



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/5/2025

*= Mandatory, information must be provided

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

***Title:**

P25FP00005 – A FINAL PLAT FOR HILLCREST LOTS 1-64 AND COMMON AREAS "A", "B", AND "C".

***Introduction/Background:**

FINAL PLAT PROCESS TO CREATE LEGALLY SUBDIVIDED PROPERTY

***Discussion:**

NA

***Conclusion:**

NA

***Recommendation:**

STAFF RECOMMENDS APPROVAL

***Fiscal Impact:**

NA

***Board of Supervisor District:**

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: DEVELOPMENT SERVICES

Telephone: 724-6490

Contact: THOMAS DRZAZGOWSKI

Telephone: 724-6490

Department Director Signature:

[Signature]

Date:

7/17/25

Deputy County Administrator Signature:

[Signature]

Date:

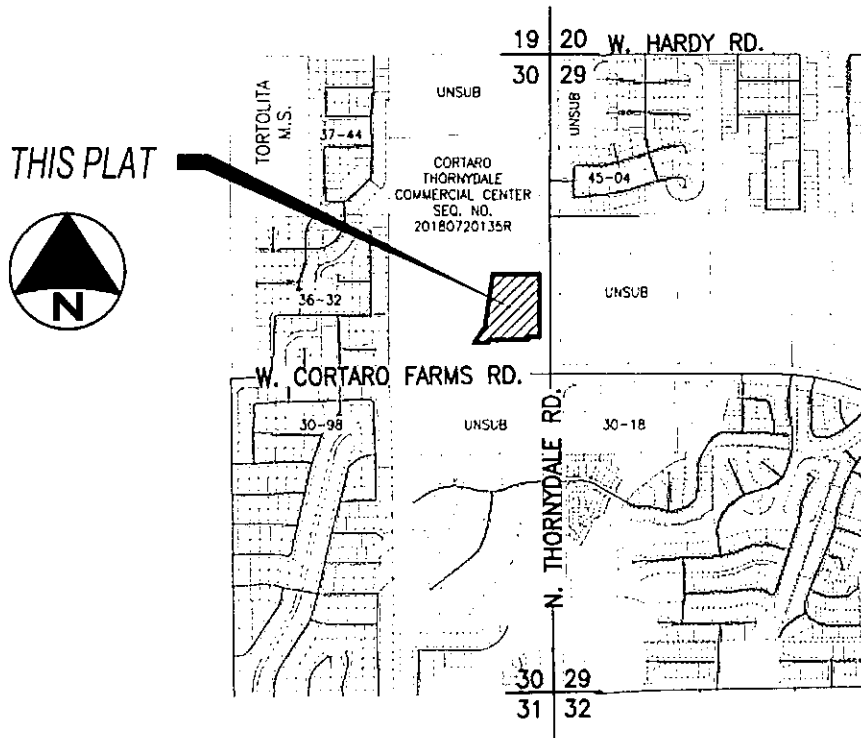
7/21/2025

County Administrator Signature:

[Signature]

Date:

7/21/2025



LOCATION MAP

BEING A PORTION OF NE 1/4 OF SECTION 30,
TOWNSHIP-12-SOUTH, RANGE-13-EAST
G.&S.R.M., PIMA COUNTY, ARIZONA
SCALE: 4" = 1 MILE

P25FP00005

HILLCREST

LOTS 1-64 AND

COMMON AREAS "A", "B", AND "C"

- [illegible]

APPROVED BY THE BOARD OF SUPERVISORS HEREBY CERTIFY THAT THIS PLAN HAS
APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY ARIZONA ON THIS 10TH DAY OF ... 2025

CLIN. EVAL. OF SURFIMIDES

HERPES CERTIFY THAT THE BOUNDARY AS SHOWN ON THIS PLAN WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EASING OF PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION.

doi:10.1002/ajb.10058

THESE CHIPS HAVE BEEN PREPARED UNDER NO DETENTION AND THE
ALL NATION CHURCH AND JOINTLY ARE BEING MADE AND TAKEN UNDER MY
SUPERVISION

OSD REG. 21236

THESE CHIPS HAVE THE 100 YEAR LONG HISTORY AND 700 THOUSAND TONS OF SEEDS STORED ON THE FARM ARE PREPARED BY ME ON AN ON-SITE SUPERVISION.

JHEP09(2012)154



Presidio Civil • Land Development • Water Management
190 S. Broadway Dr. Suite 100 • Fresno, Arizona 93701
(505) 766-7266 • Fax (505) 766-1767
E-Mail: info@presidio.com Web: www.presidio.com

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

WE, HEREBY GRANT TO FARM COUNTY AND TO ALL UTILITY COMPANIES ALL PUBLIC RIGHTS AS SHOWN THEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SINKERS AND STRUCTURES ALONG WITH UTILITIES AND OTHER USES AS DISCLOSED BY THIS PLAN.

COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PINA COUNTY AND ALL UTILITY COMPANIES FOR ACCESS TO THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ABOVE GROUND AND UNDERGROUND UTILITIES INCLUDING PUBLIC STREETS.

¹¹ "On the face of all common areas shall be visible an association of individuals (less concerns as established by contracts, conditions and restrictions recorded under sequence 161).

ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VOLUNTARY TAXES AND LIABILITY FOR THE COMMON AREAS, INCLUDING PRIVATE STREETS, PRIVATE DRAINAGE INFRASTRUCTURE, PRIVATE SEWERS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

*ELITY NATIONAL LIFE AGENCY, INC. AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,466 AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY

114 JOURNAL OF DOCUMENTATION, vol. 56, no. 2, 2002

STATE OF ARIZONA :
COUNTY OF : ss.
:)
:

On this day of _____, 2015, before me personally appeared the undersigned
JULIO C. _____, and acknowledged to be the "BEST OFFICER OF TRULIPS NATIONAL LIFE ASSURANCE
CORP. AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSE THEREIN.

M. CANNON-THOMAS

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60-456 FROM LIBERTY NATIONAL LIFE AND AN ARIZONA CORPORATION, AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE YUMA COUNTY ZONING CODE, CHAPTER 18-69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

CHAM, DEANS & SUBMITTERS
PMA (CONT), AR/PMA

PACIFIC INTERNATIONAL PROPERTIES, LLC
AN ALZOMA LIMITED LIABILITY PARTNERSHIP
6710 N. LINDENBULF RD. SUITE #20
TUCSON, AZ 85742
ALLI LARSEN-KIDG
(520) 408-2300

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

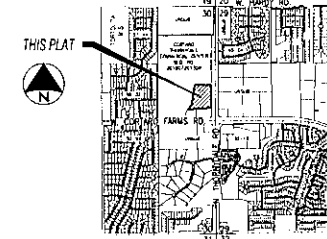
NO.
FILE

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PRINCE ENGINEERING, INC.
ON THIS DAY OF , 2025, IN SEQUENCE NO .
PIMA COUNTY RECORDS

ST. COUNTY RECORDS

THE MEANS OF PLAYING FOR THIS POCKET IS THE FIRST LINE OF THE
NIGHTFAST CORNER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 13 EAST,
GUA AND SOUTHERN SECTION 11A, COUNTY OF ARIZONA, TOWNSHIP NO. 311,
BEING A BOUNDARY LINE AT THE EAST QUARTER CORNER OF SECTION 30, TO
POINT NO. 1'0, BEING A BOUNDARY TAGGED L.S. 1'0319 AT THE NIGHTFAST CORNER
OF SECTION 30, MEASURES 5' FROM THE TRUE NORTHERN USING G.C.S.

1. CONVICTION RECORD IS "0"
2. INDIVIDUAL WAS NOT CONVICTED FOR ANY VIOLATION WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS
3. INDIVIDUAL IS SUBJECT TO THE BOARD OF SUPERVISORS HEARING CONDITIONS AS FOLLOWS: 1)100% MONITORING AND REPORTED BY THE BOARD OF SUPERVISORS JANUARY 9, 2021 PER ACTIVITY NO. 173540000
4. INDIVIDUAL IS SUBJECT TO PROBATION SUPERVISORY DETENTION INTERVIEWATION AND FINAL VIOLATION DETERMINATION IS \$1,482 CASH FINE AND 90 DAYS OF ALIENATION MONITORING IS 12425 CASH FINE
5. INDIVIDUAL INCLUDES TO PROBABLY AND IMPROVEMENTS, AN INDICATION ON COMPLAINTS HAS BEEN PROVIDED TO THE INFLUENCE ASSOCIATION, THE INDICATION AND COMPLAINTS HAVE BEEN RECEIVED BY THE COMMISSIONS, COMPLAINTS AND INDICATIONS WHICH HAVE BEEN RECEIVED BY THE PUBLIC RECORDS OF PUBLIC COUNCIL
6. PER SECTION 187000, RESIDENTIAL STRUCTURES WITH THE RESIDENTS 100% MONITORING OF QUALITY OF THE SUBJECT IS 15 24-10000 "PUBLIC RECORD"



LOCATION MAP

BEING A PORTION OF NE 1/4 D. SECTION 30,
 TOWNSHIP 2 SOUTH, RANGE - 13 EAST
 CLAYTON, MARICOPA COUNTY, ARIZONA
 SCALE: 1" = 1 MILE

