



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/7/2024

**= Mandatory, information must be provided*

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

***Title:**

FINAL PLAT (P23FP00011) ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-1 : LOTS 1-75, COMMON AREA 'A' & 'B'

***Introduction/Background:**

FINAL PLAT PROCESS TO CREATE 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

Contact: THOMAS DRZAZGOWSKI

Telephone: 724-6490

Department Director Signature: _____

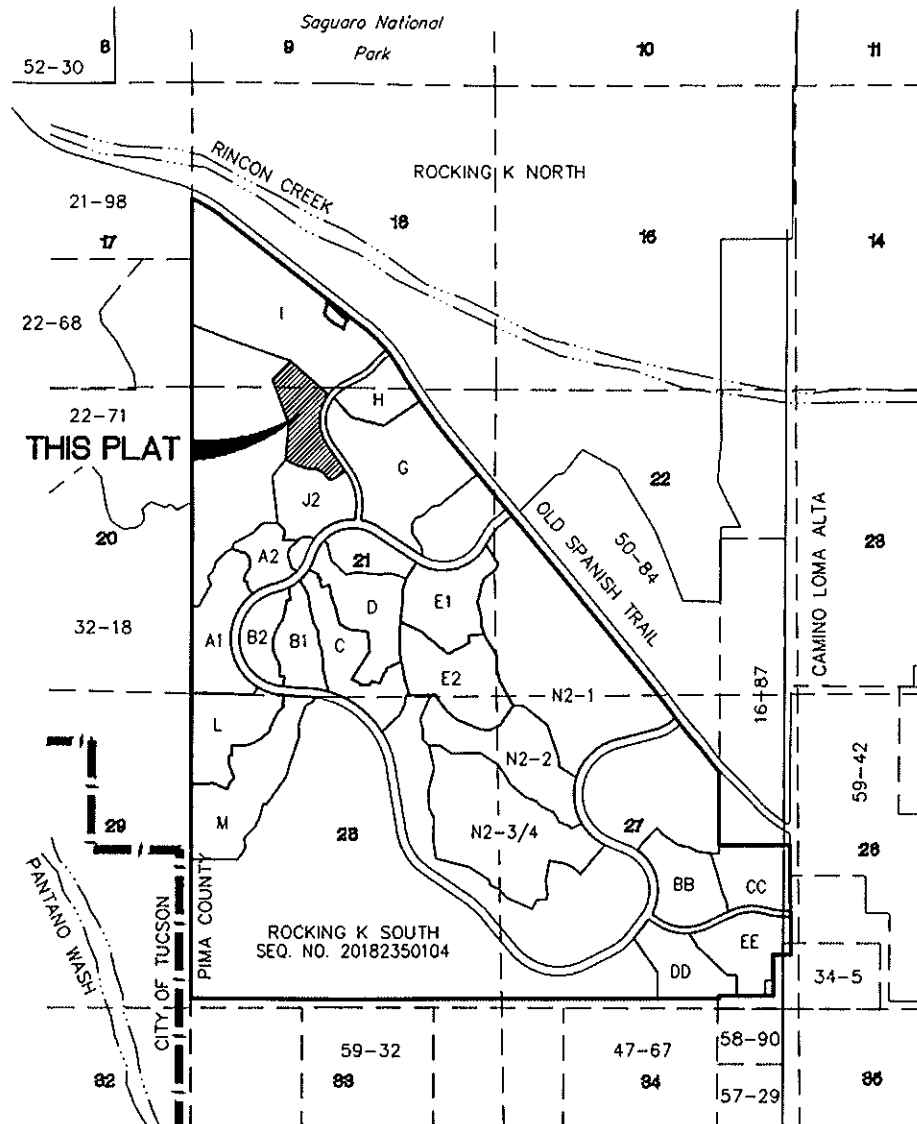
Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____



LOCATION MAP

LOCATED IN PORTIONS OF SECTIONS 16 AND 21
TOWNSHIP 15 SOUTH, RANGE 16 EAST, G&SRM
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE



P23FP00011

ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-1

LOTS 1-75, COMMON AREA "A" & "B"

ASSURANCE

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60380 FROM FIDELITY NATIONAL TITLE AGENCY, INC. AS RECORDED IN SEQUENCE NO. 20192220005, HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.09 (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

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.

GUNNY WALLACE MARTIN
ARIZONA REGISTRATION NO. 37933



CERTIFICATION OF ENGINEERING

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

REGINA LYN BEEM, P.E.
ARIZONA REGISTRATION NO. 40206



RECORDING

STATE OF ARIZONA } S.S.
PIMA COUNTY

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PSOMAS ON THIS _____ DAY OF _____, 20____, IN SEQUENCE NO. _____ PIMA COUNTY RECORDS.

GABRIELLA CAZARES-KELLY
COUNTY RECORDER

DATE

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.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSES 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 NO. 20192270776, AND THE TRACT DECLARATION RECORDED WITH THIS PLAT AT SEQUENCE NO. _____ IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE DRAINAGEWAYS, AND PRIVATE EASEMENTS, WITHIN THIS SUBDIVISION.

BENEFICIARY

PURSUANT TO THE PROVISIONS OF A.R.S. 33-404, NAME AND ADDRESS OF THE BENEFICIARY OF SAID TRUST IS: FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION UNDER TRUST NO. 10,671, 10,773, 10,730 AND 30,098. CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION UNDER TRUST NO. 12,099. AURIGA PROPERTIES, INC., AN ARIZONA CORPORATION, TUCSON MOUNTAIN INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY. ROCKING K HOLDINGS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP. RINCON VALLEY HOLDINGS LIMITED PARTNERSHIP, AN ARIZONA PARTNERSHIP. ROCKING K DEVELOPMENT CO., AN ARIZONA CORPORATION AGENCY: PIMA COUNTY.

OWNER-TRUSTEE OF ASSESSORS PARCELS

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,380, AND NOT IN ITS CORPORATE CAPACITY

BY: *Rachel Turnipseed*
RACHEL TURNIPSEED

ITS: TRUST OFFICER

DATE: 3-27-2024

FOR: ROCKING K DEVELOPMENT COMPANY

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
PIMA COUNTY

ON THIS 27th DAY OF MARCH, 2024, BEFORE ME PERSONALLY APPEARED *Rachel Turnipseed*, WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF FIDELITY NATIONAL TITLE AGENCY, INC., AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 3-22-2026 *Myra Wilson*
NOTARY PUBLIC

GENERAL NOTES

- THE GROSS AREA OF "PARCEL J-1" IS 28.76 ACRES.
- THE BASIS OF BEARING FOR THIS SUBDIVISION: THE WEST LINE OF SECTION 21, BETWEEN MONUMENTS SHOWN HEREIN AND REFERENCED FROM BK. 64 MAP, PG. 65, AND PLAT SEQUENCE NO. 20182350104 SAID BEARING BEING: N00°25'00"W.
- TOTAL MILES OF NEW PUBLIC STREETS FOR "PARCEL J-1" = 0.39 MILES.
- "PARCEL J-1" LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- BLANKET EASEMENTS - PORTIONS OF SECTIONS 16 AND 21 ARE SUBJECT TO EXISTING ELECTRIC EASEMENTS RECORDED IN DOCKET 1023 AT PAGE 70 AND DOCKET 2003 AT PAGE 352, RECORDS OF PIMA COUNTY.

