



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 19, 2017

Title: Final Plat (P17FP00006) Linda Vista 18 Lots 1 - 36 Common Area A (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access and Maintenance) and Common Area B (Natural Open Space and Riparian Mitigation)

Introduction/Background:

Final Plat process to create a legally subdivided property.

Discussion:

N/A

Conclusion:

N/A

Recommendation:

Staff recommends approval.

Fiscal Impact:

N/A

Board of Supervisor District:

- 1 2 3 4 5 All

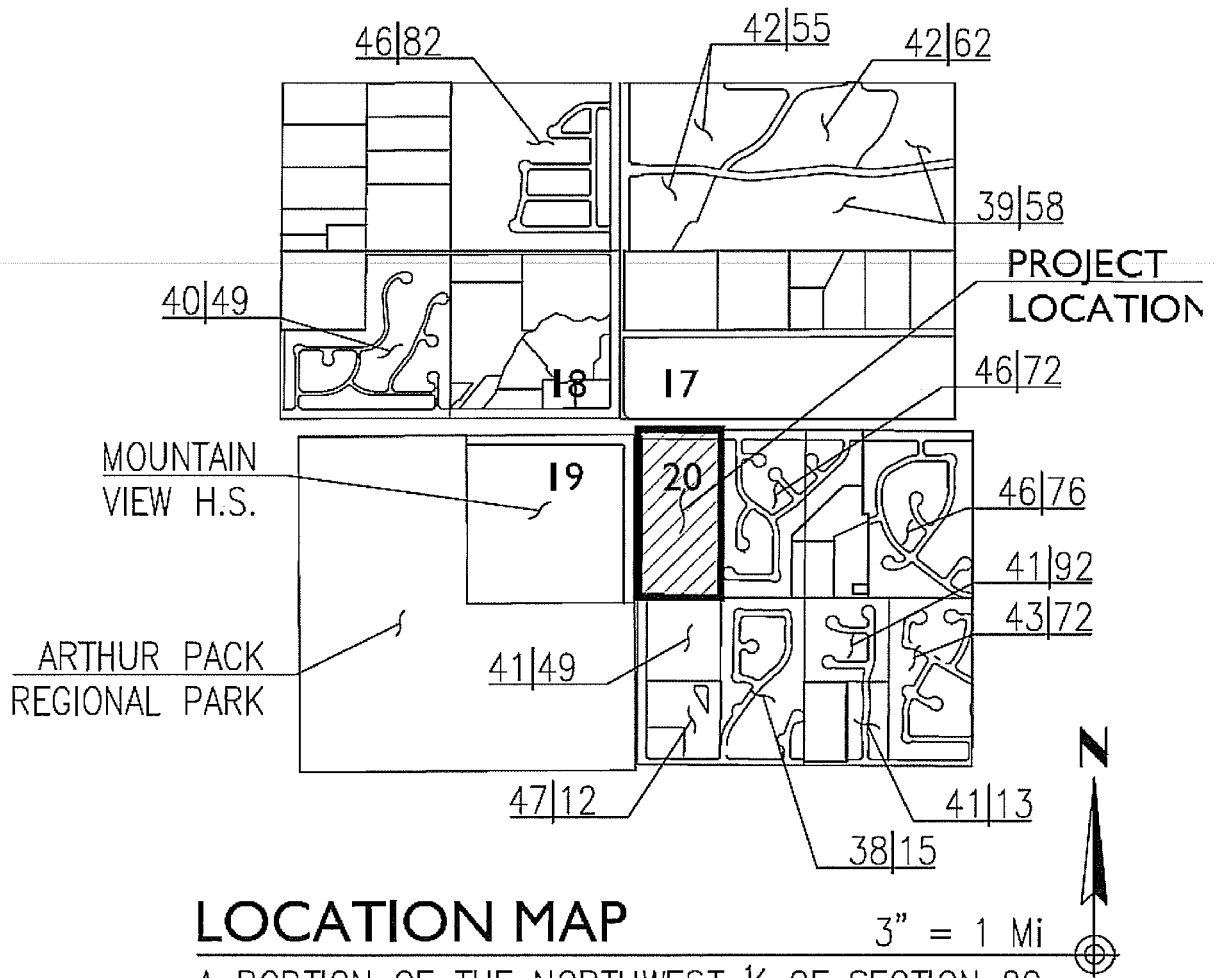
Department: Development Services Telephone: 724-6490

Department Director Signature/Date: *Carol Blackwell* Aug. 31, 2017

Deputy County Administrator Signature/Date: *[Signature]* 8/31/17

County Administrator Signature/Date: *C. P. [Signature]* 8/31/17

SEP 01 17 PM 03:23 PC CLK OF BD
APB



LOCATION MAP

3" = 1 Mi

A PORTION OF THE NORTHWEST ¼ OF SECTION 20
 TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
 PIMA COUNTY, ARIZONA

Final Plat

P17FP00006

Linda Vista 18

Lots 1-36 and Common Areas "A" & "B"

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P17FP00006

THIS AGREEMENT is made and entered into by and between Lawrence C. Leung, Trustee, of the Lawrence C. Leung, Inc., Profit Sharing Plan, or successors in interest ("Subdivider"), Fidelity National Title Agency, Inc., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,464; 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 Lots 1 - 36, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space) of LINDA VISTA 18 recorded in Sequence number _____ on the _____ day of _____, 20____, 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-plot all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plot 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-plot described in this section. The re-plot 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-plot 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-plot 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:

Lawrence C. Leung, Trustee, of the Lawrence C. Leung, Inc., Profit Sharing Plan

Chair, Board of Supervisors

By: _____
Its: Trustee

ATTEST:

TRUSTEE:

Fidelity National Title Agency, Inc., an Arizona corporation, as Trustee under Trust No 60,464, and not in its corporate capacity

Clerk of the Board

By: _____
Its: Trust Officer

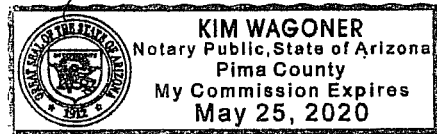
STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 3rd day of JANUARY, 2017, by Lawrence C. Leung, Trustee of the Lawrence C. Leung, Inc., Profit Sharing Plan ("Subdivider"), on behalf of said partnership.

My Commission Expires:

May 25, 2020

Notary Public



STATE OF ARIZONA)
County of Pima)

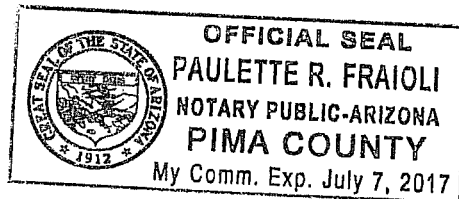
The foregoing instrument was acknowledged before me this 10th day of FEBRUARY, 2017, by Martha L. Hill of Fidelity National National Title Agency, Inc., ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,463.

My Commission Expires:

7/7/17

Linda Vista 18 No. 60,464

Notary Public



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 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, DETENTION (DETENTION/RETENTION) BASINS, ALLEY, AND DRAINAGE WAYS.

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 (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 NUMBER _____ 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 STREETS, PRIVATE DRAINAGEWAYS, PRIVATE SEWERS AND PRIVATE EASEMENTS WITHIN THIS SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST No. 60,464 AND NOT IN ITS CORPORATE CAPACITY

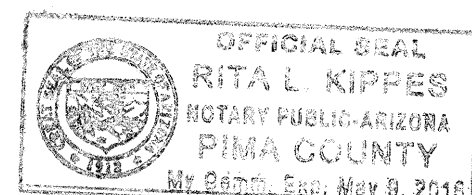
BY: *Martha L. Hill*
TRUST OFFICER

BENEFICIARY OF TRUST:
LAWRENCE C. LEUNG, INC., PROFIT SHARING PLAN

ACKNOWLEDGEMENTS

STATE OF ARIZONA

COUNTY OF PIMA



ON THIS 30th DAY OF August, 2017, BEFORE ME PERSONALLY APPEARED MARTHA L. HILL, WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF FIDELITY NATIONAL TITLE AGENCY, INC. AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 5-9-18
Notary Public: *Debra L. Kippes*

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST No. _____ FROM FIDELITY NATIONAL TITLE AGENCY, INC 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.

CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST:

I, JULIE CASTAÑEDA, 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 _____, 2017.

CLERK, BOARD OF SUPERVISORS

CERTIFICATIONS

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

Michael Amerson 8-30-17
MICHAEL AMERSON DATE
RLS 22245

I HEREBY CERTIFY THAT THE 100-YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS WERE REVIEWED AND SHOWN UNDER MY DIRECTION.

Scott J. Altherr 8-30-17
SCOTT J. ALTHERR DATE
CMG DRAINAGE ENGINEERING, INC.
PE 43795

I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS PREPARED UNDER MY DIRECTION.

Gregory Paul Bennett 8-30-17
GREGORY PAUL BENNETT DATE
EPS GROUP
PE 53192

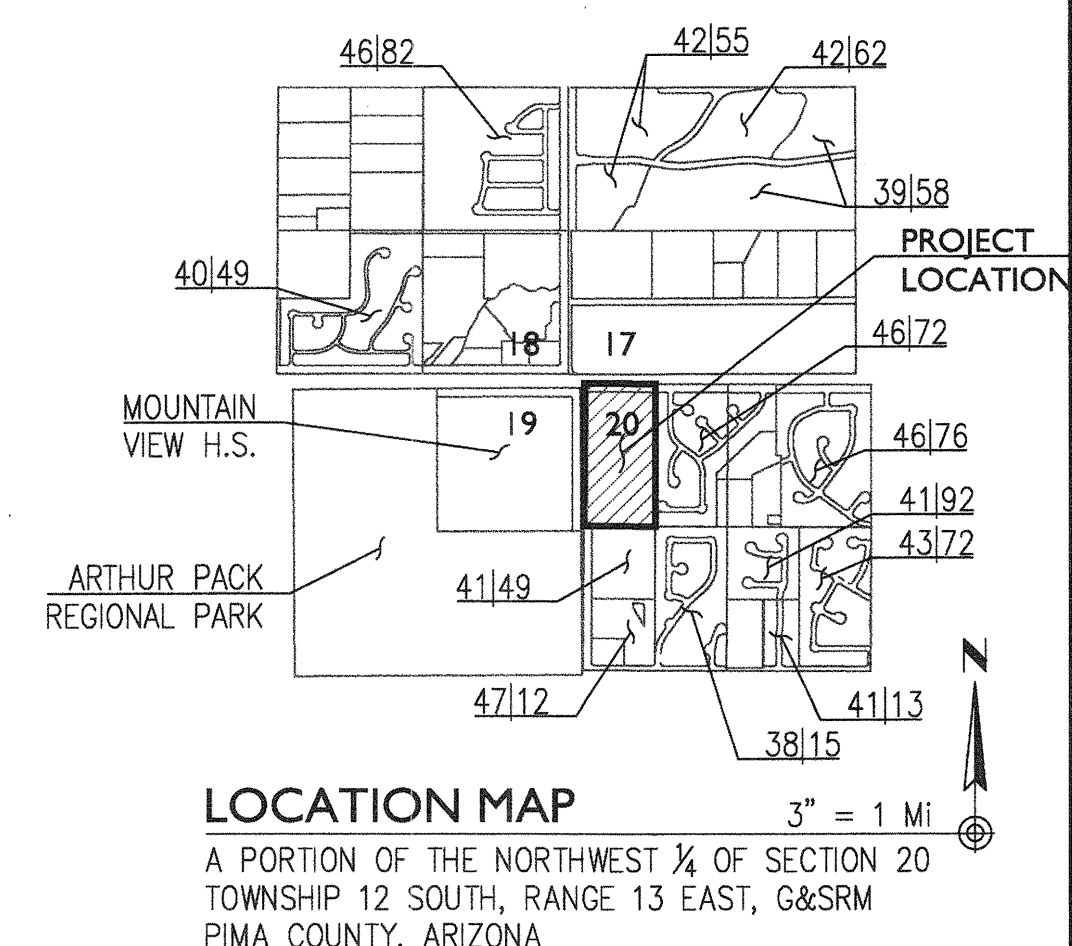
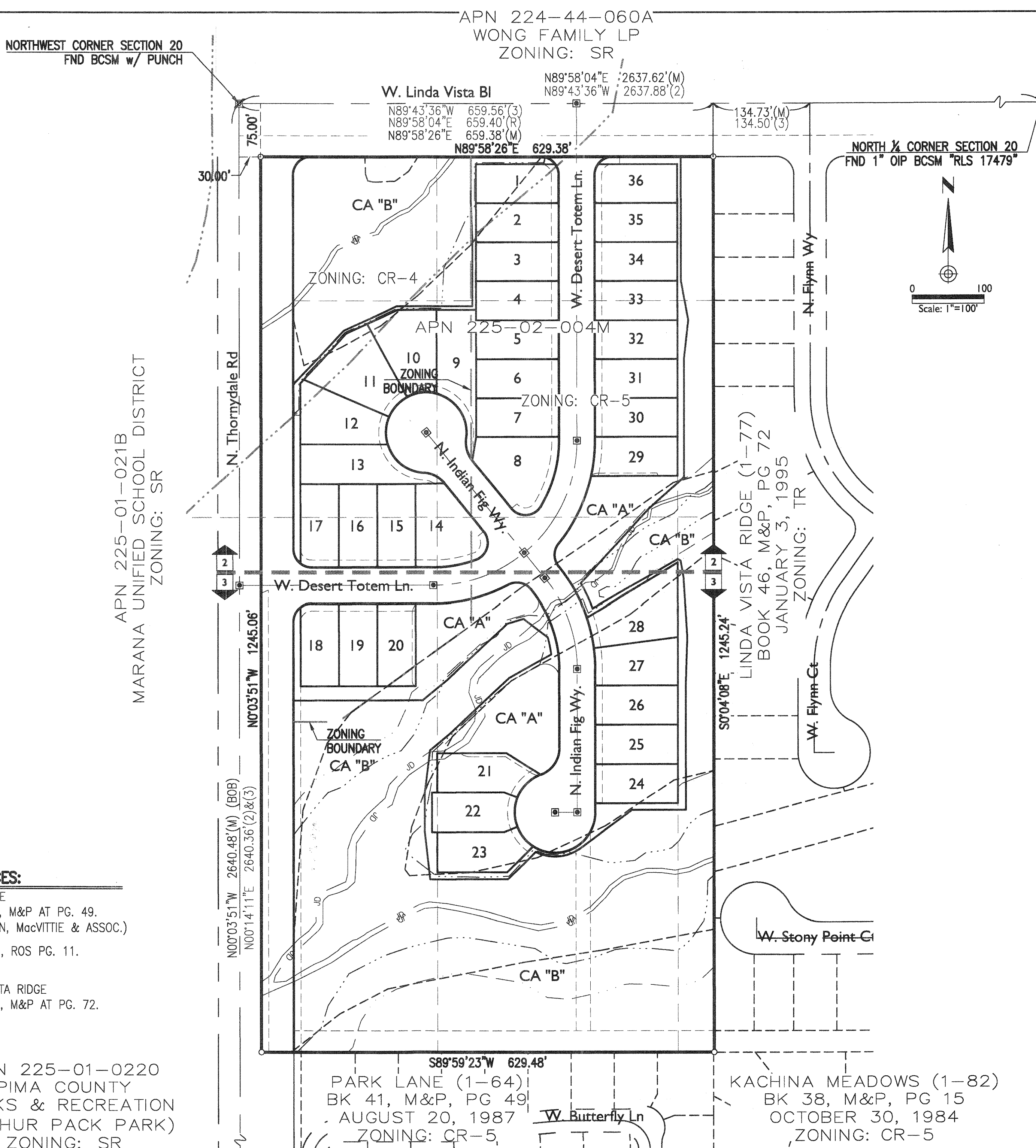
REFERENCES:

- 1. PARK LANE BOOK 41, M&P AT PG. 49. (McGOVERN, MacVITTIE & ASSOC.)
- 2. BOOK 05, ROS PG. 11. (MMLA)
- 3. LINDA VISTA RIDGE BOOK 46, M&P AT PG. 72. (MMLA)

PERMITTING NOTES:

- 1. PER REZONING CASE NUMBER P15RZ00001, THE CONDITIONAL ZONING IS "CR-4" (MIXED DWELLING TYPE) & "CR-5" (MULTIPLE RESIDENCE).
- 2. THE USE OF THIS PLAT IS SINGLE FAMILY DETACHED RESIDENTIAL AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.29 OF THE ZONING CODE.
- 3. THE OVERALL DENSITY OF THIS SUBDIVISION IS 2.00 RESIDENCES PER ACRE.
- 4. THE MINIMUM ALLOWABLE LOT SIZE PER "CR-4" IS 7,000 S.F. THE MINIMUM ALLOWABLE LOT SIZE PER "CR-5" ZONING IS 6,000 S.F.
- 5. THE MINIMUM LOT SIZE PROVIDED IS 6,296 S.F. (LOT 22) THE MAXIMUM LOT SIZE PROVIDED IS 9,427 S.F. (LOT 8) THE AVERAGE LOT SIZE PROVIDED IS 6,974 S.F.
- 6. SUBDIVISION AREAS:
RESIDENTIAL DEVELOPMENT AREA = 5.63 ACRES (245,452.8 SF)
COMMON AREA "A" = 1.59 ACRES (69,316.4 SF)
COMMON AREA "B" = 7.44 ACRES (323,901.2 SF)
RIGHT-OF-WAY = 3.33 ACRES (145,067.3 SF)
- 7. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT WRITTEN APPROVAL OF THE PIMA COUNTY BOARD OF SUPERVISORS.
- 8. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISH GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO SECTION 3.2 OF THE 2016 PIMA COUNTY SUBDIVISION AND DEVELOPMENT STREET STANDARDS.
- 9. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN.
- 10. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ONSITE: 6.04 ACRES.
- 11. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT (BY INFRASTRUCTURE, BUILDING PADS, SEPTIC, ETC.): 0.90 ACRES.
- 12. NATURAL RESOURCES, PARKS AND RECREATION IN-LIEU FEE OF \$71,712 SHALL BE PAID AT THE TIME THE 27TH LOT FOR THE SUBDIVISION ASSURANCES ARE RELEASED.
- 13. THIS PROJECT IS IMPACTED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREA (SFHA) ZONE A, PANEL NUMBER 04019C1070L, EFFECTIVE DATE JUNE 16, 2011. A CONDITIONAL LETTER OF MAP REVISION (LOMR) CASE NUMBER 17-09-1130C HAS BEEN APPROVED BY FEMA ON APRIL 18, 2017. THE LOMR DOES NOT GUARANTEE THAT THE EFFECTIVE ZONE A WILL BE REVISED. UNLESS AND UNTIL AN APPROVED LOMR CHANGES THE EFFECTIVE SFHA, IMPACTED LOTS REQUIRE REGIONAL FLOOD CONTROL DISTRICT REVIEW AND APPROVAL.
- 14. PRIOR TO RELEASE OF ASSURANCES, A LETTER OF MAP REVISION (LOMR) WILL BE APPROVED BY THE REGIONAL FLOOD CONTROL DISTRICT AND SUBMITTED TO FEMA.

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LEGEND table with columns for EXISTING and PROPOSED symbols, including PROJECT BOUNDARY, RIGHT-OF-WAY CENTERLINE, PROPERTY, EASEMENT, 100 YR FLOODPLAIN, EROSION HAZARD SETBACK, FEMA FLOODPLAIN, JURISDICTIONAL DELINEATION, IRA/XC, NO ACCESS ESMT, SURVEY MONUMENT, ACCESS CONTROL POINT.

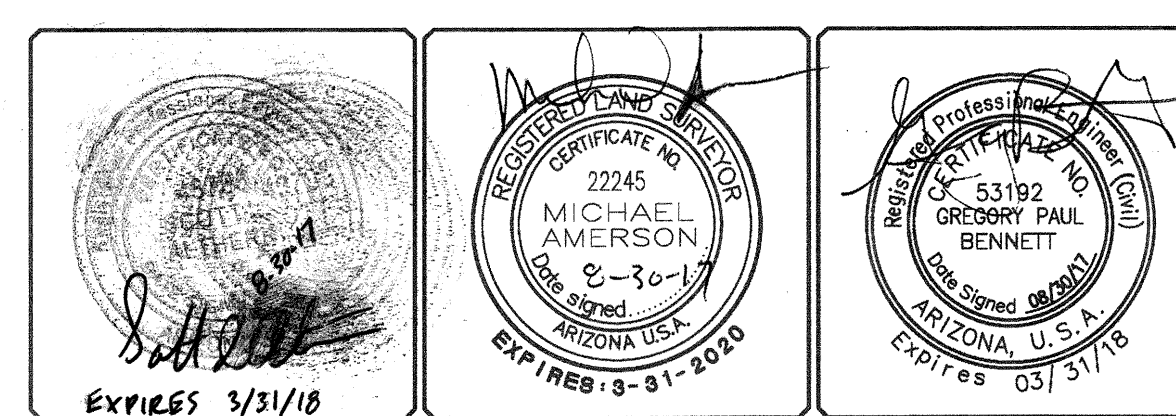
ABBREVIATIONS table with columns for CA, DKT, EHS, ESMT, IRA/XC, LS/RLS, M&P, PG, PUE, ROW, SF, REGISTERED LAND SURVEYOR, MAPS AND PLATS, PAGE, PUBLIC UTILITY EASEMENT, RIGHT-OF-WAY, SQUARE FEET.

GENERAL NOTES:

- 1. THIS DEVELOPMENT CONSISTS OF ASSESSOR'S PARCEL NUMBER 225-02-004M.
- 2. THIS DEVELOPMENT IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER P15RZ00001 AS APPROVED ON JANUARY 19, 2016.
- 3. THE GROSS AREA OF THIS DEVELOPMENT IS 17.99 ACRES (783,737 S.F.).
- 4. THE NUMBER OF RESIDENTIAL LOTS FOR THIS SUBDIVISION IS 36.
- 5. THE TOTAL LENGTH OF NEW PUBLIC STREETS IS 0.3 MILES.
- 6. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 7. SCHEDULE B ITEMS:
#25 THIS METRO WATER EASEMENT DOES NOT FALL ON OR ADJACENT TO OUR PROPERTY AND THEREFORE SHALL BE REMOVED FROM THE TITLE REPORT.
- 8. THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, FROM THE WEST QUARTER CORNER OF SECTION 20, BEING A BCSM WITH PUNCH, TO THE NORTHWEST CORNER OF SECTION 20, BEING A BCSM WITH PUNCH, MEASURED FROM THE TRUE MERIDIAN USING GPS, BEARING BEING N00°03'51"W.
- 9. THE BASIS OF ELEVATION IS A PIMA COUNTY SURVEY BENCHMARK "THORNY 96" (PID CFS 0309), A CHISELED "X" ON THE SOUTHEAST CORNER OF A CONCRETE HEADWALL ON THE NORTHEAST CORNER OF THORNYDALE AND OVERTON ROADS, ELEVATION BEING 2413.88 (NAVD88).

