



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 17, 2017

Title: Final Plat P17FP00008 Fagan Ranch Lots 1 – 112, Blocks 1 – 4 and Common Areas "A-1", "A-5", "B-1", "B-6" Common Area "A" Landscape, utilities, drainage & Natural Open Space. Common Area "B" Detention/Retention Basin & Riparian Mitigation Areas

Introduction/Background:

Final Plat process to create a legally subdivided property.

Discussion:

Conclusion:

Recommendation:

Fiscal Impact:

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Development Services

Telephone: 724-6490

Contact: Ric Hicks / Mary Wright

Telephone: 724-6476 / 724-6498

Department Director Signature/Date:

Carol Blackwell

Sept. 25, 2017

Deputy County Administrator Signature/Date:

C. P. [Signature]

9/27/17

County Administrator Signature/Date:

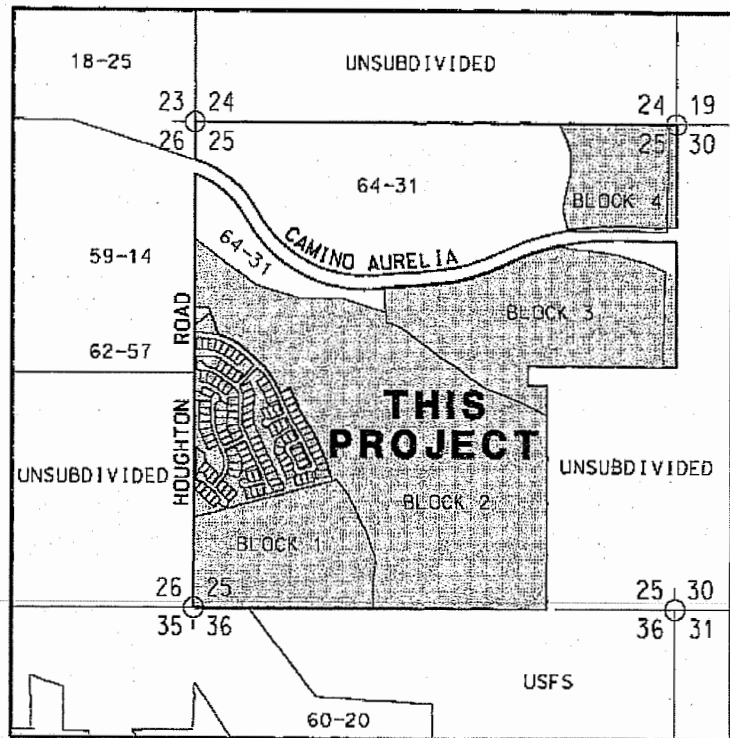
C. P. [Signature]

9/27/17



SCALE: 3" = 1 MILE

LOCATION MAP
SECTION 25, T 17 S, R 15 E
G & SRM
PIMA COUNTY, ARIZONA



Final Plat

P17FP00008

Fagan Ranch

Lots 1 – 112, Blocks 1 – 4

and

Common Areas "A-1", "A-5", "B-1", "B-6"

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
[P17FP00008]

THIS AGREEMENT is made and entered into by and between FAGAN RANCH, LLC, an Arizona limited liability company or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,407; 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 FAGAN RANCH LOTS 1 - 112, BLOCKS 1 - 4 & COMMON AREAS "A-1" - "A-5"(Landscape, Utilities, Drainage & Natural Open Space), "B-1" - "B-6"(Detention/Retention Basin & Riparian Mitigation Areas) 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: FAGAN RANCH, LLC, an Arizona limited liability company

Chair, Board of Supervisors

By: _____

Its: MANAGER

ATTEST:

TRUSTEE: FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under Trust No 60,407, and not in its corporate capacity

Clerk of the Board

By: Martha L. Hill

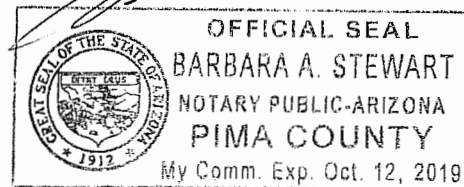
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 21st day of SEPTEMBER, 2017, by JAMES CAMPBELL, MANAGER of FAGAN RANCH, LLC, an Arizona limited liability company ("Subdivider"), on behalf of the company.

My Commission Expires: 10/12/19

Notary Public

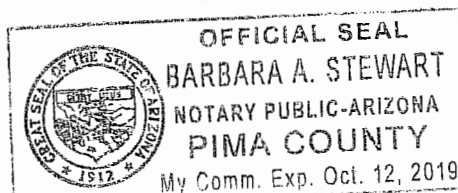


STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 21st day of SEPTEMBER, 2017, by Martha L. Hill, Trust Officer of Fidelity National Title Agency, Inc., an Arizona corporation ("Trustee"), on behalf of the corporation as trustee under trust number 60,407.

