



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 2/4/2025

*= Mandatory, information must be provided

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

***Title:**

P23FP00016 - A FINAL PLAT FOR SORREL RIDGE ESTATES, LOTS 1-414 AND COMMON AREAS "A" AND "B".

***Introduction/Background:**

FINAL PLAT PROCESS TO CREATE LEGALLY SUBDIVIDED PROPERTY

***Discussion:**

NA

***Conclusion:**

NA

***Recommendation:**

STAFF RECOMMENDS APPROVAL

***Fiscal Impact:**

NA

***Board of Supervisor District:**

☐ ☐ ☐ ☐ ☒ ☐

Department: DEVELOPMENT SERVICES

Telephone: 724-6490

Contact: THOMAS DRZAZGOWSKI

Telephone: 724-6490

Department Director Signature: _____

for

Date: _____

1/15/25

Deputy County Administrator Signature: _____

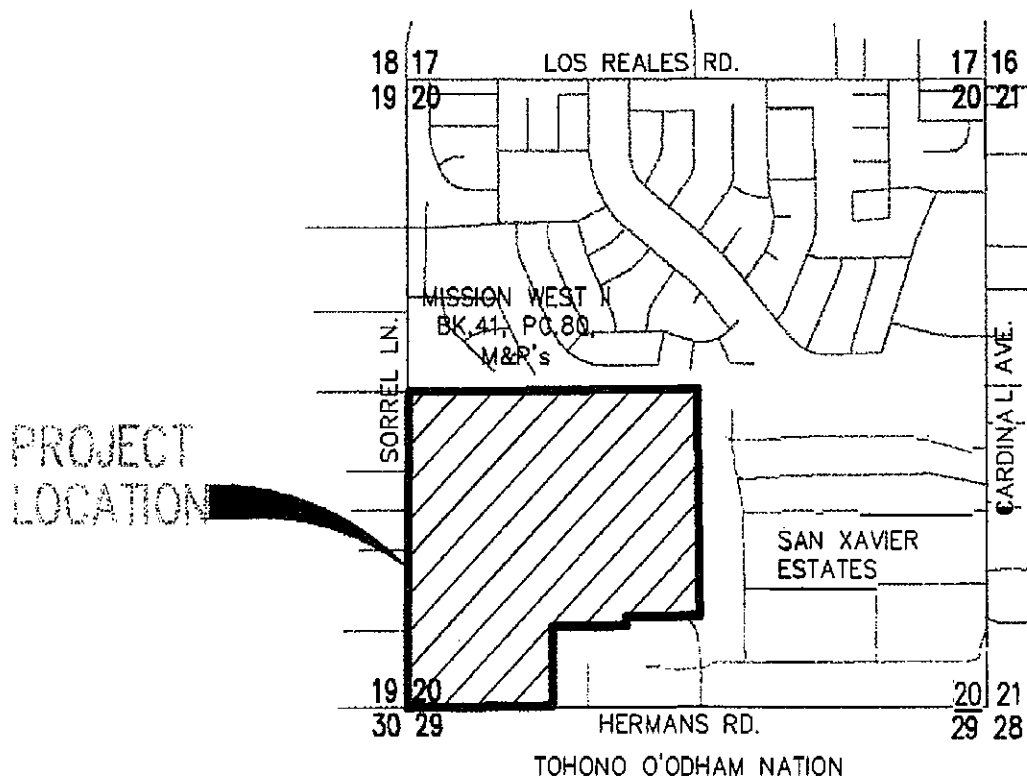
Date: _____

1/15/2025

County Administrator Signature: _____

Date: _____

1/16/2025



LOCATION PLAN

SECTION 20, T 15 S, R 13 E, G. & S.R.M.

PIMA COUNTY, ARIZONA

SCALE: 3"=1 MILE

P23FP00016

SORREL RIDGE ESTATES,

LOTS 1-414 AND

COMMON AREAS "A" AND "B"

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 OR DAMAGES RELATED TO THE USE OF THE PROPERTY DEVISED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOODAGE, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC AND ALL UTILITY COMPANIES ALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL PUBLIC STREET RIGHTS-OF-WAY AS SHOWN HEREON.

COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVEYANCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF ABOVEGROUND AND UNDERGROUND UTILITIES, PUBLIC SEWERS AND PRIVATE DRAINAGE.

TITLE TO THE LAND OF ALL COMMON AREAS WILL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE 11. 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 THE SUBDIVISION.

OWNER

TITLE SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEES, UNDER TRUST 201927-T AND NOT IN ITS CORPORATE CAPACITY.

BY: RONDA PATRO, TRUST OFFICER DATE: 12-4-2024
TITLE SECURITY AGENCY OF ARIZONA, LLC
4300 E. TAVOLE VERDE RD.
TUCSON, AZ 85715
(520)888-1600

BENEFICIARY

PURSUANT TO SECTION 33-0404, ARIZONA REVISED STATUTES, THE NAME AND ADDRESS OF THE SOLE BENEFICIARY OF SAID TRUST, AS DISCLOSED IN SEQUENCE NUMBER 11, PIMA COUNTY RECORDS IS:

FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION
333 E. WILLOW RD.
TUCSON, AZ 85705
TELE: (480) 801-2421
ATTN: BRIAN KONIKOWSKI

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF PIMA) SS

ON THIS 4th DAY OF December, 2024 BEFORE ME, PERSONALLY APPEARED Ronda Patro WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF Title Security Agency, LLC AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

IN WITNESS WHEREOF, I HEREunto SET MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 4/16/2025

Ronda Patro
NOTARY PUBLIC

ASSURANCE

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 201927-T FROM TITLE SECURITY AGENCY, LLC AS RECORDED IN SEQUENCE NO. 11 HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 16.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: CHAS. 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 4th DAY OF December, 2024.

CLERK, BOARD OF SUPERVISORS DATE _____
PIMA COUNTY, ARIZONA

GENERAL NOTES

1. THE GROSS AREA OF THE SUBDIVISION IS 130.445 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 414 (31,798 ACRES).
3. THE TOTAL AREA OF COMMON AREA "A" IS 12.692 AC.
4. THE TOTAL AREA OF COMMON AREA "B" IS 57.511 AC.
5. THE TOTAL LENGTH OF NEW PUBLIC STREETS IS 2.81 MILES.
6. BASIS OF ELEVATIONS FOR THIS SURVEY IS: PIMA COUNTY OPUS CONTROL POINT 15512-001, A CORNERED "741" THE NORTHWEST CORNER OF A CONCRETE WALDBO PAD, 92' +/-, SOUTHWEST CORNER OF THE WEST QUARTER CORNER OF SECTION 20, T15S, R13E, ELEVATION = 2519.31 (NAD83).
7. BASIS OF BEARINGS: N00°20'40"E FOR THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, T15S, R13E, GRA. & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.
8. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
9. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF PIMA COUNTY.
10. CONDITIONAL ZONING IS CR-4.
11. ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS.
12. THIS SUBDIVISION IS WITHIN THE PLANNED WATER SERVICE AREA OF THE CITY OF TUCSON WATER DEPARTMENT WHICH IS DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY.
13. 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 FINISHED GRADE OF THE ROADWAY SURFACE.
14. ALL LOT, BLOCK, RIGHT-OF-WAY AND CENTERLINE MONUMENTS SET WILL BE IN COMPLIANCE WITH THE ARIZONA STATE BOARD OF GEOLOGICAL RECONSTRUCTION SUBSTANTIVE STANDARD, EFFECTIVE FEBRUARY 22, 2011 AS FOLLOWS: ALL MONUMENTS SET SHALL BE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR OF RECORD. IF, FOR ANY REASON, THE SURVEYOR OF RECORD IS NOT AVAILABLE TO SUPERVISE THE SETTING OF THE VETERARY CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER REPAIR AND NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
15. ALL TRACTS DESIGNATED AS COMMON AREA ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF DRAINAGEWAYS AND DETENTION/RETENTION BASINS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION (OWNERS). SAID ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY FOR DRAINAGEWAYS STRUCTURES. THE OWNER SHALL HAVE AN ARIZONA REGISTERED PROFESSIONAL CIVIL ENGINEER PREPARE A CERTIFIED INSPECTION REPORT FOR THE DRAINAGEWAYS FACILITIES AT LEAST ONCE EACH YEAR, AND THAT THESE REGULAR INSPECTION REPORTS WILL BE ON FILE WITH THE OWNER FOR REVIEW BY PORTCO, UPON WRITTEN REQUEST. PORTCO MAY PERIODICALLY INSPECT THE DRAINAGEWAYS FACILITIES TO VERIFY THAT SCHEDULED AND UNSCHEDULED MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY AND THE OWNERS AGREE TO REMBURSE THE COUNTY FOR ANY AND ALL COSTS ASSOCIATED WITH MAINTAINING THE DRAINAGEWAYS FACILITIES. SHOULD THE COUNTY FIND THE OWNER OR OWNERS DEFECTIVE IN THEIR OBLIGATION TO ADEQUATELY OPERATE AND MAINTAIN THEIR FACILITIES.
16. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 2021-22 (P20R0001) APPROVED BY THE BOARD OF SUPERVISORS ON 5/21/2021. THE FOLLOWING LOTS ARE RESTRICTED TO ONE-STORY AND 30-FOET IN HEIGHT: LOTS 1-18, 75-107, 216-263, 353-358 AND 380-385.
17. PRIVATELY OWNED RECREATION AREAS, RECREATIONAL FEATURES AND PARKING IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE 01/27/23 RECREATION AREA PLAN (MAP) AND BE FULLY FUNCTIONAL BY THE TIME 75% OF LOTS ARE RELEASED (310 LOTS) PER ASSURANCE AGREEMENTS.
18. THIS PROJECT IS REQUIRED TO PROVIDE STORMWATER DETENTION AND/OR RETENTION. THE TOTAL VOLUME OF DETENTION PROVIDED IS 2,468,000 CUBIC FEET (36.6 AC. FT.). THE TOTAL VOLUME OF RETENTION PROVIDED IS 560,800 CUBIC FEET (12.87 AC. FT.).
19. RIPARIAN HABITAT WITHIN THIS PLAT CONFORMS TO THE RIPARIAN HABITAT MAPS IN PIMA COUNTY ORDINANCE 2005-022 AND THE APPROVED RIPARIAN MITIGATION PLAN PREPARED BY GRS LANDSCAPE ARCHITECTS, LLC DATED 1/27/23. ALL RIPARIAN AREAS WILL INCLUDE THE MITIGATION AREAS LIE WITHIN OPEN SPACE AS DESIGNATED ON THIS PLAT.

20. EXISTING ON-SITE RIPARIAN "B" HABITAT AREA = 14.47 ACRES
21. EXISTING ON-SITE RIPARIAN "C" HABITAT AREA = 1.52 ACRES
22. DISTURBED ON-SITE RIPARIAN "B" HABITAT AREA = 8.54 ACRES
23. DISTURBED OFF-SITE RIPARIAN "B" HABITAT AREA = 0.27 ACRES
24. DISTURBED ON-SITE RIPARIAN "C" HABITAT AREA = 0.34 ACRES
25. RIPARIAN MITIGATION AREA = 9.64 ACRES
26. THIS PLAT IS SUBJECT TO AN APPROVED RIPARIAN MITIGATION PLAN.