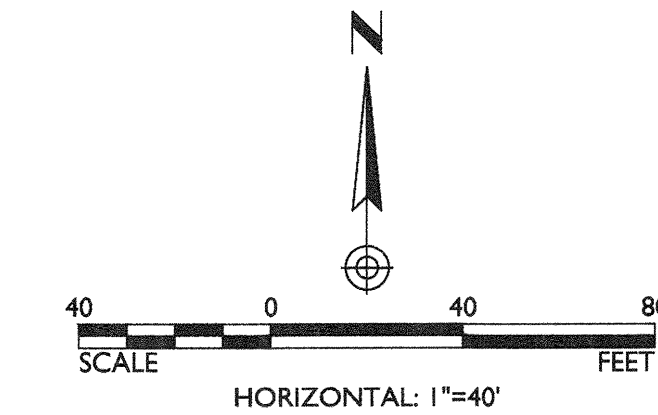
SHEET INDEX

Table with columns for sheet number, sheet description, and sheet title. Includes COVER & NOTES SHEET, PARCEL DATA SHEETS, FLOODPLAIN DATA SHEET, EHS & IRA/XC DATA SHEET.

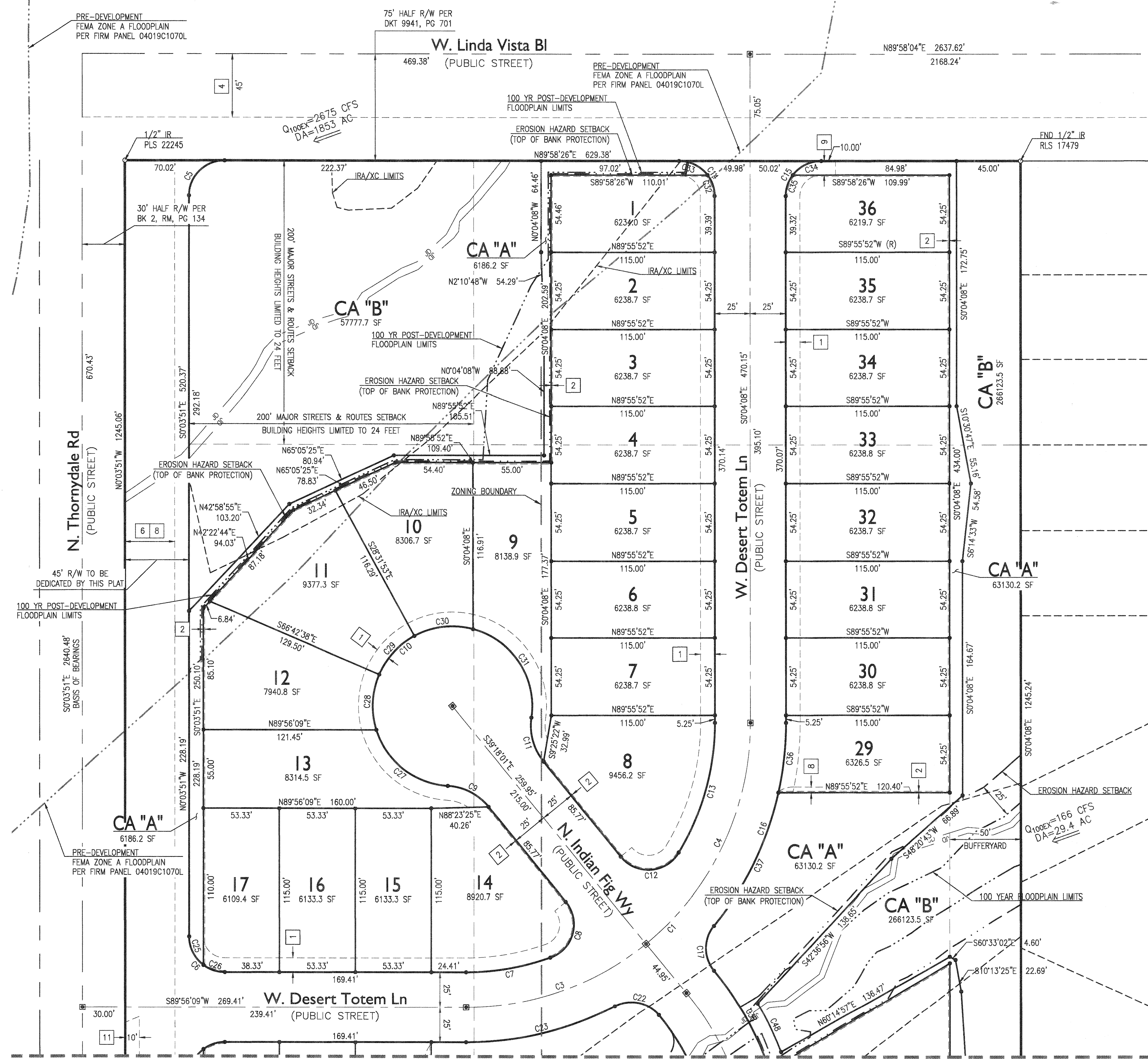


EPS GROUP logo and contact information: 8710 N. Thornydale Rd, Suite 140 Tucson, AZ 85742. T: 520.408.1400 F: 520.408.1403 www.epsgroupinc.com

Final Plat for Linda Vista 18. Lots 1 - 36, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space & Riparian Mitigation). REF: P15RZ00001; P16TP00010; P175C00009. P17FP00006. Scale: Contour Interval: FP01. Sheet No. 1 of 5. Date: 08/30/17.



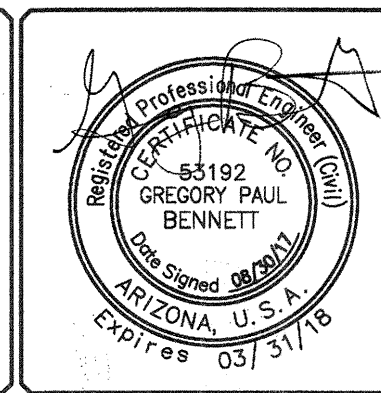
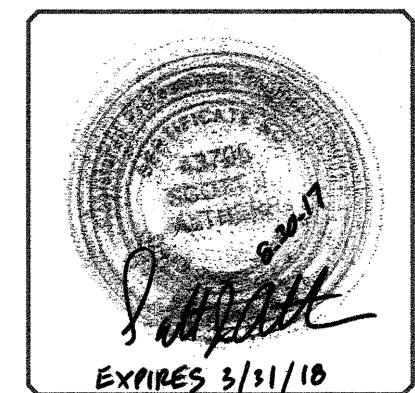
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	314.18'	200.00'	90°00'17"
C3	136.96'	200.00'	39°14'10"
C4	177.22'	200.00'	50°46'07"
C5	39.29'	25.00'	90°02'17"
C6	39.27'	25.00'	90°00'00"
C7	60.37'	175.00'	19°45'54"
C8	47.77'	25.00'	109°28'16"
C9	33.08'	40.00'	47°23'02"
C10	268.55'	56.00'	274°46'04"
C11	33.08'	40.00'	47°23'02"
C12	47.77'	25.00'	109°28'16"
C13	95.59'	175.00'	31°17'50"
C14	39.25'	25.00'	89°57'26"
C15	39.29'	25.00'	90°02'34"
C16	154.06'	225.00'	39°13'53"
C17	34.24'	25.00'	78°27'47"
C22	34.24'	25.00'	78°27'47"
C23	108.77'	225.00'	27°41'57"
C25	23.18'	25.00'	53°07'48"
C26	16.09'	25.00'	36°52'12"
C27	67.79'	56.00'	69°21'26"
C28	39.70'	56.00'	40°36'59"
C29	37.32'	56.00'	38°10'44"
C30	42.47'	56.00'	43°27'19"
C31	81.28'	56.00'	83°09'35"
C32	16.07'	25.00'	36°49'38"
C33	23.18'	25.00'	53°07'48"
C34	23.18'	25.00'	53°07'48"
C35	15.44'	25.05'	35°19'22"
C36	49.40'	225.00'	12°34'43"
C37	104.67'	225.00'	26°39'11"
C38	81.33'	225.00'	20°42'41"
C48	38.27'	237.00'	9°15'07"