My Commission Expires: 10/12/19

Notary Public



GENERAL NOTES

1. THE TOTAL MILES OF NEW PUBLIC STREETS IS 1.4.
THE TOTAL MILES OF NEW PRIVATE STREETS IS 0.0.
2. THE GROSS AREA OF THIS SUBDIVISION IS 381.5 ACRES.
3. BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 15 EAST, G&SRM, AS MONUMENTED BY A GLO CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION AND A GLO CAP AT THE SOUTHEAST CORNER OF SAID SECTION. SAID BEARING BEING N89°59'32"E.
4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING ITEMS:
GRANT OF ALL WATER BENEATH THE SURFACE OF THE EARTH TO SPRING VALLEY WATER COMPANY RECORDED IN DOCKET 1989, PAGE 548;
PRIVATE ELECTRIC EASEMENT GRANTED TO TRICO ELECTRIC COOPERATIVE PER DOCKET 4482, PAGE 207;
TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND OBLIGATIONS AS SET FORTH IN SPECIAL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCKET 11259, PAGE 555.
6. 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 THIS 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 ARIZONA STATE STATUTES.

PERMITTING NOTES

1. CONDITIONAL ZONING IS SP.
2. GROSS DENSITY IS 0.29 RAC.
3. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A SUBDIVISION PLAT OR DEVELOPMENT PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL FOR BLOCKS 1-4.
4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS SPECIFIC PLAN Co23-87-03 CONDITIONS AS FOUND IN ORDINANCE NUMBER 1988-82 AS APPROVED ON MAY 3, 1988 (DKT 8490, PG 833) AS AMENDED ON JUNE 15, 1993 AND JUNE 18, 2002.
5. THIS SUBDIVISION IS SUBJECT TO DESIGN REVIEW COMMITTEE CASE NUMBER Co20-06-36 APPROVED ON JANUARY 18, 2007. THE DESIGN REVIEW COMMITTEE REVIEWED THE SPECIFIC PLAN ADVISORY REVIEW REQUEST, AND HAD NO OBJECTIONS OR COMMENTS TO THE ESTATE LOT PORTION OF THE FAGAN RANCH TENTATIVE PLAT IN ACCORDANCE WITH THE SANTA RITA RANCH SPECIFIC PLAN CONDITION #1C.8.E.
6. THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE.
7. THE FOLLOWING LOTS ARE SUBJECT TO THE BUFFER OVERLAY ZONE ORDINANCE 18.67: LOTS 1-112 AND BLOCKS 1-4.
8. THIS PLAT IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT FOUND IN DOCKET 5277, PAGE 595 AND IS NOT PLATTABLE.
9. MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES EASEMENT SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED FLOOR GRADE OF THE ROADWAY SURFACE.
10. MITIGATION AREAS MUST BE MAINTAINED IN A NATURAL STATE IN PERPETUITY. NO EXCESSIVE PRUNING, REMOVAL OF UNDERSTORY, OR GRADING ALLOWED.
11. A. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ONSITE: 36.24 ACRES.
B. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY PROJECT: 0.47 ACRES.
12. DEVELOPMENT STANDARDS - LOW DENSITY RESIDENTIAL (LDR-1)
BLOCKS 2,3, AND 4
LOTS NO. 1-112
MINIMUM LOT AREA: 7,500 SQUARE FEET
MINIMUM AREA PER DWELLING UNIT: 7,500 SQUARE FEET
MINIMUM LOT WIDTH: 50 FEET
MINIMUM YARD REQUIREMENTS:
FRONT: 20 FEET
SIDE: 8 FEET EACH
REAR: 25 FEET
BUILDING HEIGHT LIMITATIONS:
MAXIMUM HEIGHT: 34 FEET
MAXIMUM STORIES: 2 STORIES
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS: 15 FEET

DETACHED ACCESSORY BUILDINGS
PERMITTED COVERAGE: 1/3 OF THE TOTAL AREA
OF THE REAR AND SIDE YARDS
MAXIMUM HEIGHT: 24 FEET
MINIMUM DISTANCE REQUIREMENTS:
TO PRINCIPAL BUILDINGS: 7 FEET
TO FRONT LOT LINE: 50 FEET
TO SIDE LOT LINE: 8 FEET
TO REAR LOT LINE: 4 FEET

DEVELOPMENT STANDARDS - LOW DENSITY RESIDENTIAL (LDR-2)
BLOCK 3
MINIMUM SITE AREA: 6,500 SQUARE FEET
SINGLE DETACHED DWELLING: 6,500 SQUARE FEET
MINIMUM SITE SETBACKS:
FRONT: 20 FEET
SIDE: 10 FEET EACH
REAR: 10 FEET
MAXIMUM LOT COVERAGE: 50% FOR PRINCIPAL BUILDINGS
MINIMUM SETBACK REQUIREMENTS:
FRONT: 20 FEET
SIDE: A TOTAL OF 18 FEET, WITH THE MINIMUM FOR EACH
IN ACCORDANCE WITH THE PIMA COUNTY BUILDING CODE
REAR: 15 FEET
BUILDING HEIGHT LIMITATIONS:
MAXIMUM HEIGHT: 34 FEET
MAXIMUM STORIES: 2

