



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 4/15/2025

*= Mandatory, information must be provided

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

***Title:**

Final Block Plat (P23FP00009) "Verano, Section 10" Block 1 Parcel G/H, I, J, & K, Block 2A, Block 2B, Block 3, Block 4A, Block 4B, Block 5A, Block 5B, Common Area 'A' (Open Space), and Block 6

***Introduction/Background:**

This Final Block Plat for Verano, Section 10 creates a legally subdivided property for this residential and mixed-use development. The blocks will be further subdivided for respective infrastructure improvements.

***Discussion:**

This is Item #4 of 4 for Verano Section 10 for this board meeting

***Conclusion:**

The plat and the assurances are necessary for the orderly subdivision of land.

***Recommendation:**

The plat and the assurances are necessary for the orderly subdivision of land.

***Fiscal Impact:**

N/A

***Board of Supervisor District:**

☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services

Telephone: 520-724-9000

Contact: Tom Drzazgowski

Telephone: 520-724-9522

Department Director Signature: _____

Carla Blackwell

Digitally signed by Carla Blackwell
DN: cn=Carla Blackwell, o=Development Services,
ou=Director, email=carla.blackwell@pima.gov, c=US
Date: 2025.03.31 12:30:13 -0700

Date: _____

Deputy County Administrator Signature: _____

Date: 4/1/2025

County Administrator Signature: _____

Date: 4/1/2025

FINAL BLOCK PLAT
OF
"VERANO, SECTION 10"
BLOCK 1 PARCELS G/H, I, J, & K, BLOCK 2A, BLOCK 2B, BLOCK 3, BLOCK 4A, BLOCK 4B, BLOCK 5A, BLOCK 5B,
COMMON AREA 'A' (OPEN SPACE), & BLOCK 6
A PORTION OF SECTION 10 AND A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 16 SOUTH,
RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

ASSURANCES:

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 2304, 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 _____
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 OF PIMA COUNTY, ARIZONA, ON THIS _____ DAY OF _____, 20____.

BY: _____ DATE _____
CLERK, BOARD OF SUPERVISORS

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 THE 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 REASONS OF FLOODING, EROSION, EVIDENCE, OR DAMAGE CAUSED BY WATER, WEATHER SURFACE, FLOOD OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS, ROADS, AND PARKS.

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 AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVEYANCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT 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 IN SEQUENCE NUMBER 20237420531 IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VEGETATION LINES AND LIABILITY FOR THE COMMON AREAS WITHIN THIS SUBDIVISION.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2304, AND NOT OTHERWISE.

BY: _____ DATE _____
TRUST OFFICER

BENEFICIARY:

PURSUANT TO SECTION 33-404, A.R.S. THE NAME AND ADDRESS OF THE BENEFICIARY OF SAID TRUST IS: LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
2555 E. CAMERON ROAD, SUITE 275, PHOENIX, AZ 85016
UNDER TRUST NO. 2304

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF PIMA

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____, WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

RECORDING:

STATE OF ARIZONA

COUNTY OF PIMA

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 20____.

IN SEQUENCE NO. _____ PIMA COUNTY RECORDS

BY: _____ DATE _____
COUNTY RECORDER

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 708.012 ACRES (30,840,992.50 SQ. FT.).
2. ASSESSED TAX PARCELS - 303-09-0020, 303-09-0021, 303-09-0022, 303-09-0023, 303-09-0024, 303-09-0025, 303-09-0026, 303-09-0027, 303-09-0028, 303-09-0029, AND 303-09-0030.
3. THIS SUBDIVISION CONTAINS 4 PARCELS, 9 BLOCKS (BLOCK 6 BEING RESERVED FOR FUTURE DEVELOPMENT), AND 1 COMMON AREA.
4. ALL PROPOSED STREETS ARE TO BE PUBLIC. THE TOTAL MILES OF NEW PUBLIC STREETS IS 2.44 MILES.
ALL NEW PUBLIC STREET WILL BE DESIGNED IN CONFORMANCE WITH THE LATEST VERSION OF THE PIMA COUNTY SUBDIVISION AND DEVELOPMENT STREET STANDARDS, PIMA COUNTY ROADWAY DESIGN MANUAL, AND THE SOUTH SWANLANDS SPECIFIC PLANNING REQUIREMENTS.
5. THE WATER COMPANY THAT WILL SERVE THIS SUBDIVISION IS GLOBAL WATER - RED ROCK WATER COMPANY, INC.
6. A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.
7. AN ACCESS AND UTILITY EASEMENT RECORDED IN INSTRUMENT NO. 20173420538, PIMA COUNTY RECORDER, BLANKETS A PORTION OF THIS SUBDIVISION AS SHOWN ON SHEETS 2 & 4.
8. A CONSERVATION EASEMENT RECORDED IN DOC# 11844, PAGE 1427 BLANKETS A PORTION OF THIS SUBDIVISION AS SHOWN ON SHEETS 2 & 4.
9. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN.

PERMITTING NOTES

1. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL BLOCKS WITHIN THIS SUBDIVISION.
2. CONDITIONAL ZONING IS SP SWAN SOUTHLANDS SPECIFIC PLAN, LATEST REVISION 2017-18 AND 2019-20 EXCEPT FOR THE NORTH 255' AND THE EAST 75' OF SEC. 10, T16S, R14E WHICH IS ZONED RM.
3. THE USE OF THIS PLAT IS SINGLE RESIDENTIAL AND OPEN SPACE AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.10 OF THE ZONING CODE.
4. THIS PLAT IS SUBJECT TO SECTION 18.57 AIRPORT ENVIRONMENTS AND FACILITIES ZONE.
5. THERE SHALL BE NO SUBDIVIDING OR LOT SPLITTING WITHOUT THE APPROVAL OF THE BOARD OF SUPERVISORS.
6. SWAN ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY PIMA COUNTY WHICH SERVES THIS SUBDIVISION AND IS ADJACENT TO THE SUBDIVISION.
7. MATERIALS WITHIN THE SIGHT TRIANGLE SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIONARY PLANE DISCLOSED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 79 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
8. ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT STANDARDS AND MUST BE ACCEPTED AND RELEASED FOR SERVICE BY PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT PRIOR TO THE ISSUANCE OF SEWER CONNECTION PERMITS.
9. ALL LANDSCAPING WITHIN THE PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANNING GUIDELINES CONTAINED WITHIN THE CURRENT ADOPTED REGIONAL WASTEWATER RECLAMATION DEPARTMENT DESIGN STANDARDS.
10. A 1' NO ACCESS EASEMENT WILL BE PROVIDED ON THE SUBDIVISION PLATS AND DEVELOPMENT PLANS FOR ALL BLOCKS THAT FRONT SWAN ROAD.
11. SUT EASEMENTS, INCIDENTAL EASEMENTS, PRIVATE TRAIL EASEMENTS, PLY, AND EASEMENTS WILL BE ESTABLISHED AND DELIBERATED IN THE FUTURE OF THE INDIVIDUAL FINAL SUBDIVISION PLAT FOR EACH BLOCK AS IT IS RESUBDIVIDED INTO ITS ULTIMATE CONFIGURATION. COMMON AREAS WHICH WILL ALSO BE GRANTED AS PUBLIC UTILITY EASEMENTS WILL ALSO BE CREATED WITH THE INDIVIDUAL FINAL SUBDIVISION PLAT FOR EACH BLOCK.
12. PRIVATE DRAINAGE EASEMENTS AND PRIVATE TRAIL EASEMENTS WILL BE GRANTED AND SHOWN IN A SURVEYABLE MANNER ON EACH ADJACENT DEVELOPMENT PLAN OR RE-SUBDIVISION PLAT.
13. PUBLIC SEWER EASEMENTS WILL BE GRANTED AND SHOWN IN A SURVEYABLE MANNER ON EACH ADJACENT DEVELOPMENT PLAN OR RE-SUBDIVISION PLAT.
14. RECREATION AREA AGREEMENTS WILL BE PROVIDED PER THE RECREATION AREA PLAN APPROVED FOR THE INITIATIVE PLAT (P22TP00006).
15. THE 20' TEMPORARY EMERGENCY ACCESS EASEMENT DEDICATED PER THIS PLAT ARE GRANTED TO THE COUNTY AND EMERGENCY SERVICE PROVIDERS FOR EMERGENCY ACCESS ONLY. THIS 20' TEMPORARY EMERGENCY ACCESS EASEMENT SHALL AUTOMATICALLY EXTINGUISH UPON FINAL RECORDATION OF THE BLOCK PLAT ON WHICH IT IS SHOWN AND NOT REQUIRE FORMAL ABANDONMENT. THE COMMUNITY ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THESE ACCESSES UNTIL THEY ARE EXTINGUISHED.