- KEYNOTES:**
- 10' PUBLIC UTILITY EASEMENT BY THIS PLAT
 - 1' ACCESS CONTROL EASEMENT BY THIS PLAT
 - ROADWAY EASEMENT PER DOCKET 2275, PAGE 425
 - INGRESS, EGRESS & UTILITIES EASEMENT PER DOCKET 6022, PAGE 1141; DOCKET 6134, PAGE 288; DOCKET 6430, PAGE 690; DOCKET 6471, PAGE 759; DOCKET 7398, PAGE 1103; DOCKET 7714, PAGE 265; DOCKET 8751, PAGE 2040; DOCKET 9432, PAGE 654; DOCKET 9505, PAGE 1420
 - SEWER EASEMENT PER DOCKET 7307, PAGE 715 & DOCKET 7342, PAGE 953
 - PUBLIC UTILITY EASEMENT PER DOCKET 10122, PAGE 1338
 - UTILITY & COMMUNICATION EASEMENT PER DOCKET 11375, PAGE 1097
 - BUILDING SETBACK (10' FROM TOP OF BANK; 5' FROM PROPERTY TYPICAL)
 - 10' EASEMENT DEDICATED TO TUCSON ELECTRIC POWER CO. BY THIS PLAT
 - 20' EASEMENT DEDICATED TO METROPOLITAN WATER DISTRICT BY THIS PLAT
 - SOUTHWEST GAS EASEMENT PER DOCKET 7630, PAGE 982
 - INGRESS, EGRESS & UTILITIES EASEMENT PER DOCKET 6022, PAGE 1141; DOCKET 6134, PAGE 288; DOCKET 6430, PAGE 690; DOCKET 6471, PAGE 759; DOCKET 7398, PAGE 1103; DOCKET 7399, PAGE 1339; DOCKET 8032, PAGE 1566

SEE SHEET 3

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EPS GROUP

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Tucson, AZ 85742
T: 520.408.1400 | F: 520.408.1403
www.epsgroupinc.com

REF: P15RZ00001; P16TP00010; P17SC00009

Final Plat for Linda Vista 18

Lots 1 - 36, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space & Riparian Mitigation)

Being a portion of the West 1/2 of the Northwest 1/4 of Section 20, T12S, R13E, G8SRM, Pima County, Arizona

EPS Project No. 14-341.6 Date: 08/30/17

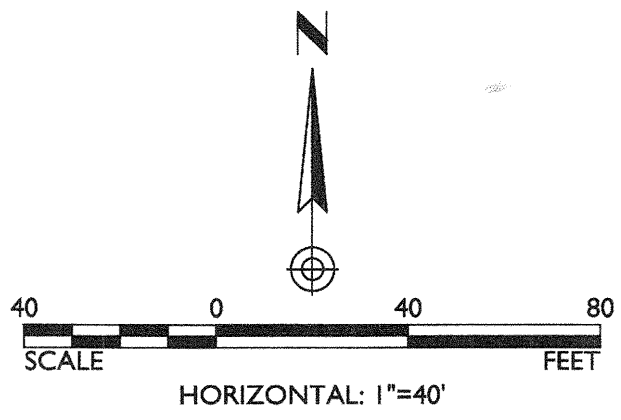
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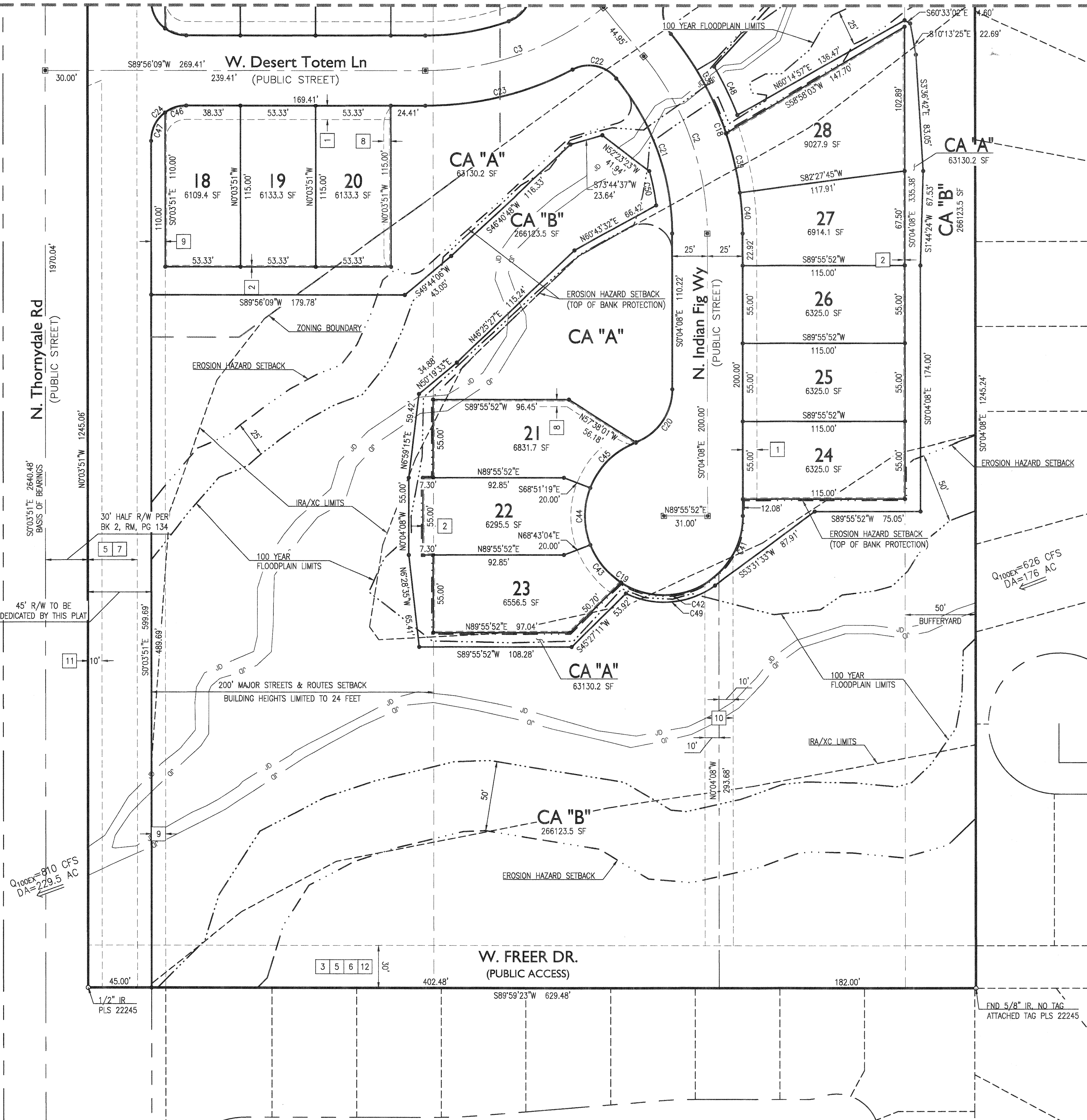
FP02

