BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/3/2022

*= Mandatory, information must be provided

***Title:**

FINAL PLAT (P21FP00012) Vista del Oro Lots 1-139 Common Areas "A", "B" and "C"

***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 Grotz Date: 4/12/2022

Deputy County Administrator Signature: [signature] Date: 4/12/2022

County Administrator Signature: [signature] Date: 4/12/2022

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 52.7± ACRES.
2. TOTAL NUMBER OF LOTS IS 139.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.89
4. THIS SUBDIVISION LIES WITHIN THE SERVICE AREA OF THE METRO WATER WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. THIS PROJECT IS IMPACTED BY FEMA SPECIAL FLOOD HAZARD AREAS, ZONE A AND ZONE X (UNSHADED), PER FLOOD INSURANCE RATE MAP PANEL NUMBERS 04019C1670L AND 04019C1680L BOTH WITH AN EFFECTIVE DATE JUNE 16, 2011.
6. THE TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ON-SITE IS 2.28 ACRES
7. THE TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ON-SITE BY THIS PROJECT IS 0.00 ACRES
8. ALL LOT, BLOCK, RIGHT OF WAY AND CENTERLINE MONUMENTS SET ARE TO BE IN COMPLIANCE WITH THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION SUBSTANTIVE POLICY STATEMENT 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 INTERIOR CORNER MONUMENTS, SUBSEQUENT TO THE RECORDING OF THE FINAL PLAT, THE REPLACEMENT SURVEYOR SHALL SET MONUMENTS WITH HIS/HER IDENTIFYING NUMBER AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.
9. NATURAL RESOURCES PARKS AND RECREATION IN-LIEU FEE OF $284,819 SHALL BE PAID AT THE TIME OF THE RELEASE OF THE 104TH LOT.

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 201665-T FROM TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 _____, 2022.

_____
CLERK, BOARD OF SUPERVISORS DATE

CERTIFICATIONS

I HEREBY CERTIFY THAT THE EXTERIOR BOUNDARY OF THIS PLAT IS BASED ON A BOUNDARY RETRACEMENT SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN AND DESCRIBED HEREIN AS DEMARCATING THE EXTERIOR BOUNDARY OF THIS PLAT HAVE BEEN VERIFIED AS EXISTING MONUMENTS ON JUNE 15, 2021.

_____
STEPHEN W. MC LAIN R.L.S. NO. 29881

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT ALL INTERIOR GEOMETRY AND EASEMENTS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

_____
JOHN D. WOOD P.E. NO. 21734

I HEREBY CERTIFY THAT THE 100-YEAR FLOOD PRONE LIMITS AND /OR EROSION HAZARD SETBACKS SHOWN ON THE PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

_____
TRACY A. BOGARDUS P.E. NO. 34567

Presidio Civil · Land Development · Water Resources
110 E. Broadway Bl. Suite 200 · Tucson, Arizona 85701
(520) 623-1256 · Fax (520) 798-8747
PRESIDIO JOB No. 120009-01-0106

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

WE, HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS, ROADS, PARKS, DETENTION (DETENTION/RETENTION) BASINS, ALLEYS AND DRAINAGEWAYS.

WE, HEREBY GRANT TO PIMA COUNTY AND TO ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS, DRAINAGE WAYS AND STRUCTURES ALONG WITH UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS AN EASEMENT TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVE GROUND AND UNDERGROUND UTILITIES, INCLUDING PUBLIC SEWERS AND FOR ACCESS TO AND MAINTENANCE OF PUBLIC DRAINAGE STRUCTURES.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOTS OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE NO. _____, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THE 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.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 201665-T, AS TRUSTEE ONLY AND NOT BY ITS CORPORATE CAPACITY.

BY _____ TITLE Trust Officer DATE 4/18/22

STATE OF ARIZONA)
) SS
PIMA COUNTY)

ON THIS 18th DAY OF April, 2022, BEFORE ME, PERSONALLY APPEARED THE UNDERSIGNED OFFICER, [illegible], WHO ACKNOWLEDGED TO BE THE TRUST OFFICER OF TITLE SECURITY AGENCY, LLC, AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 3/1/26 _____ NOTARY PUBLIC

NOTARY PUBLIC STATE OF ARIZONA
PIMA County
CRYSTAL SALCIDO
COMMISSION # 637724
My Commission Expires March 1, 2026

BENEFICIARY OF TRUST

KB HOME TUCSON, INC., AN ARIZONA CORPORATION
3501 E SPEEDWAY, SUITE 101
TUCSON AZ 85716
ATTN: KELLY LEE
(520) 884-7338

RECORDING

STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

SQ:_____
FEE:_____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PRESIDIO ENGINEERING, INC., ON THIS _____ DAY OF _____, 2022, IN SEQUENCE NO. _____ OF, PIMA COUNTY RECORDS

BY:_____ _____
COUNTY RECORDER DATE

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS A 2-INCH DIAMETER BRASS DISK, IN CONCRETE, IN A HAND WELL, AT THE INTERSECTION OF OVERTON ROAD AND LA CHOLLA BOULEVARD. THE BRASS DISK DEMARCATES THE EAST ONE-QUARTER CORNER OF SECTION 21. THE DATUM IS NAVD88.
SAID ELEVATION BEING: 2365.19

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 21, FROM THE NORTHEAST SECTION CORNER TO THE EAST ONE-QUARTER CORNER.
SAID BEARING BEING N 00°01'12" W.

PERMITTING NOTES

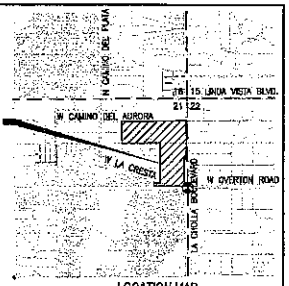
1. CONDITIONAL ZONING IS CR-5
2. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
3. THIS PROJECT IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE #P19RZ00012 APPROVED ON MAY 19, 2020 AND ORDINANCE 2020-28.

   THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS.

   A. LOTS 72 THRU 98 AND 110 THRU 116 ARE RESTRICTED TO SINGLE STORY DWELLINGS
4. LOTS 1-109, 111-114 & 125-139 ARE WITHIN A FEMA ZONE A AND X (UNSHADED) SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBERS 04019C1670L & 04019C1680L BOTH WITH AN EFFECTIVE DATE OF JUNE 16, 2011. A CONDITIONAL LETTER OF MAP REVISION, CASE NO. 21-09-1561R, PREPARED BY BOGARDUS ENGINEERING, LLC DATED APRIL 28, 2021, 2021, WAS SUBMITTED TO THE REGIONAL FLOOD CONTROL DISTRICT (RFCD) AND TO FEMA, JUNE 23, 2021. THE CLOMR WAS APPROVED BY FEMA ON FEBRUARY 9, 2022. BECAUSE THE CLOMR DOES NOT GUARANTEE THAT THE LOTS SHOWN ON THIS PLAT WILL BE REMOVED FROM THE FEMA FLOODPLAIN LIMITS, THE FLOODPLAINS ARE REVISED BY THE EFFECTIVE LETTER OF MAP REVISION. BUILDINGS SHALL HAVE MINIMUM FINISHED FLOOR ELEVATIONS A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION SHOWN ON THE TABLE ON SHEET 10 AND AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR ALL STRUCTURES. FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS A CONDITION OF A FEDERALLY-BACKED MORTGAGE OR LOAN THAT IS SECURED BY A BUILDING LOCATED WITHIN THE EFFECTIVE FEMA FLOODPLAIN.
5. BANK PROTECTION AND DRAINAGE IMPROVEMENTS FOR EROSION PROTECTION INCLUDING OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE INSPECTED AND APPROVED PRIOR TO THE RELEASE OF ASSURANCE AND FINAL INSPECTION.

SHEET INDEX

SHEET 1 ..... COVER SHEET
SHEETS 2-3 ..... DATA TABLES & KEYNOTES SHEETS
SHEETS 4-9 ..... PLAN SHEETS



LOCATION MAP

BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP-12-SOUTH, RANGE-13-EAST G.&S.R.M., PIMA COUNTY, ARIZONA

LEGEND

○	SURVEY MONUMENT AS NOTED
•	INDICATES NUMBER 4 REBAR TO BE SET UPON COMPLETION OF CONSTRUCTION AND STAMPED BY AN R.L.S.
■	INDICATES 2 INCH BRASS DISK SURVEY MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION AND STAMPED BY AN R.L.S.
——·——	F.E.M.A. ZONE BOUNDARY
——·—·——	PROPOSED 100 YEAR FLOODPLAIN LIMITS LINE
————	INDICATES SUBDIVISION BOUNDARY
— — — —	INDICATES EASEMENT LINE.
——·—·——	INDICATES CENTERLINE OF RWL
	SIGHT VISIBILITY TRIANGLE
1	INDICATES EASEMENT NOTE (SEE SHT. 2 FOR EASEMENT NOTES)
———	BEARING/DISTANCE TO POINT ON OTHER SHEET
——◄	FLOW DIRECTION
BK.	BOOK
(C)	CALCULATED DIMENSION
C12	INDICATES CURVE NUMBER (SEE TABLE ON SHT. 2)
C.A.	COMMON AREA
CFS	CUBIC FEET PER SECOND
FP1	INDICATES 100-YEAR FLOOD PLAIN LIMIT LINE NUMBER (SEE TABLE ON SHT. 3)
FZ3	INDICATES FEMA FLOOD ZONE "X" LIMIT LINE NUMBER (SEE TABLE ON SHT. 3)
L2	INDICATES LINE NUMBER (SEE TABLE ON SHT. 2)
(M)	MEASURED DIMENSION
PG.	PAGE
Q100	100-YR FLOW
(R)	RECORD DIMENSION
(RAD)	RADIAL BEARING
RD. NO.	ROAD NUMBER
RH1	INDICATES RIPARIAN HABITAT LINE NUMBER (SEE TABLE ON SHT. 3)
RWC3	INDICATES RIGHT-OF-WAY CURVE NUMBER (SEE TABLE ON SHT. 2)
RWL1	INDICATES RIGHT-OF-WAY LINE NUMBER (SEE TABLE ON SHT. 2)
SEQ. NO.	INDICATES SEQUENCE NUMBER
S.F.	SQUARE FOOTAGE
SVT	INDICATES SIGHT VISIBILITY TRIANGLE LIMITS
WE1	INDICATES WATER EASEMENT LINE NUMBER (SEE TABLE ON SHT. 2)

FINAL PLAT FOR
VISTA DEL ORO

LOTS 1-139 AND COMMON AREAS "A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)

BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP-12-SOUTH, RANGE-13-EAST G.&S.R.M., PIMA COUNTY, ARIZONA

P21FP00012

REFERENCE: P19RZ00012
P20TP006

MARCH 22, 2022 SCALE:

PRESIDIO JOB No. 120009-01-0106 SHEET 1 OF 10

SEQ. NO._____

SEQ. NO._____

CENTERLINE CURVE DATA TABLE (MASTER LIST)			
NUMBER	LENGTH	RADIUS	DELTA
C1	124.65'	180.00'	39°40'34"
C2	50.65'	200.00'	14°30'34"
C3	50.65'	200.00'	14°30'34"

