

ASSURANCE

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60380 FROM FIDELITY NATIONAL TITLE AGENCY 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: _____ DATE _____
CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

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.

ERNEST GOMEZ, R.L.S.
ARIZONA REGISTRATION NO. 27739



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 }
PIMA COUNTY } S.S.

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

F. ANN RODRIGUEZ
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, ROADS, PARKS, AND ALLEYS.

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. _____ 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 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. 10,871, 10,773, 10,730 AND 30,096. CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION UNDER TRUST NO. 12,099. AURIGA PROPERTIES NC, 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 DEVELOPEMENT 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

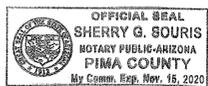
BY: Martha Hill
MARTHA HILL

ITS: _____ TRUST OFFICER DATE: 7-2-18

FOR: ROCKING K DEVELOPMENT COMPANY

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.



ON THIS 2 DAY OF JULY, 2018 BEFORE ME PERSONALLY APPEARED Martha Hill, 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: 11-15-2020

NOTARY PUBLIC

GENERAL NOTES:

- 1. THE GROSS AREA OF "PARCEL E-1" IS 42.15 ACRES.
- 2. THE BASIS OF BEARING: THE EAST LINE OF THE SE 1/4 OF SECTION 21, BETWEEN FOUND MONUMENTS SHOWN HEREIN AND REFERENCED FROM BOOK 64 M&P, PG 85. SAID BEARING BEING: S01°13'25"E.
- 3. TOTAL MILES OF NEW PUBLIC STREETS FOR "PARCEL E-1" = 0.96 MILES.
- 4. "PARCEL E-1" LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PERMITTING NOTES:

- 1. ZONING: THIS PLAT CONTAINS APPROXIMATELY 31.5 ACRES OF LAND REGULATED BY THE ROCKING K AMENDED SPECIFIC PLAN (LDR AND MDR) AS WELL AS APPROXIMATELY 10.7 ACRES OF LAND REGULATED BY PIMA COUNTY ZONING CODE (GR-1).
- 2. 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 18.92 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. SHEET 2 OF THIS PLAT INCLUDES A TDR TRACKING TABLE PARCEL E-1 USES 13 TDR LOTS.
- 3. GROSS DENSITY IS: "PARCEL E-1" = 2.4 (101 LOTS/42.15 AC).
- 4. AVERAGE LOT AREA PER DWELLING FOR "PARCEL E-1" IS 8,592 SQ. FT.
- 5. 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).
- 6. THIS PLAT WILL USE TRANSFER OF DENSITY RIGHTS (TDR) PER PIMA COUNTY CODE 18.92. AREAS WITHIN THE SPECIFIC PLAN WILL USE MDR DEVELOPMENT STANDARDS AND AREAS OUTSIDE OF THE SPECIFIC PLAN WILL USE TR DEVELOPMENT STANDARDS (RESIDENTIAL USE ONLY).
- 7. NATURAL OPEN SPACE AS SHOWN ON THE ROCKING K SOUTH, BLOCKS 1-14, MASTER BLOCK PLAT ENCOMPASSES 648 ACRES (31.5%) 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. THE NEIGHBORHOOD 1 SUBDIVISION PLATS (A-1, A-2, B-1, B-2, C, D, E-1, AND E-2) MODIFY THE PLATTED NATURAL OPEN SPACE TO INCLUDE 66.45 TOTAL ACRES OF NATURAL OPEN SPACE WHICH INCLUDES AN ADDITIONAL 3.72 ACRES OF ON LOT NATURAL OPEN SPACE. THIS PLAT INCLUDES A TOTAL NATURAL OPEN SPACE OF 9.07 ACRES WHICH INCLUDES 0.0 ACRES OF ADDITIONAL 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 1, AS SPECIFIED IN CHAPTER III-E OF THE ROCKING K AMENDED SPECIFIC PLAN.
- 8. PRIOR TO RELEASE OF THE 76TH LOT, THE AMENITY AREAS 7 & 8 - POCKET PARKS PER THE NEIGHBORHOOD ONE ROCKING K RECREATION AREA PLAN MUST BE CONSTRUCTED AND COMPLETED.

PERMITTING NOTES (CONT.)

- 9. DEVELOPMENT STANDARDS
MDR - MEDIUM DENSITY RESIDENTIAL (LOTS 1-19, 25-38, 47-50, 53-89)
1. MINIMUM SITE AREA: 5,000 SQ. FT.
2. MINIMUM AREA PER DWELLING UNIT: 5,000 SQ. FT.
3. MINIMUM LOT WIDTH: NA
4. MAXIMUM BUILDING HEIGHT: 34 FT.
5. MINIMUM YARD SETBACK REQUIREMENTS:
a. FRONT: 20 FT.
b. SIDE: 0 FT. EACH
c. REAR: 10 FT.

