



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/3/2022

**= Mandatory, information must be provided*

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

***Title:**

Final Plat (P21FP00018) Sonoran Crest Lots 1 – 8 and Common Area "A"

***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

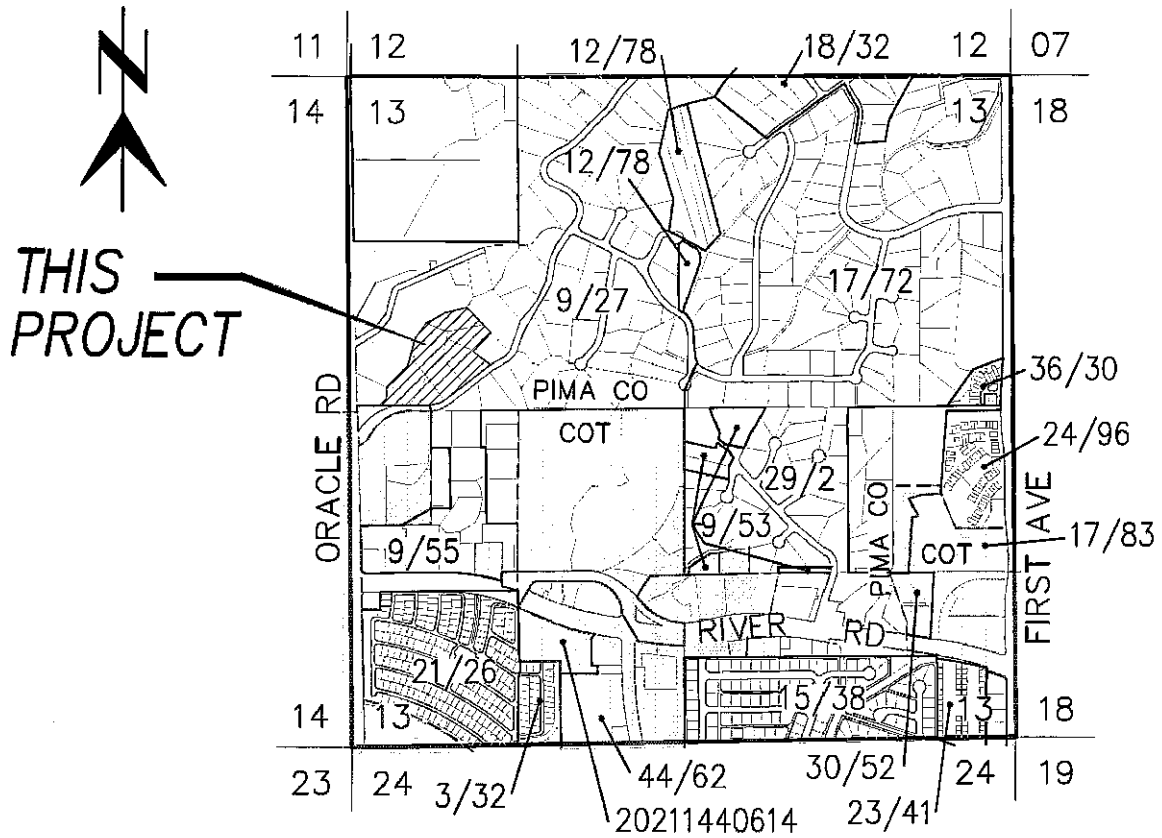
Department: Development Services

Telephone: 724-6490

Contact: Thomas Drzazgowski

Telephone: 724-9522

Department Director Signature: <u>Joseph Gray</u>	Date: <u>3/28/2022</u>
Deputy County Administrator Signature: <u>[Signature]</u>	Date: <u>4/12/2022</u>
County Administrator Signature: <u>[Signature]</u>	Date: <u>4/12/2022</u>



LOCATION MAP

A PORTION OF SECTION 13
 TOWNSHIP 13 SOUTH, RANGE 13 EAST G&SRM
 PIMA COUNTY, ARIZONA
 SCALE: 3" = 1 MILE

P21FP00018

Sonoran Crest

Lots 1-8 and Common Area A

ASSURANCES
 IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 202123-S
 FROM THE SECURITY AGREEMENT, LLC IS RECORDED IN SUBDIVISION
 ZONING CODE, CHAPTER 16.68 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

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

ATTEST:
 CLERK OF THE BOARD OF SUPERVISORS, ARIZONA
 COUNTY, ARIZONA, ON THIS _____ DAY OF _____ 20____

CLERK, BOARD OF SUPERVISORS
 DATE: _____

DEDICATION
 I, ME, THE UNDERSIGNED, HEREBY WARRANT THAT I AM ALL AND THE ONLY
 OWNER OF THE SUBDIVISION OF LAND IN THE MAP HEREIN SHOWN, AND I AM
 CONSENTING TO THE DEDICATION OF SAID LAND IN THE MANNER SHOWN HEREIN, AND I
 HAVE SIGNED THESE INSTRUMENTS, OFFERS AND AGREEMENTS WITH ALL NEIGHBORS
 AND ADJACENT OWNERS OF THE PROPERTY SHOWN ON THIS PLAN NOW
 FOR THE PURPOSES OF THE DEDICATION OF SAID LAND TO THE PUBLIC
 USES AND PURPOSES OF THE DEDICATION, AND I HAVE AGREED TO MAINTAIN AND
 MAINTENANCE OF SERVICE DISPOSAL SYSTEMS AND UTILITIES AND OTHER USES AS
 RECOMMENDED BY THIS PLAN.

