

FINAL PLAT
WHETSTONES SHADOWS LOTS 1-26

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 29± ACRES
2. THE NUMBER OF LOTS IS 26
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.44 MILES
4. TOTAL MILES OF NEW PRIVATE STREETS IS 0.00 MILES
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. TOTAL REGULATED RIPARIAN HABITAT (RRH) ONSITE: 5.64 ACRES
7. TOTAL XERORIPARIAN C (XC) ONSITE: 4.56 ACRES
8. TOTAL IRA W/ UNDERLYING XC ONSITE: 1.08 ACRES
9. AMOUNT OF XC DISTURBED ONSITE BY THIS PROJECT: 0.56 ACRES
10. AMOUNT OF IRA XC DISTURBED ONSITE BY THIS PROJECT: 0 ACRES
11. AMOUNT OF RRH DISTURBED OFFSITE BY THIS PROJECT: 0 ACRES
12. A WAIVER OF DETENTION REQUIREMENTS HAS BEEN GRANTED FOR THIS PROJECT BY THE FLOODPLAIN ADMINISTRATOR. THE OWNER HAS PAID A FEE IN-LIEU OF PROVIDING STORMWATER DETENTION FACILITIES.
13. NATURAL RESOURCES, PARKS AND RECREATION IN-LIEU FEE OF \$55,146.00 SHALL BE PAID AT THE TIME THE SUBDIVISION ASSURANCES ARE RELEASED FOR THE 20TH LOT.
14. THE OWNER HAS PAID A FEE IN-LIEU OF PROVIDING ON-SITE RIPARIAN HABITAT MITIGATION FOR DISTURBANCE ASSOCIATED WITH THE CONSTRUCTION OF ROADWAYS AND PAD CONSTRUCTION FOR LOTS 1-5. ADDITIONAL RIPARIAN HABITAT DISTURBANCE FOR LOTS 6-26 WILL REQUIRE INDIVIDUAL MITIGATION PLANS ON A LOT-BY-LOT BASIS.

PERMITTING NOTES

1. ZONING IS GR-1
2. A SINGLE-LOT PRESERVATION PLAN WILL BE REQUIRED REGARDLESS OF THE AMOUNT OF GRADING FOR LOTS 6-26

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 16 EAST, AS SHOWN ON THIS MAP AND AS DERIVED BY SURVEYOR FROM GPS OBSERVATIONS. THE BEARING OF SAID LINE IS N89°53'54"E.

DEDICATIONS

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE ONLY PARTY 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 AND ROADS.

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 UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF DRAINAGE FACILITIES, DETENTION BASINS, CHANNELS OR OTHER NECESSARY DRAINAGE INFRASTRUCTURE.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201945-S, AS TRUSTEE ONLY AND NOT OTHERWISE.

BY: Diane L. Sloane 4/30/20
TRUST OFFICER, DIANE L. SLOANE DATE

BENEFICIARY

THE BENEFICIARY OF TITLE SECURITY AGENCY, LLC TRUST NO. 201945-S IS:

FOUR R PROPERTY, LLC
ATTN: RANEL COX
10510 E ESCALANTE RD
TUCSON, AZ 85730

STATE OF ARIZONA)
COUNTY OF PIMA) SS

ON THIS 30th DAY OF April, 2020 BEFORE ME, PERSONALLY APPEARED DIANE L. SLOANE WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICER FOR TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST NO. 201945-S, AS TRUSTEE ONLY AND NOT OTHERWISE, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

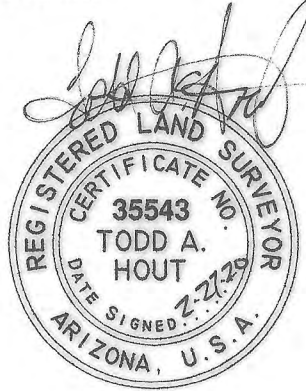
MY COMMISSION EXPIRES: 9-23-2023

NOTARY PUBLIC: Taylor B...



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.



TODD A. HOUT
SURVEYOR

35543
RLS NUMBER

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.



