



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/17/2023

*= Mandatory, information must be provided

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

***Title:**

FINAL PLAT (P23FP00006) LAS CAMPANAS, BLOCK C PHASE V LOTS 201 THRU 240 AND COMMON AREA 'B'

***Introduction/Background:**

FINAL PLAT PROCESS TO CREATE 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

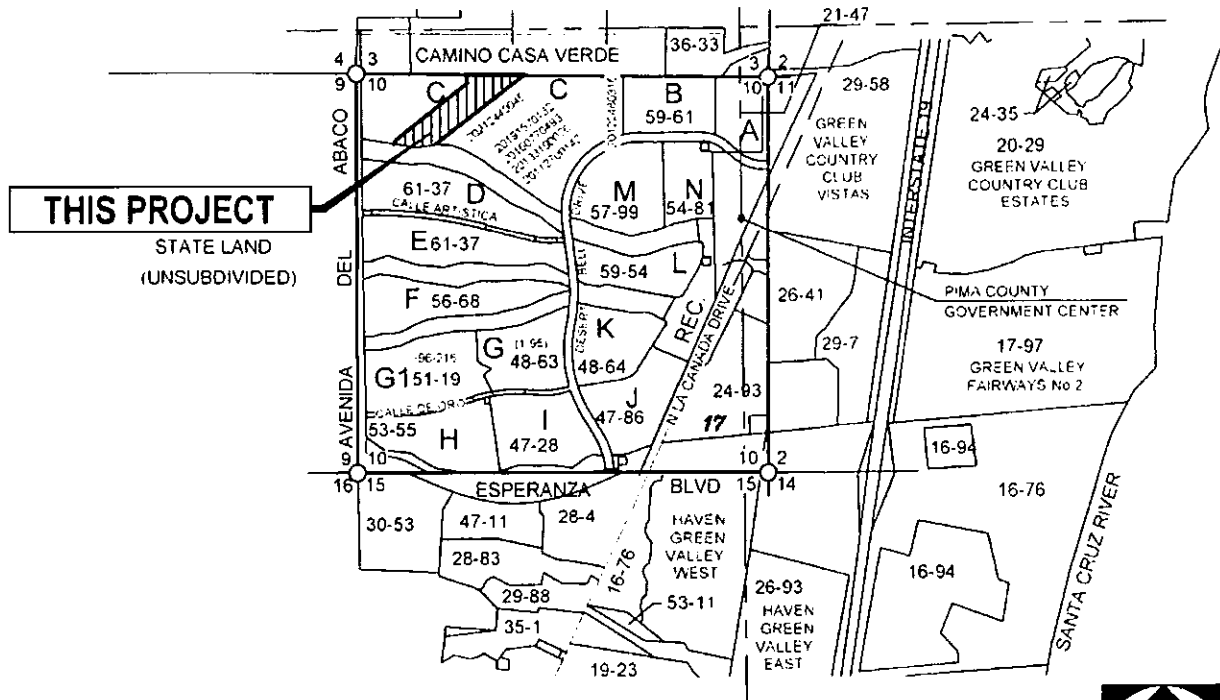
Department: DEVELOPMENT SERVICES

Telephone: 724-6490

Contact: THOMAS DRZAZGOWSKI

Telephone: 724-6490

Department Director Signature:	<u>Joseph Gray</u>	Date:	<u>9/26/2023</u>
Deputy County Administrator Signature:	<u>[Signature]</u>	Date:	<u>9/28/2023</u>
County Administrator Signature:	<u>[Signature]</u>	Date:	<u>9/28/23</u>



LOCATION MAP

A PORTION OF SECTION 10, T-18-S, R-13-E.
G. & S.R.M. PIMA COUNTY, ARIZONA



3"=1 MILE

P23FP00006 LAS CAMPANAS BLOCK C PHASE V

LOTS 201 THRU 240 AND COMMON AREA 'B' (LANDSCAPING, UTILITIES, & OPEN SPACE)

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 HEREBY DEDICATE TO PIMA COUNTY ALL RIGHTS OF WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS, UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DERIVED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL.

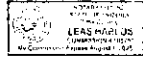
ALL COMMON AREAS AS SHOWN HEREON AND PRIVATE DRAINAGEWAYS, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND (EXCEPT FOR DRAINAGEWAYS) ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWER SYSTEMS.

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 DOCKET 1001 AT PAGE 1844, AMENDED IN DOCKET 1074 AT PAGE 818, AMENDED IN DOCKET 10112 AT PAGE 1511, RECORDED IN DOCKET 10548 AT PAGE 1444, RECORDED IN DOCKET 11106 AT PAGE 2086, RECORDED IN DOCKET 12417 AT PAGE 7854, RECORDED IN SEQUENCE 20112100145, RECORDED IN SEQUENCE 20122480319, RECORDED IN SEQUENCE 201319019, RECORDED IN SEQUENCE 20160770495, RECORDED IN SEQUENCE 20161050706, RECORDED IN SEQUENCE 20180220688, RECORDED IN SEQUENCE 202112440046, AND AMENDED IN SEQUENCE _____ IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST NO. 201748R, AS TRUSTEE ONLY AND NOT OTHERWISE

Randa Tatro, Trust Officer 9-21-23
DATE

BENEFICIARY OF TRUST NO. LAS CAMPANAS BLOCK C LAND HOLDINGS, LLC, 6405 N. CAMPBELL AVENUE, FIRST FLOOR, TUCSON AZ 85718



ACKNOWLEDGEMENT

STATE OF ARIZONA) FEE _____
COUNTY OF PIMA) ISS _____
ON THIS 21ST DAY OF 9-27-2023, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, *Randa Tatro*, WHO ACKNOWLEDGED SELF TO BE *Randa Tatro*, TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY HERSELF AS *Randa Tatro*. MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. _____ FROM TITLE SECURITY AGENCY 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 _____ DATE _____
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 _____, 2023.