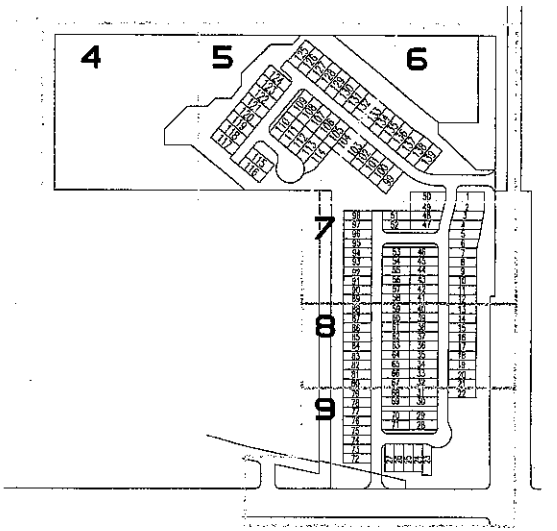
WATER EASEMENT LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
WE1	S 89°58'30" E	306.07'
WE2	S 34°08'00" E	403.91'
WE3	S 44°59'42" E	123.30'
WE4	S 56°38'00" E	33.17'
WE5	N 39°31'22" E	447.87'
WE6	N 50°28'38" W	48.52'
WE7	S 39°31'22" W	162.27'
WE8	S 89°58'45" W	19.46'
WE9	S 39°31'22" W	189.65'
WE10	N 50°28'38" W	48.52'
WE11	N 39°31'22" E	451.37'
WE12	S 56°38'00" E	48.14'
WE13	S 44°59'42" E	127.23'
WE14	S 34°08'00" E	395.21'
WE15	S 89°58'30" E	295.40'
WE16	N 00°10'18" W	20.00'
WE17	S 00°09'12" E	15.55'
WE18	S 89°50'48" W	50.00'
WE19	S 00°09'12" E	15.00'
WE20	S 89°50'48" W	50.00'
WE21	S 00°09'12" E	346.03'
WE22	S 22°20'48" W	184.25'
WE23	N 00°09'12" W	9.36'
WE24	N 22°39'12" W	4.88'
WE25	N 67°39'12" W	12.08'
WE26	N 89°50'48" E	98.71'
WE27	N 89°50'48" E	89.71'
WE28	S 00°09'12" E	12.21'
WE29	S 00°09'12" E	50.48'
WE30	S 22°20'48" W	184.75'
WE31	N 00°09'12" W	371.73'
WE32	S 89°52'45" E	25.00'
WE33	S 00°09'12" E	421.65'
WE34	S 44°50'48" W	28.28'
WE35	S 44°50'48" W	21.21'
WE36	S 00°09'12" E	826.21'

RIGHT-OF-WAY LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
RWL1	N 50°28'38" W	45.00'
RWL2	S 39°31'22" W	3.53'
RWL3	S 39°31'22" W	8.53'
RWL4	N 50°28'38" W	46.48'
RWL5	N 39°31'22" E	45.00'
RWL6	N 89°50'48" E	1.00'
RWL7	N 77°36'00" E	16.02'
RWL8	N 77°54'24" W	16.02'
RWL9	S 89°50'48" W	1.00'
RWL10	N 89°50'48" E	1.00'
RWL11	N 89°50'48" E	45.00'
RWL12	N 00°09'12" W	20.85'
RWL13	N 00°09'12" W	8.85'
RWL14	N 00°09'12" W	7.01'
RWL27	S 00°09'12" E	1.50'
RWL28	S 00°09'12" E	1.50'
RWL29	S 00°09'12" E	6.00'
RWL30	S 00°09'12" E	6.00'
RWL31	N 14°21'22" E	18.86'
RWL32	S 14°21'22" W	6.98'
RWL33	S 14°21'22" W	18.62'
RWL34	S 00°09'12" E	17.50'
RWL35	N 89°50'48" E	9.33'
RWL36	N 00°09'12" W	4.46'
RWL37	N 12°31'37" E	12.50'
RWL38	S 12°50'01" E	12.50'
RWL39	S 00°09'12" E	7.50'
RWL40	S 00°09'12" E	7.50'

RIGHT-OF-WAY CURVE TABLE (MASTER LIST)			
NUMBER	LENGTH	RADIUS	DELTA
RWC1	39.27'	25.00'	90°00'00"
RWC2	62.66'	50.00'	71°48'28"
RWC3	285.89'	60.50'	251°48'28"
RWC4	39.27'	25.00'	90°00'00"
RWC5	39.27'	25.00'	90°00'00"
RWC6	39.27'	25.00'	90°00'00"
RWC7	39.27'	25.00'	90°00'00"
RWC8	39.27'	25.00'	90°00'00"
RWC9	42.75'	200.00'	12°14'48"
RWC10	42.75'	200.00'	12°14'48"
RWC11	42.75'	200.00'	12°14'48"
RWC12	42.75'	200.00'	12°14'48"
RWC13	62.83'	40.00'	90°00'01"
RWC14	62.83'	40.00'	90°00'00"
RWC15	35.98'	25.00'	82°27'16"
RWC16	39.27'	25.00'	90°00'00"
RWC17	39.27'	25.00'	90°00'00"
RWC18	39.27'	25.00'	90°00'00"
RWC19	39.27'	25.00'	90°00'00"
RWC20	39.27'	25.00'	90°00'00"
RWC21	36.25'	64.50'	32°12'16"
RWC22	141.46'	52.50'	154°24'30"
RWC23	39.27'	25.00'	90°00'00"
RWC24	44.26'	200.00'	12°40'49"
RWC25	44.26'	200.00'	12°40'49"
RWC26	44.26'	200.00'	12°40'49"
RWC27	44.26'	200.00'	12°40'49"
RWC28	62.93'	40.00'	90°08'15"
RWC29	62.74'	40.00'	89°51'44"
RWC35	49.22'	60.50'	46°37'01"

RIGHT-OF-WAY CURVE TABLE (MASTER LIST)			
NUMBER	LENGTH	RADIUS	DELTA
RWC36	29.05'	60.50'	27°30'50"
RWC37	10.29'	25.00'	23°34'41"
RWC38	10.29'	25.00'	23°34'41"
RWC39	10.29'	25.00'	23°34'41"
RWC40	0.60'	157.50'	0°12'59"
RWC41	50.91'	157.50'	18°31'17"
RWC42	57.56'	157.50'	20°56'18"
RWC43	34.21'	177.50'	11°02'39"
RWC44	34.14'	222.50'	8°47'28"
RWC45	22.21'	222.50'	5°43'08"
RWC46	10.74'	177.50'	3°27'55"
RWC47	27.04'	222.50'	6°57'50"
RWC48	22.39'	177.50'	7°13'37"
RWC49	7.00'	25.00'	16°01'58"
RWC50	22.56'	177.50'	7°16'57"
RWC51	10.29'	25.00'	23°34'41"
RWC52	8.67'	25.00'	19°52'37"
RWC53	8.67'	25.00'	19°52'37"
RWC54	8.06'	25.00'	18°27'41"
RWC55	8.06'	25.00'	18°27'41"
RWC57	36.25'	64.51'	32°11'55"
RWC58	6.25'	25.00'	14°18'50"

CENTERLINE CURVE DATA TABLE (MASTER LIST)			
NUMBER	LENGTH	RADIUS	DELTA
RWC59	28.98'	25.00'	66°25'19"
RWC60	28.98'	25.00'	66°25'19"
RWC61	28.98'	25.00'	66°25'19"
RWC62	187.61'	60.50'	177°40'34"
RWC63	34.53'	40.00'	49°27'50"
RWC64	28.30'	40.00'	40°32'10"
RWC65	28.98'	25.00'	66°25'19"
RWC66	28.98'	25.00'	66°25'19"
RWC67	30.60'	25.00'	70°07'23"
RWC68	30.60'	25.00'	70°07'23"
RWC69	44.95'	177.50'	14°30'34"
RWC70	31.97'	64.50'	28°23'42"
RWC71	4.29'	64.50'	3°48'33"
RWC72	33.02'	25.00'	75°41'10"
RWC73	18.32'	200.00'	5°14'49"
RWC74	25.95'	200.00'	7°26'01"
RWC75	35.73'	200.00'	10°14'11"
RWC76	8.53'	200.00'	2°26'39"
RWC77	31.21'	25.00'	71°32'19"
RWC78	31.21'	25.00'	71°32'19"

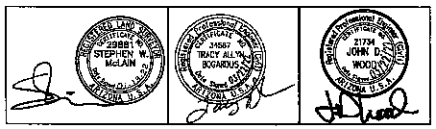


SITE PLAN SHEET INDEX
1"=250'

☐ EASEMENT / RIGHT-OF-WAY KEYNOTES
(MASTER LIST)

1. XXW 45' RIGHT-OF-WAY TO BE GRANTED BY THIS PLAT.
2. 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT.
3. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
4. 10' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
5. 15' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
6. 25' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
7. 20' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
8. 20' X 40' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
9. 20' X 50' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
10. 47.50' X 70' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
11. 40' X 20' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
12. 40' X 30' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
13. 20' X 72' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
14. 10' X 10' PUBLIC ELECTRIC EASEMENT TO TUCSON ELECTRIC POWER GRANTED BY THIS PLAT.
15. 20' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.

Presidio
Civil • Land Development • Water Resources
100 N. Stratford Dr. Suite 105 • Tucson, Arizona 85745
(520) 792-7200 • Fax (520) 795-0747
PRESIDIO JOB. No. 120009-01-0106



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR
VISTA DEL ORO

LOTS 1-89 AND COMMON AREAS "A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)

BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP -12- SOUTH, RANGE -13- EAST
G&SRM., PIMA COUNTY, ARIZONA

P21FP00012

REFERENCE: P19RZ0012
P21PP0006

MARCH 22, 2022

SCALE:

PRESIDIO JOB No. 120009-01-0106

SHEET 2 OF 10

SEQ. NO.

SEQ. NO.

