



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 19, 2017

Title: Final Plat (P17FP00002) Magee 17 Lots 1 - 35 Common Area.A (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access and Maintenance) and Common Area B (Natural Open Space)

Introduction/Background:

Final Plat process to create a legally subdivided property.

Discussion:

N/A

Conclusion:

N/A

Recommendation:

Staff recommends approval.

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

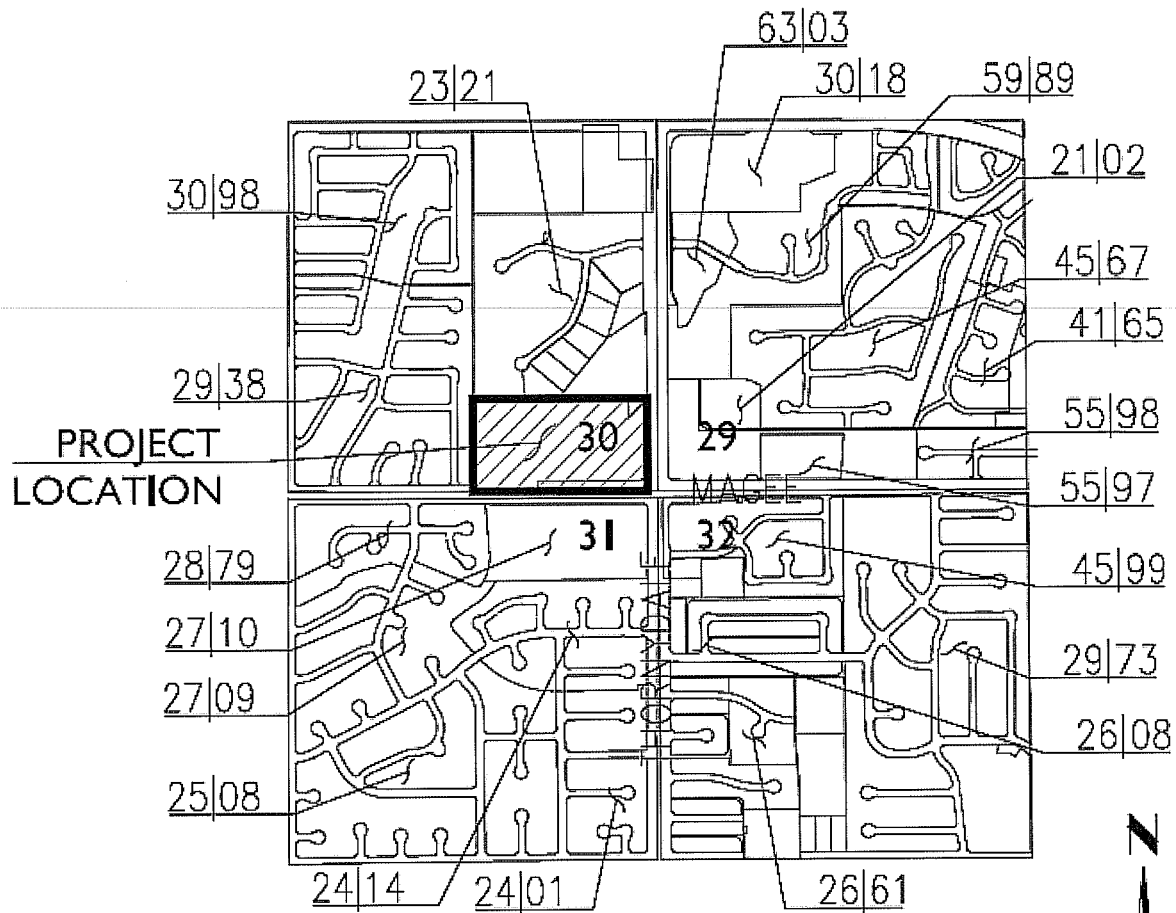
Department: Development Services Telephone: 724-6490

Department Director Signature/Date: *Carol Blackwell* Aug. 31, 2017

Deputy County Administrator Signature/Date: *[Signature]* 8/31/17

County Administrator Signature/Date: *C. D. [Signature]* 9/31/17

SEP 01 17 PM 03:33 PC CLK OF BD
APR



LOCATION MAP

3" = 1 Mi

A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30
TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
PIMA COUNTY, ARIZONA

Final Plat

P17FP00002

Magee 17

Lots 1-35 and Common Areas "A" & "B"

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

P17FP00002

THIS AGREEMENT is made and entered into by and between Mandarin Associates, an Arizona partnership, or successors in interest ("Subdivider"), Fidelity National Title Agency, Inc., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,463; and Pima County, Arizona ("County").

1. RECITALS

1.1. Subdivider is the beneficiary and Trustee is the trustee of a trust which owns land ("the Land") located in Pima County, Arizona and described in paragraph 2.1 of this agreement.

1.2. County, Subdivider and Trustee wish to establish specific terms, conditions, and guidelines relating to the subdivision of the Land and construction of related improvements to comply with A.R.S. § 11-821.

2. AGREEMENT

Based on the foregoing recitals, which are incorporated here as the intent of the parties, and in consideration of County's approval of a final plat for the Land, County, Subdivider and Trustee agree as follows:

2.1. *Property Description.* The Land is all of the real property which is the subject of the subdivision plat ("the Subdivision Plat") identified as Lots 1 - 35, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space) of MAGEE 17 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-plot all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plot 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-plot described in this section. The re-plot 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-plot 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-plot 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:

Mandarin Associates, an Arizona partnership

Chair, Board of Supervisors

By: _____
Its: Managing Partner

By: _____
Its: Authorized Agent

ATTEST:

TRUSTEE:

Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No 60,463, and not in its corporate capacity

Clerk of the Board

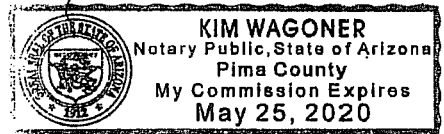
By: _____
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 3rd day of JANUARY, 2017, by Lawrence C. Leung, Managing Partner of Mandarin Associates, an Arizona Partnership ("Subdivider"), on behalf of said partnership.

Notary Public

My Commission Expires:
May 25, 2020

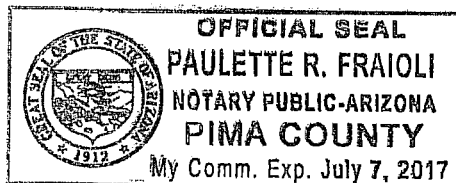


STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 10th day of FEBRUARY, 2017, by Martha L. Hill of Fidelity National National Title Agency, Inc., ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,463.

Notary Public

My Commission Expires:
7/7/17
Magee 17 No. 60,463



DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS 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, ROADS, PARKS, DETENTION (DETENTION/RETENTION) BASINS, ALLEY, 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 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 _____ 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 STREETS, PRIVATE DRAINAGEWAYS, PRIVATE SEWERS AND PRIVATE EASEMENTS WITHIN THIS SUBDIVISION.

