



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/16/2023

\*= Mandatory, information must be provided

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

**\*Title:**

FINAL PLAT (P22FP00013) OCOTILLO RIDGE BLOCK 1 LOTS 451-616, BLOCK 2 LOTS 241-450, BLOCK 3 LOTS 76-240, BLOCK 4 LOTS 1-75 COMMON AREA "A" AND "B"

**\*Introduction/Background:**

FINAL PLAT PROCESS TO CREATE LEGALLY SUBDIVIDED PROPERTY

**\*Discussion:**

N/A

**\*Conclusion:**

N/A

**\*Recommendation:**

STAFF RECOMMENDS APPROVAL

**\*Fiscal Impact:**

N/A

**\*Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: DEVELOPMENT SERVICES

Telephone: 724-6490

Contact: THOMAS DRZAGOWSKI

Telephone: 724-6490

Department Director Signature: \_\_\_\_\_

*Carol Blackwell*

Date: April 17, 2023

Deputy County Administrator Signature: \_\_\_\_\_

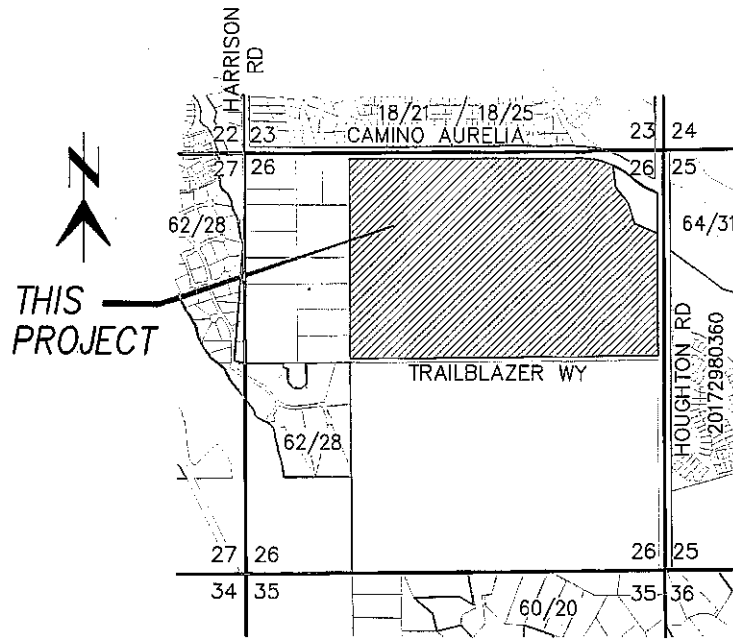
*[Signature]*

Date: 4/28/2023

County Administrator Signature: \_\_\_\_\_

*[Signature]*

Date: 4/28/2023



### LOCATION MAP

A PORTION OF SECTION 26  
TOWNSHIP 17 SOUTH, RANGE 15 EAST G&SRM  
PIMA COUNTY, ARIZONA  
SCALE: 3" = 1 MILE

P22FP00013

OCOTILLO RIDGE

BLOCK 1 LOTS 451-616, BLOCK 2 LOTS 241-450,  
BLOCK 3 LOTS 76-240, BLOCK 4 LOTS 1-75  
COMMON AREA "A" AND "B"

## ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 80,514 FROM FIDELITY NATIONAL TITLE AGENCY, INC. AN ARIZONA CORPORATION 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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIR, BOARD OF SUPERVISORS  
PIMA COUNTY, ARIZONA

## ATTEST:

\_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, CLERK, BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

## DEDICATION

I, THE UNDERSIGNED, HEREBY WARRANT THAT I AM THE ONLY (PARTY) HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND I, CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

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

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

I HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

COMMON AREAS (AND PRIVATE EASEMENTS), AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEQUENCE NUMBER \_\_\_\_\_ IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAKES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE DRAINAGEWAYS AND PRIVATE EASEMENTS WITHIN THE SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, INC. AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 80,514, AND NOT IN THEIR CORPORATE CAPACITY.

*Barclay L. Lunsford*  
TRUST OFFICER

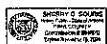
STATE OF ARIZONA

PIMA COUNTY

ON THIS 5<sup>TH</sup> DAY OF APRIL, 2023, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF FIDELITY NATIONAL TITLE AGENCY, INC. AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 11-15-2024

NOTARY PUBLIC



## CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

*Bruce Brown*  
BRUCE BROWN  
REGISTERED LAND SURVEYOR NO. 80468



## CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

*William C. Carroll*  
WILLIAM CARROLL  
REGISTERED PROFESSIONAL ENGINEER NO. 13476



## GENERAL NOTES

- EXISTING ZONING IS SR.
- PROPOSED USE FOR RESIDENTIAL DWELLINGS IS SINGLE FAMILY DETACHED AND IS PERMITTED IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS CONTAINED WITHIN THE SANTA RITA RANCH SPECIFIC PLAN (C623-87-3).

- THE TOTAL NUMBER OF LOTS IS 616.
- THE GROSS AREA OF THE SUBDIVISION IS 9,208,944 SF / 211.431 ACRES.
- THE WATER COMPANY THAT WILL SERVICE THIS SUBDIVISION IS TUCSON WATER COMPANY.
- THE WATER PROVIDER HAS OBTAINED A DESIGNATION OF ASSURED WATERS SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- THE WASTEWATER PROVIDED THAT WILL SERVICE THIS SUBDIVISION IS PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT.
- TOTAL MILES OF NEW PUBLIC STREETS ARE 4.72 MILES.
- TOTAL MILES OF NEW PRIVATE STREETS ARE 0 MILES. (NO NEW PRIVATE STREETS FOR THIS PLAT)

- PROJECT BASIS OF BEARING IS BETWEEN POINT 9 (R17), A 2 INCH BRASS CAPPED SURVEY MONUMENT AND POINT 30 (V21), A 1/2 INCH IRON BAR STAMPED "PROCT 87" ARIZONA STATE PLANE CENTRAL ZONE, SAID BEARING BEING S 45°26'02" E.

- THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF PIMA COUNTY.

- ALL SIGNATURES MUST BE IN PERMANENT, BLACK INK AND BE ACCOMPANIED BY A NOTARY SIGNATURE AND SEAL.

- SUBJECT PARCELS WITHIN THIS PLAT: 305-36-0010 - 305-36-0400, 305-36-0410 - 305-36-1500, 305-36-1230 - 305-36-1600, 305-36-1610 - 305-36-1820, 305-36-1940 - 305-36-2340, 305-36-2350 - 305-36-2400, 305-36-2540 - 305-36-2680, 305-36-2690 - 305-36-2960, 305-36-2980, 305-36-3000, 305-36-3020 - 305-36-3270.

- CONCORDS TO BE SET UP UPON COMPLETION OF PLANNED IMPROVEMENTS BY A LAND SURVEYOR LICENSED IN THE STATE OF ARIZONA, HOLDING SET BY THIS PLAT.

- THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE.

- THIS PROJECT IS REQUIRED TO PROVIDE STORMWATER DETENTION AND/OR RETENTION. THE TOTAL VOLUME OF THE DETENTION PROVIDED IS 336,488 CUBIC FEET. THE TOTAL VOLUME OF THE RETENTION PROVIDED IS 106,720 CUBIC FEET.

- ALL EXISTING LOT LINES, INTERIOR RIGHTS-OF-WAY, AND UNUSED EASEMENTS RECORDED BY THE PREVIOUS FINAL PLATS: BOOK 59 MAP, PAGE 14 AND BOOK 62 MAP, PAGE 57 HAVE BEEN RELEASED BY RESOLUTION NO. 0021-78, FILED UNDER SEQUENCE 2021300235.

- THE LAND USE DESIGNATIONS FOR THIS SUBDIVISION ARE AS SHOWN IN THE FOLLOWING SUMMARY:  
LDR-2 (130.73 AC) BLOCK 1 LOTS 451-616, BLOCK 3 LOTS 241-450, BLOCK 3 LOTS 76-240, BLOCK 4 LOTS 12-13 & 50-75  
MOR (8.51 AC) BLOCK 4 LOTS 1-11, 14-57  
NRG (3.87 AC)  
OPEN SPACE (88.34 AC)

- THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS SPECIFIC PLAN C623-87-3 CONDITIONS AS FOUND IN ORDINANCE NUMBER 1986.82 AS APPROVED ON MAY 3, 1986 (DRT 8490, PG. 833) AND AS AMENDED BY ORDINANCE NUMBER 1993-04 (DRT 9381, PG. 1902) AS APPROVED ON JUNE 15, 1993 AND AS AMENDED ON JUNE 18, 2002.

## BENEFICIARY

OCOTILLO RIDGE (TUCSON) ASLT IX, LLC  
923 N. PENNSYLVANIA AVE.  
WINTER PARK, FL 32789

## CIVIL ENGINEER

ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.  
555 E. RIVER ROAD, SUITE 301  
TUCSON, ARIZONA 85704  
ATTN: WILLIAM CARROLL, P.E.  
TEL: (520) 321-4025  
FAX: (520) 321-0333  
EMAIL: bccarrill@eecorp.com

## OWNER

FIDELITY NATIONAL TITLE AGENCY, INC.  
AN ARIZONA CORPORATION  
AS TRUSTEE UNDER TRUST NO. 80,514  
ATTN: WILLIAM CARROLL, P.E.  
15000 E. BROADWAY BLVD., #150  
TUCSON, AZ 85711  
TEL: (520) 646-9999  
FAX: (520) 646-9999

## DEVELOPER

OCOTILLO RIDGE (TUCSON) ASLT IX, LLC  
923 N. PENNSYLVANIA AVE.  
WINTER PARK, FL 32789  
ATTN: ANDREW DUBILL  
TEL: (407) 628-8488

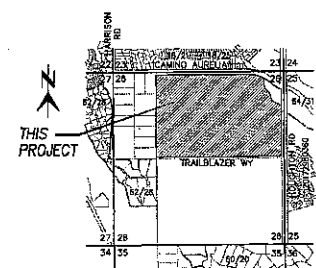
## RECORDING

STATE OF ARIZONA  
PIMA COUNTY }  
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ENGINEERING AND ENVIRONMENTAL CONSULTANTS, INC. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN SEQUENCE NO. \_\_\_\_\_ PIMA COUNTY RECORDS