W. TETANUS ROAD
PUBLIC STREET

16TH CORNER
FND. 2" BCSM STAMPED
PCDOT RLS 27755

FND. AR TAGGED
LS 17479

FND. BLM BCP
S19/S20

W. CALLE TORON
PUBLIC STREET

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13



Sheet 2 of 14



SCALE: 1"=40'
0' 40' 80'

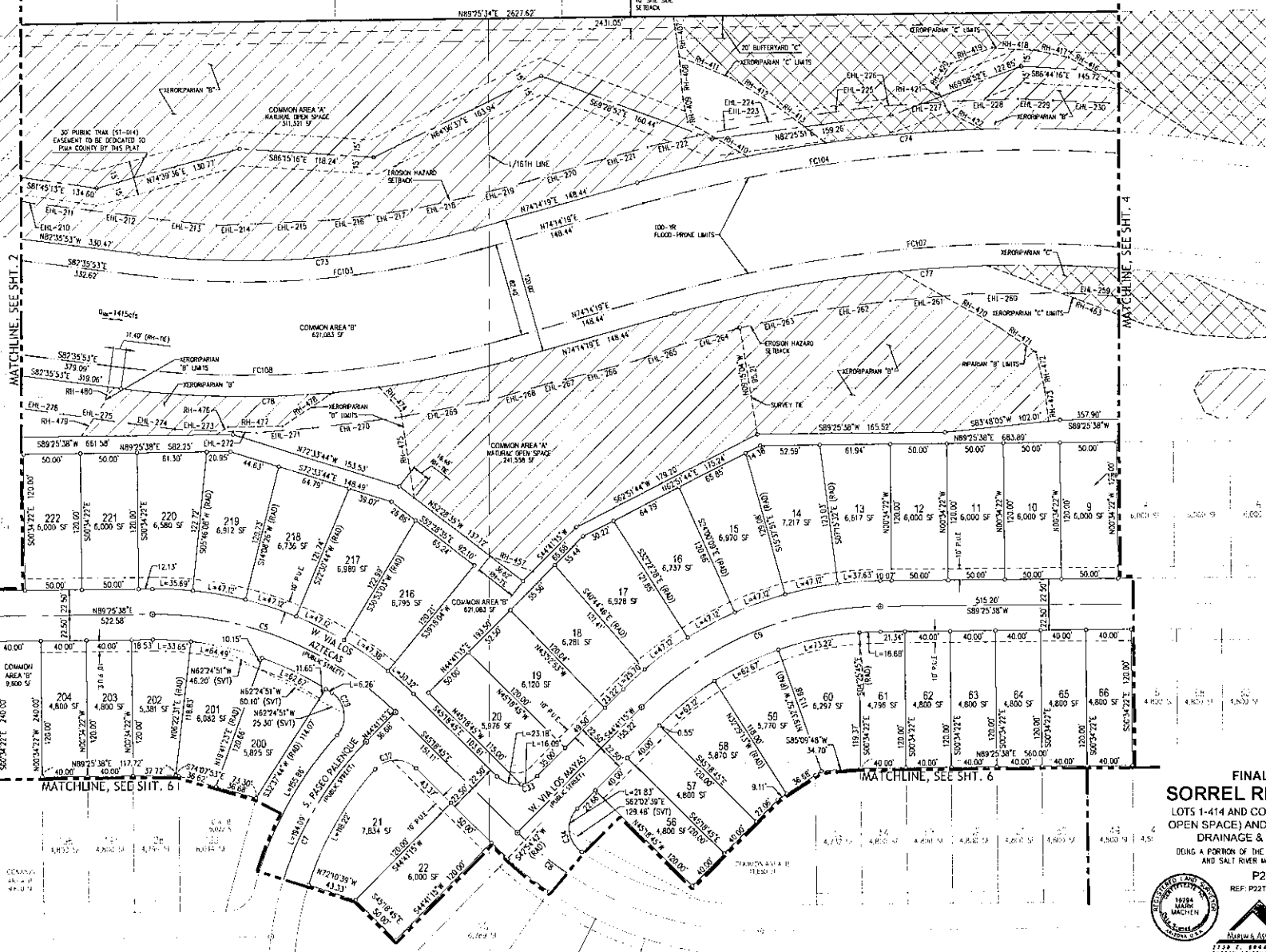
MISSION WEST PHASE 2
MAPS & PLATS BY: 41, PG. 80
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GARCIA

138-35-4350
PIMA COUNTY
PUBLIC DRAINAGEWAY

138-35-660
VASQUEZ

138-35-646
MILA

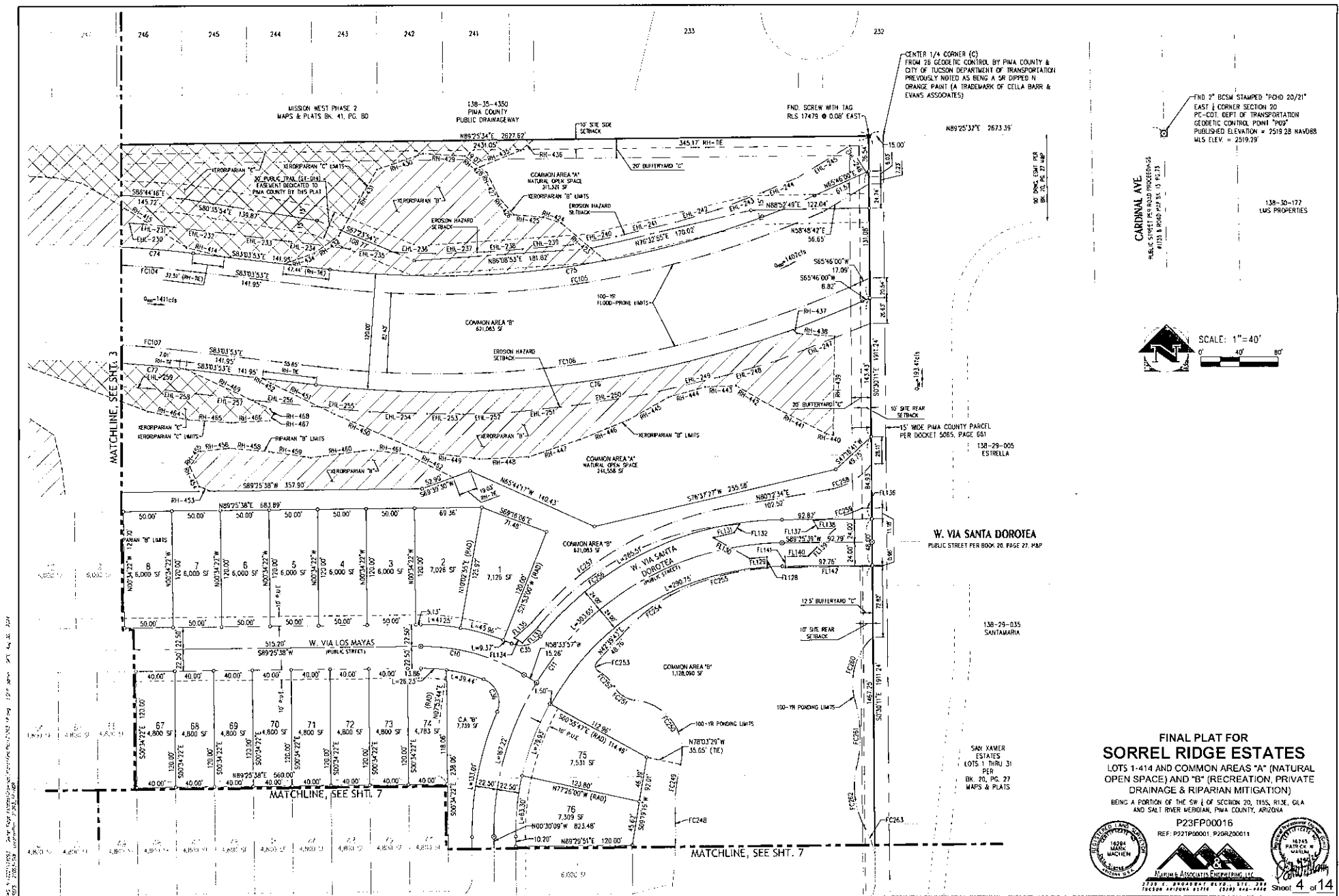
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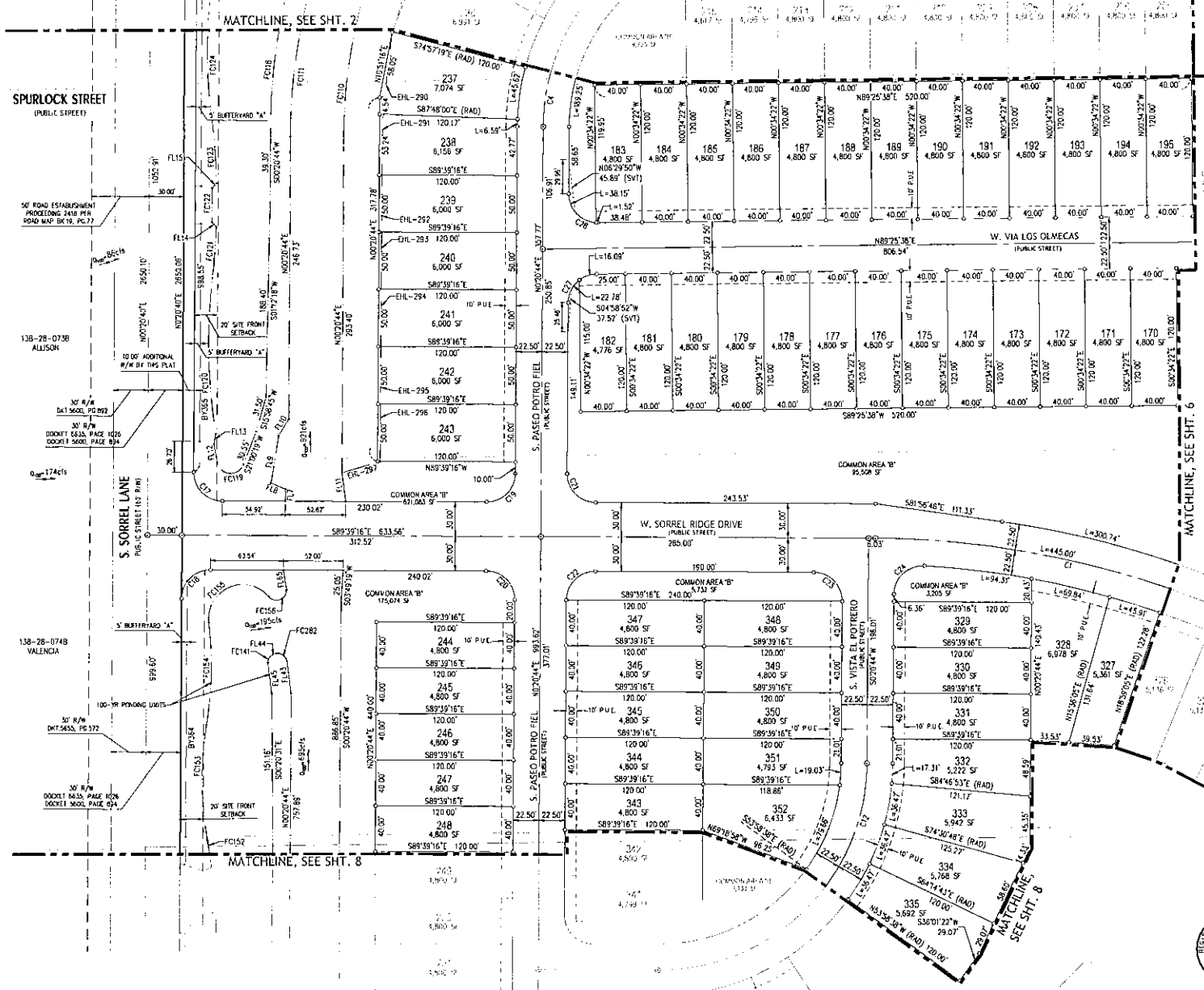
FINAL PLAT FOR
SORREL RIDGE ESTATES
LOTS 1-414 AND COMMON AREAS "A" (NATURAL
OPEN SPACE) AND "B" (RECREATION, PRIVATE
DRAINAGE & RIPARIAN MITIGATION)
BEING A PORTION OF THE SW 1/4 OF SECTION 20, 31SS, R1E, 6E4
AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

P23FP00016
REF: P22TP00001, P20RZ00011





SEC. 4



**FINAL PLAT FOR
SORREL RIDGE ESTATES**
LOTS 1-414 AND COMMON AREAS "A" (NATURAL
OPEN SPACE) AND "B" (RECREATION, PRIVATE
DRAINAGE & RIPARIAN MITIGATION)
BEING A PORTION OF THE SW 1/4 OF SECTION 20, T15S, R15E, Q1A
AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



19245
PIMA CO. W.
ARIZONA

P23FP00016
REF: P221P00001, P20R200011



MARK
MACHEN
SURVEYING, INC.