SHEET INDEX

- | | |
|------------|---|
| SHEET 1 | COVER |
| SHEET 2 | BOUNDARY ANNOTATED MAP, AREA SUMMARY TABLE, TRACT SUMMARY TABLE, LEGEND, DEVELOPMENT STANDARDS AND MONUMENT NOTES |
| SHEETS 3-4 | TYPICAL PLAIN SHEETS |
| SHEETS 5-7 | PLAN DETAILS |
| SHEET 8 | LINE & CURVE TABLES |
| SHEET 9 | NOS TABLES |

VERANO COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, GREGORY MOIR, ONLY ELECTED PRESIDENT OF THE VERANO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

VERANO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____
GREGORY MOIR, PRESIDENT

ACKNOWLEDGMENT

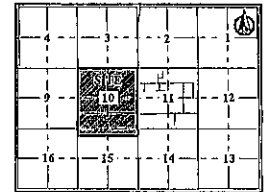
STATE OF ARIZONA

COUNTY OF PIMA

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED GREGORY MOIR, WHO ACKNOWLEDGED TO BE THE PRESIDENT OF VERANO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



VICINITY MAP

N.T.S.
PORTION OF SEC. 10 AND PORTION OF THE NORTH HALF OF SEC. 15, T16S, R14E, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

CERTIFICATION OF ENGINEERING:

I, WARREN C. RUSSELL, HEREBY CERTIFY THAT THE GEOMETRIC DESIGN, FLOODPLAIN LIMITS AND/OR EROSION HAZARD SEBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

BY: WARREN C. RUSSELL, R.P.E. #37620

GMCEV
2705 S. ALMA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85266
(480) 218-7285



NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

CERTIFICATION OF SURVEY:

I, MICHAEL AMERSON, 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.

BY: MICHAEL AMERSON, R.L.S. #22843

AMERSON SURVEYING, INC.
4552 E. CAMP LOWELL DR.
TUCSON, ARIZONA 85712
(520) 375-5883



I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHT-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLANNING RULES AND REGULATIONS OF THE STATE OF ARIZONA.

BY: JOHN N. ROGERS, R.L.S. #54332

GMCEV
2705 S. ALMA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85266
(480) 218-7285



NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

HABITAT CONSERVATION SUMMARY		
DESCRIPTION	ACRES	
TOTAL PROJECT SITE	708.00	
PRESERVED XEROPHILIC HABITAT (NOS)	72.77	
ADDITIONAL PRESERVED UPLAND (NOS)	80.10	
TOTAL SITE NATURAL OPEN SPACE	152.88	
% NATURAL OPEN SPACE	21.59%	

VERANO HABITAT CONSERVATION PLAN - NATURAL OPEN SPACE (NOS) TABLE PROVIDED BY GMCEV
BY NOVAT ENVIRONMENTAL, INC. DATED FEBRUARY 2024 - PROJECT NO. 24018

UPLAND NATURAL OPEN SPACE (NOS)		
Area #	AREA (SQ. FT.)	AREA (ACRES)
1	29534	0.67
2	4002	0.092
3	23179	0.53
4	177821	4.08
5	95718	2.20
6	494248	11.35
7	6429	0.15
8	167662	3.85
9	4509	0.10
10	8759	0.20
11	157912	3.63
12	122797	2.83
13	74759	1.72
14	299335	6.84
15	191656	4.39
16	656609	15.01
17	104205	2.39
18	61405	1.40
19	127334	2.92
20	424382	9.68
21	148083	3.40
22	197537	4.53
23	65599	1.51
TOTAL ACRES		80.10

NATURAL OPEN SPACE (NOS) TABLE PROVIDED BY GMCEV

NOS AREAS PER PLAT		
NOS	AREA (SQ. FT.)	AREA (ACRES)
NOS. 1	1,479,226	33.938
NOS. 2	458,523	10.526
NOS. 3	134,167	3.080
NOS. 4	1,038,138	23.786
NOS. 5	139,553	3.163
NOS. 6	138,613	3.162
NOS. 7	224,122	5.175
NOS. 8	2,962,574	68.076
TOTAL	6,300,317	149.241

PRESERVED XEROPHILIC AREAS		
Area #	CLASS	AREA (SQ. FT.)
1	C	101096.0
2	B	141542.0
3	D	442218.0
4	B	289824.0
5	C	82915.0
6	C	125672.0
7	IRA-C	1416558.0
8	C	143675.0
9	B	64415.0
10	B	272336.0
11	D	55254.0
12	B	34406.0
TOTAL		3377

P23FP00009, P22TP00006

SHEET 1 OF 9

PREPARED BY:



SURVEYED BY:



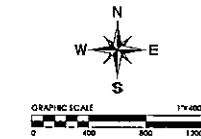
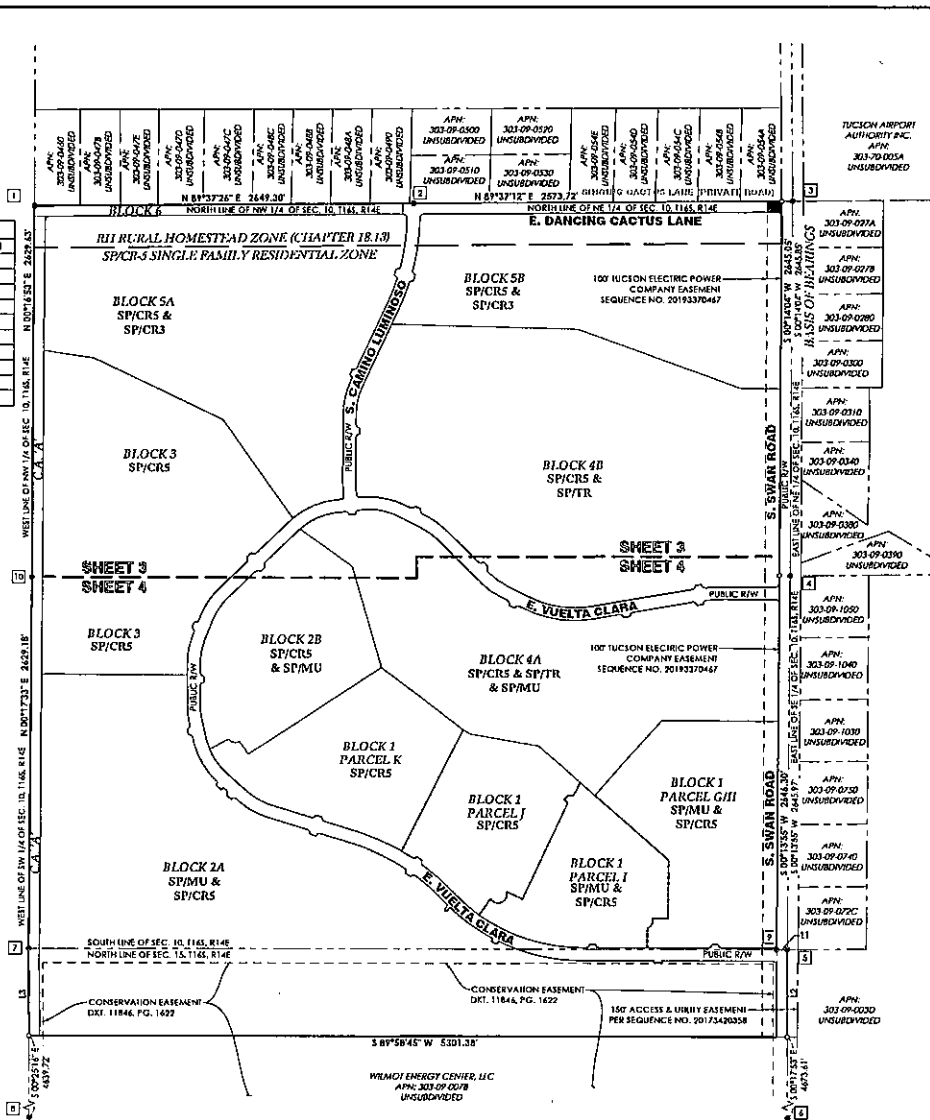
4552 E. Camp Lowell Dr.
Tucson, Arizona 85712
Fax: 325-8703
520-325-5883

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
11	N89°58'43"E	75.00'
12	S00°17'33"E	418.43'
13	N00°25'16"W	618.44'

BLOCK AREA TABLE		
BLOCK	AREA (SQ. FT.)	AREA (ACRES)
BLOCK 1	4,544,588	104.329
BLOCK 2A	8,418,309	191.937
BLOCK 2B	1,903,516	43.597
BLOCK 3	2,808,156	64.466
BLOCK 4A	3,044,149	69.884
BLOCK 4B	4,471,115	102.724
BLOCK 5A	3,402,440	78.043
BLOCK 5B	2,473,340	56.781
BLOCK 6 (FUTURE ROW)	193,816	4.431
TOTAL	29,033,735	666.523

BLOCK 1 PARCEL AREA TABLE		
BLOCK	AREA (SQ. FT.)	AREA (ACRES)
PARCEL G-H	1,514,800	34.775
PARCEL I	876,927	20.177
PARCEL J	943,679	21.654
PARCEL K	1,190,183	27.373
TOTAL	4,544,588	104.329

STATE OF ARIZONA
APN: 303-09-007K
UNRECORDED



LAND USE SUMMARY	
GROSS AREA	70,817 ACRES
PARCEL AREA	442,097 ACRES
COMMON AREA	9,393 ACRES
BLOCK 4	4,431 ACRES
ROW AREA	21,474 ACRES

FLOODPLAIN
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04019C2900L, DATED JUNE 16, 2011, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X", DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THE PLAT CONTAINS FLOODPLAIN, EROSION HAZARDS AND SPURIOUS HABITAT REGULATED BY THE PINA COUNTY REGIONAL FLOOD CONTROL DISTRICT. DEVELOPMENT THAT ENDOUCHES INTO THESE AREAS WILL REQUIRE APPROVAL FROM THE PINA COUNTY REGIONAL FLOOD CONTROL DISTRICT.

BENCHMARK
A 2" BRASS CAP SURVEY MONUMENT "S 4785" NORTH-EAST CORNER OF SEC. 10, T14S, R14E, IS SET IN CONCRETE AT THE CENTERLINE OF SWAN ROAD, 1.1 MILES SOUTH OF OLD VAIL ROAD CONNECTION ROAD, CITY OF TUCSON DOT SITE ID: 0617. ELEV. = 2,737.95 (NAVD83).

BASIS OF BEARINGS
THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 14 EAST, SAID BEARING BEING S 00°14'04" W AS MEASURED BETWEEN MONUMENTS NUMBERS 3 AND 4 SHOWN HEREIN AND DESCRIBED UNDER MONUMENT NOTES.

LEGEND	
●	FOUND MONUMENT AS NOTED
○	2" BRASS CAP TO BE SET AT COMPLETION OF PAVING IMPROVEMENTS AND STAMPED "S 3224"
○	1/2" IRON ROD TO BE SET AT COMPLETION OF DRAINAGE IMPROVEMENTS AND STAMPED "S 3224"
○	CORNER MONUMENT
□	SQ. FT.
□	ACRES
—	RIGHT-OF-WAY
—	PUBLIC UTILITY EASEMENT
—	NATURAL OPEN SPACE
—	BOULE
—	PAGE
—	PINA COUNTY RECORDS
—	PLAT BOUNDARY LINE
—	BOUNDARY LINE
—	ADJACENT LINE
—	SECTION LINE
—	EASEMENT LINE
—	CENTERLINE
—	MATCHLINE
—	ZONING LINE
—	PARCEL LINE WITHIN BLOCK 1, PAGE 1
—	PRE CONSTRUCTION FLOODPLAIN
—	POST CONSTRUCTION FLOODPLAIN

- MONUMENT NOTES**
- FOUND 2" ALUMINUM CAPPED PIPE "P 1832" NORTHWEST CORNER SEC. 10, T14S, R14E.
 - FOUND 2" ALUMINUM CAPPED PIPE NORTH 1/4 CORNER SEC. 10, T14S, R14E.
 - FOUND 2" BRASS CAP SURVEY MONUMENT "S 4785" NORTH-EAST CORNER SEC. 10, T14S, R14E.
 - FOUND 2" BRASS CAP SURVEY MONUMENT "S 4785" EAST 1/4 CORNER SEC. 10, T14S, R14E.
 - FOUND 1/2" IRON ROD "S 2737" BEARS N42°07'55"E - 0.95 NOT ACCEPTED - FIELD CALC. POSSIBLE MEASURES 75' FROM MONUMENT NO. 9 SOUTHEAST CORNER SEC. 10, T14S, R14E.
 - FOUND BRASS CAP SURVEY MONUMENT "S 1144" SOUTHEAST CORNER SEC. 10, T14S, R14E.
 - FOUND 2" ALUMINUM CAPPED PIPE "S 4785" SOUTHWEST CORNER SEC. 10, T14S, R14E.
 - FOUND BRASS CAP SURVEY MONUMENT IN CONCRETE NOW DISTURBED AND LAYING HORIZONTAL NEAR CALC. POINT SOUTHWEST CORNER SEC. 10, T14S, R14E.
 - FOUND 1/2" IRON ROD "S 2178".
 - FOUND 3" ALUMINUM CAPPED PIPE "S 4785" 1/4 CORNER WEST 1/4 CORNER SEC. 10, T14S, R14E.