COUNTY RECORDER

## TRANSPORTATION IMPROVEMENTS PERMITTING NOTES

- CONSTRUCTION OF TWO ELEVEN-FOOT WIDE TRAVEL LANES AND SIX-FOOT WIDE PAVED SHOULDERS ALONG THE PROJECT FRONTAGE WITHIN THE EXISTING CAMINO DE AURELIA RIGHT-OF-WAY FROM HOUGHTON ROAD WEST TO THE WESTERMOST ENTRANCE TO THE OCOTILLO BRIDGE.
- CONSTRUCTION OF TWO ELEVEN-FOOT WIDE TRAVEL LANES AND SIX-FOOT WIDE PAVED SHOULDERS ALONG THE PROJECT FRONTAGE WITHIN THE EXISTING HOUGHTON ROAD RIGHT-OF-WAY FROM THE SOUTHERN OCOTILLO WIDE BOUNDARY NORTH TO CAMINO DE AURELIA.
- CONSTRUCTION OF TWO ELEVEN-FOOT WIDE TRAVEL LANES AND SIX-FOOT WIDE PAVED SHOULDERS ALONG THE PROJECT FRONTAGE WITHIN THE EXISTING HOUGHTON ROAD RIGHT-OF-WAY FROM THE WESTERMOST ENTRY TO OCOTILLO RIDGE EAST TO HOUGHTON ROAD.
- CONSTRUCTION OF DRAINAGE CULVERTS UNDER CAMINO DE AURELIA, HOUGHTON ROAD AND TRAILBLAZER WAY TO MEET PIMA COUNTY ALL-WEATHER STANDARDS.
- CONSTRUCTION OF MODIFICATIONS TO THE INTERSECTION AT CAMINO DE AURELIA AND HOUGHTON ROAD. THE INTERSECTION WILL INCLUDE ADDED PAVEMENT TO ACCOMMODATE A DEDICATED SOUTHBOUND RIGHT-TURN LANE AND ADEQUATE TAPERS TO THE EXISTING PAVEMENT WITHIN CAMINO DE AURELIA EAST OF HOUGHTON AND HOUGHTON ROAD NORTH OF CAMINO DE AURELIA. ALSO INCLUDED IS ANY NECESSARY RESTRIPING AND TRAFFIC CONTROL SIGNALING. SIGNALIZATION OF THIS OR ANY OTHER INTERSECTION IS NOT REQUIRED AS PART OF THIS PROJECT.
- CONSTRUCTION OF AN ASPHALT OR CONCRETE MEANDERING PATH ALONG THE PROJECT FRONTAGE WITHIN THE EXISTING CAMINO AURELIA, HOUGHTON ROAD, AND TRAILBLAZER ROAD AS DETERMINED DURING THE SITE CONSTRUCTION PLAN SUBMITTAL. MEANDERING PATH SHALL BE ALIGNED TO MINIMIZE IMPACTS TO TREES AND PLANT MATERIAL AND ITS FINAL ALIGNMENT MAY BE REVISED PER FIELD CONDITIONS.



## LOCATION MAP

A PORTION OF SECTION 26  
TOWNSHIP 17 SOUTH, RANGE 15 EAST GASPARI  
PIMA COUNTY, ARIZONA  
SCALE: 3" = 1 MILE

## LEGEND

- BLOCK BOUNDARY
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- EXISTING 100 YEAR FLOOD LIMITS
- EROSION HAZARD SETBACK
- EROSION HAZARD SETBACK COINCIDENT WITH LOT LINE
- CLASS C XEROPARAHAN HABITAT
- CLASS D XEROPARAHAN HABITAT
- FOUND BRASS CAP SURVEY MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- FOUND ALUMINUM CAP PIN AS DESCRIBED
- 1/2" IRON PIN, SEE NOTE 14 THIS SHEET
- SURVEY MONUMENT PER PIMA COUNTY DEPARTMENT OF TRANSPORTATION STANDARD DETAIL 103
- XR253 XEROPARAHAN LINE NUMBER, SEE TABLE ON SHEET 34
- FF715 FLOODPLAIN LINE NUMBER, SEE TABLE ON SHEETS 35-37
- EH1027 EROSION HAZARD SETBACK LINE NUMBER, SEE TABLE ON SHEET 38

## SHEET INDEX

- COVER SHEET, NOTES
- SHEET 1: INDEX MAP AND PROJECT OVERVIEW
- SHEET 2: PLAN SHEETS
- SHEETS 3-18: XEROPARAHAN, FLOODPLAIN, & EROSION HAZARD SETBACK LINE SHEETS
- SHEET 19-33: XEROPARAHAN LINE TABLES
- SHEET 34: FLOODPLAIN LINE TABLES
- SHEETS 35-37: EROSION HAZARD SETBACK LINE TABLES
- SHEET 38: CURVE TABLES

## FINAL PLAT

## OCOTILLO RIDGE

BLOCK 1 LOTS 451-616, BLOCK 3 LOTS 241-450, BLOCK 3 LOTS 76-240, BLOCK 4 LOTS 1-75, C.A. 74" (NATURAL OPEN SPACE, PUBLIC SENSE AND PUBLIC UTILITIES AND RECREATION MITIGATION AREA), C.A. 74" (PRIVATE RECREATION AND RECREATION MITIGATION AREA) A RESUBDIVISION OF OCOTILLO RIDGE BLOCKS 1-4, SEQUENCE 00200235, SANTA RITA FLOODPLAIN ESTATE, INC. 28 MAP, PG. 14 AND SANTA RITA FLOODPLAIN ESTATE, INC. 28 MAP, PG. 37 BEING A PORTION SECTION 26, T17S, R15E, P16C, PIMA COUNTY, ARIZONA



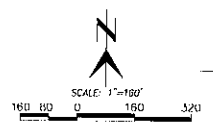
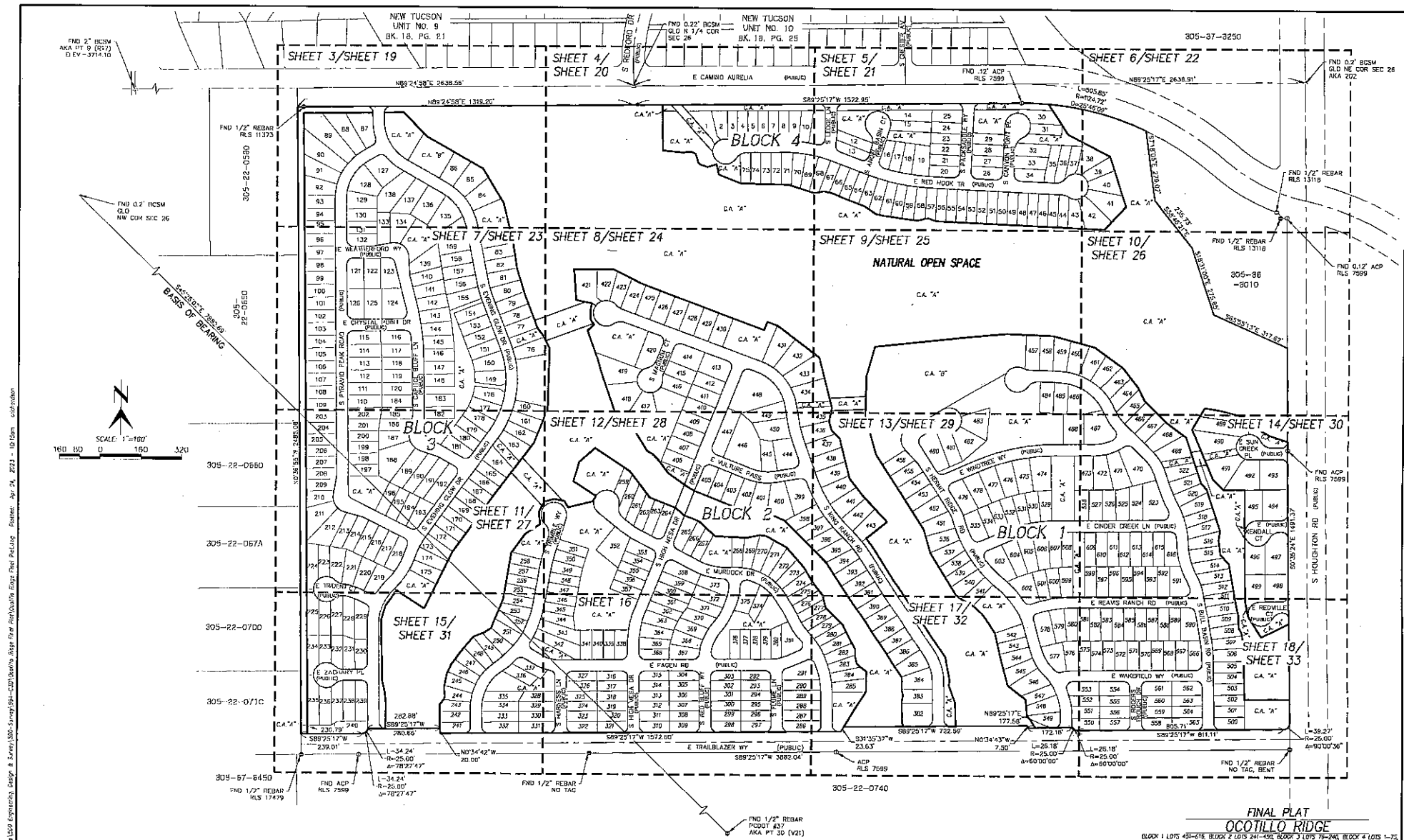
Engineering and Environmental Consultants, Inc.  
555 E. RIVER ROAD | TUCSON, ARIZONA 85704  
TEL: 520.321.4025 | FAX: 520.321.0333

P22FP00011  
P21TF00007  
Ref: P2206-103  
P2206-103  
C623-87-3

ADMINISTRATIVE ADDRESS  
SUITE 2 TRAILBLAZER WAY  
VAL, ARIZONA 85841

SHEET 1 OF 40

SEO NO



INDEX MAP AND PROJECT OVERVIEW  
1"=160'



Engineering and Environmental Consultants, Inc.  
555 E River Road, Tucson, Arizona 85704  
Tel 520.321.4625 | Fax 520.321.0333  
APR 2023  
EEC JOB NO 13019.04

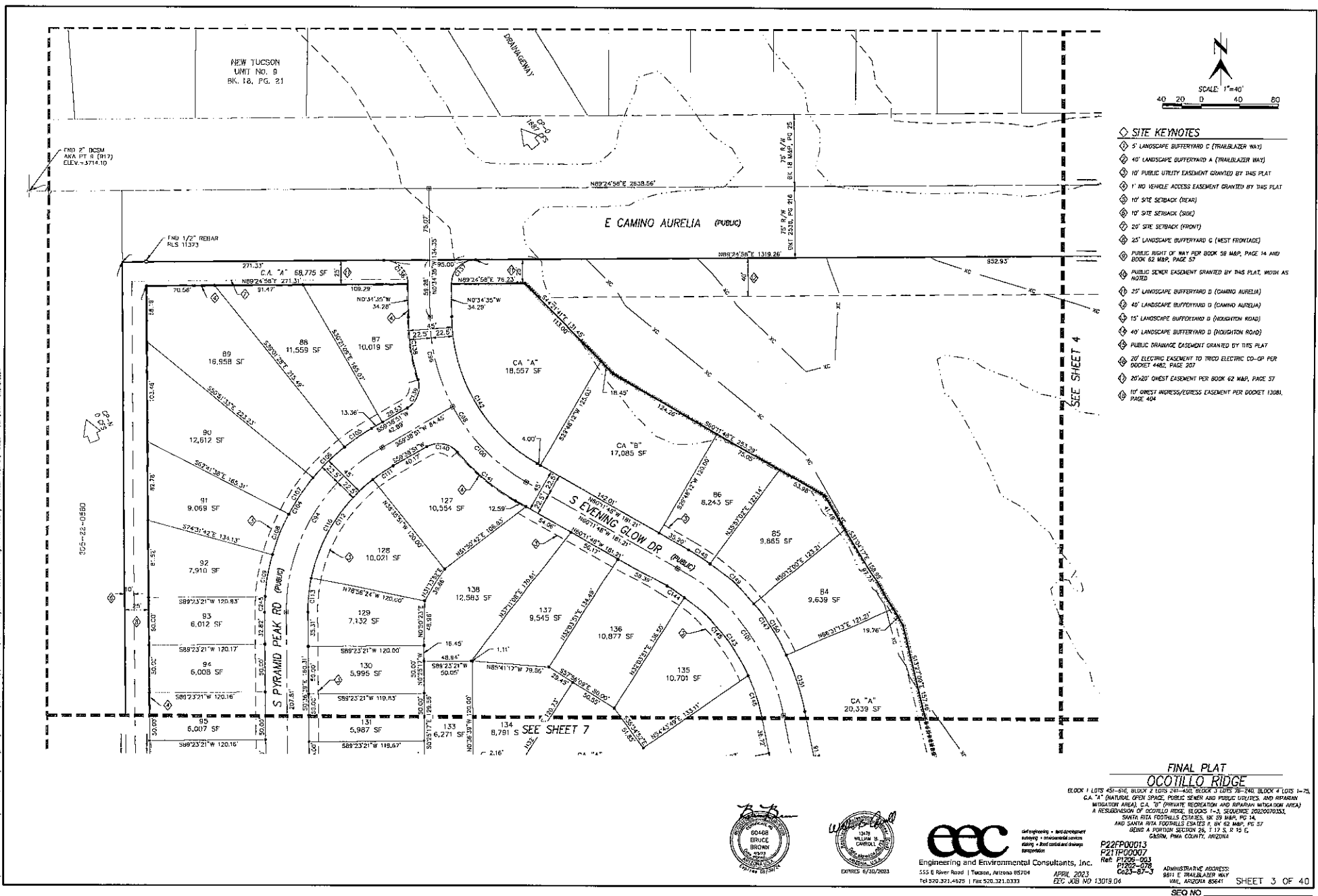
P22FP00013  
Ref: P206-003  
P206-003  
0023-07-3