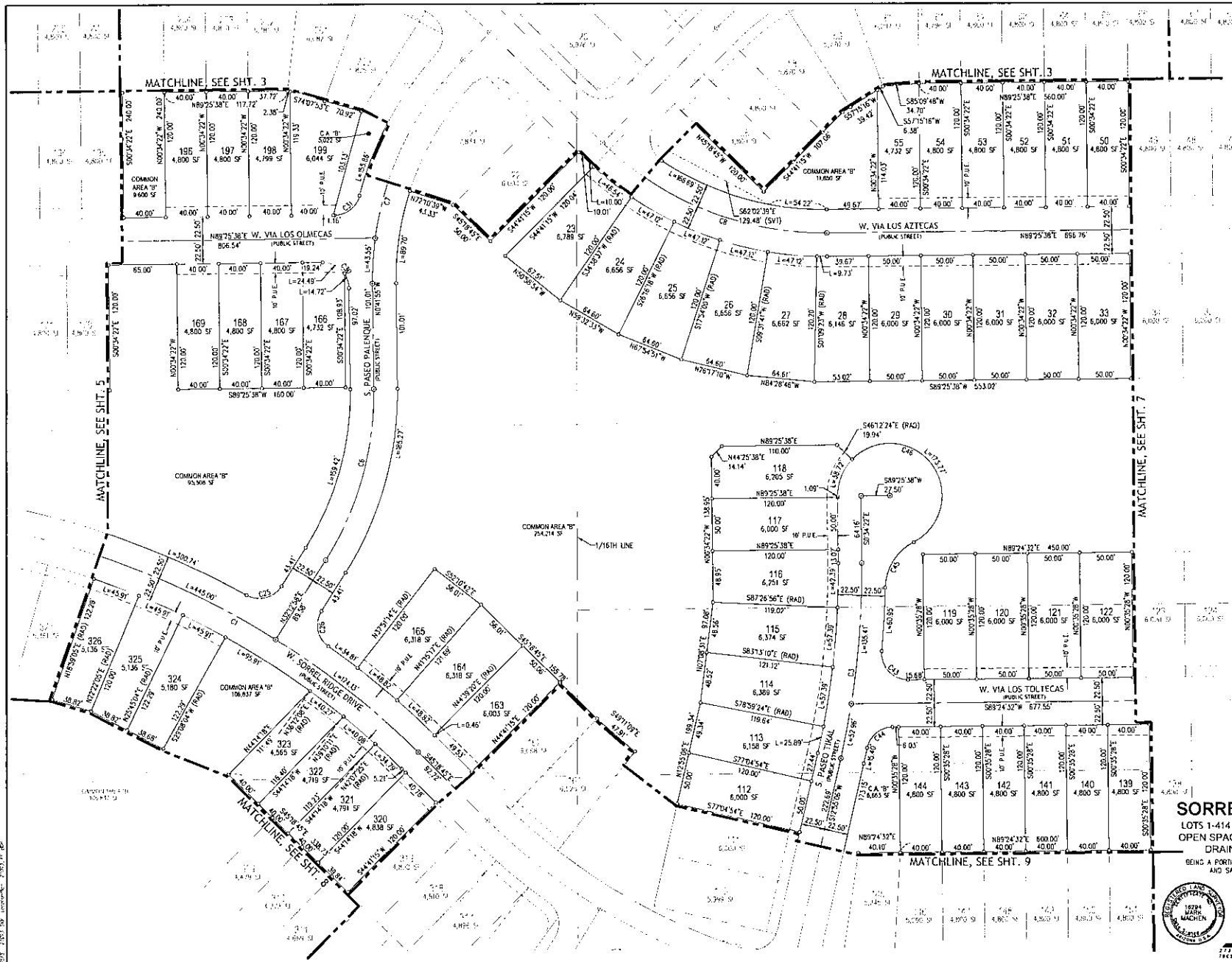
19245
PIMA CO. W.
ARIZONA

Sheet 5 of 14

DATE: 11/27/2024, TIME: 10:00 AM, DRAWN BY: J. MACHEN, CHECKED BY: J. MACHEN, SCALE: 1"=40', SHEET: 5 OF 14



SCALE: 1"=40'
0' 40' 80'



**FINAL PLAT FOR
SORREL RIDGE ESTATES**
LOTS 1-144 AND COMMON AREAS "A" (NATURAL
OPEN SPACE) AND "B" (RECREATION, PRIVATE
DRAINAGE & RIPARIAN MITIGATION)

BEING A PORTION OF THE SW 1/4 OF SECTION 20, T15S, R16E, GLA
AND SALT RIVER WATERSHED, PIMA COUNTY, ARIZONA

P23FP00016

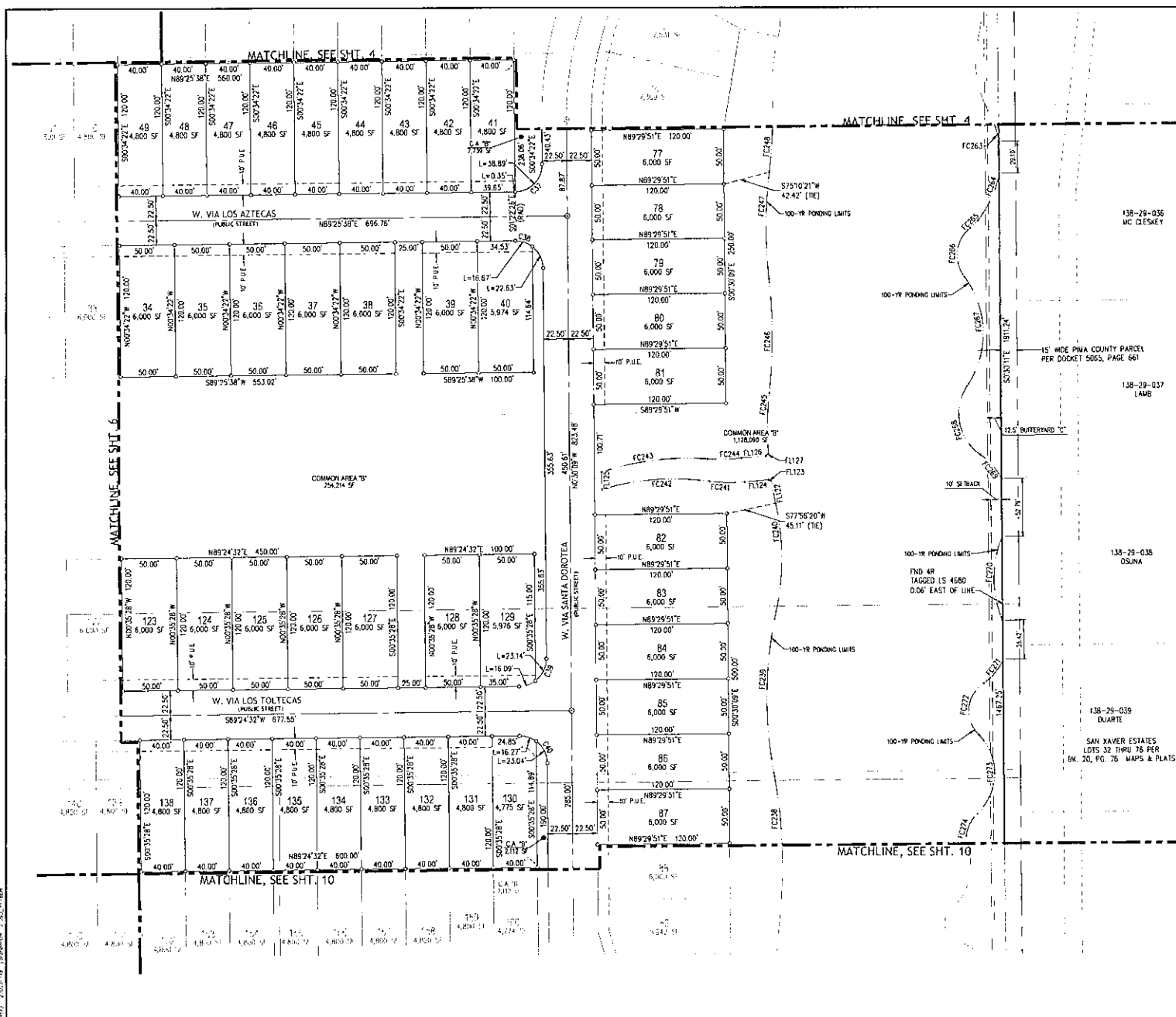
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David J. Machen
Surveyor
16245
P23FP00016

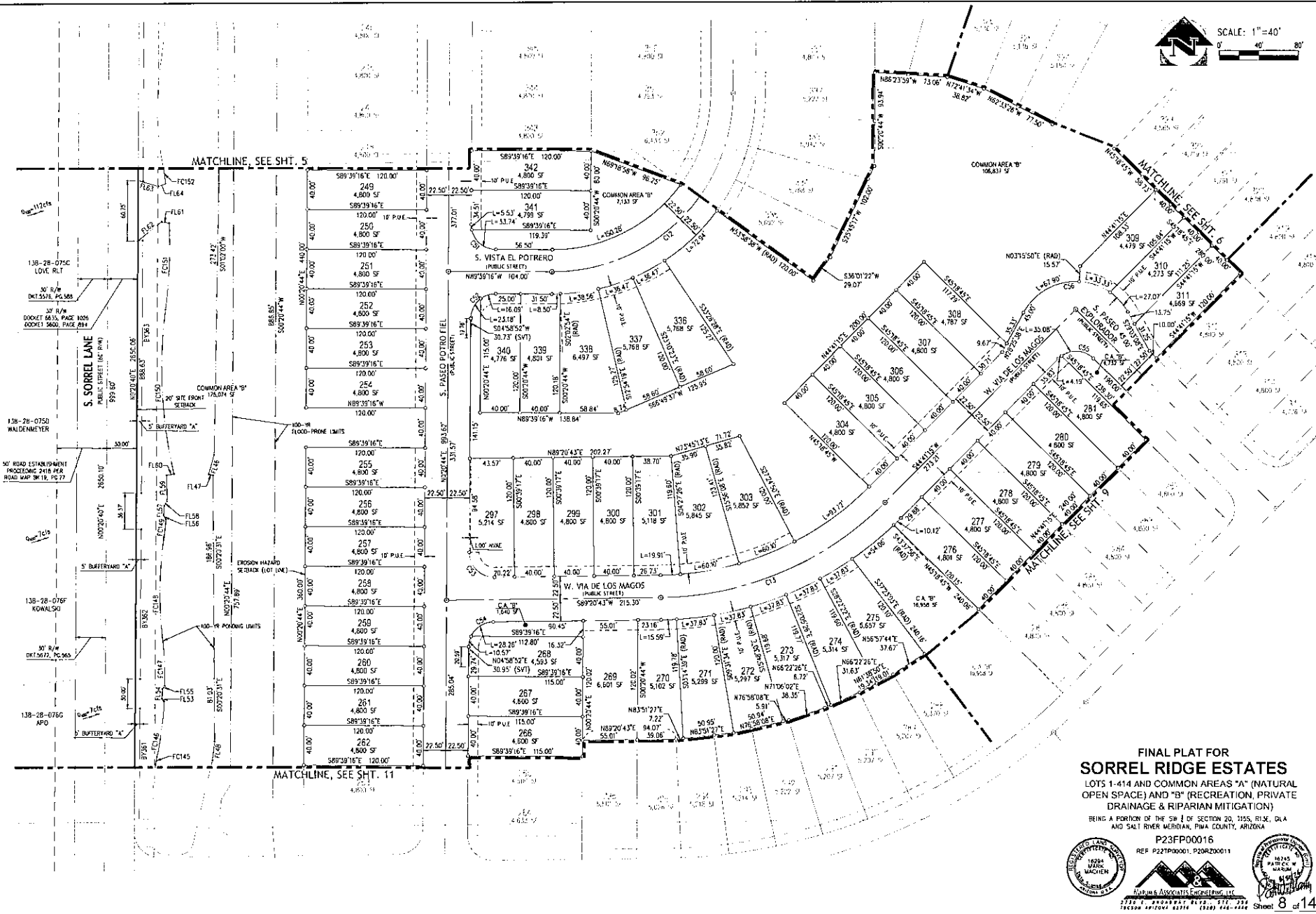
2200 E. ROADWAY, SUITE 200, TUCSON, ARIZONA 85711 (520) 444-4444

