



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 6/22/2021

Title: FINAL PLAT (P20FP00013) OLD VAIL STATION, BLOCKS 1 AND 2

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:

Lauren A. Ortega

5/21/21

Deputy County Administrator Signature/Date:

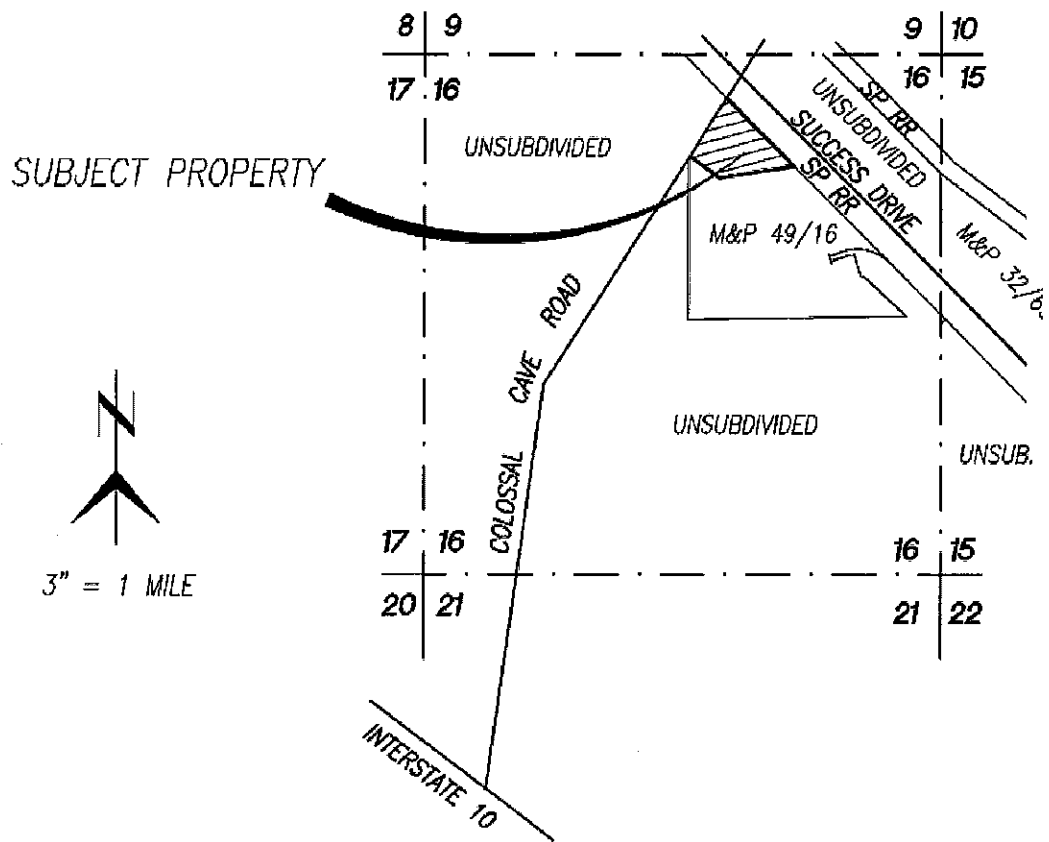
[Signature]

5/28/2021

County Administrator Signature/Date:

C. Pulcutsky

5/28/21



LOCATION PLAN

SECTION 16, T16S, R16E,
G&SRB&M, PIMA COUNTY, ARIZONA

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, ITS SUCCESSORS, AGENTS, THEIR 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 EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF DRAINAGE FACILITIES, DETENTION BASINS, CHANNELS OR OTHER NECESSARY DRAINAGE FACILITIES.

VAIL STATION AND BIRCH BAY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND OCCIDENTAL CAPITAL HOLDINGS, INC., A NEVADA CORPORATION, AND RONALD M. BELL, A SINGLE MAN, AND CLARA LINDA TOMASELLI, AS TRUSTEE OF THE CLARA LINDA DARRBY 2008 TRUST, AND JAMES J. KELFA AND ROSE ANN KINNEY, AS TRUSTEES OF THE KINNEY TRUST DATED 10/13/1985, AND CHRISTOPHER R. SECRETO AND KRISTIN E. SECRETO, HUSBAND AND WIFE, AND SANDRA R. DECARMO, A SINGLE WOMAN, AS TO A LIFE ESTATE FOR THE PERIOD OF HER LIFE, AND RAYMOND H. DARRBY, A SINGLE MAN, AS REMAINDERMAN.

BY:

James R. Patterson

5/12/2021

JAMES R. PATTERSON, MANAGING GENERAL PARTNER, OWNER OF OCCIDENTAL HOLDINGS, INC., AND AS TENANT IN COMMON FOR THE ABOVE-REFERENCED OWNERS PER AGREEMENT RECORDED IN SEQ. #20211200076

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SNOHOMISH

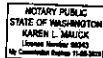
ON THIS, THE 12th DAY OF May, 2021 BEFORE ME PERSONALLY APPEARED JAMES R. PATTERSON, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING GENERAL PARTNER OF OCCIDENTAL HOLDINGS, INC., AND AS TENANT IN COMMON FOR THE REMAINING OWNERS OF THIS PROPERTY, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS MANAGING GENERAL PARTNER AND TENANT IN COMMON.