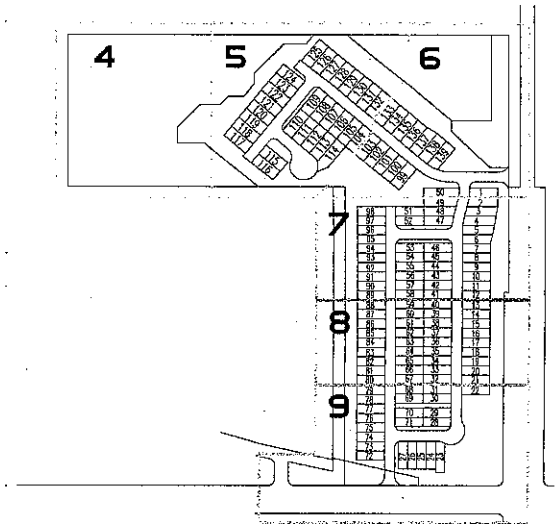
FLOOD PLAIN LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FP1	N 17°43'46" E	4.93'
FP2	S 89°32'32" W	32.12'
FP3	N 26°23'33" W	3.04'
FP4	N 02°06'50" E	66.36'
FP5	N 01°40'52" E	77.06'
FP6	N 01°06'02" E	37.30'
FP7	N 01°59'08" W	45.09'
FP8	N 33°33'43" E	9.70'
FP9	N 27°47'16" W	13.18'
FP10	N 21°14'08" E	20.05'
FP11	N 02°28'24" W	35.17'
FP12	N 00°02'25" W	29.09'
FP13	N 04°06'16" E	23.92'
FP14	N 02°43'09" E	62.55'
FP15	N 01°44'51" W	28.60'
FP16	N 00°03'53" E	42.26'
FP17	N 00°22'15" E	45.00'
FP18	N 00°40'23" E	82.33'
FP19	N 00°26'20" E	92.74'
FP20	N 01°22'34" E	36.52'
FP21	N 03°21'04" W	27.15'
FP22	N 01°40'52" W	33.36'
FP23	N 09°00'40" E	14.22'
FP24	N 09°52'08" W	14.64'
FP25	N 00°27'46" E	34.91'
FP26	N 00°40'14" E	154.63'
FP27	N 01°36'54" W	39.27'
FP28	N 03°33'19" W	28.97'
FP29	N 06°14'14" E	30.57'
FP30	N 29°46'42" W	26.15'
FP31	N 00°07'23" E	30.92'
FP32	N 83°01'38" E	13.64'
FP33	S 87°13'48" E	19.72'
FP34	S 61°51'05" E	6.77'
FP35	S 00°18'29" E	843.74'
FP36	S 02°04'07" W	81.59'
FP37	S 02°59'29" W	38.18'
FP38	S 02°08'00" W	53.20'
FP39	S 01°08'26" E	51.67'
FP40	S 28°53'56" E	7.85'

FLOOD PLAIN LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FP41	S 79°59'36" E	15.25'
FP42	N 73°05'56" E	10.94'
FP43	S 89°25'48" E	12.25'
FP44	S 27°00'40" E	16.73'
FP45	S 89°58'28" E	65.38'
FP46	S 09°57'25" W	8.26'
FP47	S 02°35'37" W	18.17'
FP48	N 89°54'27" E	77.57'
FP49	N 01°37'47" W	3.84'
FP50	S 48°16'51" E	4.86'
FP51	N 89°57'26" E	113.79'
FP52	S 81°17'06" E	26.28'
FP53	S 02°04'31" E	2.29'
FP54	S 77°59'23" E	21.03'
FP55	S 12°10'49" E	13.11'
FP56	N 89°33'06" E	37.00'
FP57	N 75°20'41" E	9.65'
FP58	N 57°02'11" E	6.75'
FP59	N 34°53'41" E	5.81'
FP60	N 18°10'37" E	7.56'
FP61	S 89°28'39" E	107.77'
FP62	N 15°06'08" E	122.91'
FP63	N 13°19'05" E	122.08'
FP64	N 03°11'32" E	99.24'
FP65	N 00°22'54" W	45.58'
FP66	N 05°26'24" W	9.32'
FP67	N 00°51'50" W	135.42'
FP68	N 00°02'52" W	41.65'
FP69	N 00°47'48" E	89.14'
FP70	N 07°37'56" W	12.86'
FP71	N 00°01'06" E	43.45'
FP72	N 00°18'10" E	144.79'
FP73	N 01°35'25" E	25.08'
FP74	N 00°16'53" E	61.85'
FP75	N 05°27'07" E	9.33'
FP76	N 01°25'41" W	35.57'
FP77	N 09°19'32" E	2.80'
FP78	N 15°03'10" E	73.53'
FP79	N 03°26'45" W	4.05'
FP80	N 13°12'13" E	41.60'

FLOOD PLAIN LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FP81	N 13°14'59" E	42.96'
FP82	N 02°37'10" E	16.42'
FP83	N 25°36'08" W	5.70'
FP84	N 06°58'56" W	35.14'
FP85	N 42°23'50" E	2.07'
FP86	N 00°10'15" W	102.77'
FP87	N 10°35'40" W	46.49'
FP88	N 56°14'18" W	16.67'
FP89	N 74°15'20" W	38.71'
FP90	N 75°37'23" W	30.25'
FP91	N 75°49'36" W	105.83'
FP92	N 50°45'31" W	98.51'
FP93	N 55°47'32" W	5.86'
FP94	N 80°01'33" W	46.86'
FP95	N 50°07'37" W	48.28'
FP96	N 50°50'13" W	51.31'
FP97	N 50°46'00" W	48.03'
FP98	N 50°25'51" W	75.32'
FP99	N 50°19'18" W	61.06'
FP100	N 50°43'04" W	56.84'
FP101	N 50°12'06" W	46.85'
FP102	N 49°26'53" W	45.38'
FP103	N 15°33'31" W	17.18'
FP104	N 29°54'25" E	7.74'
FP105	N 21°11'11" W	10.36'
FP106	N 07°02'47" E	8.01'
FP107	N 10°33'10" W	29.49'
FP108	N 04°44'02" E	27.55'
FP109	N 20°44'48" W	26.32'
FP110	S 79°44'29" W	21.07'
FP111	S 10°45'18" E	50.35'
FP112	S 00°06'16" E	57.15'
FP113	S 36°58'09" W	0.05'
FP114	S 00°09'07" E	46.59'
FP115	S 45°09'26" E	6.00'
FP116	S 16°14'57" E	8.08'
FP117	S 07°54'35" W	25.39'
FP118	S 20°19'59" W	7.14'
FP119	S 07°10'40" W	21.49'
FP120	S 07°03'32" W	54.38'

FLOOD PLAIN LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FP121	S 01°14'16" W	20.61'
FP122	S 18°56'38" W	5.28'
FP123	S 03°35'44" E	10.48'
FP124	S 00°37'08" E	82.50'
FP125	S 10°54'16" W	7.29'
FP126	S 01°03'06" E	92.65'
FP127	S 04°16'36" W	12.58'
FP128	S 02°25'58" E	18.15'
FP129	S 09°48'36" W	9.81'
FP130	S 22°57'51" W	15.36'
FP131	S 22°22'01" W	27.54'
FP132	S 05°21'03" W	4.94'
FP133	S 00°05'32" W	29.37'
FP134	S 00°06'05" W	40.13'
FP135	S 04°53'56" W	10.55'
FP136	S 00°03'51" W	87.25'
FP137	S 03°49'32" W	14.06'
FP138	S 00°36'05" E	88.37'
FP139	S 04°44'01" W	10.74'
FP140	S 00°28'38" E	94.46'
FP141	S 05°20'24" W	7.82'
FP142	S 00°55'55" E	44.74'
FP143	S 26°56'37" W	3.13'
FP144	S 00°25'38" E	86.67'
FP145	S 03°47'02" E	13.86'
FP146	S 00°51'53" E	131.49'
FP147	S 00°07'26" E	130.67'
FP148	S 17°36'50" W	12.83'
FP149	S 44°26'17" W	6.90'
FP150	S 62°12'56" W	9.45'
FP151	S 79°16'15" W	6.28'
FP152	N 89°57'03" W	347.20'
FP153	N 87°19'41" W	24.56'
FP154	N 73°39'30" W	13.33'
FP155	N 49°18'52" W	15.28'
FP156	N 25°50'20" W	14.99'
FP157	S 89°47'19" W	80.21'
FP158	S 13°51'17" W	5.68'
FP159	S 25°56'58" W	13.34'
FP160	S 48°55'14" W	8.80'

FLOOD PLAIN LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FP161	S 58°50'15" W	10.52'
FP162	S 77°22'37" W	12.18'
FP163	N 89°46'43" W	56.45'
FP164	S 17°42'41" W	5.38'



SITE PLAN SHEET INDEX
1"=250'

SEQ. NO.

FEMA ZONE LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FZ1	N 18°11'18" W	78.89'
FZ2	N 11°08'11" W	355.01'
FZ3	N 04°58'49" W	237.62'

RIPARIAN HABITAT LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
RH1	S 58°30'45" E	65.42'
RH2	S 45°50'55" E	111.49'
RH3	S 53°59'23" E	82.16'
RH4	S 38°24'18" E	224.43'
RH5	S 45°01'10" E	67.84'
RH6	N 89°57'40" E	109.90'

Presidio
Civil • Land Development • Water Resources
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(520) 795-1266 • Fax (520) 795-0747
PRESIDIO JOB. No. 120009-01-0106

STEPHEN W. McLAIN — 20881 — REGISTERED LAND SURVEYOR — ARIZONA U.S.A.
BRADY ALLEN BOGARDUS — 31587 — REGISTERED ENGINEER — ARIZONA U.S.A.
JOHN D. WOOD — 21739 — REGISTERED ENGINEER — ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

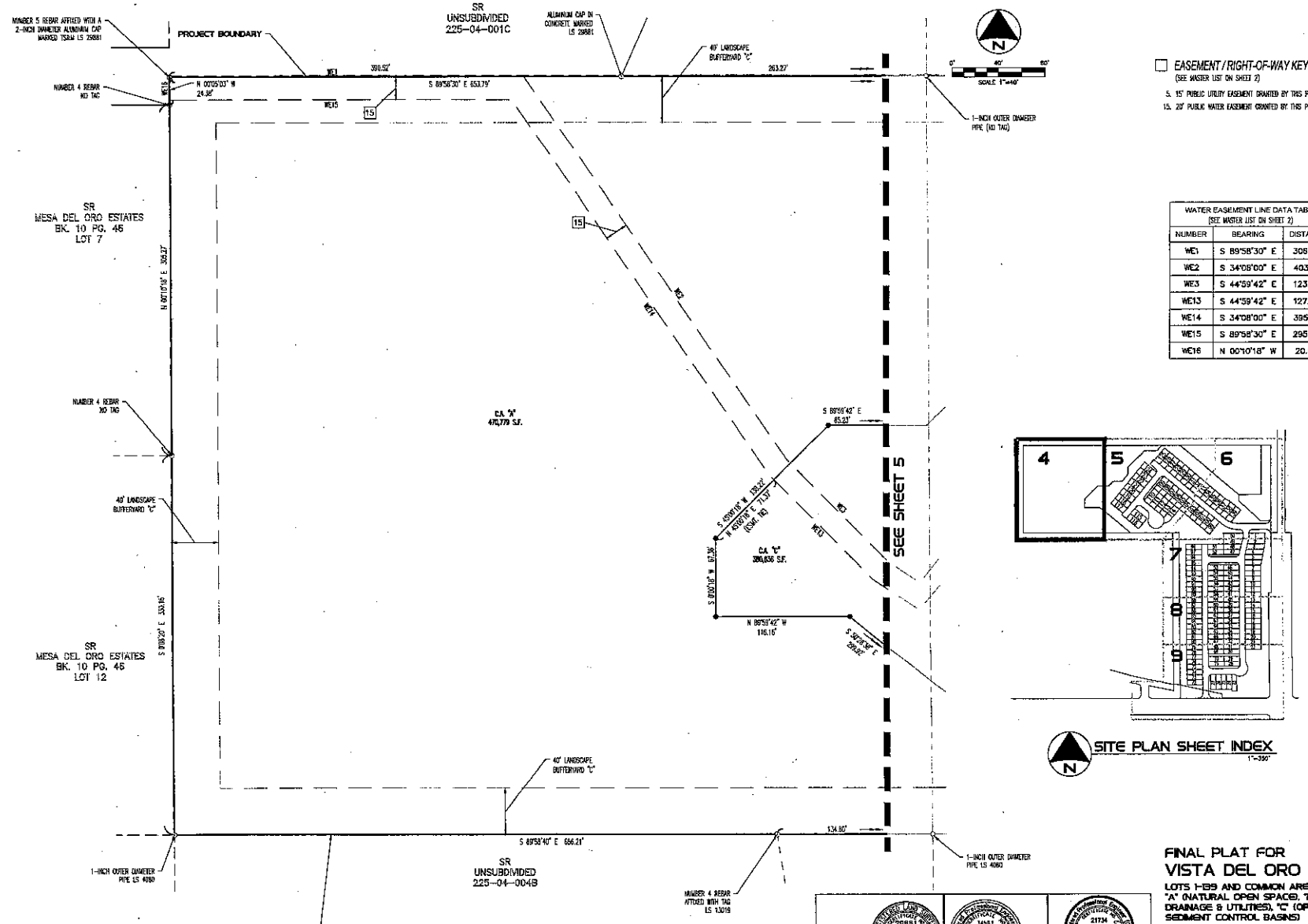
FINAL PLAT FOR
VISTA DEL ORO
LOTS 1-89 AND COMMON AREAS "A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)
BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP-12-SOUTH, RANGE-13-EAST
GILA RIVER, PIMA COUNTY, ARIZONA

P21FP00012

REFERENCE: P18SD00012
P20FP00006

MARCH 22, 2022 — SCALE:
PRESIDIO JOB No. 120009-01-0106 — SHEET 3 OF 10

SEQ. NO.



☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*
(SEE MASTER LIST ON SHEET 2)

5. 15' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
15. 20' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.

WATER EASEMENT LINE DATA TABLE
(SEE MASTER LIST ON SHEET 2)

NUMBER	BEARING	DISTANCE
WE1	S 89°58'30" E	306.07'
WE2	S 34°08'00" E	403.91'
WE3	S 44°59'42" E	123.30'
WE13	S 44°59'42" E	127.23'
WE14	S 34°08'00" E	395.21'
WE15	S 89°58'30" E	295.40'
WE16	N 00°10'18" W	20.00'

SEQ. NO.

FINAL PLAT FOR
VISTA DEL ORO

LOTS 1-89 AND COMMON AREAS "A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)

BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP-12-SOUTH, RANGE-13-EAST G.&S.R.M., PIMA COUNTY, ARIZONA

P21FP00012

REFERENCE: P21SD00012
P20TP0006

MARCH 22, 2022

PRESIDIO JOB No. 120009-01-0106

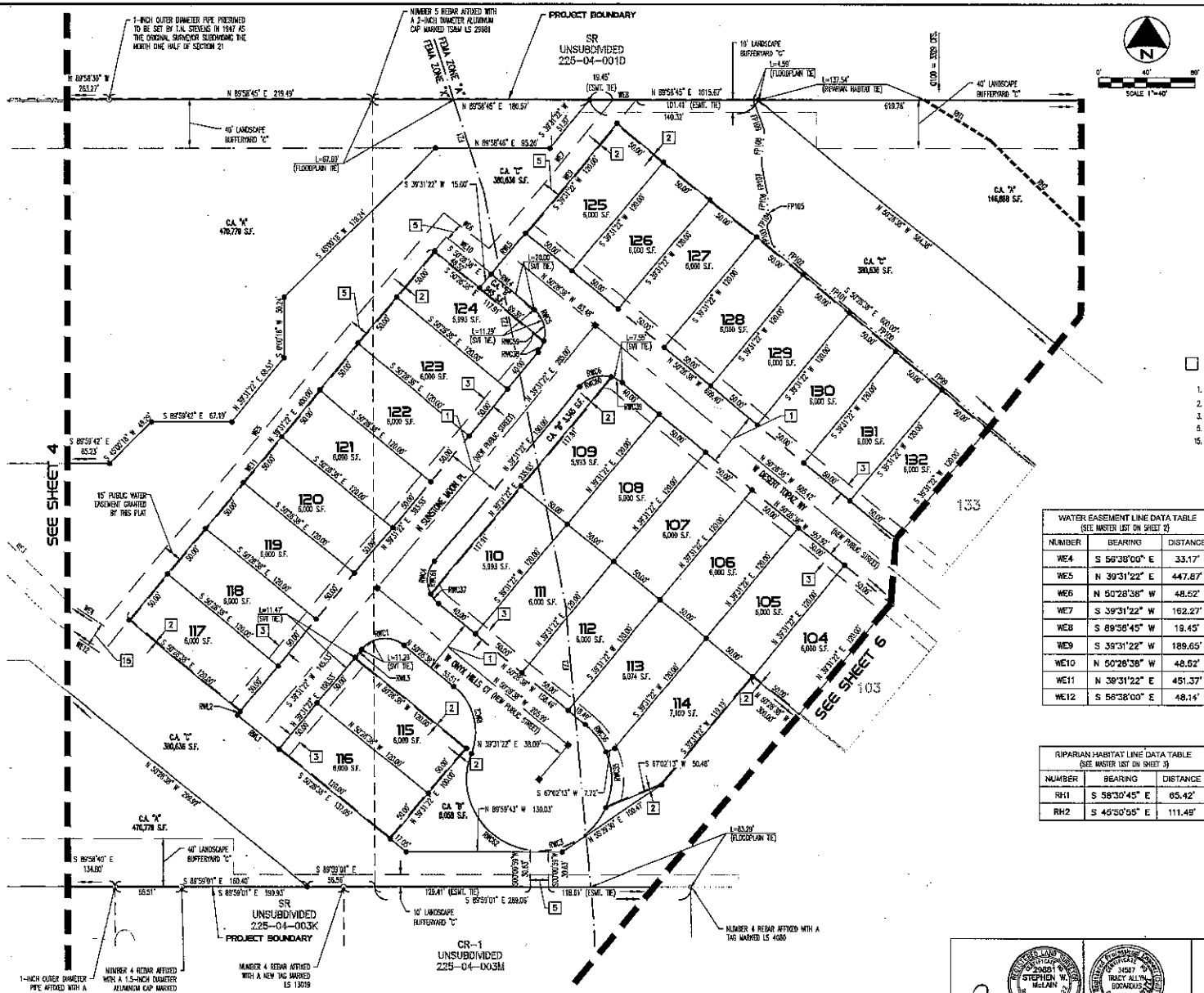
SCALE:

SHEET 4 OF 10

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

Presidio
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PRESIDIO JOB. No. 120009-01-0106

SEQ. NO.



RIGHT-OF-WAY LINE DATA TABLE (SEE MASTER LIST ON SHEET 2)		
NUMBER	BEARING	DISTANCE
RWL1	N 50°28'38" W	45.00'
RWL2	S 39°31'22" W	3.53'
RWL3	S 39°31'22" W	8.53'
RWL4	N 50°28'38" W	46.46'
RWL5	N 39°31'22" E	45.00'

CENTERLINE CURVE DATA TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	LENGTH	RADIUS	DELTA
RWC1	39.27'	25.00'	90°00'00"
RWC2	62.66'	60.00'	71°48'26"
RWC3	265.89'	60.50'	251°48'26"
RWC4	39.27'	25.00'	90°00'00"
RWC5	39.27'	25.00'	90°00'00"
RWC6	39.27'	25.00'	90°00'00"
RWC35	49.22'	60.50'	46°37'01"
RWC36	29.05'	60.50'	27°30'50"
RWC37	10.29'	25.00'	23°34'41"
RWC38	10.29'	25.00'	23°34'41"
RWC39	10.29'	25.00'	23°34'41"
RWC59	28.98'	25.00'	66°25'19"
RWC60	28.98'	25.00'	66°25'19"
RWC61	28.98'	25.00'	66°25'19"
RWC62	187.61'	60.50'	177°40'34"

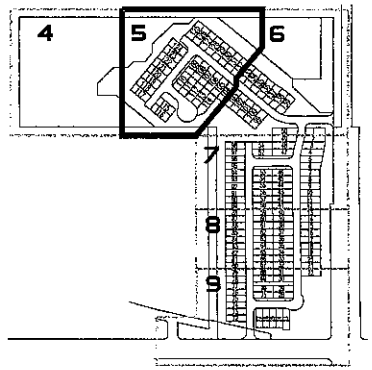
EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 2)

1. NEW 45' RIGHT-OF-WAY TO BE GRANTED BY THIS PLAT.
2. 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT.
3. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
5. 15' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
15. 20' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.

WATER EASEMENT LINE DATA TABLE (SEE MASTER LIST ON SHEET 2)		
NUMBER	BEARING	DISTANCE
WE4	S 56°38'00" E	33.17'
WE5	N 39°31'22" E	447.87'
WE6	N 50°28'38" W	48.52'
WE7	S 39°31'22" W	162.27'
WE8	S 89°58'45" W	19.45'
WE9	S 39°31'22" W	189.65'
WE10	N 50°28'38" W	48.52'
WE11	N 39°31'22" E	451.37'
WE12	S 56°38'00" E	48.14'

RIPARIAN HABITAT LINE DATA TABLE (SEE MASTER LIST ON SHEET 3)		
NUMBER	BEARING	DISTANCE
RH1	S 58°30'45" E	65.42'
RH2	S 46°50'55" E	111.49'



SITE PLAN SHEET INDEX
1"=350'

FINAL PLAT FOR VISTA DEL ORO

LOTS 1-88 AND COMMON AREAS "A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)

BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP-12-SOUTH, RANGE-13-EAST G.&S.R.M., PIMA COUNTY, ARIZONA

P21FP00012

REFERENCE: P19SD00012
P20RP008

MARCH 22, 2022

PRESIDIO JOB No. 120009-01-0106

SCALE:

SHEET 5 OF 10

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

STEPHEN W. McLAIN 29881 REGISTERED LAND SURVEYOR ARIZONA U.S.A.