SYMBOL	DESCRIPTION	REMARKS
○	INDICATES SUMMIT REQUIREMENT AS NOTED	
●	REQUIRES SUMMIT 4 HOURS TO SET UP ON COMPLETION OF CONSTRUCTION AND BEFORE AN INSPECTION	
■	REQUIRES FOUNDATION BRASS FOR SUMMIT MONUMENT	
×	INDICATES CALCULATED POINT NOTHING FOUND ON SET	
★	INDICATES VERTICAL LINE ACCESS	
—	INDICATES CENTER LINE	
DE	INDICATES INSIDE CORNER SECTION LINE (SEE SCALE FOR AREA) (50')	
—	INDICATES PLAT BOUNDARY	
—	INDICATES 100' LINE / 2 HRS	
—	INDICATES EASEMENT / IN	
///	INDICATES RIGHT OF WAY / TRAIL	
①	REQUIRES EASEMENT AND SET 100' 2 HRS EASEMENT NOTED	
→	INDICATES DIRECTION OF OR FROM OR TO PLAT TO WHICH SET	
→	INDICATES TRUE DIRECTION	

AC	ACCT	N/A	NOT ACCOUNTED
AD	BOOK	OP	OPEN USER FILE
BN	BUNCHED NAME	PAG	PAGE ASSOCIATION OF COMMENTS
(C)	COLLATION DIVISION	PC	PLAN COUNTY
C2	CHECKOUT NUMBER (CALL LINE ON VOL. 3)	PCP	PLATE CODE
CA	CORR AREA	P E	POSTAL ZONE, ZIP CODE
CFS	CASE FILE PREL RECORD	PG	PAGE
CO	CONTR	P.L.S.	PROBATION, AND SUMMON
CTM	COURT	PL1	PLATE EXEMPT (SEE TAB) DEF
DA	DATE	PN	PLAN NUMBER
DA1	DATE1	PUE	INVESTIGATIVE UNIT IDENT
DITL	DIVISION	Q100	200-100-100
(E)	EXEMPT FROM STACK LINE NUMBER (SEE LINE ON VOL. 3)	(R1)	41000-000-000 RECORD OR SUMO
(E)	EXEMPT FROM STACK LINE NUMBER (SEE LINE ON VOL. 3)	(R)	41000-000-000 RECORD OR SUMO
EHS	EXEMPT FROM STACK	(RAD)	RAID NUMBER
EMT	EXEMPT	RO, NO.	ROAD NUMBER
EMST	EXEMPT	RM	ROAD NAME
ETE	EXEMPT FROM STACK	R/W	200-100-100
FPD	FOUNDER	SEC.	SECTION
FP	FLOORPLAN	SEC. NO.	SECTION NUMBER
FP1	100-100-100 PLAN LINE	S.F.	SQUARE FOOTAGE
IS	INVESTIGATOR	SMT	SMITH
IS	INVESTIGATOR	STD	STANDARD
LS	LOCAL	SMT	SMITH'S SOCIAL SECURITY NUMBER
MAC	MACHINE	WLT	WATER TREATMENT AND SEWAGE TREATMENT
MAN	MANUAL		

LOTS 1-64 AND COMMON AREAS "A" (PRIVATE DRIVEWAYS,
UTILITIES & PRIVATE DRAINAGE), "B" (RECREATION AREA
NO. 2, PRIVATE DETENTION/RETENTION BASIN & PRIVATE
DRAINAGE STRUCTURES), "C" (RECREATION AREA NO. 1 &
RAIN WATER HARVESTING)
H&M: A.K. SUBDIVISION OF A PORTION OF BLOCK 1 CONTAINING FRONTAGE COMMONS CENTER AS
RECORDED AT SOURCE NO. 10187372/25 AND SHOWN ON RECORD OF SURVEY 1412 AS SUBDIVISION
NO. 202201010165 BEING WITHIN THE 1/4 SECTION 32, TOWNSHIP 17 SOUTH, RANGE 12 EAST,
S.25E4W, T17N, R12E, N/20/04

REF ID: P754007, P59/006, P754008 & P754009

MAY 22, 2025
PRESIDIO JOB No. 123008-01-0106

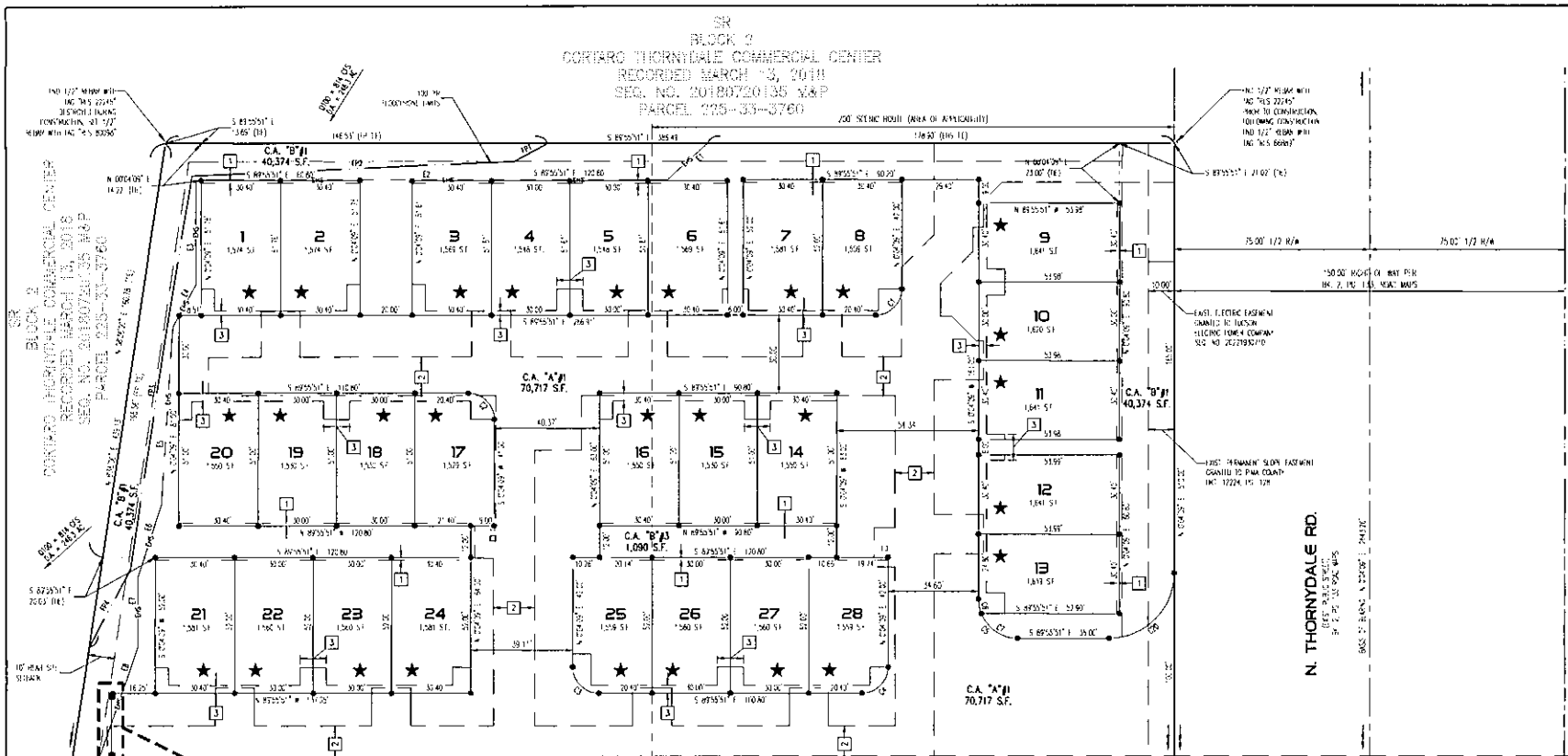
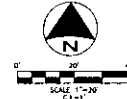
SCALE: AS NOTED
SHEET 1 OF 9

SEQ. NO.

SEQ. NO.

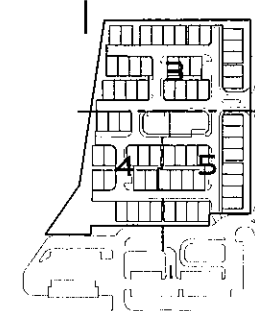


SR
BLOCK 2
CORTARO THORNDALE COMMERCIAL CENTER
RECORDED MARCH 13, 2016
SEQ. NO. 20180720135 MAP
PARCEL 225-33-3760



SEE SHEET 4

SEE SHEET 5



SITE PLAN SHEET INDEX
1"=50'

FLOODPROOF LINE DATA TABLE (SEE MASTER LIST ON SHEET 2)		
NUMBER	BEARING	DISTANCE
FP1	S 81°43'00" W	14.56'
FP2	S 87°28'48" W	123.65'
FP3	S 08°34'50" W	94.65'
FP4	S 27°52'01" W	33.78'

EROSION HAZARD SETBACK LINE DATA TABLE (SEE MASTER LIST ON SHEET 2)		
NUMBER	BEARING	DISTANCE
E1	N 47°35'54" E	20.73'
E2	S 89°55'52" E	180.60'
E3	N 00°04'08" E	40.10'
E4	N 28°40'28" E	18.50'
E5	N 03°38'03" E	68.40'
E6	N 17°53'02" E	29.41'
E7	N 00°04'09" E	26.48'
E8	N 19°02'58" E	45.98'

CURVE DATA TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	LENGTH	RADIUS	DATA
C1	15.71'	10.00'	90°00'00"
C2	15.71'	10.00'	90°00'00"
C3	15.71'	10.00'	90°00'00"
C4	15.71'	10.00'	90°00'00"
C5	23.56'	15.00'	90°00'00"
C6	5.74'	15.00'	21°55'42"
C7	17.62'	15.00'	68°04'18"
C20	39.27'	25.00'	90°00'00"