IN WITNESS WHEREOF, I HEREBY SET MY NAME AND OFFICIAL SEAL.

Karen L. Jankovic

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-2-2023



GENERAL NOTES

- THE GROSS AREA OF THE SUBDIVISION IS 361,872 S.F., OR 8.3 ACRES.
- THIS PLAT IS SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS:
 - CC&R'S PER DOCKET 10482-569.
 - AMENDED AND RESTATED CC&R'S PER DOCKET 11089-2697.
 - CC&R'S (REZONING) PER DOCKET 11906-2393.

PERMITTING NOTES

- EXISTING ZONING IS CB-1 AND CB-2.
- THIS PLAT IS SUBJECT TO THE BOARD OF SUPERVISORS' REZONING CONDITIONS AS FOUND IN COUNTY CASE #08-95-53 AS APPROVED ON MARCH 19, 1996.
- MODIFICATIONS TO THE EXISTING DRAINAGE INFRASTRUCTURE IN BLOCK 1 AND BLOCK 2 REQUIRE REGIONAL FLOOD CONTROL DISTRICT REVIEW AND APPROVAL.

BASIS OF BEARING

BASIS OF BEARING IS THE WEST LINE OF BLOCK 1 AS RECORDED IN AN OLD VAIL VILLAGE, LOTS 1 - 37 AND BLOCK 1 AND COMMON AREA "A", MAPS & PLATS 49/16, SAID BEARING BEING N24°33'00"E.

RECORDING DATA

SEQUENCE NO. _____

FEE _____

STATE OF ARIZONA } S.S.

COUNTY OF PIMA

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER & ASSOCIATES ENGINEERING, INC., ON THE _____ DAY OF _____, 20____, AT _____ M.

WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN.

GABRIELLA CASARES-KELLY, COUNTY RECORDER

BY _____ DEPUTY

CERTIFICATION

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

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 16794
STATE OF ARIZONA



ATTEST

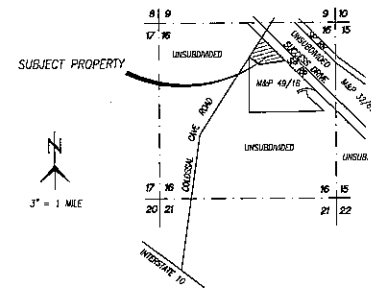
I, JULIE CASTANEDA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE _____ DAY OF _____, 20____.

CLERK, BOARD OF SUPERVISORS _____ DATE _____

ASSURANCES

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

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



LOCATION PLAN

SECTION 16, T16S, R16E,
G&SRB&M, PIMA COUNTY, ARIZONA

LEGEND

- PREVIOUSLY SET PROPERTY CORNER (PER MAPS & PLATS 49/16) EXCEPT WHERE OTHERWISE FOUND (AS SHOWN)
- 1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
- SUBDIVISION BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE AS SHOWN (SEE ALSO EASEMENT INFORMATION CHART)

FINAL PLAT for OLD VAIL STATION, BLOCKS 1 AND 2

BEING A RESUBDIVISION OF A PORTION OF BLOCK "1" AND COMMON AREA "A" AS RECORDED IN OLD VAIL VILLAGE, LOTS 1 - 37 AND BLOCK 1 AND COMMON AREA "A", MAPS & PLATS 49/16, SECTION 16, T16S, R16E, G&SRB&M, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
3581 E. Sunrise Drive, Suite #205 Tucson, Arizona 85718 (520) 918-1959 Fax (520) 918-1930