PERMITTING NOTES

- ZONING: THIS PLAT CONTAINS APPROXIMATELY 28.76 ACRES OF LAND REGULATED BY THE ROCKING K AMENDED SPECIFIC PLAN (MOR).
- THE 1,193 ACRES OF THE ROCKING K SPECIFIC PLAN SOUTH OF OLD SPANISH TRAIL IS SUBJECT TO A MAXIMUM DENSITY CAP OF 2,222 DWELLING UNITS. THE ADJACENT 852 ACRES IS SUBJECT TO THE MAXIMUM DENSITY ALLOWED UNDER CURRENT ZONING OF 1,001 DWELLING UNITS. THIS PLAT CONTAINS AREAS DEFINED AS SENDING AREAS AND RECEIVING AREAS SUBJECT TO THE TRANSFER OF DEVELOPMENT RIGHTS (TDR) ORDINANCE (CHAPTER 18.02 OF THE PIMA COUNTY ZONING CODE) WHICH PROVIDES FOR MODIFICATION OF THESE DENSITY CAPS AS DETAILED IN THE JUNE 5, 2018 MEMO ACKNOWLEDGED AND AGREED TO BY PIMA COUNTY PLANNING OFFICIAL ON JUNE 15, 2018. THIS PLAT INCLUDES A TDR TRACKING TABLE, NEIGHBORHOOD 5 USES D TDR LOTS.
- GROSS DENSITY IS: "PARCEL J-1" = 2.6 (75 LOTS/28.76 AC).
- AVERAGE LOT AREA PER DWELLING FOR "PARCEL J-1" IS 5,312 SQ. FT.
- THE USE OF THIS PLAT IS SINGLE FAMILY DETACHED RESIDENTIAL AS PERMITTED IN ACCORDANCE WITH THE APPROVED SPECIFIC PLAN FOR ROCKING K (APPROVED ON DECEMBER 18, 1990 AND AMENDED ON SEPTEMBER 16, 1997).
- THIS PLAT WILL USE TRANSFER OF DENSITY RIGHTS (TDR) PER PIMA COUNTY CODE 18.02. AREAS WITHIN THE SPECIFIC PLAN WILL USE MOR DEVELOPMENT STANDARDS AND AREAS OUTSIDE OF THE SPECIFIC PLAN WILL USE TR DEVELOPMENT STANDARDS (RESIDENTIAL USE ONLY).
- NATURAL OPEN SPACE AS SHOWN ON THE ROCKING K SOUTH, AMENDED BLOCKS 1-7, MASTER BLOCK PLAN ENCOMPASSES 648 ACRES (31,500) OF COMMUNITY NATURAL OPEN SPACE. AN ADDITIONAL 50 ACRES OF ON LOT NATURAL OPEN SPACE WILL BE DESIGNATED AT THE TIME OF INDIVIDUAL SUBDIVISION PLATS. THIS NEIGHBORHOOD 5 - PARCEL J-1 SUBDIVISION PLAT MODIFIES THE PLATTED NATURAL OPEN SPACE AS SHOWN HEREON TO INCLUDE 12.41 TOTAL ACRES OF NATURAL OPEN SPACE WHICH INCLUDES AN ADDITIONAL 1.04 ACRES OF ON LOT NATURAL OPEN SPACE (SEE NATIVE PLANT INVENTORY AND NATURAL OPEN SPACE MITIGATION PLANS FOR NATURAL OPEN SPACE CALCULATIONS). THIS NATURAL OPEN SPACE FULFILLS THE "REQUIRED NATURAL OPEN SPACE" REQUIREMENT FOR THE LANDUSE DESIGNATIONS FOR NEIGHBORHOOD 5 - PARCEL J-1, AS SPECIFIED IN CHAPTER 18-E OF THE ROCKING K AMENDED SPECIFIC PLAN.

PERMITTING NOTES (CONT.)

- MOR - MEDIUM DENSITY RESIDENTIAL (LOTS 1-75)
 - MINIMUM SITE AREA: 5,000 SQ. FT.
 - MINIMUM AREA PER DWELLING UNIT: 5,000 SQ. FT.
 - MINIMUM LOT WIDTH: NA
 - MAXIMUM BUILDING HEIGHT: 34 FT.
 - MINIMUM YARD SETBACK REQUIREMENTS:
 - FRONT: 20 FT.
 - SIDE: 0 FT. EACH
 - REAR: 10 FT.
- THE ACCESSORY STRUCTURE SETBACK REQUIREMENTS ARE THE FOLLOWING MINIMUM DISTANCES:
 - TO MAIN BUILDING: 7 FT.
 - TO PROPERTY LINES: IN ACCORDANCE WITH APPLICABLE PIMA COUNTY BUILDING CODES.
- FLOODPLAINS SHOWN ON THIS PLAT CONFORM TO TITLE 16 OF THE PIMA COUNTY CODE, FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE
- THIS PLAT IS SUBJECT TO THE SECOND AMENDED AND RE-STATED ROCKING K DEVELOPMENT AGREEMENT RESOLUTION NO. 2018-29, RECORDED AT SEQ. NO. 20181410436 WITH THE PIMA COUNTY RECORDER'S OFFICE.
- THE CHIEF ZONING INSPECTOR HAS CONCLUDED THE SIDE ENTRY GARAGES ARE PERMITTED TO ENCRUMB INTO THE 20' FRONT SETBACK PROVIDED THAT THE REST OF THE STRUCTURAL MASS OF THE HOME COMPLIES WITH THE 20' FRONT SETBACK REQUIREMENTS.
- RIPARIAN HABITAT WITHIN THIS PLAT AREA CONFORMS TO THE RIPARIAN HABITAT MAPS IN PIMA COUNTY ORDINANCE 2005-102 AND THE APPROVED RIPARIAN MITIGATION PLAN PREPARED BY NOVAK ENVIRONMENTAL, DATED 07/18/22. ALL RIAPARIAN AREAS INCLUDING THE MITIGATION AREAS LIE WITHIN OPEN SPACE AS DEDICATED ON THIS PLAT.
 - EXISTING ONSITE RIAPARIAN HABITAT AREA = 4.03 ACRES
 - DISTURBED ONSITE RIAPARIAN HABITAT AREA = 0.00 ACRES
 - RIAPARIAN MITIGATION AREA = 0.00 ACRES
 - THIS PLAT IS SUBJECT TO AN APPROVED RIAPARIAN MITIGATION PLAN.
- PRIVATELY OWNED RECREATION AREAS, RECREATION FEATURES AND PARKING IMPROVEMENTS WITHIN PARCEL J-1 SHALL BE COMPLETED IN ACCORDANCE WITH THE RECREATION AREA PLAN (RAP) AND BE FULLY FUNCTIONAL BY THE TIME 75% OF THE BUILDING PERMITS (56 LOTS) HAVE BEEN ISSUED.