- ☐ NEW EASEMENT KEYNOTES
(SEE MASTER LIST SHEET 2)
- NEW 15' NO ACCESS EASEMENT BY THIS PLAN
 - NEW 15' PUBLIC AREA EASEMENT BY THIS PLAN
 - NEW VARIING WIDTH PUBLIC UTILITY EASEMENT BY THIS PLAN

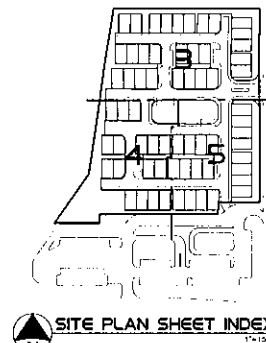
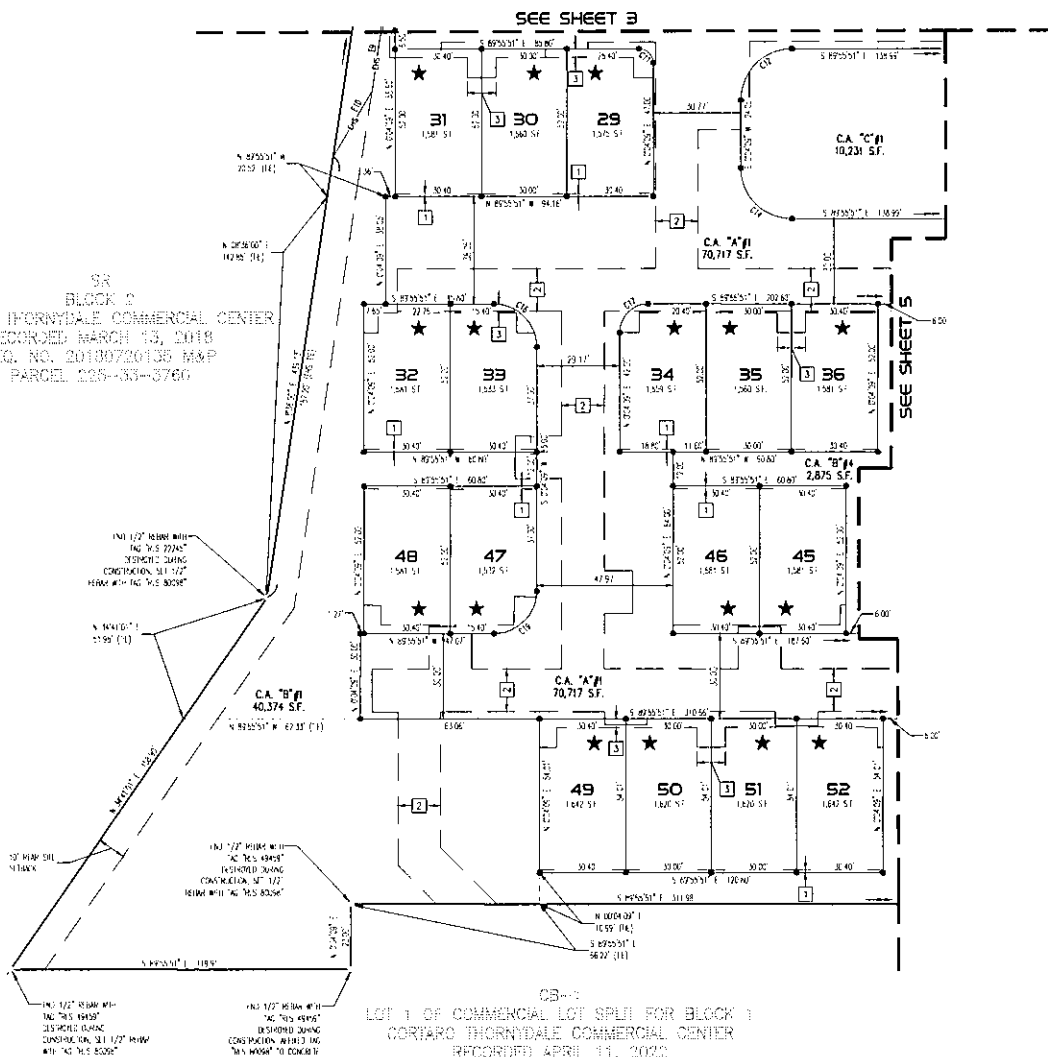
FINAL PLAT FOR HILLCREST
LOTS 1-24 AND COMMON AREAS 'A' (PRIVATE DRIVEWAYS, UTILITIES & PRIVATE DRAINAGE), 'B' (RECREATION AREA NO. 2, PRIVATE DETENTION/RETENTION BASIN & PRIVATE DRAINAGE STRUCTURES), 'C' (RECREATION AREA NO. 1 & RAIN WATER HARVESTING)
BEING A 16.5-ACRE TRACT IN A PORTION OF BLOCK 1 (CORTARO THORNDALE COMMERCIAL CENTER) AS RECORDED AT SHERMAN COUNTY RECORDS NO. 20180720135 AND SHERMAN COUNTY RECORDS NO. 20180720135, BEING WITHIN THE NE 1/4 SECTION 30, TOWNSHIP 12 NORTH, RANGE 13 EAST, GRESHAM TOWNSHIP, WASHCO COUNTY, OREGON
P25FP00005



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

MAY 22, 2025
PRESIDIO JOB No. 123008-01-0105
SCALE: AS NOTED
SHEET 3 OF 9

SR
BLOCK 2
CORTARO THORNDALE COMMERCIAL CENTER
RECORDED MARCH 13, 2019
SEQ. NO. 20190720135 M&P
PARCEL 225-33-3760



NEW EASEMENT KEYNOTES

1. NEW 12" WATER MAIN EASEMENT BY THIS PLAT
2. NEW 18" WATER MAIN EASEMENT BY THIS PLAT
3. NEW 18" WATER MAIN PUBLIC JUMP EASEMENT BY THIS PLAT

NUMBER	BEARING	DISTANCE
E9	N 08°36'00" E	19.12'
E10	N 30°19'24" E	27.02'

NUMBER	LENGTH	RADIUS	DELTA
C11	7.85'	5.00'	90°00'00"
C12	28.27'	18.00'	90°00'00"
C14	28.27'	18.00'	90°00'00"
C16	23.56'	15.00'	90°00'00"
C17	15.71'	10.00'	90°00'00"
C19	23.56'	15.00'	90°00'00"

FINAL PLAT FOR
HILLCREST

LOTS 1-64 AND COMMON AREAS "A" (PRIVATE DRIVEWAYS, UTILITIES & PRIVATE DRAINAGES), "B" (RECREATION AREA NO. 2), "C" (PRIVATE DETENTION/RETENTION BASIN & PRIVATE DRAINAGE STRUCTURES), "D" (RECREATION AREA NO. 1 & RAIN WATER HARVESTING)

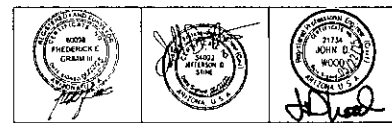
BEING A RE-SUBDIVISION OF A PORTION OF BLOCK 1 (ENTIRE THORNDALE COMMERCIAL CENTER) AS RECORDED IN PLAT NO. 20190720135 AND PLAT NO. 20221010189, BEING A PORTION OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 13 EAST, GARY, INDIANA COUNTY, INDIANA.

P25FP00005

REFERENCE: PLATBOOK, DISPOSITION: 77-20068 & 77-00001

MAY 22, 2025
PRESIDIO JOB NO. 123008-01-0105

SCALE: AS NOTED
SHEET 4 OF 9



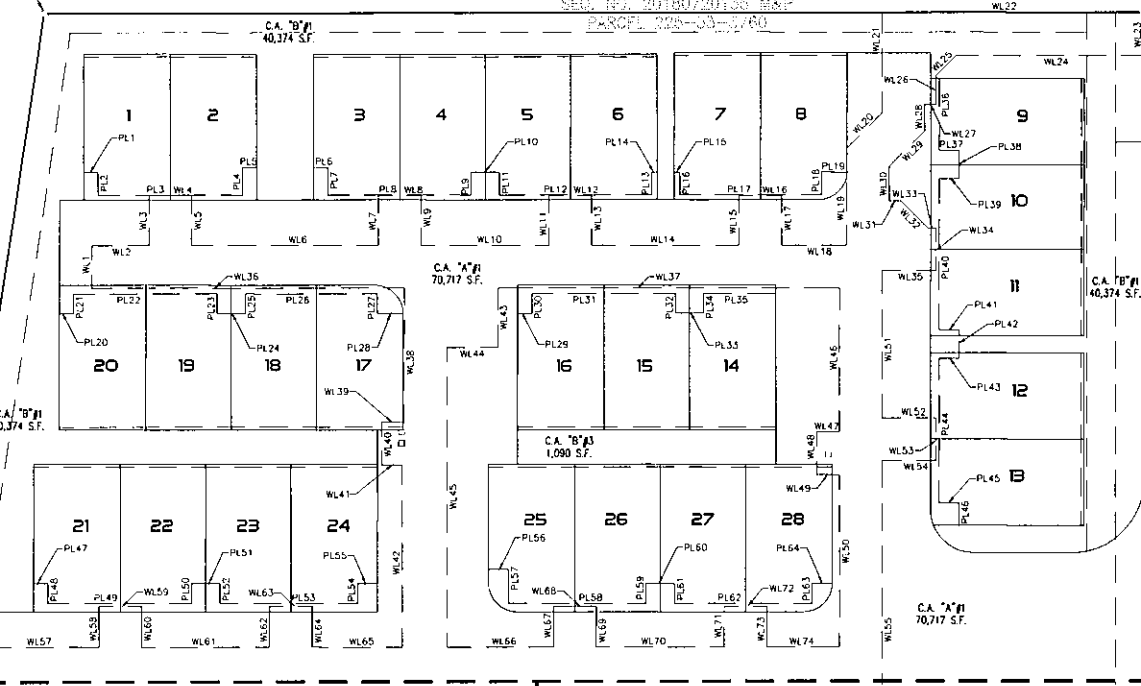
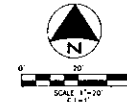
IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FOR THE RECORD WITH
AS-BUILT DATA
CONSTRUCTION SET 1/2
10-30-2025 WITH "AS-BUILT"