RESIDENTIAL DEVELOPMENT STANDARDS							
DISTRICT	LOT SIZE			BUILDING HEIGHT		MINIMUM YARD SETBACKS	
	AVERAGE AREA	MINIMUM AREA	MINIMUM WIDTH	STORIES/FEET	FRONT	SIDE MIN./TOTAL	REAR
SPCR-5	5,000	3,000	40	2/34	10	0/15	10
RM		180,000		7/34	50	20	50

P23FP00009, P22TP00006

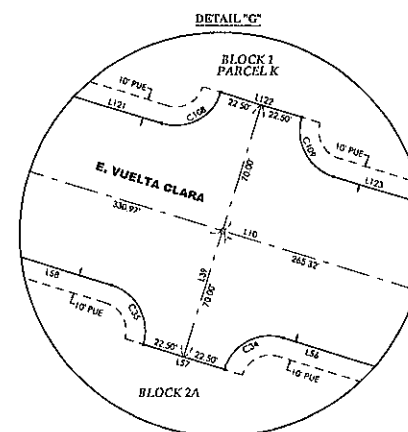
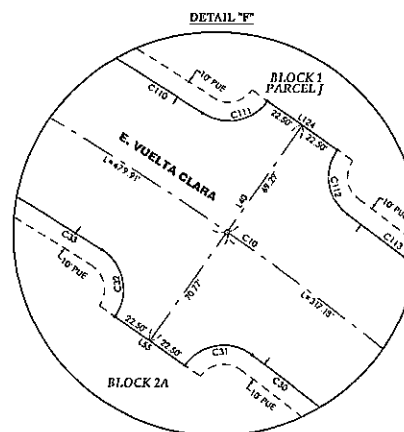
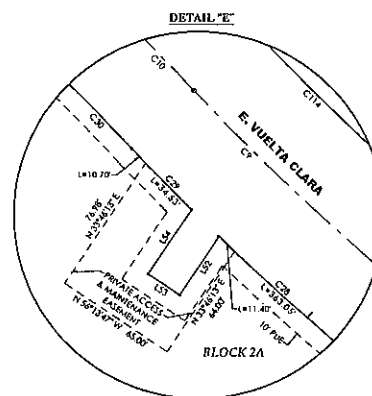
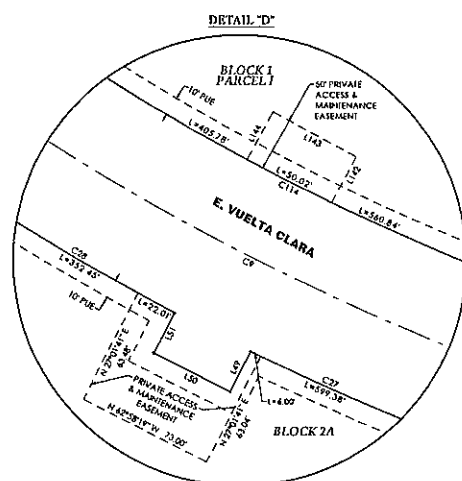
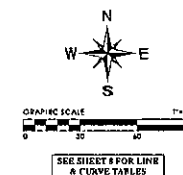
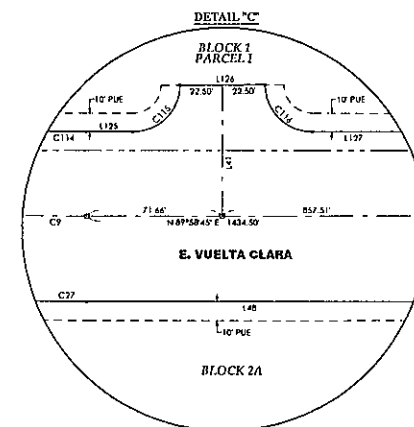
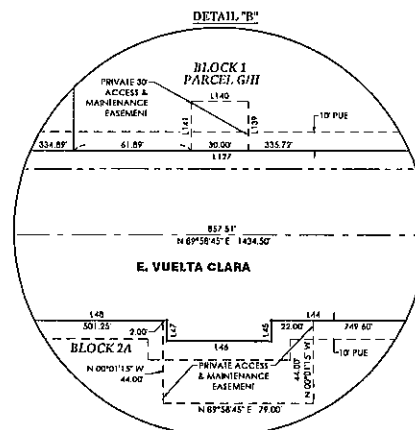
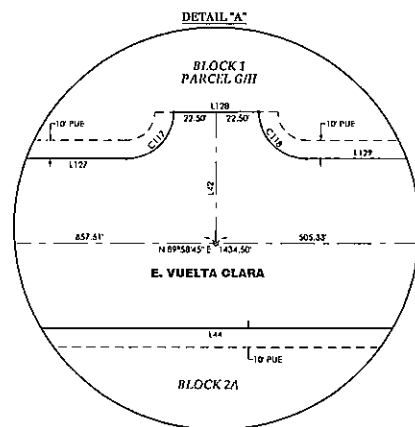
PREPARED BY:

GMcivil
Engineering & Surveying
411 Broadway Blvd. Suite 200C
Tucson, Arizona 85701
352-547-1074

SHEET 2 OF 2

SURVEYED BY:

AMERSON SURVEYING INC.
4552 E. Camp Lowell
Tucson, Arizona, 85712
325-8703
325-375-8883