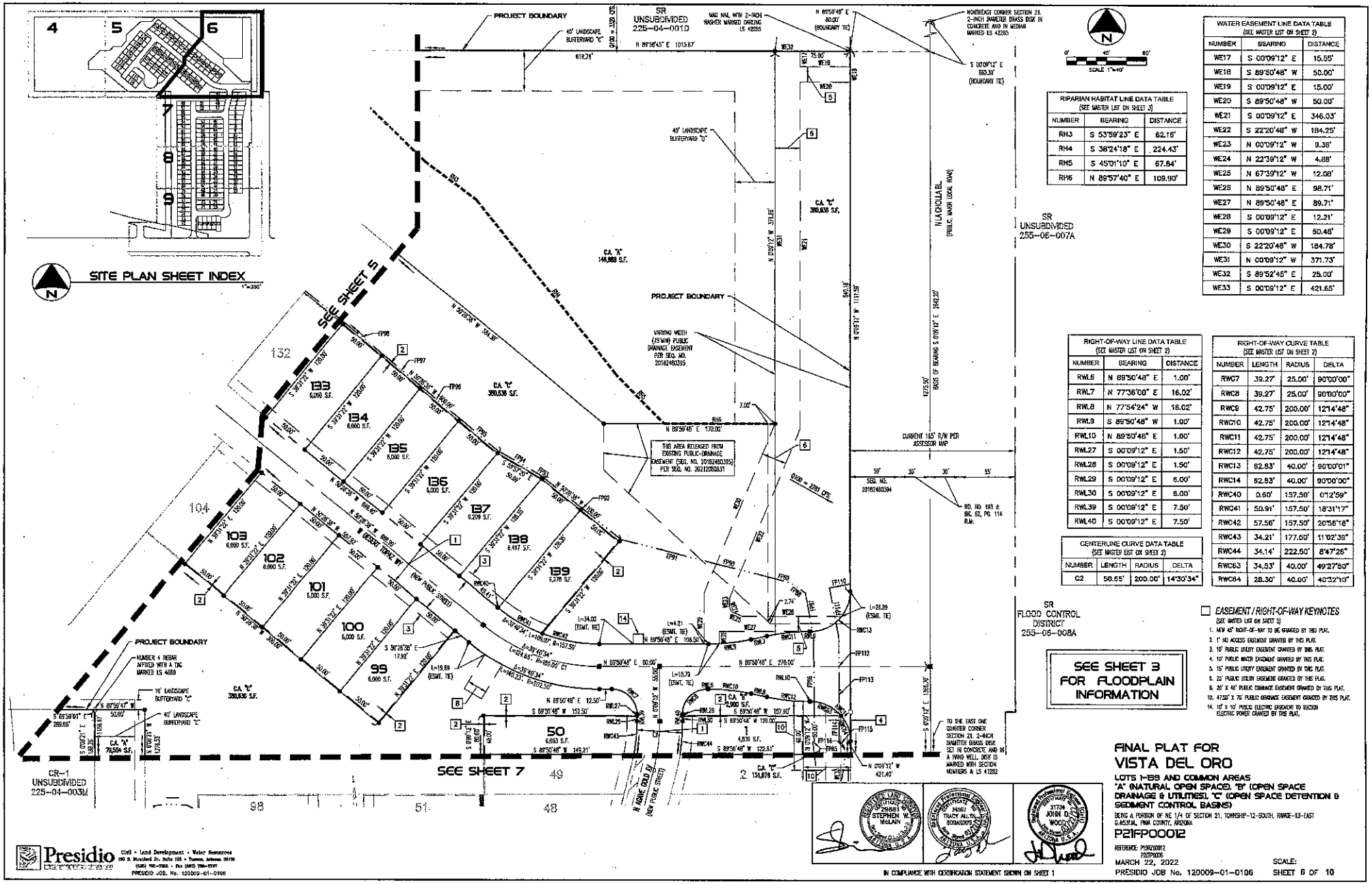
TRACY ALLEN BOGARDUS 34587 REGISTERED LAND SURVEYOR ARIZONA U.S.A.

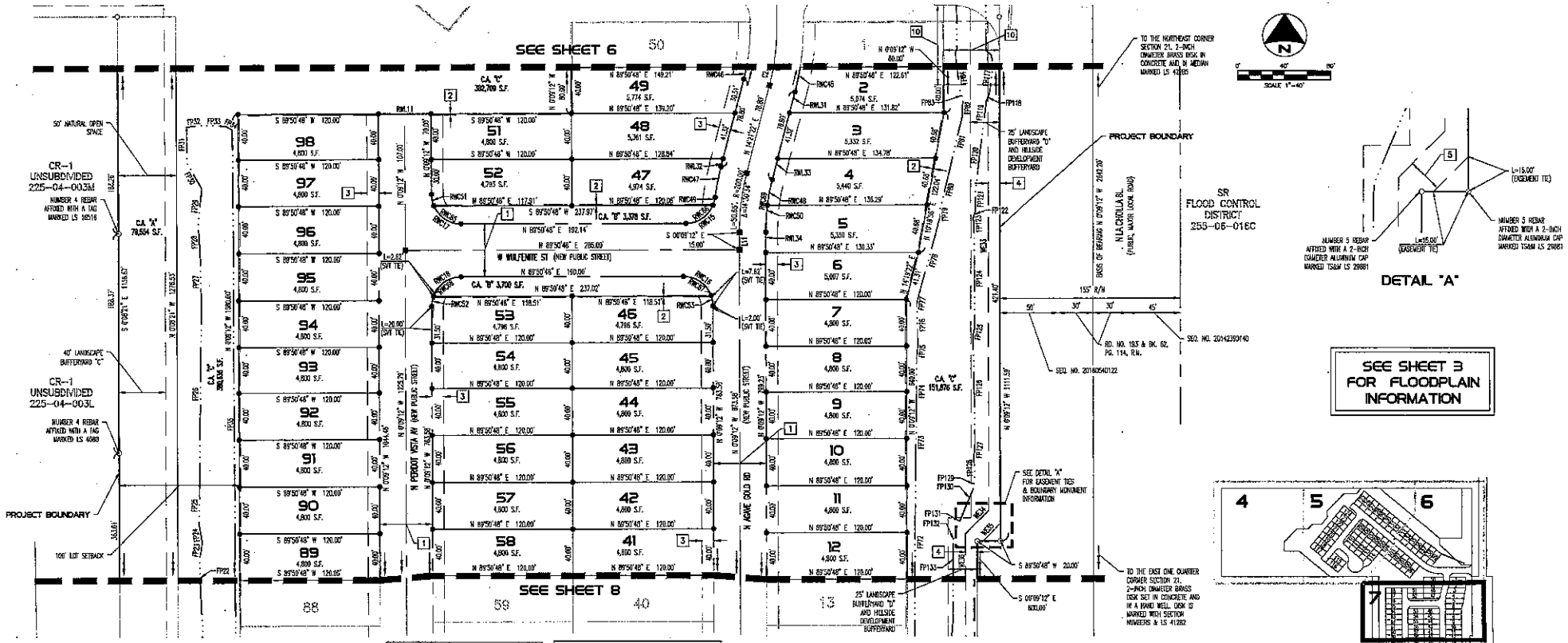
JOHN D. WOOD 21234 REGISTERED LAND SURVEYOR ARIZONA U.S.A.

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(520) 798-7255 • Fax (520) 798-8747
PRESIDIO JOB. No. 120009-01-0106

SEQ. NO.

SEQ. NO.


SITE PLAN SHEET INDEX
SEE SHEET 5
SEE SHEET 7
SEE SHEET 3 FOR FLOODPLAIN INFORMATION
PROJECT BOUNDARY
SR UNSUBDIVIDED 225-04-001D
SR UNSUBDIVIDED 255-06-007A
SR FLOOD CONTROL DISTRICT 255-06-008A
CR-1 UNSUBDIVIDED 225-04-003M
N LA CHOLLA BL (PUBLIC MAJOR COLL RWY)
W OMAR RD
N ASHME GOLD DR (NEW PUBLIC STREET)
W DESERT TOPAZ WY (NEW PUBLIC STREET)
CA "A" 380,836 S.F.
CA "A" 146,088 S.F.
CA "A" 79,554 S.F.
CA "B" 4,830 S.F.
CA "C" 191,878 S.F.
100 6,000 S.F.
101 6,000 S.F.
102 6,000 S.F.
103 6,000 S.F.
104 6,000 S.F.
132 6,000 S.F.
133 6,000 S.F.
134 6,000 S.F.
135 6,000 S.F.
136 6,000 S.F.
137 6,000 S.F.
138 6,417 S.F.
139 6,278 S.F.
99 6,000 S.F.
98 6,000 S.F.
51 6,000 S.F.
50 6,663 S.F.
49 6,000 S.F.
48 6,000 S.F.
2 2,900 S.F.
1 4,830 S.F.
THIS AREA RELEASED FROM EXISTING PUBLIC-DRAINAGE EASEMENT (SEQ. NO. 20182480395) PER SEQ. NO. 20212030831
VARYING WIDTH (75'MIN) PUBLIC DRAINAGE EASEMENT PER SEQ. NO. 20182480395
CURRENT 165' R/W PER ASSESSOR MAP
SEQ. NO. 20182480394
BK. 180, PG. 193 & BK. 62, PG. 114 R.M.
TO THE EAST ONE QUARTER CORNER SECTION 21, 2-INCH DIAMETER BRASS DISK SET IN CONCRETE AND IN A HAND HOLE, DISK IS MARKED WITH SECTION NUMBERS & LS 41282
NORTHEAST CORNER SECTION 21, 2-INCH DIAMETER BRASS DISK IN CONCRETE AND IN MEDIAN MARKED LS 42285
MAG NAIL WITH 2-INCH WASHER MARKED DARLING LS 42285
NUMBER 4 REBAR AFFIXED WITH A TAG MARKED LS 4680
10' LANDSCAPE BUFFERYARD "C"
40' LANDSCAPE BUFFERYARD "C"
40' LANDSCAPE BUFFERYARD "D"
BASIS OF BEARING S 00°09'12" E 2642.07'
N 89°50'48" E 1015.67'
S 00°09'12" E 553.31' (BOUNDARY TIE)
N 89°50'48" E 80.00' (BOUNDARY TIE)
N 00°09'12" W 1317.59'
S 00°09'12" E 1316.70'
N 00°09'12" W 421.40'
N 89°50'48" E 170.00'
N 89°50'48" E 276.00'
S 89°50'48" W 157.90'
S 89°50'48" W 122.61'
S 89°50'48" W 149.21'
S 89°50'48" W 152.50'
N 89°50'48" E 12.50'
N 89°50'48" E 60.00'
N 89°50'48" E 108.50'
S 89°58'47" E 269.05'
N 89°58'47" W 269.05'
S 00°09'12" E 138.25'
N 00°09'12" W 1278.53'
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S 00°09'12" E 12.21'
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S 00°09'12" E 7.50'
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S 00°09'12" E 1.50'
S 00°09'12" E 1.00'
N 89°50'48" E 1.00'
S 89°50'48" W 1.00'
N 77°54'24" W 16.02'
N 77°36'00" E 16.02'
N 89°50'48" E 170.00'
S 89°50'48" W 184.78'
S 22°20'48" W 184.25'
N 67°39'12" W 12.08'
N 22°39'12" W 4.68'
N 00°09'12" W 9.38'
S 89°50'48" W 50.00'
S 00°09'12" E 15.00'
S 89°50'48" W 50.00'
N 89°52'45" E 25.00'
N 89°57'40" E 109.90'
S 45°01'10" E 67.84'
S 38°24'18" E 224.43'
S 53°59'23" E 62.16'
N 89°58'45" E 619.76'
N 89°50'48" E 1.00'
S 89°50'48" W 1.00



CENTERLINE CURVE DATA TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	LENGTH	RADIUS	DELTA
C2	50.65'	200.00'	14°30'34"
C3	50.65'	200.00'	14°30'34"

RIGHT-OF-WAY LINE DATA TABLE (SEE MASTER LIST ON SHEET 2)		
NUMBER	BEARING	DISTANCE
RWL11	N 89°50'48" E	45.00'
RWL31	N 14°21'22" E	18.95'
RWL32	S 14°21'22" W	6.98'
RWL33	S 14°21'22" W	18.62'
RWL34	S 00°09'12" E	17.50'

RIGHT-OF-WAY CURVE TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	LENGTH	RADIUS	DELTA
RWC15	35.98'	25.00'	82°27'16"
RWC16	39.27'	25.00'	90°00'00"
RWC17	39.27'	25.00'	90°00'00"
RWC18	39.27'	25.00'	90°00'00"
RWC45	22.21'	222.50'	5°43'08"
RWC46	10.74'	177.50'	3°27'55"
RWC47	27.04'	222.50'	6°57'50"
RWC48	22.39'	177.50'	7°13'37"
RWC49	7.00'	25.00'	16°01'58"
RWC50	22.58'	177.50'	7°16'57"
RWC51	10.29'	25.00'	23°34'41"
RWC52	8.67'	25.00'	19°52'37"
RWC53	8.67'	25.00'	19°52'37"
RWC65	28.98'	25.00'	66°25'19"
RWC66	28.98'	25.00'	66°25'19"
RWC67	30.80'	25.00'	70°07'23"
RWC68	30.80'	25.00'	70°07'23"
RWC69	44.95'	177.50'	14°30'34"

☐ EASEMENT / RIGHT-OF-WAY KEYNOTES

(SEE MASTER LIST ON SHEET 2)

1. NEW 45' RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT.
2. 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT.
3. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
4. 16' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
5. 15' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
10. 47.50' x 70' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.