ADMINISTRATIVE ADDRESS:  
9011 E TRAILBLAZER WAY  
TULSA, ARIZONA 85641

SHEET 2 OF 40

FINAL PLAT  
OCOTILLO RIDGE

BLOCK 1 LOTS 451-476; BLOCK 2 LOTS 241-450; BLOCK 3 LOTS 76-240; BLOCK 4 LOTS 1-75.  
CA "A" (NATURAL OPEN SPACE, PUBLIC SEWER AND PUBLIC UTILITIES, AND REPAIR AND MAINTENANCE AREA, CA "B" (PRIVATE RECREATION AND REPAIR AND MAINTENANCE AREA)  
A RESUBDIVISION OF OCOTILLO RIDGE, BLOCKS 1-4, SITUATED IN OCOTILLO RIDGE, SANTA RITA FORTIFOLIO ESTATES, BK 30 MAP, PG 14, AND SANTA RITA FORTIFOLIO ESTATES, BK 42 MAP, PG 57, BEING A PORTION SECTION 26, T 17 S, R 15 E, S 7, CASPER, PHOENIX COUNTY, ARIZONA

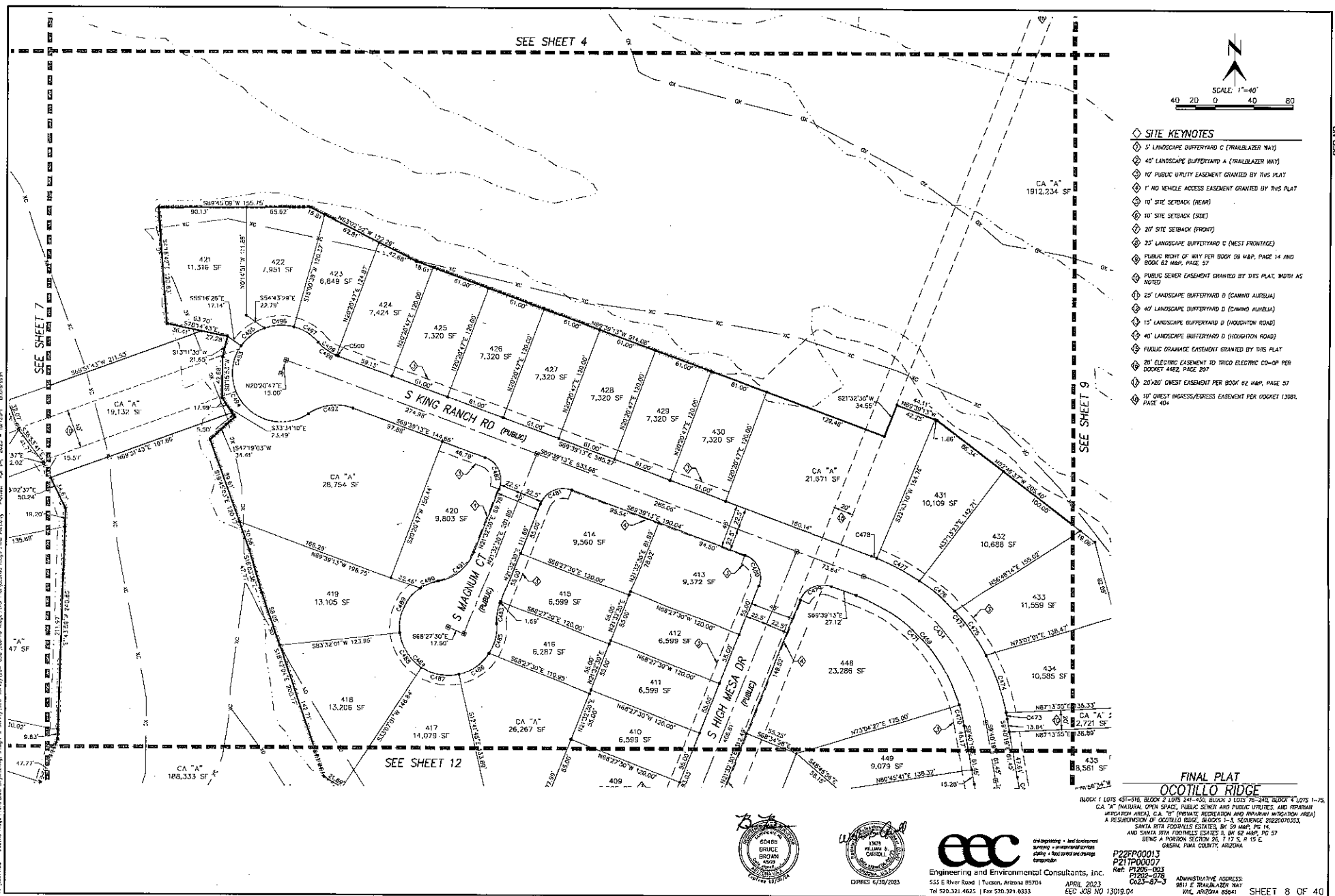




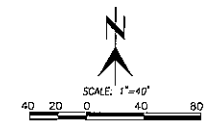








SEE SHEET 5



- ◆ SITE KEYNOTES**
- ◆ 5' LANDSCAPE BUFFERYARD C (TRAILBLAZER WAY)
  - ◆ 40' LANDSCAPE BUFFERYARD A (TRAILBLAZER WAY)
  - ◆ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
  - ◆ 1' NO VEHICLE ACCESS EASEMENT GRANTED BY THIS PLAT
  - ◆ 10' SITE SETBACK (RCD)
  - ◆ 10' SITE SETBACK (SIDE)
  - ◆ 20' SITE SETBACK (FRONT)
  - ◆ 25' LANDSCAPE BUFFERYARD C (WEST FRONTAGE)
  - ◆ PUBLIC RIGHT OF WAY PER BOOK 58 MAP, PAGE 14 AND BOOK 62 MAP, PAGE 57
  - ◆ PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT, WIDTH AS NOTED
  - ◆ 25' LANDSCAPE BUFFERYARD D (CANINO AURELIA)
  - ◆ 40' LANDSCAPE BUFFERYARD D (CANINO AURELIA)
  - ◆ 15' LANDSCAPE BUFFERYARD D (HOUGHTON ROAD)
  - ◆ 40' LANDSCAPE BUFFERYARD D (HOUGHTON ROAD)
  - ◆ PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT
  - ◆ 20' ELECTRIC EASEMENT TO TRIGO ELECTRIC CO-OP PER DOCKET #488, PAGE 207
  - ◆ 20'±20' GUEST EASEMENT PER BOOK 62 MAP, PAGE 57
  - ◆ 10' GUEST IMPRESS/EXPRESS EASEMENT PER DOCKET #1308, PAGE 404

SEE SHEET 7

SEE SHEET 10

SEE SHEET 13

**FINAL PLAT  
OCOTILLO RIDGE**

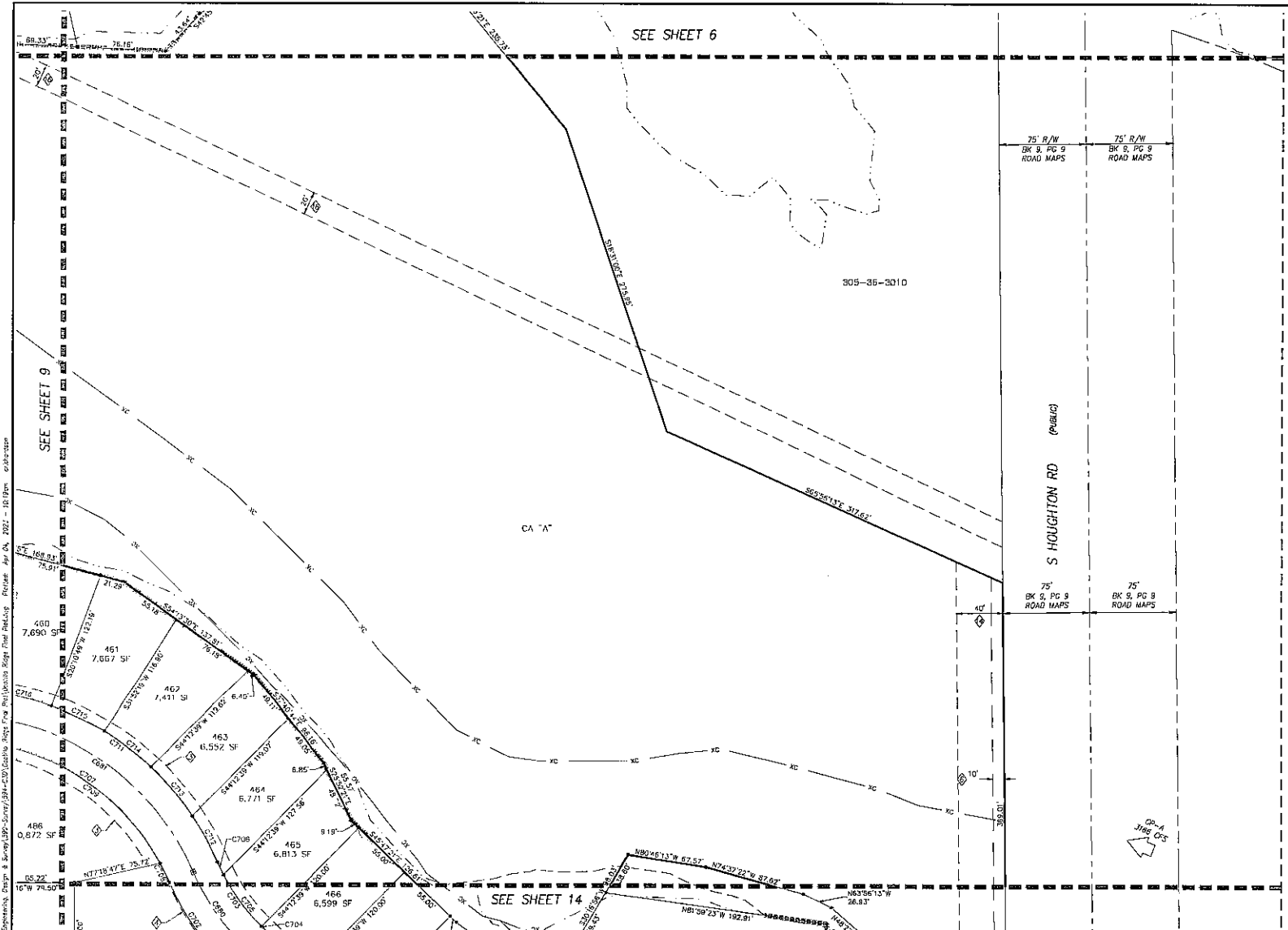
BLOCK 1 LOTS 451-BIG, BLOCK 2 LOTS 241-450, BLOCK 3 LOTS 701-740, BLOCK 4 LOTS 1-75, CA "A" (NATURAL OPEN SPACE, PUBLIC SEWER AND PUBLIC UTILITIES, AND RECREATION WATERSHED AREA), CA "B" (PRIVATE RECREATION AND RECREATION WATERSHED AREA) A RESUBDIVISION OF OCOTILLO RIDGE, BLOCKS 1-3, SEQUENCE 20220070353, SANTA RITA FOOTBALLS ESTATES, BK 05 MAP, PG 14, AND SANTA RITA FOOTBALLS ESTATES, BK 05 MAP, PG 27, BEING A PORTION SECTION 26, T17S, R15E, GAVIN, PIMA COUNTY, ARIZONA



