

1. THE TOTAL MILES OF NEW PUBLIC STREETS IS 0.
THE TOTAL MILES OF NEW PRIVATE STREETS IS 0.
2. THE GROSS AREA OF THIS SUBDIVISION IS 13.44 ACRES, 585,588 SF.
3. THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 15 EAST, G1A AND SALT RIVER MERIDIAN, AS MONUMENTED BY A GLO BRASS CAPPED PIPE AT THE EAST QUARTER CORNER OF SAID SECTION 21 AND BY A GLO BRASS CAPPED PIPE AT THE NORTHEAST CORNER OF SAID SECTION 21, SAID BEARING BEING NORTH 00°00'49" WEST.
4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
5. THE LANDSCAPING WITHIN 10' OF ALL PUBLIC SEWER LOCATED IN COMMON AREA "B-14" SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE PLANTING GUIDELINES OF SECTION 7.7 OF THE 2012 PCWRD ENGINEERING DESIGN STANDARDS.
6. ZONING IS SPECIFIC PLAN (SP).
7. TOTAL NUMBER OF LOTS: 9
TOTAL NUMBER OF BLOCKS: 1
8. GROSS DENSITY IS 0.7 RAC.
9. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS SPECIFIC PLAN CONDITIONS AS FOUND IN ORDINANCE 2002-52 (CASE NO. Co23-01-01) AS APPROVED ON APRIL 2, 2002.
10. LOTS 200, 238-241 ARE SUBJECT TO THE BUFFER OVERLAY ZONE ORDINANCE 18.67.
11. DEVELOPMENT STANDARDS FOR VR:
MINIMUM SITE AREA: 5,000 SF
GROSS DENSITY: 2.75 RAC
BUILDING HEIGHT: 24'

SITE SETBACKS: FRONT: 10'
SIDE: 0'
REAR: 10'

NATURAL OPEN SPACE: 20%

INDIV. LOT SETBACKS:
FRONT: NONE
SIDE: NONE
REAR: NONE
12. GARAGES SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE RIGHT-OF-WAY LINE.
13. STRUCTURES, IMPEDIMENTS OR OTHER FEATURES LOCATED WITHIN A PUBLIC SEWER EASEMENT OR RIGHT-OF-WAY, THAT MAY HINDER OR PREVENT VEHICULAR MAINTENANCE ACCESS TO MANHOLES, SHALL NOT BE PERMITTED WITHOUT APPROVAL FROM THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
14. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENT SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY SHALL BE FILED SHOWING THOSE DIFFERENCES. 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.

PER THE APPROVED SANTA RITA MOUNTAIN RANCH SPECIFIC PLAN (C023-01-01), THIS PROJECT IS RESTRICTED TO A MAXIMUM OF 1,320 DWELLING UNITS AS ALLOCATED BY THE "DEVELOPMENT PLAN" TABLE FOUND IN VOLUME 11 OF THE SPECIFIC PLAN DOCUMENT WITH AN ALLOWANCE OF UP TO 10% INCREASE IN DWELLING UNITS WITHIN EACH PLANNING AREA PER SECTION 11.C.5 OF THE SPECIFIC PLAN.

TO DATE 1014 UNITS HAVE BEEN UTILIZED LEAVING 290 UNITS FOR THE
REMAINDER OF THE SANTA RITA MOUNTAIN RANCH PROJECT.
* REDUCTION FROM P1205-125

I, THE UNDERSIGNED, HEREBY WARRANT THAT I AM ALL AND 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.

1. THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND THE 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.

I, THE UNDERSIGNED, HEREBY DEDICATE AND CONVEY TO PIMA COUNTY, ALL PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS.

I HEREBY GRANT TO PIMA COUNTY THOSE PUBLIC SEWER EASEMENTS AS SHOWN HEREON FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF PUBLIC SEWERS.

I HEREBY GRANT TO ALL PUBLIC UTILITY COMPANIES THOSE PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE DESIGNATED; FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF PUBLIC 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. COMMON AREAS ARE GRANTED AS PUBLIC EASEMENTS TO ALL PUBLIC UTILITY COMPANIES FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, AND REPLACEMENT OF PUBLIC UTILITIES.

