



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 1/18/2022

**= Mandatory, information must be provided*

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

***Title:**

WEISSMAN RIDGE LOTS 1-201 And Common Area "A" FINAL PLAT (P21FP00020)

***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: 724-9522

Department Director Signature: _____

Joseph Brodz

Date: _____

12/22/2021

Deputy County Administrator Signature: _____

[Signature]

Date: _____

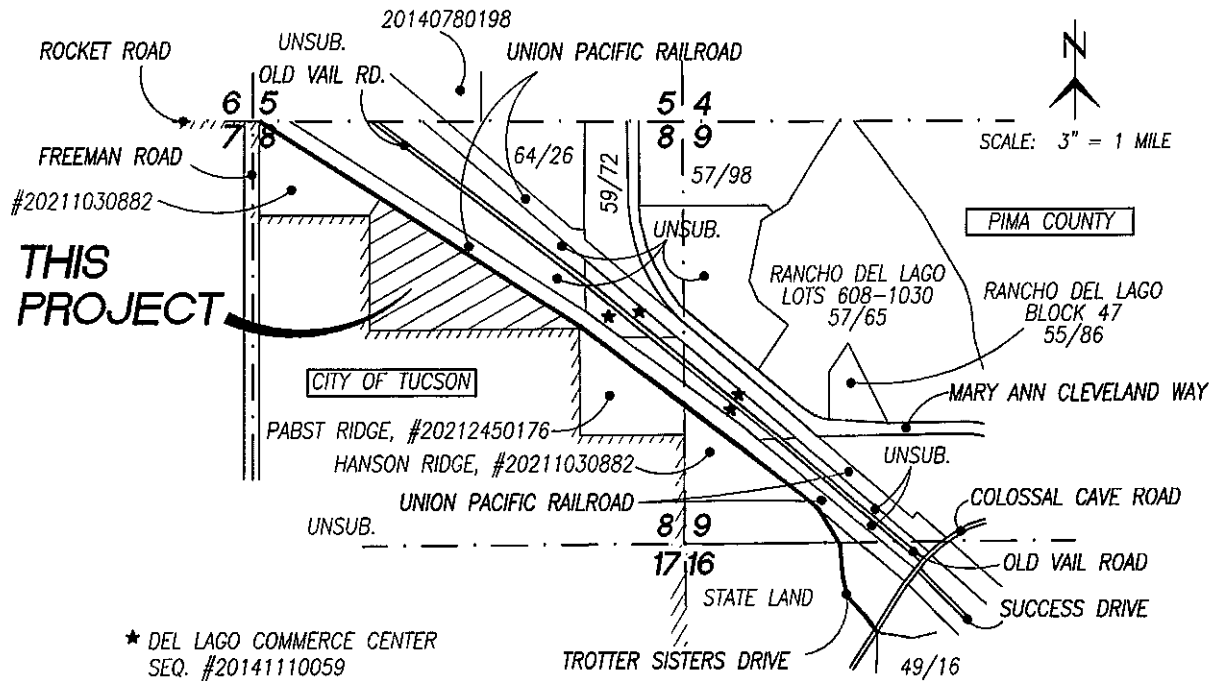
12/22/2021

County Administrator Signature: _____

[Signature]

Date: _____

12/24/2021



LOCATION PLAN

SECTION 8, T16S, R16E,
G&SRB&M, PIMA COUNTY, ARIZONA

P21FP00020

WEISSMAN RIDGE

LOTS 1-201

WE THE UNDERSIGNED, HONORARY WARDMAN THAT WE ARE ALL, AND THE ONLY PARTIES INVOLVED IN ANY TALE MURDER IN THE LAST SESSION OF THE PALE, AND WE CONSENT TO THE SUBMISSION OF SAG LAND IN THE MANNER BEING HEREON.

1. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
2. CONVECTIONAL ZONING IS OK-5.
3. GROSS DENSITY IS 4.1 BAC FOR LOTS 1 - 201.