CLERK, BOARD OF SUPERVISORS _____ DATE _____

The WLB Group
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Site Planning • Environmental Planning
Photogrammetry • GIS • Remote Sensing
Tucson, Arizona (520) 881-7450

CERTIFICATION

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

PETER D. COTE, R.L.S., No. 44121



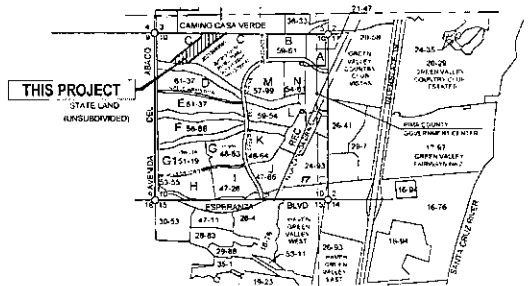
I HEREBY CERTIFY THAT FLOOD PRONE LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE REVIEWED AND SHOWN UNDER MY DIRECTION

DAVID W. LITTLE, P.E. 36234



RECORDING DATA

SEQUENCE _____
FEE _____
STATE OF ARIZONA
COUNTY OF PIMA
I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC.
DATE _____
TIME _____
WITNESS MY HAND AND OFFICIAL SEAL, DAY AND YEAR ABOVE WRITTEN
GABRIELLA CAZARES KELLY, COUNTY RECORDER
BY _____ DEPUTY



LOCATION MAP
A PORTION OF SECTION 10, T18-S, R13-E, G & S.R.M. PIMA COUNTY, ARIZONA



GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 17.86 ACRES
2. TOTAL NUMBER OF LOTS IS 40 (3.41 UNITS PER ACRE)
3. ALL STREETS ARE PUBLIC. TOTAL LENGTH OF NEW PUBLIC STREETS IS 0.68 MILES
4. ZONING FOR THIS PROJECT IS SPECIFIC PLAN (SP)
5. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 6534 SQ. FT. OR 0.15 ACRES. MINIMUM LOT SIZE SHOWN IS 5,885 SQ. FT. OR 0.14 ACRES. MAXIMUM LOT SIZE SHOWN IS 19,300 SQ. FT. OR 0.44 ACRES.
6. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF PIMA COUNTY.
7. MAINTENANCE OF EASEMENTS WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE OF EASEMENTS WITHIN THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
8. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
9. COMMUNITY WATERWORKS AND EROSION HAZARD SETBACKS SHOWN ARE PER THE FINAL PLAT OF LAS CAMPANAS BLOCK A THRU N. BOOK 47, MAP, PAGE 17, PIMA COUNTY RECORDS.
10. INTERIOR PROPERTY CORNERS AND CENTERLINE MONUMENTATION SHALL BE SET AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES.
11. THE AREA BETWEEN THE 100 YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE COUNTY ENGINEER.
12. 100 YEAR FLOOD LIMITS AND EROSION HAZARD SETBACKS SHOWN ARE PER THE FINAL PLAT OF LAS CAMPANAS BLOCK A THRU N. BOOK 47, MAP, PAGE 17, PIMA COUNTY RECORDS.
13. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PER ARIZONA DEPARTMENT OF WATER RESOURCES CERTIFICATE NO. 27-190275-0006.

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- PROPERTY LINE
- 100 YEAR FLOOD LINE
- EASEMENT LINE
- SECTION LINE
- LOW DENSITY RESIDENTIAL
- MATCH LINE
- 1/2" IRON PAPER PIN TO BE SET BY AN RLS
- FOUND PROPERTY CORNER AS NOTED
- SECTION CORNER CORNER
- QUARTER SECTION CORNER
- BRASS CAPPED CENTERLINE MONUMENT TO BE SET BY AN RLS
- PLE PUBLIC UTILITY EASEMENT
- NAE NO ACCESS EASEMENT
- SADE SLOPE & DRAINAGE EASEMENT
- EHS EROSION HAZARD SETBACK
- FL FLOOD LINE
- BCSM BRASS CAPPED SURVEY MONUMENT
- LDR LOW DENSITY RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- SVT SIGHT VISIBILITY TRIANGLE

