



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: July 7, 2015

Title: The Ranches at Santa Catalina, Lots 1-24 and Common Areas "A" (Natural Undisturbed Open Space), "B" (Recreation), "C" (Functional Open Space) and "D" (Sewer/Open Space)

Introduction/Background:

Final Plat process to create a 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

Department Director Signature/Date: _____

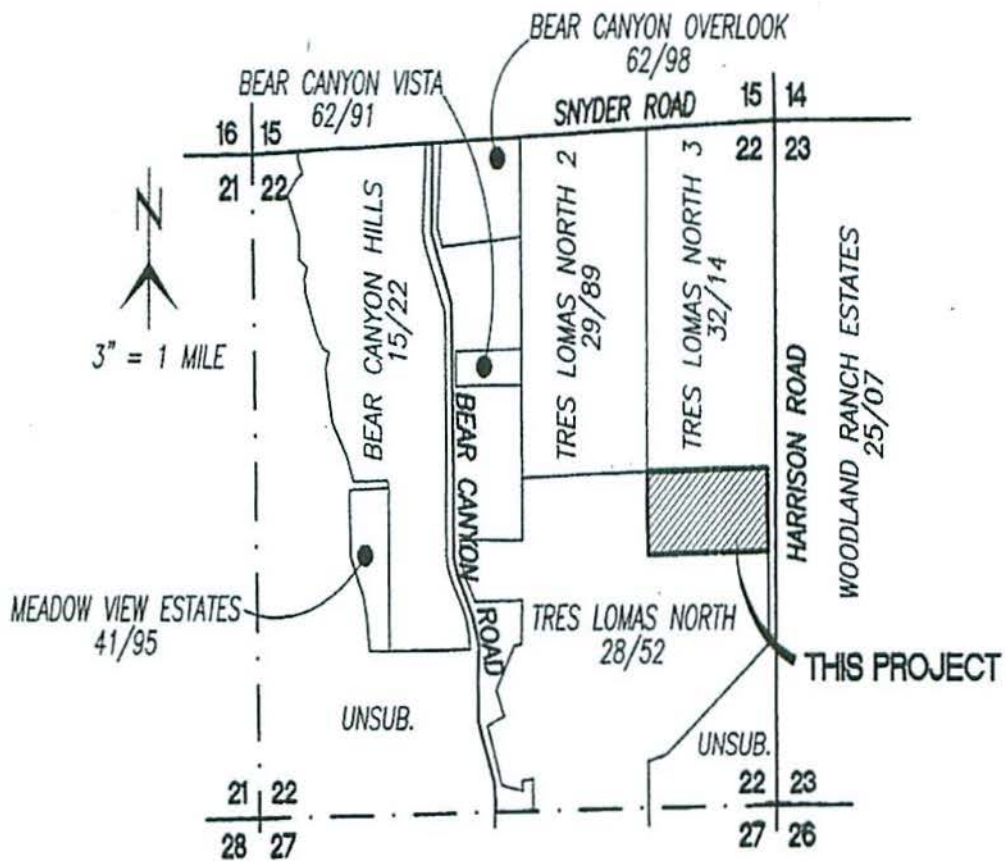
[Signature] 6/10/15

Deputy County Administrator Signature/Date: _____

[Signature] 6/12/15

County Administrator Signature/Date: _____

[Signature] 6/12/15



LOCATION PLAN

BEING A PORTION OF
SECTION 22, T13S, R15E, G&SRB&M
PIMA COUNTY, ARIZONA

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

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

ALL 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 PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF ABOVE GROUND 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 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 AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

TITLE SECURITY AGENCY OF ARIZONA, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE SECURITY AGENCY, LLC, AS TRUSTEE UNDER TRUST NUMBER 201519, AND NOT IN ITS CORPORATE CAPACITY.

TRUST OFFICER

BENEFICIARY

NAME: J. DEGRAZIA LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ADDRESS: 4030 N. PAINTED QUAIL PLACE, TUCSON, ARIZONA 85750

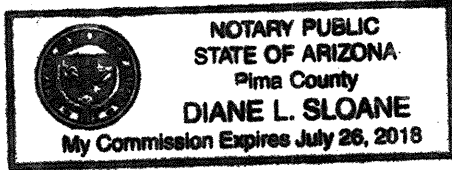
ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.
COUNTY OF PIMA

ON THIS, THE 5 DAY OF June, 2015 BEFORE ME
PERSONALLY APPEARED Juan M. Pagan WHO
ACKNOWLEDGED HIMSELF/HERSELF TO BE Trust Officer OF TITLE
SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE
SECURITY AGENCY, LLC, AS TRUSTEE UNDER TRUST NUMBER 201519 AND, NOT IN ITS
CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE Trust Officer,
BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES
THEREIN CONTAINED.

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

MY COMMISSION EXPIRES: 7/26/16 NOTARY PUBLIC



ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NUMBER 201519 FROM TITLE SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE SECURITY AGENCY, LLC, 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 _____

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 20.4 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 24.
3. THE BASIS OF BEARING FOR THIS SUBDIVISION IS PIMA COUNTY GEODETIC CONTROL POINT CR17 TO PIMA COUNTY GEODETIC CONTROL POINT CN 17 AS MEASURED FROM THE TRUE MERIDIAN USING GPS, BEARING BEING N 00°13'12" E. THE ARIZONA STATE PLANE COORDINATE SYSTEM (NAD83) GRID BEARING FOR THIS LINE IS N 00°23'12" W. THE COMBINED GRID-TO-GROUND FACTOR FOR THIS SURVEY IS 0.999920 (SEE DETAIL SHEET 3 OF 4).
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.31.
TOTAL MILES OF NEW PRIVATE STREETS IS -0-.
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. THIS PLAT IS SUBJECT TO A THE FOLLOWING IDENTIFIED TITLE ITEM:
- BLANKET WATER SERVICE AGREEMENT EASEMENT PER DOCKET 1164/155.

