



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: October 6, 2015

Final Plat (P15FP00007) Block Plat of Brown/Ajo Industrial, Block 1

Title: Being a resubdivision of Brown, Ajo Industrial, Lots 1-12

Introduction/Background:

Final Plat process to abandon a legally subdivided property.

Discussion:

N/A

Conclusion:

N/A

Recommendation:

Staff recommends approval.

Fiscal Impact:

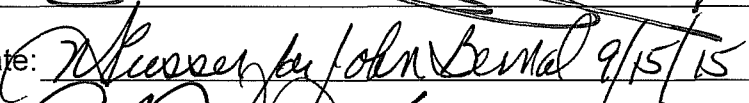
N/A

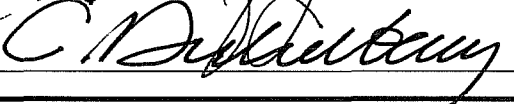
Board of Supervisor District:

☐ 1 ☒ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Development Services Telephone: 724-6490

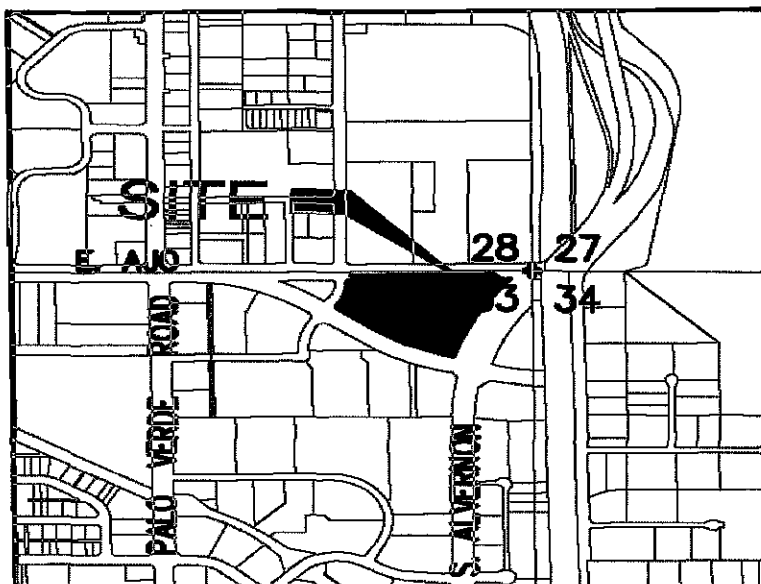
Department Director Signature/Date:  9/15/15

Deputy County Administrator Signature/Date:  9/15/15

County Administrator Signature/Date:  9/15/15

SEP 17 15 PM 11:45 PCLK OF BD
SP

LOCATION MAP



VICINITY MAP 3"= 1mile

SECTION 33,
T14S, R14E, G&SRM,
PIMA COUNTY, AZ

Final Plat
P15FP00007
Block Plat of Brown/Ajo Industrial, Block 1
Being a resubdivision of Brown, Ajo Industrial, Lots 1-12

ASSURANCE.
NO ASSURANCES ARE REQUIRED FOR THIS SUBDIVISION.

BY: CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

DATE

ATTEST

I, _____, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT
WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THE _____
DAY OF _____, 2015.

CLERK, BOARD OF SUPERVISORS

DATE

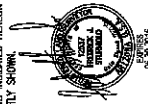
CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY
SUPERVISION AND THAT ALL NECESSARY MEASUREMENTS, CALCULATIONS, AND
THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

FREDERICK J. STANGIOLLO 12537

SURVEYOR

R.L.S. NUMBER



SEAL & SIGNATURE

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE
LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.
WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND THE PIMA COUNTY FLOOD CONTROL DISTRICT,
ITS SUPERVISORS, ASSISTANTS, 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 DONATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC
STREETS, ROADS, PARKS, DETENTION (RETENTION) BASINS, ALLEYS, AND DRAINAGEWAYS.