PERMITTING NOTES

1. THIS DEVELOPMENT IS SUBJECT TO THE LAS CAMPANAS SPECIFIC PLAN ORDINANCE (0023-92-2) NO. 1992-117 ADOPTED DECEMBER 15, 1992, AMENDED MAY 16, 1995, JANUARY 16, 1996, JUNE 18, 1996, SEPTEMBER 19, 2000 AND JUNE 28, 2002.
2. MDR DEVELOPMENT STANDARDS
 - (1) MINIMUM LOT AREA 3,000 SQ FT
 - (2) MAXIMUM DENSITY 1/2 RAC AND SHALL NOT EXCEED THE OVERALL SPECIFIC PLAN DWELLING UNIT CAP OF 1500 UNITS
 - (3) MINIMUM LOT WIDTH 30 FEET
 - (4) MINIMUM BUILDING SETBACK
 - FRONT 25 FEET
 - SIDE NONE
 - REAR 10 FEET
 - (5) MAXIMUM LOT COVERAGE 90 PERCENT
 - (6) MAXIMUM BUILDING HEIGHT NOT TO EXCEED 24 FEET ACCESSORY STRUCTURES IN ACCORDANCE WITH 18.28.040
3. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN FOR DISTURBANCE BY PROJECT P1212-026 CLIMATIC AMOUNT OF REGULATED XEROPHILIC, CLASS C HABITAT DISTURBANCE BY PROJECT P1212-026 AND P1212-55 0.85 ACRES
4. THIS PLAT IS SUBJECT TO THE LANDSCAPE PLAN APPROVED MARCH 24, 2011, PROJECT P1211-001
5. THIS PROPERTY IS SUBJECT TO BLANKET EASEMENT SEQ. 201228060511

SHEET INDEX

1. COVER SHEET
2. PROJECT SITE LAYOUT
3. PLAN SHEETS & LINE AND CURVE TABLES
5. SIGHT VISIBILITY TRIANGLE DETAIL

FINAL PLAT
LAS CAMPANAS, BLOCK C PHASE V
LOTS 201 THRU 240
AND COMMON AREA 'B' (LANDSCAPING, UTILITIES & OPEN SPACE)

BEING A RESUBDIVISION OF LAS CAMPANAS BLOCK 'C', BOOK 47, MAPS & PLATS, PAGE 17, LOCATED IN SECTION 10, TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

P121900003
BK 47, MAP PG. 17
WLB NO. 187234-0024 REF. P1211-001

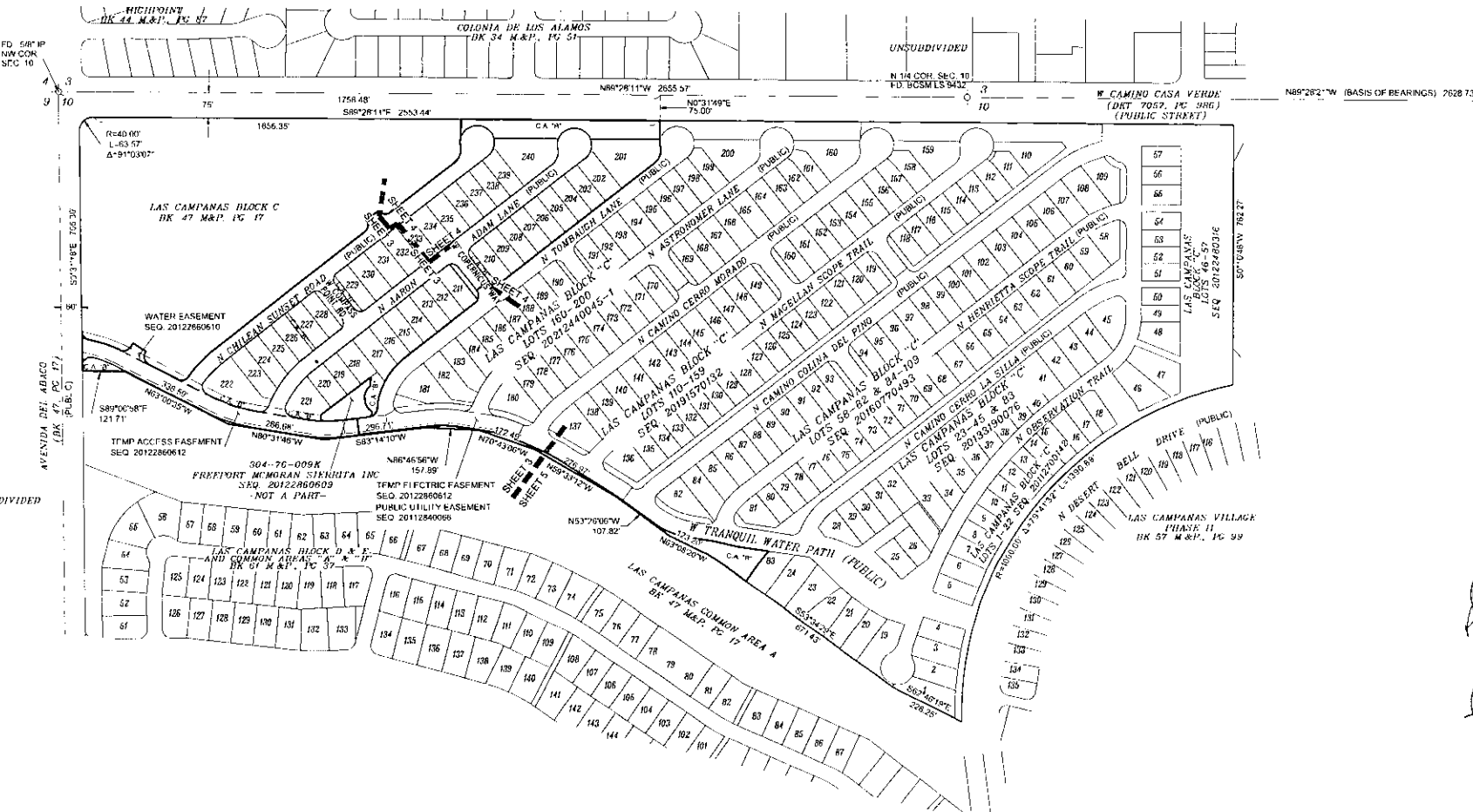
AUGUST, 2023 SCALE AS SHOWN

SHEET 1 OF 6

SEQ. #:

SEQ. #

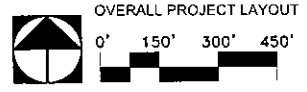
NE CORNER SECTION 10
TND. R. C.S.M.
3 2
10 11



FINAL PLAT
LAS CAMPANAS, BLOCK C PHASE V
 LOTS 201 THRU 240
 AND COMMON AREA 'B' (LANDSCAPING, UTILITIES & OPEN SPACE)

BEING A RESUBDIVISION OF LAS CAMPANAS BLOCK 'C',
 BOOK 47, MAPS & PLATS, PAGE 17, LOCATED IN SECTION 10,
 TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

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 Offices located in Tucson, Phoenix,
 Flagstaff, AZ and Los Angeles, CA
 444 East Broadway
 Tucson, Arizona 85701-3400



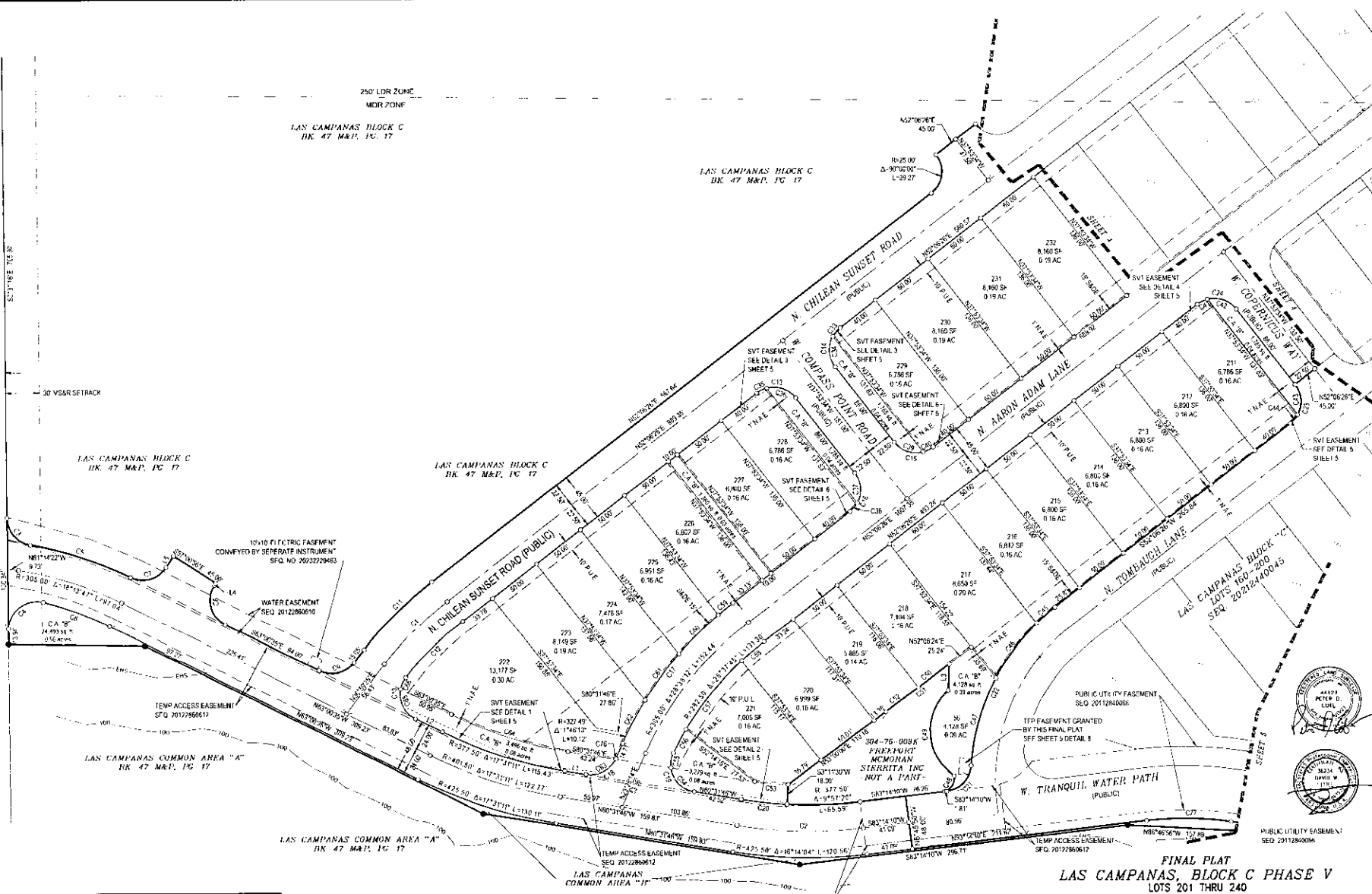
SEQ. #: _____

4 3
9 10
FD 1/8" = 1' P
NPP CURB
SLC 10

S. AVENIDA DEL ABACO
(BK 47 MAP PG 17)
(PUBLIC)

50' RIGHT-OF-WAY
PER BK 47 MAP
PG 17

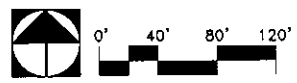
60' OF
SLOPE 2% SW



**FINAL PLAT
LAS CAMPANAS, BLOCK C PHASE V
LOTS 201 THRU 240
AND COMMON AREA 'B' (LANDSCAPING, UTILITIES & OPEN SPACE)**

BEING A RESUBDIVISION OF LAS CAMPANAS BLOCK 'C'
BOOK 47, MAPS & PLATS, PAGE 17, LOCATED IN SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PINA COUNTY, ARIZONA

