

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 10.200 ACRES.
2. TOTAL MILES OF NEW PUBLIC STREETS IS 0.11.
3. THE TOTAL NUMBER OF LOTS IS 11.
THE TOTAL NUMBER OF COMMON AREAS IS 1.
3. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF PIMA COUNTY.
4. THE BASIS OF BEARING FOR THIS PROJECT IS THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 (ALSO THE MONUMENT LINE OF BONANZA AVENUE) TOWNSHIP 13 SOUTH, RANGE 15 EAST, G&SRM, SAID BEARING BEING NORTH 00°18'12" WEST AS SHOWN IN BOOK 33 OF MAPS AND PLATS, PAGE 50.
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY
6. RIPARIAN HABITAT LIMITS WERE RE-MAPPED DURING THE SUBDIVISION REVIEW PROCESS. NEW RIPARIAN HABITAT LIMITS ARE SHOWN ON PAGE 2 AND SHALL BE USED BY THE FLOOD CONTROL DISTRICT FOR REGULATORY REVIEW AND APPROVAL.
7. DETENTION REQUIREMENTS FOR THIS PROJECT HAVE BEEN WAIVED BY THE REGIONAL FLOOD CONTROL DISTRICT. THE OWNER HAS PAID A FEE IN-LIEU OF PROVIDING DETENTION FACILITIES.
8. ALL PUBLIC UTILITY EASEMENTS, AND ALL PRIVATE DRAINAGE EASEMENTS CREATED BY THAT CERTAIN FINAL PLAT FOR MOLINO CANYON ESTATES, RECORDED ON DECEMBER 2, 2008, IN BOOK 64 OF MAPS AND PLATS, AT PAGE 25, OFFICIAL RECORDS OF PIMA COUNTY, ARIZONA, SHALL BE RELEASED UPON RECORDATION OF THIS PLAT IN THE OFFICE OF THE PIMA COUNTY RECORDER, AND SHALL BE OF NO FURTHER FORCE OR EFFECT.
9. THE 1-FOOT NO ACCESS EASEMENT CREATED BY THAT CERTAIN FINAL PLAT FOR ANTHONY ESTATES, RECORDED ON SEPTEMBER 4, 1980, IN BOOK 33 OF MAPS AND PLATS, AT PAGE 50, OFFICIAL RECORDS OF PIMA COUNTY, ARIZONA, SHALL BE RELEASED UPON RECORDATION OF THIS PLAT IN THE OFFICE OF THE PIMA COUNTY RECORDER, AND SHALL BE OF NO FURTHER FORCE OR EFFECT

PERMITTING NOTES

1. THIS PLAT IS SUBJECT TO SECTION 18.77.040, SCENIC ROUTES.
2. EXISTING ZONING IS CR-1 LOT REDUCTION OPTION.
3. LOTS 1-7 OF THIS SUBDIVISION ARE IMPACTED BY REGULATORY FLOODPLAIN AND/OR EROSION HAZARD SETBACK LIMITS. DEVELOPMENT ON THESE LOTS REQUIRES REGIONAL FLOOD CONTROL DISTRICT REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMITS.
4. GROSS DENSITY IS 1.13 RAC.
5. RIPARIAN HABITAT LIMITS WERE FIELD MAPPED DURING THE SUBDIVISION REVIEW PROCESS. NEW RIPARIAN HABITAT LIMITS ARE SHOWN ON PAGE 2 AND SHALL BE USED BY THE FLOOD CONTROL DISTRICT FOR REGULATORY REVIEW AND APPROVAL.
6. LOTS 3-7 ARE IMPACTED BY REGULATED RIPARIAN HABITAT. ANY DISTURBANCE OF THIS HABITAT REQUIRES FLOOD CONTROL DISTRICT REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMIT. LOT 6 HAS DISTURBED 12,635 SQ. FT. OF REGULATED HABITAT. ANY ADDITIONAL DISTURBANCE TO REGULATED RIPARIAN HABITAT ON LOT 6 WILL BE CUMULATIVE.
7. NATURAL RESOURCES, PARKS AND RECREATION IN-LIEU FEE OF \$20,966 SHALL BE PAID PRIOR TO THE RELEASE OF ASSURANCES.