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

PRIVATE EASEMENTS SHOWN HEREON ARE GRANTED TO THE UTILITIES AND FOR THE USES
 INDICATED AND FOR THE PURPOSES OF ACCESS, INSTALLATION, AND MAINTENANCE OF
 UTILITIES, DRAINAGE, AND ACCESS IMPROVEMENTS.
 NECESSARY INFRASTRUCTURE.

I, ME, THE UNDERSIGNED, HEREBY WARRANT THAT I AM ALL AND THE ONLY
 OWNER OF THE SUBDIVISION OF LAND IN THE MAP HEREIN SHOWN, AND I AM
 CONSENTING TO THE DEDICATION OF SAID LAND IN THE MANNER SHOWN HEREIN, AND I
 HAVE SIGNED THESE INSTRUMENTS, OFFERS AND AGREEMENTS WITH ALL NEIGHBORS
 AND ADJACENT OWNERS OF THE PROPERTY SHOWN ON THIS PLAN NOW
 FOR THE PURPOSES OF THE DEDICATION OF SAID LAND TO THE PUBLIC
 USES AND PURPOSES OF THE DEDICATION, AND I HAVE AGREED TO MAINTAIN AND
 MAINTENANCE OF SERVICE DISPOSAL SYSTEMS AND UTILITIES AND OTHER USES AS
 RECOMMENDED BY THIS PLAN.



NOTARY PUBLIC
 STATE OF ARIZONA
 MY COMMISSION EXPIRES: 11/31/2025
 DATE: 3/11/21

BENEFICIARY
 SECURITY AGREEMENT, LLC
 6430 N. CAMPBELL AVE., SUITE 240
 TUCSON, AZ 85729

CERTIFICATION OF SURVEY
 I HEREBY CERTIFY THAT THE SURVEY AS SHOWN ON THIS PLAN WAS
 PREPARED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED PARTY
 MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER
 CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION.

ASSURED WATER SUPPLY
 THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED
 AS HAVING AN ASSURED WATER SUPPLY.

GENERAL NOTES

- EXISTING ZONING IS OR-1 AND OR-4.
- PROPOSED USE FOR RESIDENTIAL, DUE DILIGENCE IS SINGLE FAMILY (DEFERRED).
- THE TOTAL NUMBER OF LOTS IS 8.
- THE GROSS AREA OF THE SUBDIVISION IS 30,644 SF / 0.600 ACRES.
- THE WATER COMPANY THAT WILL SERVICE THIS SUBDIVISION IS TUCSON WATER COMPANY.
- THE WATER PROVIDER HAS OBTAINED A DISCONTINUATION OF ASSIGNED RIGHTS FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- SEWAGE DISPOSAL FOR ALL LOTS (1-8) WILL BE ON-SITE SEWAGE DISPOSAL SYSTEMS.
- ON-SITE SEWAGE DISPOSAL SYSTEMS FOR ALL LOTS MUST BE DESIGNED ON AN INDIVIDUAL BASIS BY AN ENGINEER REGISTERED IN THE STATE OF ARIZONA. SOME OR ALL LOTS MAY REQUIRE ALTERNATE ON-SITE SEWAGE DISPOSAL SYSTEMS.
- TOTAL FEET OF NEW PRIVATE STREETS ARE 0.65 MILES. (NO NEW PRIVATE STREETS FOR THIS PLAN)
- PROJECT BASIS OF BEARING IS BETWEEN FOUND ADJUT MONUMENTS MARKED "ADJUT 107" AND "ADJUT 115" WITH A COMPUTED BEARING OF 0° 0' 0" TO 14° 20' 0" PLAN SET 07-14-03; AND 071° 10' 0" TO 105-01-080A, 105-01-080B, 105-01-080C, AND 105-01-080D.
- THESE WILL BE NO EASEMENTS OR RIGHTS-OF-WAY WITHOUT THE EXPRESSED APPROVAL OF PIMA COUNTY.
- THIS SUBDIVISION IS SUBJECT TO THE RESERVATION OF EASEMENT ZONE AND SHALL FULLY COMPLY WITH CHAPTER 16.68 OF THE PIMA COUNTY ZONING CODE.
- ALL PROVISIONS MUST BE IN ACCORDANCE WITH ARIZONA RINK AND BE ACCOMPANIED BY A NOTARY SIGNATURE AND SEAL.
- SUBJECT PARCELS WITHIN THIS PLAN: 105-01-080B, 105-01-080A, 105-01-080C, AND 105-01-080D. CONVEYORS TO BE SET UPON COMPLETION OF PLANNED IMPROVEMENTS BY A LAND SURVEYOR LICENSED IN THE STATE OF ARIZONA, NOTHING SET BY THIS PLAN.
- NONP RECREATION AREA REQUIREMENTS DO NOT APPLY TO THIS SUBDIVISION. THIS IS A RECREATION AREA REQUIREMENT THAT WAS CREATED PRIOR TO THE NONP RECREATION AREA REQUIREMENTS.
- A WATER OF DETENTION REQUIREMENT HAS BEEN GRANTED FOR THIS PROJECT BY THE FLOODPLAIN ADMINISTRATOR. THE OWNER HAS OBTAINED A FLOODPLAIN PERMIT FROM THE FLOODPLAIN ADMINISTRATOR IN LIEU OF PROVIDING STORMWATER DETENTION FACILITIES.