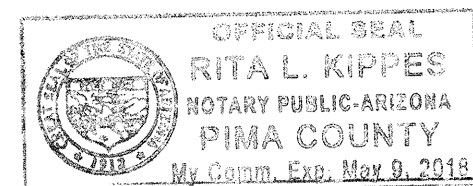
FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST No. 60,463 AND NOT IN ITS CORPORATE CAPACITY

BY *Martha L. Hill*
TRUST OFFICER

BENEFICIARY OF TRUST:
MANDARIN ASSOCIATES, AN ARIZONA GENERAL PARTNERSHIP

ACKNOWLEDGEMENTS

STATE OF ARIZONA }
COUNTY OF PIMA } SS



ON THIS 30th DAY OF August, 2017, BEFORE ME PERSONALLY APPEARED MARTHA L. HILL, WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY, INC. AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 8-9-18
NOTARY PUBLIC *Rita L. Kippes*

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST No. _____ FROM FIDELITY NATIONAL TITLE AGENCY, INC 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.

CHAIR, BOARD OF SUPERVISORS _____ DATE _____
PIMA COUNTY, ARIZONA

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 _____ DAY OF _____, 2017.

CLERK, BOARD OF SUPERVISORS _____ DATE _____

CERTIFICATIONS

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

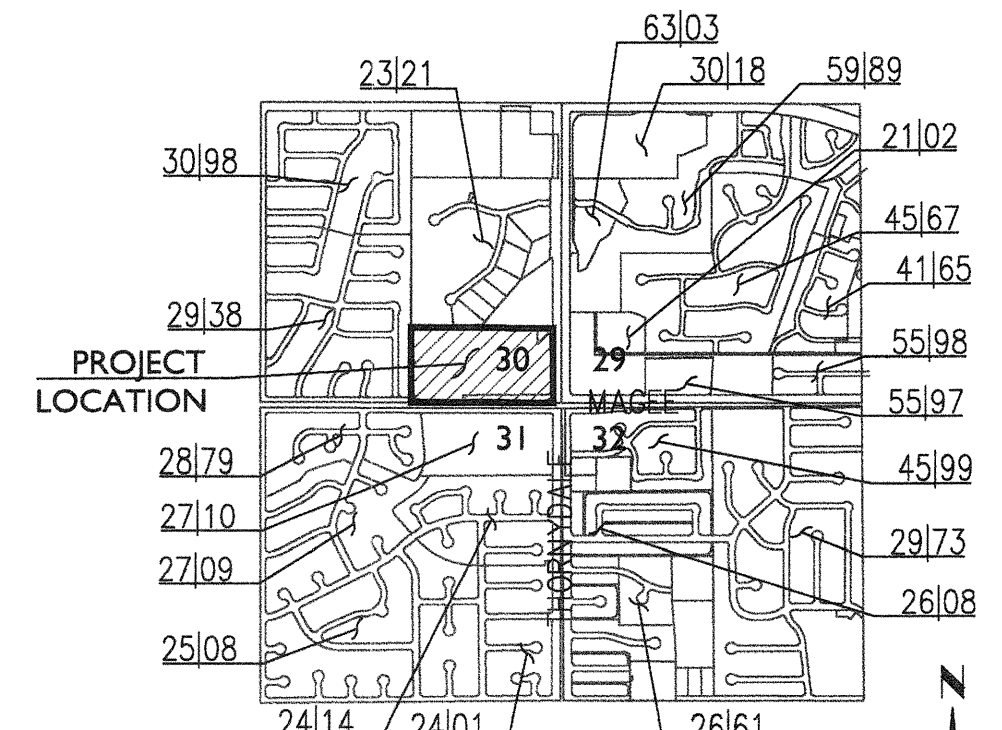
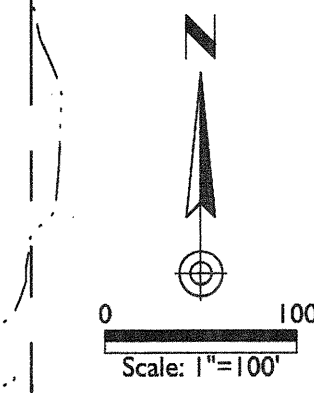
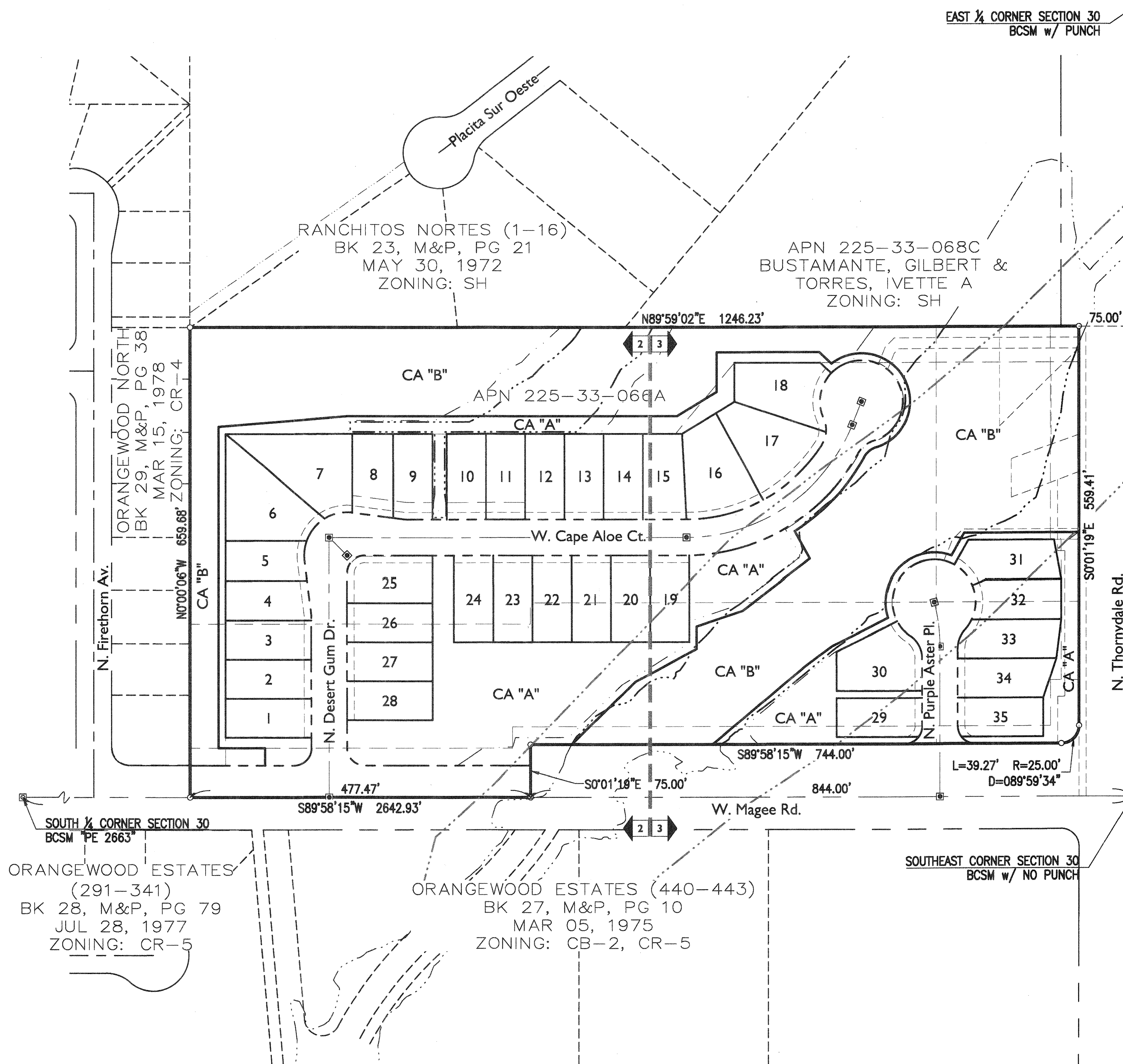
Michael Amerson 8-30-17
MICHAEL AMERSON _____ DATE _____
RLS 22245

I HEREBY CERTIFY THAT THE 100-YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS WERE REVIEWED AND SHOWN UNDER MY DIRECTION.