OR
BLOCK 2
CORTARO THORNDALE COMMERCIAL CENTER
RECORDED MARCH 10, 2018
SEQ. NO. 20180720138 M&P
P25FP000005

OR
BLOCK 2
CORTARO THORNDALE COMMERCIAL CENTER
RECORDED MARCH 10, 2018
SEQ. NO. 20180720138 M&P
PARCEL 008-30-0760

100' 1/2" MEAS. WITH
"AS-BUILT" DATA
FROM TO CONSTRUCTION
FOLLOWING CONSTRUCTION
100' 1/2" MEAS. WITH
"AS-BUILT" DATA



N THORNDALE RD.
(EAS. 40.0' WIDE)

SEE SHEET 7

SEE SHEET 8

WATER ESMT LINE DATA TABLE (SEE WATER LIST ON SHEET 9)		
NUMBER	BEARING	DISTANCE
WL1	N 00°04'09" E	15.00'
WL2	S 89°55'51" E	19.94'
WL3	N 00°04'09" E	17.50'
WL4	S 89°55'51" E	15.00'
WL5	S 00°18'35" W	17.50'
WL6	S 89°55'51" E	65.80'
WL7	N 00°04'09" E	17.50'
WL8	S 89°55'51" E	15.00'
WL9	S 00°04'09" W	17.50'
WL10	S 89°55'51" E	45.00'
WL11	N 00°04'09" E	17.50'
WL12	S 89°55'51" E	15.00'
WL13	S 00°04'09" W	17.50'
WL14	S 89°55'51" E	51.80'
WL15	N 00°04'09" E	17.50'

WATER ESMT LINE DATA TABLE (SEE WATER LIST ON SHEET 9)		
NUMBER	BEARING	DISTANCE
WL16	S 89°55'51" E	15.00'
WL17	S 00°04'09" W	17.50'
WL18	S 89°55'51" E	22.80'
WL19	N 00°04'09" E	34.30'
WL20	N 45°04'09" E	17.67'
WL21	N 00°04'09" E	35.20'
WL22	S 89°55'51" E	92.00'
WL23	S 00°04'09" W	15.00'
WL24	N 89°55'51" W	66.03'
WL25	S 45°14'08" W	9.84'
WL26	S 00°04'09" W	10.31'
WL27	N 89°55'29" W	3.99'
WL28	S 00°04'09" W	9.17'
WL29	S 45°04'09" W	17.68'
WL30	S 00°04'09" W	12.45'

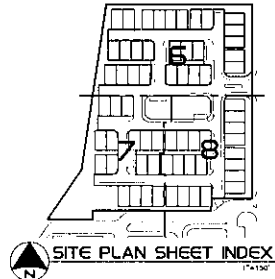
WATER ESMT LINE DATA TABLE (SEE WATER LIST ON SHEET 9)		
NUMBER	BEARING	DISTANCE
WL31	S 89°55'51" E	4.16'
WL32	S 44°55'29" E	13.48'
WL33	S 89°55'29" E	2.72'
WL34	S 00°04'09" W	15.00'
WL35	N 89°55'29" W	18.94'
WL36	N 89°55'51" W	109.86'
WL37	S 89°55'29" E	120.24'
WL38	N 00°04'09" E	47.28'
WL39	S 89°48'38" E	8.01'
WL40	N 00°11'22" E	15.00'
WL41	N 89°48'38" W	7.28'
WL42	N 00°04'09" E	64.22'
WL43	N 00°04'09" E	21.00'
WL44	S 89°55'51" E	17.74'
WL45	N 00°04'09" E	105.50'

WATER ESMT LINE DATA TABLE (SEE WATER LIST ON SHEET 9)		
NUMBER	BEARING	DISTANCE
WL46	S 00°04'09" W	50.78'
WL47	N 89°48'38" W	8.00'
WL48	S 00°11'22" W	15.00'
WL49	S 89°48'38" E	8.03'
WL50	S 00°04'09" W	60.72'
WL51	S 00°04'09" W	51.80'
WL52	S 89°55'29" E	18.99'
WL53	S 00°05'51" E	15.00'
WL54	N 89°55'29" W	18.99'
WL55	S 00°02'30" W	114.60'
WL56	N 00°04'09" E	20.50'
WL57	S 89°55'51" E	41.14'
WL58	N 00°04'09" E	14.43'
WL59	S 89°55'51" E	15.00'
WL60	S 00°04'09" W	14.43'

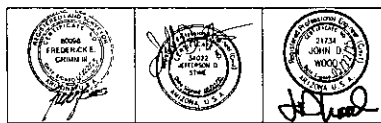
WATER ESMT LINE DATA TABLE (SEE WATER LIST ON SHEET 9)		
NUMBER	BEARING	DISTANCE
WL61	S 89°55'51" E	45.00'
WL62	N 00°04'09" E	14.49'
WL63	S 89°55'51" E	15.00'
WL64	S 00°04'09" W	14.49'
WL65	S 89°55'51" E	31.65'
WL66	N 89°55'51" W	37.48'
WL67	S 00°04'09" W	14.50'
WL68	N 89°55'51" W	15.00'
WL69	N 00°04'09" E	14.41'
WL70	N 89°48'38" W	45.00'
WL71	S 00°04'09" W	14.49'
WL72	N 89°55'51" W	15.00'
WL73	N 00°04'09" E	14.49'
WL74	N 89°55'51" W	25.50'

WATER ESMT LINE DATA TABLE (SEE WATER LIST ON SHEET 9)		
NUMBER	BEARING	DISTANCE
PL1	S 89°55'51" E	5.00'
PL2	S 00°04'09" W	8.25'
PL3	S 89°55'51" E	50.80'
PL4	S 00°04'09" W	10.00'
PL5	S 89°55'51" E	5.00'
PL6	S 89°55'51" E	5.00'
PL7	S 00°04'09" W	10.00'
PL8	S 89°55'51" E	50.40'
PL9	S 00°04'09" W	8.25'
PL10	S 89°55'51" E	10.00'
PL11	S 00°04'09" W	8.25'
PL12	S 89°55'51" E	53.40'
PL13	S 00°04'09" W	8.25'
PL14	S 89°55'51" E	2.00'
PL15	S 89°55'51" E	2.00'
PL16	S 00°04'09" W	8.25'
PL17	S 89°55'51" E	49.80'
PL18	S 00°04'09" W	8.25'
PL19	S 89°55'51" E	9.00'
PL20	S 89°55'51" E	5.00'
PL21	N 00°04'09" E	7.00'
PL22	S 89°55'51" E	50.40'
PL23	N 00°04'09" E	7.00'
PL24	S 89°55'51" E	10.00'
PL25	N 00°04'09" E	7.00'
PL26	S 89°55'51" E	46.40'
PL27	N 00°04'09" E	7.00'
PL28	S 89°55'51" E	9.00'
PL29	S 89°55'51" E	5.00'
PL30	N 00°04'09" E	7.00'
PL31	S 89°55'51" E	50.40'
PL32	N 00°04'09" E	7.00'

WATER ESMT LINE DATA TABLE (SEE WATER LIST ON SHEET 9)		
NUMBER	BEARING	DISTANCE
PL33	S 89°55'51" E	10.00'
PL34	N 00°04'09" E	7.00'
PL35	S 89°55'51" E	25.40'
PL36	N 00°04'09" E	25.40'
PL37	N 89°55'51" W	7.00'
PL38	N 00°04'09" E	10.00'
PL39	N 89°55'51" W	7.00'
PL40	N 00°04'09" E	53.40'
PL41	N 89°55'51" W	7.00'
PL42	N 00°04'09" E	10.00'
PL43	N 89°55'51" W	7.00'
PL44	N 00°04'09" E	50.80'
PL45	N 89°55'51" W	7.00'
PL46	N 00°04'09" E	8.00'
PL47	N 89°55'51" W	5.00'
PL48	S 00°04'09" W	7.00'
PL49	N 89°55'51" W	50.40'
PL50	S 00°04'09" W	7.00'
PL51	N 89°55'51" W	10.00'
PL52	S 00°04'09" W	7.00'
PL53	N 89°55'51" W	48.40'
PL54	S 00°04'09" W	7.00'
PL55	N 89°55'51" W	7.00'
PL56	N 89°55'51" W	7.00'
PL57	S 00°04'09" W	12.00'
PL58	N 89°55'51" W	48.40'
PL59	S 00°04'09" W	7.00'
PL60	N 89°55'51" W	10.00'
PL61	S 00°04'09" W	7.00'
PL62	N 89°55'51" W	48.40'
PL63	S 00°04'09" W	7.00'
PL64	N 89°55'51" W	7.00'