WE HEREBY GRANT TO PIMA COUNTY FLOOD CONTROL DISTRICT ALL NATURAL CHANNELS AS SHOWN HEREON FOR THE
PURPOSE OF MAINTENANCE AND FLOOD CONTROL.

WE 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 SERVICES AND UTILITIES AND OTHER USES AS
DESIGNATED BY THIS PLAT.

STATE OF ARIZONA) s.s.:

PIMA COUNTY)

ON THIS _____ DAY OF _____, 2015 BEFORE ME, PERSONALLY APPEARED _____ AND BEING
WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE TRUST OFFICER OF _____ AND BEING
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND ADDRESS OF THE BENEFICIARY AS DISCLOSED BY THE RECORDS
OF SAID TRUST ARE AS FOLLOWS:

BENEFICIARIES OF TRUST NRE 60037
DAVID C. BROWN FAMILY AND LIMITED PARTNERSHIP
ALSO F. C. ONE UNITS ROAD
TUCSON, ARIZONA 85739

RECORDING

STATE OF ARIZONA) s.s.:

PIMA COUNTY)

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____
ON THIS THE _____ DAY OF _____, 2015, IN BOOK _____ OF MAPS AND PLATS
AT PAGE _____ THEREOF, AT _____

COUNTY RECORDER

DATE

GENERAL NOTES

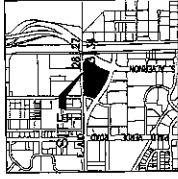
1. THE GROSS AREA OF THE SUBDIVISION IS 14.10 ACRES.
2. THE BASIS OF BEASONS FOR THE SUBDIVISION, THE MEASURED
HORIZONTAL CORNER OF 145.00' EAST OF LOCUS MEASURED PER
BOOK 41, PAGE 66, MAPS AND PLATS, BEING N 53.3208° W.
3. TOTAL MILES OF NEW PUBLIC STREETS: 0.00 MILES
4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED
WATER SUPPLY.
5. A PUBLIC HO-FENCE EASEMENT GRANTED TO PIMA COUNTY BY DKT. 170,
PIMA COUNTY, ARIZONA, DATED 06/27/2014, IS SHOWN ON THIS PLAT.
THIS SUBDIVISION BUT CANNOT BE CONVEYED ON THIS PLAT.
6. NUMBER OF LOTS = 0, NUMBER OF BLOCKS = 1.

PERMITTING NOTES

1. ZONING IS O-1.
2. THIS PLAT IS A RESUBDIVISION OF BROWN/AJO INDUSTRIAL LOTS
1-12 AS PREVIOUSLY RECORDED IN THE PIMA COUNTY
RECORDERS OFFICE IN BOOK 64 AT PAGE 13 OF MAPS & PLATS.
3. THIS PROPERTY IS SUBJECT TO THE QUIT CLAIM DEED OF AJO
INDUSTRIAL WAY AS EXECUTED ON JUNE 17, 2014, AND AS
RECORDED ON JUNE 27, 2014 (SEQUENCE NO. 20141780122).
4. THIS RESUBDIVISION IS SUBJECT TO THE CONDITIONS OF PIMA
COUNTY BOARD OF SUPERVISORS REZONING CASE NO.
COB-92-1048.
5. REZONING CONDITION NO. 10 OF THE ABOVE-REFERENCED
CASE STATES THAT THE FUTURE CONVEYING OF
LOT SECTIONS OF THE BROWN/AJO INDUSTRIAL WAY WITHOUT
APPROVAL OF THE BOARD OF SUPERVISORS, THE PRIOR
SUBDIVISION PLAT OF BROWN/AJO INDUSTRIAL LOTS 1-12
(BOOK 64 AT PAGE 13) SATISFIED THIS REZONING REQUIREMENT.
6. IN LIGHT OF THE PRIOR 12-LOT SUBDIVISION APPROVAL
DESCRIBED IN PERMITTING NOTE #5 ABOVE, THIS PROPERTY MAY
BE SPLIT, WITHOUT SEPARATE BOARD OF SUPERVISORS APPROVAL,
UP TO A MAXIMUM TOTAL OF TWELVE (12) LOTS.
7. STORMWATER RETENTION/DETENTION WILL BE REQUIRED FOR ALL
FUTURE LOTS WHEN SPLIT AND DEVELOPED.