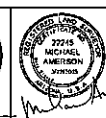
DEPARTMENT OF THE ARMY

P23FP00009, P22TP00006

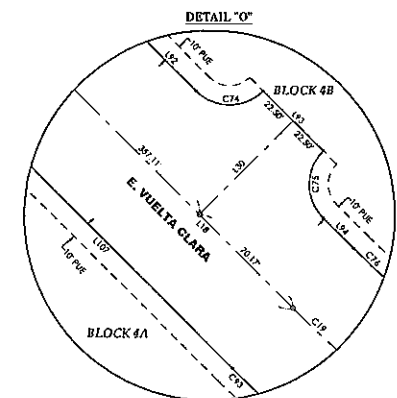
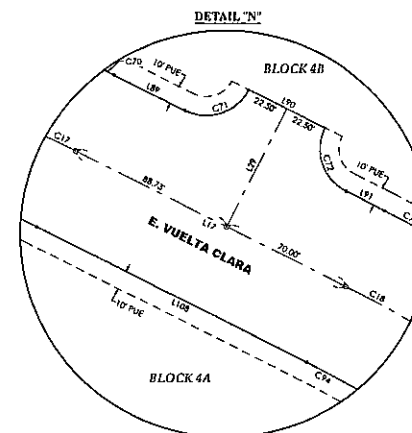
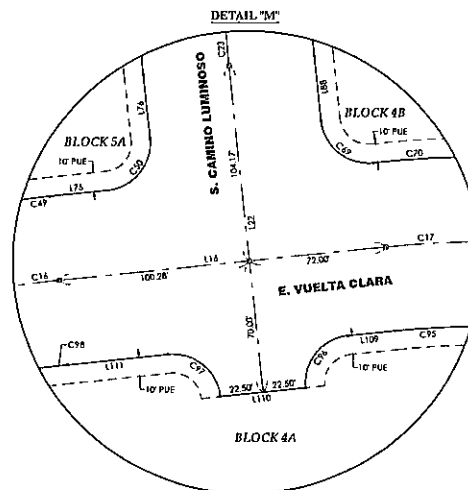
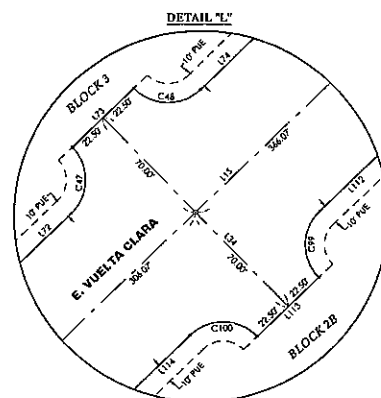
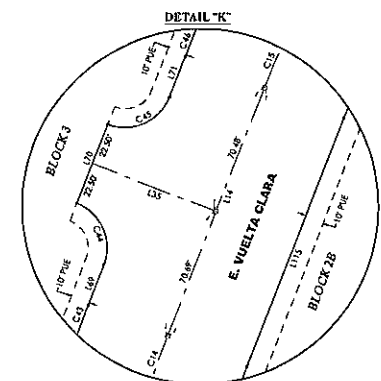
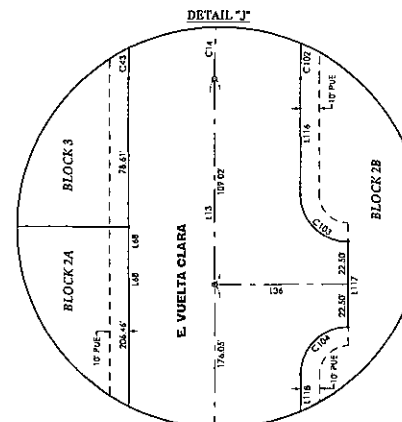
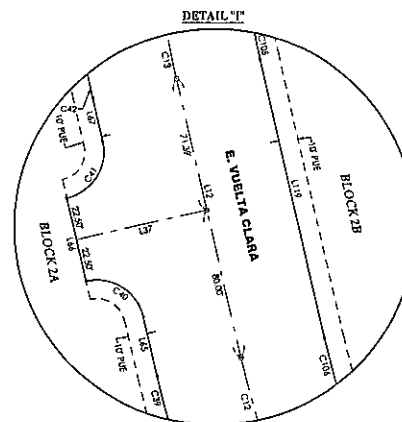
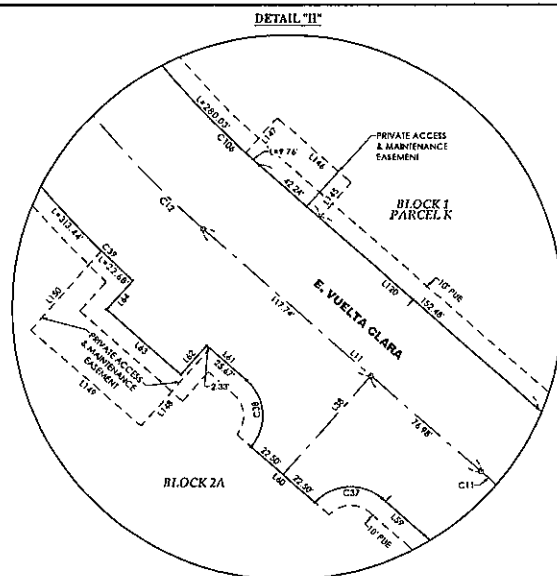
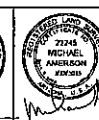
SHEET 5 OF 9

PREPARED BY:

SURVEYED BY:



4552 E. Camp Lowell
Tucson, Arizona, 85712
Fax: 325-8703
520-325-5883

SER SHEET 4 FOR L
& CURVE TABLE

P23FP00009, P22TP00006

SHEET 6 OF 9

PREPARED BY:

SURVEYED BY:



GMcivil
Engineering & Surveying



4552 E. Camp Lo-
Tucson, Arizona, P.
Fax: 325-8703

570-375-5883

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	42.50	88.14	60°48'00"	N34°50'00"E
C2	42.50	144.76	105°52'00"	N71°57'56"E
C3	54.50	10.99	10°48'00"	S00°54'00"W
C4	25.00	41.75	99°42'56"	N83°12'37"E
C5	277.50	68.95	1°41'43"	N28°33'44"E
C6	42.50	88.88	81°12'24"	S72°13'26"E
C7	30.00	46.78	89°20'32"	S44°57'10"W
C8	30.00	47.45	90°36'57"	N46°04'22"W
C9	1265.00	1058.53	44°56'30"	N66°32'00"W
C10	1530.00	797.10	29°50'59"	N57°58'15"W
C11	510.00	215.87	54°13'46"	N40°46'51"W
C12	510.00	317.84	39°42'26"	N30°48'45"W
C13	510.00	114.99	12°50'25"	N04°32'20"W
C14	510.00	189.57	21°17'50"	N10°31'40"E
C15	540.00	232.00	24°38'57"	N13°29'11"E
C16	510.00	339.59	38°09'04"	N16°52'12"E
C17	510.00	292.07	32°49'35"	S73°39'03"E
C18	500.00	175.14	18°14'50"	S54°07'25"E
C19	510.00	158.98	17°51'38"	S53°55'48"E
C20	750.00	493.86	34°57'50"	S11°29'32"E
C21	1530.00	248.53	10°03'22"	N05°12'14"E
C22	1530.00	133.45	5°00'18"	N04°58'23"W
C23	510.00	55.37	4°33'06"	S02°46'42"E
C24	510.00	218.69	24°18'21"	S12°58'01"W
C25	1530.00	654.47	24°30'24"	S12°30'39"W
C26	30.00	44.98	89°42'22"	N45°09'34"W
C27	1330.00	405.38	24°04'47"	S74°58'52"E
C28	1330.00	374.45	14°07'57"	S59°56'13"E
C29	1330.00	45.22	1°56'54"	S44°01'12"E
C30	1485.00	259.53	10°00'49"	N48°03'09"W
C31	25.00	40.08	91°51'52"	S01°00'30"W
C32	25.00	40.08	91°51'52"	N10°51'22"W
C33	1485.00	417.48	14°07'57"	N64°50'31"W
C34	25.00	39.27	90°00'00"	S62°04'16"W
C35	25.00	39.27	90°00'00"	N37°53'45"W
C36	555.00	214.70	24°13'46"	S44°48'51"E
C37	25.00	39.27	90°00'00"	S84°20'02"W
C38	25.00	39.27	90°00'00"	N03°30'58"W
C39	555.00	336.17	34°41'59"	S30°18'32"E
C40	25.00	39.27	90°00'00"	N57°57'32"W
C41	25.00	39.27	90°00'00"	N37°02'26"E
C42	555.00	124.38	12°50'25"	S04°32'20"E
C43	555.00	206.39	21°17'50"	S10°31'40"W
C44	25.00	39.27	90°00'00"	N33°49'18"W
C45	25.00	39.27	90°00'00"	N44°10'42"E
C46	585.00	261.33	24°34'57"	S33°29'11"W
C47	25.00	39.27	90°00'00"	N00°47'39"E
C48	25.00	39.27	90°00'00"	S89°12'21"E
C49	555.00	369.56	38°09'04"	S44°52'12"W
C50	25.00	39.27	90°00'00"	N38°56'45"E
C51	555.00	43.46	8°33'06"	S02°46'42"E
C52	555.00	235.12	24°18'21"	S12°38'01"W
C53	25.00	39.27	90°00'00"	N00°15'49"W
C54	25.00	39.27	90°00'00"	N49°44'11"E
C55	1485.00	154.48	7°07'06"	N71°12'37"E
C56	25.00	39.27	91°29'13"	N38°05'39"W
C57	25.00	40.25	92°14'31"	N40°07'39"E
C58	1485.00	348.08	13°25'48"	N01°12'30"E
C59	30.00	47.58	90°52'10"	N44°54'29"W
C60	30.00	46.71	89°12'27"	S45°00'53"W