ACCESSORY STRUCTURES
PERMITTED COVERAGE: MAXIMUM 20% OF THE LOT AREA
HEIGHT LIMITATION: 15 FEET
MAXIMUM SETBACK REQUIREMENTS:
FROM PRINCIPAL BUILDINGS: 7 FEET
FROM PROPERTY LINES: IN ACCORDANCE WITH
APPLICABLE PIMA COUNTY BUILDING CODES

DEVELOPMENT STANDARDS - ESTATE (E)
BLOCKS 1 AND 2
MINIMUM LOT AREA: 36,000 SQUARE FEET
MINIMUM AREA PER DWELLING UNIT: 36,000 SF
MINIMUM LOT WIDTH: 50 FEET
MINIMUM YARD REQUIREMENTS:
FRONT: 30 FEET
SIDE: 10 FEET EACH
REAR: 40 FEET
BUILDING HEIGHT LIMITATIONS:
MAXIMUM HEIGHT: 34 FEET
MAXIMUM STORIES: 2 STORIES

DETACHED ACCESSORY BUILDINGS
PERMITTED COVERAGE: 1/3 OF THE TOTAL AREA
OF THE REAR AND SIDE YARDS
MAXIMUM HEIGHT: 24 FEET
MINIMUM DISTANCE REQUIREMENTS:
TO PRINCIPAL BUILDINGS: 7 FEET
TO FRONT LOT LINE: 30 FEET
TO SIDE AND REAR LOT LINES: 4 FEET

DEVELOPMENT STANDARDS - NEIGHBORHOOD CENTER (NC)
BLOCK 2

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, HEREBY DEDICATE AND CONVEY TO PIMA COUNTY, ALL PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.

I, 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.

I, 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, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD, OR RAINFALL.

COMMON AREAS AND PRIVATE EASEMENTS, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION. THE COMMON AREAS AND PRIVATE EASEMENTS ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE SOLE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES, PUBLIC SEWERS AND PUBLIC TRAIL EASEMENTS WITH PUBLIC ACCESS. TITLE TO THE LAND OF ALL COMMON AREAS AND PRIVATE EASEMENTS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQ #2017. IN THE OFFICE OF THE PIMA COUNTY RECORDER, THE ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND LIABILITY FOR THE COMMON AREAS AND PRIVATE EASEMENTS WITHIN THE SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60.407, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY: Martha L. Hill
MARTHA L. HILL, TRUST OFFICER

AMENDED FINAL PLAT FOR FAGAN RANCH

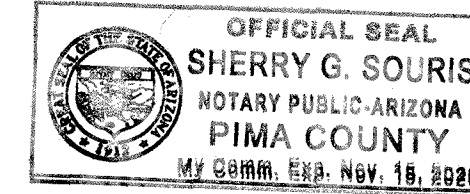
LOTS 1 - 112, BLOCKS 1 - 4 &
COMMON AREAS "A-1"- "A-5", "B-1"- "B-6"

ACKNOWLEDGEMENT

STATE OF ARIZONA

SS.

COUNTY OF PIMA



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF SEP, 2017, BY MARTHA L. HILL OF FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60.407, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-18-20

BENEFICIARY

* PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE SOLE BENEFICIARY OF TRUST NO. 60.407, DESCRIBED ABOVE AS DISCLOSED BY THE RECORDS OF SAID TRUST IS:

BENEFICIARY OF TRUST NO. 60.407:

FAGAN RANCH INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
345 EAST CONGRESS STREET, SUITE 201
TUCSON, ARIZONA 85701

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60.407 FROM FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60.407, 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 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY:

CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

DATE

ATTEST

I, JULIE CASTAÑEDA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE DAY OF , 2017.

CLERK, BOARD OF SUPERVISORS

DATE

RECORDING

SEQ: #2017

FEE:

STATE OF ARIZONA

SS.

COUNTY OF PIMA

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF RICK ENGINEERING COMPANY, INC.

DATE

WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN
F. ANN RODRIGUEZ, COUNTY RECORDER

BY:

DEPUTY

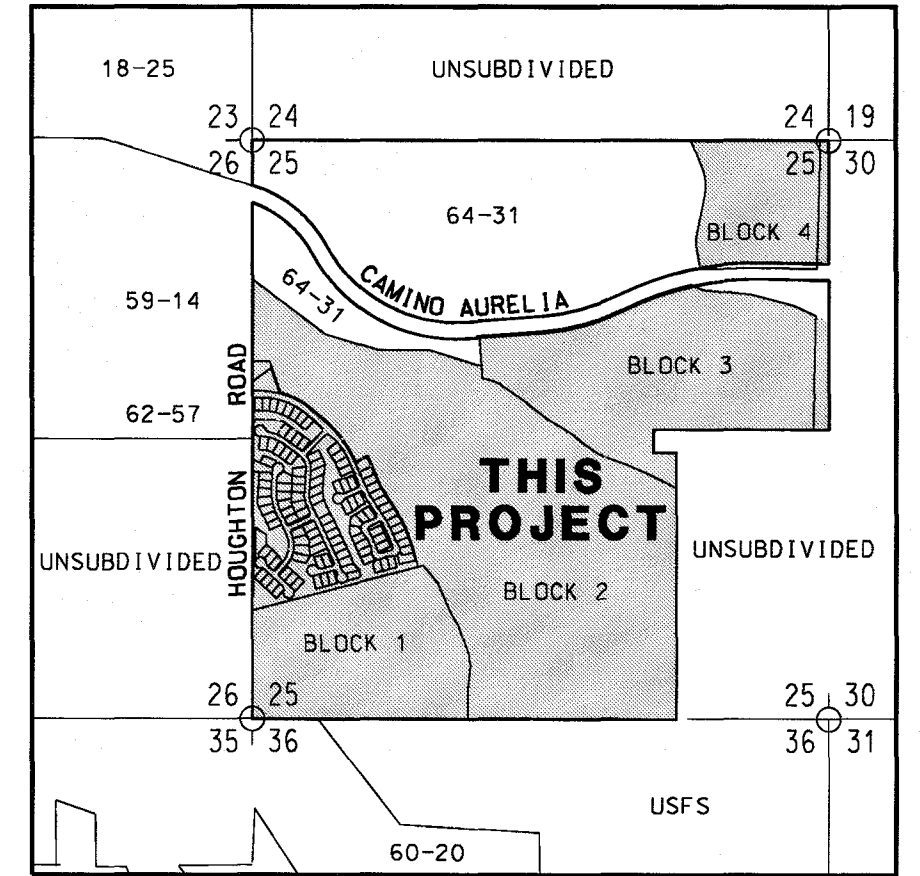
SHEET INDEX

- | | |
|-------|---------------------------------------|
| 1 | COVER SHEET |
| 2 | BOUNDARY INDEX |
| 3-8 | 40-SCALE SHEETS FOR LOTS |
| 9-14 | 100-SCALE SHEETS FOR BLOCKS |
| 15-30 | 60-SCALE SHEETS FOR FPL'S & BEHS |
| 31-37 | 100-SCALE SHEETS FOR RIPARIAN XC & XD |

RELATED CASES:
P1206-125
Co20-06-36
Co23-87-03
Co28(4)08-10

SCALE: 3" = 1 MILE

LOCATION MAP
SECTION 25, T 17 S, R 15 E
G & SRM
PIMA COUNTY, ARIZONA

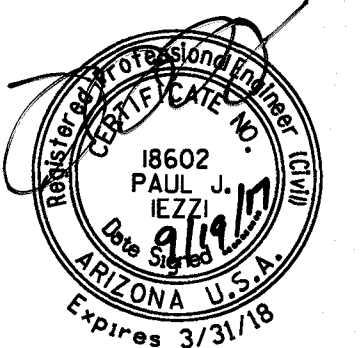


LEGEND

SYMBOL	ITEM
○	FOUND SURVEY MONUMENT AS NOTED
⊗	FOUND 1/2" REBAR WITH TAG MARKED RLS 17479 PER BK 43, PG 91
▲	SET 1/2" REBAR WITH ID TAG, RLS 17479
●	LOT CORNER TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION (SEE GENERAL NOTE 6)
⊠	2" BRASS CAP SURVEY MONUMENT TO BE STAMPED BY RLS FOLLOWING COMPLETION CONSTRUCTION
(RAD)	INDICATES BEARING IS RADIAL
SVT	SIGHT VISIBILITY TRIANGLE
23	LOT/BLOCK NUMBER
---	EXIST R/W
---	SECTION LINE
---	SUBDIVISION BOUNDARY
---	LOT LINE
---	CENTERLINE
---	EASEMENT BOUNDARY
--- BEHS ---	BUILDING EROSION HAZARD SETBACK LIMIT
---	EXIST 100-YEAR REGULATORY FLOODPLAIN LIMIT
➤	FLOW ARROW FOR Q ₁₀₀ = DISCHARGE
Q ₁₀₀ = 150 cfs	FLOW DISCHARGE
--- XC ---	XERORIPARIAN CLASS C HABITAT (FIELD VERIFIED)
--- XD ---	XERORIPARIAN CLASS C HABITAT (FIELD VERIFIED)
---	BUFFERYARD LIMIT
(P&R)	INDICATES MONUMENT LABELED PER PLAT, BK 64 MAP PG 311 AND RECORD OF SURVEY, BK 43 OF SURVEYS PG 91

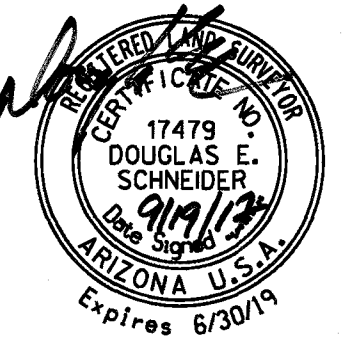
CERTIFICATION OF FLOODPLAIN

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



CERTIFICATION OF SURVEY

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



AMENDED FINAL PLAT FOR FAGAN RANCH

LOTS 1 - 112, BLOCKS 1 - 4 &
COMMON AREAS "A-1"- "A-5", "B-1"- "B-6"