SEQUENCE NO. _____
FEE _____
STATE OF ARIZONA
COUNTY OF PIMA
I, S.S.
HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BANKER &
ASSOCIATES ENGINEERING, INC. ON THIS _____ DAY OF _____ AT _____
WITNESS MY HAND AND OFFICIAL SEAL DUTY AND TERM ABOVE WRITTEN.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY/CONFIRMATION SURVEY (OF A BOUNDARY SURVEY OF JAMES OSM "NLS 14146," ETC. JOB NUMBER 205144, DATED 11-11-09) MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY ADJUSTMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 16 EAST, G.S.R.M. PIMA COUNTY, ARIZONA, AS DEFINED BY A 3" REBAR, TAGGED "LS 14215" AT THE NORTH CORNER, TO A 1 1/2" ALUMINUM CAP STAMPED "LS 1047" AT THE NORTHEAST CORNER, SAID BEARING BEING N 89°25'18" E. SEE ALSO DETAIL ON SHEET #1.

ASSUMED IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NUMBER 1758 FROM STEPHEN TITLE AND TRUST OF TUCSON AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PINA COUNTY ZONING CODE, CHAPTER _____ (NARRATIVE STANDARDS) IN THIS SUBMITTAL.

I, JULE 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 _____ DAY OF _____.

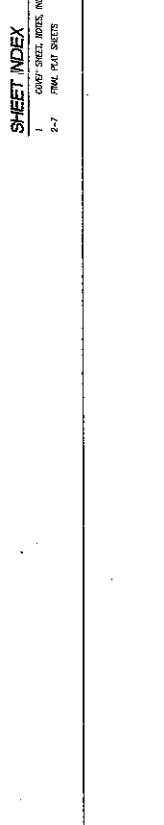
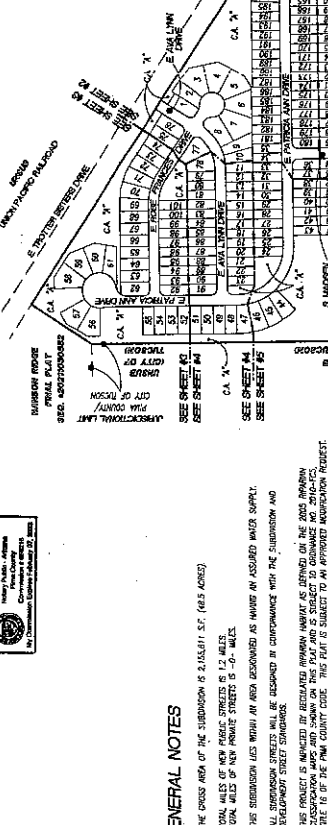
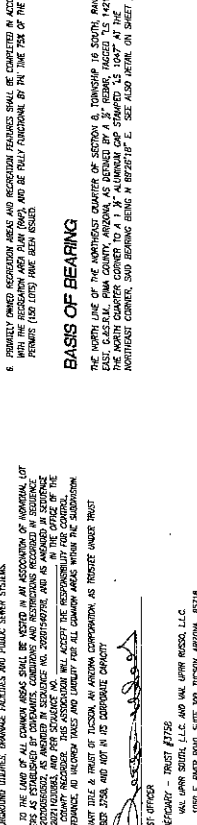
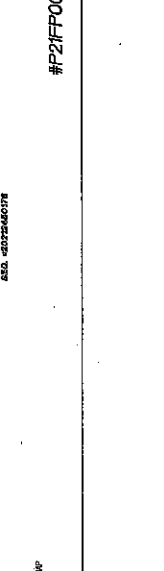
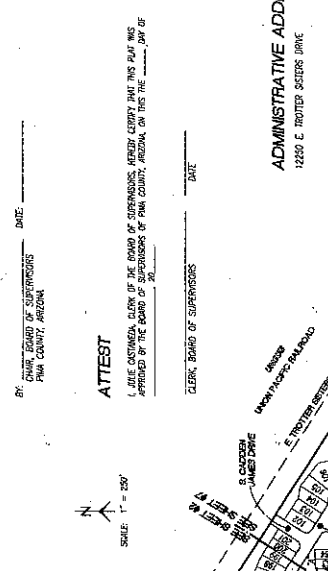
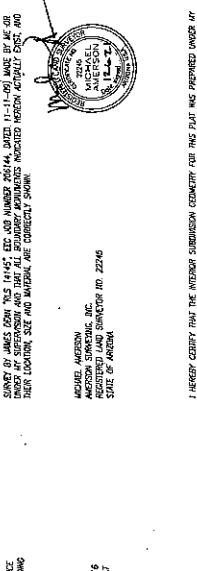
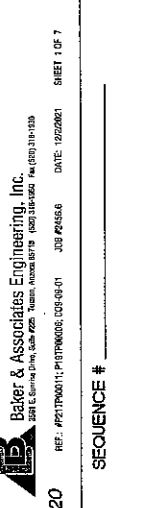
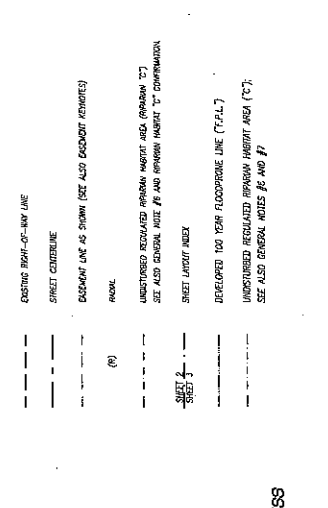
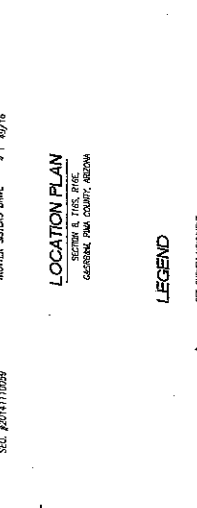
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12250 E. TROTTER SISTERS DRIVE