SHEET INDEX

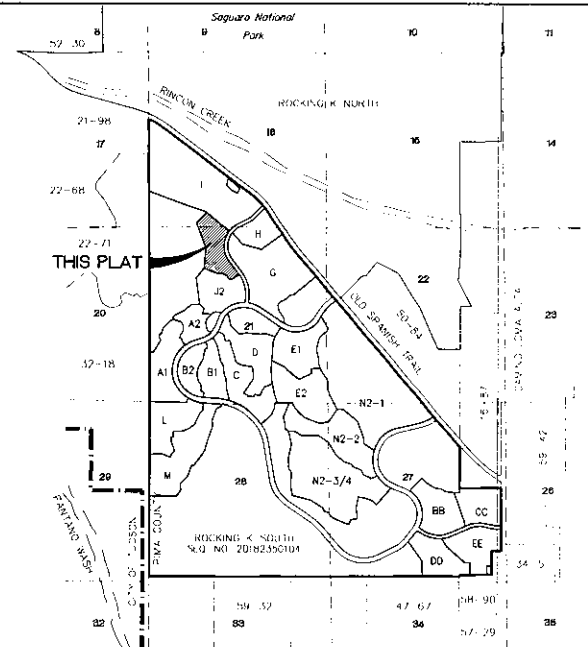
- COVER SHEET AND NOTES
- PARCEL BOUNDARY MAP
- 3-5 PLAN SHEETS
- SVT DETAILS

OWNER

FIDELITY NATIONAL TITLE AGENCY, INC.
TRUST NO. 60380
6245 E. BROADWAY BLVD., SUITE 180
TUCSON, AZ 85718
(520) 751-2911
ATTN: DAN COWGILL

DEVELOPER

ROCKING K DEVELOPMENT COMPANY
2200 E. RIVER RD., SUITE 115
TUCSON, AZ 85718
(520) 577-0200
ATTN: ROBERT TUCKER



LOCATION MAP

LOCATED IN PORTIONS OF SECTIONS 16 AND 21
TOWNSHIP 15 SOUTH, RANGE 18 EAST, G&SRM
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE



A1	SEQ. NO. 20202530421	C	SEQ. NO. 20191910224	E1	SEQ. NO. 20191910249
A2	SEQ. NO. 20202530424	D	SEQ. NO. 20191910236	E2	SEQ. NO. 20191910272
B1	SEQ. NO. 20202530422	BB	SEQ. NO. 20220810268	N2-1	SEQ. NO. 20223100045
B2	SEQ. NO. 20202530423	DD	SEQ. NO. 20220330285	N2-2	SEQ. NO. 20232070191
EE	SEQ. NO. 20221220430	CC	SEQ. NO. 20221220430		
L	SEQ. NO. 20221810722	M	SEQ. NO. 20222220600		

LEGEND

1	LOT NUMBER		SIGHT VISIBILITY EASEMENT
2	KEYNOTE		EROSION HAZARD SETBACK
IN	SURVEY MONUMENT TO BE SET BY A REGISTERED LAND SURVEYOR AT COMPLETION OF PAVING.		100 YEAR FLOODPLAIN
	1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR AT COMPLETION OF GRADING.		CENTERLINE
O	FOUND SURVEY MONUMENT, AS NOTED		OPEN SPACE
	SET 1/2" REBAR TAGGED "RLS 37933"		RIGHT-OF-WAY LINE
BL1	BOUNDARY LINE NUMBER - SEE LINE DATA TABLE		BLOCK BOUNDARY
BC1	BOUNDARY CURVE NUMBER - SEE LINE DATA TABLE		EASEMENT LINE
C1	CURVE NUMBER - SEE CURVE DATA TABLE		SECTION LINE
(R)	RADIAL BEARING		PARCEL J-1 BOUNDARY
			ROCKING K SOUTH BOUNDARY
			404 PERMIT RESTRICTIVE COVENANT
			GENERAL ACCESS LOCATION
			XERORIPARIAN B

REF: P22TP00005

P23FP00011

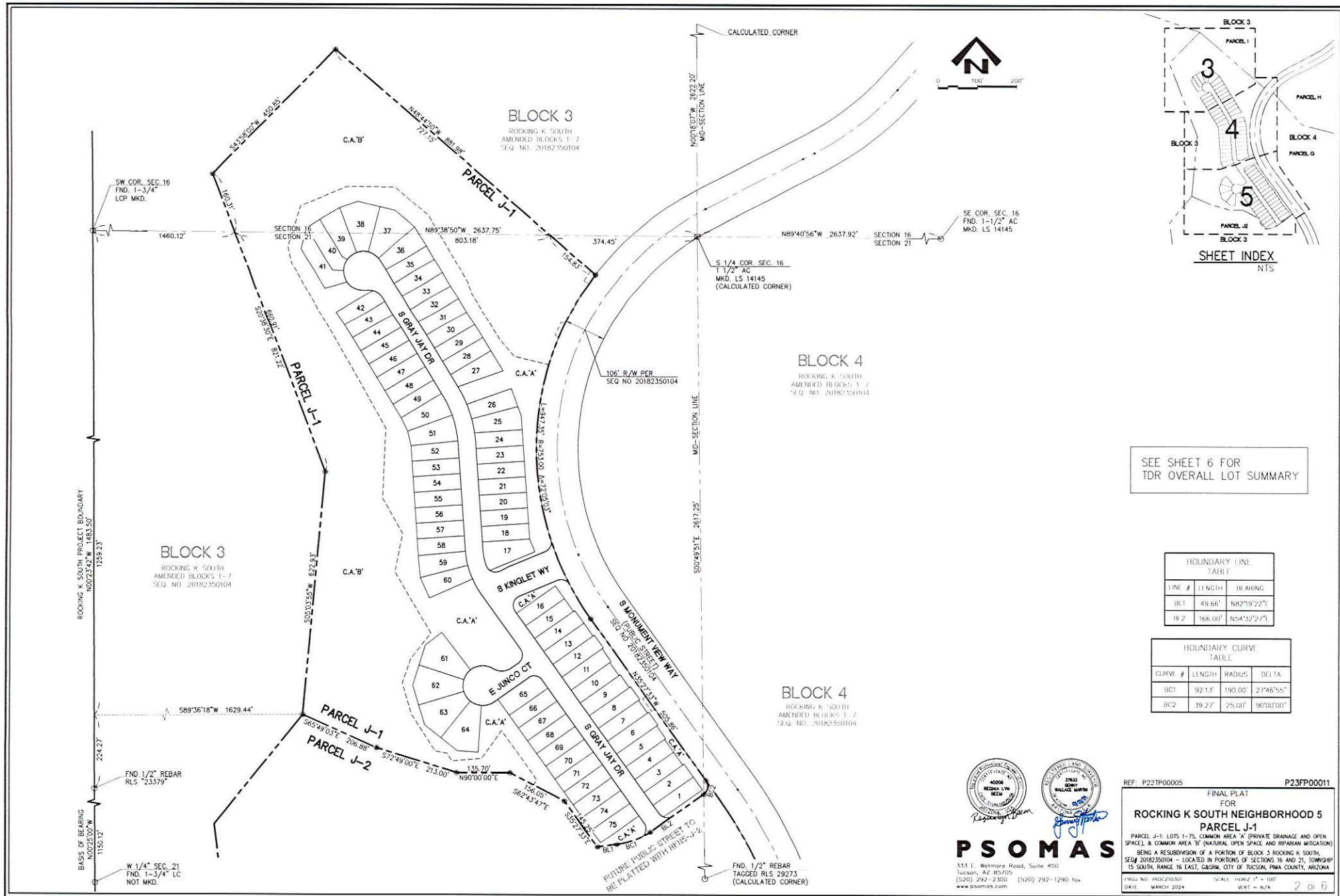
FINAL PLAT
FOR
ROCKING K SOUTH NEIGHBORHOOD 5
PARCEL J-1