- TR - TRANSITIONAL ZONING (RESIDENTIAL ONLY) (LOTS 20-24, 39-46, 51-52, 90-101)
1. MINIMUM SITE AREA: 4,500 SQ. FT.
2. MINIMUM AREA PER DWELLING UNIT: 1,000 SQ. FT.
3. MINIMUM SITE WIDTH: 40 FT.
4. MAXIMUM BUILDING HEIGHT: 34 FT.
5. MINIMUM SITE SETBACK REQUIREMENTS:
a. FRONT: 20 FT.
b. SIDE: 7 FT. EACH
c. REAR: 10 FT.

6. WITH THE EXCEPTION OF PERIMETER SITE SETBACKS, ZERO LOT-LINE SITTING OF DWELLING UNITS ON INDIVIDUAL LOTS IS PERMISSIBLE, SUBJECT TO PIMA COUNTY BUILDING CODES (TITLE 15).
SETBACKS FOR CORNER LOTS ARE EQUAL TO THE SITE VISIBILITY TRIANGLES OR THE ZONING DESIGNATION SETBACKS, WHICHEVER ARE GREATER.

THE ACCESSORY STRUCTURE SETBACK REQUIREMENTS ARE THE FOLLOWING MINIMUM DISTANCES:
MDR
TO MAIN BUILDING: 7 FT.
TO PROPERTY LINES: IN ACCORDANCE WITH APPLICABLE PIMA COUNTY BUILDING CODES.

TR
TO MAIN BUILDING: NA
TO FRONT LOT LINE: 60 FT.
TO SIDE LOT LINES: 4 FT.
TO REAR LOT LINE: 4 FT.

- 10. FLOODPLAINS SHOWN ON THIS PLAT CONFORM TO TITLE 16 OF THE PIMA COUNTY CODE, FLOODPLAIN AND EROSION HAZARD MANAGEMENT ORDINANCE
- 11. THIS PLAT IS SUBJECT TO THE SECOND AMENDED AND RESTATED ROCKING K DEVELOPMENT AGREEMENT RESOLUTION NO. 2018-29, RECORDED AT SEQ. NO. 20181410439 WITH THE PIMA COUNTY RECORDER'S OFFICE.
- 12. THE CHIEF ZONING INSPECTOR HAS CONCLUDED THE SIDE ENTRY GARAGES ARE PERMITTED TO ENCROACH INTO THE 20' FRONT YARD SETBACK PROVIDED THAT THE REST OF THE STRUCTURAL MASS OF THE HOME COMPLIES WITH THE 20' FRONT YARD SETBACK REQUIREMENT.
- 13. RIPARIAN HABITAT WITHIN THIS PLAT AREA CONFORMS TO THE RIPARIAN HABITAT MAPS IN PIMA COUNTY ORDINANCE 2005-FC2 AND THE APPROVED RIPARIAN MITIGATION PLAN PREPARED BY NOVAK ENVIRONMENTAL, DATED 12/13/17. ALL RIPARIAN AREAS INCLUDING THE MITIGATION AREAS LIE WITHIN OPEN SPACE AS DEDICATED ON THIS PLAT.
A. EXISTING ONSITE RIPARIAN HABITAT AREA = 3.07 ACRES.
B. DISTURBED ONSITE RIPARIAN HABITAT AREA = 0.47 ACRES.
C. RIPARIAN MITIGATION AREA = 0.0 ACRES.
D. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN MITIGATION PLAN
- 14. THE TUCSON GAS AND ELECTRIC COMPANY BLANKET EASEMENT RECORDED IN DOCKET 1023, PAGE 70 APPLIES ONLY TO SECTION 22 OF THIS PLAT.

SHEET INDEX

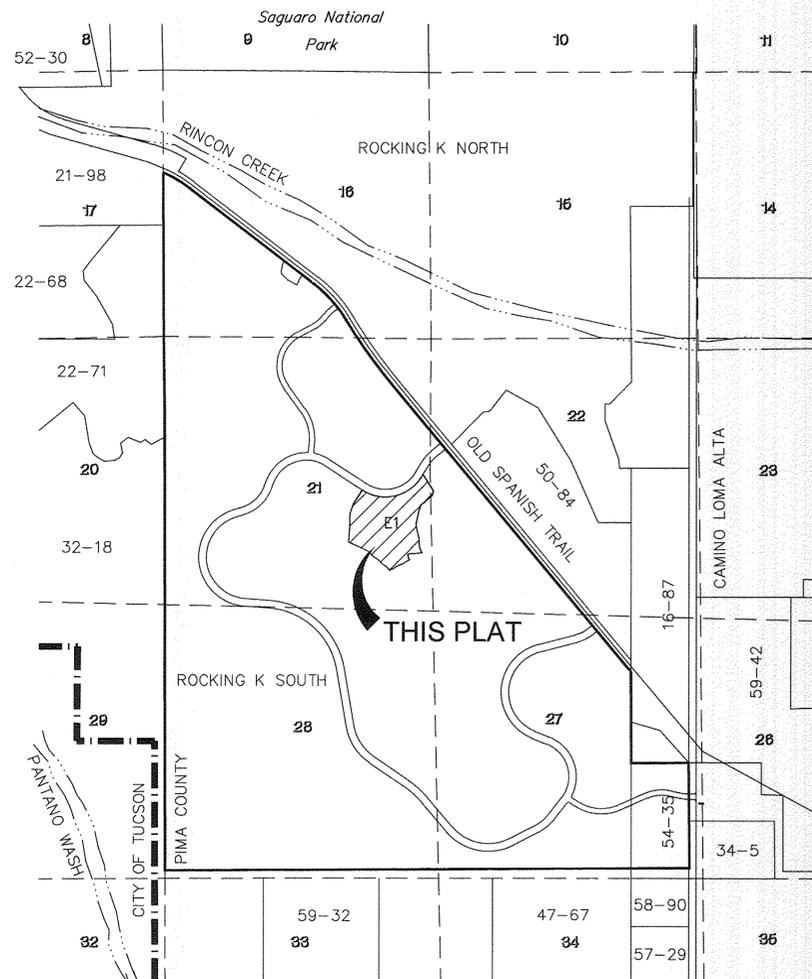
- 1 COVER SHEET AND NOTES
- 2 SHEET INDEX MAP
- 3-7 PLAN SHEETS