COMMON AREA "A": LANDSCAPE, UTILITIES, DRAINAGE & NATURAL OPEN SPACE
COMMON AREA "B": DETENTION/RETENTION BASIN & RIPARIAN MITIGATION AREAS
BEING A RESUBDIVISION OF FAGAN RANCH AS RECORDED IN MAPS AND PLATS AT BOOK 64, PAGE 31, PIMA COUNTY ARIZONA, SECTION 25, TOWNSHIP 17 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

P17FP00008
SHEET 1 OF 37

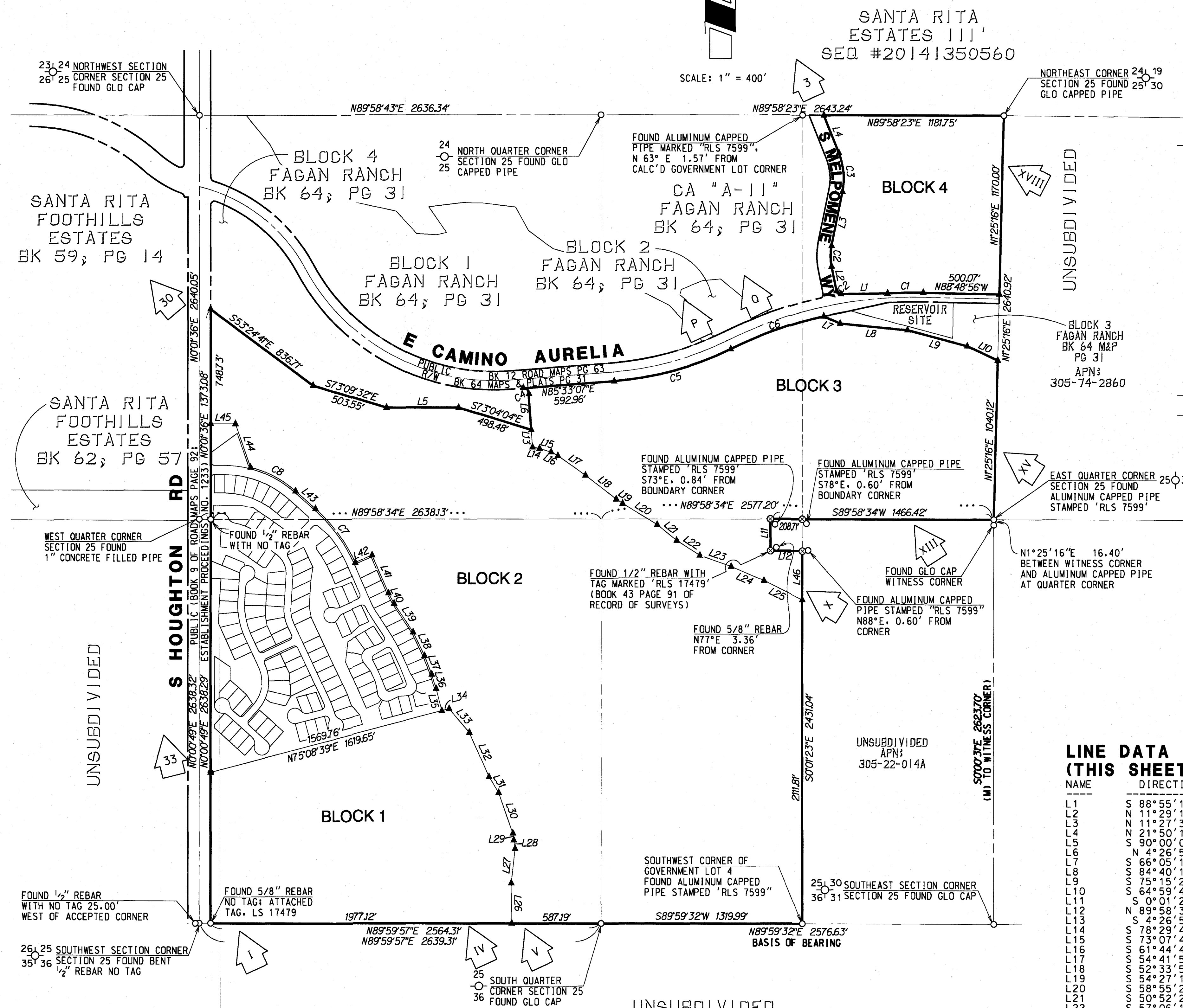


3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000
(FAX) 520-322-6956

J-3347G

rickengineering.com
San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

EXTERIOR BOUNDARY, BLOCK LINE AND SECTION LINE ANNOTATION



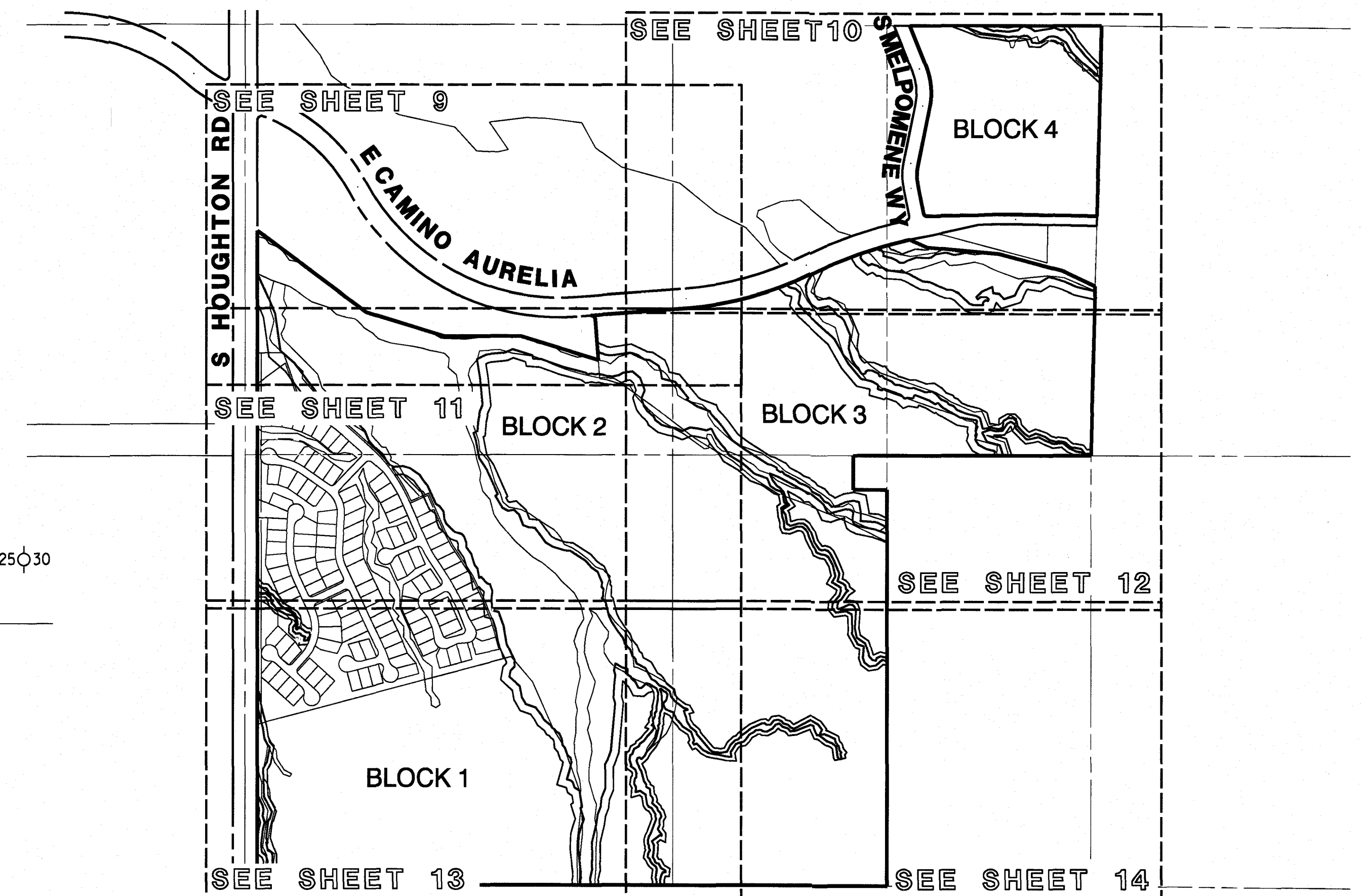
SHEETS 3 THRU 8 - LOTS (1" = 40')
(SEE SHEET 3 FOR SHEET INDEX MAP)

SHEETS 9 THRU 14 - BLOCKS (1" = 100')
(SHEET INDEX MAP BELOW)