WEISSMAN RIDGE, LOTS 1 - 201 AND
COMMON AREA "A" (OPEN/DRAINAGE/RECREATION)

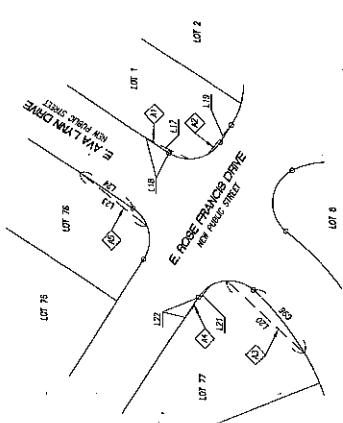
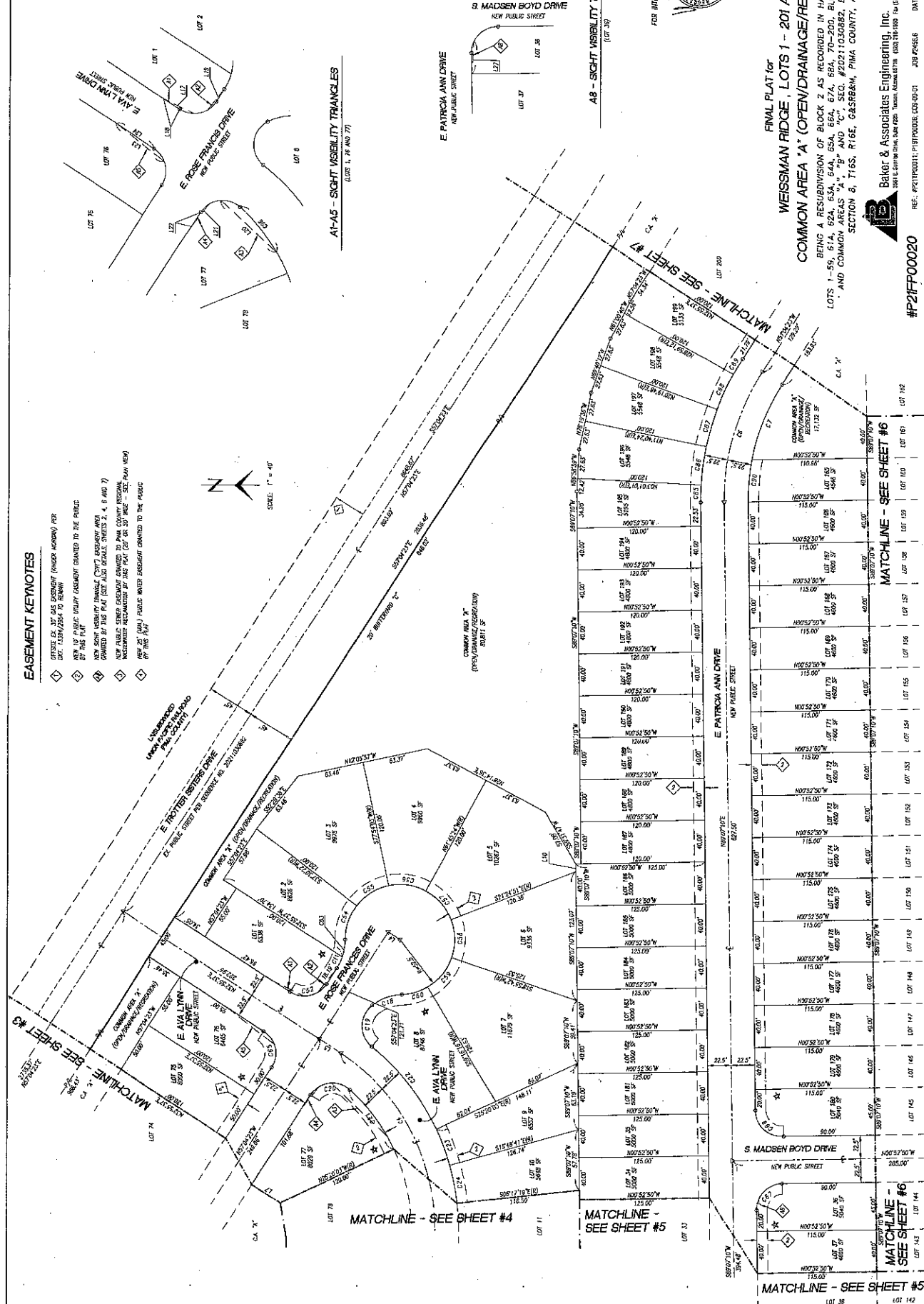
1	COVER SHEET, NOTES, INDEX MAP
2-7	FINAL PLAY SHEETS

