



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 3/18/2025

\*= Mandatory, information must be provided

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

**\*Title:**

ABANDONMENT PLAT FOR THE ABANDONMENT OF VISTA DEL SOL LOTS 1 THROUGH 15 COMMON AREA "A" (PRIVATE STREET) FOR P24FP00011

**\*Introduction/Background:**

FINAL PLAT PROCESS TO ABANDON RECORDED PLAT

**\*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: 520-724-6490

Contact: THOMAS DRZAZGOWSKI

Telephone: 520-724-6490

Department Director Signature: \_\_\_\_\_

Date: \_\_\_\_\_

2/28/25

Deputy County Administrator Signature: \_\_\_\_\_

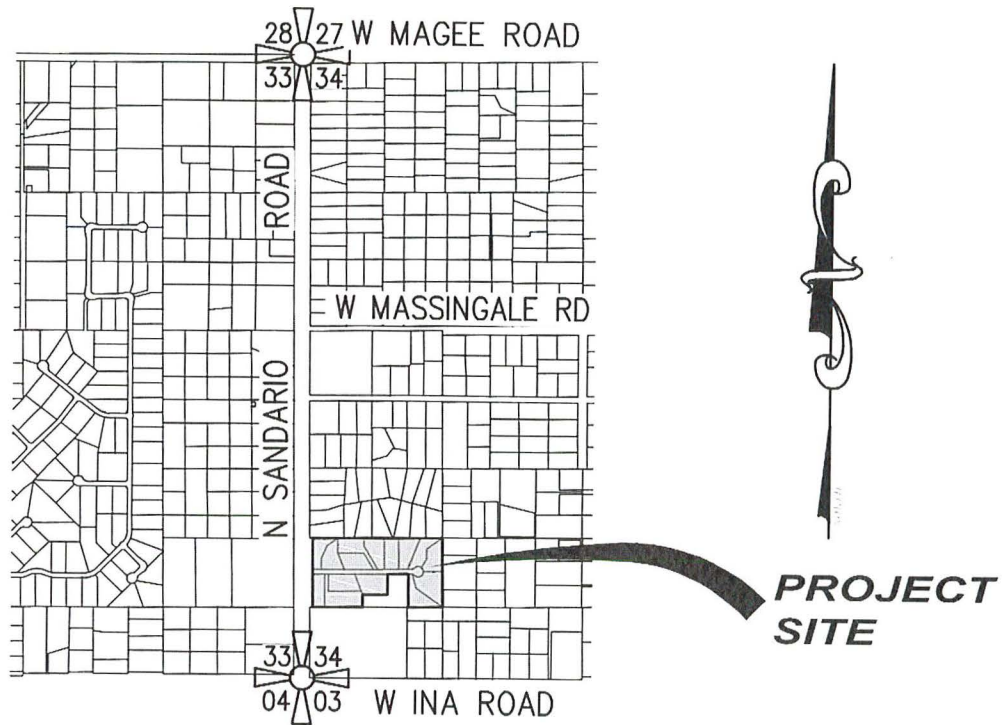
Date: \_\_\_\_\_

3/3/2025

County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

3/3/2025



SECTION 34, TOWNSHIP 12 S, RANGE 11 E  
PIMA COUNTY, ARIZONA.

SCALE: 3"=1 MILE  
LOCATION MAP

P24FP00011

ABANDONMENT PLAT

VISTAS DEL SOL

LOTS 1 THROUGH 15

COMMON AREA "A" (PRIVATE STREET)

**GENERAL NOTES:**

1. THE GROSS AREA OF THE SUBDIVISION IS 16.53 ACRES, 720,184 SQUARE FEET.
2. THE TOTAL NUMBER OF PARCELS IS 1.
3. THE TOTAL MILES OF NEW PUBLIC STREETS IS 0.
4. THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, T.12 S., R. 11 E., G.& S.R.M., AS SHOWN ON BOOK 17 OF SURVEYS AT PAGE 43 PERFORMED BY PIMA COUNTY. BEARING: S07°-36'-39"E

**PERMITTING NOTES:**

1. ZONING IS GR-1
2. THE PARCEL REQUIRES A REGIONAL FLOODPLAIN CONTROL DISTRICT REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY PERMIT.

**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 ABANDONMENT OF THE SUBDIVISION OF SAID LAND BY THE MANNER SHOWN HEREON.