Scott J. Altherr 8-20-17
SCOTT J. ALTHERR _____ DATE _____
CMG DRAINAGE ENGINEERING, INC.
PE 43795

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS PREPARED UNDER MY DIRECTION.

Gregory Paul Bennett 08-30-17
GREGORY PAUL BENNETT _____ DATE _____
EPS GROUP
PE 53192



LOCATION MAP
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30
TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
PIMA COUNTY, ARIZONA

GENERAL NOTES:

- THIS DEVELOPMENT CONSISTS OF ASSESSOR'S PARCEL NUMBER 225-33-066A.
- THIS DEVELOPMENT IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER P15RZ00004 AS APPROVED ON JANUARY 19, 2016.
- THE GROSS AREA OF THIS DEVELOPMENT IS 17.54 ACRES (764,210 S.F.).
- THE NUMBER OF RESIDENTIAL LOTS FOR THIS SUBDIVISION IS 35.
- THE TOTAL LENGTH OF NEW PUBLIC STREETS IS 0.3 MILES.
- THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- EXISTING UTILITY EASEMENTS THAT DO NOT DESCRIBE DEFINITIVE LOCATIONS AND WIDTHS (SO CALLED "BLANKET EASEMENTS") ARE CONSIDERED TO HAVE PRESCRIPTIVE RIGHTS LIMITED TO THE ACTUAL AREA OF USAGE AS CAN BE DETERMINED BY PHYSICAL EVIDENCE OF THE EXISTING FACILITIES AND LINES.
- SCHEDULE B ITEMS:
#6 REFERS TO A BLANKET EASEMENT FOR TRANSMISSION LINES PER BK 71, PG 625;
#7 REFERS TO AN AFFIDAVIT OF LABOR PERFORMED AND IMPROVEMENTS MADE AND SHALL BE REMOVED FROM THE TITLE REPORT.
- THE BASIS OF BEARINGS IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, FROM THE SOUTHWEST CORNER OF SECTION 30, BEING A BCSM WITH NO PUNCH, TO THE EAST QUARTER CORNER OF SECTION 30, BEING A BCSM WITH PUNCH, MEASURED FROM THE TRUE MERIDIAN USING GPS, BEARING BEING N00°01'19"W.
- THE BASIS OF ELEVATION IS A PIMA COUNTY SURVEY BENCHMARK "THORNY 9b" (PID CFS 0309), A CHISELED "X" ON THE SOUTHEAST CORNER OF A CONCRETE HEADWALL ON THE NORTHEAST CORNER OF THORNYDALE AND OVERTON ROADS, ELEVATION BEING 2413.88 (NAVD88).

LEGEND

EXISTING	PROPOSED
PROJECT BOUNDARY	PROJECT BOUNDARY
RIGHT-OF-WAY CENTERLINE	RIGHT-OF-WAY CENTERLINE
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY EASEMENT	PROPERTY EASEMENT
100 YR FLOODPLAIN	100 YR FLOODPLAIN
EROSION HAZARD SETBACK	EROSION HAZARD SETBACK
FEMA FLOODPLAIN	FEMA FLOODPLAIN
JURISDICTIONAL DELINEATION	JURISDICTIONAL DELINEATION
NO ACCESS ESMT	NO ACCESS ESMT
SURVEY MONUMENT	SURVEY MONUMENT
ACCESS CONTROL POINT	ACCESS CONTROL POINT

ABBREVIATIONS

CA	COMMON AREA	PG	PAGE
DKT	DOCKET	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	ROW	RIGHT-OF-WAY
LS/RLS	REGISTERED LAND SURVEYOR	SF	SQUARE FEET
M&P	MAPS AND PLATS		

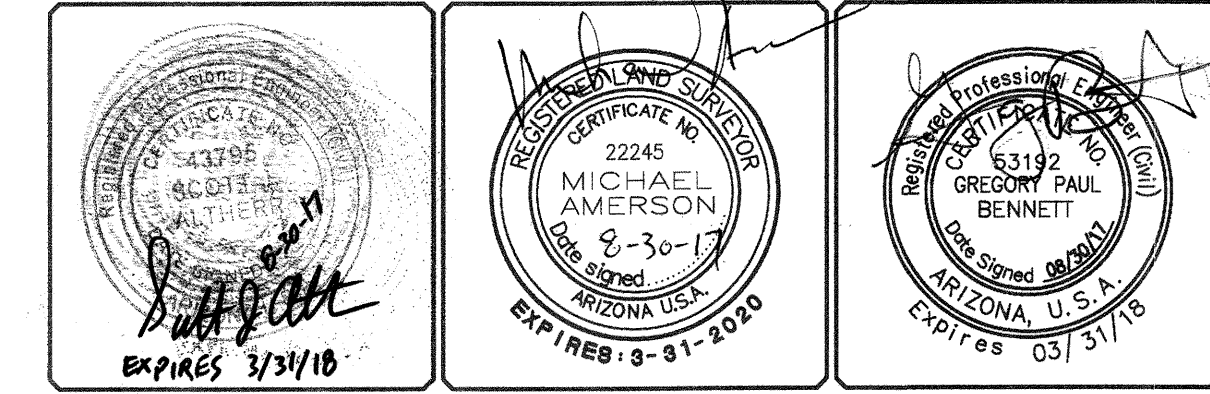
PERMITTING NOTES:

- PER REZONING CASE NUMBER P15RZ00004, THE CONDITIONAL ZONING IS "CR-5" (MULTIPLE RESIDENCE).
- THE USE OF THIS PLAT IS SINGLE FAMILY DETACHED RESIDENTIAL AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.29 OF THE ZONING CODE.
- THE OVERALL DENSITY OF THIS SUBDIVISION IS 2.00 RESIDENCES PER ACRE.
- THE MINIMUM ALLOWABLE LOT SIZE PER "CR-5" ZONING IS 6,000 S.F.
- THE MINIMUM LOT SIZE PROVIDED IS 6,140 S.F. (LOT 5)
THE MAXIMUM LOT SIZE PROVIDED IS 12,616 S.F. (LOT 7)
THE AVERAGE LOT SIZE PROVIDED IS 7,425 S.F.
- SUBDIVISION AREAS:
RESIDENTIAL DEVELOPMENT AREA = 5.97 ACRES (259,885.8 SF)
COMMON AREA "A" = 3.05 ACRES (133,070.9 SF)
COMMON AREA "B" = 6.07 ACRES (264,448.4 SF)
RIGHT-OF-WAY = 2.03 ACRES (88,640.8 SF)
- THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT WRITTEN APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS.
- MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISH GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO SECTION 3.2 OF THE 2016 PIMA COUNTY SUBDIVISION AND DEVELOPMENT STREET STANDARDS.
- THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN.
- TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ONSITE: 3.16 ACRES.
- AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT (BY INFRASTRUCTURE, BUILDING PADS, SEPTIC, ETC.): 0.74 ACRES.
- NATURAL RESOURCES, PARKS AND RECREATION IN-LIEU FEE OF \$69,720 SHALL BE PAID AT THE TIME THE SUBDIVISION ASSURANCES ARE RELEASED FOR THE 26TH LOT.