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND WE, CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM 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, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS OF WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS AND DRAINAGE WAYS.

WE 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 CONVENIENCE 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 UTILITIES AND PUBLIC SEWERS.

TITLE OF THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE NUMBER _____, 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 AND PRIVATE DRAINAGEWAYS WITHIN THIS SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,432, AND NOT IN ITS CORPORATE CAPACITY

Martha L. Hill

TRUST OFFICER

ACKNOWLEDGMENT

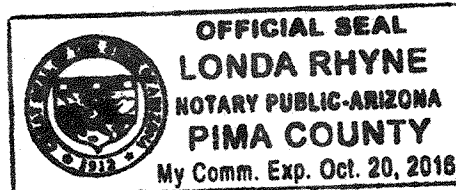
STATE OF ARIZONA } } SS
COUNTY OF PIMA }

ON THIS 11th DAY OF FEB., 2015, BEFORE ME PERSONALLY APPEARED MARSHA L. HILL, ACKNOWLEDGED TO BE THE TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,432 AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 10-20-2016

London Rhine
NOTARY PUBLIC

DATE 2-11-2015



ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60432 FROM FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION, AS RECORDED IN SEQUENCE NO. _____ 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, _____, 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 _____, 20____.

CLERK, BOARD OF SUPERVISORS

DATE

RECORDING DATA

STATE OF ARIZONA } } SS
COUNTY OF PIMA }

SEQ. NO. _____
FEE: _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC. ON THIS _____ DAY OF _____, 20____, IN SEQUENCE NO. _____ OF MAPS AND PLATS THEREOF AT _____.