Sheet No. **2** of 5

SEE SHEET 4



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	136.94'	200.00'	39°13'53"
C3	136.96'	200.00'	39°14'10"
C18	154.06'	225.00'	39°13'53"
C19	243.62'	56.00'	249°15'27"
C20	48.35'	40.00'	69°15'27"
C21	119.83'	175.00'	39°13'53"
C22	34.24'	25.00'	78°27'47"
C23	108.77'	225.00'	27°41'57"
C24	39.27'	25.00'	90°00'00"
C39	43.40'	225.00'	11°03'05"
C40	29.33'	225.00'	7°28'08"
C41	45.42'	57.59'	45°11'13"
C42	75.58'	55.19'	78°27'43"
C43	34.96'	58.11'	34°27'57"
C44	41.53'	54.36'	43°46'14"
C45	46.88'	57.52'	46°42'01"
C46	16.09'	25.00'	36°52'12"
C47	23.18'	25.00'	53°07'48"
C49	66.67'	61.00'	62°37'30"
C50	24.74'	165.00'	8°35'28"



- KEYNOTES:**
- 1 10' PUBLIC UTILITY EASEMENT BY THIS PLAT
 - 2 1' ACCESS CONTROL EASEMENT BY THIS PLAT
 - 3 ROADWAY EASEMENT PER DOCKET 2275, PAGE 425
 - 4 INGRESS, EGRESS & UTILITIES EASEMENT PER DOCKET 6022, PAGE 1141; DOCKET 6134, PAGE 288; DOCKET 6430, PAGE 690; DOCKET 6471, PAGE 759; DOCKET 7398, PAGE 1103; DOCKET 7714, PAGE 265; DOCKET 8751, PAGE 2040; DOCKET 9432, PAGE 654; DOCKET 9505, PAGE 1420
 - 5 SEWER EASEMENT PER DOCKET 7307, PAGE 715 & DOCKET 7342, PAGE 953
 - 6 PUBLIC UTILITY EASEMENT PER DOCKET 10122, PAGE 1338
 - 7 UTILITY & COMMUNICATION EASEMENT PER DOCKET 11375, PAGE 1097
 - 8 BUILDING SETBACK (10' FROM TOP OF BANK; 5' FROM PROPERTY TYPICAL)
 - 9 10' EASEMENT DEDICATED TO TUCSON ELECTRIC POWER CO. BY THIS PLAT
 - 10 20' EASEMENT DEDICATED TO METROPOLITAN WATER DISTRICT BY THIS PLAT
 - 11 SOUTHWEST GAS EASEMENT PER DOCKET 7630, PAGE 982
 - 12 INGRESS, EGRESS & UTILITIES EASEMENT PER DOCKET 6022, PAGE 1141; DOCKET 6134, PAGE 288; DOCKET 6430, PAGE 690; DOCKET 6471, PAGE 759; DOCKET 7398, PAGE 1103; DOCKET 7399, PAGE 1339; DOCKET 8032, PAGE 1566

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REF: P15RZ00001; P16TP00010; P17SC00009

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**Final Plat for
Linda Vista 18**

Lots 1 - 36, Common Area "A" (Functional Open Space, Riparian Mitigation, Drainage, Public Utilities, Access & Maintenance) & Common Area "B" (Natural Open Space & Riparian Mitigation)

Being a portion of the West 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, T12S, R13E, G&SRM, Pima County, Arizona

EPS Project No. 14-341.6

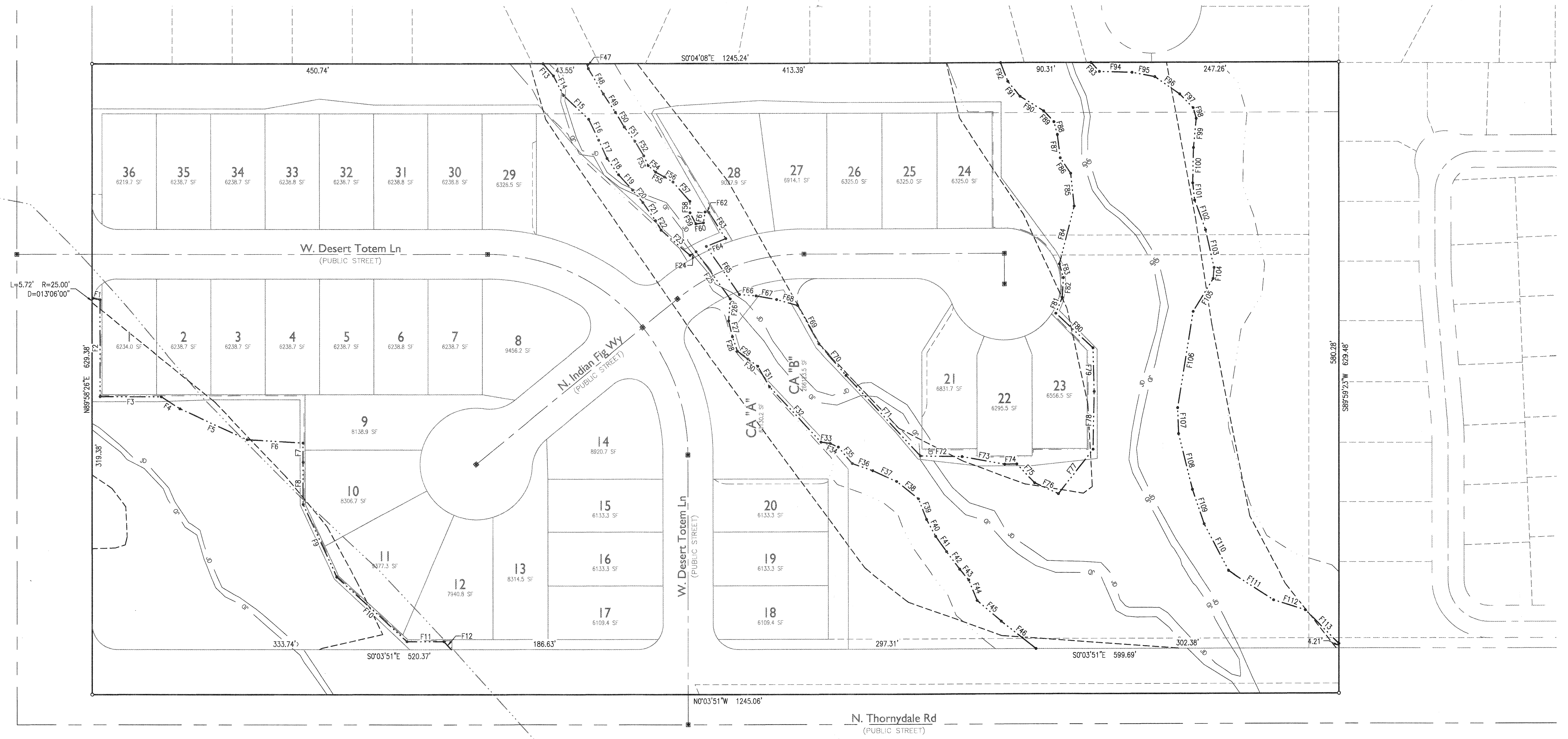
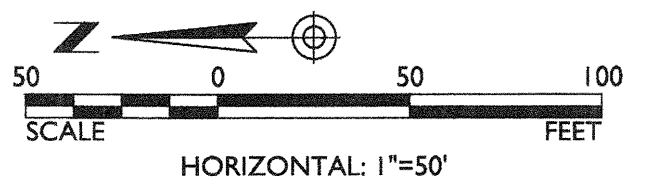
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of 5

Date: 08/30/17



LINE	BEARING	LENGTH
F1	N11°09'31"E	7.45'
F2	N89°58'26"E	96.19'
F3	N0°04'08"W	61.01'
F4	N32°48'48"E	22.29'
F5	N24°22'25"E	73.68'
F6	N3°20'30"E	55.88'
F7	N89°55'52"E	19.32'
F8	N89°55'52"E	42.61'
F9	N65°05'25"E	79.68'
F10	N42°22'44"E	95.21'
F11	N0°03'51"W	36.91'
F12	N47°23'00"E	10.86'
F13	S48°55'57"W	15.88'
F14	S62°50'21"W	21.86'
F15	S43°42'46"W	34.80'
F16	S63°53'08"W	22.66'