JAMES R. MCMURTRIE, P.E.
ENGINEER

52626
REGISTRATION NUMBER

RECORDING

STATE OF ARIZONA)
COUNTY OF PIMA) SS

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

COUNTY RECORDER

DATE

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO 201945-S FROM TITLE SECURITY AGENCY LLC AS RECORDED 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:

CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

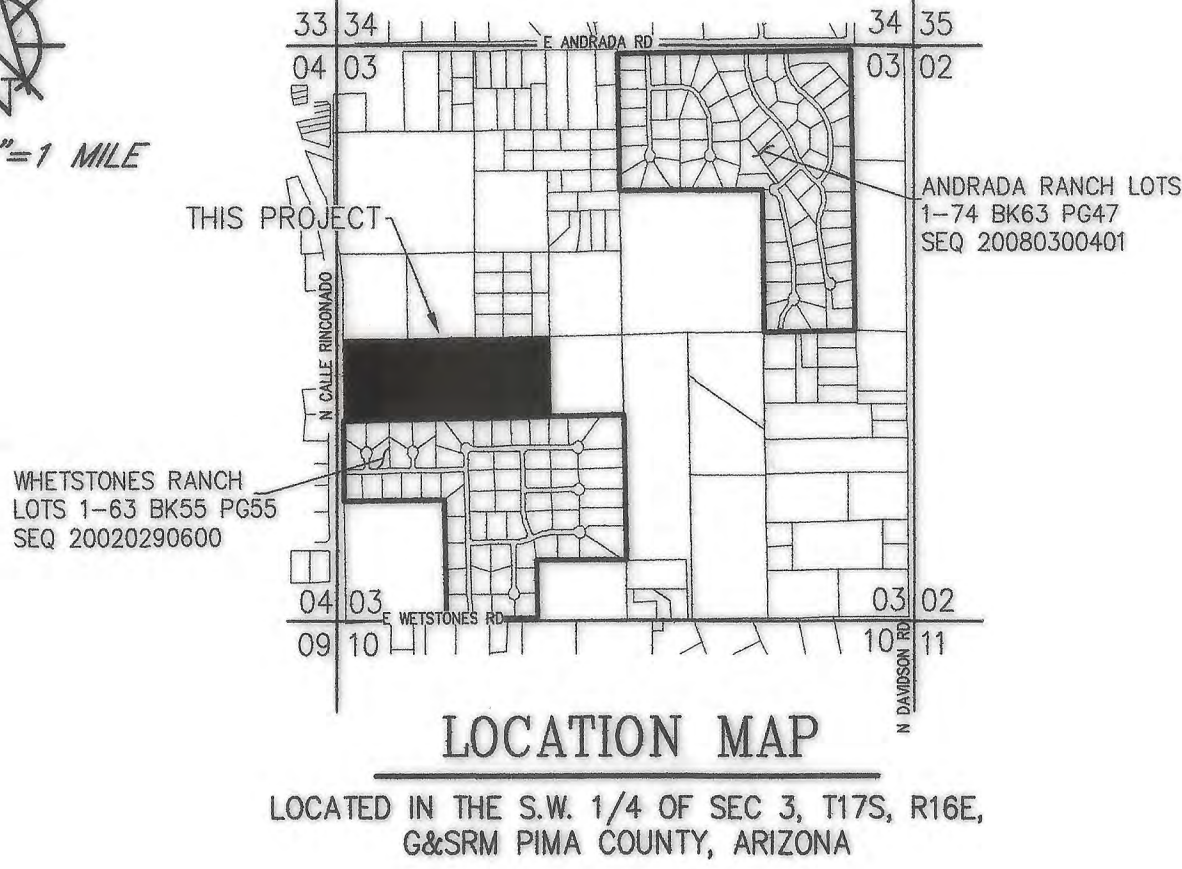
DATE

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



LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY/ROW LINE
- EASEMENT LINE
- CENTERLINE
- 100-YR FLOODPLAIN LIMITS
- EHSB EROSION HAZARD SETBACK
- REGULATED RIPARIAN HABITAT LIMITS
- 1/2" REBAR SET BY SURVEYOR RLS 35543
- SURVEYOR FOUND MONUMENT AS NOTED
- BRASS CAP SURVEY MONUMENT PER PAG SD 103 TO BE SET BY AZ REGISTERED LAND SURVEYOR
- 1/2" REBAR CORNER MONUMENT TO BE SET BY AZ REGISTERED LAND SURVEYOR
- MEASURED DIMENSION OR CALCULATED DERIVATIVE THEREOF
- RECORD DIMENSION PER RELEVANT PARCEL DEED
- RECORD DIMENSION BK55 PG55 M&P
- RADIAL LINE
- PLAT SHEET INDICATOR
- FLOW DIRECTION
- SHEET FLOW
- ACCESS LOCATION FOR CORNER LOT