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 CR-1.
3. GROSS DENSITY IS 1.17 RAC.
4. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS FOUND IN CASE NUMBER C69-14-07 AS APPROVED ON OCTOBER 7, 2014. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
A. BUILDINGS ARE LIMITED TO ONE-STORY AND A MAXIMUM HEIGHT OF 24 FEET.
B. ADHERENCE TO THE NATURAL AREA SET-ASIDES (SHADED AND CROSS-HATCHED AREAS) SHOWN ON EXHIBIT II-E.1 OF THE SITE ANALYSIS.
5. THE LOT REDUCTION OPTION IS BEING USED ON THIS PLAT IN ACCORDANCE WITH SECTION 18.09.050.
6. REGULATED RIPARIAN HABITAT (RRH) AS DEFINED ON THE 2005 RIPARIAN CLASSIFICATION MAPS AND AS SHOWN ON THIS PLAT, IS SUBJECT TO ORDINANCE NO. 2010-FC2, TITLE 16 OF THE PIMA COUNTY CODE. THE REGULATED RIPARIAN HABITAT (RRH) AND MITIGATION AREA ARE CONTAINED WITHIN COMMON AREAS "A" (DRAINAGE/RECREATIONAL/FUNCTIONAL OPEN SPACE) AND "B" (N.O.S.) AND SHALL REMAIN UNDISTURBED IN PERPETUITY.
7. THE RECREATION AREA SHALL BE CONSTRUCTED AND THE IN-LIEU FEE OF \$21,495.00 WILL BE DUE WITH THE ASSURANCE RELEASE OF THE 18TH LOT.
8. FIRST FLUSH REQUIREMENTS FOR THIS PLAT ARE MET WITHIN EACH LOT AS SHOWN ON THE TENTATIVE PLAT. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT, A SITE PLAN SHOWING THE LOCATION AND VOLUME OF STORMWATER HARVESTING IS REQUIRED. ANY BUILDING OR GRADING PERMITS THAT IMPACT THE BASIN SHALL INDICATE THE NEW BASIN LOCATION AND/OR CONFIGURATION.

RIPARIAN HABITAT CALCULATIONS

TOTAL AMOUNT OF "XC" RIPARIAN HABITAT ON-SITE: 2.73 ACRES
AMOUNT OF "XC" RIPARIAN HABITAT DISTURBED ON-SITE: 0 ACRES
TOTAL AMOUNT OF "XB" RIPARIAN HABITAT ON-SITE: 2.52 ACRES
AMOUNT OF "XB" RIPARIAN HABITAT DISTURBED ON-SITE: 0.24 ACRES
TOTAL "XC" AND "XB" RIPARIAN HABITAT ON-SITE: 5.25 ACRES
TOTAL AMOUNT OF "XC" AND "XB" RIPARIAN HABITAT DISTURBED ON-SITE: 0.24 ACRES

AMOUNT OF RIPARIAN HABITAT DISTURBED ON-SITE DOES NOT REQUIRE A RIPARIAN HABITAT MITIGATION PLAN.

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
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



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

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER NO. 11841
STATE OF ARIZONA