- LOTS 19 AND 23-32 ARE WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ZONE A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04019C1660L WITH EFFECTIVE DATE JUNE 16, 2011. A CONDITIONAL LETTER OF MAP REVISION (LOMR) CASE NUMBER 17-09-0337R HAS BEEN APPROVED BY THE REGIONAL FLOOD CONTROL DISTRICT AND SUBMITTED TO FEMA ON NOVEMBER 22, 2016, TO REMOVE THESE LOTS FROM SFHA. BECAUSE THE LOMR DOES NOT REVISE THE EFFECTIVE FIRM, STRUCTURES ON THESE LOTS WILL REQUIRE A FLOODPLAIN USE PERMIT UNTIL A LETTER OF MAP REVISION (LOMR) BECOMES EFFECTIVE.
- PRIOR TO RELEASE OF ASSURANCES, A LETTER OF MAP REVISION (LOMR) WILL BE APPROVED BY THE REGIONAL FLOOD CONTROL DISTRICT AND SUBMITTED TO FEMA.

SHEET INDEX

1	FP01	COVER & NOTES SHEET
2 - 3	FP02-FP03	PARCEL DATA SHEETS
4	FP04	FLOODPLAIN DATA SHEET
5	FP05	EROSION HAZARD SETBACK DATA SHEET



REF: P15RZ00004; P16TP00007; P17SC00001

Final Plat for Magee 17

Lots 1 - 35, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space)

Being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 30, T12S, R13E, G&SRM, Pima County, Arizona

EPS Project No. 14-341.8 Date: 08/30/17

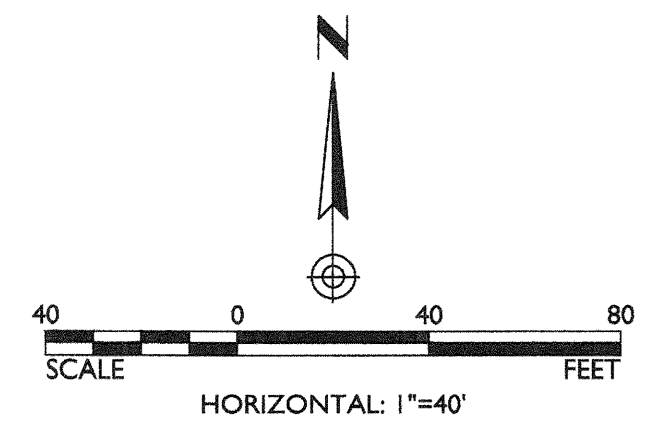
SEQUENCE NUMBER

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FP01

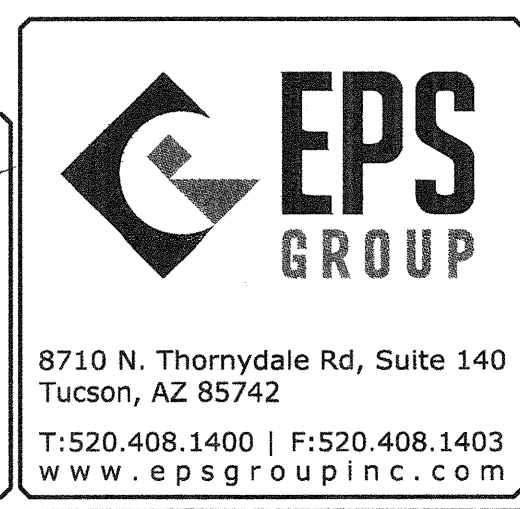
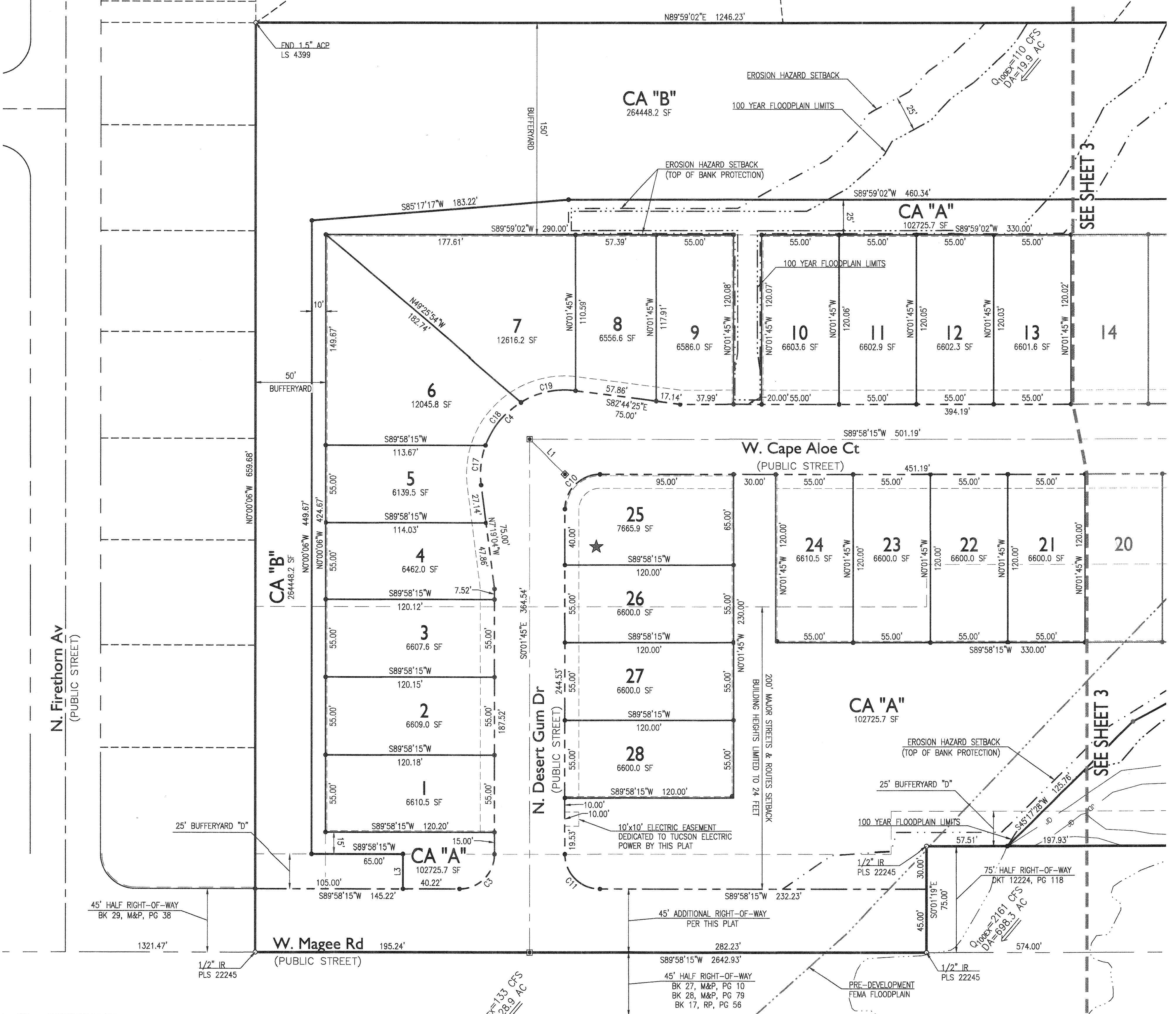
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LINE	BEARING	LENGTH
L1	S45°01'45"E	35.36'
L3	N0°00'06"W	25.00'