REF. NO: P19TP00009

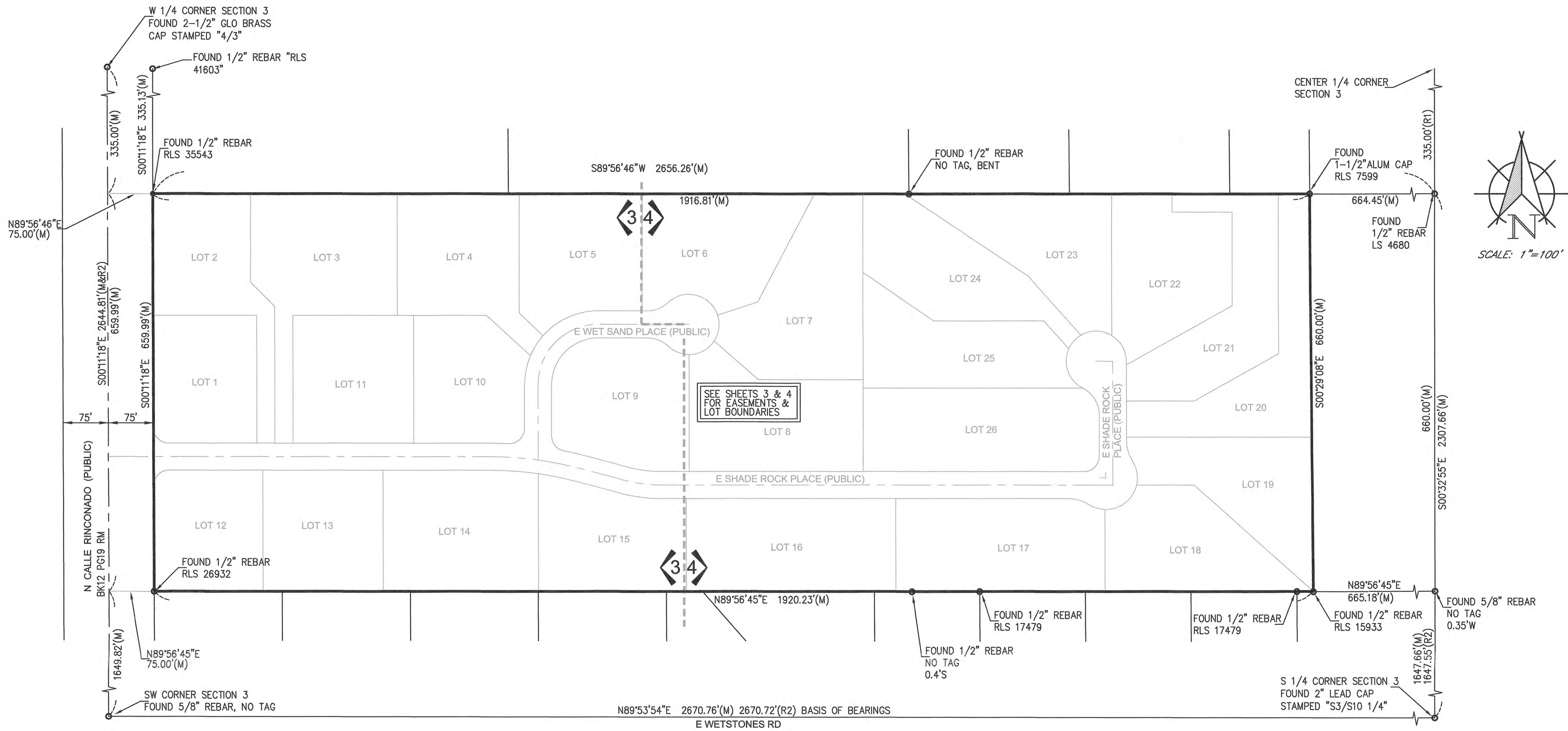


FINAL PLAT
WHETSTONES SHADOWS LOTS 1-26

LOCATED IN THE S.W. 1/4 OF SEC 3, T17S, R16E, G&SRM, PIMA COUNTY, ARIZONA

CASE NO: **P19FP00012**
JOB NO. D19002 SCALE HORIZ: N/A
DATE: FEBRUARY, 2020 SCALE VERT: N/A
SHEET 1 OF 4

SEQ # _____



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA
C1	594.00'	81.30'	07°50'33"
C2	594.00'	74.20'	07°09'27"
C3	250.00'	65.45'	15°00'00"
C4	100.00'	157.08'	90°00'00"
C5	25.00'	39.21'	89°51'56"
C6	25.00'	39.33'	90°08'04"
C7	616.50'	32.26'	02°59'53"
C8	25.00'	40.58'	92°59'53"
C9	571.50'	81.33'	08°09'12"
C10	571.50'	68.29'	06°50'48"
C11	25.00'	34.23'	78°26'24"
C12	616.50'	37.02'	03°26'24"
C13	272.50'	71.34'	15°00'00"
C14	227.50'	59.56'	15°00'00"
C15	122.50'	49.10'	22°57'57"
C16	122.50'	39.51'	18°28'51"
C17	122.50'	103.81'	48°33'12"
C18	77.50'	121.74'	90°00'00"
C19	50.00'	37.99'	43°31'52"
C20	50.00'	37.99'	43°31'52"
C21	50.00'	37.99'	43°31'52"
C22	50.00'	100.82'	115°31'52"
C23	50.00'	45.04'	51°36'49"
C24	50.00'	49.21'	56°23'11"
C25	25.00'	39.27'	90°00'00"
C26	50.00'	55.20'	63°15'23"
C27	50.00'	76.45'	87°36'30"
C28	50.00'	30.67'	35°08'40"
C29	50.00'	53.96'	61°50'09"
C30	50.00'	51.20'	58°40'04"
C31	64.50'	36.25'	32°12'15"
C32	52.50'	41.62'	45°25'02"
C33	52.50'	71.72'	78°16'20"
C34	52.50'	28.15'	30°43'08"
C35	64.50'	36.25'	32°12'15"

LINE TABLE

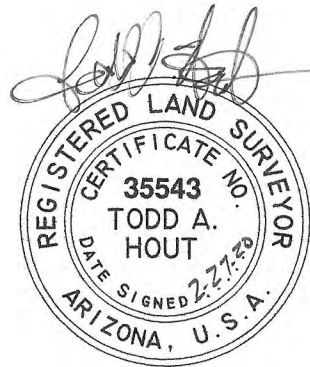
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
F1	116.50'	S10°37'49"W	F34	22.88'	S20°15'02"E	R21	110.58'	N07°54'26"E
F2	54.15'	S22°37'03"E	F35	27.04'	N37°33'01"W	R22	105.22'	N11°27'32"W
F3	66.78'	S32°00'16"E	F36	35.98'	N04°11'51"W	R23	34.67'	S16°23'22"E
F4	192.72'	S01°59'49"W	F37	27.03'	N44°22'50"W	R24	86.05'	S08°07'48"E