WATER EASEMENT LINE DATA TABLE (SEE MASTER LIST ON SHEET 2)		
NUMBER	BEARING	DISTANCE
WE33	S 00°09'12" E	421.85'
WE34	S 44°50'48" W	28.28'
WE35	S 44°50'48" W	21.21'
WE36	S 00°09'12" E	828.21'

SITE PLAN SHEET INDEX

1"=350'

FINAL PLAT FOR VISTA DEL ORO

LOTS 1-89 AND COMMON AREAS "A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)

BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP-12-SOUTH, RANGE-13-EAST G.&S.R.M., PIMA COUNTY, ARIZONA

P21FP00012

REFERENCE: P19SD0012
P20FP0005

MARCH 22, 2022

SCALE:

PRESIDIO JOB No. 120009-01-0106

SHEET 7 OF 10

STEPHEN W. McLAIN — 29881 — REGISTERED LAND SURVEYOR — ARIZONA U.S.A.

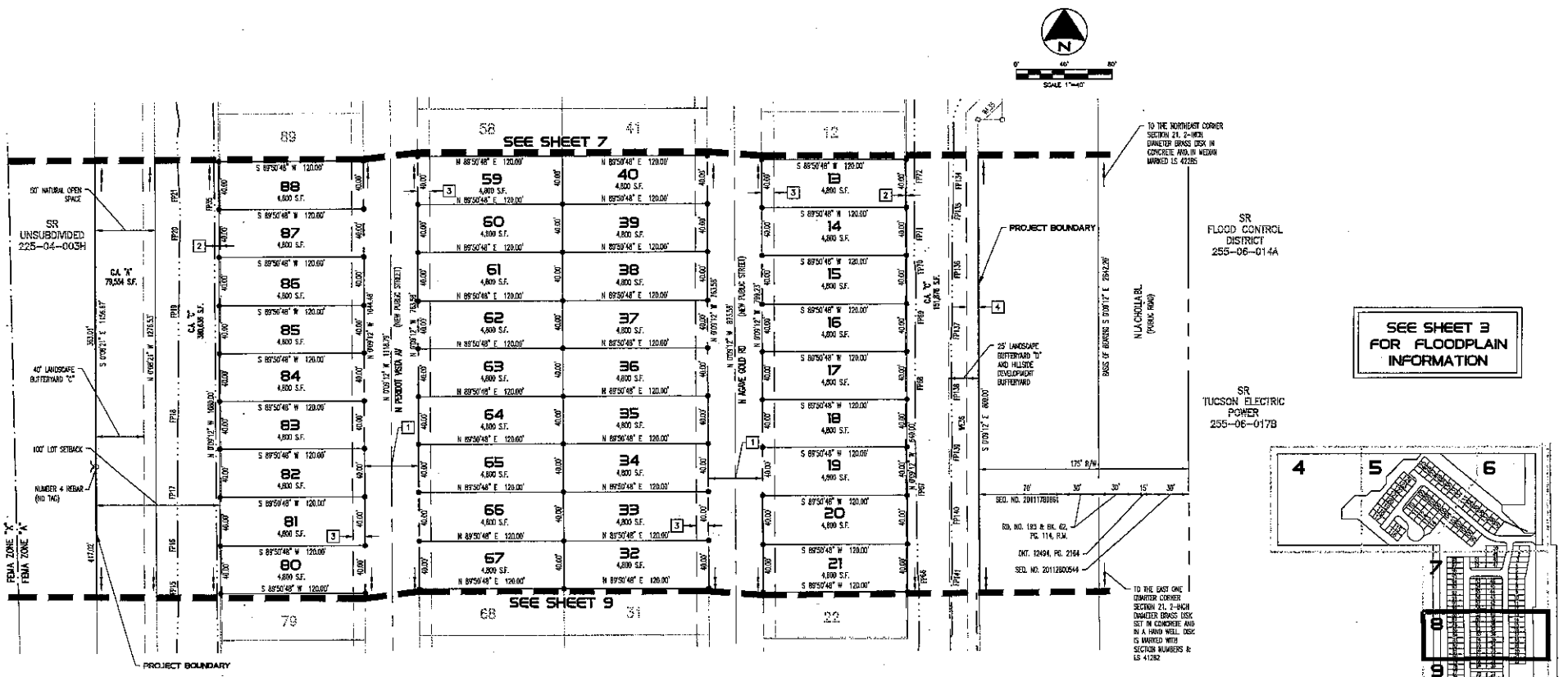
TRACY ALLYN BOUNDS — 35987 — REGISTERED LAND SURVEYOR — ARIZONA U.S.A.

JOHN D. WOODALL — 21734 — Professional Civil Engineer — ARIZONA U.S.A.

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

Presidio — Civil • Land Development • Water Resources — 201 N. Stratton Dr. Suite 203 • Tucson, Arizona 85745 — (520) 396-7656 • Fax (520) 396-8147 — PRESIDIO JOB. No. 120009-01-0106

SEQ. NO. _____



SEE SHEET 3 FOR FLOODPLAIN INFORMATION

SITE PLAN SHEET INDEX
1"=350'

☐ *EASEMENT / RIGHT-OF-WAY KEYNOTES*
(SEE MASTER LIST ON SHEET 2)

1. NEW 45' RIGHT-OF-WAY TO BE GRANTED BY THIS PLAT.
2. 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT.
3. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
4. 10' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.

WATER EASEMENT LINE DATA TABLE
(SEE MASTER LIST ON SHEET 2)

NUMBER	BEARING	DISTANCE
WE36	S 00°09'12" E	826.21'

FINAL PLAT FOR
VISTA DEL ORO

LOTS 1-89 AND COMMON AREAS
"A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)

BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP-12-SOUTH, RANGE-13-EAST G.&S.R.M., PIMA COUNTY, ARIZONA

P21FP00012

REFERENCE: P19SD0012
TGSTW06

MARCH 22, 2022
PRESIDIO JOB No. 120009-01-0106

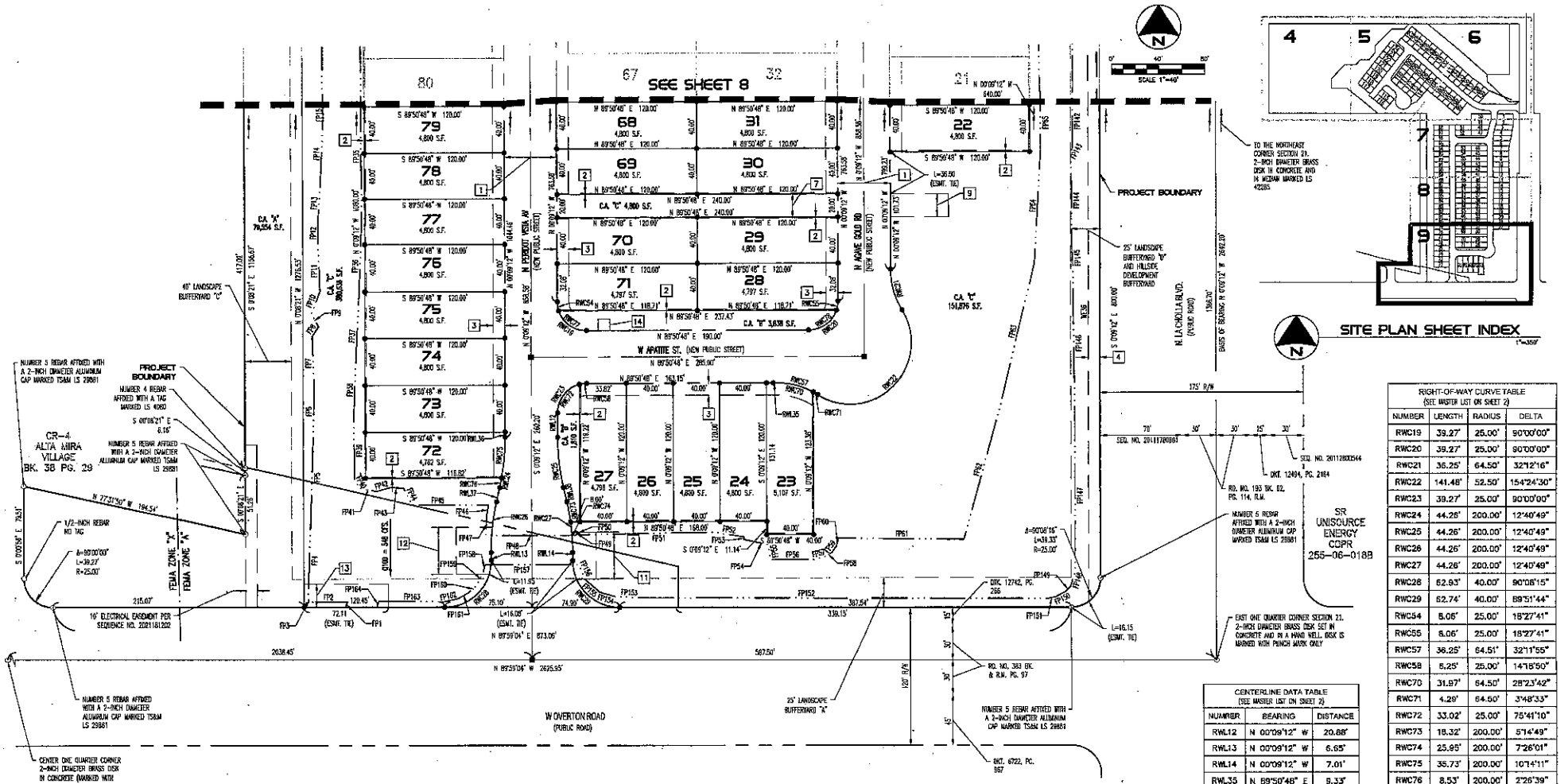
SCALE:
SHEET 8 OF 10

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

STEPHEN W. McLAIN — 29851 — ARIZONA U.S.A.
TRACY ALLYN BOGARDUS — 34587 — ARIZONA U.S.A.
JOHN D. WOODY — 21234 — ARIZONA U.S.A.

Presidio — Civil · Land Development · Water Resources
150 S. Stratford Dr. Suite 105 · Tucson, Arizona 85715
(520) 798-7275 · Fax (520) 798-7277
PRESIDIO JOB. No. 120009-01-0106

SEQ. NO.



