

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE 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, ITS SUCCESSORS, ASSIGNS, THEIR 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 REASONS OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

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

ALL COMMON AREAS, 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 ALL PUBLIC UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. _____, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR ALL COMMON AREAS WITHIN THE SUBDIVISION.

FIDELITY NATIONAL TITLE AGENCY, INC.

A CALIFORNIA CORPORATION AS TRUSTEE UNDER TRUST NUMBER 10756, AND NOT IN ITS CORPORATE CAPACITY.

TRUST OFFICER

BENEFICIARY

VAIL VALLEY JOINT VENTURE
C/O TEM CORPORATION
1010 N. FINANCE CENTER DRIVE, SUITE 200
TUCSON, ARIZONA 85710

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF FIDELITY NATIONAL TITLE AGENCY, INC., A CALIFORNIA CORPORATION, AS TRUSTEE UNDER TRUST NUMBER 10756 AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE _____, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY NAME AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 21.3 ACRES.
2. THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE EAST LINE OF SECTION 8 FROM THE SOUTHEAST CORNER OF SECTION 8 TO THE EAST 1/4 CORNER. SAID BEARING BEING N00°26'13"W PER ALTA SURVEY BY RICK ENGINEERING, DATED 6/7/99.
3. TOTAL MILES OF NEW PUBLIC STREETS IS -0-.
TOTAL MILES OF NEW PRIVATE STREETS IS -0-.
4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PERMITTING NOTES

1. THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
2. CONDITIONAL ZONING IS CI-1.
3. GROSS DENSITY IS 1.12 RAC.
4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS AS FOUND IN CASE NUMBER C09-08-12 AS APPROVED ON MAY 5, 2009. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
 - A. BUILDING HEIGHT(S) SHALL BE A MAXIMUM OF 24 FEET.
 - B. NO RESIDENTIAL USES SHALL BE ALLOWED WITHIN THE REZONING BOUNDARIES.
 - C. THE FOLLOWING USES ARE PROHIBITED:
 - COMPOUNDING, ASSEMBLING OF PARAFFIN, TALLOW AND PAINT
 - BATTERY MANUFACTURING
 - BLACKSMITH AND WELDING SHOP
 - FEED YARD
 - DRAYING, FREIGHTING OR TRUCK TERMINAL
 - GASOLINE OR FLAMMABLES BULK STATION
 - MANUFACTURE, COMPOUNDING OR ASSEMBLING OF DRUGS AND PHARMACEUTICAL PRODUCTS
 - MANUFACTURE, COMPOUNDING OR ASSEMBLING OF TOBACCO PRODUCTS
 - VETERINARY OR CAT OR DOG HOSPITAL OR KENNELS, UNLESS ALL USES ARE INSIDE OF A BUILDING
 - POULTRY OR RABBIT KILLING INCIDENTAL TO A RETAIL BUSINESS ON THE SAME PREMISES.
 - D. THE CC&R'S FOR THE PROJECT WILL INCLUDE DESIGN GUIDELINES FOR THE BUILDINGS, SCREEN WALLS AND LANDSCAPING.
 - E. ADHERENCE TO THE PRELIMINARY DEVELOPMENT PLAN, AS APPROVED AT PUBLIC HEARING.
 - F. ALL BUILDINGS SHALL HAVE "FOUR-SIDED ARCHITECTURE" AND ALL EXTERIOR VERTICAL BUILDING SURFACES FACING NORTH AND WEST SHALL BE PAINTED A COLOR APPROVED FOR THE COMMUNITY BY THE LOT OWNERS ASSOCIATION.
 - G. ALL EXTERIOR LIGHTING SHALL BE DIRECTED AWAY FROM OR WILL HAVE SHIELDS TO MINIMIZE THE IMPACT TO THE NEIGHBORS NORTH OF THE PROPERTY. THE HEIGHT OF POLES FOR LIGHTS SHALL BE TO ACTUAL BUILDING HEIGHT ON THE LOT.
 - H. MECHANICAL EQUIPMENT PLACED ON THE BUILDING ROOF SHALL BE SCREENED TO MINIMIZE THE VISUAL IMPACT FROM OFFSITE AND SHALL NOT EXTEND ABOVE THE MAXIMUM BUILDING HEIGHT ALLOWED.
 - I. BUILDINGS ON LOTS 12-15 SHALL BE NO HIGHER THAN 20 FEET.
 - J. THE FLOOR AREA RATIO SHALL BE LIMITED TO 30% OF LOT AREA.
 - K. SIGNS VISIBLE FROM MARY ANN CLEVELAND WAY SHALL NOT BE ALLOWED ON THE SIDES OF BUILDINGS.
 - L. BUSINESS HOURS SHALL BE RESTRICTED TO THE HOURS OF 5:00 AM TO 7:00 PM. TRUCKS OR OTHER MACHINERY SHALL NOT BE ALLOWED TO IDLE BETWEEN 7:00 PM AND 5:00 A.M.
5. PER REZONING CONDITIONS #10.A. AND 10.C., OFFSITE IMPROVEMENTS TO OLD VAIL ROAD SHALL BE PROVIDED BY THE PROPERTY OWNER, AS DETERMINED BY THE DEPARTMENT OF TRANSPORTATION, AS FOLLOWS:
 - ROADWAY IMPROVEMENTS TO THE SECTION OF OLD VAIL ROAD ADJACENT TO THE PROPOSED DEVELOPMENT PER CROSS-SECTION #1 FROM THE APPROVED PRELIMINARY PLAT (#P1209-041).
 - MODIFIED ROADWAY IMPROVEMENTS TO THE SECTION OF OLD VAIL ROAD LOCATED OUTSIDE OF THE PROPOSED DEVELOPMENT, PER LETTER FROM PIMA COUNTY DEPT. OF TRANSPORTATION DATED 10/25/13.
6. THIS SITE IS SUBJECT TO THE FOLLOWING IDENTIFIED TITLE ITEM:
 - UNDEFINED GAS EASEMENT TO WESTERN GAS COMPANY PER MISC. RECORDS BOOK 51/13 AND 51/14, AND PARTIAL RELINQUISHMENT OF EASEMENT & ENCROACHMENT AGREEMENT RECORDED IN SEQUENCE NO. _____.
7. NO BUILDINGS, STRUCTURES, UTILITIES, RESERVOIRS, DRAINAGE CHANNELS, FENCES, TREES OR OTHER IMPROVEMENTS SHALL BE PLACED IN THE 40' EL PASO NATURAL GAS (EPNG) EASEMENTS WITHOUT EPNG'S WRITTEN CONSENT.
8. DRIVEWAYS MAY REQUIRE ADDITIONAL GROUND COVER OR CONCRETE CAPS OVER EL PASO NATURAL GAS (EPNG) FACILITIES.
7. SEWAGE DISPOSAL FOR LOTS 1-24 WILL BE BY PRIVATE ON-SITE DISPOSAL SYSTEMS.
8. LOTS 1, 2, 4, 12, 13 AND 14 ARE IMPACTED BY REGULATED RIPARIAN HABITAT AS DEFINED ON THIS PLAT AND SUBJECT TO THE RIPARIAN CLASSIFICATION MAPS ADOPTED UNDER ORDINANCE NO. 2005-FC2, TITLE 16 OF THE PIMA COUNTY CODE. ANY DISTURBANCE OF THIS HABITAT REQUIRES REGIONAL FLOOD CONTROL DISTRICT REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY PERMIT.

RECORDING DATA

SEQUENCE NO. _____
FEE _____
STATE OF ARIZONA } S.S.
COUNTY OF PIMA

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER & ASSOCIATES ENGINEERING, INC., ON THIS _____ DAY OF _____, 20____, AT _____ M. WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN.

F. ANN RODRIGUEZ, COUNTY RECORDER

BY _____

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

MICHAEL AMERSON
AMERSON SURVEYING, INC.
REGISTERED LAND SURVEYOR NO. 22245
STATE OF ARIZONA



I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS PREPARED UNDER MY DIRECTION.