TITLE TO THE LAND OF ALL COMMON AREAS AND PRIVATE EASEMENTS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE #2015_____, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS AND PRIVATE EASEMENTS WITHIN THE SUBDIVISION.

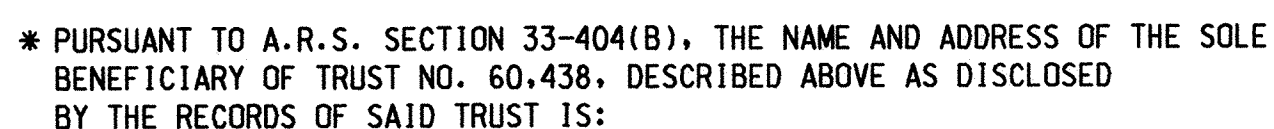
FIDELITY NATIONAL TRUST AGENCY, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,438, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY: Martha L. Hill 3-27-15
TRUST OFFICER DATE

STATE OF ARIZONA }
PIMA COUNTY } SS.

ON THIS 27th DAY OF MARCH, 2015,
BEFORE ME PERSONALLY APPEARED MARTHA L. HILL,
WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF FIDELITY NATIONAL TRUST AGENCY AND
BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES 9/30/18 NOTARY PUBLIC



PSP VENTURES, L.L.C.
AN ARIZONA LIMITED LIABILITY COMPANY
5656 EAST RIO VERDE VISTA DRIVE
TUCSON, ARIZONA 85750

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60.438 FROM FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION, AS RECORDED IN SEQUENCE # 2015_____, 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

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 _____, 2015.

CLERK, BOARD OF SUPERVISORS DATE

SEQ: #2015

FEE: _____

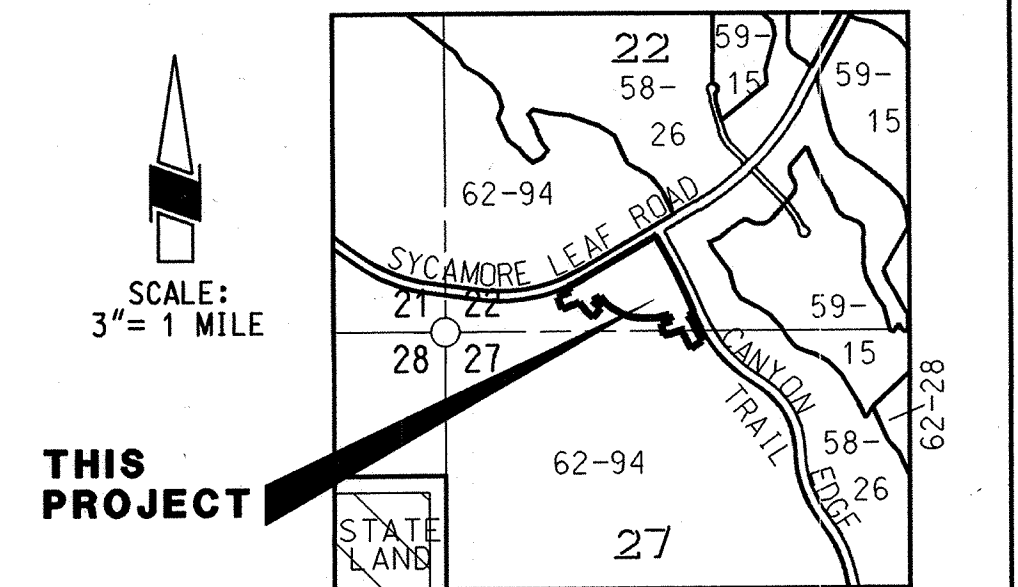
STATE OF ARIZONA)

PIMA COUNTY

I HEREBY CERTIFY THAT THE INSTRUMENT
WAS FILED FOR RECORD AT THE REQUEST
OF RICK ENGINEERING COMPANY, INC.