RECORDING DATA

SEQUENCE NO. _____

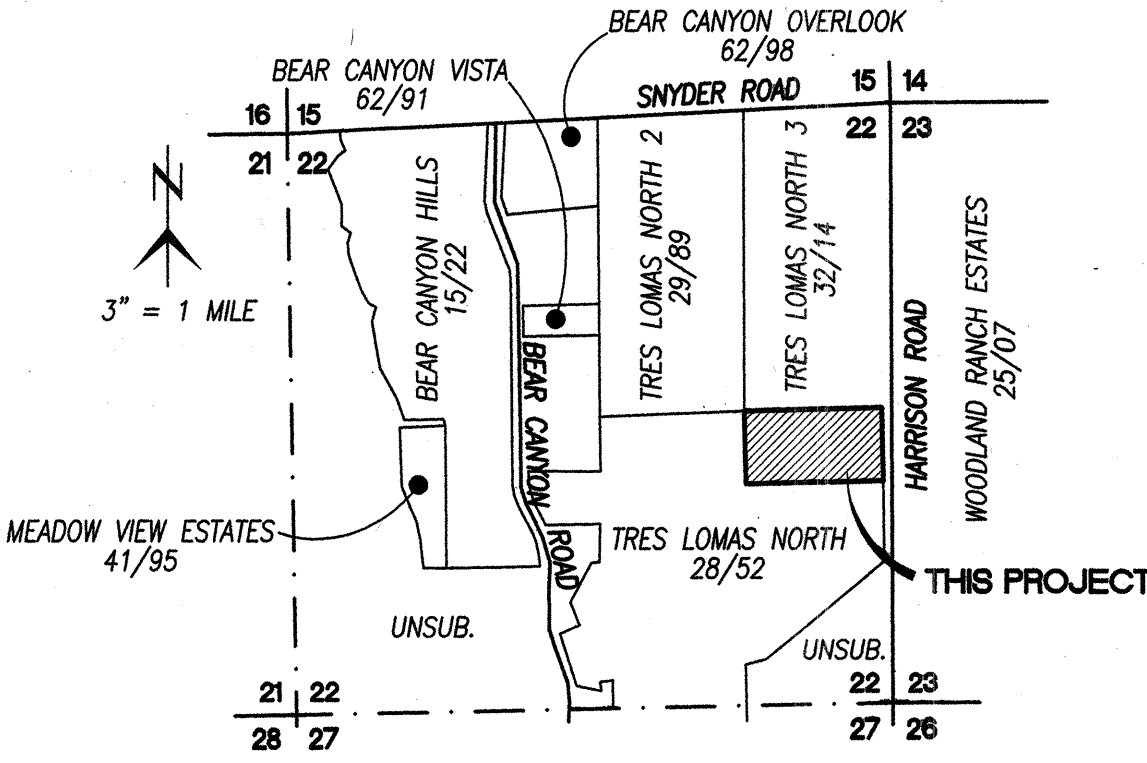
FEE _____

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 _____ DEPUTY



LOCATION PLAN

BEING A PORTION OF
SECTION 22, T13S, R15E, G&SRB&M
PIMA COUNTY, ARIZONA

LEGEND

- ▲ FOUND/SET SURVEY MONUMENT AS SHOWN
- △ SURVEY MONUMENT TO BE SET
- FOUND PROPERTY CORNER AS SHOWN (SEE ALSO SURVEY KEYNOTE CHART ON SHEET #2)

(R1) RECORD DIMENSION PER M&P 32/14

(R2) RECORD DIMENSION PER M&P 28/52

1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR

SUBDIVISION BOUNDARY

C23 CURVE DATA

L10 LINE DATA

★ ADDRESSING/ACCESS LOCATION

NEW RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

STREET CENTERLINE

EASEMENT LINE AS SHOWN

DEVELOPED 100 YEAR FLOODPRONE LINE ("FPL") - SEE SHEET #4

DEVELOPED EROSION SETBACK LINE ("ESL") - SEE SHEET #4

(R) RADIAL

SVT SIGHT VISIBILITY TRIANGLE EASEMENT (SEE DETAILS ON SHEET #3 AND EASEMENT KEYNOTES CHART ON SHEET #2)

REGULATED RIPARIAN HABITAT AREA (XERORIPARIAN CLASS "B" AND XERORIPARIAN CLASS "C") - SEE SHEET #4, PERMITTING NOTE #6 AND RIPARIAN HABITAT CALCULATIONS CHART

C.A. COMMON AREA

FINAL PLAT for
THE RANCHES AT SANTA CATALINA, LOTS 1-24 AND COMMON AREAS "A" (NATURAL UNDISTURBED OPEN SPACE), "B" (RECREATION), "C" (FUNCTIONAL OPEN SPACE) AND "D" (SEWER/OPEN SPACE)
BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 22, T13S, R15E, 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