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C61	1575.00	374.81	13°42'27"	N03°15'56"E
C62	25.00	38.58	87°57'15"	S29°51'28"E
C63	25.00	38.68	88°34'36"	S41°30'37"W
C64	1575.00	199.24	7°14'53"	N21°08'45"E
C65	465.00	193.86	23°55'11"	S19°26'26"W
C66	25.00	39.27	90°00'00"	S44°30'09"E
C67	25.00	39.27	90°00'00"	S45°29'51"W
C68	465.00	53.17	4°23'06"	S02°46'42"E
C69	25.00	39.28	90°11'51"	S51°09'11"E
C70	555.00	319.70	33°00'16"	N79°44'58"W
C71	25.00	39.27	90°00'00"	N71°45'10"E
C72	25.00	39.27	90°00'00"	S18°14'56"E
C73	585.00	189.49	18°14'50"	N54°07'25"W
C74	25.00	39.27	90°00'00"	N70°00'00"E
C75	25.00	39.27	90°00'00"	S00°00'00"E
C76	465.00	144.95	17°51'38"	S53°55'48"E
C77	705.00	454.83	24°57'50"	S51°29'32"E
C78	1530.00	27.01	0°58'57"	S80°40'22"W
C79	25.00	38.57	85°41'29"	N37°16'46"E
C80	25.00	40.44	93°11'24"	S48°47'56"E
C81	1575.00	155.57	5°39'33"	N87°24'08"W
C82	30.00	47.17	90°00'00"	N45°13'55"E
C83	30.00	47.17	90°00'00"	N44°46'05"W
C84	1485.00	147.89	5°47'22"	S87°22'44"W
C85	25.00	40.11	91°55'05"	S38°34'00"W
C86	25.00	40.06	91°48'39"	N53°17'52"E
C87	1485.00	14.09	0°37'15"	S80°29'11"W
C88	25.00	39.27	90°00'00"	S35°16'33"W
C89	25.00	39.27	90°00'00"	N54°49'27"W
C90	795.00	512.59	34°57'50"	S11°29'32"E
C91	25.00	39.27	90°00'00"	S72°08'24"W
C92	25.00	39.27	90°00'00"	N17°51'36"W
C93	555.00	173.00	17°51'38"	S53°55'48"E
C94	585.00	160.83	18°14'50"	N54°07'25"W
C95	465.00	264.25	32°46'25"	N79°39'03"W
C96	25.00	39.27	90°00'00"	S38°56'45"W
C97	25.00	39.27	90°00'00"	N51°03'15"W
C98	465.00	308.43	38°09'04"	S44°52'12"W
C99	25.00	39.27	90°00'00"	S00°47'39"W
C100	25.00	39.27	90°00'00"	N89°12'21"W
C101	495.00	217.46	24°36'57"	S33°29'11"W
C102	465.00	172.84	21°17'50"	S10°31'40"W
C103	25.00	39.27	90°00'00"	S45°07'30"E
C104	25.00	39.27	90°00'00"	S44°52'53"W
C105	465.00	104.31	19°50'25"	S04°32'20"E
C106	465.00	289.29	35°42'26"	S30°48'45"E
C107	465.00	194.64	24°13'46"	S44°48'51"E
C108	25.00	39.27	90°00'00"	N49°04'15"E
C109	25.00	39.27	90°00'00"	S73°39'03"E
C110	1575.00	447.26	14°16'14"	N64°43'27"W
C111	25.00	38.53	80°17'56"	N79°13'32"E
C112	25.00	38.53	80°17'56"	S09°54'22"E
C113	1575.00	279.75	10°10'36"	N48°06'03"W
C114	1260.00	1016.64	48°58'30"	S44°32'00"E
C115	25.00	39.16	89°44'50"	N45°06'20"E
C116	25.00	39.28	90°15'10"	S44°53'40"E
C117	25.00	39.16	89°44'50"	N45°06'20"E
C118	25.00	39.28	90°15'10"	S44°53'40"E
C119	30.00	46.97	89°44'50"	N45°06'20"E

LINE TABLE		
LINE #	BEARING	DISTANCE
1	N89°13'55"E	158.39
2	S89°46'05"E	108.83
3	N33°55'05"E	158.49
4	S45°02'11"E	119.15
5	N48°38'05"W	54.08
6	N43°21'55"E	45.00
7	N21°26'28"E	27.05
8	N62°21'54"E	151.04
9	S30°45'30"E	107.46
10	N72°53'45"W	394.29
11	N48°39'58"W	194.72
12	N13°37'32"W	151.39
13	N00°07'07"W	285.07
14	N21°10'42"E	141.16
15	N45°47'39"E	672.16
16	N35°56'45"E	172.98
17	S43°45'05"E	158.78
18	S45°00'00"E	427.28
19	S45°13'36"E	169.83
20	N81°10'33"E	684.45
21	S89°46'05"E	340.84
22	S04°07'15"E	174.17
23	S09°29'51"W	481.59
24	S24°46'11"W	599.72
25	S73°50'05"E	140.07
26	S00°15'47"W	100.00
27	S45°34'58"E	70.00
28	N89°56'09"W	70.00
29	N26°45'10"E	70.00
30	N45°00'00"E	70.00
31	S27°08'24"W	70.00
32	N09°49'27"W	70.00
33	N87°24'08"E	6.63
34	S44°12'21"E	140.00
35	N48°49'18"W	70.00
36	S89°52'53"W	70.00
37	S77°02'26"W	70.00
38	N41°20'02"E	70.00
39	S17°06'15"W	140.00
40	N35°04'34"E	140.00
41	S00°13'55"W	70.00
42	N00°13'55"E	70.00
43	S00°17'53"E	506.57
44	N39°56'45"E	771.40
45	S00°01'15"E	11.00
46	S89°58'45"W	55.00
47	N00°01'15"W	11.00
48	S89°58'45"W	503.25
49	S27°01'41"W	33.92
50	N63°08'19"W	45.00
51	N27°01'41"E	23.92