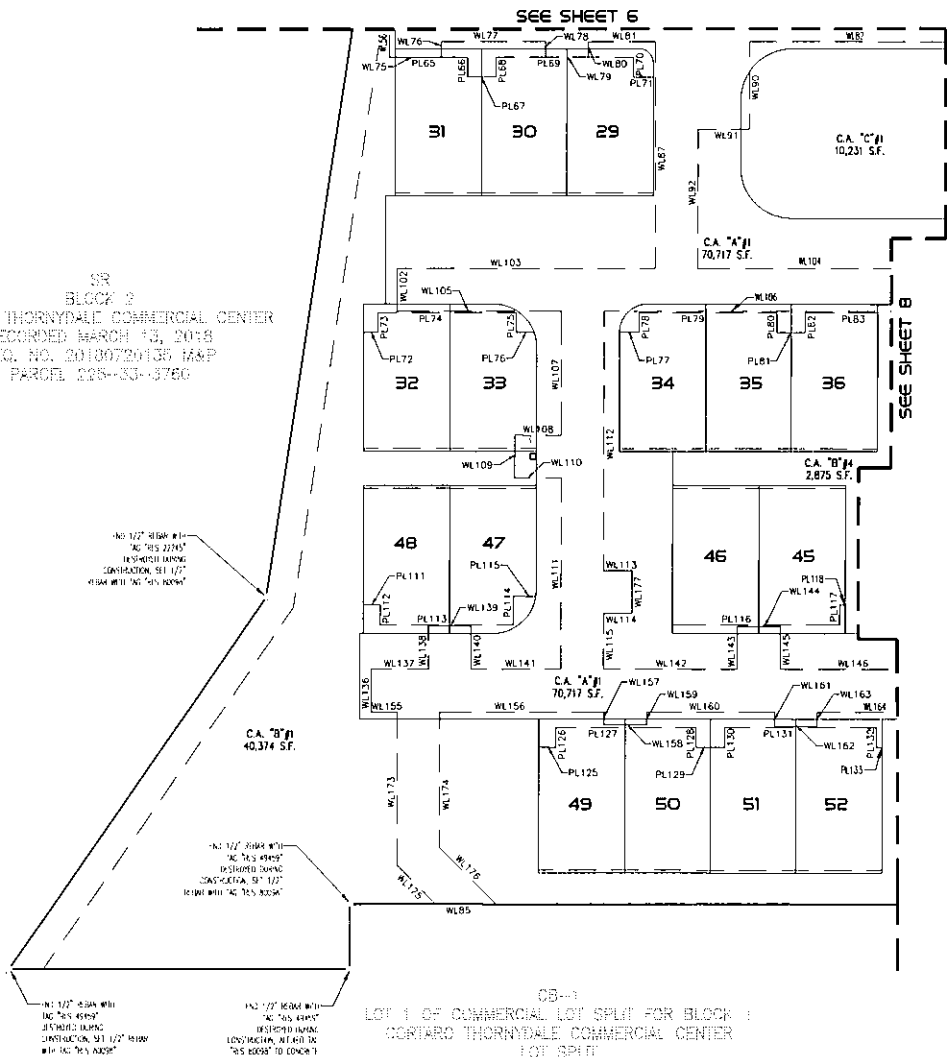


1"=100'
N
SITE PLAN SHEET INDEX

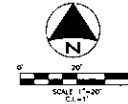


FINAL PLAT FOR
HILLCREST
LOTS 1-64 AND COMMON AREAS "A" (PRIVATE DRIVEWAYS,
UTILITIES & PRIVATE DRAINAGE), "B" (RECREATION AREA
NO. 2, PRIVATE DETENTION/RETENTION BASIN & PRIVATE
DRAINAGE STRUCTURES), "C" (RECREATION AREA NO. 1 &
RAIN WATER HARVESTING)
HILLCREST COMMERCIAL CENTER AS
RECORDED AT SEQUENCE NO. 20180720138 AND SEQUENCE NO. 20180720139
AT SEQUENCE NO. 20220720138, BEING WITHIN THE 1/4 SECTION 35, TOWNSHIP 12 NORTH, RANGE 13 EAST,
CLATSOP, CLATSOP COUNTY, OREGON.
P25FP000005
MAY 22, 2025
PRESIDIO JOB NO. 123008-01-D106
SCALE: AS NOTED
SHEET 6 OF 9

SR
BLOCK 2
CORTARO THORNYDALE COMMERCIAL CENTER
RECORDED MARCH 13, 2019
SEQ. NO. 20100720103R I&P
PARCEL 225-33-3760



RECORDED APRIL 11, 2022
SEQ. NO. 20221010189
PARCEL 225-33-3760



NUMBER	BEARING	DISTANCE
PL65	S 89°55'51" E	25.40'
PL66	S 00°04'09" W	7.00'
PL67	S 89°55'51" E	10.00'
PL68	S 00°04'09" W	7.00'
PL69	S 89°55'51" E	48.40'
PL70	S 00°04'09" W	7.00'
PL71	S 89°55'51" E	7.00'
PL72	S 89°55'51" E	5.00'
PL73	N 00°04'09" E	7.00'
PL74	S 89°55'51" E	48.80'
PL75	N 00°04'09" E	7.00'
PL76	S 89°55'51" E	6.14'
PL77	S 89°55'51" E	7.00'
PL78	N 00°04'09" E	7.00'
PL79	S 89°55'51" E	48.40'
PL80	N 00°04'09" E	7.00'
PL81	S 89°55'51" E	10.00'
PL82	N 00°04'09" E	7.00'

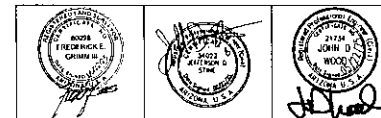
NUMBER	BEARING	DISTANCE
PL83	S 89°55'51" E	31.40'
PL111	S 89°55'51" E	6.00'
PL112	N 00°04'09" E	7.00'
PL113	S 89°55'51" E	46.80'
PL114	N 00°04'09" E	10.00'
PL115	S 89°55'51" E	7.87'
PL116	S 89°55'51" E	58.80'
PL117	N 00°04'09" E	7.00'
PL118	S 89°55'51" E	10.00'
PL125	N 89°55'51" W	6.00'
PL126	N 00°04'09" E	7.00'
PL127	N 89°55'51" W	49.40'
PL128	N 00°04'09" E	7.00'
PL129	N 89°55'51" W	10.00'
PL130	N 00°04'09" E	7.00'
PL131	N 89°55'51" W	53.40'
PL132	N 00°04'09" E	7.00'
PL133	N 89°55'51" W	10.00'

NUMBER	BEARING	DISTANCE
WL56	N 00°04'09" E	20.50'
WL75	N 89°31'16" W	18.22'
WL76	S 00°04'09" W	5.63'
WL77	N 89°55'51" W	36.67'
WL78	N 00°04'09" E	5.50'
WL79	N 89°55'51" W	15.00'
WL80	S 00°02'42" W	5.50'
WL81	N 89°55'51" W	23.68'
WL82	S 89°55'51" E	144.81'
WL85	S 89°55'51" E	21.21'
WL87	N 00°04'09" E	80.05'
WL90	N 00°29'12" E	30.83'
WL91	S 89°48'38" E	17.84'
WL92	N 00°04'09" E	49.26'
WL102	N 00°04'09" E	15.00'
WL103	S 89°55'51" E	90.75'
WL104	N 89°55'51" W	193.01'
WL105	N 89°55'51" W	57.75'

NUMBER	BEARING	DISTANCE
WL106	S 89°55'51" E	226.00'
WL107	N 00°04'09" E	43.81'
WL108	S 89°48'38" E	16.34'
WL109	N 00°04'09" E	15.00'
WL110	N 89°48'38" E	16.34'
WL111	N 00°04'09" E	67.19'
WL112	N 00°04'09" E	91.46'
WL113	N 89°55'51" W	10.00'
WL114	S 89°55'51" E	10.00'
WL115	N 00°04'09" E	19.53'
WL136	N 00°04'09" E	15.00'
WL137	S 89°55'51" E	20.00'
WL138	N 00°07'26" E	15.01'
WL139	S 89°55'51" E	15.00'
WL140	S 00°07'26" W	15.00'
WL141	S 89°55'51" E	31.66'
WL142	N 89°55'51" W	47.11'
WL143	S 00°06'23" W	14.98'

NUMBER	BEARING	DISTANCE
WL144	N 89°51'45" W	15.00'
WL145	N 00°06'01" E	14.99'
WL146	N 89°55'51" W	51.80'
WL155	N 89°55'51" W	9.09'
WL156	N 89°55'51" W	57.73'
WL157	N 00°02'42" W	4.45'
WL158	N 89°59'58" W	15.00'
WL159	S 00°02'42" E	4.47'
WL160	N 89°55'51" W	45.00'
WL161	N 00°06'23" E	5.00'
WL162	N 89°48'38" W	15.00'
WL163	S 00°06'27" W	5.00'
WL164	N 89°55'51" W	51.80'
WL173	N 00°04'09" E	53.77'
WL174	S 00°04'09" W	47.56'
WL175	N 44°55'49" W	18.41'
WL176	S 44°55'49" E	28.20'