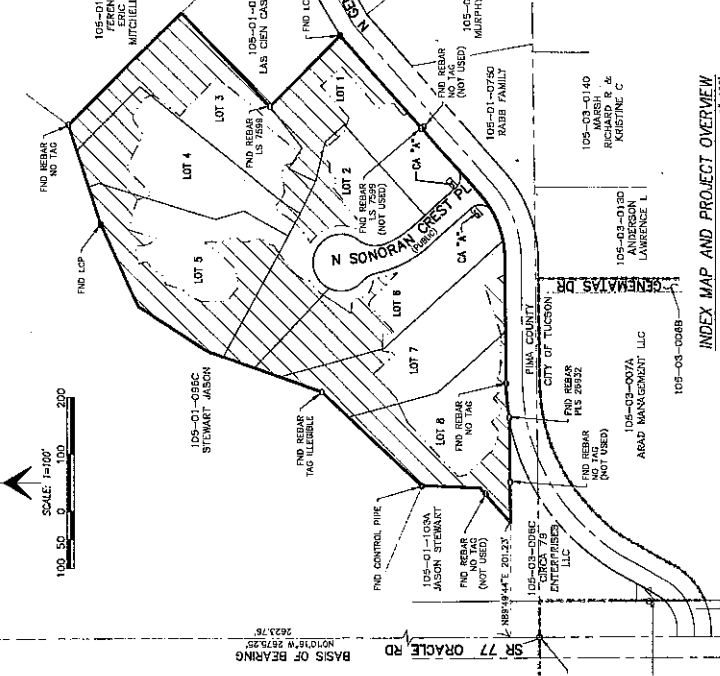
RECORDING

STATE OF ARIZONA
 PIMA COUNTY
 THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC. PIMA COUNTY RECORDS SECTION, NO. _____

COUNTY RECORDER
 DATE: _____

FIND CONTROL PIPE
 CAPTURED
 AREA "ADJUT 115"
 NW COR SEC 13

SCALE: 1"=100'
 0 100 200



INDEX MAP AND PROJECT OVERVIEW
 1"=100'

DEVELOPER

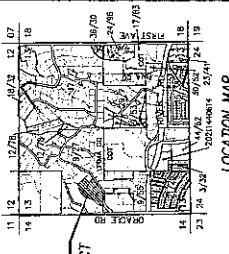
SECURITY AGREEMENT, LLC
 6430 N. CAMPBELL AVE., SUITE 240
 TUCSON, AZ 85729
 TEL: (520) 317-5920
 EMAIL: ronald@securityllc.com

CIVIL ENGINEER

SECURITY AGREEMENT CONSULTANTS, INC.
 505 E. WILDER ROAD, SUITE 201
 TUCSON, ARIZONA 85791
 TEL: (520) 317-4825
 FAX: (520) 317-4333
 EMAIL: tom@securityllc.com

OWNER

SECURITY AGREEMENT, LLC
 6430 N. CAMPBELL AVE., SUITE 240
 TUCSON, AZ 85729
 TEL: (520) 317-5920
 EMAIL: ronald@securityllc.com



LOCATION MAP
 A PORTION OF SECTION 13
 TOWNSHIP 13 NORTH, RANGE 13 EAST, GERMEN
 COUNTY, ARIZONA
 SCALE: 1" = 1 MILE

LEGEND

- SUBDIVISION BOUNDARY
- 1" NO VERTICAL ACCESS EASEMENT
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- CITY OF TUCSON/PIMA COUNTY BOUNDARY LINE
- LOCAL NATURAL AREA
- FOUND BRASS CAP SURVEY MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- FOUND LEAD CAP PIN AS DESCRIBED
- FOUND CONTROL PIPE AS DESCRIBED
- FOUND BRASS CAP SURVEY MONUMENT TO BE SET IN CONCRETE OR AS NOTED
- 1/2" IRON PIN, SEE NOTE 16 THIS SHEET
- RECORD CURVE NUMBER, SEE TABLE ON SHEET 2
- RECORD CURVE NUMBER, SEE TABLE ON SHEET 2
- RECORD CURVE NUMBER, SEE TABLE ON SHEET 2
- MEASURED DIMENSION THE SURVEY MONUMENTS ARE ALSO MEASURED DIMENSION THIS SURVEY
- RECORD MEASUREMENT PER BOOK 6, PAGE 78 OF PLAT MAPS
- RECORD MEASUREMENT PER REG 201704/0002
- RECORD MEASUREMENT PER BOOK 8, PAGE 27 OF MAPS AND PLATS