#P15FP00006

REF.: #P14TP00004; #C09-14-07

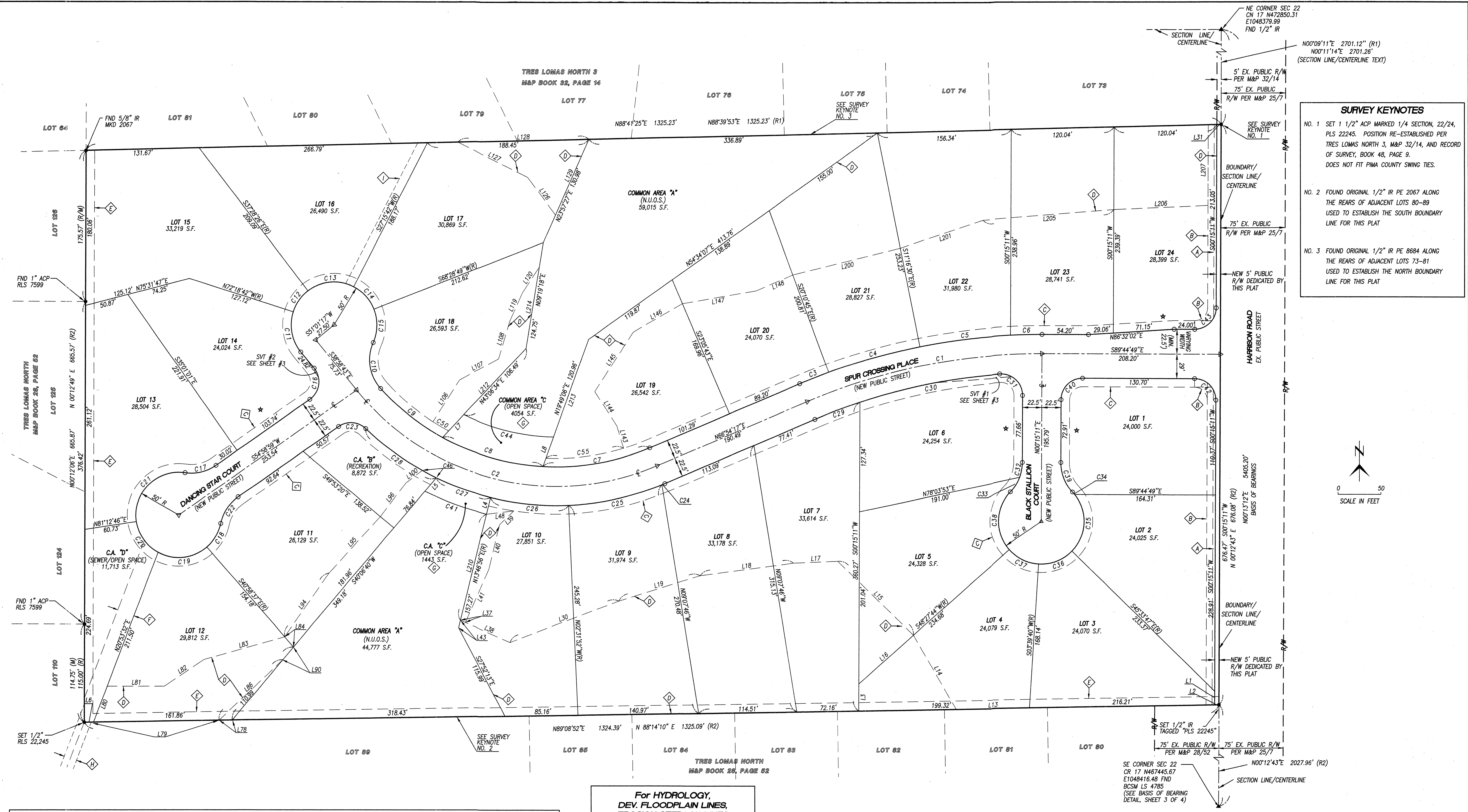
JOB #2202.2

DATE: JUNE 3, 2015

SHEET 1 OF 4

SEQUENCE # _____

SEQUENCE #

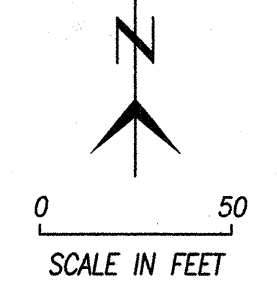


SURVEY KEYNOTES

NO. 1 SET 1 1/2" ACP MARKED 1/4 SECTION, 22/24, PLS 22245. POSITION RE-ESTABLISHED PER TRES LOMAS NORTH 3, M&P 32/14, AND RECORD OF SURVEY, BOOK 48, PAGE 9. DOES NOT FIT PIMA COUNTY SWING TIES.

NO. 2 FOUND ORIGINAL 1/2" IR PE 2067 ALONG THE REARS OF ADJACENT LOTS 80-89 USED TO ESTABLISH THE SOUTH BOUNDARY LINE FOR THIS PLAT

NO. 3 FOUND ORIGINAL 1/2" IR PE 8684 ALONG THE REARS OF ADJACENT LOTS 73-81 USED TO ESTABLISH THE NORTH BOUNDARY LINE FOR THIS PLAT



EASEMENT KEYNOTES

A NEW 1" PUBLIC ACCESS CONTROL EASEMENT GRANTED BY THIS PLAT

B NEW PRIVATE 10' LANDSCAPE EASEMENT (INCLUDING AMENITY WALLS) GRANTED BY THIS PLAT; HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE

C NEW PUBLIC AND PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT

D NEW VARYING WIDTH NATURAL UNDISTURBED OPEN SPACE EASEMENT ("N.U.O.S.") TO REMAIN NATURAL IN PERPETUITY

E EX. 10' COMMUNICATIONS FACILITIES EASEMENT TO MOUNTAIN STATES T&T PER DOCKET 5895/1245

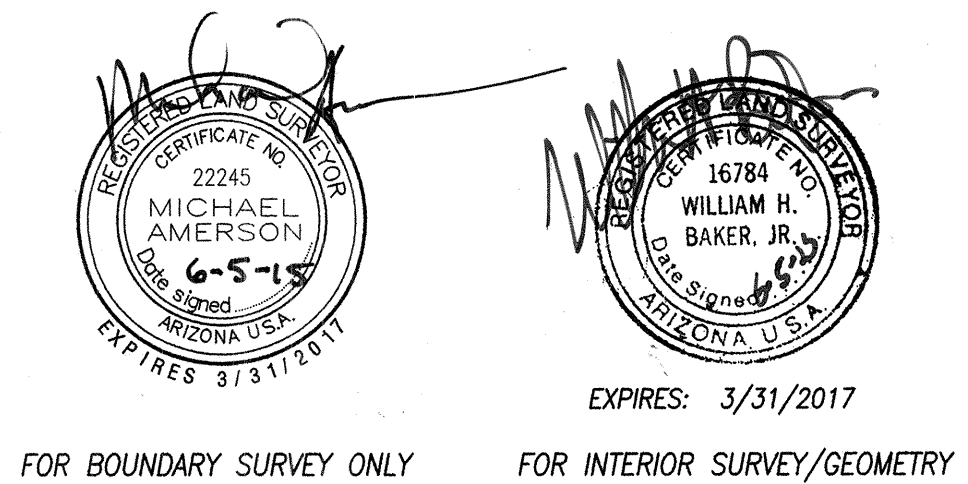
F NEW 20' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT

G NEW PUBLIC ACCESS AND MAINTENANCE EASEMENT GRANTED BY THIS PLAT

H EX. 15' SEWER EASEMENT PER MAPS & PLATS 28/52 (OFFSITE - PROVIDED FOR REFERENCE ONLY)