SHEETS 15 THRU 30 - FPL'S & BEHS (1" = 60')
(SEE SHEET 15 FOR SHEET INDEX MAP)

SHEETS 31 THRU 36 - RIPARIAN AREAS XC & XD (1" = 100')
(SEE SHEET 31 FOR SHEET INDEX MAP)

SCALE: 1" = 600'



LINE DATA (THIS SHEET ONLY)

NAME	DIRECTION	LENGTH
L1	S 88°55'16" W	306.18
L2	N 11°29'14" W	164.20
L3	N 11°21'36" W	359.71
L4	N 21°50'10" W	265.26
L5	S 90°00'00" W	473.03
L6	N 4°26'53" W	250.11
L7	S 66°05'16" W	116.82
L8	S 84°40'18" W	444.12
L9	S 75°15'25" W	405.99
L10	S 64°59'48" W	221.79
L11	S 0°01'23" W	208.71
L12	N 89°58'34" W	208.71
L13	S 4°26'53" W	113.75
L14	S 78°29'47" W	46.80
L15	S 73°07'42" W	79.63
L16	S 61°44'44" W	50.88
L17	S 52°41'50" W	219.57
L18	S 54°27'13" W	255.62
L19	S 58°55'23" W	51.31
L20	S 50°52'25" W	264.94
L21	S 57°06'12" W	164.39
L22	S 70°44'55" E	181.76
L23		217.07

LINE DATA (THIS SHEET ONLY)