OWNER

FIDELITY NATIONAL TITLE AGENCY, INC.
TRUST NO. 60380
6245 E. BROADWAY BLVD., SUITE 180
TUCSON, AZ 85711
(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 21 AND 22
TOWNSHIP 15 SOUTH, RANGE 16 EAST, G&SRM
PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

LEGEND

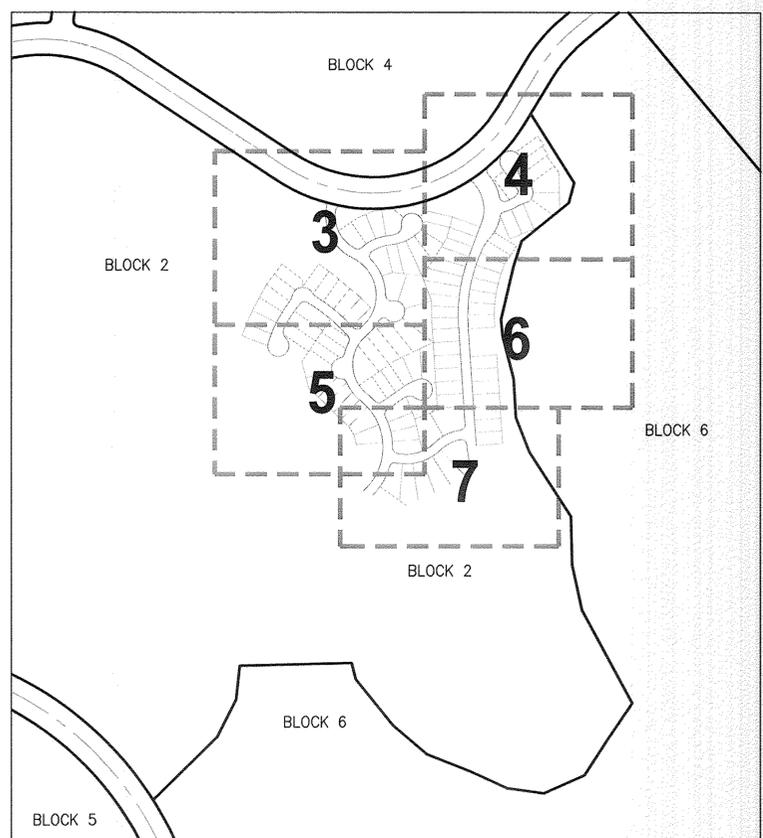
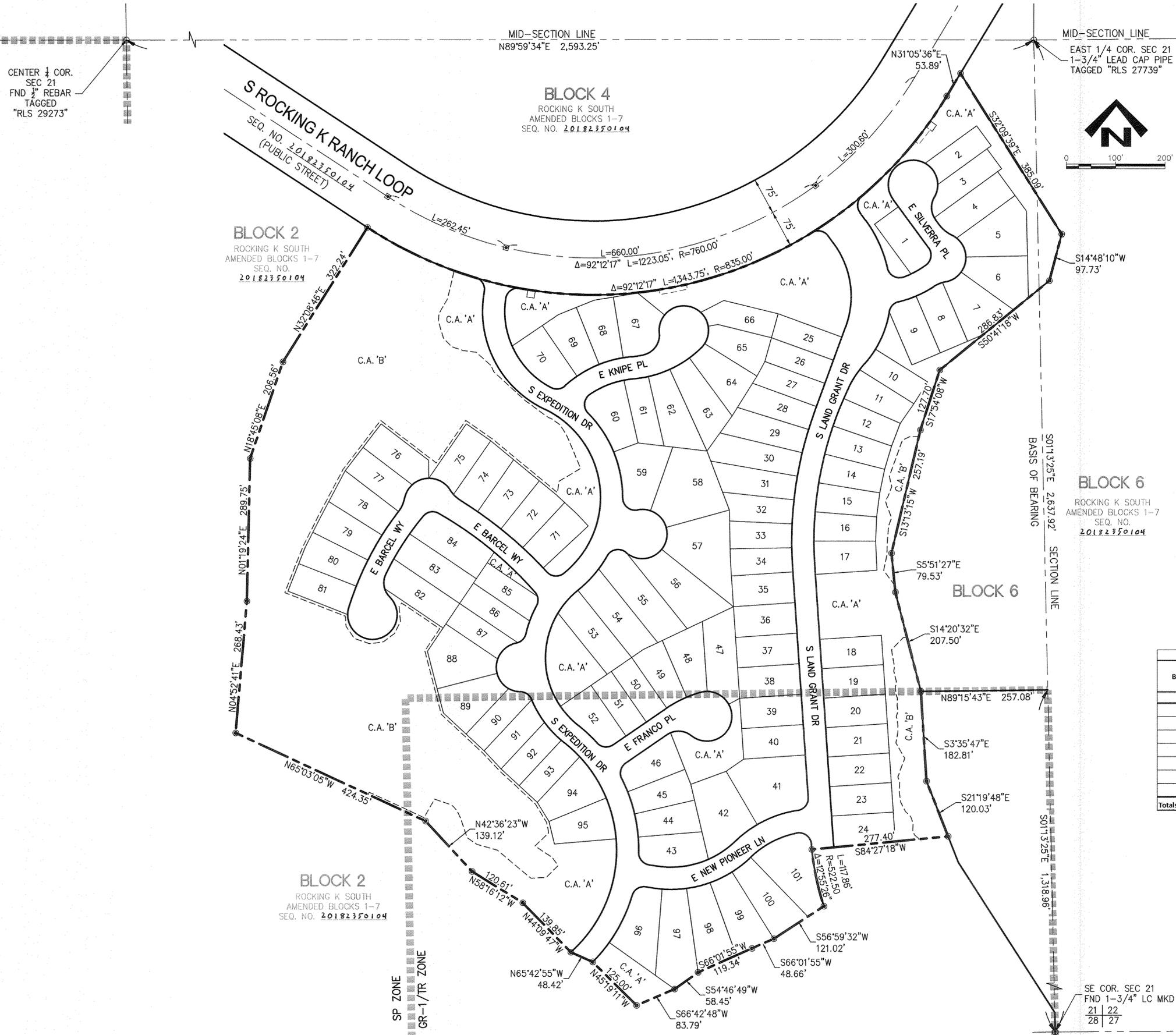
- 1 LOT NUMBER
- ② KEYNOTE
- 2" BRASS CAP SURVEY MONUMENT IN CONCRETE TO BE SET BY AN ARIZONA REGISTERED LAND SURVEYOR.
- 1/2" IRON PIN TO BE SET BY AN ARIZONA REGISTERED LAND SURVEYOR.
- FOUND SURVEY MONUMENT, AS NOTED
- SET 1/2" REBAR TAGGED "RLS 27739"
- L1 LINE NUMBER - SEE LINE DATA TABLE
- C1 CURVE NUMBER - SEE CURVE DATA TABLE
- (R) RADIAL BEARING
- SIGHT VISIBILITY EASEMENT
- - - - EROSION HAZARD SETBACK
- · - · - 100 YEAR FLOODPLAIN
- - - - CENTERLINE
- - - - OPEN SPACE
- · - · - RIGHT-OF-WAY LINE
- - - - BLOCK BOUNDARY
- - - - EASEMENT LINE
- - - - SECTION LINE
- - - - PARCEL BOUNDARY
- - - - ROCKING K SOUTH BOUNDARY
- · - · - 404 PERMIT RESTRICTIVE COVENANT
- ZONE BOUNDARY LINE
- ★ GENERAL ACCESS LOCATION
- ★ XERORIPARIAN C

PSOMAS

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
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REF: P1207-006 FINAL PLAT P18FP0007

**ROCKING K SOUTH NEIGHBORHOOD 1
PARCEL E-1**
LOTS 1-101, COMMON AREA "A" (DRAINAGE AND OPEN SPACE),
& COMMON AREA "B" (NATURAL OPEN SPACE & RIPARIAN MITIGATION).
BEING A RESUBDIVISION OF A PORTION OF BLOCK 2 OF THE AMENDED ROCKING K SOUTH BLOCK PLAT
SEQ. NO. 20181235014 LOCATED IN PORTIONS OF SECTIONS 21 AND 22,
TOWNSHIP 15 SOUTH, RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA
PROJ NO: 7RC0130201 SCALE: HORIZ N/A
DATE: JULY 2018 C.I. = N/A 1 OF 7