Engineering and Environmental Consultants, Inc.  
550 E River Road | Tucson, Arizona 85704  
Tel 520-321-4675 | Fax 520-321-0333

P22FP00013  
P217P00007  
Ref: P1205-003  
P1202-006  
C023-87-3

ADMINISTRATIVE ADDRESS:  
9811 E TRAILBLAZER WAY  
VAL, ARIZONA 85641



- ◆ SITE KEYNOTES**
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  - ◆ 40' LANDSCAPE BUFFERYARD A (TRAILBLAZER WAY)
  - ◆ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
  - ◆ 1' NO VEHICLE ACCESS EASEMENT GRANTED BY THIS PLAT
  - ◆ 10' SITE SETBACK (REAR)
  - ◆ 10' SITE SETBACK (SIDE)
  - ◆ 20' SITE SETBACK (FRONT)
  - ◆ 25' LANDSCAPE BUFFERYARD C (WEST FRONTAGE)
  - ◆ PUBLIC RIGHT OF WAY PER BOOK 59 MAP, PAGE 14 AND BOOK 62 MAP, PAGE 57
  - ◆ PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT, WITH AS NOTED
  - ◆ 25' LANDSCAPE BUFFERYARD D (CAMINO AURELIA)
  - ◆ 40' LANDSCAPE BUFFERYARD D (CAMINO AURELIA)
  - ◆ 15' LANDSCAPE BUFFERYARD D (HOUGHTON ROAD)
  - ◆ 40' LANDSCAPE BUFFERYARD D (HOUGHTON ROAD)
  - ◆ PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT
  - ◆ 20' ELECTRIC EASEMENT TO TRICO ELECTRIC CO-OP PER DOCKET 4480, PAGE 207
  - ◆ 20'20' ORIST EASEMENT PER BOOK 62 MAP, PAGE 57
  - ◆ 10' ORIST INGRESS/EGRESS EASEMENT PER DOCKET 1308A, PAGE 404

**FINAL PLAT  
OCCILLO RIDGE**

BLOCK 1 LOTS 401-406, BLOCK 2 LOTS 240-246, BLOCK 3 LOTS 20-240, BLOCK 4 LOTS 1-25, CA 7A (NATURAL OPEN SPACE, PUBLIC SCENIC AND PUBLIC UTILITIES, AND RIPARIAN WETLAND AREA), CA 7B (PRIVATE RECREATION AND RIPARIAN WETLAND AREA) A RESUBDIVISION OF OCCILLO RIDGE, BLOCKS 1-5, SEQUENCE 20020070335, SANTA RITA FOOTHILLS ESTATES, BK 59 MAP, PG 14, AND SANTA RITA FOOTHILLS CHARTER, JUNE 22, 1994, PG 27, BEING A PORTION SECTION 26, T17S, R15E, GADSDEN, PINA COUNTY, ARIZONA

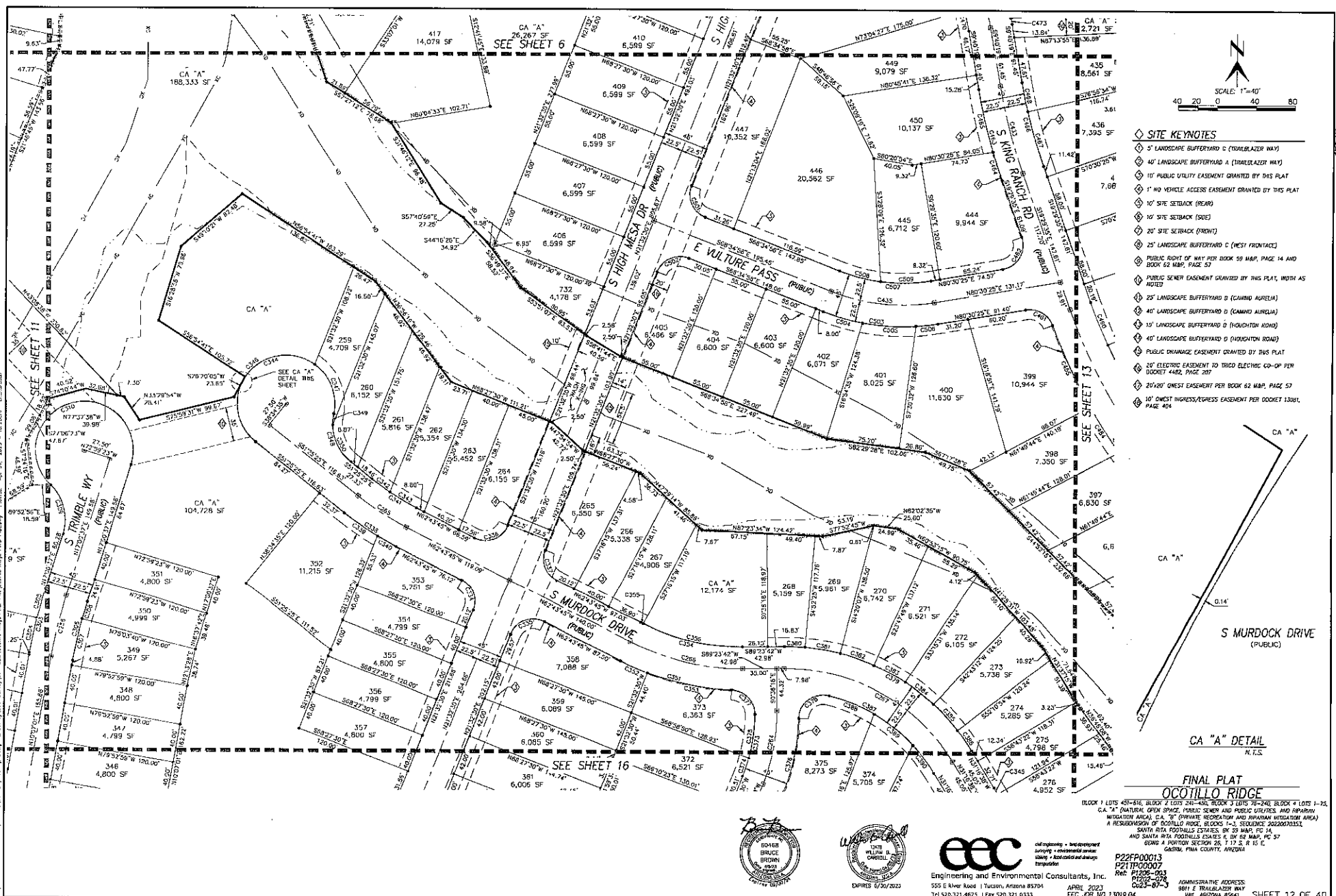


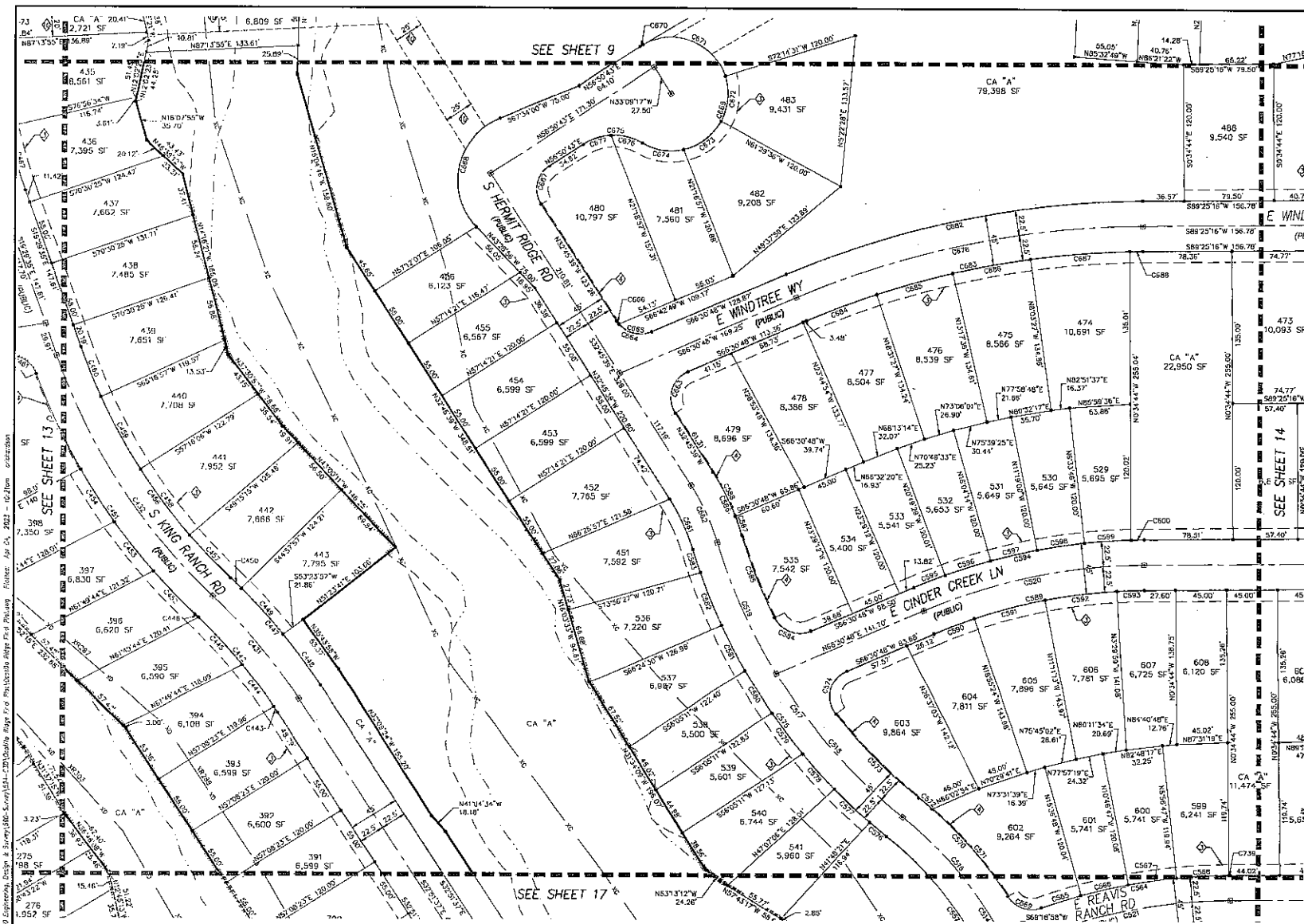
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555 E River Road 1 Tucson, Arizona 85704  
Tel 520-321-4625 Fax 520-321-0233

