors IX, L.L.L.P., a Delaware limited liability limited partnership, the sole Member of OCOTILLO RIDGE (TUCSON) ASLI IX, LLC, a Delaware limited liability company, on behalf of the company.

My Commission Expires:

4/21/29

Connie Cummins
Notary Public



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 9th day of September, 2025, by Rachel Turnipseed, as Trust Officer of Fidelity National Title Agency, Inc. ("**Trustee**"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,514.

[Signature]
Notary Public

My Commission Expires:

10/03/27