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 16784
STATE OF ARIZONA



ASSURANCES

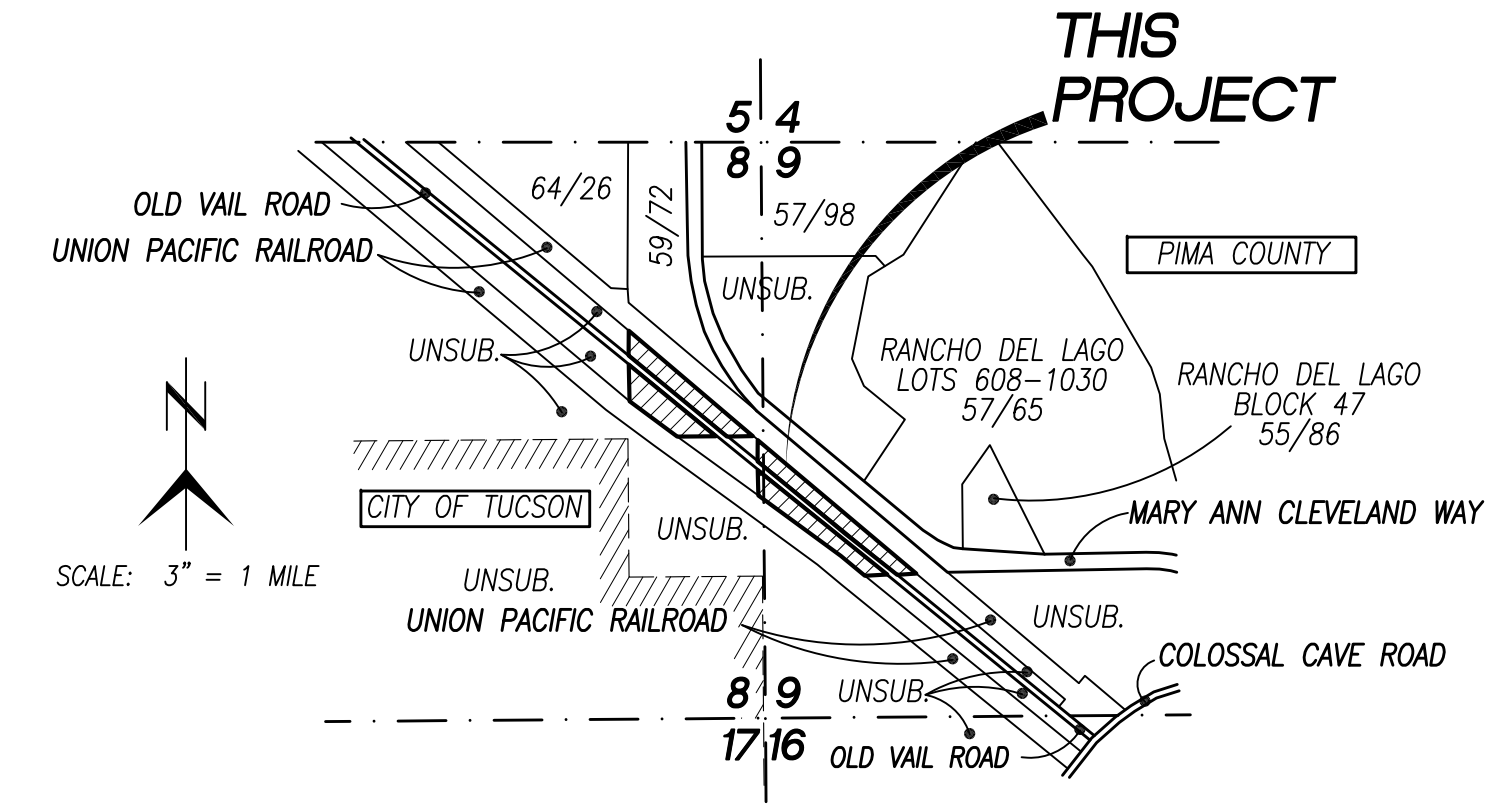
ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NUMBER 10756, FROM FIDELITY NATIONAL TITLE AGENCY, INC., AS RECORDED IN SEQUENCE NO. _____, HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: _____ DATE: _____
CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST

I, ROBIN BRIGODE, 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 _____, 20____.