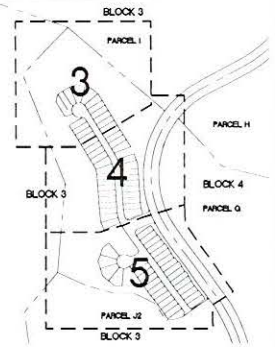
PARCEL J-1 LOTS 1-75, COMMON AREA "A" (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA "B" (NATURAL OPEN SPACE AND RIAPARIAN MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3 ROCKING K SOUTH, SEQ. NO. 20182350104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 18 EAST, G&SRM, CITY OF TUCSON, PIMA COUNTY, ARIZONA.

PLAT NO. P23FP00011 SCALE: 1" = 1/4" DATE: MARCH 2024 SHEET: 1 OF 5

355 E. Wetmore Road, Suite 450
Tucson, AZ 85718
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

PSOMAS





SHEET INDEX
NTS

KEYNOTES

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ② 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ④ 80' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 106' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
- ⑦ 50' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.

LINE TABLE		
LINE #	LENGTH	BEARING
11	28.00'	N08°48'30"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C3	30.76'	41.50'	42°28'17"
C4	17.74'	41.50'	24°29'34"
C5	56.55'	50.50'	63°56'12"
C6	50.46'	50.50'	54°53'51"
C7	50.46'	50.50'	54°53'51"
C8	50.46'	50.50'	54°53'51"
C9	50.46'	50.50'	54°53'51"
C10	50.46'	50.50'	54°53'51"
C11	9.02'	50.50'	107°4'05"



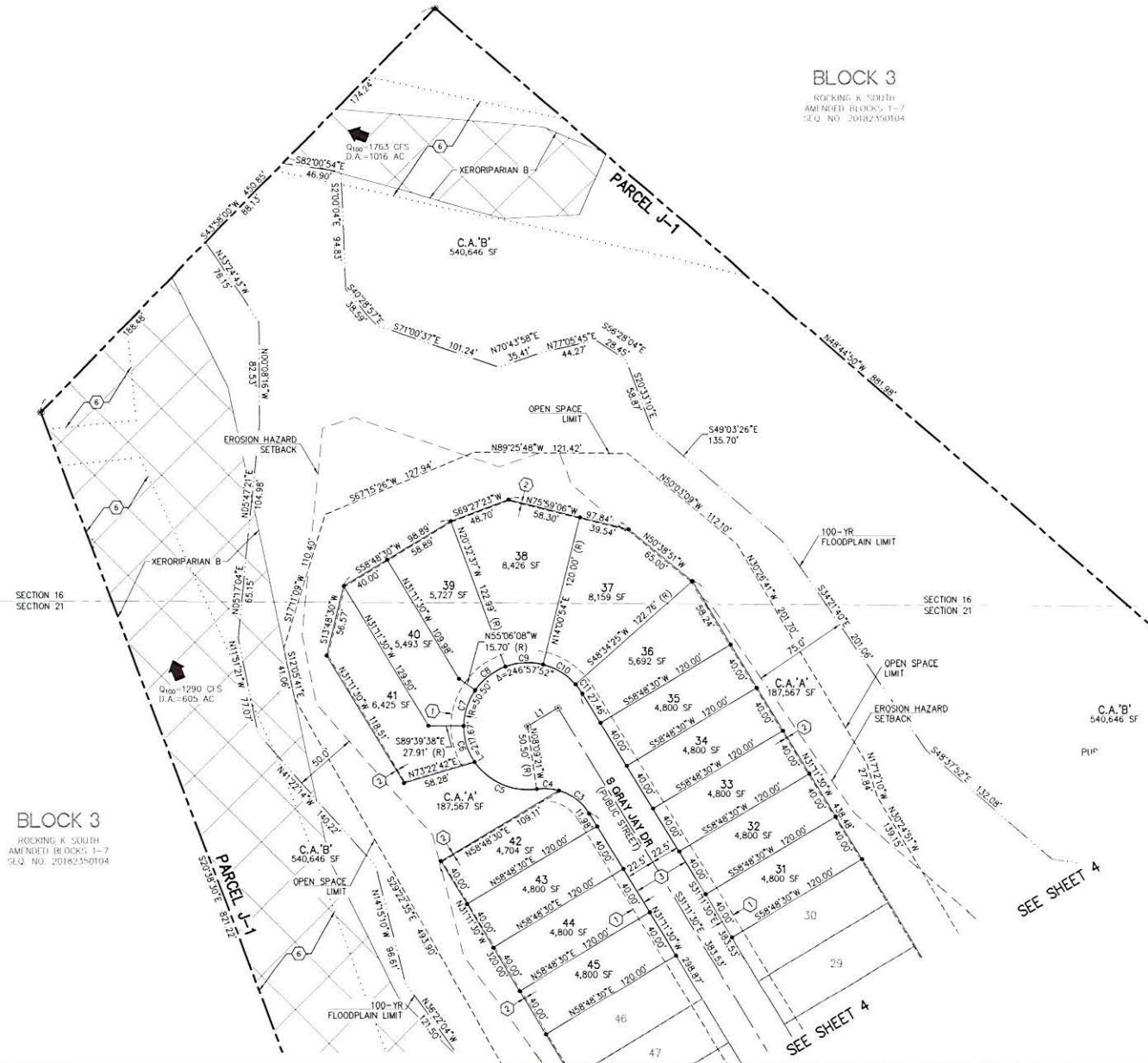
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333 E. Wetmore Road, Suite 450
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(520) 292-2900 (520) 292-1290 fax
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REF: P22FP00005 FINAL PLAT FOR ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-1