F5	45.01'	S01°24'25"E	F38	39.39'	N24°10'17"E	R25	76.06'	S16°15'37"E
F6	57.64'	S14°34'49"E	F39	35.90'	N23°46'44"W	R26	76.24'	S28°36'38"E
F7	50.36'	S06°48'39"E	F40	107.15'	N40°41'08"W	R27	91.17'	S25°42'36"E
F8	52.05'	S16°08'34"W	F41	105.77'	N29°35'44"W	R28	109.90'	S41°38'01"E
F9	46.43'	S11°44'17"W	F42	203.70'	N05°22'50"W	R29	89.48'	S17°49'08"E
F10	56.62'	N36°44'13"E	F43	51.04'	N19°33'33"E	R30	152.60'	S05°31'39"E
F11	55.55'	N25°50'18"E	F44	35.87'	N15°56'38"E	R31	92.82'	S62°39'38"E
F12	50.72'	N09°40'47"E	F45	48.05'	N26°33'54"E	R32	57.89'	N86°59'14"E
F13	55.93'	N00°50'45"W	F46	22.67'	N55°31'06"W	R33	46.34'	N66°48'05"E
F14	45.19'	N05°17'30"W	R1	122.17'	N02°07'16"E	R34	29.34'	S57°12'33"E
F15	101.65'	N12°54'48"W	R2	124.74'	N00°00'00"W	R35	97.22'	S25°46'10"E
F16	105.04'	N17°49'20"E	R3	115.77'	N03°00'46"E	R36	143.02'	S51°54'40"E
F17	68.00'	N42°39'05"W	R4	185.61'	N00°56'21"W	R37	36.64'	S41°38'01"E
F18	54.84'	N241°17'10"W	R5	112.16'	N03°10'47"E	R38	118.85'	S22°00'41"E
F19	115.66'	N07°39'15"E	R6	154.90'	S03°05'39"W			
F20	238.13'	S05°28'48"E	R7	94.75'	S05°31'39"W			
F21	65.07'	S14°32'58"W	R8	80.03'	S08°44'46"W			
F22	92.22'	S23°20'30"E	R9	129.15'	S15°01'06"E			
F23	39.47'	S32°50'18"W	R10	36.64'	S41°38'01"E			
F24	44.29'	S15°09'23"W	R11	83.04'	S28°26'35"E			
F25	46.21'	S13°04'26"W	R12	61.15'	S05°42'38"E			
F26	33.54'	S02°57'13"W	R13	47.55'	S15°21'00"W			
F27	125.21'	S15°03'50"W	R14	40.49'	N25°12'04"E			
F28	121.60'	N00°25'42"E	R15	43.88'	N33°41'24"E			
F29	23.91'	N36°39'25"E	R16	30.42'	S53°07'48"E			
F30	27.79'	N82°05'34"E	R17	40.59'	S12°59'41"E			
F31	75.82'	S61°17'20"E	R18	16.70'	S23°57'45"E			
F32	55.05'	S19°53'07"E	R19	413.18'	N26°05'08"W			
F33	35.39'	S10°24'11"E	R20	76.12'	N02°17'26"W			