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 THIS SHEET
- SHEET 3 ADJUT 115
- SHEETS 4 & 5 EASEMENT DETAILS

FINAL PLAT
SONORAN CREST

LOTS 1-8 ARE COMMON AREA. LANDSCAPING & MAINTENANCE
 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
 THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC. PIMA COUNTY RECORDS SECTION, NO. _____

DATE: 3/11/21
 EC 208 PG 10/18/01



Engineering & Environmental Consultants, Inc.
 555 E. Silver Street | Tucson, Arizona 85724
 PH: (520) 321-4400 | FAX: (520) 321-0333

RECORD DATA KEYNOTES

- 1. EXISTING ELECTRIC ALIGNMENT PER ORACLE UTILITIES ESTATES NO. 2, BLOCK 08, PAGE 27
- 2. GUY WIRE RIGHT-OF-WAY PER DOK # 6, PAGE 70 AND DOK # 6, PAGE 70
- 3. EXISTING ELECTRIC ALIGNMENT PER ORACLE UTILITIES ESTATES NO. 2, BLOCK 08, PAGE 27
- 4. EXISTING ELECTRIC ALIGNMENT PER ORACLE UTILITIES ESTATES NO. 2, BLOCK 08, PAGE 27
- 5. EXISTING ELECTRIC ALIGNMENT PER ORACLE UTILITIES ESTATES NO. 2, BLOCK 08, PAGE 27
- 6. EXISTING ELECTRIC ALIGNMENT PER ORACLE UTILITIES ESTATES NO. 2, BLOCK 08, PAGE 27
- 7. EXISTING ELECTRIC ALIGNMENT PER ORACLE UTILITIES ESTATES NO. 2, BLOCK 08, PAGE 27

SITE KEYNOTES

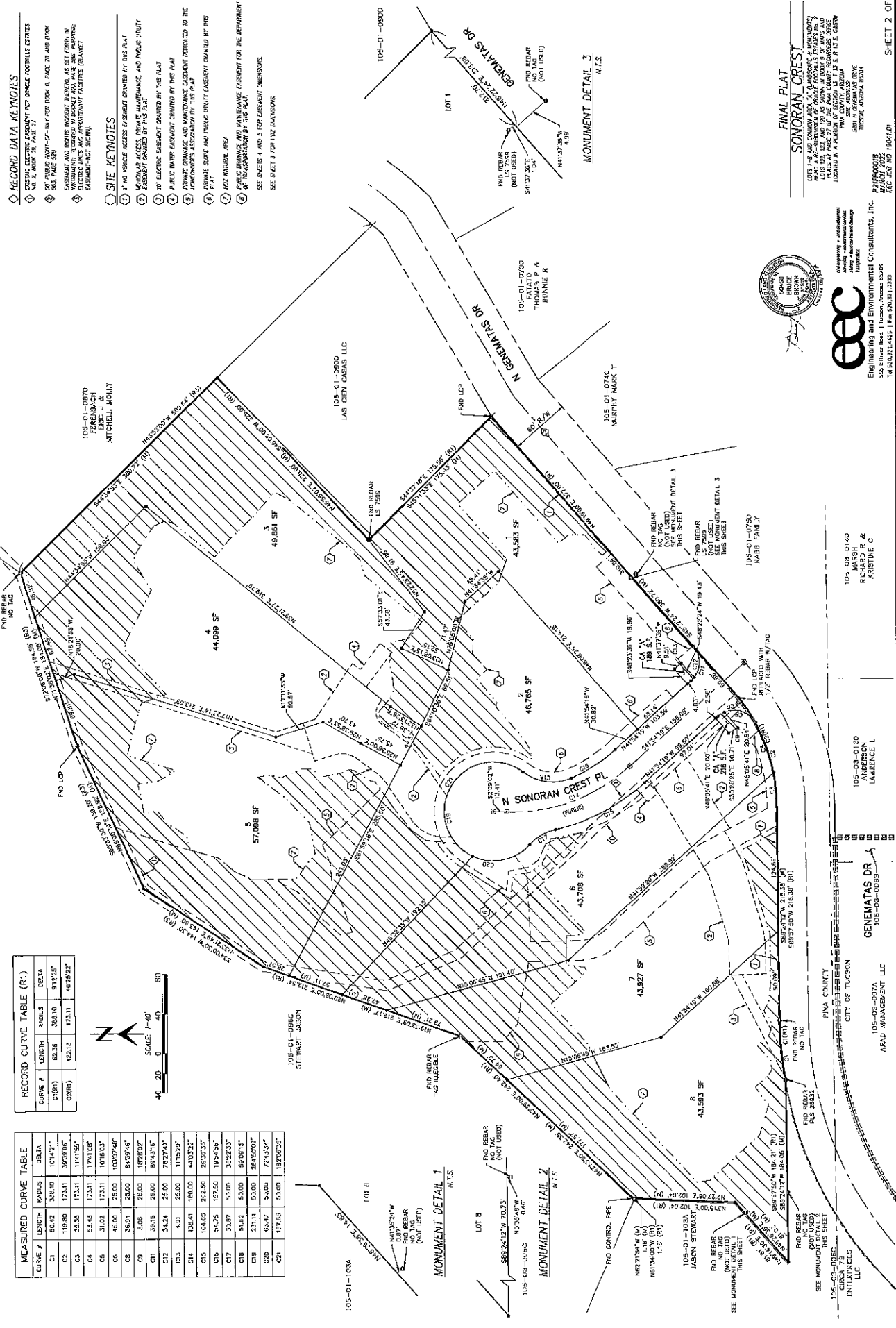
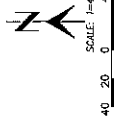
- 1. 1" HO VEHICLE ACCESS EASEMENT GRANTED BY THIS PLAN
- 2. VEHICULAR ACCESS, PRIVATE MAINTENANCE, AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAN
- 3. 10' ELECTRIC EASEMENT GRANTED BY THIS PLAN
- 4. PUBLIC WATER EASEMENT GRANTED BY THIS PLAN
- 5. PRIVATE DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION BY THIS PLAN
- 6. PRIVATE SIDEWALK AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAN
- 7. HOZ. INTRUSION AREA
- 8. PUBLIC DRAINAGE AND MAINTENANCE EASEMENT FOR THE DEPARTMENT OF TRANSPORTATION BY THIS PLAN.
- 9. SEE SHEETS 4 AND 5 FOR EASEMENT DIMENSIONS.
- 10. SEE SHEET 3 FOR HOZ. DIMENSIONS.