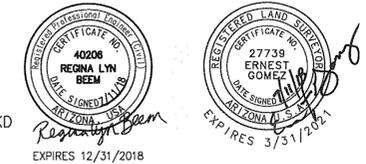
SHEET INDEX MAP
NTS

TDR Overall Lot Summary

Block	Maximum Permitted Lots Per Existing Zoning	Permitted Range Per Comprehensive Plan	Phase 1 Lots	Phase 1 TDR Transfer Lots (Receiving)									
				A-1	A-2	B-1	B-2	C	D	E-1	E-2		
1	132	71	198	113	--	--	--	--	--	--	--	--	--
2	601	413	838	698	--	--	4	4	16	13	13	47	--
3	558	266	690	--	--	--	--	--	--	--	--	--	--
4	437	229	468	--	--	--	--	--	--	--	--	--	--
5	950	1121	2099	--	--	--	--	--	--	--	--	--	--
6	1673	1094	2106	--	--	--	--	--	--	--	--	--	--
7	617	286	574	--	--	--	--	--	--	--	--	--	--
Totals				811								97	

PROJECT OVERVIEW

SCALE: 1" = 100'



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REF: P1207-006 FINAL PLAT P18FP00007

**ROCKING K SOUTH NEIGHBORHOOD 1
PARCEL E-1**

LOTS 1-101, COMMON AREA 'A' (DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE & RIPARIAN MITIGATION), BEING A RESUBDIVISION OF A PORTION OF BLOCK 2 OF THE AMENDED ROCKING K SOUTH BLOCK PLAT SEQ. NO. 20182350104, LOCATED IN PORTIONS OF SECTIONS 21 AND 22, TOWNSHIP 15 SOUTH, RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA

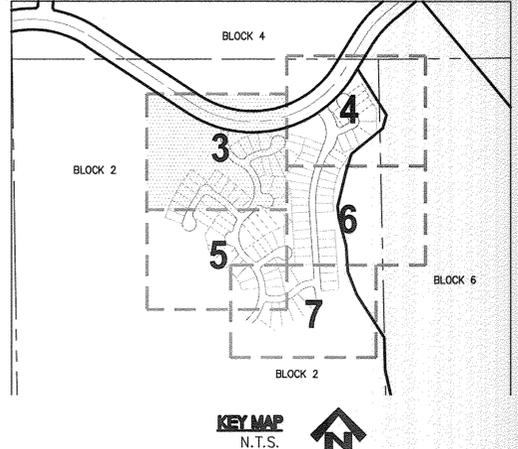
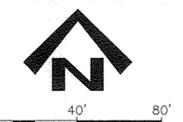
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DATE: JULY 2018 C.I. = N/A