TITLE SECURITY AGENCY OF ARIZONA, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NUMBER 201412

*[Signature]*  
TRUST OFFICER  
DATE: 1-16-2025

**BENEFICIARIES:**

THE BENEFICIARIES OF TITLE SECURITY AGENCY OF ARIZONA TRUST NUMBER 201412 ARE:

JC PROJECT 3 LLC, AND ARIZONA LIMITED LIABILITY COMPANY, AND MARIPOSA LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
C/O JIM CHASTAIN  
405 E WETMORE RD  
TUCSON, AZ 85705

**ACKNOWLEDGMENT:**

STATE OF ARIZONA )  
 ) SS  
COUNTY OF PIMA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF January, 2025, BY Reza Taheri, Trust Officer AS TRUSTEE UNDER TRUST NO. 201412 OF TITLE SECURITY OF ARIZONA, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE LLC.

*[Signature]*  
NOTARY PUBLIC

11/14/28  
MY COMMISSION EXPIRES



**RECORDING:**

STATE OF ARIZONA ) NO \_\_\_\_\_  
 ) SS  
COUNTY OF PIMA ) FEE \_\_\_\_\_  
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ORACLE ENGINEERING GROUP, INC.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M. IN SEQUENCE NO. \_\_\_\_\_  
THEREOF.

GABRIELLA CAZARES-KELLY \_\_\_\_\_  
COUNTY RECORDER BY DEPUTY

**ASSURANCES**

ASSURANCES RECORDED IN DOCKET BOOK 13262 PAGE 44 FOR THE VISTA DEL SOL PLAT ARE RELEASED BY THE BOARD OF SUPERVISORS APPROVAL OF THIS ABANDONMENT PLAT.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIR, 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  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

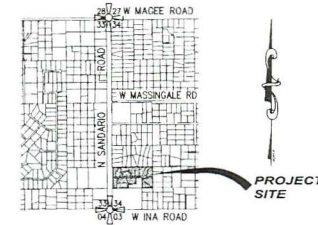
\_\_\_\_\_  
CLERK, BOARD OF SUPERVISORS DATE

**CERTIFICATION OF SURVEY:**

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



*[Signature]*  
ARIZONA REGISTERED LAND SURVEYOR



SECTION 34, TOWNSHIP 12 S, RANGE 11 E  
PIMA COUNTY, ARIZONA.  
SCALE: 3"=1 MILE  
LOCATION MAP

**LEGEND**

- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- FOUND PLSS/GLO SURVEY MONUMENT AS NOTED
- FOUND SURVEY PIN AS NOTED
- SET SURVEY PIN AS NOTED, RLS 26932
- EXISTING EASEMENT LINE
- ① ASSESSOR PARCEL NUMBER
- LOT LINES TO BE ABANDONED BY THIS PLAT

P24FP00011  
P1205-077

PROJECT #24-017

**ABANDONMENT PLAT**

FOR THE ABANDONMENT OF VISTA DEL SOL LOTS 1 THROUGH 15  
COMMON AREA "A" (PRIVATE STREET)

AS RECORDED IN BOOK 63 AT PAGE 52 (SEQUENCE NO. 20080500007) OF MAPS  
AND PLATS, IN THE OFFICE OF THE PIMA COUNTY RECORDER LOCATED IN A  
PORTION OF SECTION 34, T.12S, R.11E, G&SRM, PIMA COUNTY, ARIZONA