APRIL 2023  
EEC JOB NO 13019.04

ADMINISTRATIVE ADDRESS  
9811 E TRAILBLAZER WAY  
VAL, ARIZONA 85641







- ◆ SITE KEYNOTES**
- ◆ 5' LANDSCAPE BUFFERYARD C (TRAILBLAZER WAY)
  - ◆ 40' LANDSCAPE BUFFERYARD A (TRAILBLAZER WAY)
  - ◆ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
  - ◆ 1' NO VEHICLE ACCESS EASEMENT GRANTED BY THIS PLAT
  - ◆ 10' SITE SETBACK (REAR)
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  - ◆ 25' LANDSCAPE BUFFERYARD C (WEST FRONTAGE)
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  - ◆ 25' LANDSCAPE BUFFERYARD D (CAMINO AURELIA)
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  - ◆ PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT
  - ◆ 20' ELECTRIC EASEMENT TO TRICO ELECTRIC CO-OP PER DOCKET 1482, PAGE 207
  - ◆ 20' WEST GUEST EASEMENT PER BOOK 62 MAP, PAGE 57
  - ◆ 10' WEST ADDRESS/ACCESS EASEMENT PER DOCKET 1308A, PAGE 404

**FINAL PLAT  
OCCILLO RIDGE**

BLOCK 1 LOTS 451-456, BLOCK 2 LOTS 457-462, BLOCK 3 LOTS 463-468, BLOCK 4 LOTS 469-474, BLOCK 5 LOTS 475-480, BLOCK 6 LOTS 481-486, BLOCK 7 LOTS 487-492, BLOCK 8 LOTS 493-498, BLOCK 9 LOTS 499-504, BLOCK 10 LOTS 505-510, BLOCK 11 LOTS 511-516, BLOCK 12 LOTS 517-522, BLOCK 13 LOTS 523-528, BLOCK 14 LOTS 529-534, BLOCK 15 LOTS 535-540, BLOCK 16 LOTS 541-546, BLOCK 17 LOTS 547-552, BLOCK 18 LOTS 553-558, BLOCK 19 LOTS 559-564, BLOCK 20 LOTS 565-570, BLOCK 21 LOTS 571-576, BLOCK 22 LOTS 577-582, BLOCK 23 LOTS 583-588, BLOCK 24 LOTS 589-594, BLOCK 25 LOTS 595-600, BLOCK 26 LOTS 601-606, BLOCK 27 LOTS 607-612, BLOCK 28 LOTS 613-618, BLOCK 29 LOTS 619-624, BLOCK 30 LOTS 625-630, BLOCK 31 LOTS 631-636, BLOCK 32 LOTS 637-642, BLOCK 33 LOTS 643-648, BLOCK 34 LOTS 649-654, BLOCK 35 LOTS 655-660, BLOCK 36 LOTS 661-666, BLOCK 37 LOTS 667-672, BLOCK 38 LOTS 673-678, BLOCK 39 LOTS 679-684, BLOCK 40 LOTS 685-690, BLOCK 41 LOTS 691-696, BLOCK 42 LOTS 697-702, BLOCK 43 LOTS 703-708, BLOCK 44 LOTS 709-714, BLOCK 45 LOTS 715-720, BLOCK 46 LOTS 721-726, BLOCK 47 LOTS 727-732, BLOCK 48 LOTS 733-738, BLOCK 49 LOTS 739-744, BLOCK 50 LOTS 745-750, BLOCK 51 LOTS 751-756, BLOCK 52 LOTS 757-762, BLOCK 53 LOTS 763-768, BLOCK 54 LOTS 769-774, BLOCK 55 LOTS 775-780, BLOCK 56 LOTS 781-786, BLOCK 57 LOTS 787-792, BLOCK 58 LOTS 793-798, BLOCK 59 LOTS 799-804, BLOCK 60 LOTS 805-810, BLOCK 61 LOTS 811-816, BLOCK 62 LOTS 817-822, BLOCK 63 LOTS 823-828, BLOCK 64 LOTS 829-834, BLOCK 65 LOTS 835-840, BLOCK 66 LOTS 841-846, BLOCK 67 LOTS 847-852, BLOCK 68 LOTS 853-858, BLOCK 69 LOTS 859-864, BLOCK 70 LOTS 865-870, BLOCK 71 LOTS 871-876, BLOCK 72 LOTS 877-882, BLOCK 73 LOTS 883-888, BLOCK 74 LOTS 889-894, BLOCK 75 LOTS 895-900, BLOCK 76 LOTS 901-906, BLOCK 77 LOTS 907-912, BLOCK 78 LOTS 913-918, BLOCK 79 LOTS 919-924, BLOCK 80 LOTS 925-930, BLOCK 81 LOTS 931-936, BLOCK 82 LOTS 937-942, BLOCK 83 LOTS 943-948, BLOCK 84 LOTS 949-954, BLOCK 85 LOTS 955-960, BLOCK 86 LOTS 961-966, BLOCK 87 LOTS 967-972, BLOCK 88 LOTS 973-978, BLOCK 89 LOTS 979-984, BLOCK 90 LOTS 985-990, BLOCK 91 LOTS 991-996, BLOCK 92 LOTS 997-1000.



Engineering and Environmental Consultants, Inc.  
555 E River Road | Tucson, Arizona 85704  
Tel: 520.321.4825 | Fax: 520.321.0333

APRIL 2023  
EEC JOB NO 13019.04

ADMINISTRATIVE ADDRESS  
2811 E TRAILBLAZER WAY  
TUCSON, ARIZONA 85741













Engineering and Environment  
555 E River Road | Tucson, AZ 85714  
Tel 520.371.4625 | Fax 520.371.4626

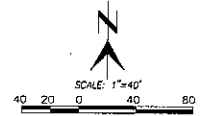
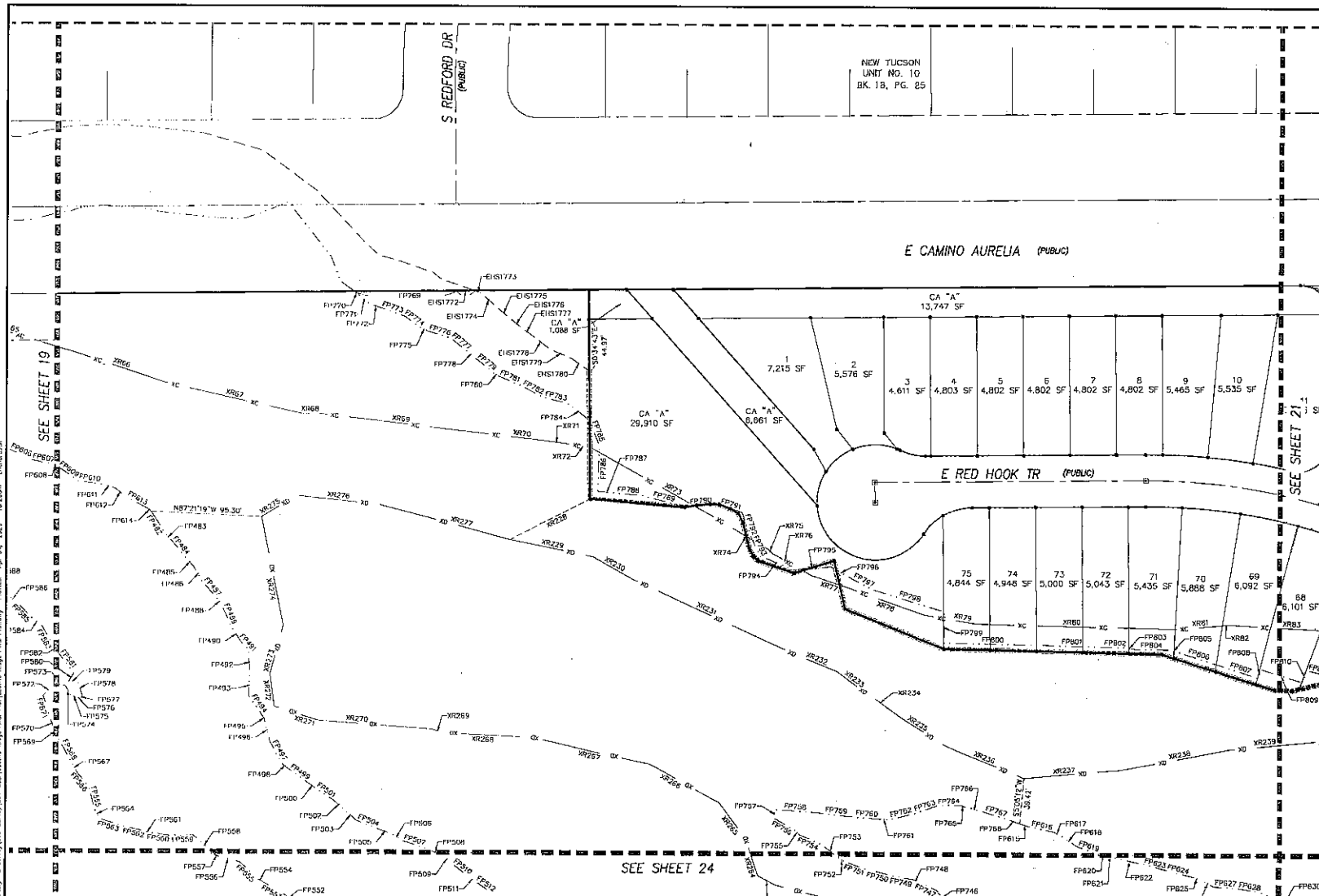
- civil engineering • land development
- surveying • environmental services
- slitting • flood control and drainage
- instrumentation

Environmental Consultants, Inc.  
na 85704  
0333

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P21TP00007  
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NO 13019.04

ADMINISTRATIVE ADDRESS  
9811 E TRAILBLAZER WAY  
VALE, ARIZONA 85641



# FINAL PLAT OCOTILLO RIDGE

Block 1 Lots 450-518, Block 2 Lots 241-458, Block 3 Lots 24-240, Block 4 Lots 1-73,  
C.A. "A" (NATURAL OPEN SPACE, PUBLIC SEWER AND PUBLIC UTILITIES, AND RIPARIAN  
WETLAND AREA), C.A. "B" (PRIVATE RECREATION AND RIPARIAN WETLAND AREA)  
A RESUBDIVISION OF OCOTILLO RIDGE, BLOCKS 1-4, SEQUOIA SUBDIVISION  
SANTA RITA FORTALLS ESTATES, ON 59 MAP, PG 14,  
AND SANTA RITA FORTALLS ESTATES - 811 62 MAP, PG 37  
BEING A PORTION SECTION 26, T 17 S, R 15 E,  
GASPAR, PIMA COUNTY, ARIZONA