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Flagstaff, AZ and Las Vegas, NV
4444 East McDowell
Tucson, Arizona (520) 581-1460



PUBLIC UTILITY EASEMENT
SEQ. 2011284066

TEMP ACCESS EASEMENT
SEQ. 2012286012

TEMP ACCESS EASEMENT
SEQ. 2012286012

TEMP ACCESS EASEMENT
SEQ. 2012286012

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SEQ. 2012286012

TEMP ACCESS EASEMENT
SEQ. 2012286012

WLS No. 18702-0004 H&P
7/17/2003
BK 47 MAP PG 17
P1214001

AUGUST, 2003 SCALE: AS SHOWN

SHEET 3 OF 6

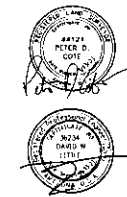
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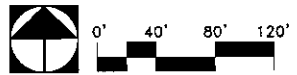
FDI 4/10/17
NW COR
SEC 10

W. CAMINO CASA VERDE
(DKT 7057, IN: 986)
(PUBLIC)

LAS CAMPANAS BLOCK C
BK 47 MAP 1, PG 17



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LAS CAMPANAS BLOCK C PHASE V
LAS CAMPANAS BLOCK C PHASE V
LAS CAMPANAS BLOCK C PHASE V
LAS CAMPANAS BLOCK C PHASE V