2 OF 7

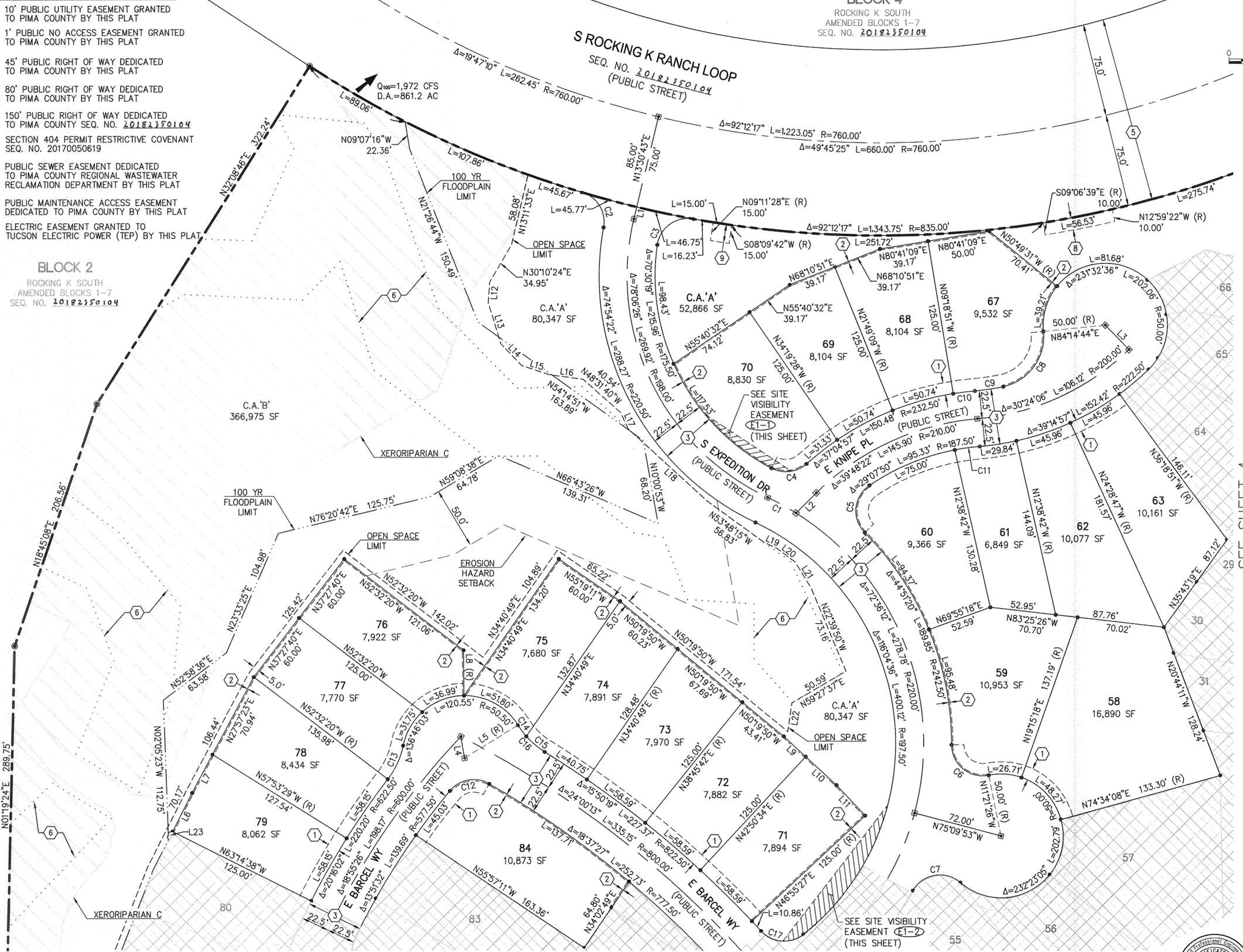
KEYNOTES

- 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
- ⑤ 150' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619
- ⑦ PUBLIC SEWER EASEMENT DEDICATED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT
- ⑧ PUBLIC MAINTENANCE ACCESS EASEMENT DEDICATED TO PIMA COUNTY BY THIS PLAT
- ⑨ ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER (TEP) BY THIS PLAT

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



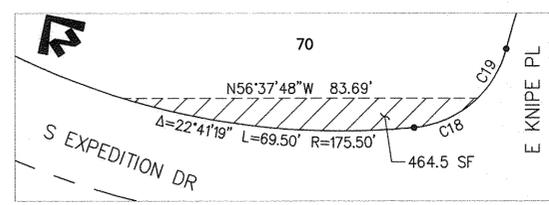
BLOCK 2
ROCKING K SOUTH
AMENDED BLOCKS 1-7
SEQ. NO. 20182350104



SEE SHEET 4

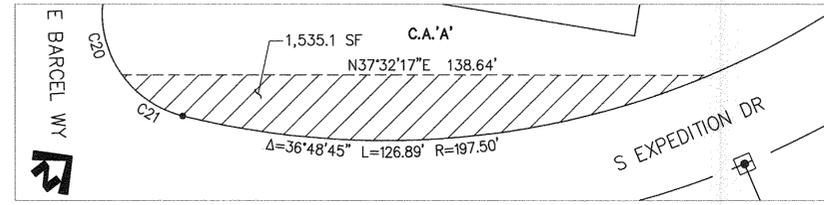
LINE TABLE		
LINE	DISTANCE	BEARING
L1	10.00'	S13°30'43"W
L2	23.04'	S45°13'55"W
L3	27.50'	S44°12'40"E
L4	17.61'	N09°40'56"W
L5	50.50'	N58°18'51"E
L6	34.94'	N26°45'22"E
L7	35.03'	N27°57'23"E
L8	36.80'	N00°27'41"W
L9	24.10'	N47°09'26"W
L10	33.76'	N47°09'26"W
L11	33.76'	N43°04'33"W
L12	16.57'	N04°08'53"E
L13	35.03'	N16°54'27"W
L14	23.99'	N43°28'11"W
L15	23.87'	N71°20'38"W
L16	27.15'	N82°14'23"W
L17	14.22'	N24°10'50"W
L18	86.42'	N47°24'54"W
L19	11.69'	N64°36'42"W
L20	17.99'	N53°08'50"W
L21	24.38'	N31°58'57"W
L22	23.52'	N08°10'31"E
L23	7.26'	S26°45'22"W

CURVE TABLE			
CURVE	DELTA	ARC LENGTH	RADIUS
C1	6°49'38"	26.21'	220.00'
C2	83°39'30"	36.50'	25.00'
C3	91°59'50"	40.14'	25.00'
C4	69°50'48"	30.48'	25.00'
C5	100°29'57"	43.85'	25.00'
C6	101°37'16"	44.34'	25.00'
C7	101°37'16"	44.34'	25.00'
C8	83°20'11"	60.36'	41.50'
C9	7°27'22"	23.10'	177.50'
C10	4°21'08"	17.66'	232.50'
C11	6°12'42"	20.33'	187.50'
C12	80°18'55"	35.04'	25.00'
C13	25°54'53"	30.08'	66.50'
C14	9°44'12"	11.30'	66.50'
C15	16°44'09"	19.42'	66.50'
C16	26°28'21"	30.73'	66.50'
C17	86°11'56"	37.61'	25.00'
C18	38°35'53"	16.84'	25.00'
C19	31°14'55"	13.63'	25.00'
C20	45°45'27"	19.97'	25.00'
C21	40°26'29"	17.65'	25.00'