2-7 FINAL PLAY SHEETS

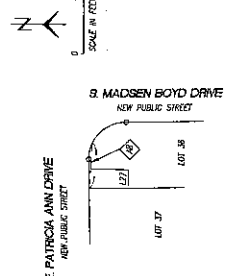


EASEMENT KEYNOTES

1. EASEMENT TO BE SHOWN (UNDER RECORDING) FOR 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.



A1-A5 - SIGHT VISIBILITY TRIANGLES
(LOT 1, 2, 3, 4, 5)



A8 - SIGHT VISIBILITY TRIANGLE
(LOT 36)



FINAL PLAT for
WEISSMAN RIDGE, LOTS 1 - 201 AND
COMMON AREA "A" (OPEN/DRAINAGE/RECREATION)
BEING A RESUBDIVISION OF BLOCK 2 AS RECORDED IN HANSON RIDGE,
LOTS 1-59, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70-200, BLOCKS "1", "2", AND "3"
AND COMMON AREAS "A", "B", AND "C", SEC. 22217030882, BEING A PORTION OF
SECTION 6, T16S, R16E, G&SR&M, PINA COUNTY, ARIZONA

Baker & Associates Engineering, Inc.
1001 E. Camelback Road, Suite 100, Phoenix, Arizona 85014
TEL: 948-1111 FAX: 948-1112
REF: #P21FF00020 JOB #25656 DATE: 12/20/2021
SHEET 2 OF 7

SEQUENCE #

- ① **CESTIVE EX. 27 WAS ESSENTIAL (MINOR WORKMAN FOR SW. 11/24/2554 TO REMAIN)**
- ② **NEW 10 PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT**
- ③ **NEW RIGHT VESIBILITY DRINKALE (SW) EASEMENT AREA GRANTED BY THIS PLAT (SEC. 40A REMAINS, SHEETS 2, 4, 5 AND 7)**
- ④ **NEW PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY REGIONAL WASTEWATER RECLAMATION BY THIS PLAT (20' OF WIDE - SEE PLAN HERE)**
- ⑤ **NEW 15' (MIN.) PUBLIC WATER EASEMENT GRANTED TO THE PUBLIC**

3115

A circular seal with the text "SURVEYOR GENERAL" around the top and "WILLIAM H. BAKER, JR." around the bottom. In the center, it says "1874". The seal is partially obscured by a signature.