I NEW 10' SPECIFIC ELECTRIC EASEMENT TO TUCSON ELECTRIC POWER COMPANY GRANTED BY THIS PLAT

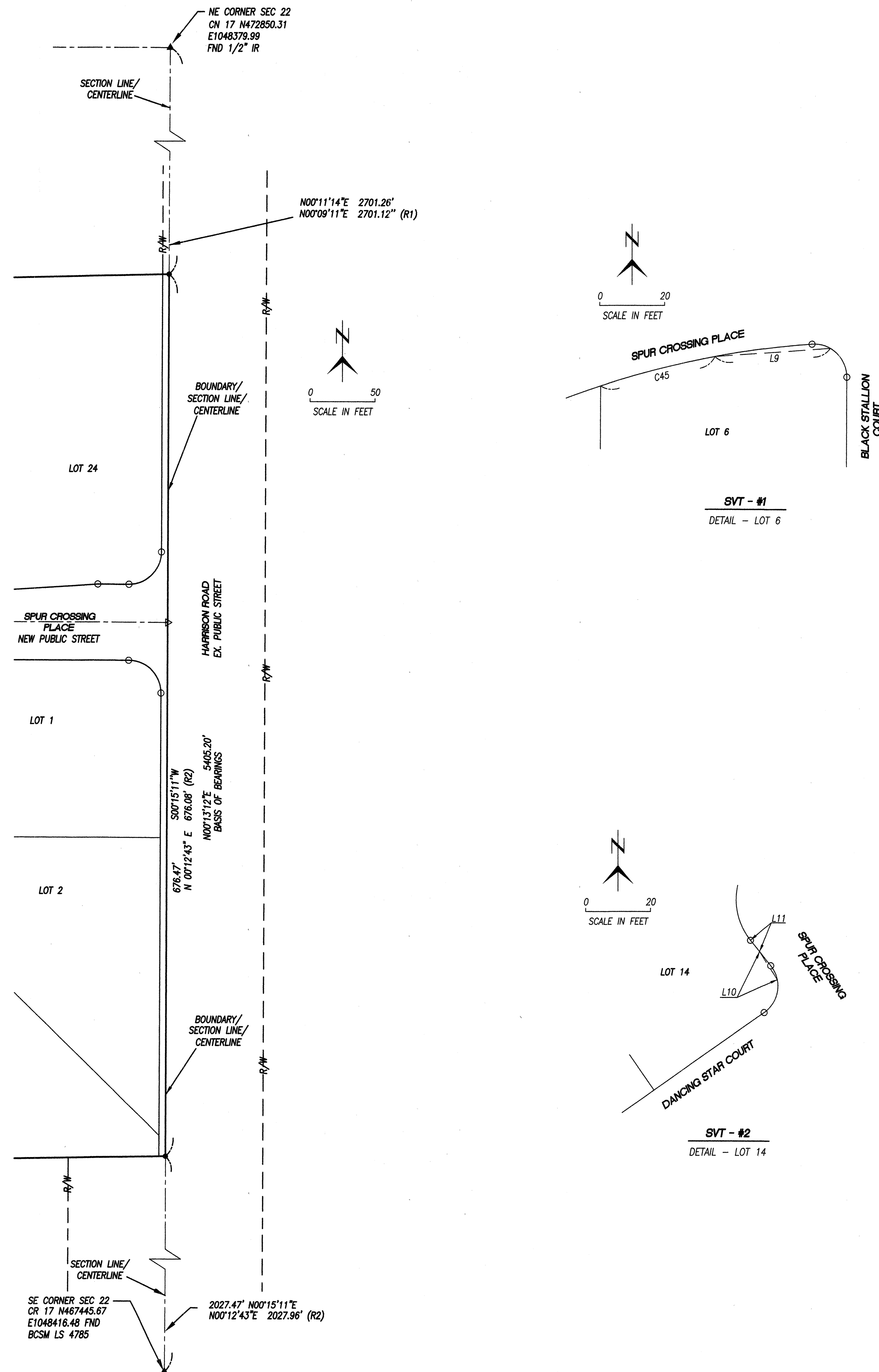
For HYDROLOGY,
DEV. FLOODPLAIN LINES,
EROSION SETBACK LINES
AND RIPARIAN LINES -
See Sheet #4



FINAL PLAT for
THE RANCHES AT SANTA CATALINA, LOTS 1-24 AND COMMON AREAS "A" (NATURAL UNDISTURBED OPEN SPACE), "B" (RECREATION), "C" (FUNCTIONAL OPEN SPACE) AND "D" (SEWER/OPEN SPACE)
BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE
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Baker & Associates Engineering, Inc.
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#P15FP00006 REF.: #P14TP00004; #C09-14-07 JOB #2202.2 DATE: JUNE 3, 2015 SHEET 2 OF 4



BASIS OF BEARING DETAIL

NUMBER	DELTA	RADIUS	LENGTH
C1	23°20'53"	690.40	281.34
C2	74°06'60"	300.00	388.07
C3	02°54'58"	712.90	36.28
C4	08°54'15"	712.90	110.79
C5	08°34'09"	712.90	106.62
C6	02°57'31"	712.90	36.81
C7	26°21'19"	277.50	127.65
C8	25°22'13"	277.50	122.88
C9	19°01'13"	277.50	92.12
C10	66°22'28"	50.00	57.92
C11	56°40'01"	50.00	49.45
C12	34°50'16"	50.00	30.40
C13	64°44'07"	50.00	56.49
C14	41°13'07"	50.00	35.97
C15	45°32'41"	50.00	39.75
C16	93°57'42"	25.00	41.00
C17	43°31'52"	50.00	37.99
C18	37°34'16"	50.00	32.79
C19	69°42'12"	50.00	60.83
C20	52°29'11"	50.00	45.80
C21	107°18'05"	50.00	93.64
C22	43°31'52"	50.00	37.99
C23	78°40'38"	25.00	34.33
C24	00°39'12"	322.50	3.68
C25	19°54'38"	322.50	112.07
C26	16°18'48"	322.50	91.82
C27	11°59'29"	322.50	67.50
C28	17°53'12"	322.50	100.68
C29	04°49'07"	667.90	56.17
C30	14°17'33"	667.90	166.61
C31	94°14'13"	25.00	41.12
C32	20°09'30"	50.00	17.59
C33	23°22'23"	50.00	20.40
C34	04°36'16"	50.00	4.02
C35	83°06'38"	50.00	72.53
C36	49°13'27"	50.00	42.96
C37	44°48'04"	50.00	39.10
C38	85°19'19"	50.00	74.46
C39	43°31'52"	50.00	37.99
C40	90°00'00"	25.00	39.27
C41	12°50'42"	342.50	76.78
C42	90°00'00"	25.00	39.27
C43	90°00'00"	25.00	39.27
C44	25°41'57"	242.50	108.77
C45	07°48'55"	667.90	91.10
C46	03°16'45"	322.50	18.46
C47	08°08'56"	322.50	45.87
C48	05°00'47"	322.50	28.22
C49	09°46'34"	322.50	55.03
C50	04°30'33"	267.50	21.05
C51	07°40'59"	277.50	37.21
C52	11°02'41"	277.50	53.49
C53	02°51'42"	277.50	13.86
C54	02°48'60"	277.50	13.64
C55	19°40'38"	267.50	91.87

