



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: May 1, 2018

Title: Final Plat for Tucson Estates Common Area 'A' (Private Recreation and Storage) a resubdivision of a portion of Block 2 of Tucson Estates Blocks 1 & 2, Lots 1-192

Introduction/Background:

Final Plat to create a subdivided property.

Discussion:

N/A

Conclusion:

N/A

Recommendation:

Staff recommends approval of the Subdivision Plat

Fiscal Impact:

N/A

Board of Supervisor District:

1 2 3 4 5 All

Department: Development Services Telephone: 724-6490

Contact: Angie Rangel Telephone: 724-6976

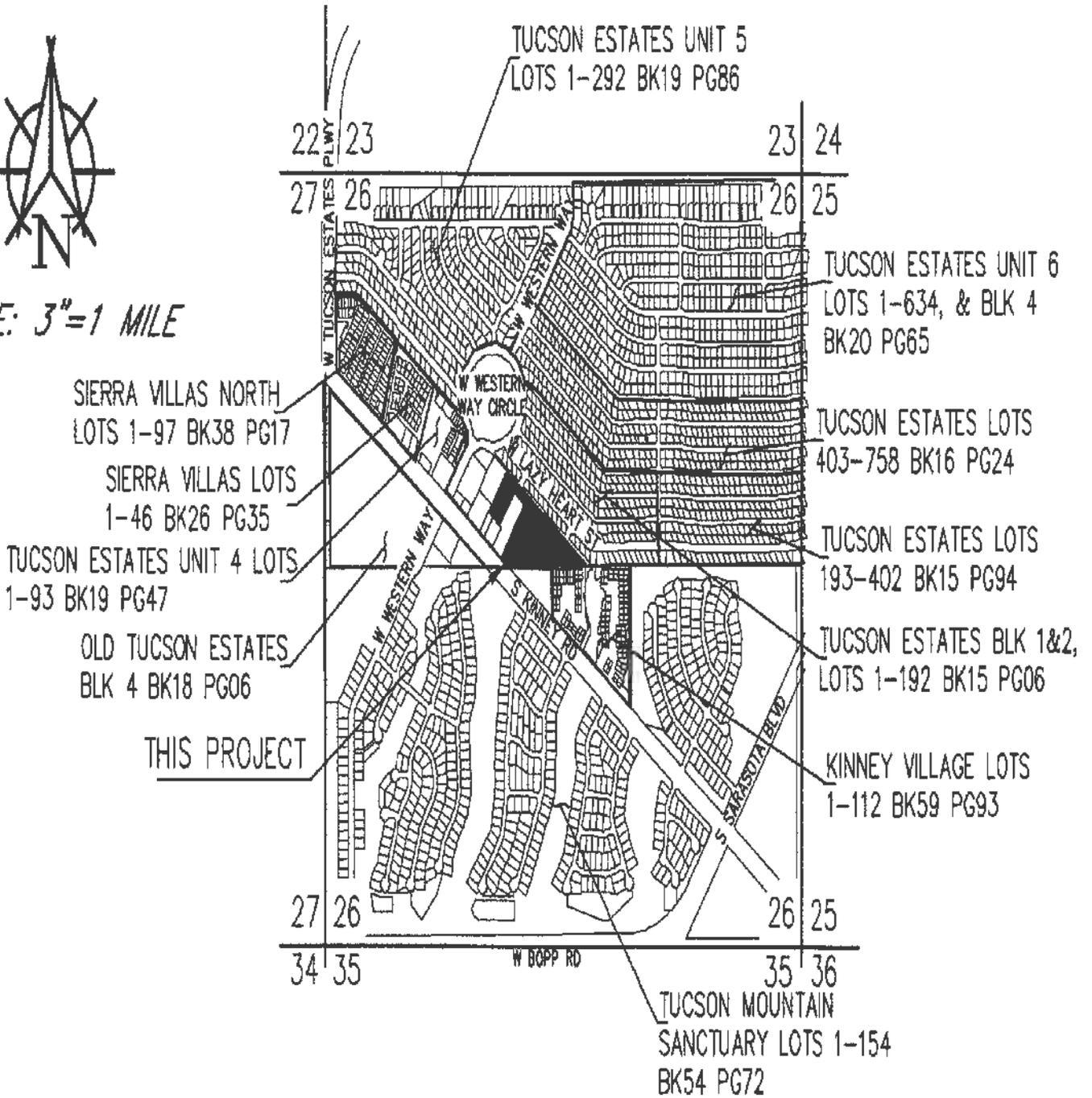
Department Director Signature/Date: Lauren A. Ortega 4/17/2018