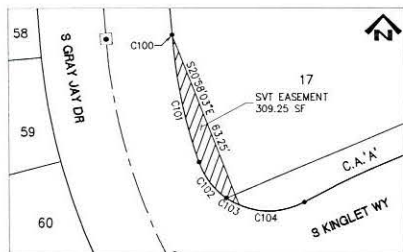
PARCEL J-1: LOTS 1-75, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3, ROCKING K SOUTH, SEQ. 20182350104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 13 SOUTH, RANGE 16 EAST, CASSARI, CITY OF TUCSON, PIMA COUNTY, ARIZONA

PLAT NO. REC-210301 DATE: MARCH 2024 SCALE: HORIZ. 1" = 40' VERT. 1" = 40'

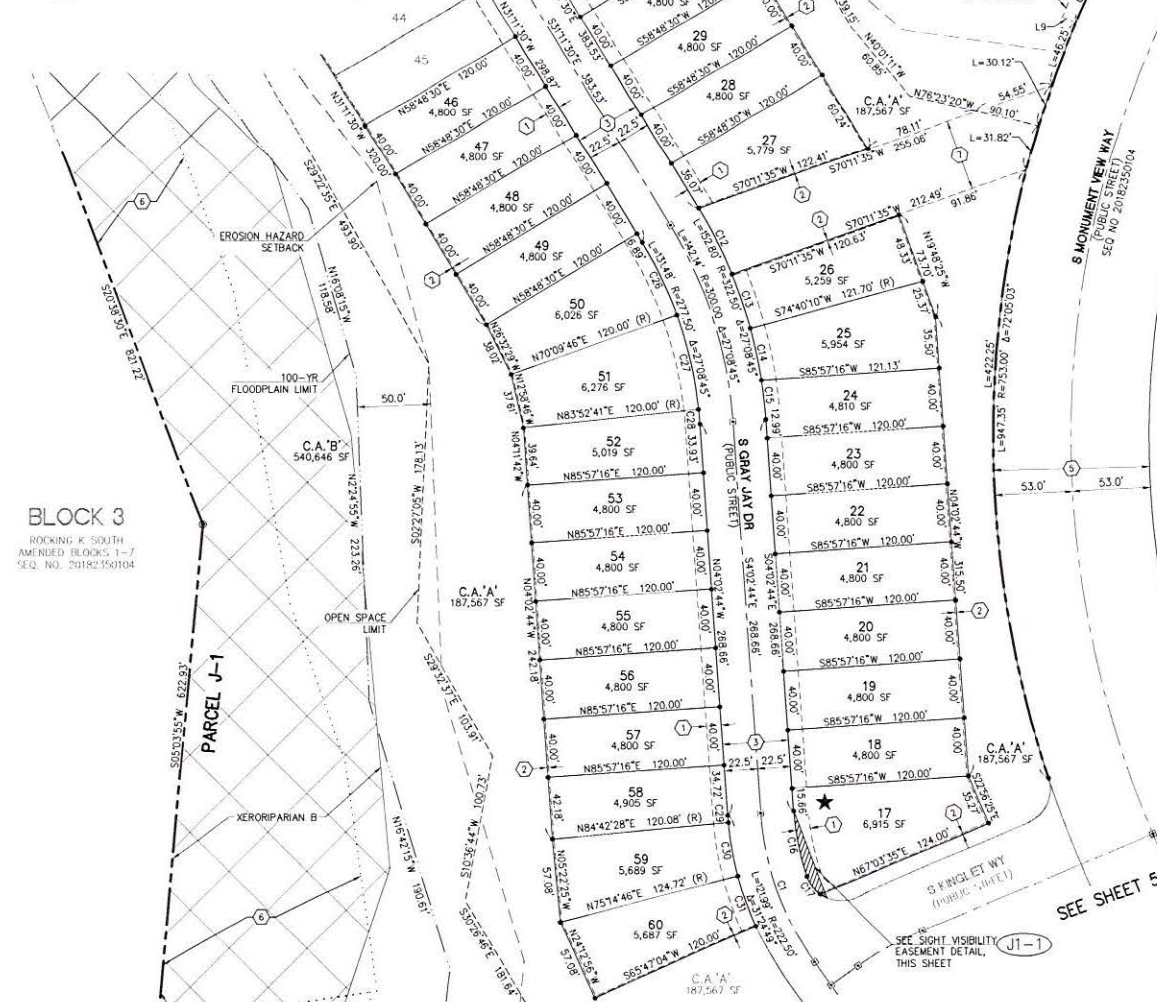


BLOCK 3
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEQ. NO. 20182350104

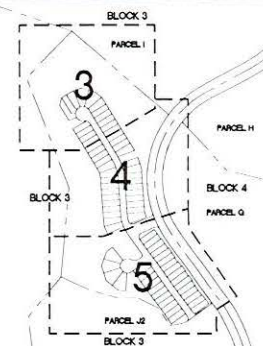
BLOCK 3
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEQ. NO. 20182350104



J1-1 SITE VISIBILITY EASEMENT DETAIL
NTS



BLOCK 4
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEQ. NO. 20182350104



SHEET INDEX
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- ⑦ 50' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.