Sheet 6 of 14



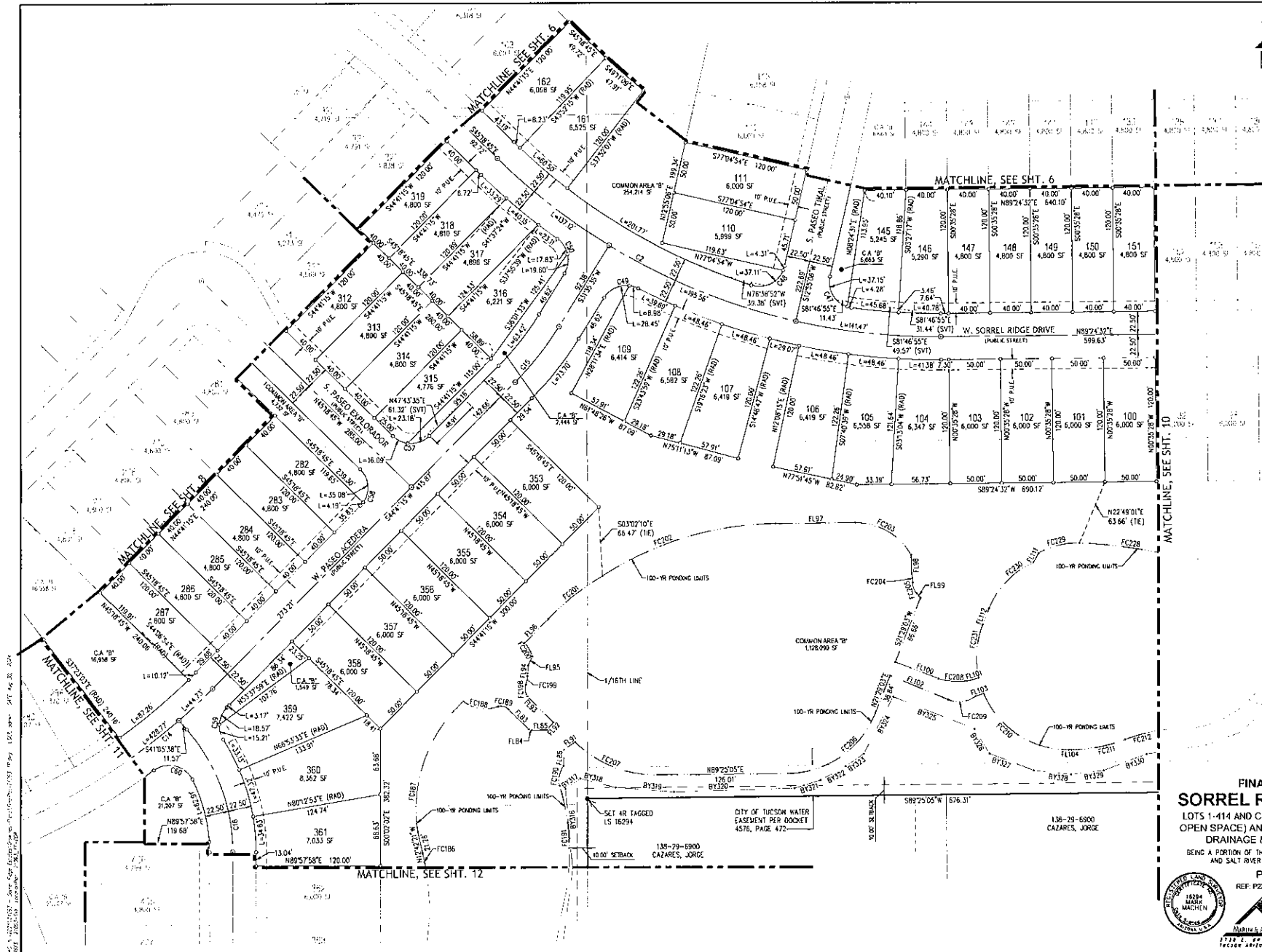
**FINAL PLAT FOR
SORREL RIDGE ESTATES**
LOTS 1-414 AND COMMON AREAS "A" (NATURAL
OPEN SPACE) AND "B" (RECREATION, PRIVATE
DRAINAGE & RIPARIAN MITIGATION)
BEING A PORTION OF THE SW 1/4 OF SECTION 20, 11SS, R13E, G1A
AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA







SCALE: 1"=40'
0' 40' 80'



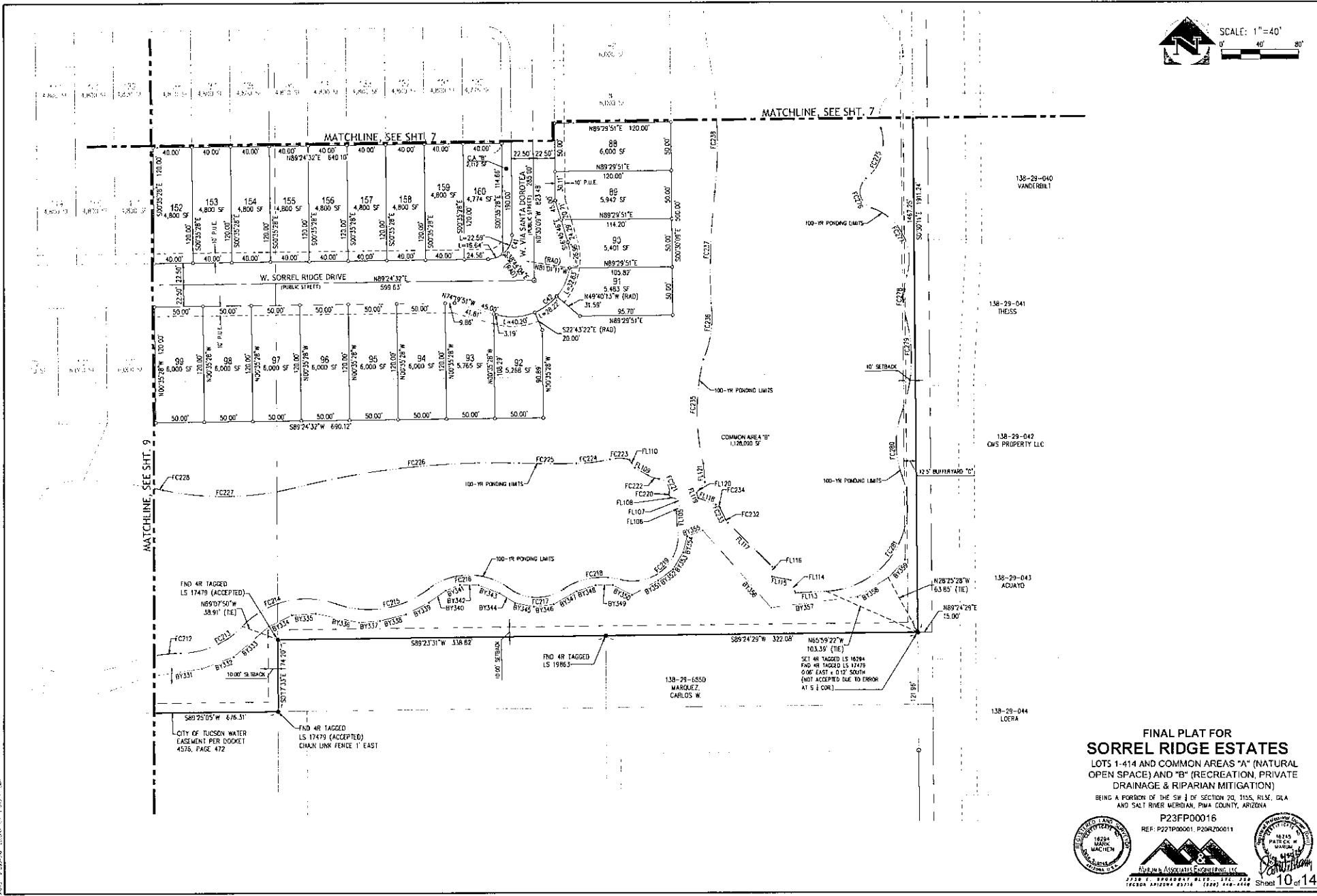
**FINAL PLAT FOR
SORREL RIDGE ESTATES**
LOTS 1-114 AND COMMON AREAS "A" (NATURAL
OPEN SPACE) AND "B" (RECREATION, PRIVATE
DRAINAGE & RIPARIAN MITIGATION)
BEING A PORTION OF THE SW 1/4 OF SECTION 20, T15S, R12E, GLA
AND SALT RIVER MERIDIAN, PHUA COUNTY, ARIZONA

P23FP00016
REF: P22TP00091, P20R200011



Matthew S. Associates, Inc.
15724 E. PASEO ACEREA, SUITE 200
TUCSON, ARIZONA 85718 (520) 474-4444