LINE	BEARING	LENGTH
F17	S65°09'30"W	19.99'
F18	S54°50'27"W	19.85'
F19	S47°44'20"W	20.94'
F20	S50°38'30"W	16.18'
F21	S55°16'08"W	22.09'
F22	S58°58'59"W	10.98'
F23	S41°07'11"W	38.39'
F24	S31°32'18"E	7.02'
F25	S54°24'11"W	58.47'
F26	N86°03'03"W	22.28'
F27	S76°19'42"W	15.98'
F28	S70°59'00"W	15.38'
F29	S34°48'22"W	12.86'
F30	S36°31'49"W	12.20'
F31	S60°00'56"W	23.44'
F32	S46°56'24"W	75.29'

LINE	BEARING	LENGTH
F33	S8°16'32"W	9.29'
F34	S24°43'38"W	8.91'
F35	S49°56'21"W	21.56'
F36	S19°33'33"W	21.73'
F37	S24°40'04"W	26.20'
F38	S58°48'21"W	28.01'
F39	S68°56'16"W	22.49'
F40	S61°31'40"W	19.11'
F41	S54°46'43"W	18.77'
F42	S53°35'42"W	22.07'
F43	S48°27'50"W	13.64'
F44	S67°42'47"W	22.12'
F45	S40°40'30"W	31.75'
F46	S38°05'42"W	44.07'
F47	S70°16'42"W	5.12'
F48	S59°12'46"W	29.26'

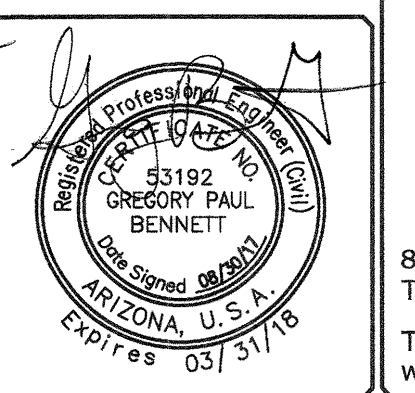
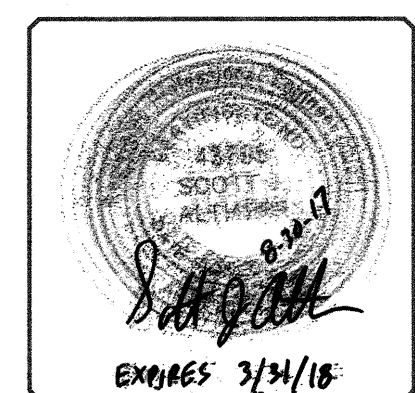
LINE	BEARING	LENGTH
F49	S57°07'12"W	22.11'
F50	S58°45'11"W	17.07'
F51	S52°39'16"W	17.54'
F52	S58°34'11"W	16.94'
F53	S65°15'03"W	10.69'
F54	S40°41'29"W	9.80'
F55	S28°52'25"W	10.02'
F56	S30°50'12"W	9.90'
F57	S48°56'41"W	25.77'
F58	S89°15'40"W	11.60'
F59	S61°54'47"W	12.51'
F60	S8°25'13"E	7.53'
F61	S81°05'12"E	10.88'
F62	S7°20'32"W	3.92'
F63	S57°12'33"W	30.91'
F64	N21°59'24"W	20.88'

LINE	BEARING	LENGTH
F65	S55°49'31"W	58.70'
F66	S4°29'14"W	16.73'
F67	S10°16'50"W	20.88'
F68	S16°03'02"W	21.92'
F69	S60°59'24"W	43.61'
F70	S48°55'19"W	41.14'
F71	S47°13'38"W	109.31'
F72	S11°16'05"W	41.64'
F73	S10°24'15"W	43.26'
F74	S0°58'41"E	12.14'
F75	S47°13'46"W	26.13'
F76	S24°48'53"W	26.19'
F77	S52°24'43"E	56.71'
F78	S88°52'34"E	57.43'
F79	N88°24'25"E	42.97'
F80	N42°45'20"E	50.50'

LINE	BEARING	LENGTH
F81	S68°20'42"E	17.24'
F82	S86°47'01"E	19.91'
F83	N73°53'06"E	14.37'
F84	S75°42'46"E	59.98'
F85	N83°58'38"E	32.99'
F86	N56°06'30"E	18.66'
F87	N82°45'47"E	23.03'
F88	N74°46'36"E	13.08'
F89	N46°38'30"E	15.00'
F90	N32°07'02"E	27.78'
F91	N50°52'49"E	19.40'
F92	N68°40'55"E	19.74'
F93	S46°28'31"W	12.11'
F94	S1°42'38"W	32.55'
F95	S10°38'03"W	23.12'
F96	S34°52'33"W	30.40'

LINE	BEARING	LENGTH
F97	S46°02'18"W	19.32'
F98	S74°18'43"W	11.14'
F99	N84°32'23"W	28.70'
F100	N88°48'31"W	35.19'
F101	S83°47'37"W	17.36'
F102	S69°58'17"W	31.74'
F103	S77°24'09"W	39.04'
F104	N85°14'30"W	11.05'
F105	N58°52'31"W	38.67'

LINE	BEARING	LENGTH
F106	N80°48'09"W	96.59'
F107	S87°53'06"W	25.75'
F108	S76°12'36"W	57.75'
F109	S71°27'24"W	36.58'
F110	S62°22'46"W	52.67'
F111	S32°44'44"W	53.49'
F112	S17°20'29"W	33.11'
F113	S44°59'40"W	47.49'



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Final Plat for Linda Vista 18

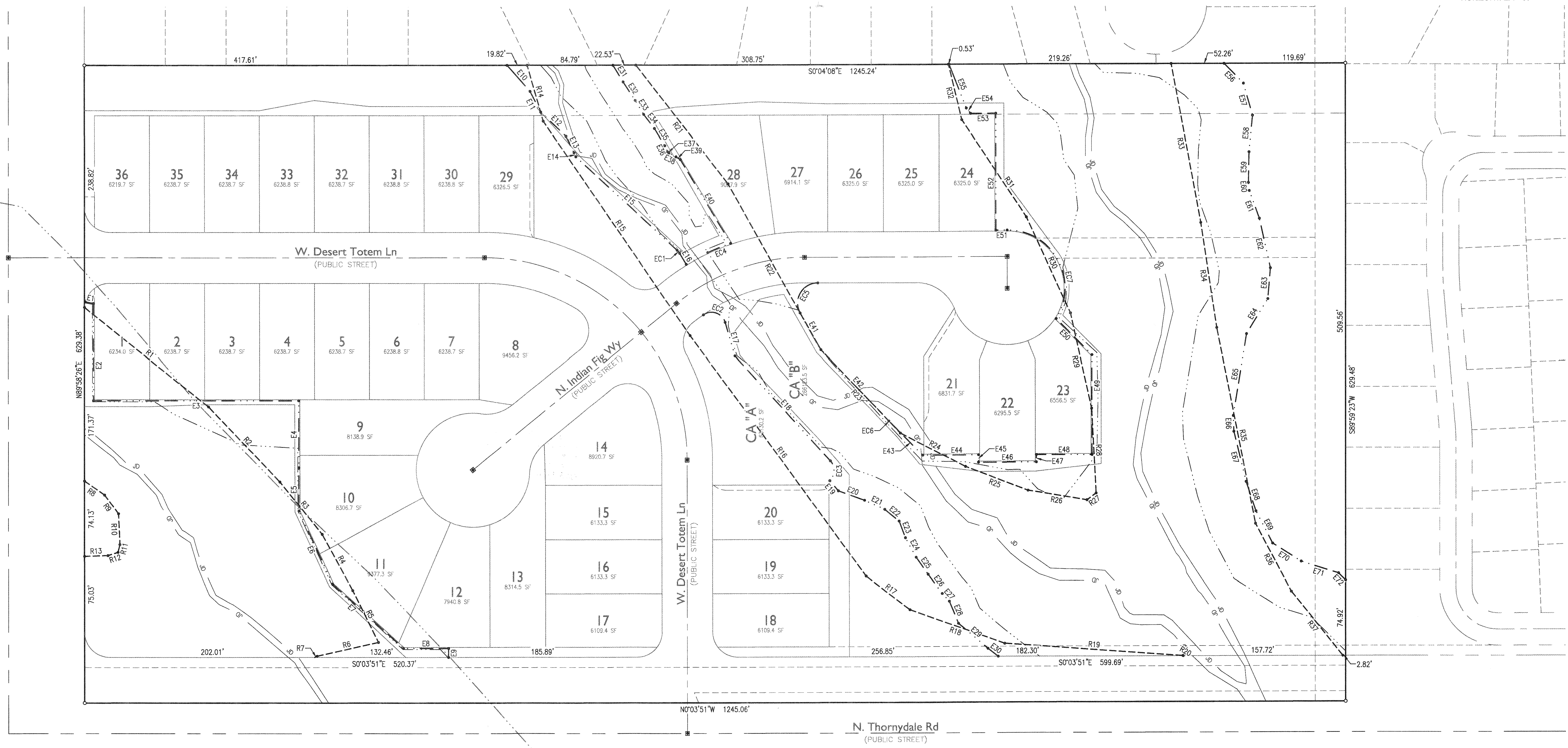
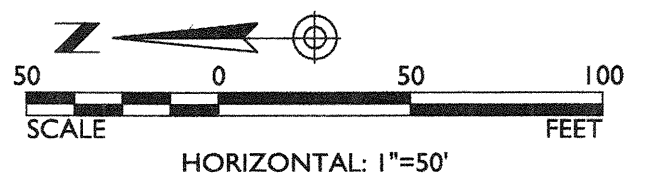
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EPS Project No. 14-341.6 Date: 08/30/17