LINE TABLE		
LINE #	LENGTH	BEARING
16	15.05'	S48°44'50"E
17	15.00'	N55°31'48"W
18	10.00'	S64°47'00"W
19	10.00'	N67°47'14"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	109.65'	200.00'	31°24'49"
C2	50.42'	322.50'	8°57'26"
C3	38.86'	322.50'	6°54'14"
C4	36.48'	322.50'	6°28'52"
C5	27.04'	322.50'	4°48'14"
C6	45.55'	177.50'	14°37'59"
C7	15.73'	25.00'	36°02'36"
C8	28.19'	25.00'	64°36'32"
C9	30.11'	270.00'	6°23'25"
C10	37.18'	25.00'	85°12'27"
C11	54.99'	277.50'	11°21'16"
C12	66.43'	277.50'	15°42'55"
C13	10.06'	277.50'	2°04'35"
C14	4.84'	222.50'	17°14'48"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C20	36.74'	222.50'	9°27'42"
C21	36.74'	222.50'	9°27'42"
C22	43.66'	222.50'	11°14'38"
C23	28.29'	253.00'	2°09'08"
C24	30.06'	268.00'	2°14'34"
C25	16.12'	253.00'	1°13'36"
C26	39.48'	253.00'	3°00'13"
C27	40.00'	263.00'	3°00'13"
C28	0.19'	177.50'	0°03'41"
C29	45.14'	177.50'	14°54'17"
C30	15.73'	25.00'	36°02'36"
C31	5.17'	25.00'	11°04'43"
C32	23.02'	25.00'	52°45'49"



REF: P22TP00005 FINAL PLAT P23FP00011

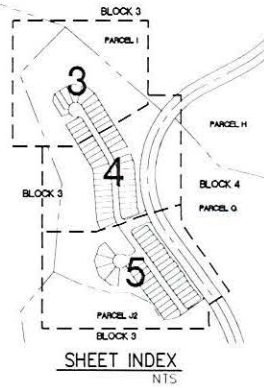
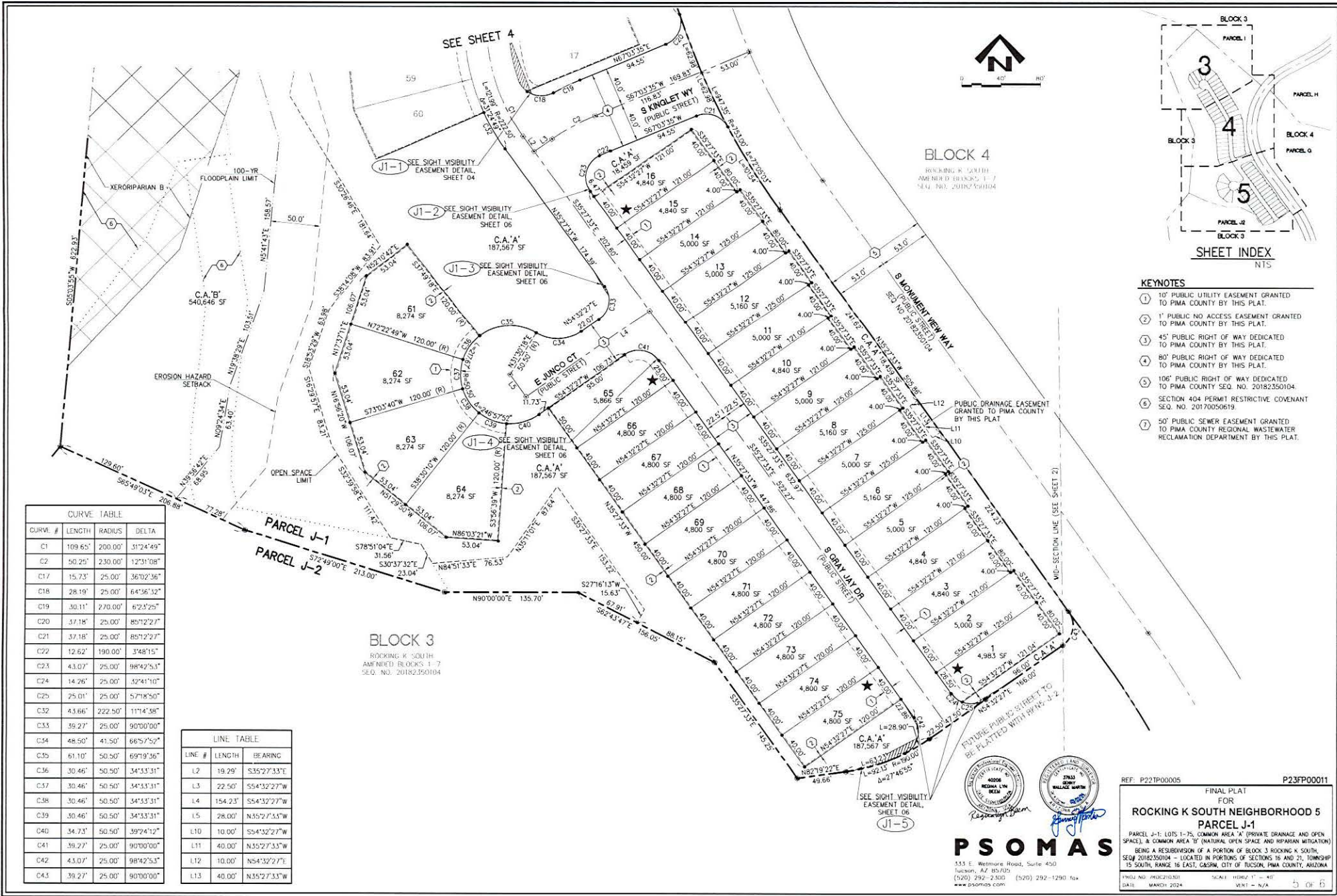
FOR ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-1

PARCEL J-1: LOTS 1-75, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATIONS) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3, ROCKING K SOUTH, SEQ. NO. 20182350104 - LOCATED IN PORTIONS OF SECTIONS 18 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, CASSIA, CITY OF TUCSON, PIMA COUNTY, ARIZONA.

PSOMAS

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2200 (520) 292-1290 fax
www.psomas.com

PLAT NO. PRC230350 SCALE: HORIZONTAL = 1" = 40' DATE: MARCH 2024 VERT. = N/A 4 OF 6



- KEYNOTES**
- 1 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
 - 2 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
 - 3 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - 4 80' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
 - 5 106' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104.
 - 6 SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619.
 - 7 50' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	109.65'	200.00'	31°24'49"
C2	50.25'	230.00'	12°31'08"
C17	15.73'	25.00'	36°02'36"
C18	28.19'	25.00'	64°36'32"
C19	30.11'	270.00'	6°23'25"
C20	37.18'	25.00'	85°12'27"
C21	37.18'	25.00'	85°12'27"
C22	12.62'	190.00'	3°48'15"
C23	43.07'	25.00'	98°42'53"
C24	14.26'	25.00'	32°41'10"
C25	25.01'	25.00'	57°18'50"
C32	43.66'	222.50'	11°14'38"
C33	39.27'	25.00'	90°00'00"
C34	48.50'	41.50'	66°57'52"
C35	61.10'	50.50'	69°19'36"
C36	30.46'	50.50'	34°33'31"
C37	30.46'	50.50'	34°33'31"
C38	30.46'	50.50'	34°33'31"
C39	30.46'	50.50'	34°33'31"
C40	34.73'	50.50'	39°24'12"
C41	39.27'	25.00'	90°00'00"
C42	43.07'	25.00'	98°42'53"
C43	39.27'	25.00'	90°00'00"