LINE TABLE		
LINE #	BEARING	DISTANCE
52	S33°44'12"W	37.31
53	N36°13'47"W	20.00
54	N33°44'18"E	41.12
55	S45°55'26"E	45.00
56	S72°57'45"E	217.67
57	S72°57'45"E	45.00
58	S72°57'45"E	283.47
59	S48°39'58"E	29.48
60	S48°39'58"E	45.00
61	S48°39'58"E	26.00
62	S41°20'02"W	20.48
63	N48°39'58"W	52.00
64	N41°20'02"E	20.57
65	S19°57'37"E	32.50
66	S19°57'37"E	45.00
67	S19°57'37"E	23.89
68	S00°07'07"E	285.07
69	S21°10'42"W	23.19
70	S21°10'42"W	45.00
71	S21°10'42"W	22.88
72	S45°47'39"E	258.57
73	S45°47'39"E	45.00
74	S45°47'39"E	318.57
75	S89°56'45"W	30.28
76	S89°56'45"W	45.00
77	S89°56'45"W	742.51
78	S00°15'47"W	461.59
79	S24°46'11"W	19.17
80	S24°46'11"W	45.00
81	S19°52'05"E	45.00
82	N00°22'34"W	75.00
83	N15°26'16"E	45.00
84	N39°44'08"E	409.85
85	N00°29'51"E	779.75
86	N00°29'51"E	45.00
87	N00°29'51"E	309.87
88	N04°03'15"W	34.18
89	N63°14'50"W	41.22
90	N63°14'50"W	45.00
91	N63°14'50"W	22.50
92	N45°00'00"W	309.41
93	N45°00'00"W	45.00
94	N45°00'00"W	22.67
95	N62°51'36"W	169.83
96	S80°13'33"W	684.45
97	S77°02'26"W	45.00
98	S41°20'02"W	41.22
99	S41°20'02"W	55.00
100	N45°00'00"W	77.00
101	N41°20'02"E	55.95
102	N89°46'05"W	40.00
103	N00°13'55"E	80.00
104	S89°46'05"E	40.00

LINE TABLE		
LINE #	BEARING	DISTANCE
1103	N80°10'33"E	182.12
1104	S42°51'36"E	25.21
1105	S42°51'36"E	45.00
1106	S42°51'36"E	49.47
1107	S45°00'00"E	407.26
1108	S43°14'50"E	158.73
1109	N89°56'45"E	24.50
1110	N89°56'45"E	45.00
1111	N89°56'45"E	52.78
1112	N45°47'39"E	318.57
1113	N45°47'39"E	45.00
1114	N45°47'39"E	258.57
1115	N45°47'39"E	41.16
1116	N00°07'07"W	141.32
1117	N00°07'07"W	45.00
1118	N00°07'07"W	128.55
1119	N45°57'32"W	151.39
1120	N45°57'32"W	194.72
1121	N02°53'45"E	253.47
1122	N02°53'45"E	45.00
1123	N02°53'45"E	257.87
1124	S44°55'26"W	24.47
1125	S89°58'48"W	24.47
1126	S89°58'48"W	45.00
1127	S89°58'48"W	742.51
1128	N89°11'54"W	45.00
1129	S89°46'57"W	252.59
1130	S89°46'57"E	502.73
1131	N14°09'40"E	54.07
1132	N14°09'40"E	32.52
1133	S89°46'59"E	489.13
1134	S00°16'57"W	193.14
1135	S44°22'34"E	219.03
1136	S61°38'06"E	77.93
1137	N65°16'58"W	226.76
1138	N65°17'33"W	44.14
1139	S00°01'15"E	26.15
1140	S89°58'45"E	30.50
1141	N00°01'15"W	26.15
1142	S09°51'12"W	27.43
1143	S64°26'48"E	50.00
1144	N05°56'17"E	28.77
1145	N41°20'22"E	54.00
1146	N48°37'58"W	52.81
1147	S41°20'02"W	24.71
1148	S41°20'05"W	55.00
1149	N48°37'58"W	55.00
1150	N41°20'02"E	77.93
1151	N89°46'03"W	45.00
1152	N00°15'53"E	80.00
1153	S89°46'03"E	45.00

NOS LINE TABLE		
LINE #	BEARING	DISTANCE
N1	S89°54'38"W	152.48
N2	N02°09'38"W	140.77
N3	N25°54'09"W	107.35
N4	N69°23'01"W	102.36
N5	N77°48'50"W	72.82
N6	S89°32'34"W	43.54
N7	N77°47'12"W	91.14
N8	S46°53'40"W	68.07
N9	S89°32'34"W	290.29
N10	N82°26'44"W	75.77
N11	N29°33'47"E	95.75
N12	S80°22'47"E	44.13
N13	N24°23'02"E	127.15
N14	N16°06'47"W	70.77
N15	N34°54'09"E	124.46
N16	S65°56'58"E	144.20
N17	S76°49'12"E	445.62
N18	S51°51'51"E	722.95
N19	S00°00'00"E	42.83
N20	S89°59'04"W	76.81
N21	S00°22'34"E	245.68
N22	N00°22'34"W	236.62
N23	S73°50'08"E	217.63
N24	N89°37'12"E	659.96
N25	S89°26'44"E	247.57
N26	S81°34'00"E	97.36
N27	S78°12'13"E	1261.68
N28	S81°45'56"E	62.58
N29	S00°14'04"W	313.43
N30	S00°08'46"W	454.97
N31	N89°48'35"W	44.20
N32	N54°38'21"W	245.26
N33	N63°18'57"W	390.37
N34	S88°59'18"W	41.79
N35	N84°43'37"W	157.37
N36	S84°14'24"W	117.38
N37	S30°13'58"W	61.68
N38	S38°53'56"W	46.40
N39	S81°29'47"W	84.36
N40	S75°11'16"W	47.84
N41	S00°25'38"E	61.80
N42	S26°01'55"E	136.52
N43	S65°42'04"E	127.58

NOS LINE TABLE		
LINE #	BEARING	DISTANCE
N44	N80°37'46"E	99.32
N45	S54°44'48"E	106.07
N46	S31°52'42"E	46.09
N47	S1°55'03"W	139.22
N48	N34°55'03"W	317.58
N49	N47°12'02"W	138.40
N50	N44°28'56"W	57.06
N51	S45°20'21"W	101.02
N52	N40°11'08"W	220.75
N53	N35°04'19"E	97.90
N54	N89°32'07"W	10.72
N55	N89°02'54"W	92.78
N56	N53°04'07"W	61.57
N57	N37°42'56"E	50.89
N58	N24°25'11"E	128.37
N59	N09°59'48"W	45.74
N60	N24°11'08"E	96.75
N61	N40°30'28"E	157.40
N62	S23°50'05"E	72.78
N63	S81°57'43"E	219.07
N64	S00°14'04"W	209.74
N65	S80°10'37"W	128.12
N66	N54°00'37"W	86.07
N67	S78°07'48"W	74.39
N68	S31°47'54"W	45.95
N69	S81°54'00"W	105.05
N70	N07°40'04"E	143.04
N71	N19°38'52"W	77.23
N72	N39°09'10"W	130.50
N73	N45°39'33"W	89.73
N74	N88°14'09"W	142.87
N75	N31°20'27"W	83.31
N76	N80°56'14"E	206.33
N77	S00°19'31"E	54.89
N78	S03°27'37"W	46.65
N79	S13°04'32"W	47.40
N80	S74°48'17"E	119.28
N81	S16°10'43"W	66.51
N82	S00°16'50"W	135.04
N83	N89°43'07"W	267.50
N84	N74°49'17"W	118.63
N85	S19°12'44"W	126.96
N86	S89°32'26"W	87.43