RECORD CURVE TABLE (R1)

CURVE #	LENGTH	RADIUS	DELTA
C1(R1)	62.26	668.10	91°22'57"
C2(R1)	122.13	172.11	40°29'22"

MEASURED CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	66.42	340.10	101°41'21"
C2	119.80	172.11	30°39'06"
C3	52.56	172.11	11°41'56"
C4	52.43	172.11	17°41'08"
C5	31.02	172.11	10°16'03"
C6	45.00	25.00	103°07'48"
C7	36.54	25.00	84°39'46"
C8	8.00	25.00	18°28'02"
C9	39.15	25.00	88°43'16"
C10	34.24	25.00	78°27'02"
C11	4.31	25.00	11°52'59"
C12	136.41	180.00	44°03'22"
C13	104.65	205.50	29°39'35"
C14	54.75	157.50	19°54'56"
C15	30.97	50.00	39°22'33"
C16	91.62	50.00	60°00'15"
C17	231.11	50.00	84°39'00"
C18	63.87	50.00	77°43'34"
C19	187.65	50.00	18°06'35"



FINAL PLAN
SONORAN_CREST

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Engineering and Environmental Consultants, Inc.
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EEC
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14523, 14524, 14525 | P: 520.371.1333

105-01-0750
NABB FAMILY

105-01-0740
MURPHY MARK T

105-01-0730
LAS CIEN CHAS LLC

105-01-0720
FALATO THOMAS P & BONNIE R

105-01-0710
GENEMA TAS DR

105-01-0700
ADAD MANAGEMENT LLC

105-01-0690
ENTERPRISES LLC

105-01-0680
LAWRENCE L

105-01-0670
RICHARD R & KRISTINE C

105-01-0660
MURPHY MARK T

105-01-0650
LAS CIEN CHAS LLC

105-01-0640
FALATO THOMAS P & BONNIE R

105-01-0630
GENEMA TAS DR

105-01-0620
ADAD MANAGEMENT LLC

105-01-0610
ENTERPRISES LLC

105-01-0600
LAWRENCE L

105-01-0590
RICHARD R & KRISTINE C

105-01-0580
MURPHY MARK T

105-01-0570
LAS CIEN CHAS LLC

105-01-0560
FALATO THOMAS P & BONNIE R

105-01-0550
GENEMA TAS DR

105-01-0540
ADAD MANAGEMENT LLC

105-01-0530
ENTERPRISES LLC

105-01-0520
LAWRENCE L

105-01-0510
RICHARD R & KRISTINE C

105-01-0500
MURPHY MARK T

105-01-0490
LAS CIEN CHAS LLC

105-01-0480
FALATO THOMAS P & BONNIE R

105-01-0470
GENEMA TAS DR

105-01-0460
ADAD MANAGEMENT LLC

105-01-0450
ENTERPRISES LLC

105-01-0440
LAWRENCE L

105-01-0430