F. ANN RODRIGUEZ,
PIMA COUNTY RECORDER

DATE

CERTIFICATION OF SURVEY

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

Patricia Gajda

PATRICIA GAJDA
ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.
REGISTERED LAND SURVEYOR NO. 46278



CERTIFICATION OF ENGINEERING

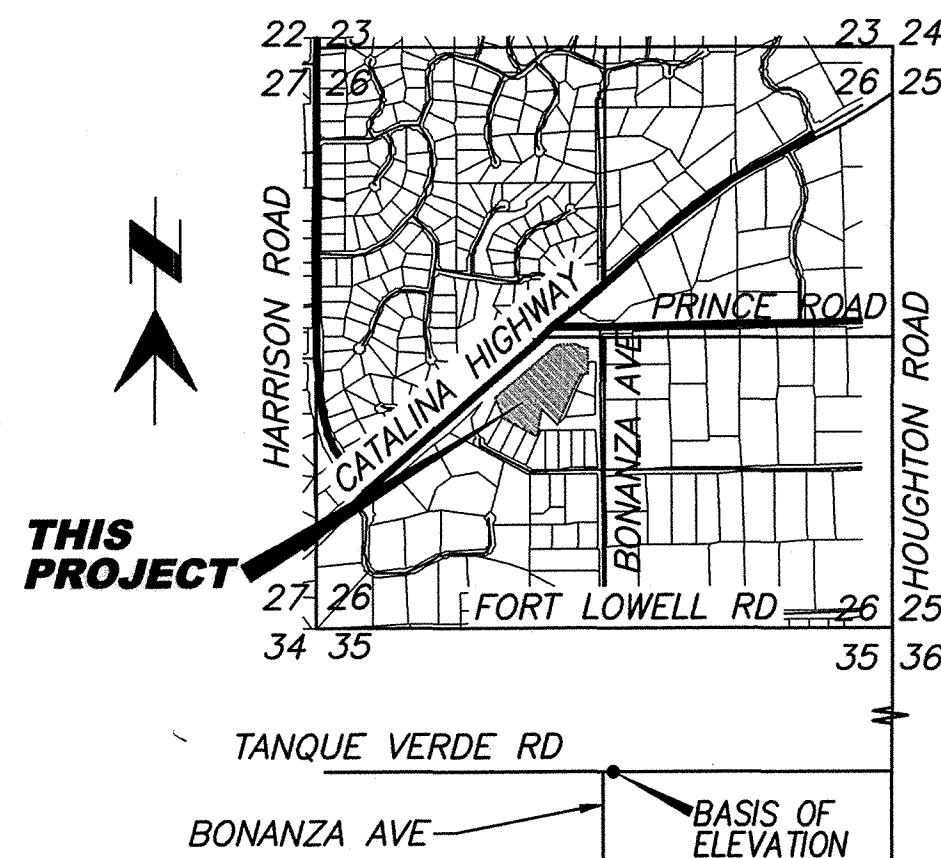
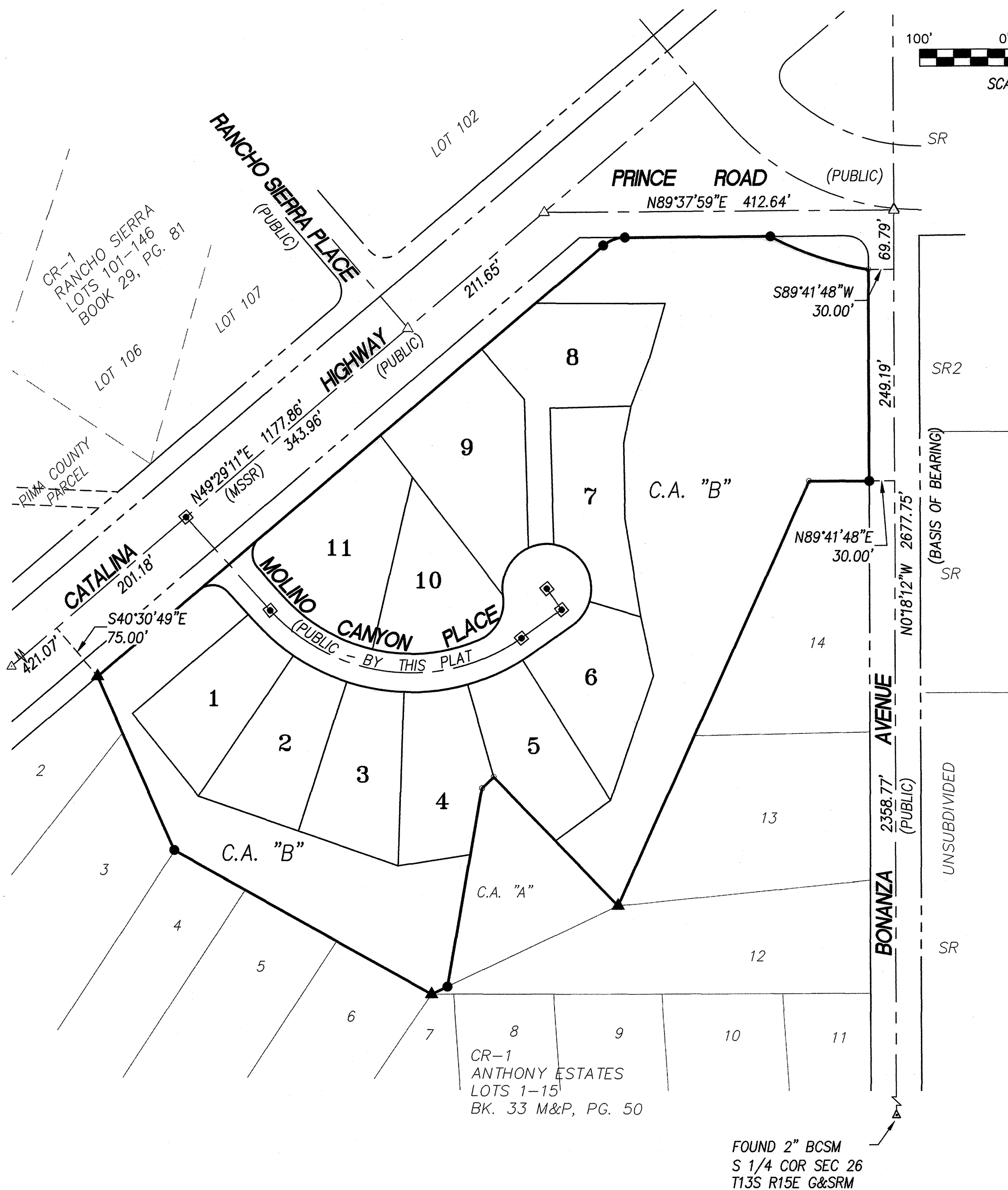
I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