CLERK, BOARD OF SUPERVISORS _____ DATE _____



LOCATION PLAN

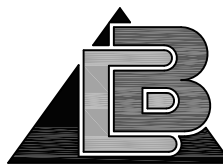
SECTION 8 AND 9, T16S, R16E,
G&SRB&M, PIMA COUNTY, ARIZONA

LEGEND

	SUBDIVISION BOUNDARY
	FOUND 1/2" REBAR "RLS 18547" EXCEPT WHERE OTHERWISE SHOWN
	FOUND/SET PROPERTY CORNER AS SHOWN
	NEW RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	STREET CENTERLINE
	SECTION LINE
	PROPOSED LOTLINE
	CENTERLINE
	EASEMENT LINE
	P.U.E. PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT (SEE DETAIL, SHEET #3, FOR LOTS 12-24)
	C23 CURVE DATA
	L10 LINE DATA
	SHEET INDEX
	PIMA COUNTY/CITY OF TUCSON JURISDICTIONAL LIMIT
	B.Y. BUFFERYARD
	KEYNOTE DESIGNATION - SEE SHEETS 2 AND 3
	XERORIPARIAN CLASS C HABITAT LIMIT ("XC") (SEE DETAILS ON SHEETS #2 AND #3)

FINAL PLAT for
del LAGO COMMERCE PARK, LOTS 1 - 24 AND
COMMON AREA "A" (OPEN/LANDSCAPE)

BEING A PORTION OF THE EAST 1/2 OF SECTION 8
AND THE WEST 1/2 OF SECTION 9,
T16S, R16E, G&SRB&M, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#P1209-041