LINE TABLE		
LINE #	LENGTH	BEARING
L2	19.29'	S35°27'33"E
L3	22.50'	S54°32'27"W
L4	154.23'	S54°32'27"W
L5	28.00'	N35°27'33"W
L10	10.00'	S54°32'27"W
L11	40.00'	N35°27'33"W
L12	10.00'	N54°32'27"E
L13	40.00'	N35°27'33"W

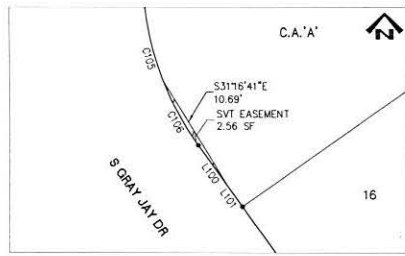


PSOMAS
555 E. Wetmore Road, Suite 450
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www.psomas.com

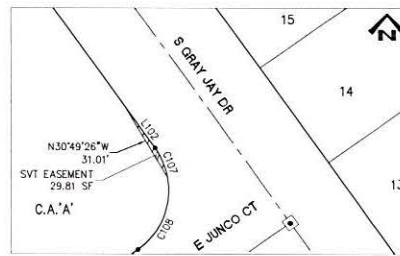
REF: P22TP00005 FINAL PLAT FOR ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-1

PARCEL J-1: LOTS 1-75, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3 ROCKING K SOUTH, SEQ. NO. 20182350104 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 15 SOUTH, RANGE 16 EAST, CASSIA, CITY OF TUCSON, PIMA COUNTY, ARIZONA

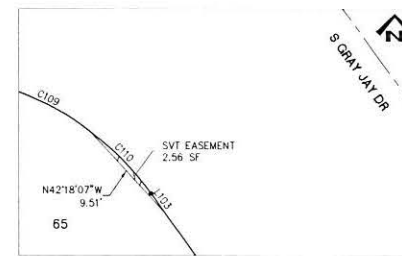
PLAT NO. 1906210100 SCALE: 1"=40' DATE: MARCH 2024 VINT: N/A 5 OF 6



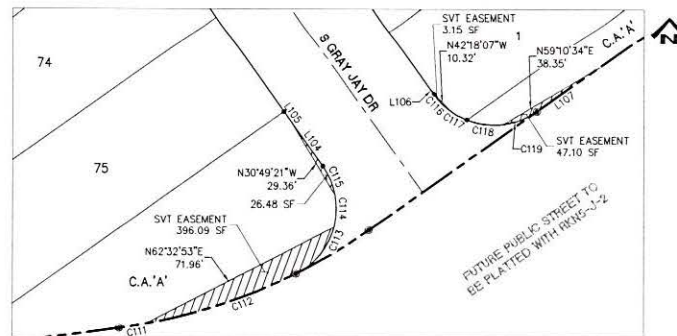
J1-2 SITE VISIBILITY EASEMENT DETAIL
NTS



J1-3 SITE VISIBILITY EASEMENT DETAIL
NTS



J1-4 SITE VISIBILITY EASEMENT DETAIL
NTS



J1-5 SITE VISIBILITY EASEMENT DETAIL
NTS

LINE TABLE		
LINE #	LENGTH	BEARING
L100	4.47'	N35°27'33"W
L101	2.00'	S55°27'33"E
L102	20.00'	S55°27'33"E
L103	2.00'	N55°27'33"W
L104	18.65'	S55°27'33"E
L105	4.23'	S55°27'33"E
L106	2.50'	S55°27'33"E
L107	26.17'	S54°32'27"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C105	36.81'	25.00'	84°22'02"
C106	6.26'	25.00'	147°07'51"
C107	11.29'	25.00'	25°02'29"
C108	27.98'	25.00'	64°07'31"
C109	31.72'	25.00'	72°41'08"
C110	7.55'	25.00'	17°18'52"
C111	9.32'	190.00'	2°48'41"
C112	53.91'	190.00'	16°15'21"
C113	21.25'	25.00'	48°59'08"
C114	10.86'	25.00'	24°53'45"
C115	10.95'	25.00'	25°10'01"
C116	7.87'	25.00'	18°02'26"
C117	6.39'	25.00'	14°38'44"
C118	12.45'	25.00'	28°28'53"
C119	12.58'	25.00'	28°49'57"

TDR Overall Lot Summary																Lot Tracking Summary	
Block	Maximum Permitted Lots Per Existing Zoning	Permitted Range Per Comprehensive Plan		Neighborhood 1 Lots	Neighborhood 2 Lots	Neighborhood 3 Lots	Neighborhood 4 Lots	Parcel F	Neighborhood 5 Lots	TDR Transfer Lots (Receiving)						Block	Platted Lots
				Parcels A-E	AA-1	Parcels BB-EE	Parcels L-M	Parcel F	Parcels G-J	Neighborhood 1 Parcels A-E	Neighborhood 2 AA-1	Neighborhood 3 Parcels BB-EE	Neighborhood 4 Parcels L-M	Parcel F --	Neighborhood 5* Parcels G-J		
1	132	71	198	113	--	--	--	--	--	--	--	--	--	--	--	1	113
2	601	413	838	698	--	--	--	--	--	97	--	--	--	--	--	2	698
3	612	266	690	--	--	--	--	--	365	--	--	--	--	--	0	3	365
4	468	229	468	--	--	--	--	224	156	--	--	--	--	0	0	4	380
5	1009	1121	2099	--	--	266	336	--	--	--	--	0	0	--	0	5	602
6	1781	1094	2106	--	342	--	--	--	--	--	0	--	--	--	--	6	342
7	653	286	574	--	--	244	--	--	--	--	--	0	--	--	--	7	244
Totals				811	342	510	336	224	521	97	0	0	0	0	0	Total	2744
Totals										97						** Lots Remaining	
* THIS NEIGHBORHOOD IS PART OF BLOCKS 3 AND 4 AND DOES NOT EXCEED THE OVERALL AMOUNT OF LOTS ALLOWED WITHIN THOSE BLOCKS																	
2962																	

* THIS NEIGHBORHOOD IS PART OF BLOCKS 3 AND 4 AND DOES NOT EXCEED THE OVERALL AMOUNT OF LOTS ALLOWED WITHIN THOSE BLOCKS
 ** MAXIMUM 5,706 LOTS PER DENSITY CAP AS AGREED TO BY PIMA COUNTY PLANNING OFFICIAL ON JUNE 15, 2018 (SEE PERMITTING NOTE 2).