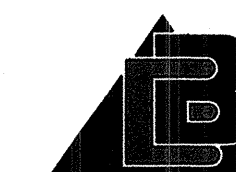
CURVE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S00°15'11"W	16.09'
L2	S89°08'52"W	5.00'
L3	N00°15'11"E	31.88'
L4	N13°46'56"E	20.00'
L5	N40°06'40"E	20.60'
L6	S89°08'52"W	10.77'
L7	N43°06'34"E	36.32'
L8	N19°49'06"E	36.75'
L9	S85°57'18"W	89.22'
L10	N32°33'49"W	25.48'
L11	N38°58'43"W	11.09'
L12	S11°16'30"E	17.67'
L13	S89°08'52"W	85.41'
L14	N29°56'02"W	100.08'
L15	N45°38'47"W	123.60'
L16	S48°27'44"W	85.26'
L17	S87°36'06"W	51.58'
L18	N82°11'53"E	109.90'
L19	N72°36'08"E	99.49'
L20	S65°42'27"E	64.94'
L21	S11°30'10"E	38.30'
L22	S55°08'23"W	51.19'
L23	S80°13'23"W	33.48'
L24	S80°13'23"W	22.71'
L25	S15°42'50"W	27.75'
L26	S60°27'08"E	31.30'
L27	S12°06'21"E	29.32'
L28	N89°08'52"E	8.49'
L29	N09°07'46"W	75.51'
L30	N69°14'09"E	135.98'
L31	S88°41'25"W	4.97'
L32	N89°56'50"E	37.02'
L33	S86°17'30"E	32.72'
L34	N78°41'53"E	21.96'
L35	N46°59'05"E	77.39'
L36	N66°30'24"W	56.80'
L37	N66°30'24"W	6.37'
L38	S66°30'24"E	56.80'
L39	S45°38'47"W	23.18'
L40	S13°31'34"W	54.03'
L41	S23°43'06"W	68.17'
L42	S54°04'54"W	13.26'
L43	N13°46'56"E	8.84'
L44	S11°16'30"E	29.05'
L45	S66°30'24"E	15.78'
L46	S41°42'10"W	71.76'
L47	S35°20'55"W	41.78'
L48	N83°04'08"E	31.71'
L49	S58°44'37"W	54.30'
L50	S27°45'55"W	46.24'
L51	S58°48'07"E	19.53'
L52	S20°49'40"E	21.35'
L53	S20°49'40"E	20.78'
L54	S41°46'15"W	33.95'
L55	S83°15'13"W	32.22'
L56	S11°56'41"W	20.09'
L57	S02°03'45"W	67.68'
L58	S69°08'29"W	53.16'
L59	S25°03'06"W	57.33'
L60	S22°31'31"E	42.22'
L61	S88°12'42"E	18.79'
L62	S88°12'42"E	25.28'
L63	S14°02'48"E	17.97'
L64	S86°54'49"W	22.27'
L65	S86°54'49"W	27.26'
L66	S30°00'26"W	22.37'
L67	S02°49'04"W	21.50'
L68	N70°43'24"W	30.51'
L69	S81°58'28"W	57.02'
L70	S31°15'20"W	55.83'
L71	S89°08'52"W	101.69'
L72	S44°44'41"W	38.91'
L73	S83°15'13"W	21.32'
L74	S62°37'40"W	32.71'
L75	N89°08'52"E	147.31'