REFERENCE: C09-08-12

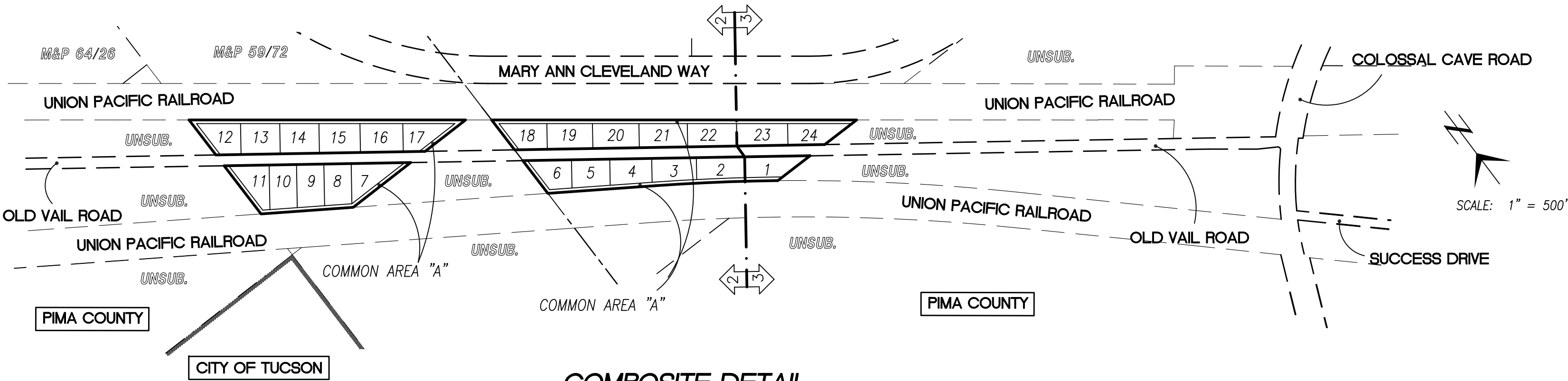
JOB #2198

DATE: MARCH, 2014

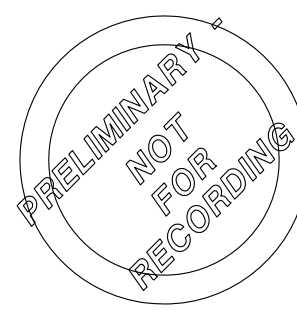
SHEET 1 OF 3