RICHARD R & KRISTINE C

105-01-0420
MURPHY MARK T

105-01-0410
LAS CIEN CHAS LLC

105-01-0400
FALATO THOMAS P & BONNIE R

105-01-0390
GENEMA TAS DR

105-01-0380
ADAD MANAGEMENT LLC

105-01-0370
ENTERPRISES LLC

105-01-0360
LAWRENCE L

105-01-0350
RICHARD R & KRISTINE C

105-01-0340
MURPHY MARK T

105-01-0330
LAS CIEN CHAS LLC

105-01-0320
FALATO THOMAS P & BONNIE R

105-01-0310
GENEMA TAS DR

105-01-0300
ADAD MANAGEMENT LLC

105-01-0290
ENTERPRISES LLC

105-01-0280
LAWRENCE L

105-01-0270
RICHARD R & KRISTINE C

105-01-0260
MURPHY MARK T

105-01-0250
LAS CIEN CHAS LLC

105-01-0240
FALATO THOMAS P & BONNIE R

105-01-0230
GENEMA TAS DR

105-01-0220
ADAD MANAGEMENT LLC

105-01-0210
ENTERPRISES LLC

105-01-0200
LAWRENCE L

105-01-0190
RICHARD R & KRISTINE C

105-01-0180
MURPHY MARK T

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LAS CIEN CHAS LLC

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FALATO THOMAS P & BONNIE R

105-01-0150
GENEMA TAS DR

105-01-0140
ADAD MANAGEMENT LLC

105-01-0130
ENTERPRISES LLC

105-01-0120
LAWRENCE L

105-01-0110
RICHARD R & KRISTINE C

105-01-0100
MURPHY MARK T

105-01-0090
LAS CIEN CHAS LLC

105-01-0080
FALATO THOMAS P & BONNIE R

105-01-0070
GENEMA TAS DR

105-01-0060
ADAD MANAGEMENT LLC

105-01-0050
ENTERPRISES LLC

105-01-0040
LAWRENCE L

105-01-0030
RICHARD R & KRISTINE C

105-01-0020
MURPHY MARK T

105-01-0010
LAS CIEN CHAS LLC

105-01-0000
FALATO THOMAS P & BONNIE R

105-01-0000
GENEMA TAS DR

105-01-0000
ADAD MANAGEMENT LLC

105-01-0000
ENTERPRISES LLC

105-01-0000
LAWRENCE L

105-01-0000
RICHARD R & KRISTINE C

105-01-0000
MURPHY MARK T

105-01-0000
LAS CIEN CHAS LLC

105-01-0000
FALATO THOMAS P & BONNIE R

105-01-0000
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105-01-0000
ADAD MANAGEMENT LLC

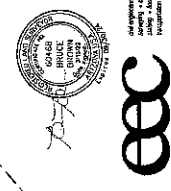
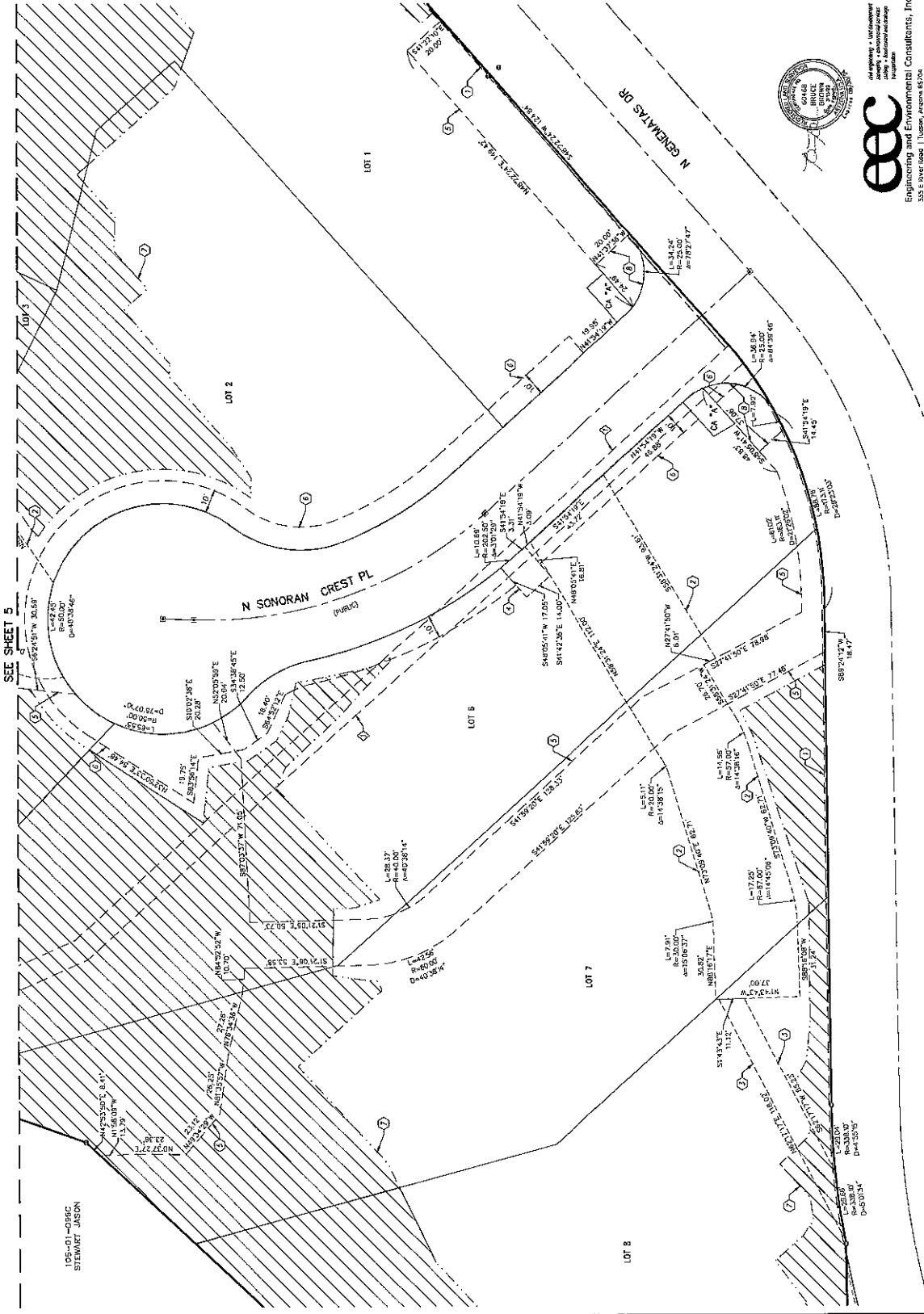
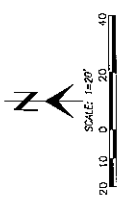
105-01-0000
ENTERPRISES LLC