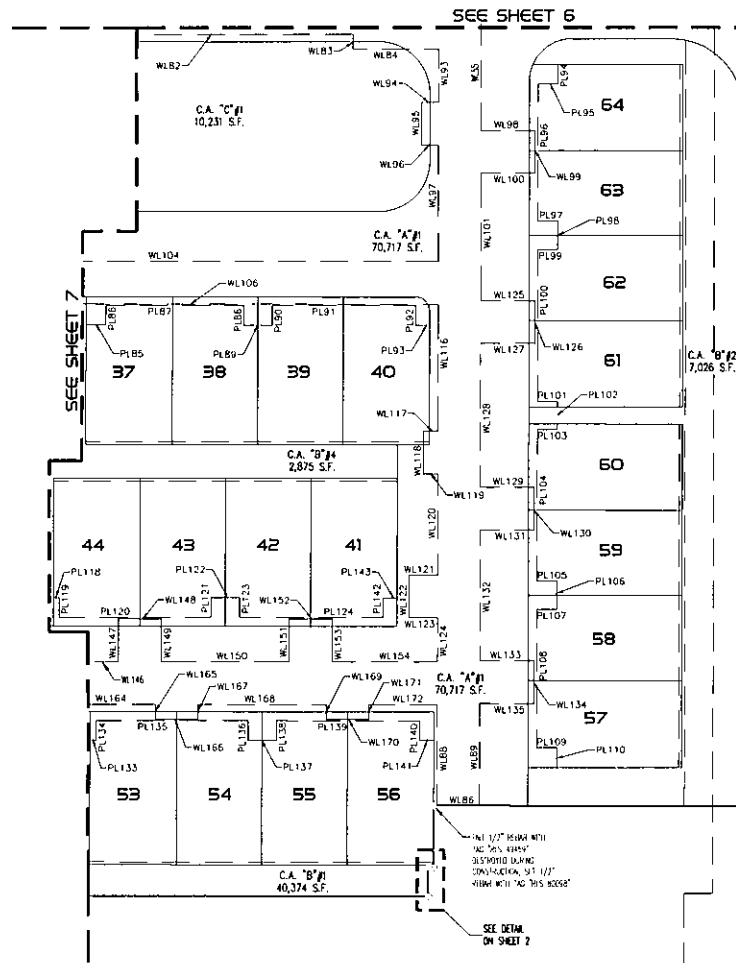
FINAL PLAT FOR HILLCREST
LOTS 1-64 AND COMMON AREAS "A" (PRIVATE DRIVEWAYS, UTILITIES & PRIVATE DRAINAGE), "B" (RECREATION AREA NO. 2), PRIVATE DETENTION/RETENTION BASIN & PRIVATE DRAINAGE STRUCTURES, "C" (RECREATION AREA NO. 1 & RAIN WATER HARVESTING)
PLAT A IS A SUBDIVISION OF A PORTION OF BLOCK 1, CORTARO THORNYDALE COMMERCIAL CENTER, AS RECORDED AT SEQUENCE NO. 20100720103R I&P, AND SHOWN ON RECORDED OR UNRECORDED PLAT NO. 20221010189 I&P, BEING A PART OF THE 1/2 SECTION 30, TOWNSHIP 12 NORTH, RANGE 13 EAST, CLATSOP, CLATSOP COUNTY, OREGON.
P25FP00005
ATTORNEYS: P25F00005, P25F00006, P25F00007 & P25F00008
MAY 22, 2025
PRESIDIO JOB No. 123608-01-0106
SCALE: AS NOTED
SHEET 7 OF 9



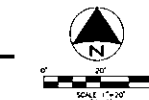
IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

SEQ. NO. _____

SEQ. NO.



N. THORNYDALE RD.
SHEET 12 OF 100

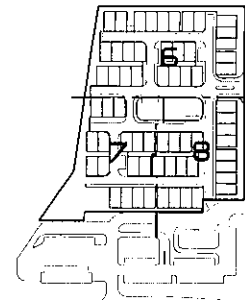


PUE CSMT LINE DATA TABLE
(SEE WORK LIST ON SHEET 9)

NUMBER	BEARING	DISTANCE
PL85	S 89°55'51" E	7.00'
PL86	N 00°04'09" E	7.00'
PL87	S 89°55'51" E	48.40'
PL88	N 00°04'09" E	7.00'
PL89	S 89°55'51" E	10.00'
PL90	N 00°04'09" E	7.00'
PL91	S 89°55'51" E	50.40'
PL92	N 00°04'09" E	7.00'
PL93	S 89°55'51" E	5.00'
PL94	N 00°04'09" E	7.00'
PL95	S 89°55'51" E	7.00'
PL96	N 00°04'09" E	48.40'
PL97	S 89°55'51" E	7.00'
PL98	N 00°04'09" E	10.00'
PL99	S 89°55'51" E	7.00'
PL100	N 00°04'09" E	7.00'
PL101	S 89°55'51" E	7.00'
PL102	N 00°04'09" E	53.40'
PL103	S 89°55'51" E	7.00'
PL104	N 00°04'09" E	7.00'
PL105	S 89°55'51" E	7.00'
PL106	N 00°04'09" E	10.00'
PL107	S 89°55'51" E	7.00'
PL108	N 00°04'09" E	48.40'
PL109	S 89°55'51" E	7.00'
PL110	N 00°04'09" E	7.00'
PL111	S 89°55'51" E	10.00'
PL112	N 00°04'09" E	7.00'
PL113	S 89°55'51" E	10.00'
PL114	N 00°04'09" E	7.00'
PL115	S 89°55'51" E	53.40'

PUE CSMT LINE DATA TABLE
(SEE WORK LIST ON SHEET 9)

NUMBER	BEARING	DISTANCE
PL136	N 00°04'09" E	7.00'
PL137	S 89°55'51" W	10.00'
PL138	N 00°04'09" E	7.00'
PL139	S 89°55'51" W	50.40'
PL140	N 00°04'09" E	7.00'
PL141	S 89°55'51" W	5.00'
PL142	N 00°04'09" E	7.00'
PL143	S 89°55'51" E	5.00'



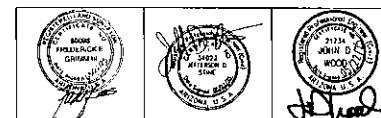
WATER CSMT LINE DATA TABLE
(SEE WORK LIST ON SHEET 9)

NUMBER	BEARING	DISTANCE
WL55	S 00°02'30" W	114.60'
WL56	S 89°55'51" E	144.81'
WL57	S 00°11'22" W	5.00'
WL58	S 89°48'36" E	30.14'
WL59	S 89°55'55" E	14.95'
WL60	N 00°04'09" E	35.45'
WL61	S 89°55'51" E	35.90'
WL62	S 00°06'07" W	35.90'
WL63	S 00°03'51" W	18.94'
WL64	N 89°53'09" W	5.96'
WL65	S 00°11'22" W	15.00'
WL66	S 89°53'08" E	6.00'
WL67	S 00°04'09" W	41.06'
WL68	S 89°55'29" E	10.99'
WL69	S 00°04'09" W	15.00'
WL70	N 89°55'29" W	18.99'
WL71	S 89°55'51" W	51.80'
WL72	S 00°06'01" W	14.99'
WL73	N 89°51'45" W	15.00'
WL74	N 00°06'01" E	15.00'
WL75	N 89°55'51" W	45.00'
WL76	S 00°06'01" W	15.00'
WL77	N 89°51'45" W	15.00'
WL78	N 00°06'00" E	14.96'
WL79	N 89°55'51" W	37.09'
WL80	N 89°55'51" W	51.80'
WL81	S 00°04'09" W	15.00'
WL82	N 89°59'58" W	15.00'
WL83	S 00°06'29" W	4.98'
WL84	N 89°55'51" W	45.00'
WL85	N 00°06'28" E	5.00'
WL86	N 89°59'58" W	15.00'
WL87	S 00°06'30" W	5.00'
WL88	N 89°55'51" W	24.05'

WATER CSMT LINE DATA TABLE
(SEE WORK LIST ON SHEET 9)

NUMBER	BEARING	DISTANCE
WL126	S 00°04'09" W	15.00'
WL127	N 89°55'29" W	18.99'
WL128	S 00°04'09" W	50.80'
WL129	S 89°55'29" E	18.99'
WL130	S 00°04'09" W	15.00'
WL131	N 89°55'29" W	18.99'
WL132	S 00°04'09" W	46.00'
WL133	S 89°55'29" E	18.99'
WL134	S 00°04'09" W	15.00'
WL135	N 89°55'29" W	18.99'
WL136	N 89°55'51" W	51.80'
WL137	S 00°06'01" W	14.99'
WL138	N 89°51'45" W	15.00'
WL139	N 00°06'01" E	15.00'
WL140	N 89°55'51" W	45.00'
WL141	S 00°06'01" W	15.00'
WL142	N 89°51'45" W	15.00'
WL143	N 00°06'00" E	14.96'
WL144	N 89°55'51" W	37.09'
WL145	N 89°55'51" W	51.80'
WL146	S 00°04'09" W	15.00'
WL147	N 89°59'58" W	15.00'
WL148	S 00°06'29" W	4.98'
WL149	N 89°55'51" W	45.00'
WL150	N 00°06'28" E	5.00'
WL151	N 89°59'58" W	15.00'
WL152	S 00°06'30" W	5.00'
WL153	N 89°55'51" W	24.05'