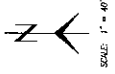
BEING A RESURVDIVISION OF BLOCK 2 AS RECORDED IN HANSON RIDGE,
LOTS 1-59, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 70-200, BLOCKS "1," "2," AND "3,"
AND COMMON AREAS "A," "B" AND "C," SEC. #2021103082, BEING A PORTION OF
SECTION 8, T16S, R16E, G&SB&M, PIMA COUNTY, ARIZONA

#P21FP00020
REF: #P21FP00011; #P19TP00006; C09-09-01
DATE: 12/22/2012
JOB #2455 B
3341 E. Samuels Drive, Suite #725 Tempe, Arizona 85718 (520) 318-1850 fax (520) 318-1550

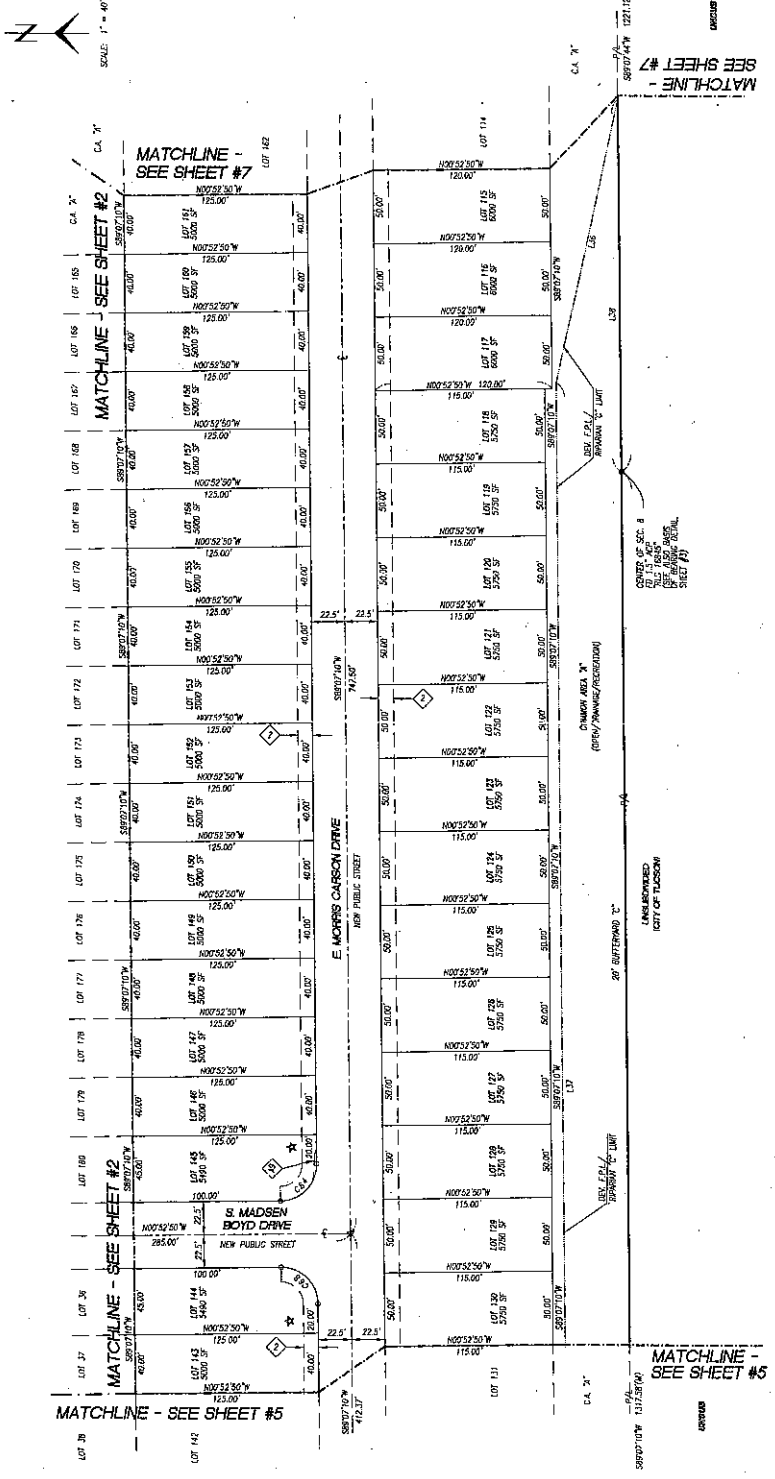
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REF: #P21FP00011: P19TP00006; C09-08-01
JOB #2456
DATE: 12/2/2021
SHEET 3 OF 7