CURVE	LENGTH	RADIUS	DELTA
C3	39.27'	25.00'	90°00'00"
C4	109.51'	60.00'	104°34'39"
C10	39.27'	25.00'	90°00'00"
C11	39.27'	25.00'	90°00'00"
C17	28.52'	60.00'	27°14'17"
C18	40.49'	60.00'	38°40'11"
C19	40.49'	60.00'	38°40'11"



REF: P15RZ00004; P16TP00007; P17SC00001

Final Plat for Magee 17

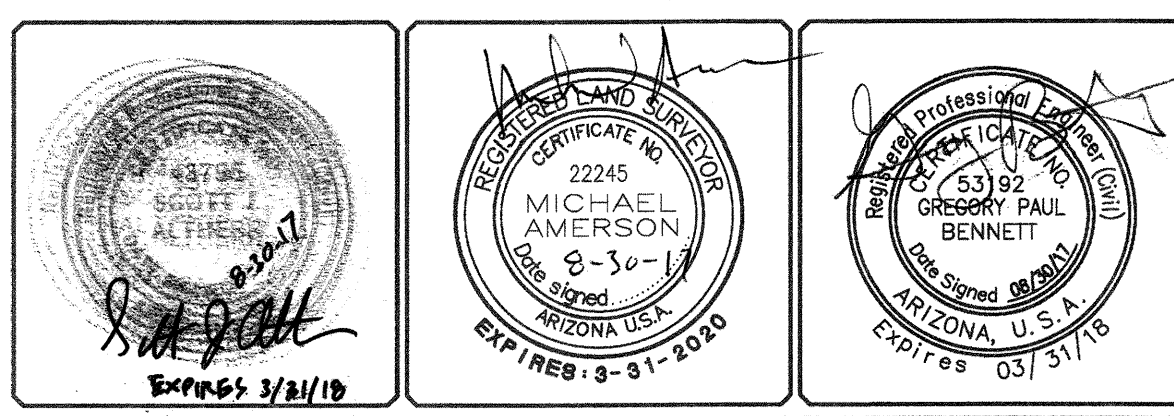
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FP02

Sheet No. **2** of **5**

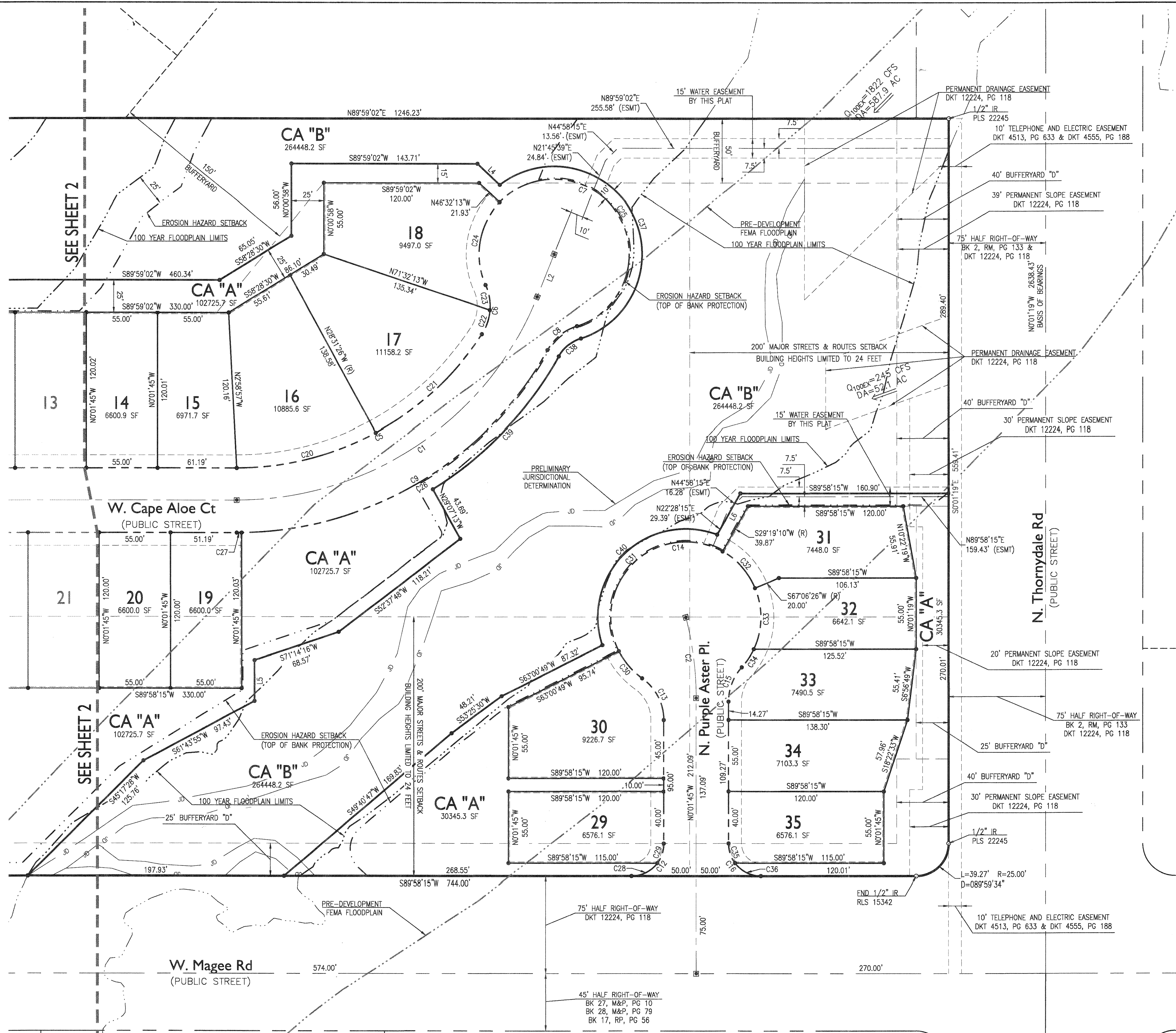
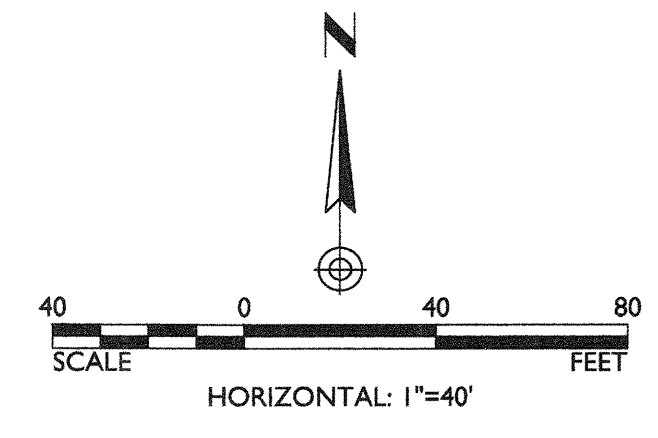
Being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 30, T12S, R13E, G&SRM, Pima County, Arizona

EPS Project No. 14-341.8 Date: 08/30/17



Aug 30, 2017 9:04am U:\Projects\2014\14-341.8\Civil\CADD\Plans\FP\14-341.8_FP02.dwg