NAME	DIRECTION	LENGTH
L24	S 66°53'48" E	234.44
L25	S 63°35'56" E	280.52
L26	N 0°29'59" W	262.83
L27	N 8°08'49" W	225.69
L28	N 9°10'25" W	56.06
L29	N 6°28'50" W	45.05
L30	N 19°30'55" W	281.46
L31	N 31°47'59" W	119.42
L32	N 24°00'15" W	316.68
L33	N 40°39'30" W	204.69
L34	S 75°37'29" W	270.76
L35	N 14°36'11" W	149.93
L36	N 16°46'25" W	95.86
L37	N 21°24'17" W	129.94
L38	N 26°04'21" W	171.04
L39	N 33°29'28" W	225.98
L40	N 28°33'27" W	76.54
L41	S 75°37'29" W	270.76
L42	S 68°22'35" W	120.05
L43	N 48°37'54" W	175.20
L44	N 19°26'10" W	300.61
L45	N 89°58'24" W	161.83
L46	S 0°01'23" E	319.23

CURVE DATA (THIS SHEET ONLY)

NAME	DELTA	RADIUS	ARC
C1	4°47'11"	2808.91	234.66
C2	22°56'50"	340.00	136.17
C3	33°17'46"	445.00	258.60
C4	30°00'00"	25.00	39.27
C5	21°52'03"	2089.20	797.36
C6	13°40'12"	2718.91	648.70
C7	24°27'25"	1040.00	443.93
C8	27°04'34"	710.00	335.52
C9	88°17'57"	25.00	38.53

SEE SHEET 8 FOR LINE AND CURVE DATA TABLES

SEE SHEET 14 FOR LINE AND CURVE DATA TABLES

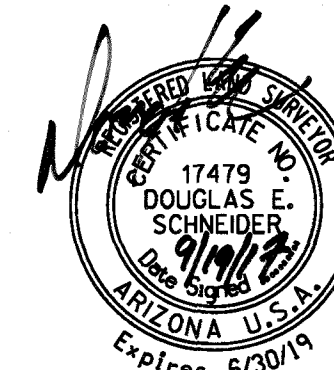
SEE SHEET 24 & 30 FOR LINE AND CURVE DATA TABLES

SEE SHEETS 15-36 FOR BUILDING EROSION HAZARD SETBACK, XERORIPARIAN CLASSES C & D AND FLOODPLAIN INFORMATION

SEE SHEETS 15-36 FOR BUILDING EROSION HAZARD SETBACK, XERORIPARIAN CLASSES C & D AND FLOODPLAIN INFORMATION

SEE SHEETS 31-36 FOR XERORIPARIAN CLASSES C & D INFORMATION

SEE SHEET 37 FOR LINE AND CURVE DATA TABLES



RELATED CASES:
P1206-125
Co20-06-36
Co23-87-03
Co28(4)08-10

AMENDED FINAL PLAT FOR FAGAN RANCH

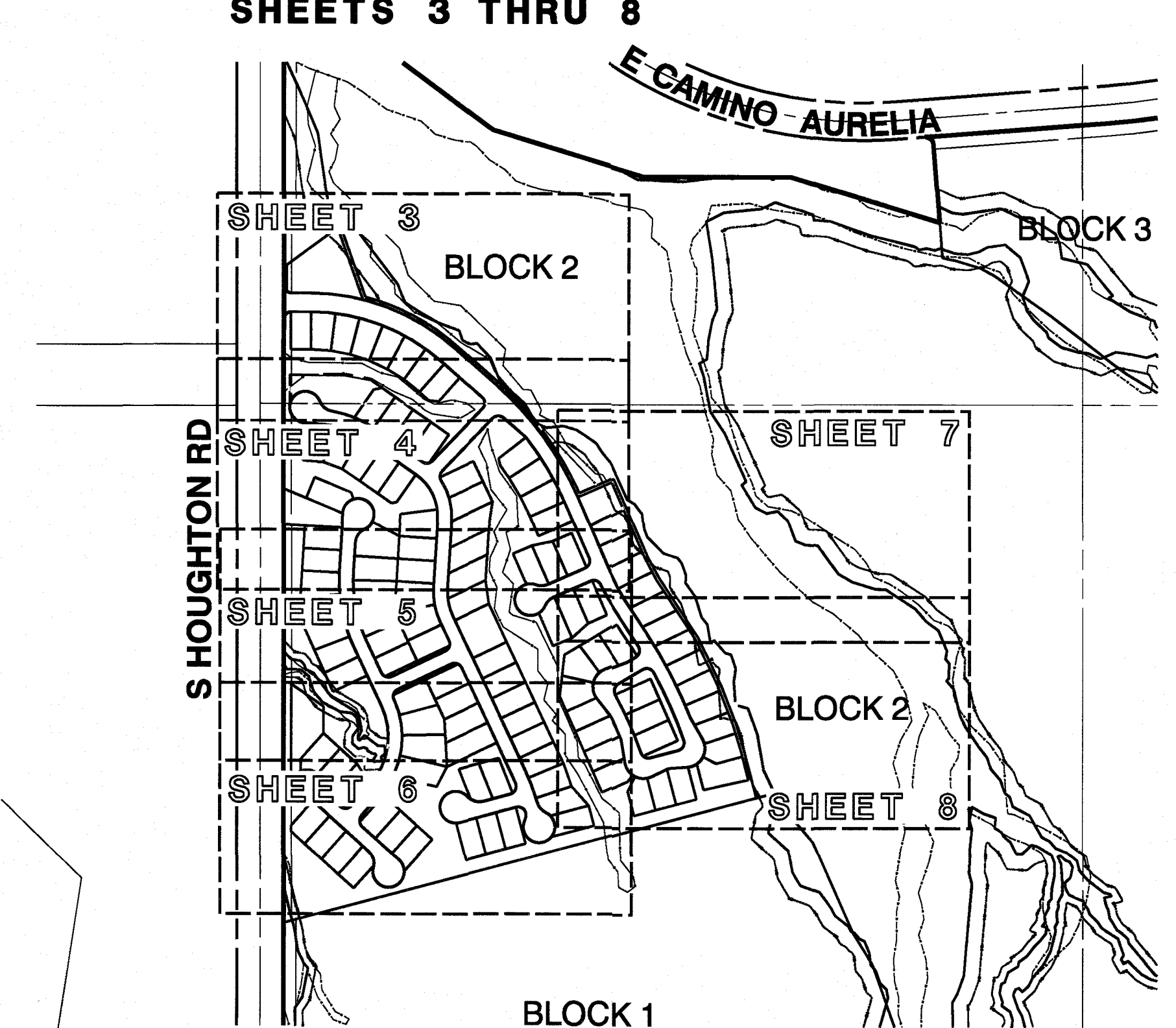
LOTS 1 - 112, BLOCKS 1 - 4 & COMMON AREAS "A-1"-"A-5", "B-1"-"B-6"