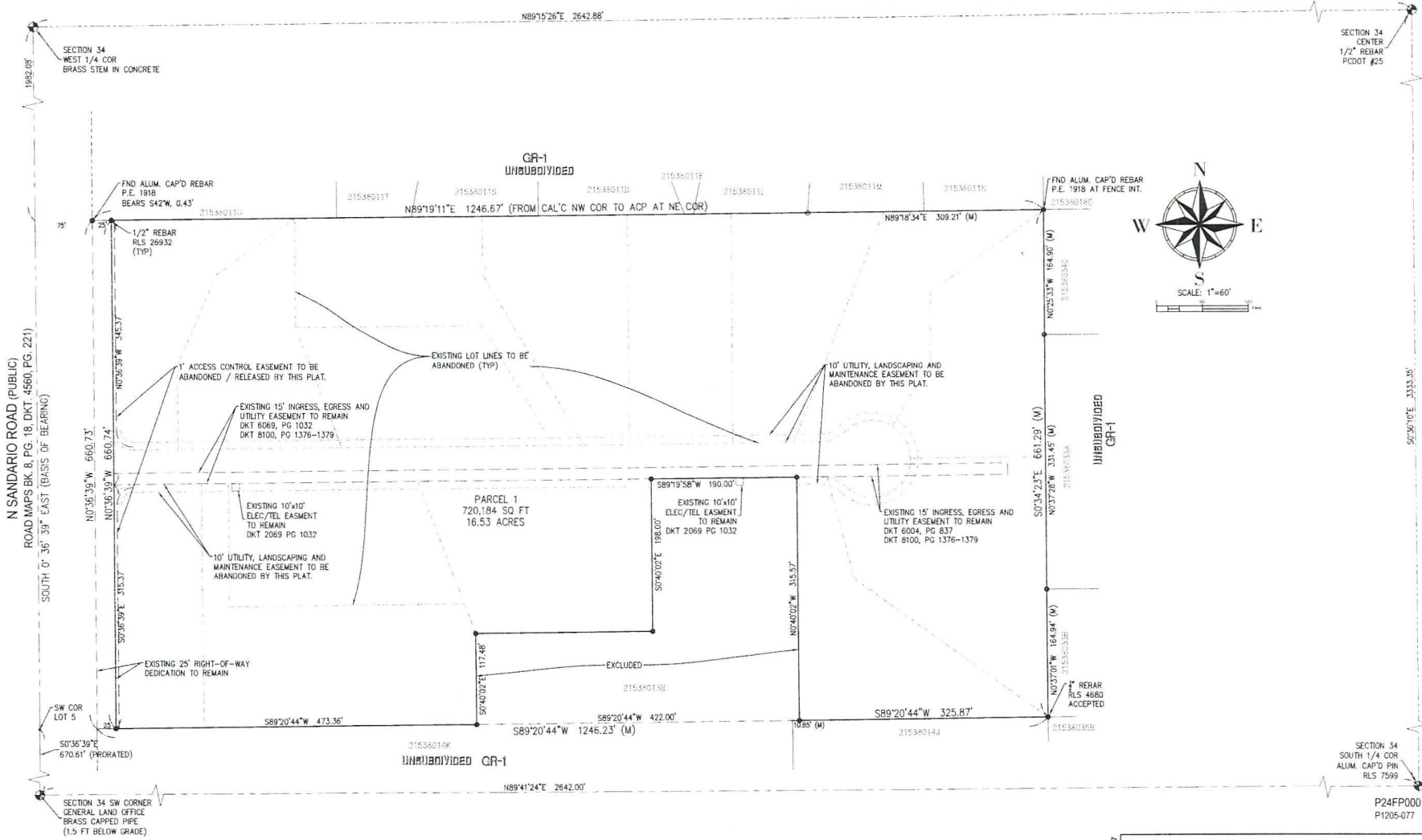
ORACLE ENGINEERING GROUP, INC.  
1000 N. WILSON AVENUE  
TUCSON, AZ 85710

AUGUST 2024  
SHEET 1 OF 2

**ADMINISTRATIVE ADDRESS:**  
7350 N SANDARIO ROAD

SEQUENCE NO.

SEQUENCE NO.



PROJECT #24.017

**ABANDONMENT PLAT**  
**FOR THE ABANDONMENT OF VISTA DEL SOL LOTS 1 THROUGH 15**  
**COMMON AREA "A" (PRIVATE STREET)**

AS RECORDED IN BOOK 63 AT PAGE 62 (SEQUENCE NO. 20080500007) OF MAPS AND PLATS, IN THE OFFICE OF THE PIMA COUNTY RECORDER LOCATED IN A PORTION OF SECTION 34, T12S, R11E, G&SRM, PIMA COUNTY, ARIZONA

AUGUST 2024  
SHEET 2 OF 2

N SANDARIO ROAD (PUBLIC)  
 ROAD MAPS BK.8, PG. 18, DKT 4580, PG. 221)  
 SOUTH 0° 36' 39" EAST (BASIS OF BEARING)

SECTION 34  
 WEST 1/4 COR  
 BRASS STEM IN CONCRETE

SECTION 34  
 CENTER  
 1/2" REBAR  
 P001 #25

SW COR  
 LOT 5  
 S0°36'30"E  
 670.61' (PRORATED)

SECTION 34 SW CORNER  
 GENERAL LAND OFFICE  
 BRASS CAP'D PIPE  
 (1.5 FT BELOW GRADE)

SECTION 34  
 SOUTH 1/4 COR  
 ALUM. CAP'D PIN  
 RLS 7599  
 P24FP00011  
 P1205-077