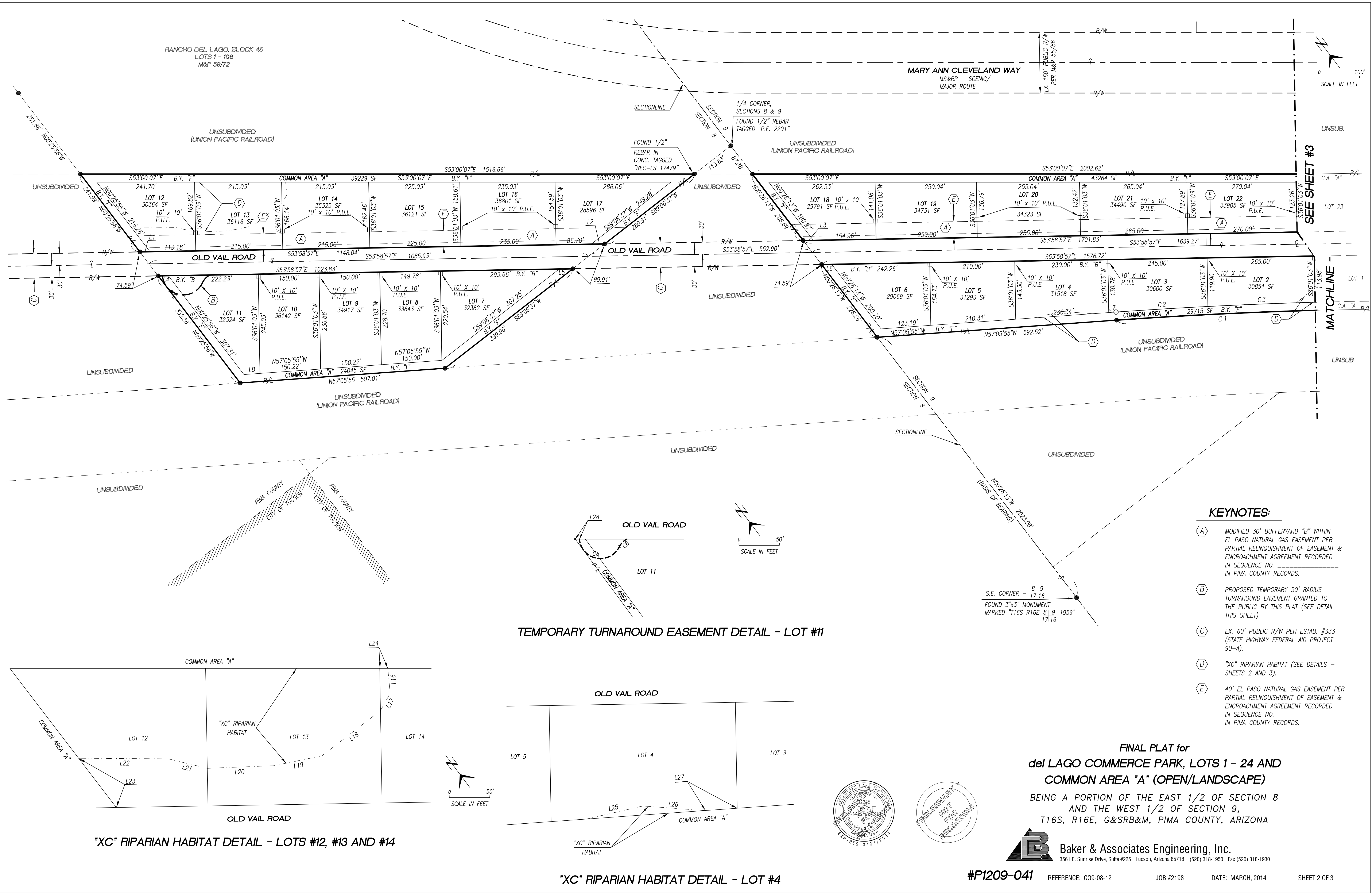
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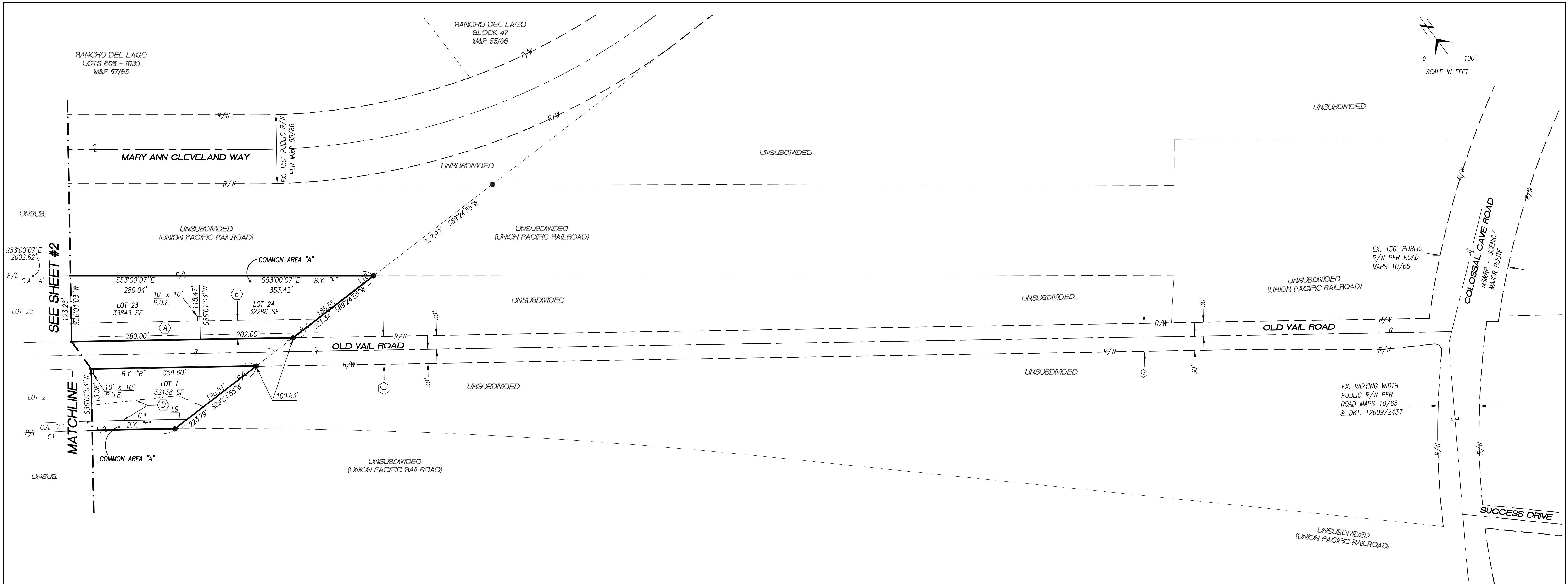
SEQUENCE #