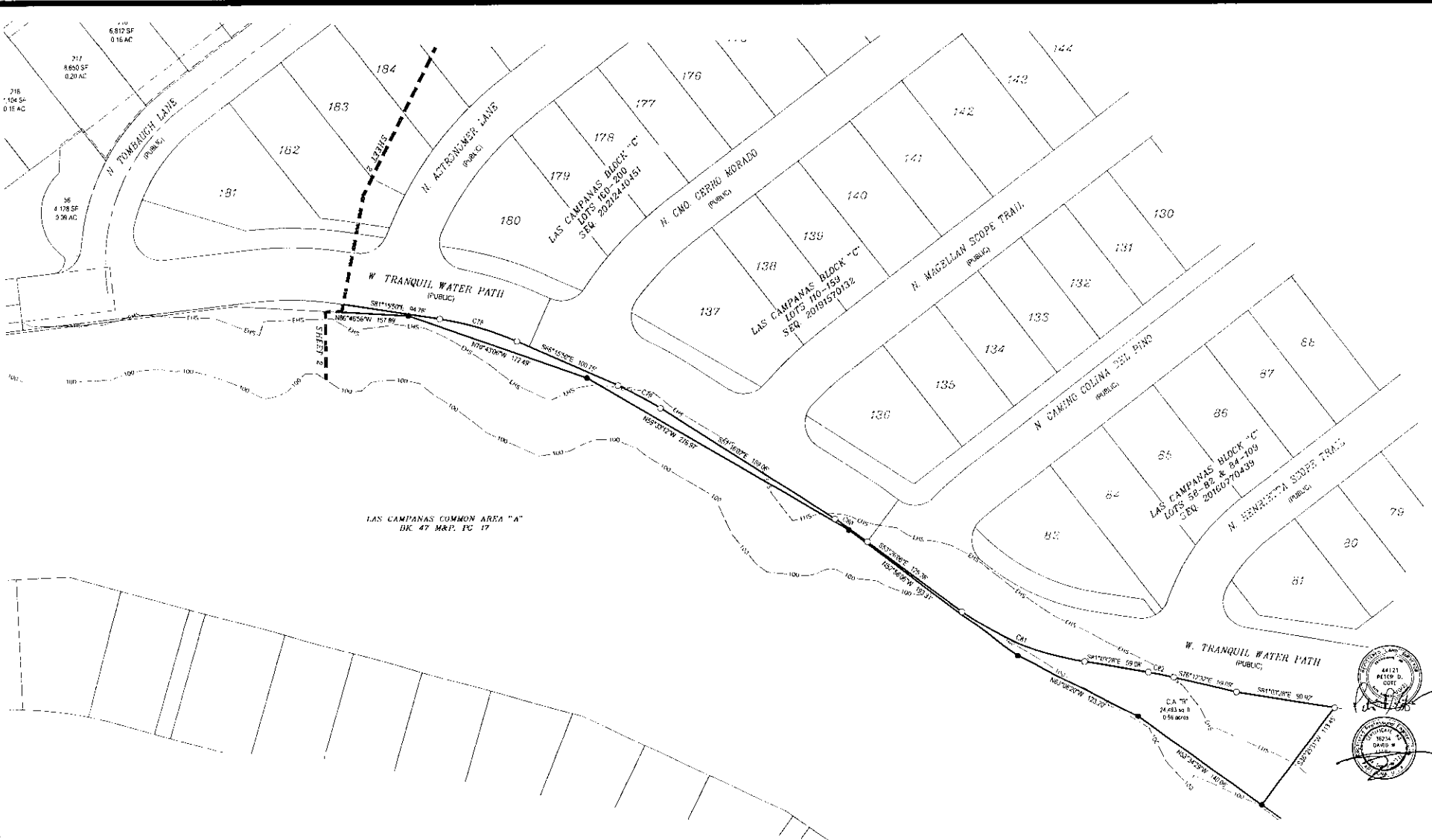
Curve Table				Curve Table							
Curve #	Length	Radius	Delta	Chord	Distance	Curve #	Length	Radius	Delta	Chord	Distance
C1	80.47	300.00	15°23'21"	N44°32'56"E	80.24	C51	71.39	2466.50	0°10'07"	N0°14'58"E	71.39
C2	140.70	401.50	16°14'54"	N68°38'49"E	113.38	C52	36.63	2466.50	0°05'09"	S02°52'06"E	36.63
C3	34.68	25.00	79°29'10"	S47°15'53"E	31.67	C53	30.02	23.90	6°18'44"	S84°25'01"E	30.00
C4	45.65	75.00	104°38'54"	S51°47'10"W	39.57	C54	32.18	75.00	73°44'23"	N43°39'34"W	33.20
C5	94.18	375.00	16°23'49"	S11°58'33"E	93.83	C55	14.08	75.00	32°16'03"	N9°20'39"E	13.89
C6	81.29	204.00	15°53'48"	N69°27'29"W	83.12	C56	24.23	282.50	4°54'51"	N2°10'00"E	24.22
C7	38.38	25.00	83°28'11"	N14°41'32"E	33.26	C57	80.27	282.50	16°16'48"	N38°31'58"E	85.20
C8	41.89	75.00	95°09'30"	S15°00'45"E	37.16	C58	26.80	280.50	5°29'00"	N49°23'33"E	26.79
C9	31.91	75.00	80°00'00"	N16°59'25"E	32.14	C59	16.88	277.50	7°52'10"	N50°23'51"E	16.88
C10	43.87	25.00	100°22'24"	S12°49'13"E	38.47	C60	50.47	227.50	8°49'44"	N44°44'23"E	50.42
C11	86.41	327.50	15°07'07"	N44°32'55"E	86.16	C61	52.16	327.50	9°07'32"	N35°45'45"E	53.11
C12	72.67	282.50	16°44'17"	S44°46'18"W	72.47	C62	34.05	327.48	5°17'33"	N28°19'13"E	34.05
C13	39.27	25.00	80°00'00"	N62°53'34"W	35.30	C63	32.18	25.00	73°44'23"	N62°36'02"E	33.20
C14	39.27	75.00	90°00'00"	N7°08'26"E	35.30	C64	199.93	329.50	17°31'11"	S11°48'10"E	199.50
C15	39.27	25.00	80°00'00"	N62°53'34"W	35.30	C65	32.18	25.00	73°44'23"	S26°08'25"E	33.00
C16	39.27	25.00	80°00'00"	N7°08'26"E	35.30	C66	11.67	75.00	26°38'21"	S24°02'59"W	11.57
C17	83.69	327.50	28°38'12"	N37°42'22"E	161.99	C67	35.00	50.00	40°06'01"	N5°04'46"E	34.29
C18	33.16	75.00	78°00'00"	N61°28'47"E	30.78	C68	23.47	50.00	20°33'37"	N38°39'37"E	23.25
C19	46.25	25.00	108°00'00"	N27°53'33"W	39.93	C69	10.29	75.00	34°16'17"	S2°59'11"W	29.46
C20	41.37	317.50	6°18'44"	N43°46'08"W	41.30	C70	40.26	50.00	45°08'19"	N1°00'28"E	39.16