SEQUENCE NUMBER



LINE TABLE

LINE	BEARING	LENGTH
L2	S21°45'39\"W	35.26'
L4	S46°32'13\"E	23.92'
L5	N0°01'45\"W	31.69'
L6	S29°19'10\"W	36.46'

CURVE TABLE


CURVE	LENGTH	RADIUS	DELTA
C1	297.62'	250.00'	68°12'36\"
C2	63.28'	250.00'	14°30'11\"
C5	225.06'	225.00'	57°18'39\"
C6	39.58'	40.00'	56°41'13\"
C7	279.62'	58.00'	276°13'47\"
C8	30.08'	40.00'	43°05'34\"
C9	292.11'	275.00'	60°51'39\"
C12	39.27'	25.00'	90°00'00\"
C13	37.99'	40.00'	54°24'37\"
C14	279.69'	58.00'	276°17'22\"
C15	29.24'	40.00'	41°52'45\"
C16	39.27'	25.00'	90°00'00\"
C20	111.90'	225.00'	28°29'42\"
C21	113.16'	225.00'	28°48'57\"
C22	19.79'	40.00'	28°20'37\"
C23	19.79'	40.00'	28°20'37\"
C24	68.32'	58.00'	67°29'24\"
C25	211.31'	58.00'	208°44'23\"
C26	288.30'	275.00'	60°04'02\"
C27	3.81'	275.00'	0°47'37\"

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C28	23.18'	25.00'	53°07'48\"
C29	16.09'	25.00'	36°52'12\"
C30	27.79'	58.00'	27°27'11\"
C31	148.10'	58.00'	146°18'21\"
C32	38.25'	58.00'	37°47'17\"
C33	48.65'	58.00'	48°03'44\"
C34	16.89'	58.00'	16°40'50\"
C35	16.09'	25.00'	36°52'12\"
C36	23.18'	25.00'	53°07'48\"
C37	237.70'	68.00'	200°17'00\"
C38	22.56'	30.00'	43°05'34\"
C39	143.02'	285.00'	28°45'10\"
C40	153.57'	68.00'	129°23'34\"

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SEQUENCE NUMBER



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REF: P15RZ00004; P16TP00007; P17SC00001

Final Plat for Magee 17

Lots 1 - 35, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space)

Being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 30, T12S, R13E, G&SRM, Pima County, Arizona

EPS Project No. 14-341.8

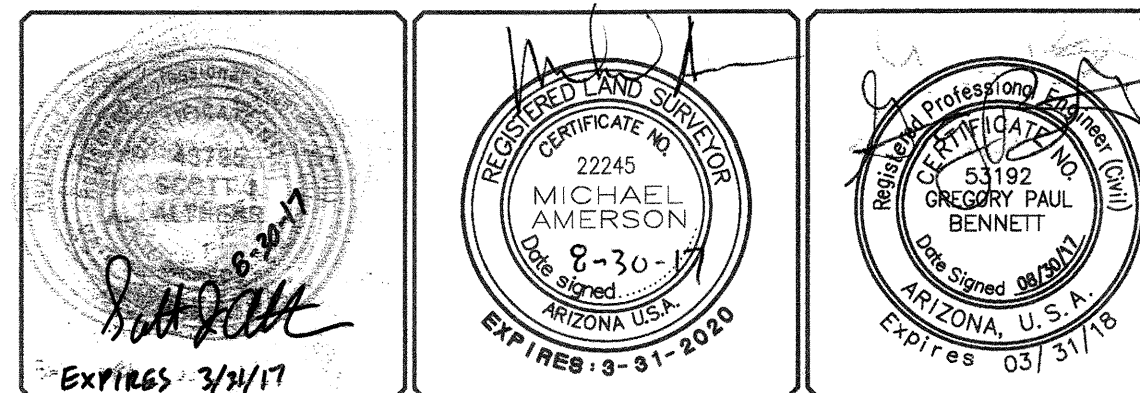
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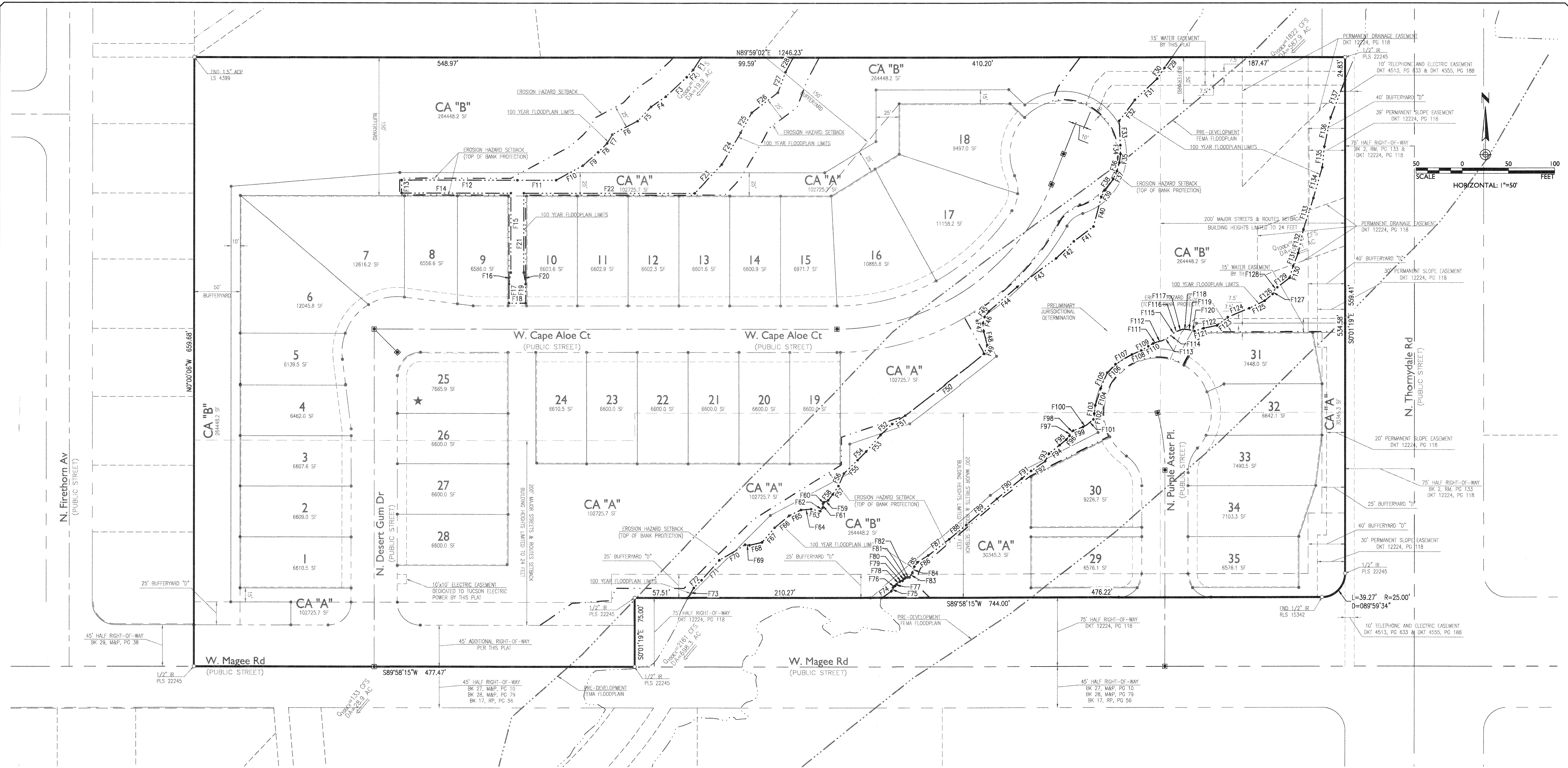
FP03