CB-1
LOT 1 OF COMMERCIAL LOT SPLIT FOR BLOCK 1
CORTARO THORNYDALE COMMERCIAL CENTER
LOT SPLIT
RECORDED APRIL 11, 2022
SEA. NO. 20221010189
PARCEL 225-33-3750



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR HILLCREST
LOTS 1-64 AND COMMON AREAS "A" (PRIVATE DRIVEWAYS, UTILITIES & PRIVATE DRAINAGE), "B" (RECREATION AREA NO. 2, PRIVATE DETENTION/RETENTION BASIN & PRIVATE DRAINAGE STRUCTURES), "C" (RECREATION AREA NO. 1 & RAIN WATER HARVESTING)
BEING A RE-SUBDIVISION OF A PORTION OF BLOCK 1, CORTARO THORNYDALE COMMERCIAL CENTER AS RECORDED IN PLAT BOOK NO. 20221010189, AND SHOWN ON RECORD IN PLAT BOOK NO. 20221010189, BEING WITHIN THE N. 1/4 SECTION 35, TOWNSHIP 37 SOUTH, RANGE 135 EAST, G&S RW, F&M COUNTY, WYOMING
P25FP00005
REFERENCE: P25FP00005, P152P00005, P152P00006 & P152P00007
MAY 22, 2025
PRESIDIO JOB NO. 123008-01-0106
SHEET 8 OF 9

WATER ESMT LINE DATA TABLE (WATER USE)		
NUMBER	BEARING	DISTANCE
PL1	S 89°55'51" E	5.00'
PL2	S 00°04'09" W	8.25'
PL3	S 89°55'51" E	50.80'
PL4	S 00°04'09" W	10.00'
PL5	S 89°55'51" E	5.00'
PL6	S 89°55'51" E	5.00'
PL7	S 00°04'09" W	10.00'
PL8	S 89°55'51" E	50.40'
PL9	S 00°04'09" W	8.25'
PL10	S 89°55'51" E	10.00'
PL11	S 00°04'09" W	8.25'
PL12	S 89°55'51" E	53.40'
PL13	S 00°04'09" W	8.25'
PL14	S 89°55'51" E	2.00'
PL15	S 89°55'51" E	2.00'
PL16	S 00°04'09" W	8.25'
PL17	S 89°55'51" E	48.80'
PL18	S 00°04'09" W	8.25'
PL19	S 89°55'51" E	9.00'
PL20	S 89°55'51" E	5.00'
PL21	N 00°04'09" E	7.00'
PL22	S 89°55'51" E	50.40'
PL23	N 00°04'09" E	7.00'
PL24	S 89°55'51" E	10.00'
PL25	N 00°04'09" E	7.00'
PL26	S 89°55'51" E	48.40'
PL27	N 00°04'09" E	7.00'
PL28	S 89°55'51" E	9.00'
PL29	S 89°55'51" E	5.00'
PL30	N 00°04'09" E	7.00'
PL31	S 89°55'51" E	50.40'
PL32	N 00°04'09" E	7.00'
PL33	S 89°55'51" E	10.00'
PL34	N 00°04'09" E	7.00'
PL35	S 89°55'51" E	25.40'
PL36	N 00°04'09" E	25.40'
PL37	N 89°55'51" W	7.00'
PL38	N 00°04'09" E	10.00'
PL39	N 89°55'51" W	7.00'
PL40	N 00°04'09" E	53.40'
PL41	N 89°55'51" W	7.00'
PL42	N 00°04'09" E	10.00'
PL43	N 89°55'51" W	7.00'
PL44	N 00°04'09" E	50.80'
PL45	N 89°55'51" W	7.00'
PL46	N 00°04'09" E	8.00'
PL47	N 89°55'51" W	5.00'
PL48	S 00°04'09" W	7.00'
PL49	N 89°55'51" W	50.40'
PL50	S 00°04'09" W	7.00'

WATER ESMT LINE DATA TABLE (WATER USE)		
NUMBER	BEARING	DISTANCE
PL51	N 89°55'51" W	10.00'
PL52	S 00°04'09" W	7.00'
PL53	N 89°55'51" W	48.40'
PL54	S 00°04'09" W	7.00'
PL55	N 89°55'51" W	7.00'
PL56	N 89°55'51" W	7.00'
PL57	S 00°04'09" W	12.00'
PL58	N 89°55'51" W	48.40'
PL59	S 00°04'09" W	7.00'
PL60	N 89°55'51" W	10.00'
PL61	S 00°04'09" W	7.00'
PL62	N 89°55'51" W	48.40'
PL63	S 00°04'09" W	7.00'
PL64	N 89°55'51" W	7.00'
PL65	S 89°55'51" E	25.40'
PL66	S 00°04'09" W	7.00'
PL67	S 89°55'51" E	10.00'
PL68	S 00°04'09" W	7.00'
PL69	S 89°55'51" E	48.40'
PL70	S 00°04'09" W	7.00'
PL71	S 89°55'51" E	7.00'
PL72	S 89°55'51" E	5.00'
PL73	N 00°04'09" E	7.00'
PL74	S 89°55'51" E	48.80'
PL75	N 00°04'09" E	7.00'
PL76	S 89°55'51" E	6.14'
PL77	S 89°55'51" E	7.00'
PL78	N 00°04'09" E	7.00'
PL79	S 89°55'51" E	48.40'
PL80	N 00°04'09" E	7.00'
PL81	S 89°55'51" E	10.00'
PL82	N 00°04'09" E	7.00'
PL83	S 89°55'51" E	31.40'
PL84	N 00°04'09" E	7.00'
PL85	S 89°55'51" E	7.00'
PL86	N 00°04'09" E	7.00'
PL87	S 89°55'51" E	48.40'
PL88	N 00°04'09" E	7.00'
PL89	S 89°55'51" E	10.00'
PL90	N 00°04'09" E	7.00'
PL91	S 89°55'51" E	50.40'
PL92	N 00°04'09" E	7.00'
PL93	S 89°55'51" E	5.00'
PL94	N 00°04'09" E	7.00'
PL95	S 89°55'51" E	7.00'
PL96	N 00°04'09" E	48.40'
PL97	S 89°55'51" E	7.00'
PL98	N 00°04'09" E	10.00'
PL99	S 89°55'51" E	7.00'
PL100	N 00°04'09" E	53.40'

WATER ESMT LINE DATA TABLE (WATER USE)		
NUMBER	BEARING	DISTANCE
PL101	S 89°55'51" E	7.00'
PL102	N 00°04'09" E	10.00'
PL103	S 89°55'51" E	7.00'
PL104	N 00°04'09" E	53.40'
PL105	S 89°55'51" E	7.00'
PL106	N 00°04'09" E	10.00'
PL107	S 89°55'51" E	7.00'
PL108	N 00°04'09" E	48.40'
PL109	N 89°55'51" W	7.00'
PL110	N 00°04'09" E	7.00'
PL111	S 89°55'51" E	6.00'
PL112	N 00°04'09" E	7.00'
PL113	S 00°04'09" E	46.80'
PL114	N 00°04'09" E	10.00'
PL115	S 89°55'51" E	7.87'
PL116	S 00°04'09" W	58.80'
PL117	N 00°04'09" E	7.00'
PL118	S 89°55'51" E	10.00'
PL119	N 00°04'09" E	7.00'
PL120	S 89°55'51" E	53.40'
PL121	N 00°04'09" E	7.00'
PL122	S 89°55'51" E	10.00'
PL123	N 00°04'09" E	7.00'
PL124	S 89°55'51" E	50.40'
PL125	N 89°55'51" W	6.00'
PL126	N 00°04'09" E	7.00'
PL127	N 89°55'51" W	49.40'
PL128	N 00°04'09" E	7.00'
PL129	N 89°55'51" W	10.00'
PL130	N 00°04'09" E	7.00'
PL131	N 89°55'51" W	53.40'
PL132	N 00°04'09" E	7.00'
PL133	N 89°55'51" W	10.00'
PL134	N 00°04'09" E	7.00'
PL135	N 89°55'51" W	53.40'
PL136	N 00°04'09" E	7.00'
PL137	N 89°55'51" W	10.00'
PL138	N 00°04'09" E	7.00'
PL139	N 89°55'51" W	50.40'
PL140	N 00°04'09" E	7.00'
PL141	N 89°55'51" W	5.00'
PL142	N 00°04'09" E	7.00'
PL143	S 89°55'51" E	5.00'