Ryan R. Stucki

RYAN R. STUCKI
ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC.
REGISTERED PROFESSIONAL ENGINEER NO. 39526



FINAL PLAT FOR MOLINO CANYON ESTATES LOTS 1 - 11 AND COMMON AREA "B" (NATURAL UNDISTURBED OPEN SPACE) ALL STREETS ARE PUBLIC



LOCATION PLAN

A PORTION OF SECTION 26, T13S, R15E,
GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA
SCALE 3" = 1 MILE

LEGEND

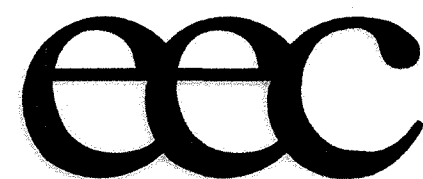
- PUBLIC UTILITY EASEMENT (PUE) DEDICATED BY THIS PLAT
- EASEMENT AS NOTED
- 1' NO ACCESS EASEMENT GRANTED PER BK. 33 M&P, PG. 50 PCR, ABANDONED BY THIS PLAT
- SUBDIVISION BOUNDARY
- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE
- EHS LINE
- 100 YR FLOODPLAIN LINE
- xc CLASS C XERORIPARIAN HABITAT (FIELD VERIFIED)
- CONCENTRATION POINT
- △ FOUND 2" BCSM (NO MARKINGS)
- FOUND 1/2" REBAR ADDED TAG "RLS 46278"
- SET 1/2" REBAR WITH TAG "RLS 46278"
- A SURVEY MONUMENT IN CONCRETE, STAMPED BY A REGISTERED LAND SURVEYOR, TO BE SET
- 7 NEW LOT NUMBER
- ▲ FOUND 1/2" REBAR WITH TAG "RLS 15343"

ABBREVIATION LIST

- | | |
|------|--------------------------------------|
| C.A. | COMMON AREA |
| CL | CENTERLINE |
| PUE | PUBLIC UTILITY EASEMENT BY THIS PLAT |
| PC | POINT OF CURVE |
| PT | POINT OF TANGENT |
| STA. | STATION |
| WSEL | WATER SURFACE ELEVATION |
| XC | CLASS C XERORIPARIAN HABITAT |
| FP# | FLOODPLAIN LINE NUMBER |
| EH# | EROSION HAZARD LINE NUMBER |
| PCR | PIMA COUNTY RECORDER |
| M&P | MAPS AND PLATS |
| ESMT | EASEMENT |
| SF | SQUARE FEET |

FINAL PLAT MOLINO CANYON ESTATES LOTS 1-11 AND COMMON AREA "B" (NATURAL UNDISTURBED OPEN SPACE)

BEING A RESUBDIVISION OF
MOLINO CANYON ESTATES, LOTS 1-9 AND
COMMON AREA "A" (PRIVATE STREET)
RECORDED IN BOOK 64 OF MAPS AND PLATS AT PAGE 25
LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 26, T 13 S, R 15 E,
G&SRM, PIMA COUNTY, ARIZONA
P14FP00002
P14TP00001
P-1206-022
C09-79-81



Engineering and Environmental Consultants, Inc.