P22FP00013  
P21TP00007  
Ref: P22C-001  
P22C-002  
C023-87-3

ADMINISTRATIVE ADDRESS:  
881 E. TUMACACI WAY  
TULSA, ARIZONA 85541

SHEET 20 OF 40



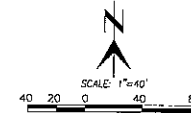
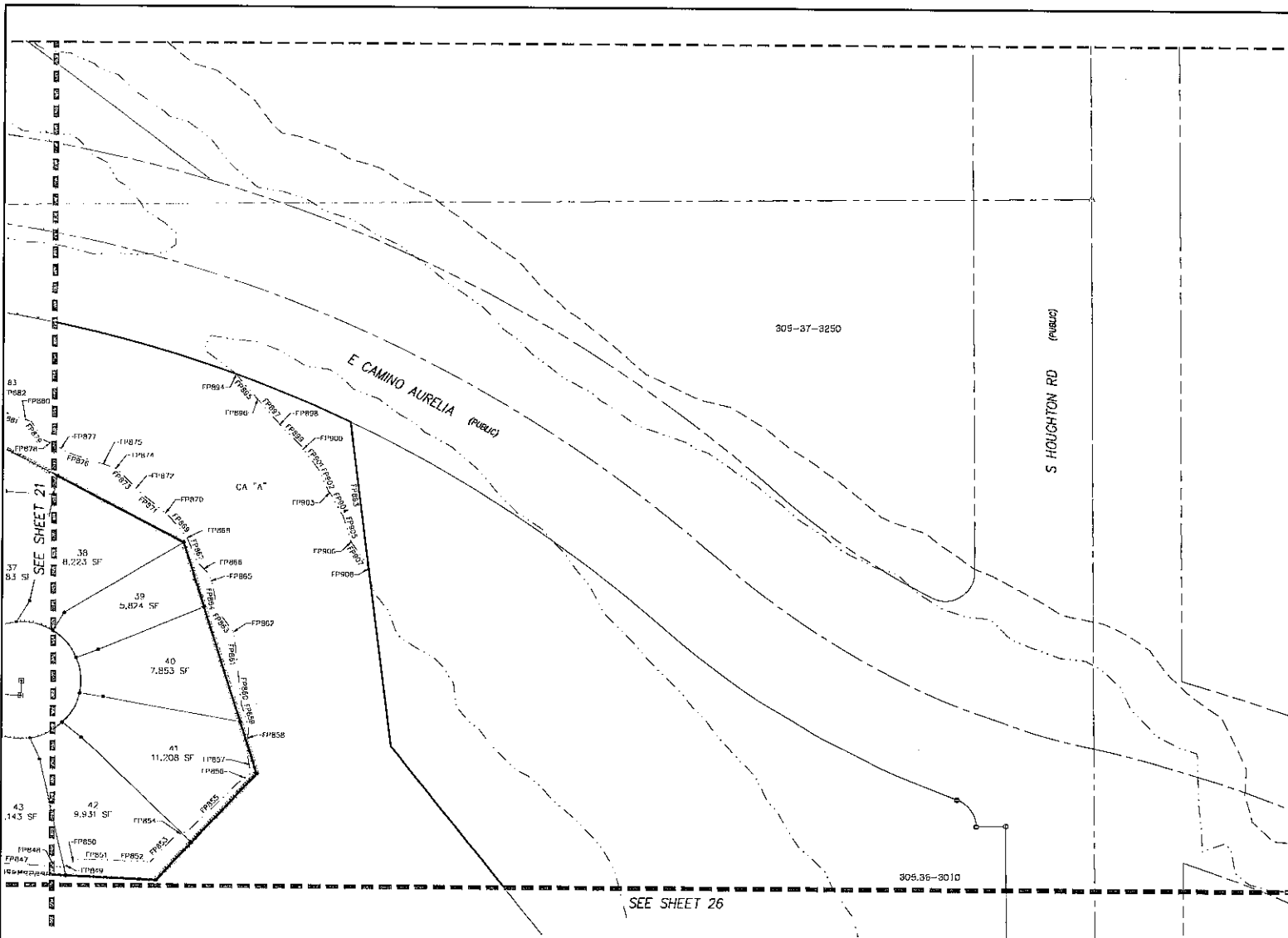
Engineering and Environmental Consultants, Inc.  
555 E River Road | Tucson, Arizona 85704  
Tel 226.321.4675 | Fax 226.221.0333

APRIL 2023  
EFC JOB NO 13018.04

W:\J0018.04 - Ocotillo Ridge Final Plat\2023\OCOTILLO RIDGE Final Plat.dwg - P22C-001 - 03/20/23 - 10:20am - eec\carroll



N:\150905 - Santa Rita Pools\150905-Santa Rita Pools\150905-Santa Rita Pools.dwg - Printed: Apr 24, 2023 - 13:46m - ecb-004



# FINAL PLAT OCOTILLO RIDGE

BLOCK 1 LOTS 431-436, BLOCK 2 LOTS 341-351, BLOCK 3 LOTS 251-261, BLOCK 4 LOTS 151-161, C.A. "A" (NATURAL OPEN SPACE, PUBLIC SEWER AND PUBLIC UTILITIES, AND RECREATION MITIGATION AREA), C.A. "B" (PRIVATE RECREATION AND ANIMAL MITIGATION AREA) A RESUBDIVISION OF OCOTILLO RIDGE, BLOCKS 1-4, SEQUENCE 2022070115, SANTA RITA FOOTBALL ESTATES, INC. 50 MAP, PG. 14, AND SANTA RITA FOOTBALL ESTATES II, INC. 50 MAP, PG. 17, BEING A PORTION SECTION 26, T 17 S, R 15 E, GOSH, PIMA COUNTY, ARIZONA



Engineering and Environmental Consultants, Inc.  
555 E River Road | Tucson, Arizona 85704  
Tel 520.391.4628 | Fax 520.321.0333

APRIL 2023  
EEC JOB NO 13019 04

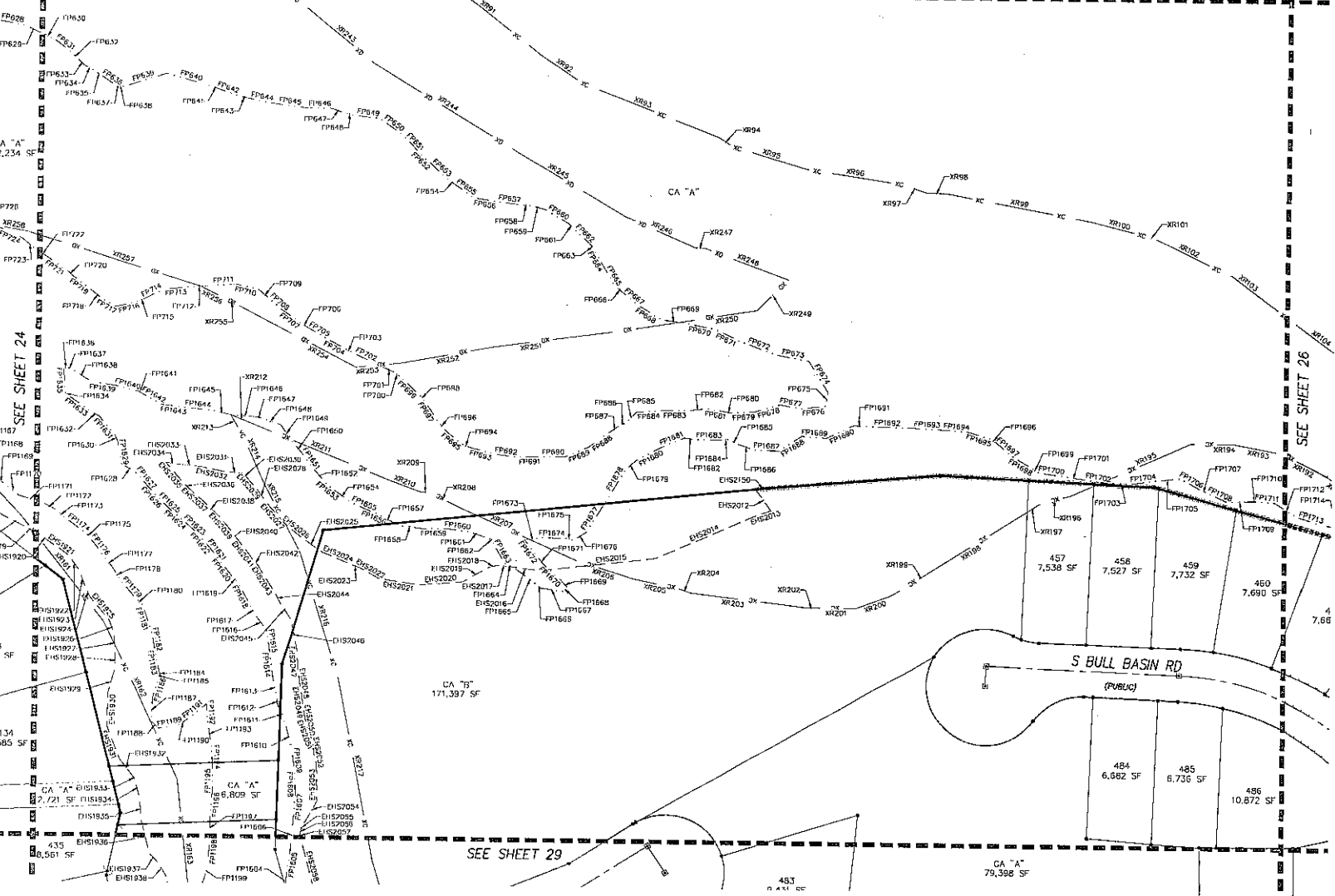
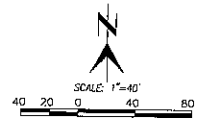
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P1502-076  
C023-R7-J

ADMINISTRATIVE ADDRESS  
3871 E. FRANKLIN AVE  
TUCSON, ARIZONA 85741





SEE SHEET 21



FINAL PLAT  
OCOTILLO RIDGE

BLOCK 1 LOTS 401-416, BLOCK 2 LOTS 241-432, BLOCK 3 LOTS 76-240, BLOCK 4 LOTS 1-75, CA "A" (NATURAL OPEN SPACE, PUBLIC STREET AND PUBLIC UTILITIES, AND HAWAIIAN MIGRATION AREA), CA "B" (PRIVATE RECREATION AND HAWAIIAN MIGRATION AREA), A RESUBDIVISION OF OCOTILLO RIDGE, BLOCKS 1-3, SECOND 3020670033, SANTA RITA FOOTHILLS ESTATES, INC. 29 MAY, PG 14, AND SANTA RITA FOOTHILLS ESTATES II, INC. 62 MAY, PG 57, BEING A PORTION SECTION 26, T 12 S, R 15 E, GADSDEN, PINA COUNTY, ARIZONA.