WATER ESMT LINE DATA TABLE (WATER USE)		
NUMBER	BEARING	DISTANCE
WL1	N 00°04'09" E	15.00'
WL2	S 89°55'51" E	19.94'
WL3	N 00°04'09" E	17.50'
WL4	S 89°55'51" E	15.00'
WL5	S 00°18'35" W	17.50'
WL6	S 89°55'51" E	65.80'
WL7	N 00°04'09" E	17.50'
WL8	S 89°55'51" E	15.00'
WL9	S 00°04'09" W	17.50'
WL10	S 89°55'51" E	45.00'
WL11	N 00°04'09" E	17.50'
WL12	S 89°55'51" E	15.00'
WL13	S 00°04'09" W	17.50'
WL14	S 89°55'51" E	51.80'
WL15	N 00°04'09" E	17.50'
WL16	S 89°55'51" E	15.00'
WL17	S 00°04'09" W	17.50'
WL18	S 89°55'51" E	22.80'
WL19	N 00°04'09" E	34.30'
WL20	N 45°04'09" E	17.67'
WL21	N 00°04'09" E	35.20'
WL22	S 89°55'51" E	92.00'
WL23	S 00°04'09" W	15.00'
WL24	N 89°55'51" W	66.03'
WL25	S 45°14'08" W	9.84'
WL26	S 00°04'09" W	10.31'
WL27	N 89°55'29" W	3.99'
WL28	S 00°04'09" W	9.17'
WL29	S 45°04'08" W	17.68'
WL30	S 00°04'09" W	12.46'
WL31	S 89°55'51" E	4.16'
WL32	S 44°55'29" E	13.48'
WL33	S 89°55'29" E	2.72'
WL34	S 00°04'09" W	15.00'
WL35	N 89°55'29" W	16.94'
WL36	N 89°55'51" W	109.86'
WL37	S 89°55'51" E	120.24'
WL38	N 00°04'09" E	47.28'
WL39	S 89°48'38" E	8.01'
WL40	N 00°11'22" E	15.00'
WL41	N 89°48'38" W	7.26'
WL42	N 00°04'09" E	64.22'
WL43	N 00°04'09" E	21.00'
WL44	S 89°55'51" E	17.74'
WL45	N 00°04'09" E	105.50'
WL46	S 00°04'09" W	50.78'
WL47	N 89°48'38" W	8.00'
WL48	S 00°11'22" W	15.00'
WL49	S 89°48'38" E	8.03'
WL50	S 00°04'09" W	60.72'

WATER ESMT LINE DATA TABLE (WATER USE)		
NUMBER	BEARING	DISTANCE
WL51	S 00°04'09" W	51.80'
WL52	S 89°55'29" E	18.99'
WL53	S 00°05'51" E	15.00'
WL54	N 89°55'29" W	18.99'
WL55	S 00°02'30" W	114.60'
WL56	N 00°04'09" E	20.50'
WL57	S 89°55'51" E	41.14'
WL58	N 00°04'09" E	14.43'
WL59	S 89°55'51" E	15.00'
WL60	S 00°04'09" W	14.43'
WL61	S 89°55'51" E	45.00'
WL62	N 00°04'09" E	14.49'
WL63	N 89°55'51" W	10.00'
WL64	S 00°04'09" W	14.49'
WL65	S 89°55'51" E	31.65'
WL66	N 89°55'51" W	37.48'
WL67	S 00°04'09" W	14.50'
WL68	N 89°55'51" W	15.00'
WL69	N 00°04'05" E	14.41'
WL70	N 89°48'38" W	45.00'
WL71	S 00°04'09" W	14.49'
WL72	N 89°55'51" W	15.00'
WL73	N 00°04'09" E	14.49'
WL74	N 89°55'51" W	25.50'
WL75	N 89°31'19" W	18.22'
WL76	S 00°04'09" W	5.63'
WL77	N 89°55'51" W	36.67'
WL78	N 00°04'09" E	5.50'
WL79	N 89°55'51" W	15.00'
WL80	S 00°02'42" W	5.50'
WL81	N 89°55'51" W	23.66'
WL82	S 89°55'51" E	144.61'
WL83	S 00°11'22" W	5.00'
WL84	S 89°48'38" E	30.14'
WL85	S 89°55'51" E	21.21'
WL86	S 89°55'55" E	14.95'
WL87	N 00°04'09" E	80.05'
WL88	N 00°04'09" E	35.45'
WL89	S 00°06'07" W	35.90'
WL90	N 00°29'12" E	30.83'
WL91	S 89°48'38" E	17.84'
WL92	N 00°04'09" E	49.26'
WL93	S 00°03'51" W	18.94'
WL94	N 89°53'09" W	5.96'
WL95	S 00°11'22" W	15.00'
WL96	S 89°53'08" E	6.00'
WL97	S 00°04'09" W	41.06'
WL98	S 89°55'29" E	18.99'
WL99	N 00°06'01" E	15.00'
WL100	N 89°55'29" W	18.99'

WATER ESMT LINE DATA TABLE (WATER USE)		
NUMBER	BEARING	DISTANCE
WL101	S 00°04'09" W	45.00'
WL102	N 89°51'45" W	15.00'
WL103	S 89°55'51" E	90.75'
WL104	N 89°55'51" W	193.01'
WL105	N 89°55'51" W	57.75'
WL106	S 89°55'51" E	226.00'
WL107	N 00°04'09" E	43.81'
WL108	S 89°48'38" E	16.34'
WL109	N 00°04'09" E	15.00'
WL110	N 89°48'38" W	16.34'
WL111	N 00°04'09" E	67.19'
WL112	N 00°04'09" E	91.46'
WL113	N 89°55'51" W	10.00'
WL114	S 89°55'51" E	10.00'
WL115	N 00°04'09" E	19.93'
WL116	S 00°04'09" W	44.84'
WL117	N 89°55'51" W	5.00'
WL118	N 00°04'09" W	15.00'
WL119	S 89°55'51" E	5.00'
WL120	S 00°04'09" W	35.66'
WL121	N 89°55'51" W	10.00'
WL122	S 00°04'09" W	15.00'
WL123	S 89°55'51" E	10.00'
WL124	S 00°04'09" W	15.50'
WL125	S 89°55'29" E	18.99'
WL126	S 00°04'09" W	15.00'
WL127	N 89°55'29" W	18.99'
WL128	S 00°04'09" W	50.80'
WL129	S 89°55'29" E	18.99'
WL130	S 00°04'09" W	15.00'
WL131	N 89°55'29" W	18.99'
WL132	S 00°04'09" W	46.00'
WL133	S 89°55'29" E	18.99'
WL134	S 00°04'09" W	15.00'
WL135	N 89°55'29" W	18.99'
WL136	N 00°04'09" E	15.00'
WL137	S 89°55'51" E	20.00'
WL138	N 00°07'26" E	15.01'
WL139	S 89°55'51" E	15.00'
WL140	S 00°07'26" W	15.00'
WL141	S 89°55'51" E	31.66'
WL142	N 89°55'51" W	47.11'
WL143	S 00°06'23" W	14.98'
WL144	N 89°51'45" W	15.00'
WL145	N 00°06'01" E	14.99'
WL146	N 89°55'51" W	51.80'
WL147	S 00°06'01" W	14.99'
WL148	N 89°51'45" W	15.00'
WL149	N 00°06'01" E	15.00'
WL150	N 89°55'51" W	45.00'

WATER ESMT LINE DATA TABLE (WATER USE)		
NUMBER	BEARING	DISTANCE
WL151	S 00°06'01" W	15.00'
WL152	N 89°51'45" W	15.00'
WL153	N 00°06'00" E	14.98'
WL154	N 89°55'51" W	37.09'
WL155	N 89°55'51" W	9.09'
WL156	N 89°55'51" W	57.73'
WL157	N 00°02'42" W	4.49'
WL158	N 89°55'58" W	15.00'
WL159	S 00°02'42" E	4.47'
WL160	N 89°55'51" W	45.00'
WL161	N 00°06'23" E	5.00'
WL162	N 89°48'38" W	15.00'
WL163	S 00°06'27" W	5.00'
WL164	N 89°55'51" W	51.80'
WL165	N 00°06'27" E	5.00'
WL166	N 89°55'58" W	15.00'
WL167	S 00°06'28" W	4.98'
WL168	N 89°55'51" W	45.00'
WL169	N 00°06'28" E	5.00'
WL170	N 89°55'58" W	15.00'
WL171	S 00°06'30" W	5.00'
WL172	N 89°55'51" W	24.05'
WL173	N 00°04'09" E	53.77'
WL174	S 00°04'09" W	47.58'
WL175	N 44°55'49" W	19.41'
WL176	S 44°55'49" E	28.20'
WL177	N 00°04'09" E	15.00'

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P25FP00005

THIS AGREEMENT is made and entered into by and between PACIFIC INTERNATIONAL PROPERTIES, L.L.P., an Arizona limited liability partnership, or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,466; 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 HILLCREST LOTS 1 THROUGH 64 AND COMMON AREAS "A" (PRIVATE DRIVEWAYS, UTILITIES & PRIVATE DRAINAGE), "B" (RECREATION AREA NO. 2, PRIVATE DETENTION/RETENTION BASIN & PRIVATE DRAINAGE STRUCTURES), "C" (RECREATION AREA NO. 1 & RAIN WATER HARVESTING) 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 _____, 2025, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: PACIFIC INTERNATIONAL PROPERTIES, L.L.P., an Arizona limited liability partnership

Chair, Board of Supervisors

By: [Signature]
Daniel Leung
Its: Authorized Agent _____

ATTEST:

Clerk of the Board

TRUSTEE: FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under Trust No. 60,466, and not in its corporate capacity

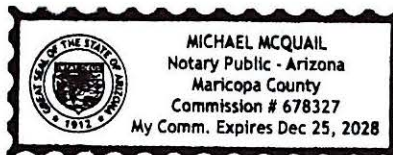
By: [Signature]
Rachel Turnipseed
Its: Trust Officer _____

STATE OF ARIZONA)
County of ~~Pima~~)
 Maricopa

The foregoing instrument was acknowledged before me this 20 day of March, 2025, by Daniel Leung, Authorized Agent of Pacific International Properties, L.L.P., ("Subdivider"), an Arizona limited liability partnership.

[Signature]
Notary Public

My Commission Expires:
12-25-2028



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 24 day of March, 2025, by Rachel Turnipseed of Fidelity National Title Agency, Inc., ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,466.

[Signature]
Notary Public

My Commission Expires:
May 18, 2027