C21	34.57	25.00	78°14'23"	S43°38'58"W	31.66	C71	24.46	50.00	28°01'49"	N38°05'31"E	24.22
C22	170.88	203.50	48°06'35"	S28°03'08"W	169.99	C72	10.29	75.00	27°34'41"	N40°19'05"E	10.22
C23	39.27	25.00	80°59'48"	S7°06'20"W	35.30	C73	28.98	25.00	66°25'19"	N4°45'55"W	27.39
C24	39.27	75.00	80°00'00"	S8°53'34"E	35.30	C74	28.98	25.00	66°25'19"	N11°06'13"W	27.39
C25	39.27	25.00	80°00'00"	N7°08'26"E	35.30	C75	10.29	25.00	27°34'41"	S33°47'47"W	10.22
C26	39.27	75.00	80°00'00"	N42°53'34"W	35.30	C76	0.95	75.00	2°15'23"	N24°36'03"E	0.99
C27	55.20	50.00	63°15'23"	S22°28'45"W	52.44	C77	76.02	281.50	15°30'00"	S89°00'00"E	75.79
C28	19.19	50.00	11°40'45"	S9°18'34"E	19.17	C78	43.57	281.50	15°00'00"	S13°45'50"E	43.30
C29	64.72	50.00	74°10'68"	N15°01'22"E	60.30	C79	44.2	281.50	8°58'48"	S41°45'58"E	44.08
C30	55.20	50.00	63°15'23"	S20°28'45"W	52.44	C80	18.19	281.50	3°49'36"	S50°21'04"E	18.19
C31	58.46	50.00	66°59'42"	N18°36'35"E	55.19	C81	122.45	254.00	27°37'22"	S67°14'47"E	121.27
C32	39.27	25.00	80°00'00"	S8°53'34"E	35.30	C82	23.27	281.50	4°29'50"	S18°38'00"E	23.17
C33	10.29	75.00	23°34'41"	S40°19'05"E	10.22						
C34	28.98	25.00	66°25'19"	N4°45'55"W	27.39						
C35	10.29	25.00	27°34'41"	S33°47'47"W	10.22						
C36	28.98	25.00	66°25'19"	N11°06'13"W	27.39						
C37	28.98	25.00	66°25'19"	N4°45'55"W	27.39						
C38	10.29	75.00	23°34'41"	S40°19'05"W	10.22						
C39	28.98	25.00	66°25'19"	N11°06'13"W	27.39						
C40	10.29	25.00	27°34'41"	S33°47'47"W	10.22						
C41	70.29	25.00	23°34'26"	N63°53'35"E	10.21						
C42	78.98	75.00	66°25'34"	S11°06'21"E	27.39						
C43	28.98	25.00	66°25'19"	S4°40'59"E	27.39						
C44	10.29	25.00	23°34'26"	S40°18'01"W	10.21						
C45	24.22	203.50	6°49'13"	S48°41'50"W	24.21						
C46	62.55	203.50	7°52'38"	S36°28'51"W	62.30						
C47	84.11	203.50	23°40'48"	S15°50'11"W	83.51						
C48	18.46	13.37	85°30'18"	S30°12'20"W	16.79						
C49	89.47	50.00	102°31'16"	S7°32'12"E	78.07						
C50	34.76	2466.50	0°05'09"	S02°52'06"W	34.76						