**eec**

Engineering and Environmental Consultants, Inc.  
585 E River Road | Tucson, Arizona 85704  
Tel 520.321.4625 | Fax 520.321.0333

P22P00013  
P21P00007  
Ref: P226-053  
P226-078  
0021-07-3

APRIL 2023  
EEC JOB NO 13079.04

ADMINISTRATIVE ADDRESS:  
301 E TRAILBLAZER WAY  
TULSA, ARIZONA 85641



























| CURVE TABLE |        |        |           |  |
|-------------|--------|--------|-----------|--|
| CURVE #     | LENGTH | RADIUS | DELTA     |  |
| C1          | 187.64 | 522.50 | 2140'23"  |  |
| C2          | 108.20 | 622.50 | 1078'36"  |  |
| C3          | 28.45  | 202.50 | 713'48"   |  |
| C4          | 64.36  | 202.50 | 1878'36"  |  |
| C5          | 257.14 | 800.00 | 1074'36"  |  |
| C6          | 15.23  | 800.00 | 1718'33"  |  |
| C7          | 241.91 | 800.00 | 1718'33"  |  |
| C8          | 229.05 | 50.00  | 2827'30"  |  |
| C9          | 175.43 | 50.00  | 14343'58" |  |
| C10         | 31.10  | 50.00  | 3038'16"  |  |
| C11         | 30.49  | 50.00  | 3458'11"  |  |
| C12         | 36.95  | 50.00  | 4438'20"  |  |
| C13         | 3.08   | 50.00  | 5331'41"  |  |
| C14         | 48.42  | 50.00  | 5637'39"  |  |
| C15         | 22.99  | 50.00  | 2670'27"  |  |
| C16         | 26.43  | 50.00  | 3017'31"  |  |
| C17         | 22.56  | 50.00  | 2350'31"  |  |
| C18         | 189.13 | 500.00 | 2140'23"  |  |
| C19         | 31.38  | 500.00 | 3350'47"  |  |
| C20         | 50.65  | 500.00 | 5481'17"  |  |
| C21         | 50.65  | 500.00 | 5481'17"  |  |
| C22         | 50.65  | 300.00 | 5481'17"  |  |
| C23         | 5.70   | 500.00 | 6394'47"  |  |
| C24         | 128.13 | 545.00 | 13281'12" |  |
| C25         | 14.80  | 545.00 | 13373'3"  |  |
| C26         | 39.02  | 545.00 | 4308'08"  |  |
| C27         | 38.28  | 545.00 | 4308'08"  |  |
| C28         | 35.01  | 545.00 | 5300'52"  |  |
| C29         | 41.07  | 75.00  | 9407'23"  |  |
| C30         | 39.26  | 75.00  | 8958'18"  |  |
| C31         | 39.21  | 75.00  | 8000'00"  |  |
| C32         | 49.52  | 222.50 | 1245'03"  |  |
| C33         | 50.25  | 222.50 | 747'25"   |  |
| C34         | 19.26  | 222.50 | 419'30"   |  |
| C35         | 33.38  | 25.00  | 8104'39"  |  |
| C36         | 40.77  | 25.00  | 9326'46"  |  |
| C37         | 35.20  | 50.00  | 6315'23"  |  |
| C38         | 11.71  | 50.00  | 1329'28"  |  |
| C39         | 43.43  | 50.00  | 4848'54"  |  |
| C40         | 212.28 | 50.00  | 24515'23" |  |
| C41         | 117.84 | 50.00  | 13501'46" |  |
| C42         | 62.81  | 50.00  | 7158'41"  |  |
| C43         | 31.63  | 50.00  | 3814'56"  |  |
| C44         | 36.78  | 75.00  | 9106'47"  |  |
| C45         | 264.37 | 822.50 | 1074'36"  |  |
| C46         | 17.54  | 822.50 | 1131'18"  |  |
| C47         | 39.05  | 822.50 | 2431'14"  |  |
| C48         | 39.05  | 822.50 | 2431'14"  |  |
| C49         | 39.05  | 822.50 | 2431'14"  |  |
| C50         | 39.05  | 822.50 | 2431'14"  |  |
| C51         | 39.05  | 822.50 | 2431'14"  |  |
| C52         | 39.05  | 822.50 | 2431'14"  |  |
| C53         | 12.51  | 822.50 | 252'16"   |  |
| C54         | 188.04 | 777.50 | 1351'25"  |  |
| C55         | 18.26  | 777.50 | 170'45"   |  |

| CURVE TABLE |        |         |           |  |
|-------------|--------|---------|-----------|--|
| CURVE #     | LENGTH | RADIUS  | DELTA     |  |
| C56         | 49.89  | 777.50  | 3722'54"  |  |
| C57         | 18.26  | 777.50  | 3743'36"  |  |
| C58         | 69.06  | 777.50  | 9308'01"  |  |
| C59         | 7.94   | 777.50  | 0355'06"  |  |
| C60         | 38.27  | 25.00   | 9070'00"  |  |
| C61         | 40.68  | 25.00   | 9274'42"  |  |
| C62         | 1.42   | 25.00   | 374'42"   |  |
| C63         | 39.27  | 25.00   | 9070'00"  |  |
| C64         | 37.85  | 25.00   | 8645'18"  |  |
| C65         | 38.27  | 25.00   | 9070'00"  |  |
| C66         | 38.27  | 25.00   | 9070'00"  |  |
| C67         | 212.28 | 50.00   | 24515'23" |  |
| C68         | 75.70  | 50.00   | 8845'00"  |  |
| C69         | 68.75  | 50.00   | 7844'12"  |  |
| C70         | 41.75  | 50.00   | 4730'44"  |  |
| C71         | 26.08  | 50.00   | 2852'51"  |  |
| C72         | 50.20  | 50.00   | 6315'23"  |  |
| C73         | 32.65  | 50.00   | 3724'41"  |  |
| C74         | 72.55  | 50.00   | 2550'41"  |  |
| C75         | 38.27  | 25.00   | 9070'00"  |  |
| C76         | 46.36  | 50.00   | 5307'48"  |  |
| C77         | 39.71  | 50.00   | 4530'14"  |  |
| C78         | 6.66   | 50.00   | 737'34"   |  |
| C79         | 231.18 | 50.00   | 26190'08" |  |
| C80         | 39.52  | 50.00   | 45770'44" |  |
| C81         | 52.18  | 50.00   | 3632'12"  |  |
| C82         | 39.47  | 50.00   | 3454'55"  |  |
| C83         | 39.47  | 50.00   | 3454'55"  |  |
| C84         | 30.47  | 50.00   | 3454'55"  |  |
| C85         | 30.47  | 50.00   | 3454'55"  |  |
| C86         | 34.12  | 50.00   | 3805'48"  |  |
| C87         | 4.50   | 50.00   | 4902'23"  |  |
| C88         | 27.74  | 50.00   | 3147'16"  |  |
| C89         | 123.67 | 1089.72 | 6786'36"  |  |
| C90         | 305.85 | 1124.72 | 2546'19"  |  |
| C91         | 108.19 | 1124.72 | 5724'35"  |  |
| C92         | 399.66 | 1124.72 | 2021'34"  |  |
| C93         | 28.56  | 177.50  | 9720'50"  |  |
| C94         | 210.34 | 200.00  | 6015'30"  |  |
| C95         | 240.07 | 1000.00 | 13451'77" |  |
| C96         | 91.14  | 1000.00 | 5131'19"  |  |
| C97         | 148.53 | 1000.00 | 8750'54"  |  |
| C98         | 208.11 | 200.00  | 5837'13"  |  |
| C99         | 96.99  | 200.00  | 2747'11"  |  |
| C100        | 111.12 | 200.00  | 3150'02"  |  |
| C101        | 103.31 | 227.50  | 4911'17"  |  |
| C102        | 78.83  | 450.00  | 1009'50"  |  |
| C103        | 368.07 | 370.00  | 5659'50"  |  |
| C104        | 234.00 | 222.50  | 6015'30"  |  |
| C105        | 13.88  | 222.50  | 8404'18"  |  |
| C106        | 15.86  | 222.50  | 1138'08"  |  |
| C107        | 45.96  | 222.50  | 1138'08"  |  |
| C108        | 45.96  | 222.50  | 1138'08"  |  |
| C109        | 45.96  | 222.50  | 1138'08"  |  |
| C110        | 186.68 | 177.50  | 6015'30"  |  |

| CURVE TABLE |        |         |           |  |
|-------------|--------|---------|-----------|--|
| CURVE #     | LENGTH | RADIUS  | DELTA     |  |
| C111        | 25.54  | 177.50  | 614'42"   |  |
| C112        | 124.88 | 177.50  | 4020'33"  |  |
| C113        | 36.16  | 177.50  | 1190'15"  |  |
| C114        | 39.27  | 25.00   | 9070'00"  |  |
| C115        | 39.27  | 25.00   | 9070'00"  |  |
| C116        | 39.27  | 25.00   | 9070'00"  |  |
| C117        | 42.84  | 392.50  | 6101'13"  |  |
| C118        | 33.27  | 25.00   | 7614'43"  |  |
| C119        | 102.30 | 80.00   | 9741'17"  |  |
| C120        | 37.24  | 80.00   | 3933'34"  |  |
| C121        | 65.06  | 80.00   | 6207'32"  |  |
| C122        | 32.20  | 877.50  | 1531'15"  |  |
| C123        | 44.45  | 25.00   | 10132'03" |  |
| C124        | 36.62  | 25.00   | 8356'13"  |  |
| C125        | 103.72 | 877.50  | 6047'43"  |  |
| C126        | 32.78  | 877.50  | 1561'17"  |  |
| C127        | 30.08  | 877.50  | 2360'03"  |  |
| C128        | 20.88  | 877.50  | 1732'28"  |  |
| C129        | 245.47 | 1072.50 | 73451'7"  |  |
| C130        | 43.70  | 1072.50 | 7285'62"  |  |
| C131        | 49.43  | 1072.50 | 2461'12"  |  |
| C132        | 49.58  | 1022.50 | 2461'12"  |  |
| C133        | 49.77  | 1022.50 | 247'20"   |  |
| C134        | 50.02  | 1022.50 | 2461'11"  |  |
| C135        | 3.96   | 1022.50 | 9009'38"  |  |
| C136        | 39.27  | 25.00   | 9070'00"  |  |
| C137        | 39.27  | 25.00   | 8958'33"  |  |
| C138        | 66.28  | 222.50  | 1704'07"  |  |
| C139        | 33.73  | 25.00   | 7717'33"  |  |
| C140        | 35.15  | 25.00   | 8034'07"  |  |
| C141        | 78.27  | 222.50  | 2024'47"  |  |
| C142        | 184.70 | 177.50  | 5937'13"  |  |
| C143        | 175.99 | 200.00  | 4911'77"  |  |
| C144        | 21.67  | 200.00  | 6033'25"  |  |
| C145        | 109.69 | 200.00  | 2935'44"  |  |
| C146        | 48.43  | 200.00  | 1321'08"  |  |
| C147        | 214.62 | 250.00  | 4911'17"  |  |
| C148        | 26.82  | 250.00  | 606'50"   |  |
| C149        | 62.18  | 250.00  | 1414'58"  |  |
| C150        | 63.21  | 250.00  | 1429'11"  |  |
| C151        | 63.47  | 250.00  | 1478'18"  |  |
| C152        | 83.82  | 477.50  | 1079'50"  |  |
| C153        | 24.02  | 477.50  | 254'45"   |  |
| C154        | 47.49  | 477.50  | 5453'31"  |  |
| C155        | 12.31  | 477.50  | 129'34"   |  |
| C156        | 76.84  | 427.50  | 1079'50"  |  |
| C157        | 37.92  | 427.50  | 504'50"   |  |
| C158        | 37.92  | 427.50  | 504'50"   |  |
| C159        | 345.68 | 347.50  | 5639'50"  |  |
| C160        | 11.01  | 347.50  | 1491'16"  |  |
| C161        | 78.17  | 347.50  | 1233'18"  |  |
| C162        | 54.33  | 347.50  | 857'26"   |  |
| C163        | 37.24  | 347.50  | 608'27"   |  |
| C164        | 62.59  | 347.50  | 840'10"   |  |
| C165        | 64.58  | 347.50  | 1038'51"  |  |