Deputy County Administrator Signature/Date: [Signature] 4/18/18

County Administrator Signature/Date: C. J. [Signature] 4/18/18



SCALE: 3"=1 MILE

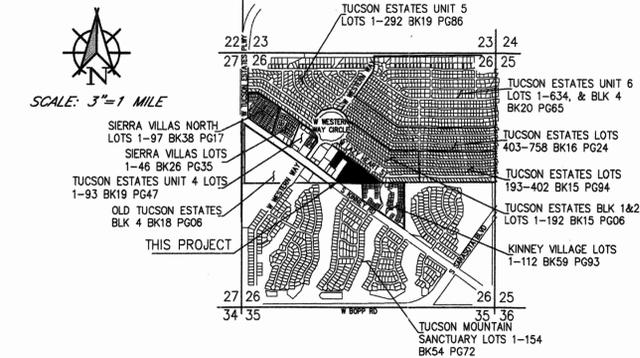


LOCATION MAP

LOCATED IN THE N.W. 1/4 OF SEC 26, T14S, R12E,
G&SRM PIMA COUNTY, ARIZONA

FINAL PLAT TUCSON ESTATES

COMMON AREA 'A' (PRIVATE RECREATION AND STORAGE)



LOCATION MAP
LOCATED IN THE N.W. 1/4 OF SEC 26, T14S, R12E,
G&SRM PIMA COUNTY, ARIZONA

LEGEND

---	SUBJECT PARCEL BOUNDARY
---	ADJACENT PROPERTY/ROW LINE
---	EASEMENT LINE
---	CENTERLINE
●	FOUND MONUMENT AS NOTED
■	FOUND 5/8" REBAR TAGGED AS NOTED
○	FOUND 1/2" REBAR TAGGED AS NOTED
▲	FOUND 1.5" ALUMINUM CAP AS NOTED
(M)	MEASURED DIMENSION OR CALCULATED DERIVATIVE THEREOF
(R)	RECORD DIMENSION PER RELEVANT PARCEL DEED
(R1)	RECORD DIMENSION PER BK15, PG06 PLAT
(R2)	RECORD DIMENSION PER SURVEY SEQ201107019
(R3)	RECORD DIMENSION PER BK59 PG93 M&P

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 7.14± ACRES
2. THE NUMBER OF COMMON AREA PARCELS IS 1
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.00 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.

PERMITTING NOTES

1. ZONING IS CB-2 AND TH

BASIS OF BEARINGS

THE MONUMENTED NORTHWEST LINE OF THE PARCEL SHOWN ON THIS MAP AS DESCRIBED IN THE DEED RECORDED AT DKT. 12803 AT PG. 5649, PIMA COUNTY RECORDERS, ALSO BEING THE RECORD BEARING OF THE NORTHWEST LINE OF BLOCK 2 OF "TUCSON ESTATES, BK 15, PG. 6 OF MAPS AND PLATS, PIMA COUNTY RECORDERS. THE BEARING OF SAID LINE IS N 35°53'35" 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.