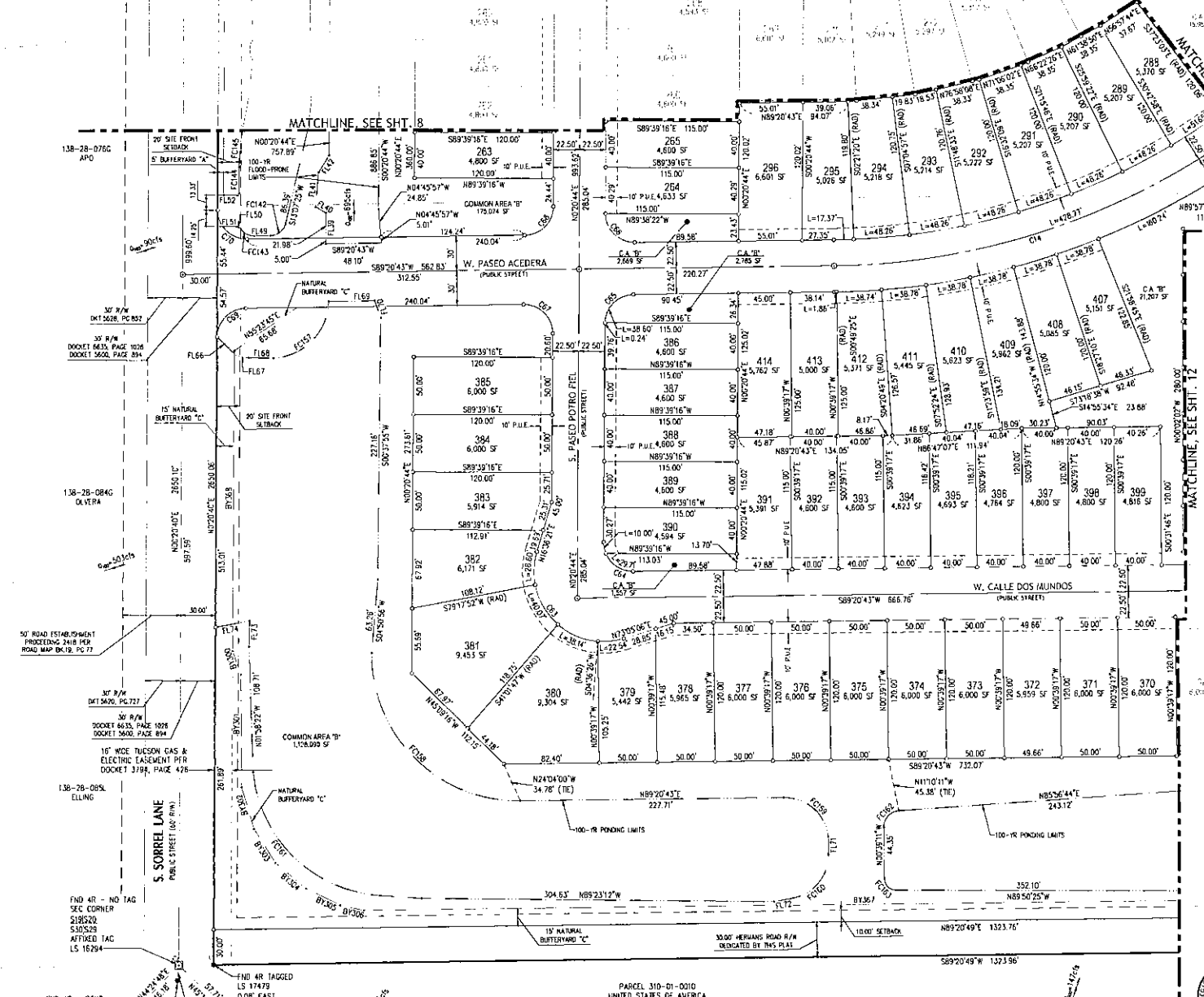
Sheet 9 of 14



**FINAL PLAT FOR
SORREL RIDGE ESTATES**
LOTS 1-114 AND COMMON AREAS "A" (NATURAL
OPEN SPACE) AND "B" (RECREATION, PRIVATE
DRAINAGE & RIPARIAN MITIGATION)
BEING A PORTION OF THE SW 1/4 OF SECTION 20, T15S, R15E, GLA
AND SALT RIVER WATERSHED, PIMA COUNTY, ARIZONA

P23FP00016
REF: P221P00001, P204Z00011





**FINAL PLAT FOR
SORREL RIDGE ESTATES**
LOTS 1-414 AND COMMON AREAS "A" (NATURAL
OPEN SPACE) AND "B" (RECREATION, PRIVATE
DRAINAGE & RIPARIAN MITIGATION)

BEING A PORTION OF THE SW 1/4 OF SECTION 20, T15S, R10E, GLA
AND SALT RIVER AGRICULTURAL, PIMA COUNTY, ARIZONA

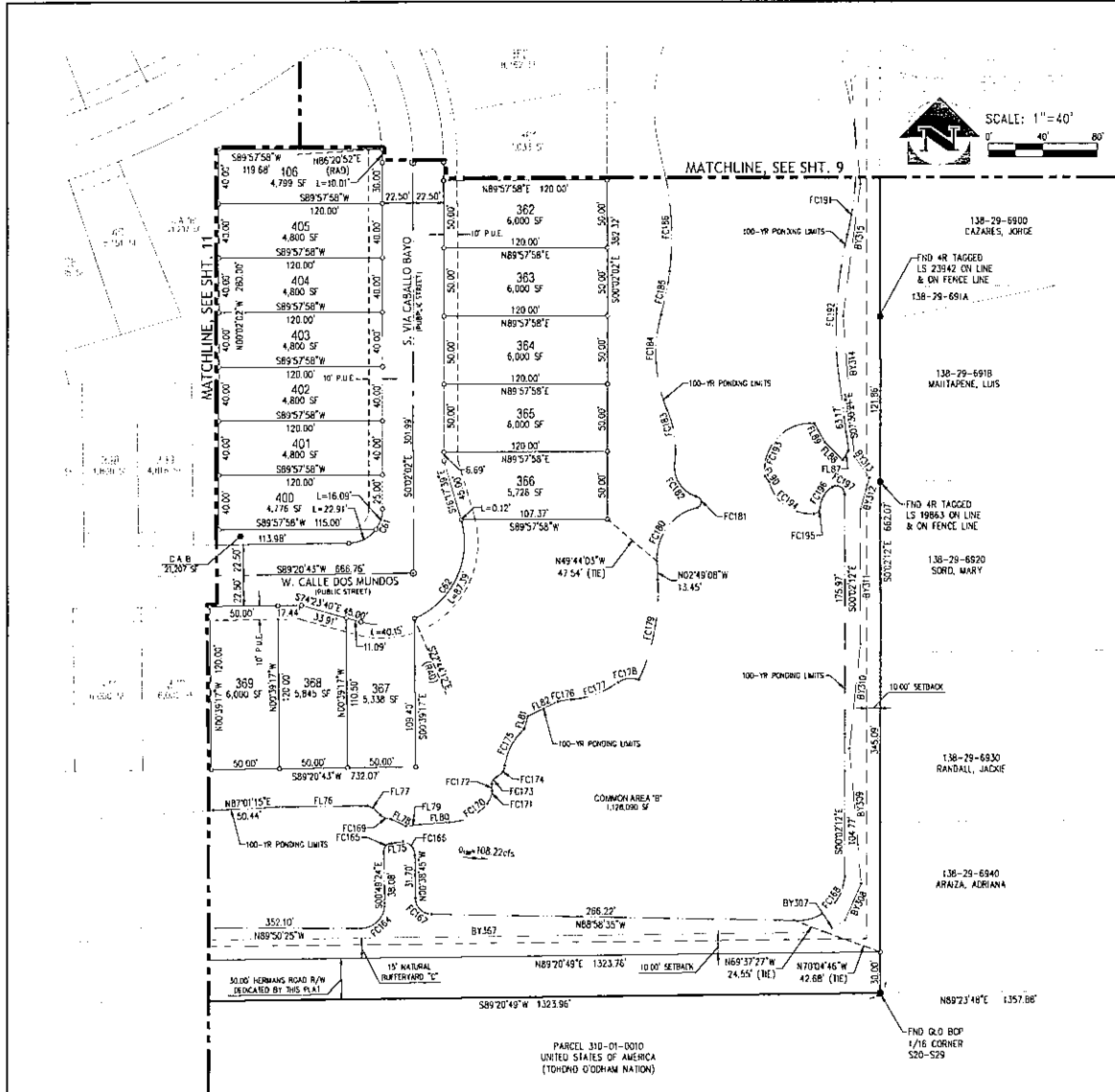
P23FP00016
REF: P221P00001, P20RZ00011



Matthew A. Mendenhall
10074
PATRICK W. HICKS
10074
TUCKER ARIZONA 85716 (202) 444-4444

SEC 20

DATE: 11/17/2021, DRAWN BY: JEFFREY A. HARRIS, PROJECT NO.: 2201-01-0010, SHEET NO.: 12 OF 14, SCALE: 1"=40'



LANDSCAPE BUFFERYARD LINE TABLES

LINE #	LENGTH	DIRECTION
BY300	21.44'	N19°25'28"W
BY301	97.74'	N00°25'56"W
BY302	37.56'	N16°23'41"W
BY303	34.68'	N32°02'07"W
BY304	34.59'	N49°56'15"W
BY305	32.87'	N64°04'32"W
BY306	20.87'	N76°56'57"W
BY307	16.58'	N58°38'20"E
BY308	29.31'	N24°19'17"E
BY309	100.12'	N05°02'12"W
BY310	76.85'	N05°56'03"E
BY311	99.21'	N00°02'40"E
BY312	23.49'	N16°15'08"E
BY313	19.50'	N34°54'54"W
BY314	103.84'	N04°32'14"W
BY315	98.00'	N07°29'53"E
BY316	77.07'	N05°07'36"W
BY317	17.50'	N54°47'10"E
BY318	34.95'	S73°43'08"E
BY319	56.85'	S85°31'29"E
BY320	116.32'	N88°16'22"E
BY321	26.38'	N72°39'24"E
BY322	27.67'	N61°20'59"E
BY323	21.28'	N55°03'16"E
BY324	61.81'	N27°38'50"E
BY325	84.35'	S64°35'00"E
BY326	27.84'	S31°13'02"E
BY327	45.97'	S85°27'58"E
BY328	36.13'	S83°38'19"E
BY329	32.13'	N02°48'20"E
BY330	44.48'	N69°15'15"E
BY331	57.73'	N41°38'28"E
BY332	34.71'	N69°39'00"E
BY333	48.12'	N49°32'30"E

LINE #	LENGTH	DIRECTION
BY334	25.81'	N63°46'59"E
BY335	25.23'	N66°00'28"E
BY336	45.66'	S78°20'09"E
BY337	21.45'	N68°04'34"E
BY338	27.70'	N75°58'34"E
BY339	26.48'	N62°58'16"E
BY340	21.55'	N54°56'03"E
BY341	15.75'	N68°56'13"E
BY342	19.30'	S89°22'40"E
BY343	22.79'	S68°58'15"E
BY344	19.51'	S58°12'27"E
BY345	15.47'	S78°49'06"E
BY346	20.53'	N87°57'08"E
BY347	27.26'	N60°26'25"E
BY348	20.53'	N72°41'42"E
BY349	17.85'	N59°19'35"E
BY350	29.25'	S67°29'00"E
BY351	30.62'	N61°29'34"E
BY352	19.48'	N52°01'23"E
BY353	20.44'	N31°35'09"E
BY354	17.22'	N13°43'34"E
BY355	17.01'	N69°41'08"E
BY356	106.61'	S41°30'03"E
BY357	90.12'	N62°53'12"E
BY358	37.29'	N56°07'18"E
BY359	25.34'	N42°50'30"E
BY360	111.43'	N00°20'44"E
BY361	27.27'	N25°30'28"E
BY362	150.76'	N00°20'44"E
BY363	255.07'	N52°32'35"E
BY364	246.81'	N00°20'44"E
BY365	190.46'	N00°20'44"E
BY366	685.64'	N00°20'44"E
BY367	1153.91'	N69°20'40"W
BY368	259.85'	S00°20'40"W

RIPARIAN HABITAT LINE TABLES

LINE #	LENGTH	DIRECTION
RH-400	14.67'	S07°41'11"E
RH-401	22.56'	S29°31'38"E
RH-402	37.03'	S78°06'51"E
RH-403	55.49'	S87°55'19"E
RH-404	58.61'	S80°32'36"E
RH-405	32.96'	S64°01'39"E
RH-406	79.10'	S05°38'41"E
RH-407	35.71'	S08°34'50"E
RH-408	36.40'	S04°49'13"E
RH-409	20.59'	S115°74'05"E
RH-410	60.32'	S59°50'13"E
RH-411	49.03'	S68°58'02"E
RH-412	48.60'	S58°12'27"E
RH-413	53.50'	S52°51'04"E
RH-414	40.20'	N75°01'42"W
RH-415	85.23'	N57°10'30"W
RH-416	41.07'	N60°08'28"W
RH-417	77.50'	N87°04'47"W
RH-418	41.01'	N86°17'59"W
RH-419	38.85'	S67°27'28"W
RH-420	24.82'	S31°16'33"W
RH-421	24.90'	S26°11'44"E
RH-422	33.05'	S82°55'41"E
RH-423	60.13'	N49°26'38"W
RH-424	19.34'	N71°30'22"W
RH-425	30.81'	N87°05'37"W
RH-426	24.71'	N40°18'06"W
RH-427	27.27'	N25°30'28"W
RH-428	28.64'	N52°32'35"W
RH-429	42.90'	N86°27'28"W
RH-430	50.57'	S70°45'48"W
RH-431	79.07'	S79°53'31"W
RH-432	30.87'	S54°31'31"W
RH-433	32.93'	S70°22'24"W
RH-434	45.97'	N67°30'28"E
RH-435	17.28'	N50°28'59"E
RH-436	5.89'	S45°20'50"E
RH-437	38.74'	S85°32'23"E
RH-438	101.94'	S00°42'01"W
RH-439	7.06'	N80°36'23"W