| CURVE TABLE |        |        |          |  |
|-------------|--------|--------|----------|--|
| CURVE #     | LENGTH | RADIUS | DELTA    |  |
| C166        | 47.74  | 347.50 | 752'16"  |  |
| C167        | 390.46 | 392.50 | 5859'50" |  |
| C168        | 19.70  | 392.50 | 250'52"  |  |
| C169        | 46.91  | 392.50 | 650'52"  |  |
| C170        | 158.37 | 392.50 | 2319'53" |  |
| C171        | 42.84  | 392.50 | 6101'13" |  |
| C172        | 42.84  | 392.50 | 6101'13" |  |
| C173        | 42.84  | 392.50 | 6101'13" |  |
| C174        | 35.86  | 392.50 | 5145'56" |  |
| C175        | 100.94 | 345.00 | 1645'48" |  |
| C176        | 27.88  | 345.00 | 437'38"  |  |
| C177        | 73.08  | 345.00 | 1208'10" |  |
| C178        | 140.63 | 300.00 | 2644'37" |  |
| C179        | 180.13 | 222.50 | 4673'02" |  |
| C180        | 82.33  | 222.50 | 2346'31" |  |
| C181        | 87.60  | 222.50 | 2230'31" |  |
| C182        | 28.18  | 25.00  | 9070'00" |  |
| C183        | 85.28  | 60.00  | 8126'34" |  |
| C184        | 28.42  | 60.00  | 2805'24" |  |
| C185        | 37.23  | 60.00  | 3533'14" |  |
| C186        | 18.64  | 60.00  | 1747'36" |  |
| C187        | 36.48  | 25.00  | 8333'52" |  |
| C188        | 42.06  | 25.00  | 8626'08" |  |
| C189        | 27.50  | 25.00  | 5309'11" |  |
| C190        | 88.47  | 80.00  | 8478'45" |  |
| C191        | 25.47  | 80.00  | 2429'56" |  |
| C192        | 34.21  | 60.00  | 3240'11" |  |
| C193        | 78.62  | 60.00  | 7827'47" |  |
| C194        | 5.03   | 25.00  | 1132'15" |  |
| C195        | 35.10  | 25.00  | 8031'41" |  |
| C196        | 35.10  | 25.00  | 8719'07" |  |
| C197        | 51.02  | 322.50 | 9053'11" |  |
| C198        | 43.34  | 322.50 | 741'57"  |  |
| C199        | 29.57  | 367.50 | 436'30"  |  |
| C200        | 129.53 | 277.50 | 2644'37" |  |
| C201        | 82.01  | 277.50 | 1855'58" |  |
| C202        | 47.52  | 277.50 | 946'38"  |  |
| C203        | 150.53 | 322.50 | 2644'37" |  |
| C204        | 42.40  | 322.50 | 732'00"  |  |
| C205        | 96.20  | 392.50 | 1708'28" |  |
| C206        | 55.24  | 245.00 | 1255'03" |  |
| C207        | 36.42  | 25.00  | 8127'54" |  |
| C208        | 181.91 | 200.00 | 4623'02" |  |
| C209        | 33.26  | 25.00  | 7613'44" |  |
| C210        | 77.83  | 222.50 | 2002'31" |  |
| C211        | 38.63  | 222.50 | 959'52"  |  |
| C212        | 33.01  | 222.50 | 1002'39" |  |
| C213        | 33.01  | 59.00  | 3815'18" |  |
| C214        | 4.49   | 50.00  | 5084'44" |  |
| C215        | 28.89  | 50.00  | 3306'34" |  |
| C216        | 232.25 | 50.00  | 2660'17" |  |
| C217        | 26.68  | 50.00  | 2825'36" |  |
| C218        | 47.73  | 50.00  | 5441'38" |  |
| C219        | 44.02  | 50.00  | 5026'42" |  |
| C220        | 47.61  | 50.00  | 5433'21" |  |

| CURVE TABLE |        |        |           |  |
|-------------|--------|--------|-----------|--|
| CURVE #     | LENGTH | RADIUS | DELTA     |  |
| C221        | 48.42  | 50.00  | 5637'49"  |  |
| C222        | 17.79  | 50.00  | 2023'10"  |  |
| C223        | 46.60  | 50.00  | 5324'05"  |  |
| C224        | 34.76  | 50.00  | 3950'05"  |  |
| C225        | 11.84  | 50.00  | 1334'00"  |  |
| C226        | 44.99  | 177.50 | 1431'25"  |  |
| C227        | 37.22  | 177.50 | 1200'56"  |  |
| C228        | 7.77   | 177.50 | 230'29"   |  |
| C229        | 56.28  | 245.00 | 1308'38"  |  |
| C230        | 39.27  | 25.00  | 9070'00"  |  |
| C231        | 39.27  | 25.00  | 8958'56"  |  |
| C232        | 37.89  | 50.00  | 4331'52"  |  |
| C233        | 2.91   | 50.00  | 320'07"   |  |
| C234        | 35.08  | 50.00  | 4011'45"  |  |
| C235        | 233.06 | 50.00  | 38703'44" |  |
| C236        | 18.55  | 50.00  | 2175'23"  |  |
| C237        | 49.21  | 50.00  | 5672'33"  |  |
| C238        | 48.26  | 50.00  | 5918'14"  |  |
| C239        | 48.33  | 50.00  | 5631'32"  |  |
| C240        | 49.21  | 50.00  | 5623'33"  |  |
| C241        | 16.49  | 50.00  | 2111'28"  |  |
| C242        | 37.89  | 50.00  | 4331'52"  |  |
| C243        | 35.10  | 50.00  | 4013'31"  |  |
| C244        | 28.88  | 50.00  | 3161'41"  |  |
| C245        | 17.19  | 222.50 | 425'40"   |  |
| C246        | 38.27  | 25.00  | 9000'00"  |  |
| C247        | 34.24  | 25.00  | 7827'47"  |  |
| C248        | 5.03   | 78.00  | 1132'15"  |  |
| C249        | 39.27  | 25.00  | 8959'54"  |  |
| C250        | 34.24  | 25.00  | 7827'47"  |  |
| C251        | 11.23  | 322.50 | 270'08"   |  |
| C252        | 184.91 | 200.00 | 5850'20"  |  |
| C253        | 293.49 | 372.50 | 6406'36"  |  |
| C254        | 106.91 | 372.50 | 1626'39"  |  |
| C255        | 186.58 | 372.50 | 2845'57"  |  |
| C256        | 65.97  | 549.00 | 633'38"   |  |
| C257        | 82.81  | 100.00 | 2939'98"  |  |
| C258        | 75.65  | 100.00 | 2246'21"  |  |
| C259        | 24.49  | 200.00 | 700'52"   |  |
| C260        | 55.12  | 200.00 | 1547'28"  |  |
| C261        | 154.35 | 400.00 | 2207'01"  |  |
| C262        | 146.35 | 200.00 | 4195'30"  |  |
| C263        | 69.13  | 200.00 | 1946'15"  |  |
| C264        | 77.31  | 200.00 | 2206'08"  |  |
| C265        | 59.20  | 300.00 | 1178'21"  |  |
| C266        | 119.30 | 245.00 | 275'52"   |  |
| C267        | 267.09 | 200.00 | 5819'40"  |  |
| C268        | 84.48  | 100.00 | 1921'43"  |  |
| C269        | 256.32 | 350.00 | 4137'59"  |  |
| C270        | 74.90  | 350.00 | 1215'40"  |  |
| C271        | 179.42 | 550.00 | 2922'19"  |  |
| C272        | 36.27  | 25.00  | 9000'00"  |  |
| C273        | 36.27  | 25.00  | 8959'56"  |  |
| C274        | 218.84 | 222.50 | 550'20"   |  |
| C275        | 25.33  | 222.50 | 629'27"   |  |



**ASSURANCE AGREEMENT FOR CONSTRUCTION OF  
SUBDIVISION IMPROVEMENTS (Third Party Trust)  
P22FP00013**

THIS AGREEMENT is made and entered into by and between OCOTILLO RIDGE (TUCSON) ASLI IX, LLC, a Delaware limited liability company or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,514; 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 BLOCK 1 LOTS 451-616, BLOCK 2 LOTS 241-450, BLOCK 3 LOTS 76-240, BLOCK 4 LOTS 1-75, COMMON AREA "A" (NATURAL OPEN SPACE, PUBLIC SEWER AND PUBLIC UTILITIES, AND RIPARIAN MITIGATION AREA), COMMON AREA "B" (PRIVATE RECREATION AND RIPARIAN MITIGATION AREA) OF OCOTILLO RIDGE 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 on-site and off-site 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. Subdivider's 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 2.12 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

SUBDIVIDER: OCOTILLO RIDGE (TUCSON) ASLI IX, LLC, a Delaware limited liability company,

\_\_\_\_\_  
Chair, Board of Supervisors

By: Avanti Strategic Land Investors IX, L.L.L.P., a Delaware limited liability limited partnership, its sole member

ATTEST:

By: APG ASLI IX GP, LLC, a Delaware limited liability company, its sole General Partner

By: Avanti Properties Group III, L.L.L.P., a Delaware limited liability limited partnership, its Managing Member

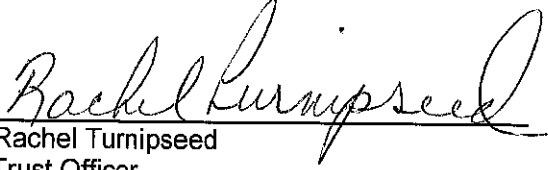
\_\_\_\_\_  
Clerk of the Board

By: APG III GP, LLC, a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation, a Florida corporation, its sole Manager

By:   
Andrew Dubill  
Its: Executive Vice President \_\_\_\_\_

TRUSTEE: FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation, as Trustee under Trust No. 60,514, and not in its corporate capacity

By:   
Rachel Turnipseed  
Its: Trust Officer \_\_\_\_\_

STATE OF FLORIDA                    )  
County of Orange                    )

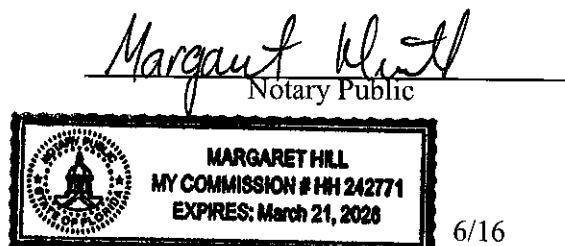
The foregoing instrument was acknowledged before me this 27 day of February, 2023, by Andrew Dubill, Executive Vice President of Avanti Management Corporation, Authorized Signor of Ocotillo Ridge (Tucson) ASLI IX, LLC, a Delaware limited liability company, on behalf of the company.

My Commission Expires:

March 21, 2026

Assurance Agreement

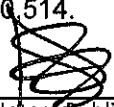
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STATE OF ARIZONA           )  
County of Pima                )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2023, by Rachel Turnipseed of Fidelity National Title Agency, Inc., ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,514.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