NOS LINE TABLE		
LINE #	BEARING	DISTANCE
N87	N71°09'10"W	135.18
N88	N51°51'51"W	573.41
N89	N52°33'02"W	54.79
N90	N55°45'30"W	57.89
N91	N59°15'46"W	77.95
N92	N65°54'46"W	70.47
N93	N72°38'11"W	66.44
N94	N78°29'36"W	46.14
N95	S14°40'35"W	110.45
N96	S05°41'53"W	135.27
N97	N89°12'35"W	52.28
N98	N82°17'28"W	94.80
N99	N68°09'29"W	138.20
N100	N84°15'58"E	183.95
N101	N00°29'51"E	448.56
N102	N89°21'28"W	106.47
N103	N82°54'45"E	30.38
N104	N70°23'44"E	72.46
N105	S45°46'36"E	40.85
N106	N47°00'24"E	98.22
N107	N42°32'59"W	31.49
N108	N51°17'39"E	141.28
N109	S44°12'21"E	199.96
N110	S37°10'34"E	131.47
N111	S32°33'02"E	459.37
N112	S47°14'35"E	30.98
N113	S41°17'37"E	52.55
N114	S45°17'22"E	54.24
N115	S47°02'07"E	54.24
N116	S53°24'42"E	54.24
N117	S57°31'17"E	54.24
N118	S61°30'57"E	54.16
N119	S65°11'54"E	54.24
N120	S69°40'50"E	209.73
N121	S70°35'07"E	54.31
N122	S79°12'55"E	134.77
N123	S00°16'52"W	178.20
N124	S15°10'43"W	14.54
N125	S52°07'38"E	113.81
N126	S68°54'41"E	116.26
N127	S33°30'17"E	33.96
N128	S65°40'15"E	209.51
N129	S71°56'06"E	55.51

NOS LINE TABLE		
LINE #	BEARING	DISTANCE
N130	S74°51'47"W	60.16
N131	S74°21'28"W	93.73
N132	S45°00'00"W	85.24
N133	S67°31'47"W	122.11
N134	N39°11'56"W	140.00
N135	N55°40'22"W	238.71
N136	N82°04'08"W	38.17
N137	N58°49'07"W	229.22
N138	N47°33'56"E	184.91
N139	N63°39'59"E	68.49
N140	N87°42'22"W	446.46
N141	S74°19'02"W	380.36
N142	S57°06'51"W	152.54
N143	N41°44'36"W	90.81
N144	N47°44'33"E	154.54
N145	N60°55'44"E	145.04
N146	N74°55'34"E	438.48
N147	N67°48'52"E	44.84
N148	N18°25'19"W	117.21
N149	N67°48'52"E	223.29
N150	S27°48'26"E	54.72
N151	S81°32'26"E	61.13
N152	N73°05'44"E	136.53
N153	S87°42'27"E	56.32
N154	N89°59'13"E	265.02
N155	S40°23'23"E	61.77
N156	S89°01'48"E	68.01
N157	N31°11'56"E	19.32
N158	N77°02'54"E	63.54
N159	N89°58'45"E	151.20
N160	S84°00'04"E	200.32
N161	N85°11'13"E	168.21
N162	N89°58'45"E	258.57
N163	S40°26'01"E	46.65
N164	N90°00'00"E	55.63
N165	N79°07'48"E	40.99
N166	N89°58'45"E	1499.00
N167	N77°19'08"E	52.42
N168	N31°39'10"E	104.29
N169	N89°58'45"E	1542.24
N170	S00°17'53"E	518.42
N171	S19°57'08"W	626.94
N172	S55°56'49"W	127.11

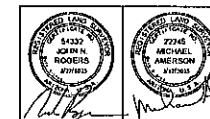
NOS CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
NC1	462.50	245.66	30°25'57"	N45°21'38"W
NC2	3742.50	660.49	10°04'47"	N71°59'07"W
NC3	362.50	90.22	14°15'25"	S24°44'55"E
NC4	362.50	250.37	38°34'20"	S51°39'57"E
NC5	2448.25	133.32	2°53'04"	S78°13'57"E
NC6	637.50	257.80	1°58'13"	S48°36'43"W
NC7	762.50	143.50	10°44'59"	N41°48'32"W
NC8	644.44	157.87	13°36'17"	N48°24'05"W
NC9	762.50	480.12	35°04'39"	N71°02'50"W
NC10	412.50	418.49	58°07'28"	S52°55'54"E
NC11	642.50	62.79	6°37'53"	S11°51'46"W
NC12	542.50	78.26	6°15'57"	S04°24'51"W
NC13	827.50	60.31	4°10'34"	N75°52'42"W
NC14	40.30	41.48	58°40'58"	N48°09'32"W
NC15	72.50	215.84	170°34'26"	S75°55'41"W
NC16	578.00	278.94	27°47'47"	N70°07'54"E
NC17	457.50	64.00	8°15'57"	S04°24'51"W
NC18	457.50	52.95	6°35'53"	S11°51'46"W
NC19	252.50	143.09	32°14'28"	S49°33'01"E
NC20	452.50	49.74	6°17'51"	S68°49'11"E
NC21	1044.50	44.74	2°26'38"	N88°03'21"E
NC22	72.50	162.81	128°39'55"	S67°44'53"E
NC23	1379.25	457.91	1°01'50"	S68°41'21"E

P22FP00009, P22TP00006

SHEET 9 OF 9

PREPARED BY:

SURVEYED BY:



W:\UT0004 - VERNON CDDO (DELA) \UT0004 BLOCK PLAT (AMERSON) (UT0004) - 8.02.2010\AMERSON-UT0004-8.02.2010

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
[P23FP00009,P22TP00006]

THIS AGREEMENT is made and entered into by and between SBH Verano LP, an Arizona limited liability company or successors in interest ("Subdivider"), Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company ("Trustee"), as trustee under Trust No. 2304; 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 Final Block Plat of "Verano, Section 10", Block 1, Parcels G/H, I, J, & K, Block 2A, Block 2B, Block 3, Block 4A, Block 4B, Block 5A, Block 5B, Common Area "A" (Open Space), & Block 6 recorded in Sequence number _____ on the _____ day of _____, 2025, 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: SBH Verano LP, an Arizona limited liability company

Chair, Board of Supervisors

By: AGS LLC
an Arizona limited liability company
Its: General Partner

By: _____
Name: Sean T. Walters
Its: Manager

ATTEST:

TRUSTEE: Landmark Title Assurance Agency of Arizona, LLC, an Arizona limited liability company, as Trustee under Trust No 2304, only and not otherwise

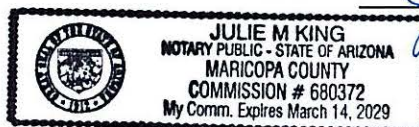
Clerk of the Board

By: _____
Name: Shaun Tessensohn
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 17th day of March, 2025, by Sean T. Walters, the Manager of AGS LLC, an Arizona limited liability company, the General Partner of SBH Verano LP ("Subdivider"), an Arizona limited partnership.

My Commission Expires:
3/14/2029



Julie M. King
Notary Public

STATE OF ARIZONA)
County of Pima)
MARICOPA

The foregoing instrument was acknowledged before me this 18th day of March, 2025, by Shaun Tessensohn, Trust Officer of Landmark Title Assurance Agency of Arizona, LLC ("Trustee"), an Arizona limited liability company, as trustee under trust number 2304, only and not otherwise.

My Commission Expires:
June 19, 2028



Notary Public