LEGEND

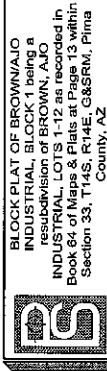
- 2" BRASS 1002 SURVEY MONUMENT IN CONCRETE
STAMPED BY A REGISTERED LAND SURVEYOR (TO BE SET)
- FOUND SURVEY MONUMENT AS NOTED
- 0 1" IRON PIN TAGGED RLS 12537 (TO BE SET)
- EASEMENT
- SETBACK
- ACE PUBLIC ACCESS CONTROL EASEMENT
- C1 CURVE NUMBER



VICINITY MAP

SECTION 33,
T14S, R14E, Q3SRM,
PIMA COUNTY, AZ

NORTH



BLOCK PLAT OF BROWN/AJO
INDUSTRIAL WAY, SHOWING A
RESUBDIVISION OF BROWN/AJO
INDUSTRIAL LOTS 1-12 AS RECORDED IN
Book 64 of Maps & Plats at Page 13 within
Section 33, T14S, R14E, Q3SRM, Pima
County, AZ

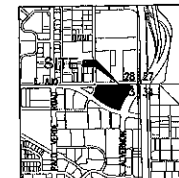
PRECISION LAND SURVEYING, INC.
8219 EAST 22ND STREET • TUCSON, ARIZONA 85710
(520) 795-9500 • FAX (520) 795-9509 • WWW.PRECSURV.COM

PROJECT NUMBER: P15P00007
SHEET 1 OF 2

REFINERY WAY (PUBLIC)

BLOCK 1 14.19 ACRES

FORMER PUBLIC STREET RIGHTS-OF-WAY
ON THIS PROPERTY WERE REMOVED VIA
QUIT CLAIM DEED OF AJO INDUSTRIAL WAY
AS EXECUTED ON JUNE 17, 2014 AND
AS RECORDED ON JUNE 27, 2014 (PIMA
COUNTY RECORDER'S OFFICE SEQUENCE
NO. 20141780122)



VICINITY MAP
SECTION 33
T14S, R14E, DAGHER,
PIMA COUNTY, AZ

SCALE 1"=50'

LEGEND

- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION PER THIS SURVEY
- (R) RECORD DIMENSION PER MAPS & PLATS BOOK 64, PAGE 13
- (R1) RECORD DIMENSION PER MAPS & PLATS BOOK 41, PAGE 66
- ⊠ FND BRASS CAP SURVEY MONUMENT (BOSM)
- FOUND AS NOTED
- SET 1/2" IRON PIN, TAGGED "R15 12537"

BASIS OF BEARINGS: GPS BEARING BETWEEN FOUND
MONUMENTS AT CENTERLINE OF AJO WAY (PUBLIC) AS
SHOWN HEREON.

SAID BEARING BEING: N 53°32'08" W



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	68.00	NOT USED	88°52'03"
C2	44.00	79.56	86°52'01"
C3	44.00	51.35	86°52'01"
C4	25.00	38.27	90°00'00"
C5 (R&R)	326.48	210.90	37°00'42"
C5 (C)	326.48	212.90	37°17'35"
C6	25.00	39.27	90°00'00"
C8	1357.39 (M&R)	505.61' (C)	21°20'31" (C)
		505.89' (R)	21°21'28" (R)

* INDICATES DATA TAKEN FROM BOOK 4
MAPS & PLATS PAGE 13 AND IS EXCLUDED
FROM THIS REGISTRANT'S SCOPE AND
CERTIFICATION.

PROJECT NUMBER PEAP00007
SHEET 2 OF 2

PRECISION LAND SURVEYING, INC.
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