Sheet No.
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of 5

Date: 08/30/17



SEQUENCE NUMBER



SEQUENCE NUMBER

LINE	BEARING	LENGTH
F1	S32°44'42"W	15.97'
F2	S41°27'47"W	10.50'
F3	S47°14'32"W	30.85'
F4	S55°24'12"W	19.27'
F5	S42°55'58"W	21.37'
F6	S61°42'26"W	31.28'
F7	S30°46'21"W	10.89'
F8	S44°45'16"W	13.76'
F9	S48°38'03"W	22.16'
F10	S61°37'54"W	32.85'
F11	S89°59'02"W	41.96'
F12	S89°59'02"W	125.40'
F13	S0°00'58"E	14.00'
F14	N89°59'02"E	118.39'
F15	S0°01'45"E	86.78'
F16	S9°06'58"W	12.58'

LINE	BEARING	LENGTH
F17	S0°01'45"E	20.88'
F18	N89°58'15"E	18.00'
F19	N0°01'45"W	20.88'
F20	N9°10'27"W	12.58'
F21	N0°01'45"W	86.77'
F22	N89°59'02"E	185.23'
F23	N43°18'11"E	42.58'
F24	N30°33'26"E	40.06'
F25	N28°31'33"E	24.97'
F26	N52°34'14"E	35.78'
F27	N20°25'50"E	23.55'
F28	N27°28'15"E	17.80'
F29	S35°02'28"W	14.10'
F30	S33°49'55"W	14.29'
F31	S46°36'24"W	33.23'
F32	S36°40'58"W	28.40'

LINE	BEARING	LENGTH
F33	S2°54'24"E	26.53'
F34	S11°21'13"E	9.52'
F35	S7°28'02"W	9.52'
F36	S16°08'16"W	9.52'
F37	S24°48'30"W	9.52'
F38	S35°47'58"W	14.60'
F39	S31°23'43"W	8.55'
F40	S14°17'48"W	33.92'
F41	S52°47'19"W	26.71'
F42	S45°57'26"W	26.52'
F43	S53°53'45"W	52.31'
F44	S49°10'00"W	40.41'
F45	S37°21'18"W	7.68'
F46	S14°57'01"W	7.02'
F47	S5°32'53"E	8.38'
F48	S14°22'05"E	15.43'

LINE	BEARING	LENGTH
F49	S18°24'04"W	10.03'
F50	S52°31'13"W	107.71'
F51	S57°01'02"W	16.91'
F52	S46°11'47"W	17.53'
F53	S40°46'05"W	23.67'
F54	S44°32'52"W	13.20'
F55	S45°29'15"W	20.77'
F56	S23°22'23"W	14.94'
F57	S34°06'31"W	11.14'
F58	S37°34'36"W	8.01'
F59	S66°43'28"W	4.86'
F60	S34°41'56"W	1.94'
F61	S2°54'23"W	4.25'
F62	S33°59'15"W	4.74'
F63	N77°51'39"W	10.18'
F64	S85°30'48"W	11.07'

LINE	BEARING	LENGTH
F65	S64°05'42"W	14.36'
F66	S50°38'23"W	20.09'
F67	S40°46'10"W	20.99'
F68	S77°31'42"W	13.88'
F69	N84°00'32"W	4.84'
F70	S59°00'07"W	32.44'
F71	S41°32'29"W	29.10'
F72	S45°45'00"W	11.67'
F73	S31°51'01"W	12.24'
F74	N55°20'56"E	12.23'
F75	N25°33'56"E	4.15'
F76	N52°57'54"E	2.83'
F77	N46°08'42"E	2.46'
F78	N50°11'00"E	4.15'
F79	N70°07'38"E	3.27'
F80	N43°20'18"E	3.53'

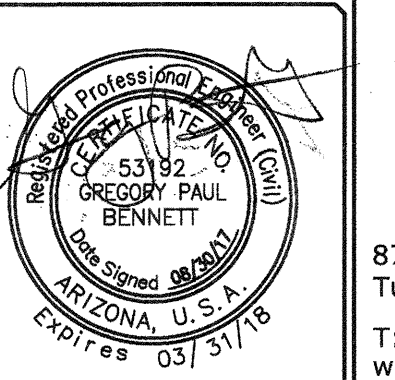
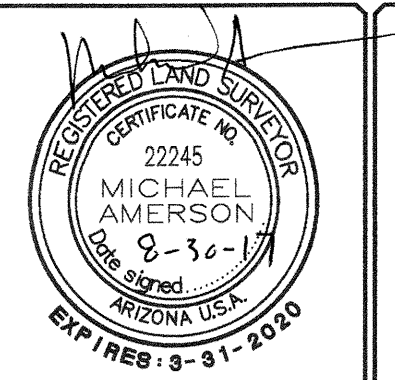
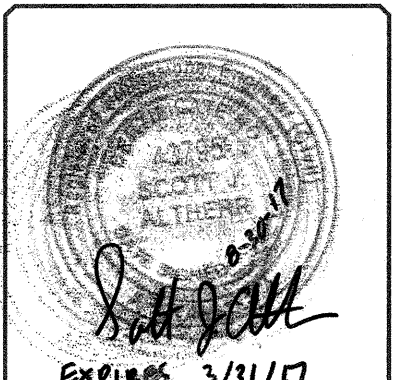
LINE	BEARING	LENGTH
F81	N68°30'26"E	2.72'
F82	N87°49'36"E	2.59'
F83	N31°12'29"E	6.16'
F84	N17°30'05"E	6.76'
F85	N35°15'33"E	5.79'
F86	N57°14'39"E	13.97'
F87	N52°48'57"E	28.47'
F88	N50°00'52"E	24.19'
F89	N49°56'15"E	43.16'
F90	N50°43'16"E	34.84'
F91	N50°12'23"E	13.03'
F92	N55°20'16"E	18.55'
F93	N28°03'45"E	9.24'
F94	N51°23'29"E	14.75'
F95	N50°07'18"E	9.39'
F96	N40°02'44"E	5.34'

LINE	BEARING	LENGTH
F97	N25°49'52"E	3.76'
F98	N47°36'08"E	3.42'
F99	N68°50'56"E	11.16'
F100	N61°52'27"E	4.48'
F101	N50°49'00"E	9.53'
F102	N8°09'54"E	6.68'
F103	N7°09'37"E	8.65'
F104	N17°45'06"E	19.46'
F105	N23°40'46"E	17.61'
F106	N44°01'00"E	12.76'
F107	N60°08'44"E	20.53'
F108	N65°55'03"E	10.91'
F109	N59°30'06"E	8.95'
F110	N59°59'05"E	5.95'
F111	N69°59'08"E	4.61'
F112	N75°24'06"E	5.67'

LINE	BEARING	LENGTH
F113	N63°42'23"E	8.56'
F114	N46°57'21"E	5.03'
F115	N54°27'00"E	2.48'
F116	N66°02'26"E	4.40'
F117	N70°40'46"E	4.84'
F118	N89°31'56"E	5.10'
F119	S79°58'53"E	4.41'
F120	S73°24'51"E	3.84'
F121	N72°44'03"E	10.33'