PSOMAS

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 Tucson, AZ 85705
 (520) 292-2500 (520) 292-1290 fax
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REF: P23TP00005 FINAL PLAT P23FP00011

ROCKING K SOUTH NEIGHBORHOOD 5
 PARCEL J-1

PARCEL J-1: LOTS 1-75, COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) BEING A RESUBDIVISION OF A PORTION OF BLOCK 3, ROCKING K SOUTH, SEC 04, T10S35N04 - LOCATED IN PORTIONS OF SECTIONS 16 AND 21, TOWNSHIP 10 SOUTH, RANGE 16 EAST, CASSIA, CITY OF TUCSON, PIMA COUNTY, ARIZONA

PROJ NO: P23TP00005 SCALE: HORIZ: 1" = 40' DATE: MARCH 2024 VERT: N/A 6 OF 6

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS** (Third Party Trust)
P23FP00011

THIS AGREEMENT is made and entered into by and between SEE ATTACHED LIST OF SUBDIVIDERS or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,380; 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 ROCKING K SOUTH NEIGHBORHOOD 5 PARCEL J-1, LOTS 1 THROUGH 75, COMMON AREA "A" (PRIVATE DRAINAGE AND OPEN SPACE), & COMMON AREA "B" (NATURAL OPEN SPACE AND RIPARIAN MITIGATION) 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:
SEE ATTACHED SIGNATURE PAGES

Chair, Board of Supervisors

By: _____
Its: _____

TRUSTEE: FIDELITY NATIONAL TITLE
AGENCY, INC., an Arizona corporation, as
Trustee under Trust No. 60,380, and not in its
corporate capacity

ATTEST:

By: Rachel Turnipseed
Rachel Turnipseed
Its: Trust Officer _____

Clerk of the Board

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by SEE ATTACHED NOTARY PAGES of SEE ATTACHED NOTARY PAGES ("**Subdivider**"), an Arizona corporation, on behalf of the corporation.

My Commission Expires:

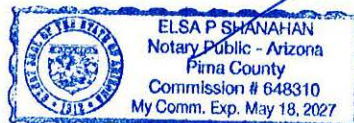
Notary Public

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 26 day of MARCH, 2024, by Rachel Turnipseed of Fidelity National Title Agency, Inc., ("**Trustee**"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,380.

My Commission Expires:

May 18, 2027



[Signature]
Notary Public

SIGNATURE PAGES FOR ASSURANCE AGREEMENT


FIDELITY NATIONAL TITLE AGENCY, INC.,
an Arizona corporation, as Trustee under
Trust No. 10,730, and not in its corporate capacity

By: 
Rachel Turnipseed
Its: Trust Officer


FIDELITY NATIONAL TITLE AGENCY, INC.,
an Arizona corporation, as Trustee under
Trust No. 10,773, and not in its corporate capacity

By: 
Rachel Turnipseed
Its: Trust Officer

FIDELITY NATIONAL TITLE AGENCY, INC.,
an Arizona corporation as Trustee under
Trust No. 10,871, and not in its corporate capacity

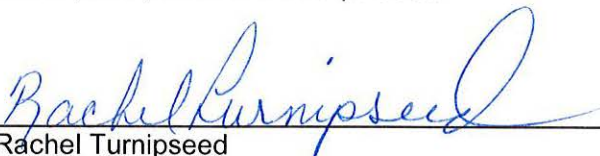
By: 
Rachel Turnipseed
Its: Trust Officer

FIDELITY NATIONAL TITLE AGENCY, INC.,
an Arizona corporation, as Trustee under
Trust No. 30,096, and not in its corporate capacity


By: 
Rachel Turnipseed
Its: Trust Officer

CONTINUED SIGNATURE PAGES FOR ASSURANCE AGREEMENT

FIDELITY NATIONAL TITLE AGENCY, INC.,
SUCCESSOR TO TICOR TITLE AGENCY OF
ARIZONA, INC., CHICAGO TITLE INSURANCE
COMPANY, a Missouri corporation as Trustee
under Trust No. 12099, and not in its corporate capacity
SUCCESSOR BY MERGER BY TICOR TITLE AGENCY OF
ARIZONA, INC., an Arizona corporation


By: 
Rachel Turnipseed
Its: Trust Officer

AURIGA PROPERTIES, INC., an Arizona corporation

By: 
Chad Kolodisner
Its: Vice President


TUCSON MOUNTAIN INVESTORS L.L.C., an Arizona
limited liability company

By: Diamond Ventures, Inc., an Arizona corporation as Manager

By: 
Chad Kolodisner
Its: Vice President

ROCKING K HOLDINGS LIMITED PARTNERSHIP, an
Arizona Limited Partnership

By: Diamond Ventures, Inc., an Arizona corporate as General Partner

By: 
Chad Kolodisner
Its: Vice President

CONTINUED SIGNATURE PAGES FOR ASSURANCE AGREEMENT

RINCON VALLEY HOLDINGS LIMITED PARTNERSHIP,
an Arizona limited partnership

By: Rincon Valley Properties, Inc., an Arizona corporation as General Partner

By: [Signature]
Chad Kolodisner
Its: Vice President

ROCKING K DEVELOPMENT COMPANY, INC.,
an Arizona corporation

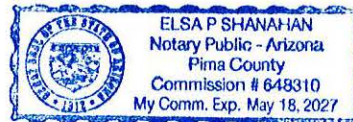
By: [Signature]
Chad Kolodisner
Its: Vice President

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 26 day of MARCH, 2024, by Rachel Turnipseed, Trust Officer of FIDELITY NATIONAL TITLE AGENCY, INC. ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust numbers 10,730, 10,773, 10,871, 30,096 and 12,099.

May 18, 2027
My Commission Expires:

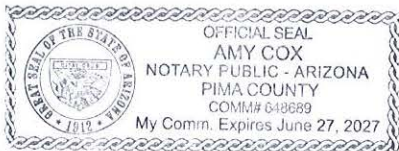
[Signature]
Notary Public



CONTINUED SIGNATURE PAGE FOR ASSURANCE AGREEMENT

STATE OF ARIZONA)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me this 25th day of March, 2024, by Chad Kolodisner, Vice President of AURIGA PROPERTIES, INC., an Arizona corporation; Diamond Ventures, Inc., Manager of TUCSON MOUNTAIN INVESTORS L.L.C., an Arizona limited liability company; Diamond Ventures, Inc., an Arizona corporation, as General Partner of ROCKING K HOLDINGS LIMITED PARTNERSHIP, an Arizona Limited Partnership; Rincon Valley Properties, Inc., an Arizona corporation, General Partner of RINCON VALLEY HOLDINGS LIMITED PARTNERSHIP, an Arizona limited partnership; and ROCKING K DEVELOPMENT COMPANY, INC., an Arizona corporation.



Amy Cox

Notary Public

My Commission Expires:
June 27, 2027