DATE _____
TIME _____
WITNESS MY HAND AND OFFICIAL SEAL DAY
AND YEAR ABOVE WRITTEN
F. ANN RODRIGUEZ, COUNTY RECORDER

BY: _____
DEPUTY

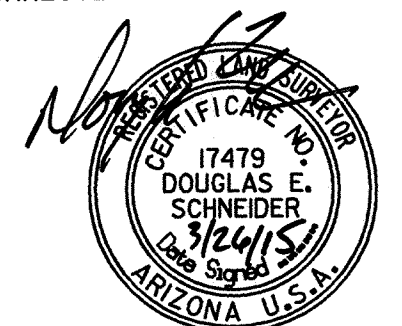


LOCATION MAP

SECTIONS 22 AND 27, TOWNSHIP 17 SOUTH,
RANGE 15 EAST G & SRM. PIMA COUNTY, ARIZONA

ITEM	SYMBOL
SECTION LINE	---
SUBDIVISION BOUNDARY	=====
PROPERTY LINE	-----
EASEMENT LIMIT
1/2" REBAR INTERIOR PROPERTY CORNER TO BE SET BY RLS	●
1/2" REBAR BLOCK 1 BOUNDARY MONUMENT BE SET BY RLS 17,479	○
BRASS CAP STREET CENTERLINE MONUMENT TO BE SET FOLLOWING COMPLETION OF CONSTRUCTION	Ⓜ
MEASURED VALUE	(M)
INDICATES BEARING IS RADIAL	(R)
BUFFERYARD LIMITS	----

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A 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.



DOUGLAS E. SCHNEIDER

R.L.S. 17479

LOTS 190, 200, 213-215, 238-241,
BLOCK 1, AND COMMON AREAS "B-13A"-"B13B"
(LANDSCAPE AND DRAINAGE) AND
"B14" (LANDSCAPE AND DRAINAGE)
BEING A RESUBDIVISION OF LOTS 190, 200-208, 213-241, COMMON AREAS "B-13".
"B-14", "A-24", "A-25", "A-26" & "A-27" OF SYCAMORE CANYON 11,
BOOK 62, PAGE 94, SECTION 22 AND 27, TOWNSHIP 17 SOUTH, RANGE 15 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

LINE TABLE

NAME	DIRECTION	LENGTH
L1	S 72°27'07" W	6.26
L2	S 77°53'22" W	48.13
L3	S 82°43'11" W	43.60
L4	S 89°14'22" W	43.07
L5	N 81°30'26" W	42.58
L6	N 78°39'50" W	40.71
L7	N 57°28'02" W	34.01
L8	N 59°59'13" W	40.38
L9	N 50°31'14" W	28.61
L10	N 41°21'42" W	6.87
L11	S 59°58'01" W	28.20
L12	N 51°33'37" W	49.55
L13	N 84°16'33" W	48.46
L14	S 24°06'53" W	44.02
L15	N 58°03'58" W	14.15
L16	N 62°01'05" W	28.95
L17	N 69°14'14" W	23.09
L18	S 38°10'35" W	23.73
L19	S 14°06'01" W	29.05
L20	S 21°29'00" W	31.07

CURVE TABLE

NAME	DELTA	RADIUS	ARC
C1	90°00'00"	25.00	39.27
C2	6°26'50"	60.00	6.75
C3	1°35'57"	1768.00	49.35
C4	1°48'12"	1722.00	54.20
C5	7°29'51"	60.00	7.85
C6	35°25'07"	60.00	37.09
C7	40°34'41"	60.00	42.49
C8	7°44'36"	60.00	8.11
C9	3°38'54"	777.00	16.60
C10	3°39'21"	777.00	49.58
C11	21°29'17"	60.00	22.50
C12	30°36'33"	60.00	32.05
C13	47°38'40"	60.00	49.89
C14	not used	not used	
C15	2°46'29"	1467.00	71.04
C16	3°38'45"	1722.00	119.59
C17	8°41'06"	777.00	117.78
C18	8°48'15"	777.00	119.40
C19	4°43'28"	1467.00	120.97