COMPOSITE DETAIL



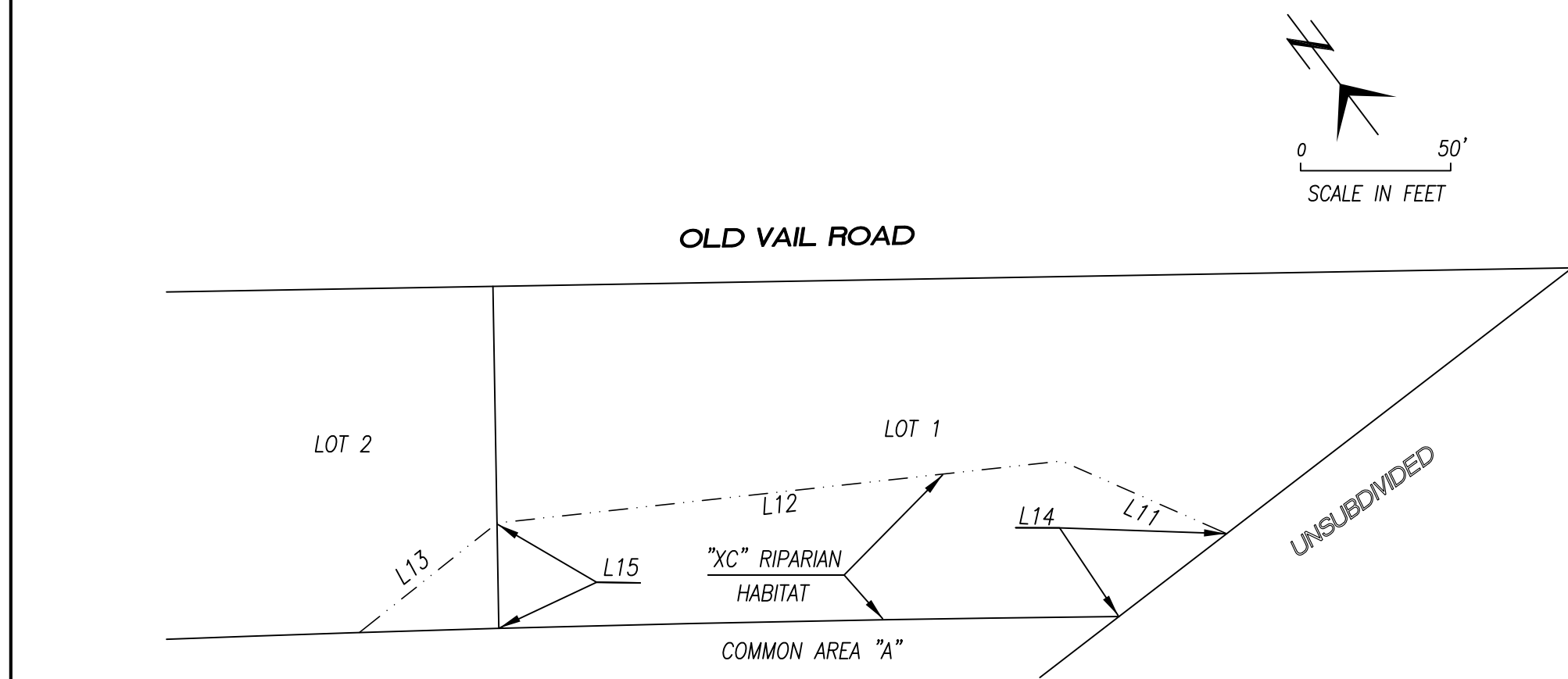




SEE SHEET #2

MATCHLINE -

SEQUENCE #



"XC" RIPARIAN HABITAT DETAIL - LOTS #1 AND #2

NUMBER	DELTA	RADIUS	LENGTH
C1	03°19'56"	11542.48	671.28
C2	01°07'35"	11562.48	227.33
C3	01°18'49"	11562.48	265.07
C4	01°01'27"	11562.48	206.66
C5	149°49'01"	52.00	135.97
C6	38°23'12"	40.00	26.80