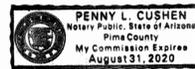
COMMON AREAS (AND PRIVATE EASEMENTS) AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THE "TUCSON ESTATES BLOCKS 1&2- LOTS 1-192" SUBDIVISION RECORDED IN BOOK 15, PAGE 06, THE "TUCSON ESTATES LOTS 193-402" SUBDIVISION RECORDED IN BOOK 15, PAGE 94, THE "TUCSON ESTATES LOTS 403-758" SUBDIVISION RECORDED IN BOOK 16, PAGE 24, THE "TUCSON ESTATES UNIT 5 LOTS 1-292" SUBDIVISION RECORDED IN BOOK 19, PAGE 86, AND THE "TUCSON ESTATES UNIT 6 LOTS 1-634 & BLOCK 4" SUBDIVISION RECORDED IN BOOK 20, PAGE 65 OF MAPS AND PLATS IN THE OFFICE OF THE PIMA COUNTY RECORDER.

TITLE TO THE LAND OF ALL COMMON AREAS IS VESTED IN TUCSON ESTATES PROPERTY OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (aka TUCSON ESTATES PROPERTY HOMEOWNERS ASSOCIATION), AND SHALL REMAIN VESTED IN THE ASSOCIATION AS ESTABLISHED BY REVISED COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER DOCKET 11017 AT PAGE 1727 AND UNDER DOCKET 13087 AT PAGE 12258 IN THE OFFICE OF THE PIMA COUNTY RECORDER. TUCSON ESTATES PROPERTY OWNERS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES, AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRAINAGEWAYS, PRIVATE SEWERS, AND PRIVATE EASEMENTS, WITHIN THIS SUBDIVISION.

TUCSON ESTATES PROPERTY OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (aka TUCSON ESTATES PROPERTY HOMEOWNERS ASSOCIATION)
5900 W WESTERN WAY CIRCLE
TUCSON, ARIZONA 85713

STATE OF ARIZONA }
COUNTY OF PIMA } SS *John A. Boucher*

ON THIS 23 DAY OF MARCH, 2018, BEFORE ME, PERSONALLY APPEARED JOHN A. BOUCHER WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF TUCSON ESTATES PROPERTY OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.



MY COMMISSION EXPIRES: AUG. 31 2020
NOTARY PUBLIC *Penny L. Cushen*

ASSURANCES
NO ASSURANCES ARE REQUIRED FOR THIS SUBDIVISION. ALL NECESSARY IMPROVEMENTS ARE EXISTING.