LINE #	LENGTH	DIRECTION
RH-440	71.74'	N62°56'40"W
RH-441	22.56'	S29°31'38"E
RH-442	35.81'	N59°56'55"W
RH-443	31.98'	S87°55'19"E
RH-444	39.14'	S74°36'30"W
RH-445	47.41'	S60°19'35"W
RH-446	53.55'	S68°03'37"W
RH-447	56.13'	S71°12'13"W
RH-448	50.86'	S87°00'00"W
RH-449	60.13'	N83°01'04"W
RH-450	97.95'	N65°28'34"W
RH-451	72.99'	N63°09'12"W
RH-452	10.12'	N59°53'49"W
RH-453	13.53'	N60°27'19"W
RH-454	22.91'	N75°18'06"W
RH-455	19.32'	N35°57'43"E
RH-456	29.12'	N83°50'00"E
RH-457	40.03'	S70°07'00"E
RH-458	41.62'	S85°08'58"E
RH-459	43.45'	S81°43'33"E
RH-460	62.69'	N82°50'10"E
RH-461	38.66'	S87°26'55"E
RH-462	51.70'	S67°26'36"E
RH-463	149.04'	S69°28'07"E
RH-464	43.03'	S78°03'58"E
RH-465	43.99'	S85°52'51"E
RH-466	39.68'	N86°51'42"E
RH-467	7.39'	N29°26'55"E
RH-468	6.88'	N00°32'09"W
RH-469	96.12'	N64°34'53"W
RH-470	101.37'	S66°47'49"E
RH-471	39.35'	S55°51'28"E
RH-472	32.76'	S13°32'44"E
RH-473	29.64'	S06°28'50"E
RH-474	28.27'	S42°36'04"E
RH-475	77.59'	S06°43'30"E
RH-476	12.36'	N56°19'36"E
RH-477	48.28'	N89°16'31"E
RH-478	53.47'	N56°21'27"E
RH-479	36.77'	N34°42'51"E
RH-480	13.69'	N72°17'20"E

FINAL PLAT FOR
SORREL RIDGE ESTATES
 LOTS 1-414 AND COMMON AREAS "A" (NATURAL OPEN SPACE) AND "B" (RECREATION, PRIVATE DRAINAGE & RIPARIAN MITIGATION)
 BEING A PORTION OF THE SW 1/4 OF SECTION 20, T15S, R15E, GLA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



P23F00016
 REF: P22T00001, P20R00011

2226 E. PROGRESS BLVD., STE. 200
 TUCSON, ARIZONA 85718 (520) 448-4444

MINIMUM FINISH FLOOR ELEVATIONS

LOT #	ELEVATION	LOT #	ELEVATION	LOT #	ELEVATION	LOT #	ELEVATION	LOT #	ELEVATION	LOT #	ELEVATION	LOT #	ELEVATION
1	2537.60	61	2547.64	121	2539.17	181	2549.13	241	2551.31	301	2548.33	361	2548.68
2	2537.80	62	2541.81	122	2538.64	182	2549.06	242	2551.56	302	2548.05	362	2549.23
3	2538.06	63	2541.01	123	2538.34	183	2550.06	243	2551.69	303	2548.40	363	2549.23
4	2538.39	64	2540.38	124	2538.04	184	2549.36	244	2551.84	304	2548.03	364	2549.06
5	2538.70	65	2540.67	125	2537.74	185	2548.69	245	2552.04	305	2548.03	365	2548.83
6	2539.01	66	2539.82	126	2537.44	186	2548.10	246	2552.24	306	2548.01	366	2548.58
7	2539.33	67	2539.57	127	2537.14	187	2547.74	247	2552.44	307	2547.80	367	2548.80
8	2539.64	68	2539.32	128	2537.03	188	2547.41	248	2552.64	308	2547.61	368	2549.56
9	2539.95	69	2539.07	129	2537.03	189	2547.08	249	2552.84	309	2547.19	369	2550.06
10	2540.29	70	2538.82	130	2537.64	190	2546.76	250	2553.04	310	2547.19	370	2550.78
11	2541.03	71	2538.57	131	2537.46	191	2546.43	251	2553.24	311	2547.10	371	2551.53
12	2542.03	72	2538.52	132	2537.26	192	2546.11	252	2553.44	312	2546.57	372	2552.27
13	2542.91	73	2538.03	133	2537.43	193	2545.78	253	2553.64	313	2546.29	373	2553.02
14	2543.78	74	2537.43	134	2537.67	194	2545.06	254	2553.84	314	2546.02	374	2553.77
15	2543.76	75	2537.56	135	2537.91	195	2545.13	255	2553.88	315	2545.74	375	2554.46
16	2543.07	76	2537.95	136	2538.15	196	2544.43	256	2553.71	316	2545.99	376	2554.84
17	2542.85	77	2538.20	137	2538.39	197	2545.13	257	2553.51	317	2546.10	377	2555.10
18	2542.63	78	2538.36	138	2538.63	198	2545.13	258	2553.31	318	2546.28	378	2555.35
19	2542.77	79	2538.36	139	2538.87	199	2544.90	259	2553.45	319	2546.48	379	2555.60
20	2542.14	80	2538.11	140	2539.11	200	2544.53	260	2553.71	320	2546.69	380	2555.92
21	2542.09	81	2537.86	141	2539.66	201	2545.38	261	2553.97	321	2546.89	381	2556.92
22	2541.66	82	2538.52	142	2540.62	202	2546.00	262	2554.23	322	2546.90	382	2556.06
23	2541.37	83	2538.52	143	2541.52	203	2546.00	263	2554.43	323	2546.90	383	2556.22
24	2541.35	84	2538.53	144	2541.51	204	2545.83	264	2553.81	324	2546.99	384	2556.22
25	2541.35	85	2538.08	145	2542.99	205	2545.97	265	2553.81	325	2546.53	385	2556.12
26	2540.85	86	2538.79	146	2542.94	206	2546.25	266	2553.99	326	2546.76	386	2556.99
27	2540.75	87	2538.55	147	2542.54	207	2546.53	267	2553.33	327	2546.00	387	2556.63
28	2539.66	88	2538.55	148	2541.83	208	2546.81	268	2553.06	328	2545.56	388	2556.78
29	2539.15	89	2539.03	149	2541.47	209	2547.09	269	2553.49	329	2546.51	389	2556.78
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31	2538.63	91	2538.43	151	2541.03	211	2547.65	271	2549.80	331	2549.07	391	2556.49
32	2538.38	92	2538.50	152	2540.83	212	2547.83	272	2549.24	332	2549.13	392	2556.26
33	2538.13	93	2538.24	153	2540.63	213	2548.21	273	2548.89	333	2548.99	393	2556.09
34	2537.88	94	2538.56	154	2540.43	214	2548.50	274	2548.54	334	2548.83	394	2555.72
35	2537.63	95	2537.83	155	2540.23	215	2548.83	275	2548.19	335	2548.83	395	2555.72
36	2537.38	96	2540.08	156	2540.03	216	2548.13	276	2548.48	336	2548.00	396	2555.12
37	2537.13	97	2540.13	157	2539.83	217	2548.79	277	2548.51	337	2548.65	397	2551.52
38	2536.88	98	2540.38	158	2539.63	218	2545.45	278	2548.51	338	2550.34	398	2550.92
39	2537.02	99	2540.83	159	2539.43	219	2545.10	279	2548.34	339	2551.12	399	2550.32
40	2537.57	100	2541.09	160	2539.13	220	2545.48	280	2548.14	340	2552.01	400	2549.98
41	2537.80	101	2541.34	161	2544.21	221	2546.29	281	2547.94	341	2552.37	401	2549.16
42	2537.45	102	2541.74	162	2544.47	222	2546.29	282	2546.88	342	2552.16	402	2549.18
43	2537.18	103	2542.33	163	2544.72	223	2546.33	283	2546.12	343	2552.06	403	2549.12
44	2537.36	104	2542.92	164	2544.92	224	2546.08	284	2546.51	344	2551.76	404	2548.92
45	2537.56	105	2543.02	165	2544.98	225	2547.03	285	2547.13	345	2551.56	405	2548.72
46	2537.76	106	2543.02	166	2544.20	226	2547.38	286	2547.67	346	2551.36	406	2548.52
47	2537.96	107	2542.91	167	2544.67	227	2547.73	287	2548.14	347	2551.16	407	2548.74
48	2538.15	108	2543.15	168	2544.67	228	2548.08	288	2547.99	348	2548.99	408	2548.93
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50	2538.56	110	2542.82	170	2544.77	230	2548.78	290	2548.49	350	2549.55	410	2549.30
51	2538.76	111	2542.51	171	2545.10	231	2549.08	291	2548.74	351	2549.59	411	2549.49
52	2538.96	112	2542.21	172	2545.43	232	2549.36	292	2548.99	352	2549.49	412	2549.71
53	2539.15	113	2541.91	173	2545.75	233	2549.65	293	2549.24	353	2549.62	413	2550.16
54	2539.36	114	2541.58	174	2546.08	234	2549.99	294	2549.50	354	2549.92	414	2550.30
55	2539.56	115	2541.36	175	2546.40	235	2550.83	295	2549.92	355	2549.92		
56	2542.20	116	2541.70	176	2546.73	236	2551.29	296	2550.77	356	2549.52		
57	2542.41	117	2542.00	177	2547.05	237	2551.44	297	2552.18	357	2549.73		
58	2542.74	118	2542.00	178	2547.38	238	2551.44	298	2551.31	358	2549.47		
59	2543.08	119	2541.25	179	2547.82	239	2551.70	299	2550.53	359	2548.76		
60	2543.18	120	2541.36	180	2548.46	240	2551.06	300	2549.93	360	2548.76		