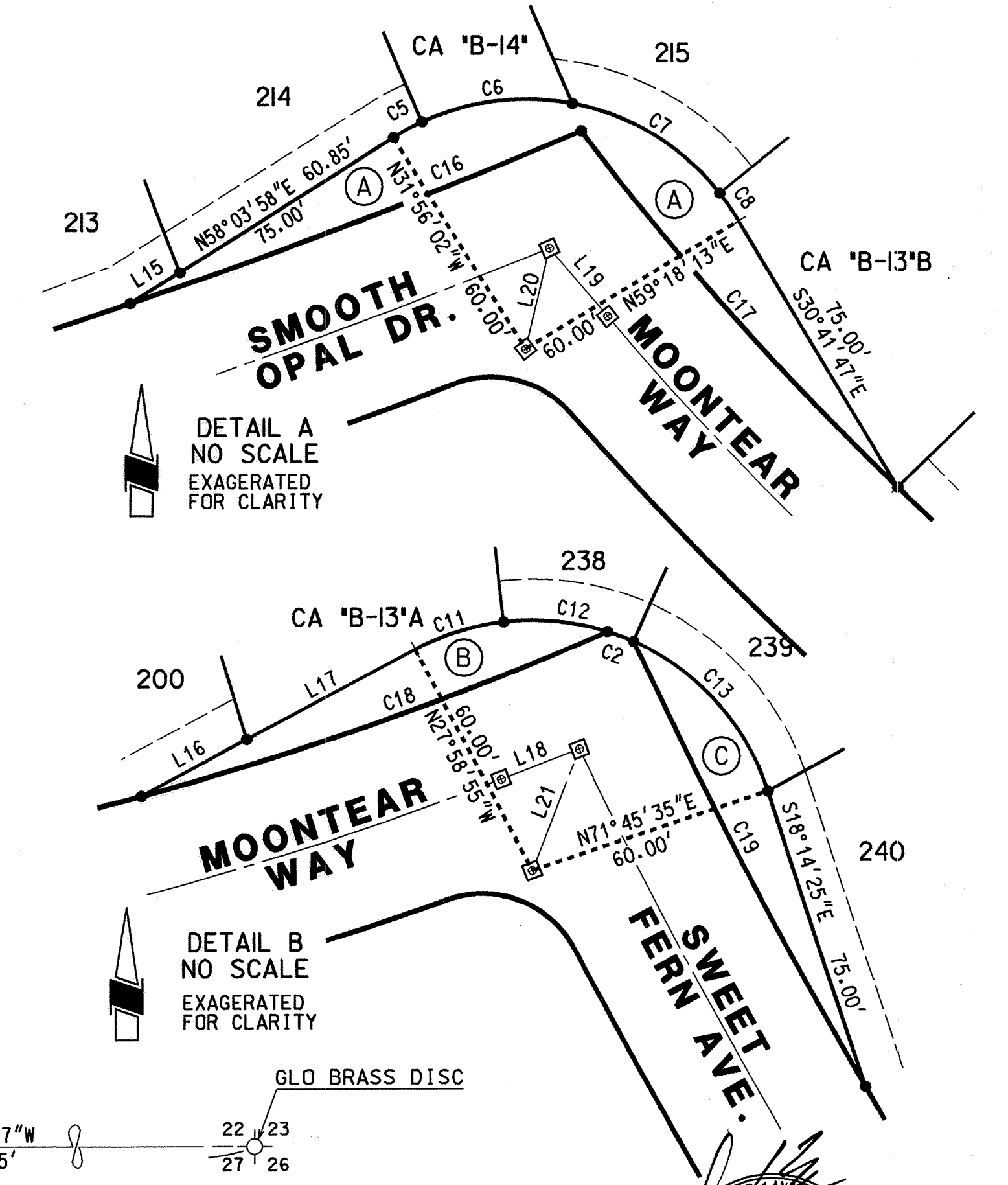
ROW

RIGHTS-OF-WAY TO BE DEDICATED TO PIMA COUNTY BY THIS PLAT.

- Ⓐ 2006 SF Ⓑ 1006 SF Ⓒ 1001 SF

KEY NOTES

- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- PRIVATE SLOPE AND DRAINAGE EASEMENT GRANTED TO THE MASTER HOA BY THIS PLAT
- 20' LANDSCAPE BUFFERYARD
- 35' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT



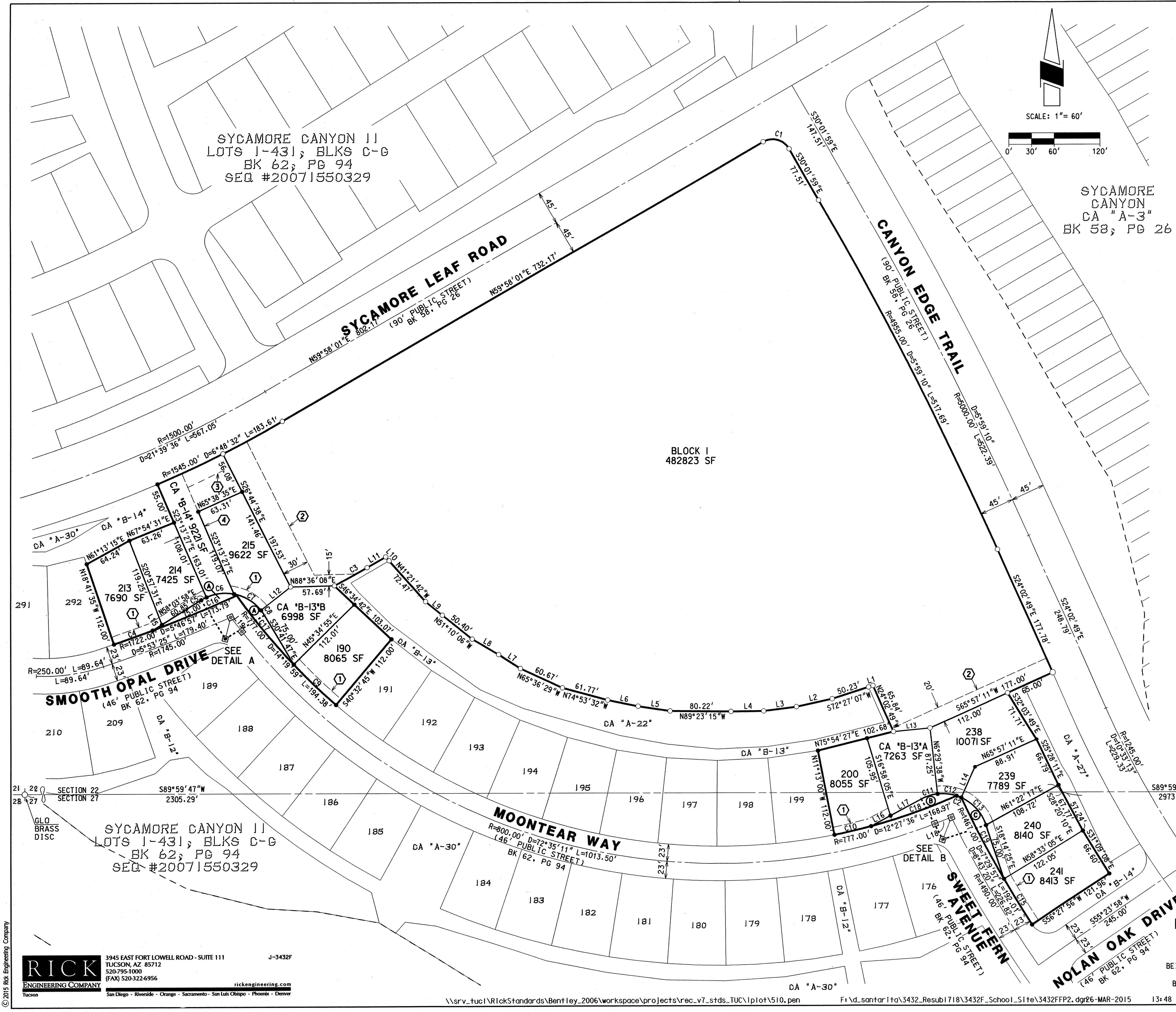
FINAL PLAT FOR SYCAMORE SCHOOL SITE

LOTS 190, 200, 213-215, 238-241, BLOCK 1, AND COMMON AREAS "B-13A"- "B13B" (LANDSCAPE AND DRAINAGE) AND "B14" (LANDSCAPE AND DRAINAGE)

BEING A RESUBDIVISION OF LOTS 190, 200-208, 213-241, COMMON AREAS "B-13", "B-14", "A-24", "A-25", "A-26" & "A-27" OF SYCAMORE CANYON II, BOOK 62, PAGE 94, SECTION 22 AND 27, TOWNSHIP 17 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

Co23-07-2
Co23-01-01
P1203-033
P1205-125
P15FP00001
SHEET 2 OF 2

SEQUENCE #2015



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