RECORD DATA KEYNOTES

- 1. EXISTING EASEMENT FOR ORANGE UTILITIES SERVICES
- 2. 60' PUBLIC RIGHT-OF-WAY PER BOOK 6, PAGE 24 AND BOOK 664, PAGE 528
- 3. EASEMENT AND RIGHTS INCIDENT THEREON, AS SET FORTH IN INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OFFICE, COUNTY OF MARICOPA, ARIZONA, INCLUDING BUT NOT LIMITED TO: EASEMENT, EGRESS AND ADJACENT FACILITIES (EASEMENT-NOT SHOWN)

SITE KEYNOTES

- 1. 1" NO VALVE ACCESS EASEMENT GRANTED BY THIS PLAN
- 2. VEHICULAR ACCESS, SERVICE, MAINTENANCE, AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAN
- 3. 10' ELECTRIC EASEMENT GRANTED BY THIS PLAN
- 4. PUBLIC WARE EASEMENT GRANTED BY THIS PLAN
- 5. SERVICE EASEMENT AND MAINTENANCE EASEMENT DEDICATED TO THE NEIGHBORING SUBDIVISION BY THIS PLAN
- 6. THE SITE SHOWN AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAN
- 7. REC. MAINTENANCE AREA
- 8. THE EASEMENT AND MAINTENANCE EASEMENT FOR THE NEIGHBORING SUBDIVISION BY THIS PLAN



**FINAL PLAN
SONORAN CREST**

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

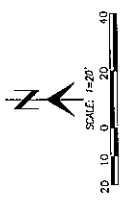
RECORD DATA KEYNOTES

- 1. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27
- 2. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27
- 3. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27
- 4. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27
- 5. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27
- 6. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27
- 7. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27
- 8. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27
- 9. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27
- 10. EXISTING EASEMENT PER GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27

SITE KEYNOTES

- 1. NO VEHICLE ACCESS EASEMENT GRANTED BY THIS PLAN
- 2. VEHICLE ACCESS, SERVICE MAINTENANCE, AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAN
- 3. IF ELECTRIC EASEMENT GRANTED BY THIS PLAN
- 4. PUBLIC WATER EASEMENT GRANTED BY THIS PLAN
- 5. PUBLIC WATER EASEMENT GRANTED BY THIS PLAN
- 6. PUBLIC WATER EASEMENT GRANTED BY THIS PLAN
- 7. PRIVATE SLOPE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAN
- 8. HOT NATURAL AREA
- 9. PUBLIC UTILITY AND MAINTENANCE EASEMENT FOR THE SEPARATED TRANSPORTATION BY THIS PLAN