SEQUENCE #

NUMBER	DESCRIPTION	INSURANCE
1	52' 55.71' W	22.77'
2	52' 55.71' W	11.33'
3	52' 55.71' W	11.33'
4	52' 55.71' W	11.33'
5	52' 55.71' W	11.33'
6	52' 55.71' W	11.33'
7	52' 55.71' W	11.33'
8	52' 55.71' W	11.33'
9	52' 55.71' W	11.33'
10	52' 55.71' W	11.33'
11	52' 55.71' W	11.33'
12	52' 55.71' W	11.33'
13	52' 55.71' W	11.33'
14	52' 55.71' W	11.33'
15	52' 55.71' W	11.33'
16	52' 55.71' W	11.33'
17	52' 55.71' W	11.33'
18	52' 55.71' W	11.33'
19	52' 55.71' W	11.33'
20	52' 55.71' W	11.33'
21	52' 55.71' W	11.33'
22	52' 55.71' W	11.33'
23	52' 55.71' W	11.33'
24	52' 55.71' W	11.33'
25	52' 55.71' W	11.33'
26	52' 55.71' W	11.33'
27	52' 55.71' W	11.33'
28	52' 55.71' W	11.33'
29	52' 55.71' W	11.33'
30	52' 55.71' W	11.33'
31	52' 55.71' W	11.33'
32	52' 55.71' W	11.33'
33	52' 55.71' W	11.33'
34	52' 55.71' W	11.33'
35	52' 55.71' W	11.33'
36	52' 55.71' W	11.33'
37	52' 55.71' W	11.33'
38	52' 55.71' W	11.33'
39	52' 55.71' W	11.33'
40	52' 55.71' W	11.33'
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42	52' 55.71' W	11.33'
43	52' 55.71' W	11.33'
44	52' 55.71' W	11.33'
45	52' 55.71' W	11.33'
46	52' 55.71' W	11.33'
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48	52' 55.71' W	11.33'
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59	52' 55.71' W	11.33'
60	52' 55.71' W	11.33'
61	52' 55.71' W	11.33'
62	52' 55.71' W	11.33'
63	52' 55.71' W	11.33'
64	52' 55.71' W	11.33'
65	52' 55.71' W	11.33'
66	52' 55.71' W	11.33'
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69	52' 55.71' W	11.33'
70	52' 55.71' W	11.33'
71	52' 55.71' W	11.33'
72	52' 55.71' W	11.33'
73	52' 55.71' W	11.33'
74	52' 55.71' W	11.33'
75	52' 55.71' W	11.33'
76	52' 55.71' W	11.33'
77	52' 55.71' W	11.33'
78	52' 55.71' W	11.33'
79	52' 55.71' W	11.33'
80	52' 55.71' W	11.33'
81	52' 55.71' W	11.33'
82	52' 55.71' W	11.33'
83	52' 55.71' W	11.33'
84	52' 55.71' W	11.33'
85	52' 55.71' W	11.33'
86	52' 55.71' W	11.33'
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88	52' 55.71' W	11.33'
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92	52' 55.71' W	11.33'
93	52' 55.71' W	11.33'
94	52' 55.71' W	11.33'
95	52' 55.71' W	11.33'
96	52' 55.71' W	11.33'
97	52' 55.71' W	11.33'
98	52' 55.71' W	11.33'
99	52' 55.71' W	11.33'
100	52' 55.71' W	11.33'



SCALE: 1" = 40'



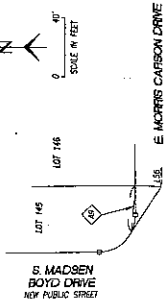
LINE TABLE

EASEMENT KEYNOTES

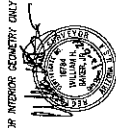
- 1. EASEMENT FOR GAS EGRESS (UNDER HIGHWAY FOR LOT 118A/2044 TO REMAIN)
- 2. NEW 10' PUBLIC UTILITY EGRESS GRANTED TO THE PUBLIC BY THE PLAT
- 3. NEW 10' PUBLIC UTILITY EGRESS GRANTED TO THE PUBLIC BY THE PLAT
- 4. NEW 10' PUBLIC UTILITY EGRESS GRANTED TO THE PUBLIC BY THE PLAT
- 5. NEW 10' PUBLIC UTILITY EGRESS GRANTED TO THE PUBLIC BY THE PLAT
- 6. NEW 10' PUBLIC UTILITY EGRESS GRANTED TO THE PUBLIC BY THE PLAT
- 7. NEW 10' PUBLIC UTILITY EGRESS GRANTED TO THE PUBLIC BY THE PLAT
- 8. NEW 10' PUBLIC UTILITY EGRESS GRANTED TO THE PUBLIC BY THE PLAT
- 9. NEW 10' PUBLIC UTILITY EGRESS GRANTED TO THE PUBLIC BY THE PLAT
- 10. NEW 10' PUBLIC UTILITY EGRESS GRANTED TO THE PUBLIC BY THE PLAT