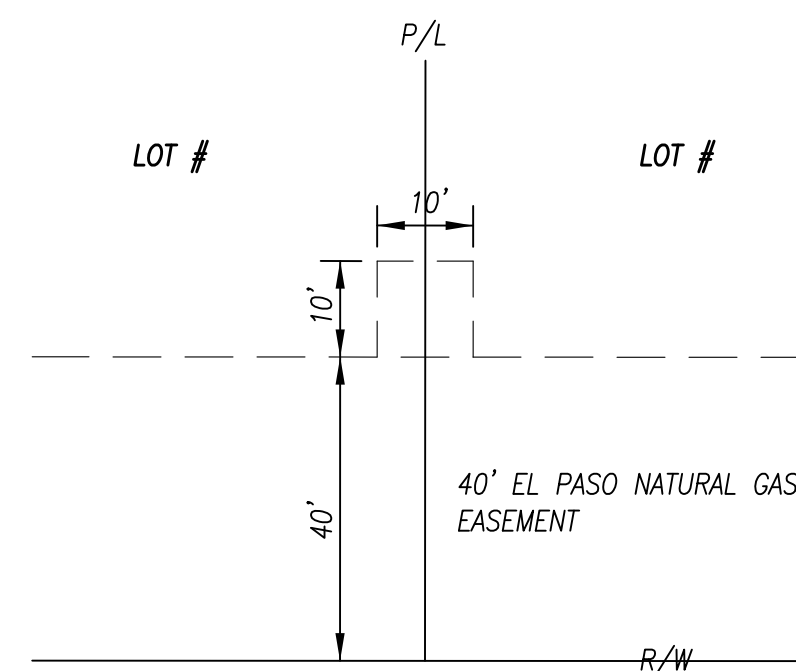
CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N53°58'57"W	24.86'
L2	N53°58'57"W	33.30'
L3	S53°58'57"E	24.87'
L4	S53°58'57"E	24.86'
L5	N53°58'57"W	33.30'
L6	N53°58'57"W	24.87'
L7	N57°05'56"W	17.91'
L8	N57°05'56"W	39.71'
L9	N89°24'55"E	33.28'
L10	N89°24'55"E	32.79'
L11	N29°14'33"W	60.11'
L12	N59°16'22"W	189.22'
L13	S88°29'53"W	58.61'
L14	N89°24'55"E	45.28'
L15	N36°01'03"E	35.10'
L16	S31°27'44"W	30.83'
L17	S66°09'26"W	24.62'
L18	S89°19'43"W	91.23'
L19	N64°39'29"W	60.29'
L20	N55°15'59"W	82.62'
L21	N39°20'59"W	49.74'
L22	N52°39'39"W	110.54'
L23	S00°25'56"E	76.50'
L24	N53°00'07"W	9.91'
L25	S66°02'06"E	71.42'
L26	S48°48'10"E	76.89'
L27	S57°05'55"E	39.87'
L28	N53°58'57"W	10.31'

LINE TABLE

KEYNOTES:

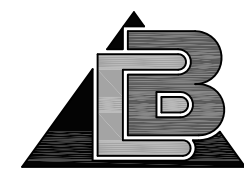
- (A) MODIFIED 30' BUFFERYARD "B" WITHIN EL PASO NATURAL GAS EASEMENT PER PARTIAL RELINQUISHMENT OF EASEMENT & ENCROACHMENT AGREEMENT RECORDED IN SEQUENCE NO. _____ IN PIMA COUNTY RECORDS.
- (C) EX. 60' PUBLIC R/W PER ESTAB. #333 (STATE HIGHWAY FEDERAL AID PROJECT 90-A).
- (D) "XC" RIPARIAN HABITAT (SEE DETAILS - SHEETS 2 AND 3).
- (E) 40' EL PASO NATURAL GAS EASEMENT PER PARTIAL RELINQUISHMENT OF EASEMENT & ENCROACHMENT AGREEMENT RECORDED IN SEQUENCE NO. _____ IN PIMA COUNTY RECORDS.



10' X 10' P.U.E. DETAIL - LOTS #12 - #24

FINAL PLAT for
del LAGO COMMERCE PARK, LOTS 1 - 24 AND
COMMON AREA "A" (OPEN/LANDSCAPE)

BEING A PORTION OF THE EAST 1/2 OF SECTION 8
AND THE WEST 1/2 OF SECTION 9,
T16S, R16E, G&SRB&M, PIMA COUNTY, ARIZONA



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REFERENCE: C09-08-12 JOB #2198 DATE: MARCH, 2014 SHEET 3 OF 3

SEQUENCE #