105-01-0870
FERRENBACH
MITCHELL, MOLLY



105-01-0870
STEWART JAEEN

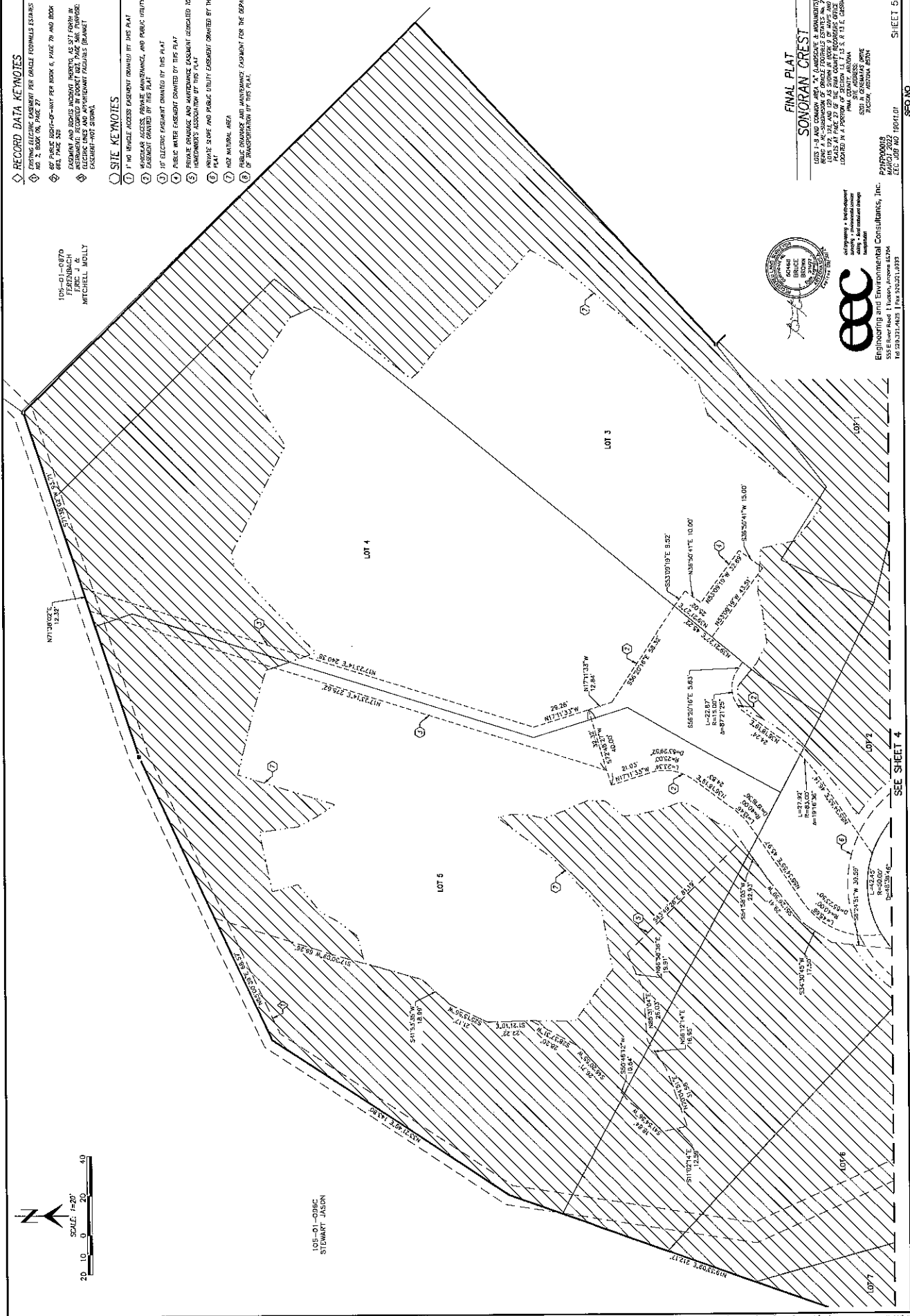


Engineering & Environmental Consultants, Inc.
555 E. River Road, Ellettsville, Indiana 47204
TEL: 317.252.1000 FAX: 317.252.1001

**FINAL PLAT
SONORAN CREST**

LOTS 1-4 AND COMMON AREA, LAMARCKE & ADAMSON'S
BEING A RE-SECTION OF GRADE FORMALS EASMENTS, MAP 2, BOOK 08, PAGE 27 OF THE PLAT COUNTY RECORDS OF DEEDS
RECORDED IN A PORTLAND COUNTY, INDIANA
3001 316 ADDRESS
RECON, INDIANA 46781

2/21/2023
MAY 11, 2023
LET. JOB NO. 160441.01



M:\2023\105-01-0870 - Sonoran Crest Final Plat\105-01-0870 Final Plat\105-01-0870 Final Plat.dwg Plot Date: 11/15/2023 11:58:28 AM

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P21FP00018

THIS AGREEMENT is made and entered into by and between AFJ Oracle Foothills, LLC, a Arizona limited liability company or successors in interest ("Subdivider"), Title Security Agency, LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 202123-S; 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 SONORAN CREST LOTS 1-8 and Common Area "A" (Landscape & Monuments) recorded in Sequence number _____ on the _____ day of _____, 2022, 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 15th day of March, 2022, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: AFJ Oracle Foothills, LLC, a Arizona limited liability company
By: A.F. Sterling HomeBuilders, Ltd., an Arizona corporation

Chair, Board of Supervisors

By: [Signature]
Randy Agron
Its: Vice President

ATTEST:

TRUSTEE: Title Security Agency, LLC, a Delaware limited liability company, as Trustee under Trust No. 202123-S, and not in its corporate capacity

Clerk of the Board

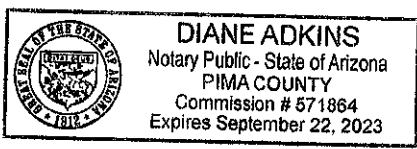
By: [Signature]
Its: Trust Officer _____

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 15th day of March, 2022, by Randy Agron, as Vice President of A.F. Sterling HomeBuilders Ltd., an Arizona corporation, as Manager of AFJ Oracle Foothills, LLC, ("**Subdivider**"), a Arizona limited liability company, on behalf of the corporation.

[Signature]
Notary Public

My Commission Expires:
Sept. 22, 2023



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 17th day of DIANE SLOAN 2022, by TRUST OFFICER, as Trust Officer of Title Security Agency, LLC, ("**Trustee**"), a Delaware limited liability company, on behalf of the corporation, as trustee under trust number 202123-S.

[Signature]
Notary Public

My Commission Expires:
8/1/25