SCALE: 1" = 40'



FINAL PLAT for
**WEISSMAN RIDGE, LOTS 1 - 201 AND
 COMMON AREA "A" (OPEN/DRAINAGE/RECREATION)**
 BEING A RESUBDIVISION OF BLOCK 2 AS RECORDED IN HANSON RIDGE,
 AND COMMON AREAS "A", "B", AND "C", SEQ. #2021030882, BEING A PORTION OF
 SECTION 8, T16S, R16E, GASHRUM, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
 1001 N. GILBERT AVENUE, SUITE 100, TUCSON, ARIZONA 85719-1400
 TEL: (520) 795-1111 FAX: (520) 795-1112
 REF: #P21FF000020 DATE: 12/22/2021 SHEET 6 OF 7

SEQUENCE #

EASEMENT KEYNOTES

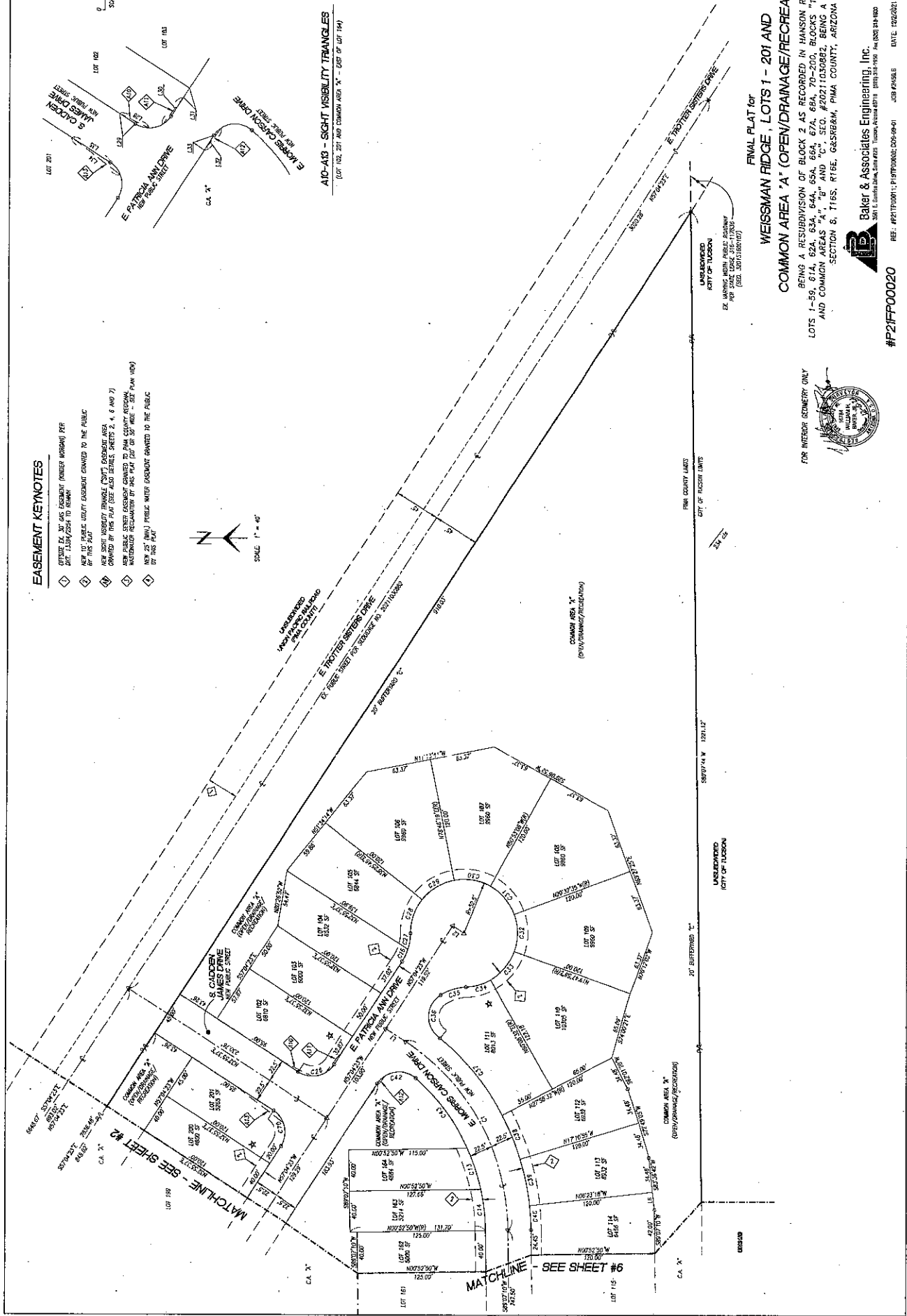
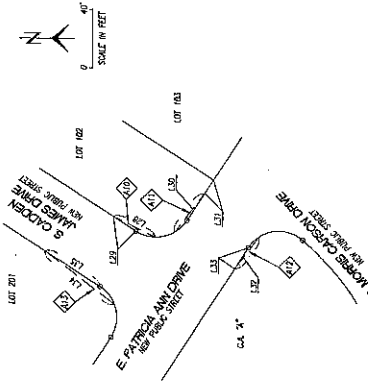
1. EASEMENT KEYNOTE (UNDER WISDOM) PER LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 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.