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

SEQ #

SEQ #



REF. NO: P19TP00009

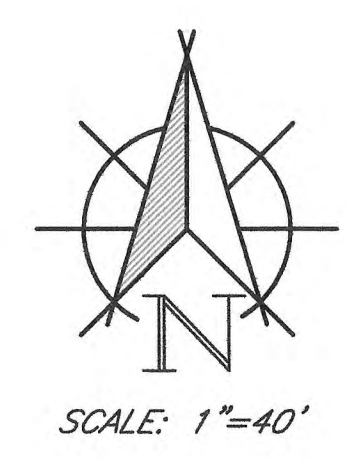
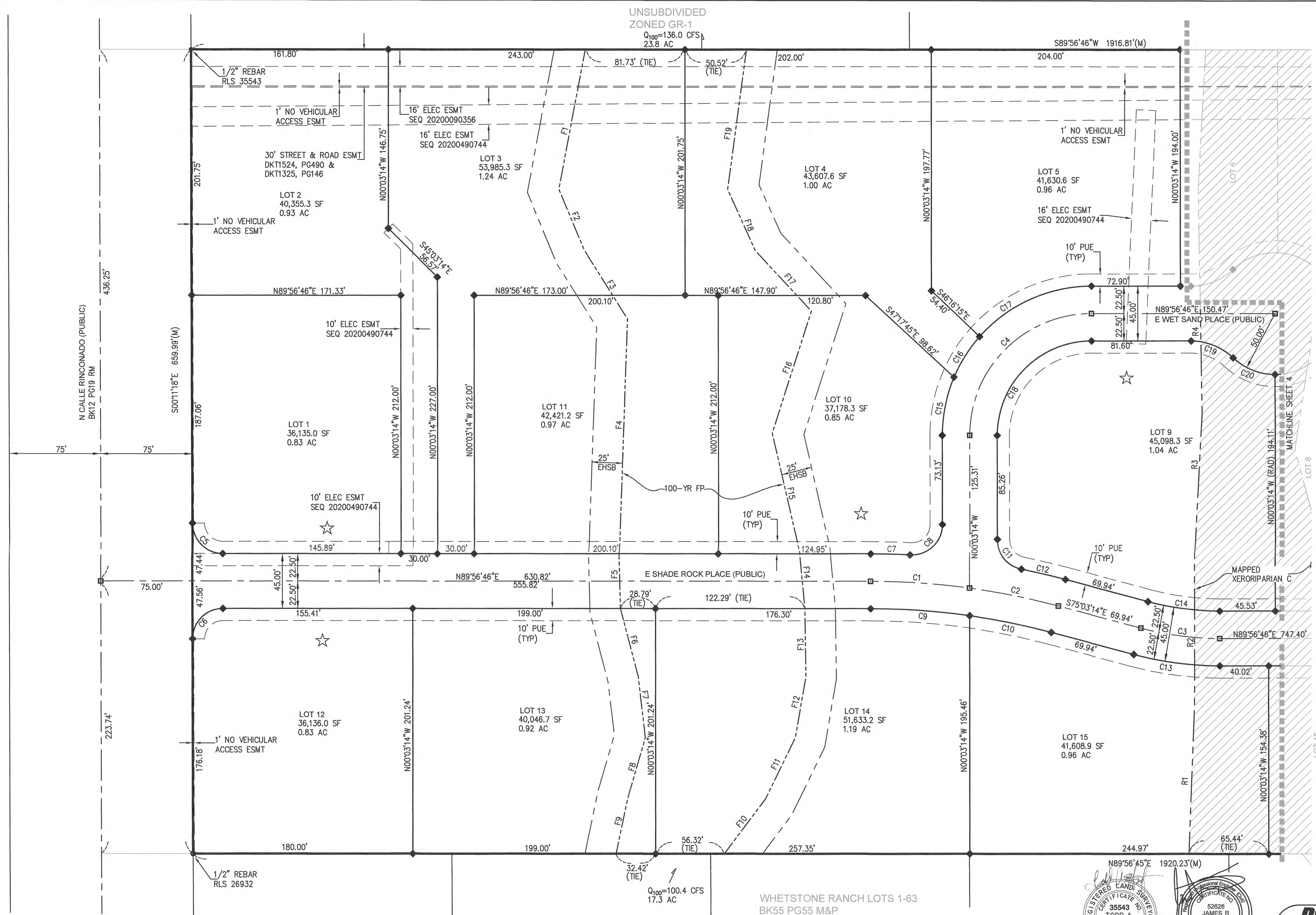
Dynamic Civil Designs LLC
4800 W MELPOMENE WAY TUCSON AZ 85746
PH: (520) 461-9910 EMAIL: james.mccan@live.com