FLOOD-PRONE LIMITS LINE TABLES

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
FL1	8.18'	S58°07'49"W	FL56	4.62'	N30°33'27"E	FL111	10.68'	N28°14'01"E
FL2	2.47'	N57°51'46"W	FL57	10.11'	N01°11'05"E	FL112	16.13'	N21°52'24"E
FL3	8.31'	N78°01'35"W	FL58	4.92'	N34°30'28"E	FL113	52.05'	S07°15'19"W
FL4	11.34'	S18°36'40"W	FL59	28.41'	N00°38'50"W	FL114	14.00'	N20°18'39"W
FL5	4.71'	S65°05'16"E	FL60	7.39'	N02°09'20"E	FL115	19.59'	N78°16'28"W
FL6	5.55'	S78°01'35"E	FL61	7.79'	S79°13'04"E	FL116	10.34'	N00°32'18"E
FL7	10.58'	N00°14'31"E	FL62	30.62'	N51°14'21"E	FL117	64.25'	N40°17'50"W
FL8	13.70'	N67°10'19"W	FL63	21.49'	N73°46'58"W	FL118	19.27'	N60°50'49"W
FL9	41.80'	N09°13'36"E	FL64	7.83'	S69°36'01"W	FL119	5.50'	N20°29'08"W
FL10	17.65'	N01°34'59"E	FL65	12.25'	N08°37'50"W	FL120	14.19'	N27°57'25"E
FL11	25.25'	N07°39'59"W	FL66	23.54'	S46°03'11"E	FL121	18.45'	N05°04'25"W
FL12	15.55'	N09°54'41"W	FL67	10.49'	S60°17'19"E	FL122	20.49'	N10°48'53"W
FL13	9.32'	N09°21'37"E	FL68	21.60'	S69°39'16"E	FL123	2.90'	N64°58'13"W
FL14	5.62'	N43°54'05"W	FL69	39.88'	N89°19'30"E	FL124	21.47'	S84°37'49"W
FL15	5.81'	N44°32'16"E	FL70	15.40'	S19°30'52"E	FL125	16.26'	N00°30'09"W
FL16	5.24'	N83°19'20"E	FL71	15.33'	S03°39'11"E	FL126	22.01'	N85°19'33"E
FL17	11.49'	N00°05'15"E	FL72	17.12'	S78°59'02"W	FL127	2.97'	N51°13'50"E
FL18	23.36'	N13°59'39"W	FL73	22.15'	N01°20'05"E	FL128	11.34'	N03°11'55"W
FL19	5.85'	N44°52'49"W	FL74	29.92'	S78°58'17"W	FL129	17.77'	N45°57'01"W
FL20	5.56'	N54°13'42"E	FL75	8.84'	S82°17'26"W	FL130	43.09'	N00°30'35"W
FL21	5.12'	N61°50'11"W	FL76	62.81'	N89°20'43"E	FL131	22.00'	N76°13'37"E
FL22	19.75'	N09°13'43"W	FL77	5.24'	S85°21'50"E	FL132	10.44'	N32°38'12"E
FL23	4.72'	N39°16'00"E	FL78	11.68'	S64°28'12"E	FL133	22.53'	S41°55'57"W
FL24	13.28'	N13°16'16"E	FL79	10.36'	N84°37'53"E	FL134	9.67'	N56°19'33"W
FL25	15.63'	N46°53'27"E	FL80	21.80'	N85°15'04"E	FL135	23.05'	N49°02'56"E
FL26	9.72'	N26°13'49"E	FL81	9.96'	N60°07'30"E	FL136	9.88'	S88°34'47"W
FL27	26.79'	S89°13'20"W	FL82	24.76'	N64°19'53"E	FL137	9.05'	S28°25'17"E
FL28	16.68'	S51°18'02"W	FL83	27.61'	S45°05'12"E	FL138	18.00'	S48°35'00"E
FL29	31.09'	S41°34'21"E	FL84	2.85'	S75°28'12"E	FL139	39.51'	S44°40'14"W
FL30	5.25'	S58°19'13"E	FL85	14.60'	N89°37'52"E	FL140	23.70'	S89°06'36"W
FL31	137.66'	S84°19'47"E	FL86	15.89'	N02°16'45"E	FL141	11.36'	S01°19'09"E
FL32	17.83'	N89°25'34"E	FL87	8.32'	S34°16'05"W	FL142	89.62'	N89°10'15"E
FL33	30.38'	N73°29'23"E	FL88	18.50'	N45°14'57"W			
FL34	14.11'	S87°50'06"E	FL89	16.08'	N28°46'21"W			
FL35	9.81'	S13°38'08"E	FL90	5.54'	S15°19'58"E			
FL36	10.60'	N85°29'09"E	FL91	12.75'	N55°12'56"E			
FL37	4.98'	N83°26'07"W	FL92	9.90'	N41°37'04"E			
FL38	53.51'	S25°53'44"W	FL93	35.49'	N45°18'45"W			
FL39	26.98'	N00°23'24"E	FL94	10.05'	N04°00'32"E			
FL40	10.50'	N60°55'40"E	FL95	9.72'	N35°09'05"E			
FL41	30.07'	N04°36'14"E	FL96	32.31'	N44°41'15"E			
FL42	17.25'	N31°34'38"E	FL97	77.21'	N48°18'24"E			
FL43	20.67'	N07°41'57"E	FL98	18.35'	S01°44'55"E			
FL44	3.91'	S82°00'37"W	FL99	5.60'	N41°39'51"E			
FL45	27.34'	S07°45'12"E	FL100	44.60'	S60°29'22"E			
FL46	20.60'	S15°05'44"W	FL101	8.32'	N72°22'05"E			
FL47	4.39'	S75°50'43"E	FL102	6.11'	S67°27'52"E			
FL48	19.00'	S06°38'08"W	FL103	8.31'	N72°50'53"E			
FL49	13.86'	S89°20'43"W	FL104	21.14'	S89°25'10"E			
FL50	5.54'	N10°12'53"W	FL105	14.96'	S02°52'06"E			
FL51	16.37'	S81°58'16"W	FL106	8.03'	S29°14'07"W			
FL52	17.31'	S89°10'50"W	FL107	5.50'	S20°29'09"E			
FL53	3.76'	S73°30'20"W	FL108	8.63'	S70°46'11"E			
FL54	9.97'	N02°40'47"E	FL109	10.63'	S61°18'17"E			
FL55	5.93'	N13°30'02"E	FL110	15.29'	S32°19'31"E			

GENERAL CURVE TABLES

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	619.13	800.00'	44°20'31"
C2	474.18	800.00'	45°18'43"
C3	188.37	800.00'	13°29'28"
C4	281.41	181.00'	89°04'54"
C5	236.98	300.00'	45°15'37"
C6	172.34	300.00'	32°54'53"
C7	237.64	300.00'	45°23'10"
C8	236.98	300.00'	45°15'37"
C9	234.26	300.00'	44°44'23"
C10	111.73	200.00'	32°00'25"
C11	470.87	300.00'	89°53'48"
C12	284.31	181.00'	90°00'00"
C13	251.36	322.50'	44°39'28"
C14	473.50	607.50'	44°39'28"
C15	68.95	300.00'	13°02'40"
C16	129.71	181.00'	41°03'36"
C17	39.27	25.00'	89°59'58"
C18	39.27	25.00'	90°00'04"
C19	39.27	25.00'	90°00'00"
C20	39.27	25.00'	90°00'00"
C21	39.27	25.00'	90°00'00"
C22	39.27	25.00'	90°00'00"
C23	39.27	25.00'	90°00'00"
C24	40.85	25.00'	93°09'32"
C25	37.87	25.00'	86°47'13"
C26	37.87	25.00'	86°47'13"
C27	38.87	25.00'	89°04'54"
C28	39.27	25.00'	90°00'00"
C29	42.87	25.00'	98°14'53"
C30	39.27	25.00'	89°59'58"
C31	32.70	25.00'	74°56'52"
C32	40.34	25.00'	92°27'22"
C33	39.27	25.00'	90°00'00"
C34	44.00	25.00'	100°50'35"
C35	32.88	25.00'	75°21'28"
C36	40.36	25.00'	92°30'03"
C37	40.36	25.00'	89°59'58"
C38	39.30	25.00'	90°04'13"
C39	39.23	25.00'	89°54'41"
C40	39.23	25.00'	90°05'19"
C41	39.23	25.00'	89°54'41"
C42	128.71	60.00'	122°23'54"
C43	41.86	25.00'	95°53'38"
C44	33.84	25.00'	77°33'49"
C45	53.96	50.00'	61°49'43"
C46	212.49	50.00'	242°29'31"
C47	41.42	25.00'	94°55'55"
C48	41.42	25.00'	94°55'55"
C49	37.43	25.00'	85°47'35"
C50	37.43	25.00'	85°47'35"

FLOOD-PRONE LIMITS CURVE TABLES

FLOOD-PRONE LIMITS CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
FC100	66.13	124.50'	30°25'10"	S69°07'12"E	65.36'
FC101	150.46'	331.44'	26°00'34"	S71°19'30"E	149.17'
FC102	130.85'	308.80'	24°16'40"	S70°27'33"E	129.87'
FC103	308.77'	758.80'	23°09'48"	N85°49'13"E	304.88'
FC104	491.68'	1241.20'	22°41'48"	N85°35'13"E	468.47'
FC105	521.58'	958.80'	31°10'08"	N81°21'04"E	515.18'
FC106	566.41'	1041.20'	31°10'08"	N81°21'04"E	559.45'
FC107	459.04'	1158.80'	22°41'48"	N85°35'13"E	456.04'
FC108	340.08'	841.20'	23°09'48"	N85°49'13"E	337.77'
FC109	210.55'	375.61'	32°07'03"	N67°19'30"E	207.81'
FC110	530.19'	474.50'	84°01'12"	N32°21'20"E	503.03'
FC111	600.36'	521.60'	66°01'24"	N33°21'26"E	567.89'
FC112	26.83'	12.44'	123°33'51"	N05°16'51"E	21.93'
FC113	19.87'	19.83'	5°37'53"	N86°51'34"W	19.83'
FC114	339.87'	545.07'	35°43'35"	S46°28'22"W	334.38'
FC115	43.20'	33.64'	73°34'24"	S65°11'13"W	40.28'
FC116	5.80'	3.70'	89°46'15"	S33°08'28"E	5.22'
FC117	28.40'	17.81'	91°20'36"	S29°37'50"E	25.49'
FC118	211.10'	530.27'	22°48'35"	S10°58'05"W	209.71'
FC119	31.22'	12.00'	149°05'00"	N84°21'11"W	25.13'
FC120	136.80'	508.36'	152°3'44"	N01°13'19"W	136.19'
FC121	61.00'	614.60'	4°11'42"	N04°22'42"E	44.99'
FC122	29.94'	370.27'	4°37'57"	N00°33'18"E	29.93'
FC123	62.59'	614.60'	5°50'06"	N04°10'36"W	62.56'
FC124	124.48'	429.65'	16°12'06"	N01°00'23"E	121.09'
FC125	82.87'	261.48'	18°09'28"	N00°01'42"E	82.52'
FC126	16.83'	11.30'	84°18'22"	N33°00'09"E	15.17'
FC127	8.77'	5.96'	84°18'21"	N32°23'28"E	8.00'
FC128	16.31'	14.25'	65°34'26"	N42°39'27"W	15.44'
FC130	81.46'	205.75'	17°08'54"	N01°23'47"E	81.23'
FC131	59.51'	126.26'	27°00'12"	N00°13'51"W	58.96'
FC132	47.72'	63.56'	43°01'03"	N34°46'46"E	46.61'
FC133	53.30'	100.74'	18°18'54"	S82°42'43"E	52.88'
FC134	72.51'	205.10'	20°15'23"	S73°47'23"E	72.13'
FC135	117.39'	245.28'	27°25'15"	S70°09'08"E	116.27'
FC136	124.51'	274.28'	26°00'34"	S71°19'30"E	123.44'
FC137	82.67'	175.72'	26°56'22"	S70°51'36"E	81.86'
FC138	25.46'	44.00'	33°11'00"	S73°58'58"E	25.13'
FC139	4.48'	2.00'	128°23'58"	S29°13'35"W	3.60'
FC140	18.58'	175.72'	6°03'34"	S35°56'36"E	18.37'
FC141	7.15'	6.78'	80°33'09"	S24°50'16"W	6.82'
FC142	18.62'	14.00'	76°13'18"	S51°14'04"W	17.28'
FC143	14.51'	13.36'	62°13'27"	S69°32'35"W	13.81'
FC144	23.18'	8195.03'	07°52'	N00°16'30"E	23.18'
FC145	38.95'	200.45'	11°07'56"	N05°56'54"E	38.89'
FC146	55.89'	384.44'	9°17'59"	N07°21'52"E	55.84'
FC147	48.71'	384.44'	7°15'36"	N02°48'36"W	48.68'
FC148	101.64'	397.78'	14°38'25"	N00°52'48"E	101.36'
FC149	17.84'	305.33'	37°03'50"	N06°31'35"E	17.83'
FC150	167.08'	467.29'	20°25'17"	N02°57'03"W	166.20'