E1-1 SITE VISIBILITY EASEMENT

SEE SHEET 5

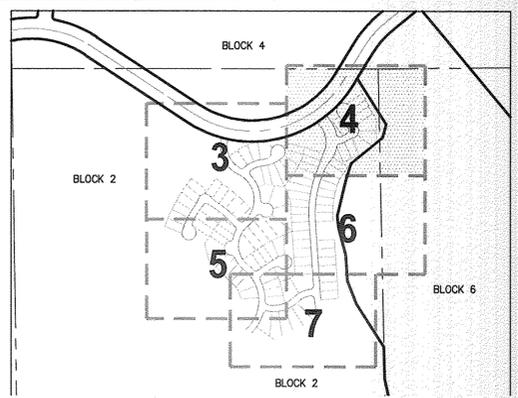
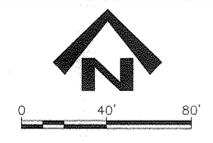


E1-2 SITE VISIBILITY EASEMENT



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REF: P1207-006 P18FP00007
FINAL PLAT
**ROCKING K SOUTH NEIGHBORHOOD 1
PARCEL E-1**
LOTS 1-101, COMMON AREA 'A' (DRAINAGE AND OPEN SPACE),
& COMMON AREA 'B' (NATURAL OPEN SPACE & RIPARIAN MITIGATION).
BEING A RESUBDIVISION OF A PORTION OF BLOCK 2 OF THE AMENDED ROCKING K SOUTH BLOCK PLAT
SEQ. NO. 20182350104 LOCATED IN PORTIONS OF SECTIONS 21 AND 22,
TOWNSHIP 15 SOUTH, RANGE 16 EAST, GRISM, PIMA COUNTY, ARIZONA
PROJ NO: 7R0C130201 SCALE: HORIZ 1" = 40'
DATE: JULY 2018 C.I. = N/A 3 OF 7



KEY MAP
N.T.S.

CURVE TABLE			
CURVE	DELTA	ARC LENGTH	RADIUS
C22	85°39'55"	37.38'	25.00'
C23	15°47'45"	57.90'	210.00'
C24	66°54'20"	29.19'	25.00'
C25	19°14'33"	78.08'	232.50'
C26	22°25'39"	26.03'	66.50'
C27	28°18'59"	32.87'	66.50'
C28	66°29'24"	48.16'	41.50'
C29	89°48'41"	39.19'	25.00'
C30	15°37'02"	51.11'	187.50'
C31	98°08'10"	42.82'	25.00'
C32	23°33'53"	106.93'	260.00'
C33	85°39'55"	37.38'	25.00'
C34	4°26'06"	1.94'	25.00'
C35	81°13'50"	35.44'	25.00'
C36	4°50'12"	15.83'	187.50'
C37	14°57'06"	13.05'	50.00'
C38	34°56'06"	30.49'	50.00'
C39	60°00'01"	43.46'	41.50'
C40	6°29'23"	4.70'	41.50'
C41	5°23'02"	6.25'	66.50'
C42	17°02'37"	19.78'	66.50'
C43	37°08'19"	32.41'	50.00'
C44	42°05'44"	36.74'	50.00'
C45	13°47'14"	12.03'	50.00'
C46	7°53'49"	30.67'	222.50'