NUMBER	DIRECTION	DISTANCE
L76	S89°08'52"W	36.11'
L77	S44°44'41"W	24.00'
L78	S89°08'52"W	15.39'
L79	S89°08'52"W	146.47'
L80	N20°53'32"E	44.99'
L81	S89°08'52"E	66.62'
L82	N56°21'19"E	55.60'
L83	N74°19'50"E	97.72'
L84	S40°58'37"E	15.68'
L85	S38°18'10"W	123.58'
L86	N46°37'38"E	102.40'
L87	N61°57'32"E	49.25'
L88	N08°25'51"W	24.45'
L89	S40°08'44"W	42.55'
L90	S40°02'08"W	19.35'
L91	N14°44'03"E	55.15'
L92	N34°16'16"E	117.35'
L93	N42°27'47"E	65.27'
L94	N34°54'31"E	90.39'
L95	N42°06'45"E	89.56'
L96	N37°00'26"E	49.50'
L97	N65°58'05"E	54.28'
L98	N27°20'23"E	41.70'
L99	N24°17'22"E	51.37'
L100	N52°48'51"E	23.94'
L101	N40°10'26"E	40.53'
L102	N17°29'21"W	10.70'
L103	N67°34'44"W	24.94'
L104	N43°06'34"E	10.34'
L105	N43°06'34"E	25.98'
L106	N32°35'08"E	57.45'
L107	N61°02'39"E	52.30'
L108	N16°31'40"E	46.02'
L109	N43°06'34"E	45.95'
L110	N16°24'43"E	33.19'
L111	N38°09'32"E	61.31'
L112	N26°49'54"E	46.17'
L113	N38°33'48"E	57.98'
L114	N70°14'37"E	41.77'
L115	N08°28'11"E	108.50'
L116	N43°06'34"E	60.54'
L117	N09°19'18"E	36.33'
L118	N09°19'18"E	59.57'
L119	N24°07'53"E	36.19'
L120	N33°20'49"E	35.73'
L121	N56°30'28"E	97.41'
L122	N07°06'54"E	62.11'
L123	N11°13'37"W	33.98'
L124	N32°40'32"E	88.25'
L125	N13°04'23"E	76.00'
L126	N36°49'22"W	54.35'
L127	N63°29'11"W	91.03'
L128	N88°41'25"E	153.01'
L129	S23°57'27"W	95.91'
L130	N88°41'25"E	6.98'
L131	N88°41'25"E	17.49'
L132	N88°41'25"E	20.31'
L133	N88°41'25"E	48.72'
L134	N63°22'53"E	19.41'
L135	N51°28'03"E	27.27'
L136	N61°28'51"E	40.43'
L137	N00°16'24"E	40.89'
L138	N06°37'26"W	61.77'
L139	S22°24'45"W	29.49'
L140	N30°41'10"E	69.99'
L141	N30°49'51"W	35.57'
L142	N19°49'06"E	32.75'
L143	N17°03'18"W	27.47'
L144	N32°58'37"W	47.01'
L145	N32°44'58"E	82.92'
L146	N59°57'47"E	66.48'
L147	N80°01'26"E	87.24'
L148	N66°42'05"E	46.67'
L149	N47°01'13"E	68.33'
L150	N46°42'22"E	33.78'

LINE TABLE

FINAL PLAT for
THE RANCHES AT SANTA CATALINA, LOTS 1-24 AND COMMON AREAS "A" (NATURAL UNDISTURBED OPEN SPACE), "B" (RECREATION), "C" (FUNCTIONAL OPEN SPACE) AND "D" (SEWER/OPEN SPACE)
BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 22, T13S, R15E, 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

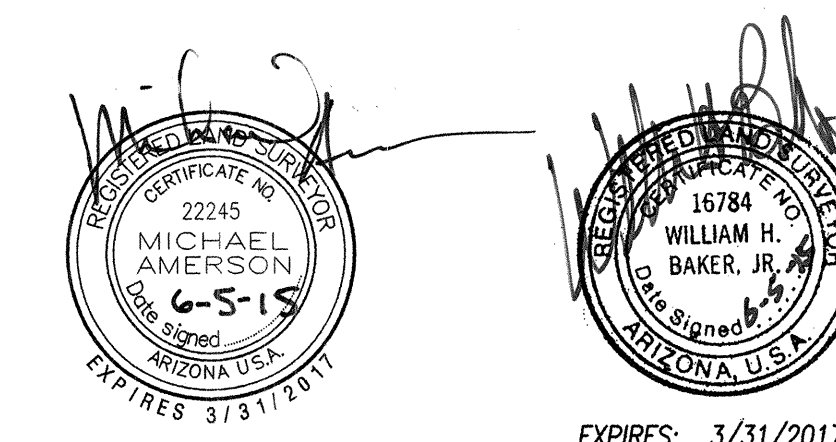
#P15FP00006

REF.: #P14TP00004; #C09-14-07

JOB #2202.2

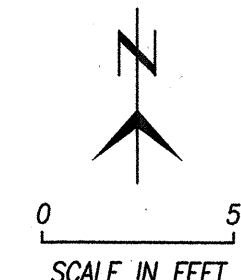
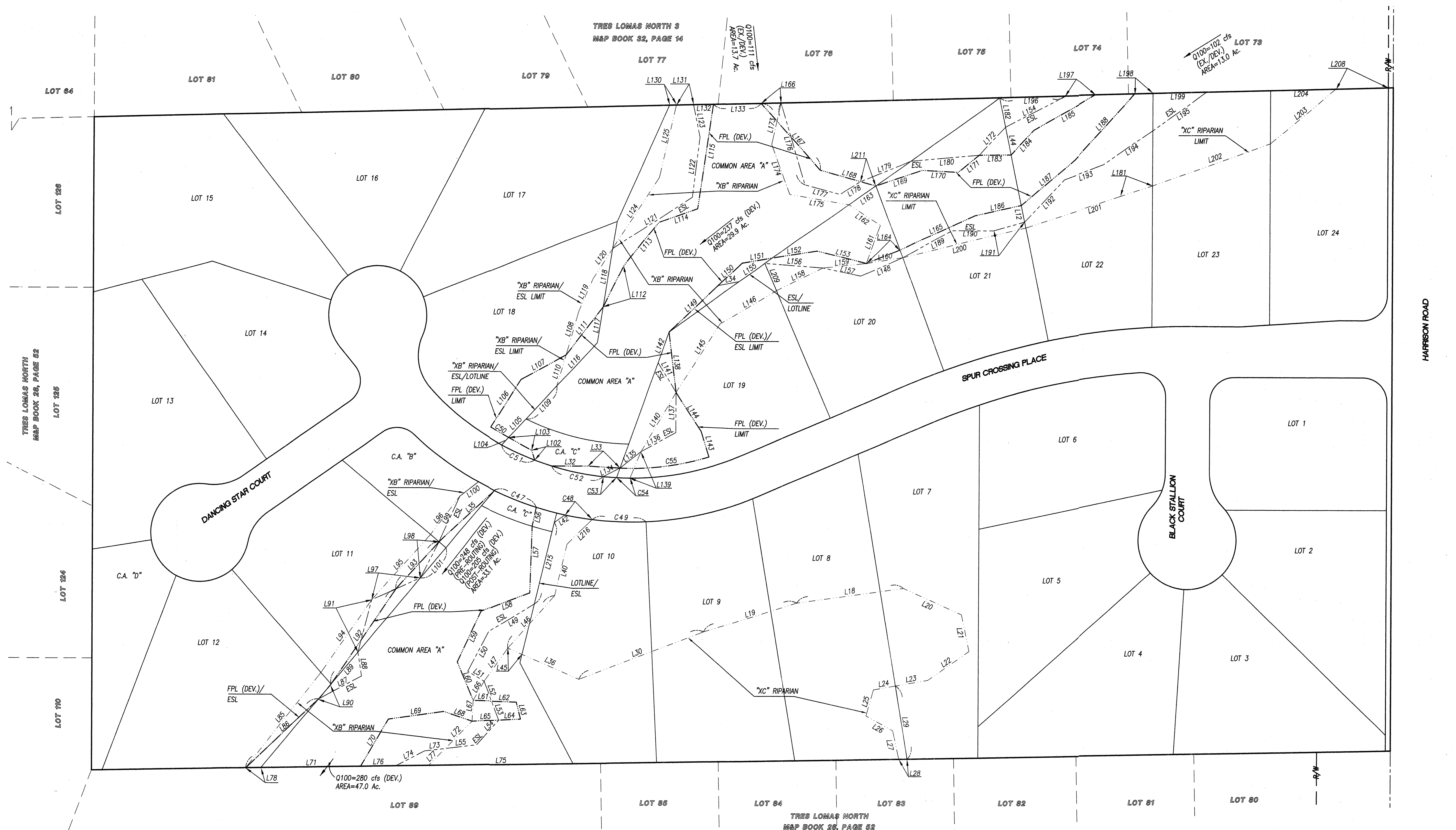
DATE: JUNE 3, 2015