LINE	BEARING	LENGTH
F122	N78°34'30"E	14.77'
F123	N52°58'20"E	14.59'
F124	N67°17'09"E	25.20'
F125	N63°55'18"E	18.50'
F126	N49°53'19"E	11.44'
F127	N18°55'00"E	3.92'
F128	N45°29'27"E	5.26'
F129	N52°29'28"E	16.79'
F130	N17°10'43"E	12.95'

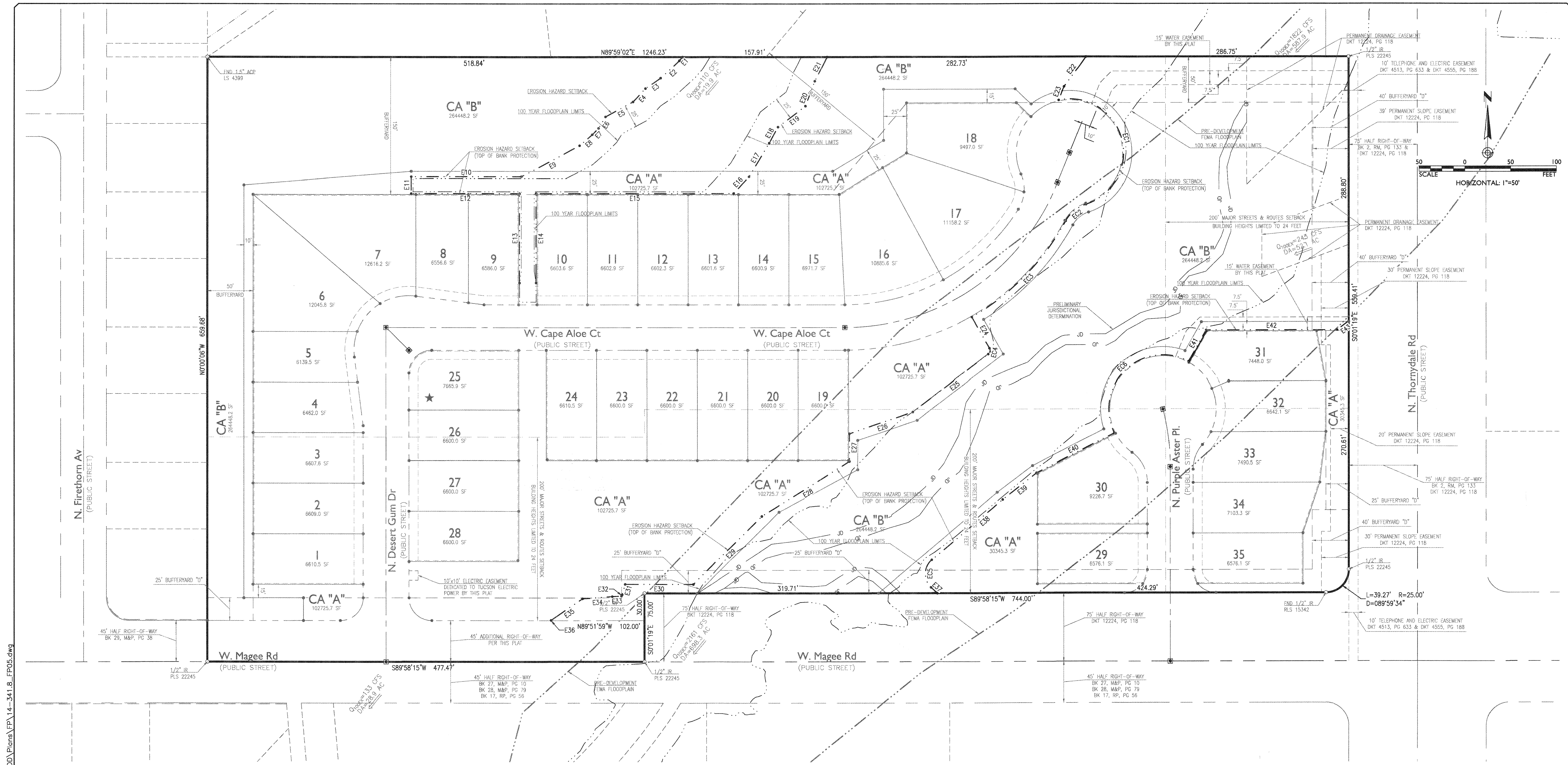
LINE	BEARING	LENGTH
F131	N20°51'33"E	15.43'
F132	N12°15'19"E	26.39'
F133	N17°13'05"E	36.29'
F134	N16°08'51"E	34.53'
F135	N5°43'40"E	22.89'
F136	N12°03'19"E	32.63'
F137	N21°13'11"E	43.17'



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REF: P15RZ00004; P16TP00007; P17SC00001
Final Plat for Magee 17
 Lots 1 - 35, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space)
 Being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 30, T12S, R13E, G&SRM, Pima County, Arizona
 EPS Project No. 14-341.8 Date: 08/30/17

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FP04
 Sheet No. **4** of 5



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SEQUENCE NUMBER

LINE	BEARING	LENGTH
E1	S41°27'47"W	5.07'
E2	S47°14'32"W	27.81'
E3	S55°24'12"W	20.21'
E4	S42°55'58"W	19.97'
E5	S61°42'26"W	34.07'
E6	S30°46'21"W	14.74'
E7	S44°45'16"W	9.85'
E8	S48°38'03"W	18.46'
E9	S61°37'54"W	72.11'
E10	S89°59'02"W	120.42'
E11	S0°00'58"E	18.00'
E12	N89°59'02"E	118.39'
E13	S0°01'45"E	97.20'
E14	N0°01'45"W	97.20'
E15	N89°59'02"E	215.70'
E16	N43°18'11"E	24.55'

LINE	BEARING	LENGTH
E17	N30°33'26"E	43.29'
E18	N28°31'33"E	20.09'
E19	N52°34'14"E	37.65'
E20	N20°25'50"E	29.22'
E21	N27°28'15"E	29.27'
E22	S36°40'35"W	40.28'
E23	S21°21'19"W	15.99'
E24	S29°07'13"E	39.36'
E25	S52°37'48"W	103.59'
E26	S71°14'16"W	73.04'
E27	S0°01'45"E	30.20'
E28	S58°00'42"W	112.85'
E29	S45°17'28"W	104.95'
E30	S89°58'15"W	74.57'
E31	S15°34'06"W	12.05'
E32	S29°21'28"W	1.81'

LINE	BEARING	LENGTH
E33	S87°16'07"W	9.84'
E34	S85°55'58"W	32.77'
E35	S55°10'45"W	41.63'
E36	S31°26'47"W	0.34'
E37	S46°43'02"E	9.40'
E38	S49°40'47"W	101.46'
E39	S52°04'43"W	46.80'
E40	S63°00'49"W	95.36'
E41	S29°19'10"W	39.46'
E42	S89°58'15"W	142.91'
E43	S52°54'54"W	15.93'

CURVE	LENGTH	RADIUS	DELTA
EC1	178.91'	59.00'	173°44'17"
EC2	29.33'	39.00'	43°05'34"
EC3	148.04'	276.00'	30°43'54"
EC4	7.13'	5.00'	81°45'00"
EC5	33.65'	20.00'	96°23'49"
EC6	148.66'	59.00'	144°21'48"

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Final Plat for Magee 17

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EPS Project No. 14-341.8 Date: 08/30/17

P17FP00002

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FP05

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SEQUENCE NUMBER