SCALE 1" = 40'

AID-A13 - SIGHT VISIBILITY TRIANGLES

(LOT 102, 201 AND COMMON AREA "X" - EAST OF LOT 144)



FINAL PLAT for WEISSMAN RIDGE, LOTS 1-201 AND COMMON AREA "A" (OPEN/DRAINAGE/RECREATION)

BEING A RESUBDIVISION OF BLOCK 2 AS RECORDED IN HANSON RIDGE, LOTS 1-30, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70-200, BLOCKS "1", "2", AND "3" AND COMMON AREAS "A", "B" AND "C", SEC. #2021103082, BEING A PORTION OF SECTION 8, T16S, R76E, G6SHE86M, PIMA COUNTY, ARIZONA



#P21FF00020

DATE: 12/22/2021

JOB #5456

REF: #P21FF00011; P11FF00002; 009-49-01

DATE: 12/22/2021

JOB #5456

DATE: 12/22/2021

JOB #5456

DATE: 12/22/2021

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DATE: 12/22/2021

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P21FP00020**

THIS AGREEMENT is made and entered into by and between Vail UPRR South, LLC., an Arizona Limited Liability Company, and Vail UPRR Russo, L.L.C., an Arizona Limited Liability Company or successors in interest ("Subdivider"), Stewart Title & Trust of Tucson, an Arizona corporation ("Trustee"), as trustee under Trust No. 3758; 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 Weissman Ridge Lots 1-201 and Common Area "A"(Open/Drainage/Recreation) 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 _____, 20____, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

Chair, Board of Supervisors

ATTEST:

Clerk of the Board

SUBDIVIDER: Vail UPRR South, L.L.C., an Arizona Limited Liability Company, and Vail UPRR Russo, L.L.C., an Arizona limited liability company

By: The Hearon Company, as manager of Ashland Group- Millennium Successor to Ashland Group LLC, as Manager

[Signature]
By: Duff C. Hearon
Its: President

TRUSTEE: Stewart Title & Trust of Tucson, an Arizona corporation, as Trustee under Trust No 3758, and not in its corporate capacity

By: Teresa M. Ives
Its: Trust Officer [Signature]

STATE OF ARIZONA)
County of Pima)

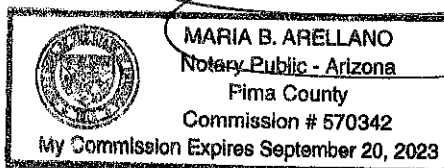
The foregoing instrument was acknowledged before me this 9th day of December, 2021, by ~~DAVID~~ DUFF C. HEARON

The Hearon Company, an Arizona Corporation, as Manager of Vail UPRR South, L.L.C., an Arizona Limited Liability Company, and as Manager of Vail UPRR Russo, L.L.C., an Arizona Limited Liability company ("Subdivider"),

My Commission Expires:

9/20/2023

STATE OF ARIZONA)
County of Pima)



The foregoing instrument was acknowledged before me this 9 day of Dec, 2021, by Teresa M. Ives of Stewart Title & Trust of Tucson, an Arizona Corporation ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 3758.

My Commission Expires:

Feb. 7, 2023