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EHS LINE TABLE		
LINE	BEARING	LENGTH
E1	N11°09'31"E	8.27'
E2	N89°58'26"E	96.01'
E3	N0°04'08"W	202.59'
E4	N89°55'52"E	66.23'
E5	N89°55'52"E	42.39'
E6	N65°05'25"E	79.26'
E7	N42°22'44"E	94.62'
E8	N0°03'51"W	44.60'
E9	N89°56'09"E	9.00'
E10	S48°55'57"W	34.56'
E11	S62°50'21"W	23.03'
E12	S43°42'46"W	34.56'
E13	S63°53'08"W	17.94'
E14	S65°09'30"W	4.48'
E15	S42°36'56"W	135.79'
E16	S58°47'15"W	12.59'

EHS LINE TABLE		
LINE	BEARING	LENGTH
E17	S73°44'37"W	34.68'
E18	S47°45'21"W	140.03'
E19	S49°56'21"W	13.03'
E20	S19°33'33"W	27.41'
E21	S24°40'04"W	21.99'
E22	S38°48'21"W	18.18'
E23	S68°56'16"W	17.38'
E24	S61°31'40"W	22.20'
E25	S54°46'43"W	20.50'
E26	S53°35'42"W	23.45'
E27	S48°27'50"W	10.53'
E28	S67°42'47"W	23.89'
E29	S40°40'30"W	38.33'
E30	S38°05'42"W	12.82'
E31	S59°12'46"W	19.56'
E32	S57°07'12"W	22.01'

EHS LINE TABLE		
LINE	BEARING	LENGTH
E33	S58°45'11"W	16.09'
E34	S52°39'16"W	17.50'
E35	S58°34'11"W	19.69'
E36	S65°15'03"W	6.70'
E37	S40°41'29"W	1.77'
E38	S28°52'25"W	7.86'
E39	S30°50'12"W	5.00'
E40	S58°58'03"W	96.40'
E41	S60°43'32"W	41.82'
E42	S46°25'27"W	97.29'
E43	S45°14'35"W	47.24'
E44	S0°04'08"E	55.00'
E45	S89°55'52"W	7.30'
E46	S0°04'08"E	57.00'
E47	N89°55'52"E	7.30'
E48	S0°04'08"E	55.00'

EHS LINE TABLE		
LINE	BEARING	LENGTH
E49	N89°55'52"E	98.45'
E50	N45°27'11"E	50.31'
E51	N0°04'08"W	11.08'
E52	N89°55'52"E	115.00'
E53	N0°04'08"W	24.84'
E54	N50°52'49"E	6.68'
E55	N68°40'55"E	47.01'
E56	N46°02'18"E	27.53'
E57	N74°18'43"E	33.07'
E58	S84°32'23"E	36.17'
E59	S88°48'31"E	30.10'
E60	N83°47'37"E	8.07'
E61	N69°58'17"E	28.93'
E62	N77°24'09"E	49.92'
E63	S85°14'30"E	30.40'
E64	S58°52'31"E	40.69'

EHS LINE TABLE		
LINE	BEARING	LENGTH
E65	S80°48'09"E	81.95'
E66	N87°53'06"E	15.68'
E67	N76°12'36"E	50.56'
E68	N71°27'24"E	30.54'
E69	N62°22'46"E	35.48'
E70	N32°44'44"E	33.50'
E71	N17°20'29"E	38.65'
E72	N44°59'40"E	9.79'

EHS CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
EC1	3.95'	14.00'	16°10'19"
EC2	26.55'	14.00'	108°39'16"
EC3	21.27'	14.00'	87°02'21"
EC4	24.33'	226.00'	6°10'09"
EC5	41.61'	20.00'	119°12'20"
EC6	0.41'	20.00'	1°10'52"
EC7	121.54'	57.00'	122°10'10"

RHB LINE TABLE		
LINE	BEARING	LENGTH
R1	S38°44'38"W	157.11'
R2	S46°19'19"W	101.97'
R3	S50°48'13"W	66.06'
R4	S61°24'13"W	63.06'
R5	S63°51'05"W	57.51'
R6	N12°49'10"W	62.11'
R7	N26°49'17"W	2.81'

RHB LINE TABLE		
LINE	BEARING	LENGTH
R8	N34°29'53"E	24.05'
R9	N53°13'47"E	22.99'
R10	N87°21'20"E	30.27'
R11	S76°26'29"E	8.04'
R12	S17°57'59"E	10.47'
R13	S2°00'26"E	23.12'
R14	S74°03'55"W	57.87'

RHB LINE TABLE		
LINE	BEARING	LENGTH
R15	S55°30'21"W	256.17'
R16	S53°44'53"W	293.82'
R17	S37°50'02"W	54.87'
R18	S19°45'54"W	99.30'
R19	S4°05'22"W	176.32'
R20	S29°28'23"W	0.33'
R21	N52°12'17"E	148.63'

RHB LINE TABLE		
LINE	BEARING	LENGTH
R22	N60°43'32"E	187.54'
R23	N46°25'27"E	113.77'
R24	N27°17'47"E	72.38'
R25	N20°43'12"E	65.94'
R26	N9°07'27"E	58.91'
R27	N36°03'07"W	11.19'
R28	S86°56'27"W	83.20'

RHB LINE TABLE		
LINE	BEARING	LENGTH
R29	S77°33'11"W	96.66'
R30	S65°17'58"W	104.19'
R31	S56°20'53"W	115.00'
R32	S76°37'42"W	56.78'
R33	N79°27'54"E	159.55'
R34	N81°21'16"E	104.90'
R35	N78°47'02"E	196.70'

RHB LINE TABLE		
LINE	BEARING	LENGTH
R36	N62°07'53"E	75.53'
R37	N51°35'52"E	81.65'

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P17FP00006
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FP05
Sheet No.
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