RIGHT-OF-WAY CURVE TABLE (SEE MASTER LIST ON SHEET 2)			
NUMBER	LENGTH	RADIUS	DELTA
RWC19	39.27'	25.00'	90°00'00"
RWC20	39.27'	25.00'	90°00'00"
RWC21	36.25'	64.50'	32°12'16"
RWC22	141.48'	52.50'	154°24'30"
RWC23	39.27'	25.00'	90°00'00"
RWC24	44.26'	200.00'	12°40'49"
RWC25	44.26'	200.00'	12°40'49"
RWC26	44.26'	200.00'	12°40'49"
RWC27	44.26'	200.00'	12°40'49"
RWC28	52.93'	40.00'	90°08'15"
RWC29	62.74'	40.00'	89°51'44"
RWC54	8.06'	25.00'	18°27'41"
RWC55	8.06'	25.00'	18°27'41"
RWC57	36.25'	64.51'	32°11'55"
RWC58	5.25'	25.00'	14°18'50"
RWC70	31.97'	64.50'	28°23'42"
RWC71	4.29'	64.50'	3°48'33"
RWC72	33.02'	25.00'	75°41'10"
RWC73	18.32'	200.00'	5°14'49"
RWC74	25.95'	200.00'	7°26'01"
RWC75	35.73'	200.00'	10°14'11"
RWC76	8.53'	200.00'	2°26'39"
RWC77	31.21'	25.00'	71°32'19"
RWC78	31.21'	25.00'	71°32'19"

CENTERLINE DATA TABLE (SEE MASTER LIST ON SHEET 2)		
NUMBER	BEARING	DISTANCE
RWL12	N 00°09'12" W	20.88'
RWL13	N 00°09'12" W	6.95'
RWL14	N 00°09'12" W	7.01'
RWL35	N 89°50'48" E	9.33'
RWL36	N 00°09'12" W	4.46'
RWL37	N 12°31'37" E	12.50'
RWL38	S 12°50'01" E	12.50'

WATER EASEMENT LINE DATA TABLE (SEE MASTER LIST ON SHEET 2)		
NUMBER	BEARING	DISTANCE
WE36	S 00°09'12" E	826.21'

EASEMENT / RIGHT-OF-WAY KEYNOTES
(SEE MASTER LIST ON SHEET 2)

1. NEW 45' RIGHT-OF-WAY TO BE GRANTED BY THIS PLAT.
2. 1' NO ACCESS EASEMENT GRANTED BY THIS PLAT.
3. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
4. 10' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
7. 26' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
9. 20' X 50' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
11. 40' X 20' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
12. 40' X 36' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
13. 20' X 72' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT.
14. 10' X 10' PUBLIC ELECTRIC EASEMENT TO TUCSON ELECTRIC POWER GRANTED BY THIS PLAT.

FINAL PLAT FOR
VISTA DEL ORO

LOTS 1-89 AND COMMON AREAS "A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)

BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP-12-SOUTH, RANGE-13-EAST G.&S.R.M., PIMA COUNTY, ARIZONA

P21FP00012

REFERENCE P19SD0012
P20SD0006

MARCH 22, 2022
PRESIDIO JOB No. 120009-01-0106

SCALE:
SHEET 9 OF 10

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

Presidio
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(520) 795-7255 • Fax (520) 795-8747
PRESIDIO JOB. No. 120009-01-0106

SEQ. NO. _____

FLOOD ELEVATION TABLE

THE FLOOD ELEVATIONS SHOWN IN THIS TABLE ARE BASED UPON THE LA CHOLLA WASH CLOMR, CASE NO. 21-09-1501R AS APPROVED ON FEBRUARY 9, 2022.

LOT NO.	EXIST. CONDITIONS BFE	EXIST. CONDITIONS RFE	PAD EL	*FFE	ΔFFE-EXIST. CONDITIONS RFE (FT)	PROPOSED BFE CONDITIONS
1	2419.60	2420.60	2426.10	2426.77	6.17	2414.26
2	2418.28	2419.28	2424.80	2425.47	6.19	2414.26
3	2416.94	2417.94	2423.26	2423.87	5.93	2411.54
4	2417.78	2418.78	2421.20	2421.87	3.09	2410.70
5	2414.90	2415.90	2418.90	2419.57	3.67	2410.12
6	2413.67	2414.67	2416.70	2417.37	2.70	2407.54
7	2412.46	2413.46	2414.80	2415.47	2.01	2407.00
8	2411.50	2412.50	2413.30	2413.97	1.47	2405.22
9	2410.51	2411.51	2412.10	2412.77	1.26	2404.83
10	2409.38	2410.38	2411.80	2411.67	1.29	2404.44
11	2407.84	2408.84	2410.00	2410.67	1.83	2403.35
12	2406.35	2407.35	2408.70	2409.37	2.02	2402.93
13	2404.87	2405.87	2407.50	2408.17	2.30	2401.11
14	2404.18	2405.18	2406.60	2407.07	1.89	2400.46
15	2403.25	2404.25	2405.30	2405.97	1.72	2399.29
16	2402.19	2403.19	2404.20	2404.87	1.68	2397.61
17	2401.04	2402.04	2403.00	2403.67	1.63	2395.61
18	2400.11	2401.11	2401.90	2402.57	1.46	2394.92
19	2399.38	2400.38	2400.80	2401.47	1.09	2394.12
20	2398.16	2399.16	2399.70	2400.37	1.21	2392.71
21	2397.16	2398.16	2398.50	2399.17	1.01	2391.60
22	2396.16	2397.16	2397.50	2398.17	1.01	2389.77
23	2392.65	2393.65	2393.4	2393.87	0.02	2484.78
24	2392.65	2393.65	2392.9	2393.57	0.52	2484.78
25	2392.65	2393.65	2393.4	2394.07	1.02	2484.78
26	2392.65	2393.65	2394.0	2394.67	1.62	2484.78
27	2392.65	2393.65	2394.6	2395.27	2.22	2484.78
28	2394.57	2395.57	2394.2	2394.87	-0.7	N/A
29	2395.64	2396.64	2394.9	2395.57	-1.07	N/A
30	2397.57	2398.57	2396.5	2397.17	-1.4	N/A
31	2398.69	2399.69	2397.5	2398.17	-1.52	N/A
32	2400.11	2401.11	2398.6	2399.27	-1.84	N/A
33	2401.22	2402.22	2399.8	2400.47	-1.75	N/A
34	2402.61	2403.61	2400.9	2401.57	-2.04	N/A

LOT NO.	EXIST. CONDITIONS BFE	EXIST. CONDITIONS RFE	PAD EL	*FFE	ΔFFE-EXIST. CONDITIONS RFE (FT)	PROPOSED BFE CONDITIONS
35	2403.45	2404.45	2402.0	2402.67	-1.78	N/A
36	2404.56	2405.56	2403.1	2403.77	-1.79	N/A
37	2405.95	2406.95	2404.3	2404.97	-1.98	N/A
38	2407.07	2408.07	2405.4	2406.07	-2.0	N/A
39	2408.18	2409.18	2406.5	2407.17	-2.01	N/A
40	2409.48	2410.48	2407.6	2408.27	-2.21	N/A
41	2410.39	2411.39	2408.80	2409.47	-1.92	N/A
42	2411.90	2412.90	2409.9	2410.57	-2.33	N/A
43	2413.11	2414.11	2411.2	2411.87	-2.24	N/A
44	2414.31	2415.31	2412.5	2413.17	-2.14	N/A
45	2415.45	2416.45	2413.8	2414.47	-1.98	N/A
46	2416.52	2417.52	2415.3	2415.97	-1.55	N/A
47	2417.78	2418.78	2420.8	2420.67	1.89	N/A
48	2416.94	2417.94	2422.9	2423.57	5.63	N/A
49	2418.28	2419.28	2424.4	2425.07	5.79	N/A
50	2419.60	2420.60	2426.1	2426.77	6.17	N/A
51	2420.60	2421.60	2419.40	2420.07	-1.53	N/A
52	2420.19	2421.19	2417.00	2417.67	-3.52	N/A
53	2416.52	2417.52	2412.90	2413.57	-3.95	N/A
54	2415.45	2416.45	2412.80	2413.47	-2.98	N/A
55	2414.31	2415.31	2411.50	2412.17	-3.14	N/A
56	2413.11	2414.11	2410.20	2410.87	-3.24	N/A
57	2411.90	2412.90	2408.90	2409.57	-3.33	N/A
58	2410.39	2411.39	2407.80	2408.47	-2.92	N/A
59	2409.48	2410.48	2406.60	2407.27	-3.21	N/A
60	2408.18	2409.18	2405.50	2406.17	-3.01	N/A
61	2407.07	2408.07	2404.4	2405.07	-3	N/A
62	2405.95	2406.95	2403.3	2403.97	-2.98	N/A
63	2404.56	2405.56	2402.1	2402.77	-2.79	N/A
64	2403.45	2404.45	2401.0	2401.67	-2.78	N/A
65	2402.61	2403.61	2399.9	2400.57	-3.04	N/A
66	2401.22	2402.22	2398.8	2399.47	-2.75	N/A
67	2400.11	2401.11	2397.6	2398.27	-2.84	N/A
68	2398.69	2399.69	2396.5	2397.17	-2.52	N/A

LOT NO.	EXIST. CONDITIONS BFE	EXIST. CONDITIONS RFE	PAD EL	*FFE	ΔFFE-EXIST. CONDITIONS RFE (FT)	PROPOSED BFE CONDITIONS
69	2397.57	2398.57	2395.9	2396.57	-2.0	N/A
70	2395.64	2396.64	2395.1	2395.77	-0.87	N/A
71	2394.57	2395.57	2395.2	2395.87	0.30	N/A
72	2390.85	2391.85	2393.00	2393.67	1.82	2382.44
73	2392.05	2393.05	2394.30	2394.97	1.92	2383.98
74	2393.17	2394.17	2394.90	2395.57	1.40	2386.40
75	2394.02	2395.02	2394.90	2395.57	0.55	2389.00
76	2395.12	2396.12	2394.80	2395.47	-0.65	2390.61
77	2396.15	2397.15	2394.80	2395.47	-1.68	2391.54
78	2397.57	2398.57	2395.00	2395.67	-2.90	2392.29
79	2398.69	2399.69	2395.50	2396.17	-3.52	2393.65
80	2400.11	2401.11	2396.50	2397.17	-3.94	2394.39
81	2401.22	2402.22	2397.70	2398.37	-3.85	2395.88
82	2402.61	2403.61	2398.90	2399.57	-3.86	2397.06
83	2403.45	2404.45	2400.00	2400.67	-3.78	2397.97
84	2404.56	2405.56	2401.20	2401.87	-3.69	2399.26
85	2405.95	2406.95	2402.30	2402.97	-3.98	2400.44
86	2407.07	2408.07	2403.50	2404.17	-3.90	2401.44
87	2408.18	2409.18	2404.60	2405.27	-3.91	2402.68
88	2409.78	2410.78	2405.80	2406.47	-4.31	2403.90
89	2410.98	2411.98	2406.90	2407.57	-4.41	2404.81
90	2412.51	2413.51	2408.10	2408.77	-4.74	2406.14
91	2413.71	2414.71	2409.20	2409.87	-5.16	2407.24
92	2414.91	2415.91	2410.40	2411.07	-4.84	2408.53
93	2416.25	2417.25	2411.50	2412.17	-5.08	2409.64
94	2417.32	2418.32	2412.70	2413.37	-4.95	2410.46
95	2418.66	2419.66	2413.80	2414.47	-5.19	2412.06
96	2419.68	2420.68	2415.00	2415.67	-5.01	2412.94
97	2420.98	2421.98	2416.10	2416.77	-5.21	2414.04
98	2422.18	2423.18	2417.30	2417.97	-5.21	2415.38
99	2427.83	2428.83	2432.80	2433.47	4.64	N/A
100	2428.79	2429.79	2433.90	2434.57	4.78	N/A
101	2429.96	2430.96	2435.10	2435.77	4.81	N/A
102	2430.90	2431.90	2436.20	2436.87	4.97	N/A