BY: _____ DATE _____
CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

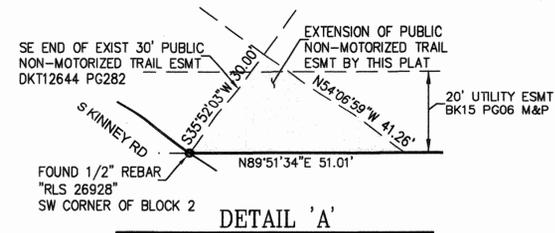
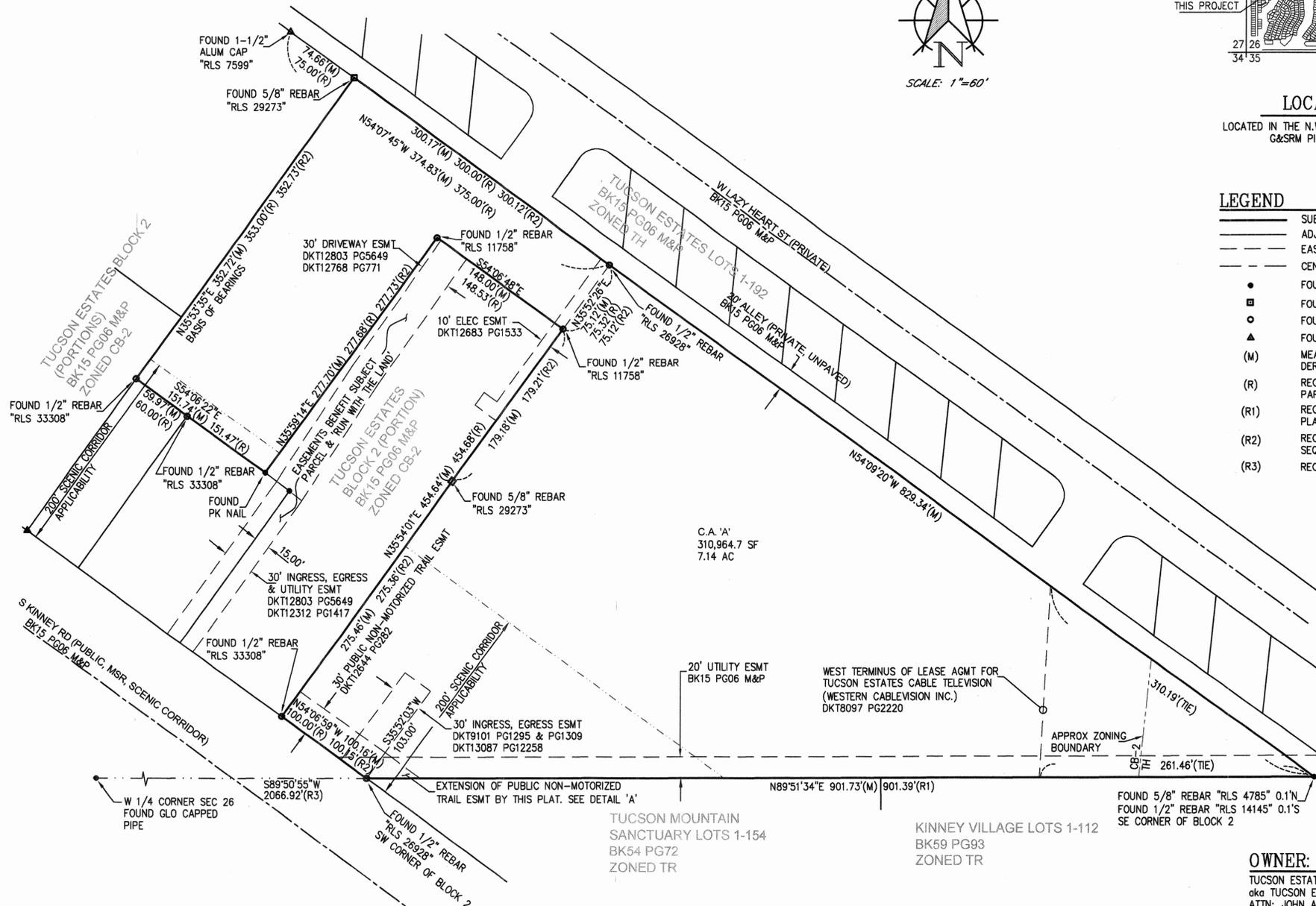
ATTEST:
I, _____ CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE _____ DAY OF _____, 2018.

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.

TODD A. HOUT
SURVEYOR
35543
RLS NUMBER
Exp. 12/31/2018



RECORDING

STATE OF ARIZONA }
COUNTY OF PIMA } SS

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

COUNTY RECORDER _____ DATE _____

OWNER:
TUCSON ESTATES PROPERTY OWNERS ASSOCIATION
aka TUCSON ESTATES PROPERTY HOMEOWNERS ASSOCIATION
ATTN: JOHN A. BOUCHER, PRESIDENT
5900 W WESTERN WAY CIRCLE
TUCSON, ARIZONA 85713
PH (520) 883-1440

REF. NO: P18TP00004



**FINAL PLAT
TUCSON ESTATES**
COMMON AREA 'A' (PRIVATE RECREATION AND STORAGE)
A RESUBDIVISION OF A PORTION OF BLOCK 2 OF "TUCSON ESTATES
BLOCKS 1&2 - LOTS 1 THRU 192" PER BOOK 15, PAGE 06 M&P.
LOCATED IN THE N.W. 1/4 OF SEC 26, T14S, R12E, G&SRM, PIMA COUNTY, ARIZONA

CASE NO:	P18FP00004
JOB NO. D17015	SCALE HORIZ: 1"=60'
DATE: MARCH, 2018	SCALE VERT: N/A
SHEET 1 OF 1	



NO.	BY	DATE	DESCRIPTION	APPROVED BY	DATE

SEQ # _____

SEQ #