FLOOD-PRONE LIMITS CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
FC151	87.51'	484.40'	10°21'03"	N02°33'53"E	87.39'
FC152	23.88'	484.40'	2°49'30"	N08°45'21"W	23.88'
FC153	101.24'	299.26'	19°22'38"	N00°28'37"W	100.76'
FC154	89.44'	320.36'	15°58'43"	N01°33'00"E	89.15'
FC155	75.60'	29.68'	145°55'02"	N66°10'40"E	56.76'
FC156	22.23'	8.88'	146°48'45"	N70°13'21"E	16.63'
FC157	75.15'	49.69'	86°40'08"	N44°10'45"E	68.20'
FC158	202.24'	126.92'	91°17'51"	S45°00'21"E	181.51'
FC159	55.11'	38.14'	84°17'50"	S48°30'22"E	51.19'
FC160	52.19'	37.82'	79°03'48"	S38°52'43"E	48.15'
FC161	166.20'	117.83'	80°44'59"	N45°38'41"W	152.78'
FC162	21.15'	14.00'	N63°55'58"	N42°57'48"E	19.20'
FC163	15.67'	10.00'	83°46'04"	N43°32'13"W	14.11'
FC164	29.34'	17.59'	95°33'22"	S44°37'41"W	28.05'
FC165	8.64'	5.24'	54°27'23"	S46°10'32"W	7.70'
FC166	14.10'	9.34'	88°28'19"	N42°26'41"W	12.80'
FC167	18.50'	12.00'	88°18'18"	N44°48'56"W	16.72'
FC168	54.97'	34.66'	92°27'37"	S48°58'25"W	49.19'
FC169	8.64'	11.00'	45°00'00"	S68°09'17"E	8.42'
FC170	32.09'	36.45'	50°26'36"	N63°25'31"E	31.06'
FC171	9.97'	17.98'	31°45'49"	N20°32'20"E	9.84'
FC172	5.08'	62.77'	4°38'08"	S49°08'11"E	5.08'
FC173	6.83'	6.00'	55°14'31"	N33°01'09"E	6.47'
FC174	10.74'	10.32'	99°36'34"	N35°50'07"E	10.26'
FC175	30.90'	45.11'	39°14'47"	N27°45'35"E	30.30'
FC176	9.78'	62.77'	8°55'42"	N81°05'52"E	9.77'
FC177	37.33'	69.00'	30°59'54"	N60°58'08"E	36.88'
FC178	16.06'	16.00'	57°51'31"	N108°02'17"E	15.40'
FC179	75.40'	159.76'	27°02'29"	N104°42'06"E	74.70'
FC180	53.36'	38.60'	79°13'01"	N36°58'20"E	49.21'
FC181	11.64'	4.44'	130°21'44"	N03°52'36"W	8.58'
FC182	31.44'	21.98'	81°57'13"	N33°41'28"W	28.82'
FC183	39.90'	75.80'	30°09'47"	N07°49'02"E	39.44'
FC184	72.38'	108.04'	36°19'47"	N03°44'02"W	70.94'
FC185	32.33'	21.02'	83°02'09"	N11°09'47"E	32.30'
FC186	79.68'	217.02'	21°02'07"	N03°37'21"W	79.23'
FC187	136.89'	142.09'	56°00'14"	N19°13'11"E	133.42'
FC188	35.18'	37.51'	53°45'34"	S81°14'40"E	33.92'
FC189	11.00'	10.00'	63°02'15"	S78°36'20"E	10.46'
FC190	19.98'	21.77'	52°35'05"	N11°06'05"E	19.28'
FC191	118.75'	225.30'	30°12'37"	N01°27'35"W	117.42'
FC192	96.77'	305.35'	18°09'31"	S04°22'56"W	96.37'
FC193	60.76'	34.45'	101°01'24"	S42°37'45"W	53.19'
FC194	43.25'	32.16'	77°03'14"	S54°24'34"E	40.07'
FC195	7.41'	5.00'	84°53'08"	N44°45'56"E	6.75'
FC196	18.12'	18.21'	57°00'15"	N30°49'30"E	17.38'
FC197	12.63'	6.00'	130°38'11"	S60°21'17"E	10.43'
FC198	12.31'	13.33'	52°55'31"	N08°18'58"W	11.88'
FC199	8.38'	33.97'	14°08'16"	N11°04'40"E	8.36'
FC200	15.15'	34.35'	25°30'30"	N29°33'01"W	15.07'

FLOOD-PRONE LIMITS CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
FC201	66.87'	248.13'	19°26'26"	N51°39'52"E	66.67'
FC202	176.85'	312.00'	32°28'54"	N73°10'14"E	174.49'
FC203	65.17'	62.40'	59°20'38"	S60°05'41"E	62.25'
FC204	8.47'	22.77'	21°11'42"	S07°33'31"E	8.37'
FC205	11.64'	14.92'	44°42'12"	S19°18'46"E	11.35'
FC206	109.08'	92.00'	67°56'02"	N55°27'04"E	107.80'
FC207	87.70'	112.19'	44°47'25"	S68°10'04"E	85.49'
FC208	31.36'	64.16'	27°59'40"	S86°55'36"E	31.04'
FC209	27.63'	26.17'	50°29'17"	N82°41'35"E	26.37'
FC210	104.68'	88.64'	67°39'44"	N56°45'03"W	98.70'
FC211	53.39'	150.67'	20°18'09"	S79°16'00"W	53.11'
FC212	57.24'	160.67'	20°24'41"	S79°19'19"W	56.94'
FC213	71.49'	89.42'	45°48'19"	S66°37'32"W	69.60'
FC214	105.28'	91.36'	60°01'41"	S76°44'13"W	89.55'
FC215	101.19'	99.82'	58°04'31"	S80°42'45"W	96.91'
FC216	86.84'	88.24'	72°54'35"	S89°05'22"W	81.09'
FC217	61.73'	48.93'	72°17'08"	N87°48'59"W	57.72'
FC218	61.91'	72.24'	49°06'28"	S80°35'40"W	60.04'
FC219	96.64'	47.00'	117°48'35"	S46°14'36"W	80.49'
FC220	5.47'	3.60'	86°57'38"	S23°33'51"E	4.98'
FC221	19.83'	12.05'	94°15'51"	S35°10'23"E	17.86'
FC222	12.18'	28.91'	24°08'41"	S71°40'40"E	12.09'
FC223	20.47'	42.36'	27°40'09"	S88°38'35"E	20.27'
FC224	34.95'	159.58'	17°37'57"	N82°44'13"E	34.88'
FC225	59.89'	122.57'	246°01'	S89°36'18"E	59.08'
FC226	233.38'	84.34'	155°11'33"	N83°51'06"E	239.84'
FC227	137.68'	299.43'	26°20'28"	N69°05'43"E	136.45'
FC228	82.56'	166.00'	10°08'07"	S82°48'09"E	82.45'
FC229	41.09'	79.14'	29°44'55"	N78°38'13"E	40.63'
FC230	63.75'	80.84'	45°10'46"	N43°58'47"E	62.11'
FC231	52.51'	88.64'	33°56'37"	N64°30'44"E	51.75'
FC232	4.91'	15.88'	175°7'07"	N34°36'14"W	4.89'
FC233	13.35'	71.41'	10°41'11"	N23°02'40"W	13.30'
FC234	51.15'	11.05'	184°20'44"	S55°41'44"W	51.15'
FC235	108.71'	225.41'	27°38'00"	N00°05'43"E	107.66'
FC236	59.30'	109.97'	36°53'54"	N07°48'20"E	58.59'
FC237	114.85'	75.03'	87°00'18"	N01°58'12"E	114.75'
FC238	138.57'	466.92'	17°04'14"	N02°09'25"E	138.06'
FC239	146.76'	366.73'	22°55'46"	N00°47'20"E	145.79'
FC240	99.51'	225.50'	25°16'39"	N01°17'49"W	98.70'
FC241	32.19'	152.72'	12°04'41"	N88°45'37"W	32.13'
FC242	98.75'	226.57'	24°58'18"	S86°40'42"W	97.97'
FC243	37.74'	253.76'	22°04'04"	N83°06'17"E	37.15'
FC244	30.58'	177.72'	9°31'33"	N04°00'02"E	30.54'
FC245	55.73'	309.45'	10°19°06"	N00°52'47"E	55.65'
FC246	104.03'	480.71'	12°23'38"	N00°05'39"W	103.83'
FC247	97.88'	429.65'	13°03'00"	N00°59'52"E	97.65'
FC248	72.21'	465.05'	8°33'46"	N02°14'29"E	72.14'
FC249	50.19'	172.92'	15°53'13"	N06°14'12"E	50.18'
FC250	93.18'	53.23'	100°18'46"	N35°42'16"E	81.76'

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P23FP00016

THIS AGREEMENT is made and entered into by and between FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION or successors in interest ("Subdivider"), TITLE SECURITY AGENCY, LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 201827-T; 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 SORREL RIDGE ESTATES LOTS 1-414 AND COMMON AREAS "A" (NATURAL OPEN SPACE) AND "B" (RECREATION, PRIVATE DRAINAGE & RIPARIAN MITIGATION) 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

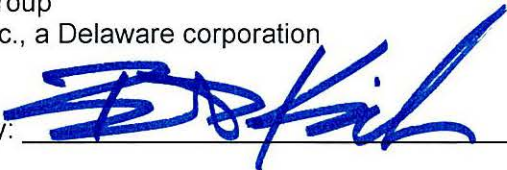
C. A substitute assurance agreement has been executed by and between Subdivider and County in accordance with paragraph 2.11.

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 2024, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: Forestar (USA) Real Estate Group
Inc., a Delaware corporation

Chair, Board of Supervisors

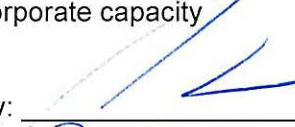
By: 

Its: Division President

ATTEST:

TRUSTEE: Title Security Agency, LLC, a Delaware limited liability company Trustee under Trust No. 201827-T, and not in its corporate capacity

Clerk of the Board

By: 

Its: _____

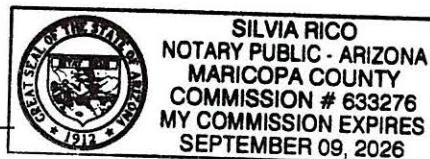
Trust Officer _____

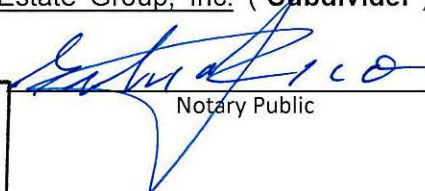
STATE OF ARIZONA)
County of Maricopa)

The foregoing instrument was acknowledged before me this 1st day of July, 2024, by Brian Konderik the Division President of Forestar (USA) Real Estate Group, Inc. ("**Subdivider**"), an Delaware corporation, on behalf of the corporation.

My Commission Expires:

09/09/26



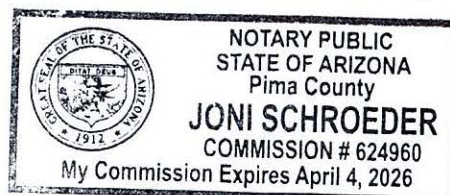

Notary Public

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 4th day of December, 2024, by Ronda Tarr the Trust Officer of Title Security Agency, LLC, ("**Trustee**"), a Delaware limited liability company, on behalf of the corporation, as trustee under trust number 2018274-T.

My Commission Expires:

4/4/2026




Notary Public