4625 East Fort Lowell Road | Tucson, Arizona 85712
Tel 520.321.4625 | Fax 520.321.0333

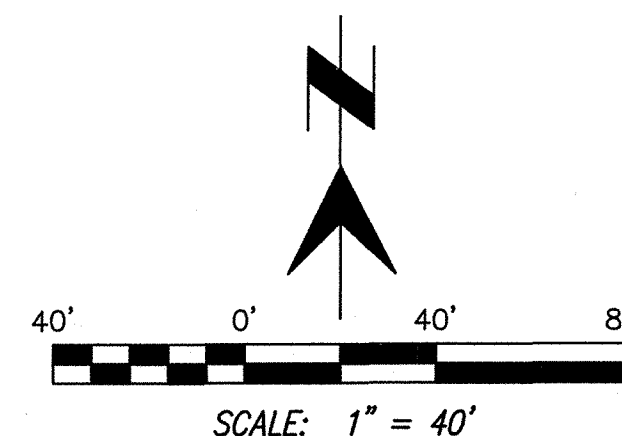
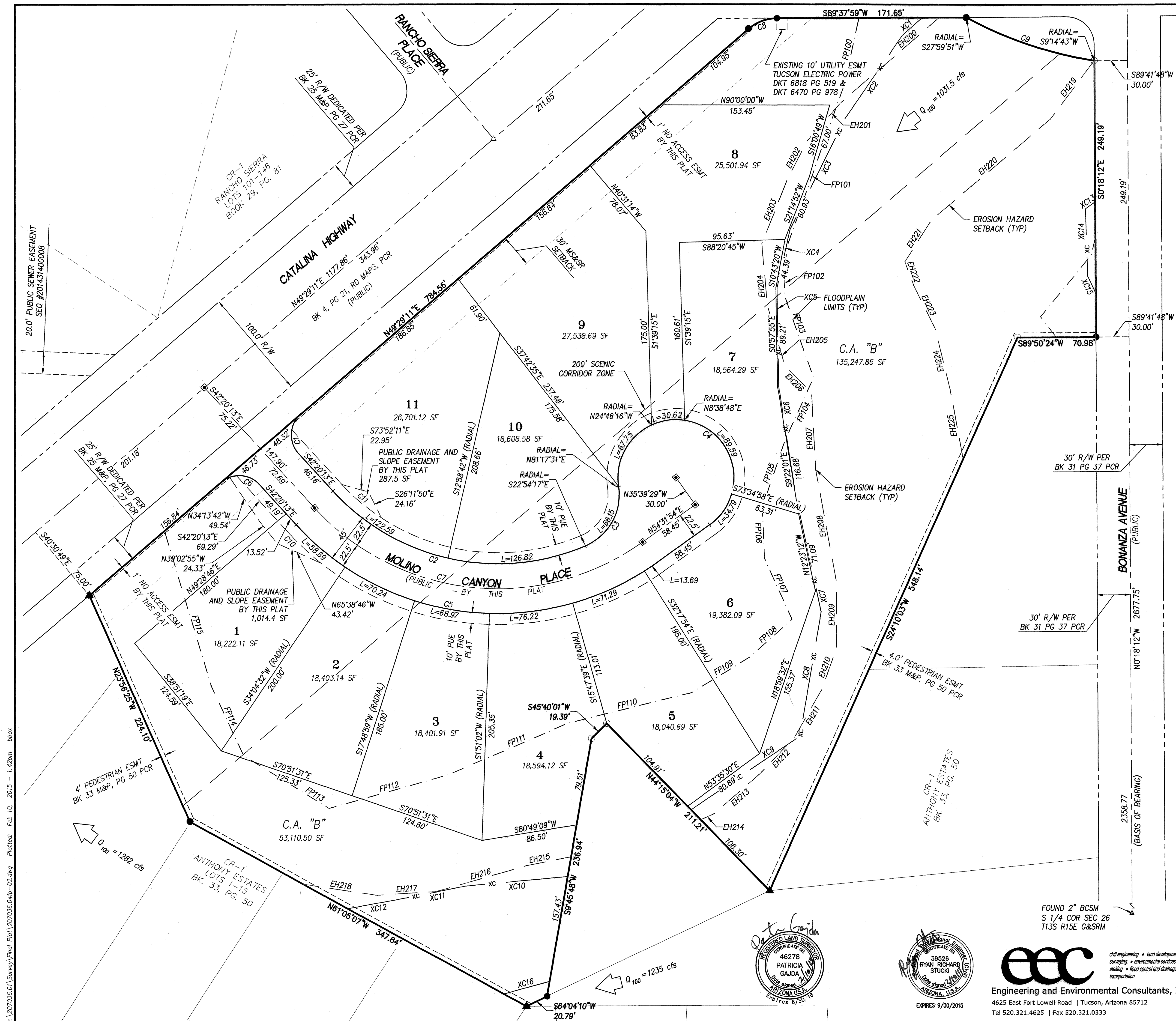
civil engineering • land development
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transportation