FINAL PLAT
LAS CAMPANAS, BLOCK C PHASE V
LOTS 101 THRU 240
AND COMMON AREA 'B' (LANDSCAPING, UTILITIES & OPEN SPACE)

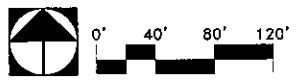
BEING A RESUBDIVISION OF LAS CAMPANAS BLOCK 'C'
BOOK 47 MAPS & PLATS, PAGE 17, LOCATED IN SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 13 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

SEQ. #:

SEQ. #: _____

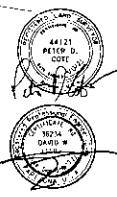


The WLB Group
 Engineering • Planning • Surveying
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 4444 East Broadway
 Tucson, Arizona (520) 881-4800



FINAL PLAT
LAS CAMPANAS, BLOCK C PHASE V
LOTS 201 THRU 240
AND COMMON AREA "B" (LANDSCAPING, UTILITIES & OPEN SPACE)

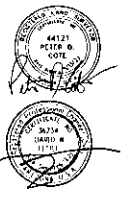
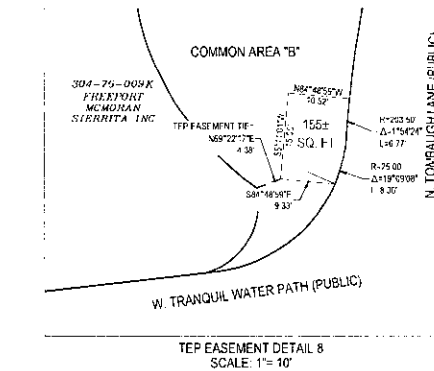
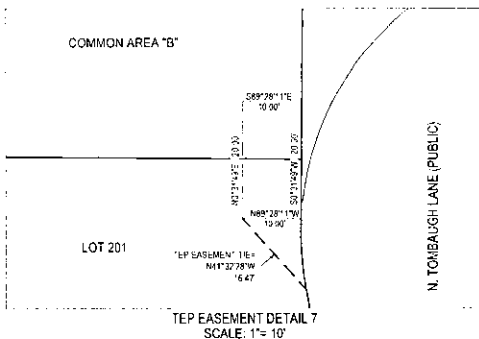
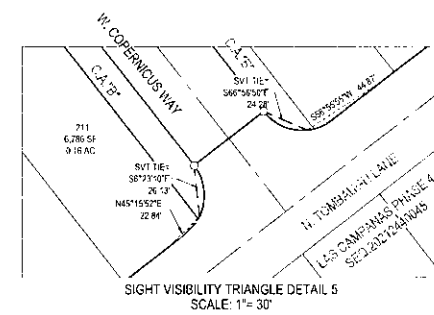
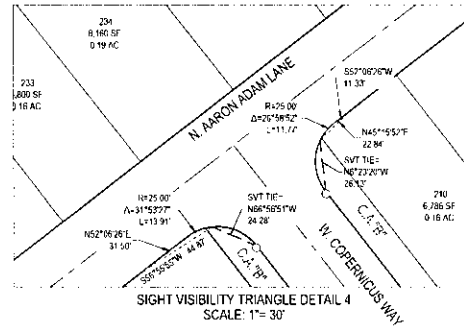
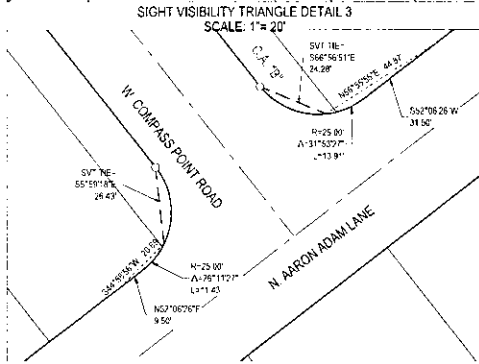
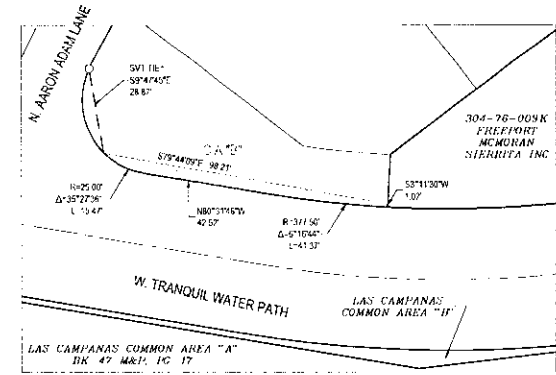
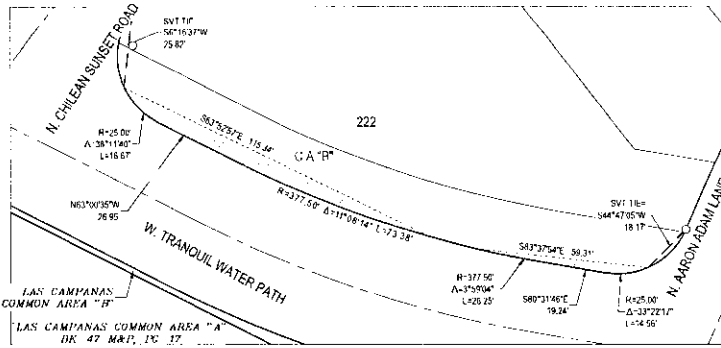
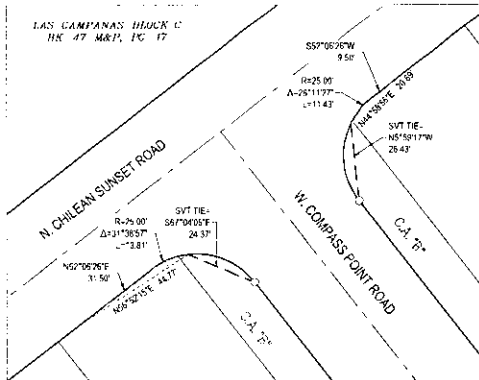
BEING A RESUBDIVISION OF LAS CAMPANAS BLOCK "C"
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1214720003
 BK 47 M&P PG 17
 WLB No. 18700-K024 REF P1214001

AUGUST, 2023 SCALE: AS SHOWN

SHEET 5 OF 6



FINAL PLAT
LAS CAMPANAS, BLOCK C PHASE V
LOTS 201 THRU 240
AND COMMON AREA 'B' (LANDSCAPING, UTILITIES & OPEN SPACE)

BEING A RESUBDIVISION OF LAS CAMPANAS BLOCK 'C'
BOOK 47, MAPS & PLATS, PAGE 17, LOCATED IN SECTION 10,
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P21700003
BK 47, MAP, PG. 17
P2171401

AUGUST, 2020 SCALE: AS SHOWN

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P23FP00006**

THIS AGREEMENT is made and entered into by and between LAS CAMPANAS BLOCK C LAND HOLDINGS, LLC, an Arizona limited liability company or successors in interest ("Subdivider"), TITLE SECURITY AGENCY, LLC, a Delaware limited liability company, ("Trustee"), as trustee under Trust No. 201748R; 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 LAS CAMPANAS-BLOCK C PHASE V, LOTS 201 THRU 240 AND COMMON AREA "B" (LANDSCAPING, UTILITIES AND OPEN SPACE) 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-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 _____, 2023, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: Las Campanas Block C Land Holdings, LLC, an Arizona limited liability company

Chair, Board of Supervisors

BY: [Signature]
David J. Williamson
ITS: Manager

ATTEST:

TRUSTEE: Title Security Agency, LLC, a Delaware limited liability company, as Trustee under Trust No. 201748R, and not in its corporate capacity

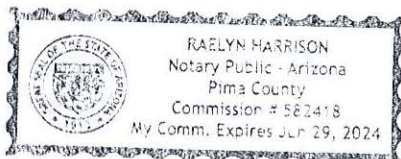
Clerk of the Board

BY: [Signature]
Ronda Tatro
ITS: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 19 day of Sept, 2023, by David J. Williamson, Manager of Las Campanas Block C Land Holdings, LLC, an Arizona limited liability company ("Subdivider"),

My Commission Expires: 6/29/24

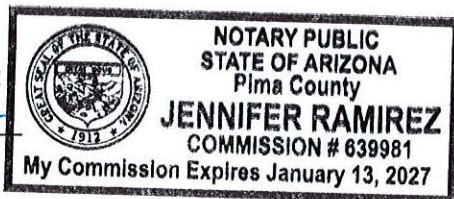


[Signature]
Notary Public

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 20th day of September, 2023, by Ronda Tatro as title officer of Title Security Agency, LLC, a Delaware limited liability company ("**Trustee**"), as trustee under trust no. 201748R.

My Commission Expires: 01.13.2027



[Signature]
Notary Public