COMMON AREA "A": LANDSCAPE, UTILITIES, DRAINAGE & NATURAL OPEN SPACE
COMMON AREA "B": DETENTION/RETENTION BASIN & RIPARIAN MITIGATION AREAS
BEING A RESUBDIVISION OF FAGAN RANCH AS RECORDED IN MAPS AND PLATS AT BOOK 64, PAGE 31, PIMA COUNTY ARIZONA, SECTION 25, TOWNSHIP 17 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

P17FP00008
SHEET 2 OF 37

SCALE: 1" = 40'

SCALE: 1" = 40'

SHEET INDEX MAP FOR LOTS (1" = 40')
SHEETS 3 THRU 8NORTHWEST SECTION
CORNER SECTION 25
FOUND GLO CAPS HOUGHTON RD
(PUBLIC STREET)
BK 9, PG 92 OF ROAD MAPS
MS&R ROUTE

75' 1/2 R/W 75' 1/2 R/W

CA "A-1"
483804 SFCA "B-1"
33105 SFBLOCK 2
7,561,891 SFSANTA RITA
FOOTHILLS ESTATES
BK 59, PG 14SANTA RITA
FOOTHILLS ESTATES
BK 62, PG 5726 00' 49" W
SECTION 25 FOUND
1" CONCRETE FILLED PIPES0°00'49"W
2638.32'FOUND 1/2" REBAR
WITH NO TAGSOUTHWEST SECTION CORNER 26 25
SECTION 25 FOUND BENT
1/2" REBAR NO TAG

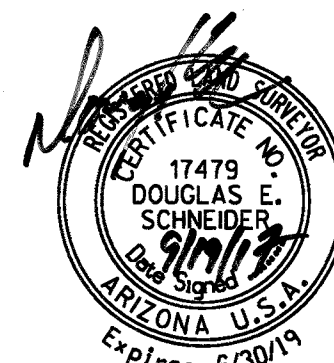
J-3347G

SEE SHEET 8 FOR LINE AND
CURVE DATA TABLESSEE SHEETS 15-36 FOR BUILDING
EROSION HAZARD SETBACK,
XERORIPARIAN CLASSES C & D
AND FLOODPLAIN INFORMATION

SEE SHEET 4

KEYNOTES

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO ALL
UTILITY COMPANIES BY THIS PLAT
- ② PUBLIC SIGHT VISIBILITY EASEMENT BY THIS PLAT

RELATED CASES:
P1206-125
Co20-06-36
Co23-87-03
Co28(4)08-10AMENDED FINAL PLAT FOR
FAGAN RANCHLOTS 1 - 112, BLOCKS 1 - 4 &
COMMON AREAS "A-1"-"A-5", "B-1"-"B-6"COMMON AREA "A": LANDSCAPE, UTILITIES, DRAINAGE & NATURAL OPEN SPACE
COMMON AREA "B": DETENTION/RETENTION BASIN & RIPARIAN MITIGATION AREAS
BEING A RESUBDIVISION OF FAGAN RANCH AS RECORDED IN MAPS AND PLATS AT
BOOK 64, PAGE 31, PIMA COUNTY ARIZONA, SECTION 25, TOWNSHIP 17 SOUTH,
RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.P17FP00008
SHEET 3 OF 37