EEC JOB 207036.01

OCTOBER 2014

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XERORIPARIAN HABITAT "C" LINE TABLE		
LINE #	LENGTH	DIRECTION
XC1	24.14'	N48° 09' 55"E
XC2	90.04'	N34° 44' 04"E
XC3	112.40'	N26° 32' 31"E
XC4	54.18'	N12° 40' 41"E
XC5	89.02'	N00° 57' 55"W
XC6	99.82'	N08° 51' 36"W
XC7	107.52'	N12° 23' 12"W
XC8	113.68'	N09° 43' 50"E
XC9	119.21'	N55° 47' 17"E
XC10	93.13'	N84° 48' 09"E
XC11	53.46'	N78° 47' 09"E
XC12	54.66'	N79° 48' 13"E
XC13	10.87'	N54° 10' 28"E
XC14	60.95'	N01° 53' 29"W
XC15	16.81'	N25° 31' 15"W
XC16	42.85'	N74° 43' 50"E

EROSION HAZARD SETBACK LINE TABLE		
LINE #	LENGTH	DIRECTION
EH200	118.06'	S49° 17' 29"W
EH201	45.23'	S41° 26' 04"W
EH202	39.04'	S27° 23' 50"W
EH203	62.71'	S21° 51' 11"W
EH204	55.91'	S05° 09' 17"E
EH205	56.78'	S16° 09' 16"E
EH206	34.08'	S45° 01' 25"E
EH207	69.95'	S03° 00' 58"E
EH208	102.44'	S10° 36' 04"E
EH209	60.68'	S00° 00' 00"E
EH210	39.46'	S19° 36' 05"W
EH211	49.10'	S29° 45' 55"W
EH212	45.97'	S43° 14' 02"W
EH213	55.28'	S48° 50' 01"W
EH214	13.20'	S65° 04' 27"W
EH219	65.64'	S36° 58' 26"W
EH220	141.04'	S49° 50' 21"W
EH221	44.83'	S32° 25' 17"W
EH222	22.85'	S20° 22' 02"E
EH223	44.20'	S26° 26' 30"E
EH224	56.83'	S13° 45' 30"E
EH225	62.70'	S10° 34' 51"E

FLOODPLAIN LIMITS LINE TABLE		
LINE #	LENGTH	DIRECTION
FP100	59.85'	N12° 23' 29"E
FP101	157.82'	N19° 31' 37"E
FP102	42.11'	N02° 59' 10"E
FP103	79.54'	N19° 30' 52"W
FP104	64.01'	N24° 24' 13"E
FP105	62.19'	N18° 37' 22"E
FP106	45.91'	N02° 15' 21"W
FP107	60.71'	N24° 22' 25"W
FP108	51.02'	N48° 04' 04"E
FP109	62.06'	N58° 43' 48"E
FP110	115.08'	N76° 13' 59"E
FP111	118.73'	N66° 49' 22"E
FP112	111.12'	N74° 22' 52"E
FP113	91.12'	S58° 04' 49"E
FP114	69.17'	S24° 58' 34"E
FP115	146.74'	S16° 46' 19"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	40.07'	25.00'	91° 49' 24"
C2	249.41'	202.50'	70° 34' 04"
C3	66.15'	50.00'	75° 48' 11"
C4	223.01'	52.50'	243° 22' 58"
C5	359.10'	247.50'	83° 07' 53"
C6	38.47'	25.00'	88° 10' 36"
C7	326.46'	225.00'	83° 07' 53"
C8	28.03'	40.00'	40° 08' 48"
C9	122.73'	375.00'	18° 45' 08"
C10	40.94'	257.50'	9° 06' 36"
C11	47.00'	192.50'	13° 59' 19"

FINAL PLAT
MOLINO CANYON ESTATES
LOTS 1-11 AND COMMON AREA "B"
(NATURAL UNDISTURBED OPEN SPACE)
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SHEET 2 OF 2

SEC NO