LOT NO.	EXIST. CONDITIONS BFE	EXIST. CONDITIONS RFE	PAD EL	*FFE	ΔFFE-EXIST. CONDITIONS RFE (FT)	PROPOSED BFE CONDITIONS
103	2432.27	2433.27	2437.30	2437.97	4.70	N/A
104	2433.49	2434.49	2438.40	2439.07	4.58	N/A
105	2434.39	2435.39	2439.90	2440.57	5.18	N/A
106	2435.29	2436.29	2441.00	2441.67	5.38	N/A
107	2436.33	2437.33	2442.10	2442.77	5.44	N/A
108	2435.58	2438.58	2443.60	2444.27	5.69	N/A
109	2437.78	2438.78	2445.6	2446.27	7.49	N/A
111	2434.54	2435.54	2444.7	2445.37	9.83	N/A
112	2433.49	2434.49	2441.9	2442.57	8.08	N/A
113	2432.51	2433.51	2437.80	2438.47	4.96	N/A
114	2431.63	2432.63	2437.50	2438.17	5.54	N/A
125	2448.66	2449.66	2451.9	2452.57	2.91	N/A
126	2445.73	2446.73	2449.2	2449.87	3.14	N/A
127	2442.86	2443.86	2446.80	2447.47	3.61	2444.41
128	2442.86	2443.86	2444.80	2445.47	1.61	2443.25
129	2441.62	2442.62	2443.10	2443.77	1.15	2441.75
130	2440.33	2441.33	2441.90	2442.57	1.24	2440.50
131	2438.87	2439.87	2440.30	2441.47	1.60	2439.43
132	2437.78	2438.78	2439.50	2440.17	1.39	2438.10
133	2436.33	2437.33	2438.30	2438.97	1.64	2436.81
134	2434.99	2435.99	2436.86	2437.47	1.48	2435.25
135	2433.49	2434.49	2436.10	2436.77	2.28	2434.09
136	2432.27	2433.27	2434.90	2435.57	2.30	2432.58
137	2431.04	2432.04	2433.80	2434.47	2.43	2430.87
138	2429.96	2430.96	2432.80	2433.47	2.51	2429.56
139	2428.38	2429.38	2431.70	2432.37	2.99	2428.20

*FFE FINISHED FLOOR ELEVATION (FFE) = PAD EL + 0.67' (FOUNDATION SLAB THICKNESS)

IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

FINAL PLAT FOR
VISTA DEL ORO

LOTS 1-139 AND COMMON AREAS "A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)

BEING A PORTION OF NE 1/4 OF SECTION 21, TOWNSHIP-12-SOUTH, RANGE-13-EAST G.&S.R.M., PIMA COUNTY, ARIZONA

P21FP00012

REFERENCE: P19RZ0012
P21FP0012
MARCH 22, 2022 SCALE:
PRESIDIO JOB No. 120009-01-0106 SHEET 10 OF 10

SEQ. NO.

Presidio Civil • Land Development • Water Resources
340 E. Broadway Av. Suite 100 • Tucson, Arizona 85705
(520) 798-7250 • Fax (520) 798-8747
PRESIDIO JOB. No. 120009-01-0106

SEQ. NO.

ASSURANCE AGREEMENT FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS (Third Party Trust)
P21FP00012

THIS AGREEMENT is made and entered into by and between KB HOME Tucson, Inc., an Arizona corporation or successors in interest ("Subdivider"), Title Security Agency, LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 201665-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 FINAL PLAT FOR VISTA DEL ORO LOTS 1-139 AND COMMON AREAS "A" (NATURAL OPEN SPACE), "B" (OPEN SPACE DRAINAGE & UTILITIES), "C" (OPEN SPACE DETENTION & SEDIMENT CONTROL BASINS)recorded in Sequence number _____ on the _____ day of _____, 2022, in the Office of the Pima County Recorder.

2.2. *Construction of Subdivision Improvements.* As a condition of subdivision approval, Subdivider hereby agrees to construct all subdivision improvements ("the Subdivision Improvements") contemplated by the Subdivision Plat, rezoning conditions, and any associated site construction permits, including but not limited to onsite and offsite streets, sanitary sewers (if necessary), water and electric utilities, drainage and flood control improvements, parks, trails or other recreational facilities, other required infrastructure, and riparian habitat mitigation or payment of the riparian habitat mitigation in-lieu fee.

2.3. *Existing Utilities.* Any relocation or modification of existing utilities or public improvements required in order to construct the Subdivision Improvements shall be done at no expense to the public. Subdividers performance of this requirement shall be considered in determining whether to release assurances under paragraphs 2.5 and 2.6.

2.4. *Assurance of Construction.* This agreement is submitted as an assurance that Subdivider will construct the Subdivision Improvements, as required by A.R.S. § 11-821 and Pima County Zoning Code Chapter 18.69.

2.5. *Limitation on Transfer of Title.* Trustee shall not convey title to any of the Land without obtaining prior written approval from County in the form of a Release of Assurance. A Release of Assurance shall not be provided by County until the Subdivision Improvements are completed in accordance with paragraph 2.12.

2.6. *Partial Release of Assurances.* County shall issue a Release of Assurance for some of the lots depicted on the Subdivision Plat if all of the following have occurred:

A. All of the Subdivision Improvements required in connection with the released lots have been completed in accordance with paragraph 2.12, and

B. County finds that the released lots and the Subdivision Improvements required in connection with them can be used and maintained separately from the Subdivision Improvements not yet completed in accordance with paragraph 2.12, and

C. Recreation area in-lieu fee, if applicable, has been paid to the county for the entire subdivision, prior to a release of greater than 75% of total subdivision lots.

2.7. *Deposit Receipt Agreements.* Notwithstanding paragraph 2.5, Trustee may enter into a deposit receipt agreement for the sale of the Land or any portion of it if the agreement clearly states that no portion of the Land shall be conveyed until Subdivider performs its obligations under this agreement.

2.8. *Bulk Sales.* Notwithstanding paragraph 2.5, Trustee may sell and convey all of the Land in one transaction to a single purchaser who has entered into a satisfactory assurance agreement with County, assuring completion of the Subdivision Improvements.

2.9. *Conveyance Out of Trust for the Purpose of Encumbrance.* Notwithstanding paragraph 2.5, Trustee may convey all or part of the Land to the Subdivider for the sole purpose of encumbering the Land by the recording of mortgages or deeds of trust, provided that the Land is thereafter immediately reconveyed into the trust.

2.10. *Real Property Taxes.* All real property taxes on the Land shall be paid before the taxes are delinquent as defined by A.R.S. 42-18052(B). If the real property taxes on the Land, including any lot or portion of common area, become delinquent, this agreement will be in default.

2.11. *Substitution of Assurances.* Subdivider may submit substitute assurances in a form and amount acceptable to County at any time during which this agreement is not in default.

2.12. *Completion of the Subdivision Improvements.* The Subdivision Improvements shall be completed by Subdivider not more than four years after the date of this agreement. The Subdivision Improvements shall not be considered completed until after they have been constructed in accordance with the Subdivision Plat, rezoning conditions, associated site construction permits, and after County has inspected them and finds them to be in compliance with the plans.

2.13. *Acceptance of the Subdivision Improvements.* County shall not accept maintenance responsibility for any of the Subdivision Improvements unless and until all of the following have occurred:

A. They have been completed in accordance with paragraph 2.12.

B. They have been dedicated to County by the Subdivision Plat or by some other instrument of record.

C. The dedication has been accepted by the Pima County Board of Supervisors as evidenced by approval of the dedication on the Subdivision Plat or by some other formal action.

2.14. *Default, Non-Compliance; County's Options.* This agreement is in default if either the Subdivider or Trustee fails to comply with obligations under this agreement. If this agreement is in default, the County may exercise any or all options below at its sole discretion:

A. The County may re-plat all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plat to approximately the same boundary configurations of record which existed before the recording of the Subdivision Plat. The Subdivider authorizes the County to execute, on behalf of Subdivider, the re-plat described in this section. The re-plat may exclude any dedications to the public which were made on the Subdivision Plat which are necessary to serve either portions of the Land which are not re-platted, or to serve the public. Subdivider shall pay the reasonable costs incurred in re-platting. Notice of default and intent to re-plat will be sent to the last known address of Subdivider and Trustee by certified mail not less than thirty days before County exercises its option to re-plat under this paragraph.

B. If site conditions change after the Subdivider fails to comply with this agreement, the County may require that Subdivider submit evidence that the Tentative and Final Plat comply with current regulations, under current site conditions. If the County determines that the Tentative Plat or Final Plat does not comply, Subdivider shall submit revisions to the plat, to the County with applicable fees. If the revisions are approved by the Board of Supervisors, the date specified in Section 2.12 of this agreement may be extended by up to four years from the approval date. This subsection is not applicable to Block Plats for master planned communities.

C. The County may withhold the issuance of permits for building regulated by Title 15 of the Pima County Code or work regulated by Title 18 of the Pima County Code.

2.15. *Incorporation and Annexation.* If the Land is incorporated as or annexed by a city or town, the city or town shall automatically succeed to all benefits and duties of County under this agreement.

2.16. *Termination.* This agreement shall remain in full force and effect until one of the following has occurred:

A. The Subdivision Improvements have been completed and approved by County in accordance with paragraph 2.11 and a Release of Assurances with respect to all the Land has been recorded in the Office of the Pima County Recorder in accordance with paragraph 2.5; or

B. A new subdivision plat has been recorded for the Land in compliance with any and all applicable laws and regulations; or

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

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 2022, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

_____
Chair, Board of Supervisors

SUBDIVIDER: KB HOME Tucson, Inc., an Arizona corporation

By: _____
Amy McReynolds
Its: Division President

ATTEST:

_____
Clerk of the Board

TRUSTEE: Title Security Agency, LLC, a Delaware limited liability company, as Trustee under Trust No. 201665-T, and not in its corporate capacity

By: _____

Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 6 day of April, 2022, by Amy McReynolds, as Division President of KB HOME Tucson, Inc. ("**Subdivider**"), an Arizona corporation, on behalf of the corporation.

_____
Notary Public

My Commission Expires:
May 27, 2025

NOTARY PUBLIC
STATE OF ARIZONA
Pima County
GRISOL VILLALOVOS
COMMISSION # 603693
My Commission Expires May 27, 2025

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 5th day of April, 2022, by Diane L. Sloane, as Trust Officer of Title Security Agency, LLC, _____ ("**Trustee**"), an a Delaware limited liability company, on behalf of the company, as trustee under trust number 201665-T.

_____
Notary Public

My Commission Expires:
3/1/26

NOTARY PUBLIC
STATE OF ARIZONA
Pima County
CRYSTAL SALCIDO
COMMISSION # 622724
My Commission Expires March 1, 2026