#P20FP00013

REF.: #2012-96-R1/
#2020-55-53/FCD09-79-114

JOB #9502.4 DATE: MAY 4, 2021

SHEET 1 OF 2

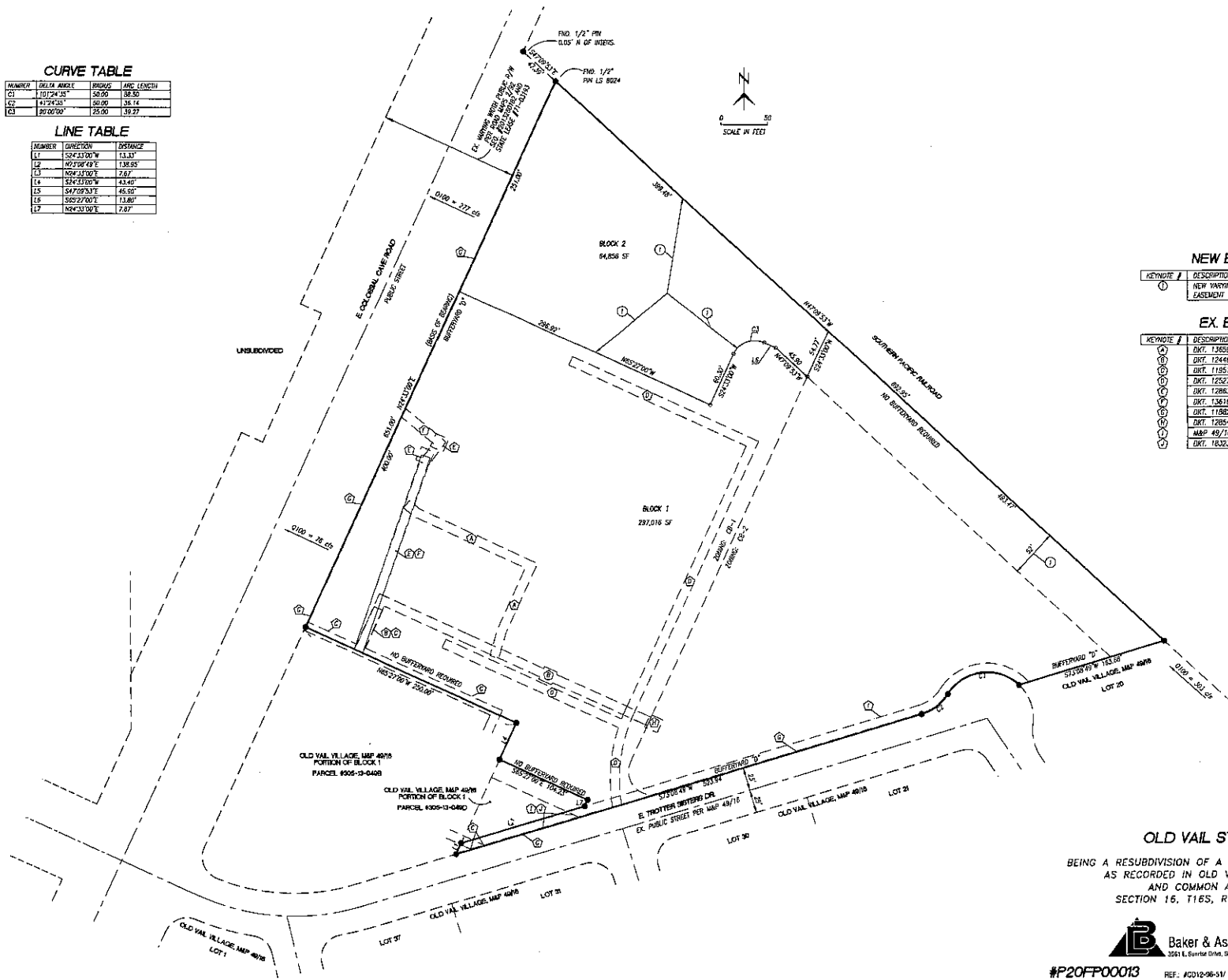
SEQUENCE # _____

SEQUENCE #

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	101°24'35"	50.00	88.50
C2	41°24'35"	50.00	38.14
C3	90°00'00"	25.00	39.27

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S24°33'00"W	13.33'
L2	N75°08'49"E	138.95'
L3	N24°35'00"E	7.67'
L4	S24°33'00"W	43.40'
L5	S47°09'53"E	45.90'
L6	S65°27'00"E	13.80'
L7	N24°33'00"E	7.87'



NEW EASEMENT INFORMATION

KEYNOTE /	DESCRIPTION
①	NEW VARYING WIDTH PRIVATE DRAINAGE AND PIUM COUNTY ACCESS EASEMENT GRANTED BY THIS PLAT

EX. EASEMENT INFORMATION

KEYNOTE #	DESCRIPTION
(A)	DRT. 13659/248 - EXISTING PHONE ESM.
(B)	DRT. 12446/1361 - EXISTING ELECTRIC ESM.
(C)	DRT. 11851/3698 - EXISTING ELECTRIC ESM.
(D)	DRT. 12527/138 - EXISTING GAS ESM.
(E)	DRT. 12883/1401 - EXISTING ELECTRIC ESM.
(F)	DRT. 13616/433 - EXISTING PUE ESM.
(G)	DRT. 11882/461, MAP 49/16 - EXISTING ADDRESS CONTROL ESM.
(H)	DRT. 12054/470 - EXISTING ELECTRIC ESM.
(J)	MAP 49/16 - EXISTING PUE ESM.
(K)	DRT. 18323/203 - EXISTING SEPTIC ESM.

FINAL PLAT for
OLD VAIL STATION, BLOCKS 1 AND 2

SUBDIVISION OF A PORTION OF BLOCK "1" AND COMMON AREA "A"
RECORDED IN OLD VAIL VILLAGE, LOTS 1 - 37 AND BLOCK 1
AND COMMON AREA "A", MAPS & PLATS 49/16,
SECTION 16, T16S, R16E, G&SRB&M, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.

3261 E. Spruitt Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1000

#P20FP00013

REF.: #CD12-96-51A
#CD09-96-53/H

JDB #9527.A

DATE: MAY 4, 2021

SHEET 2 OF 2

SEQUENCE #