SHEET 3 OF 4



FOR BOUNDARY SURVEY ONLY

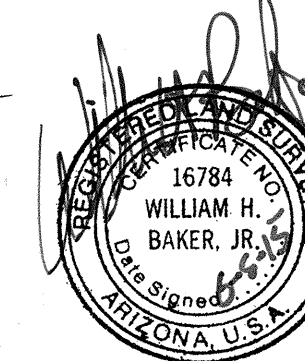
EXPIRES: 3/31/2017
FOR INTERIOR SURVEY/GEOMETRY



**HYDROLOGY INFORMATION PLUS
DEV. FLOODPLAIN LINES, EROSION
SETBACK LINES AND RIPARIAN LINES
DELINEATIONS**

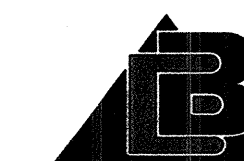


FOR BOUNDARY SURVEY ONLY



EXPIRES: 3/31/2017
FOR INTERIOR SURVEY/GEOMETRY

FINAL PLAT for
**THE RANCHES AT SANTA CATALINA, LOTS 1-24 AND COMMON AREAS 'A' (NATURAL UNDISTURBED
OPEN SPACE), 'B' (RECREATION), 'C' (FUNCTIONAL OPEN SPACE) AND 'D' (SEWER/OPEN SPACE)**
BEING A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 22, T13S, R15E, G&SRB&M, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
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#P15FP00006

REF.: #P14TP00004; #C09-14-07 JOB #2202.2 DATE: JUNE 3, 2015 SHEET 4 OF 4

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P15 FP00006_____

THIS AGREEMENT is made and entered into by and between J DEGRAZIA, LLC, an Arizona limited liability company, or successors in interest ("Subdivider"), Title Security Agency of Arizona, LLC, a Delaware limited liability company, dba Title Security Agency of Arizona, LLC, ("Trustee"), as trustee under Trust No. 201519; 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 THE RANCHES AT SANTA CATALINA, lots 1-24 and Common Areas "A" (Natural Undisturbed Open Space) "B" (Recreation) "C" (Functional Open Space) and "D" (Sewer/Open Space) recorded in Sequence number _____ on the _____ day of _____, 2015____, 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 option A or B 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.

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 18 day of May, 2015, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: J DEGRAZIA, LLC, an Arizona limited liability company

Chair, Board of Supervisors

By: _____

Its: owner/member

ATTEST:

TRUSTEE: Title Security Agency of Arizona, LLC, a Delaware limited liability company, dba Title Security Agency of Arizona, LLC, as Trustee under Trust No 201519, and not otherwise.

Clerk of the Board

By: _____

Its: Joyce M. Rodda Trust Officer _____

STATE OF ARIZONA)
County of Pima)

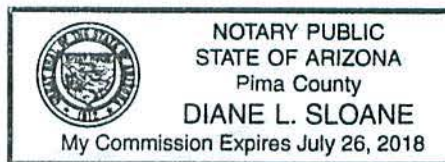
The foregoing instrument was acknowledged before me this 18 day of May, 2015, by Joyce M. Rodda, member of J Degrazia LLC ("Subdivider"), an Arizona corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

7/26/18

STATE OF ARIZONA)
County of Pima)



The foregoing instrument was acknowledged before me this 18 day of May, 2015, by Joyce M. Rodda, Trust Officer of Title Security Agency of Arizona, LLC, a Delaware limited liability company, dba Title Security Agency of Arizona, LLC ("Trustee"), on behalf of the limited liability company, as trustee under trust number 201519.

Notary Public

My Commission Expires:

7/26/18