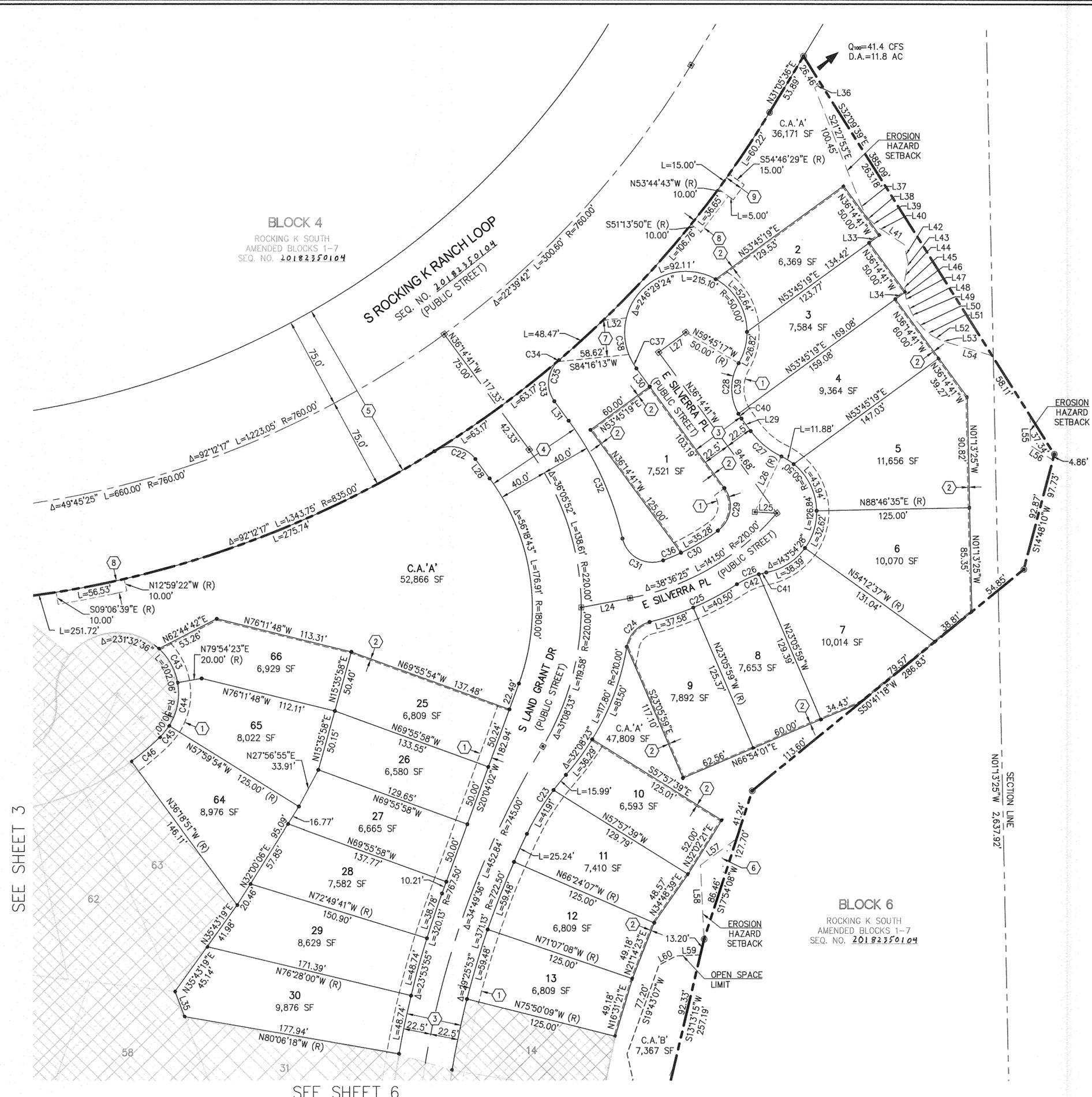
KEYNOTES

- 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
- ⑤ 150' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY SEQ. NO. 20182350104
- ⑥ SECTION 404 PERMIT RESTRICTIVE COVENANT SEQ. NO. 20170050619
- ⑦ PUBLIC SEWER EASEMENT DEDICATED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BY THIS PLAT
- ⑧ PUBLIC MAINTENANCE ACCESS EASEMENT DEDICATED TO PIMA COUNTY BY THIS PLAT
- ⑨ ELECTRIC EASEMENT GRANTED TO TUCSON ELECTRIC POWER (TEP) BY THIS PLAT

LINE TABLE		
LINE	DISTANCE	BEARING
L24	40.60'	N79°08'21"E
L25	18.06'	S87°03'52"E
L26	50.50'	N25°26'20"E
L27	27.50'	N53°45'19"E
L28	19.79'	N36°14'41"W
L29	12.74'	S36°14'41"E
L30	18.43'	N36°14'41"W
L31	19.79'	N36°14'41"W
L32	19.13'	N84°16'13"E
L33	10.66'	N53°45'19"E
L34	10.00'	N53°45'19"E
L35	22.03'	N20°44'11"W
L36	5.95'	S57°58'00"W

LINE TABLE		
LINE	DISTANCE	BEARING
L37	11.80'	S23°41'38"E
L38	6.99'	S41°55'06"E
L39	8.31'	S48°55'25"E
L40	3.49'	S59°35'34"E
L41	21.64'	S56°09'57"E
L42	15.80'	S11°08'00"E
L43	4.86'	S14°14'40"W
L44	10.93'	S10°16'33"W
L45	7.81'	S05°51'45"E
L46	4.38'	S06°22'01"E
L47	6.64'	S17°02'25"E
L48	6.13'	S22°18'14"E
L49	7.92'	S30°31'55"E

LINE TABLE		
LINE	DISTANCE	BEARING
L50	10.02'	S41°34'56"E
L51	8.89'	S51°31'12"E
L52	7.41'	S64°20'53"E
L53	6.83'	S71°09'09"E
L54	36.93'	S73°40'47"E
L55	24.34'	S01°07'57"E
L56	21.74'	S56°35'40"E
L57	36.48'	S54°02'22"W
L58	60.92'	S02°46'34"E
L59	19.79'	S87°24'39"W
L60	15.94'	S61°54'31"W



SEE SHEET 3

SEE SHEET 6



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REF: P1207-006

P18FP0007

FINAL PLAT
**ROCKING K SOUTH NEIGHBORHOOD 1
PARCEL E-1**

LOTS 1-101, COMMON AREA 'A' (DRAINAGE AND OPEN SPACE), & COMMON AREA 'B' (NATURAL OPEN SPACE & RIPARIAN MITIGATION), BEING A RESUBDIVISION OF A PORTION OF BLOCK 2 OF THE AMENDED ROCKING K SOUTH BLOCK PLAT SEQ. NO. 20182350104 LOCATED IN PORTIONS OF SECTIONS 21 AND 22, TOWNSHIP 15 SOUTH, RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA

PROJ NO: 7ROC130201 SCALE: HORIZ 1" = 40'
DATE: JULY 2018 C.I. = N/A 4 OF 7