FINAL PLAT
WHETSTONES SHADOWS LOTS 1-26
LOCATED IN THE S.W. 1/4 OF SEC 3, T17S, R16E, G&SRM, PIMA COUNTY, ARIZONA

CASE NO: **P19FP00012**

JOB NO. D19002	SCALE HORIZ: N/A	SHEET 2 OF 4
DATE: FEBRUARY, 2020	SCALE VERT: N/A	

NEW TUCSON UNIT NO. 24 LOTS 262-375
BK17 PG44 M&P
ZONED CR-1



WHETSTONE RANCH LOTS 1-63
BK55 PG55 M&P
ZONED GR-1



REF. NO: P19TP00009



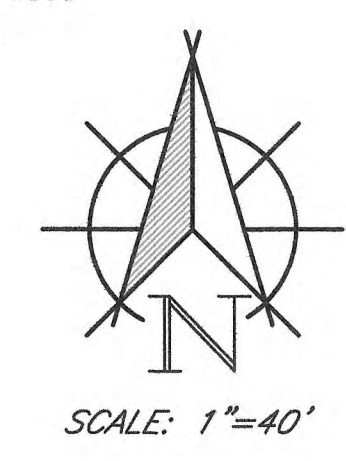
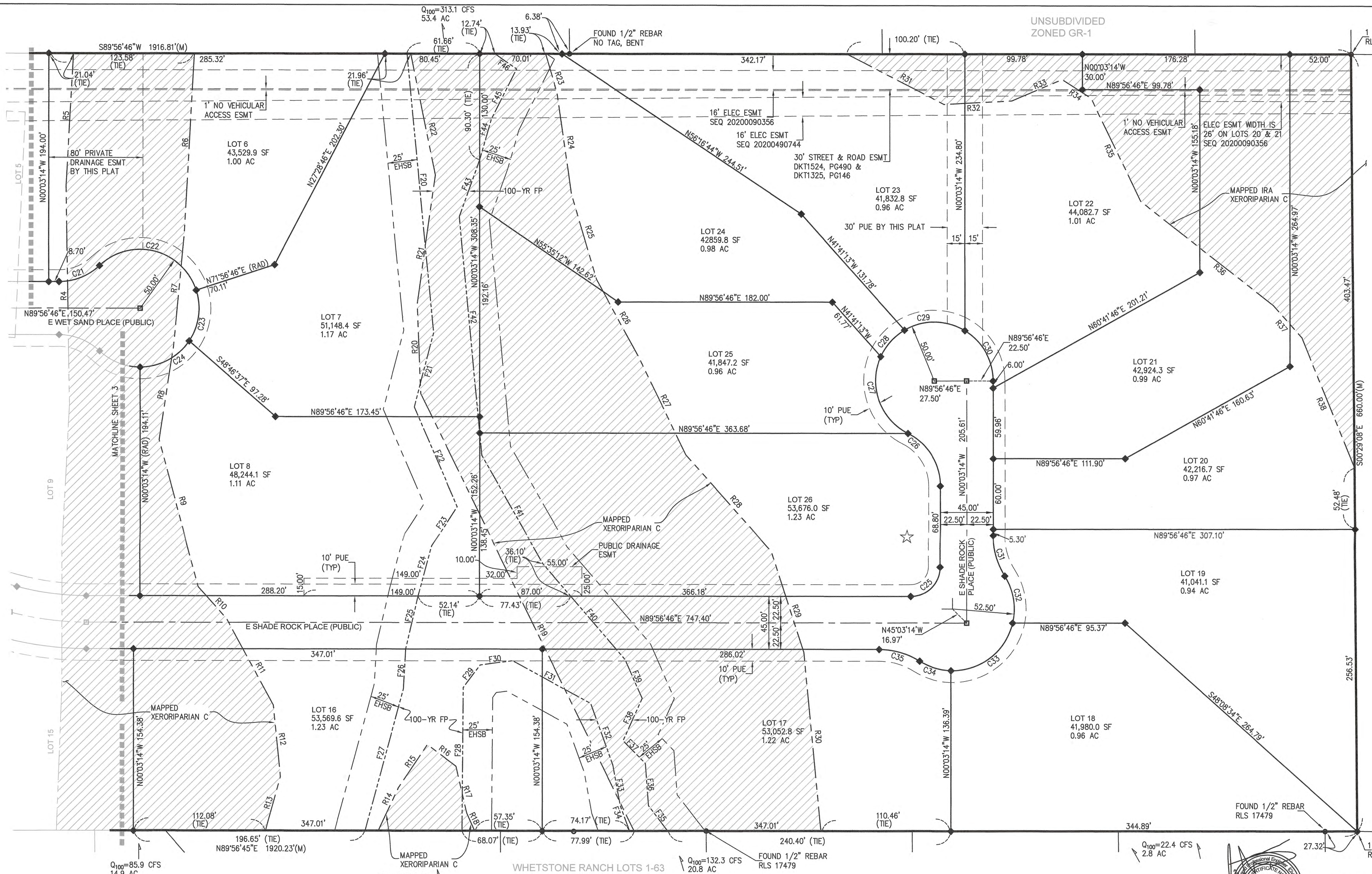
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LOCATED IN THE S.W. 1/4 OF SEC 3, T17S, R16E, G&SRM, PIMA COUNTY, ARIZONA

CASE NO: P19FP00012	
JOB NO. D19002	SCALE HORIZ: N/A
DATE: FEBRUARY, 2020	SCALE VERT: N/A

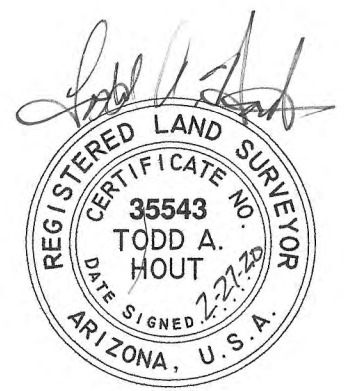
SHEET 3 OF 4



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE



UNSUBDIVIDED
ZONED GR-1



Dynamic
Civil Designs LLC

4800 N MELPOMENE WAY TUCSON AZ 85740
PH: (520) 481-8016 EMAIL: jhous@dynamiccd.com

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WHETSTONES SHADOWS LOTS 1-26
LOCATED IN THE S.W. 1/4 OF SEC 3, T17S, R16E, G&SRM, PIMA COUNTY, ARIZONA

CASE NO:		P19FP00012	
JOB NO.	D19002	SCALE HORIZ:	N/A
DATE:	FEBRUARY, 2020	SCALE VERT:	N/A
SHEET 4 OF 4			



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE