



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/02/2018

Final Plat for Sonoran Desert Reserve Subdivision. Lots 1-25 & Block 1 & Common Area
Title: "A" (Private Streets & Utilities), "B" (Detention Basin), "C" (Open Area & Utilities), & "D" (Common Driveways & Utilities) and Assurance Agreement

Introduction/Background:

Final Plat to create a subdivided property.

Discussion:

Final Plat is being presented for approval and signatures.

Conclusion:

N/A

Recommendation:

Staff recommends approval of the Subdivision Plat.

Fiscal Impact:

N/A

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services

Telephone: 520-724-9900

Contact: Angie Rangel

Telephone: 520-724-6976

Department Director Signature/Date:

Lauren A. Ortega 9/4/18

Deputy County Administrator Signature/Date:

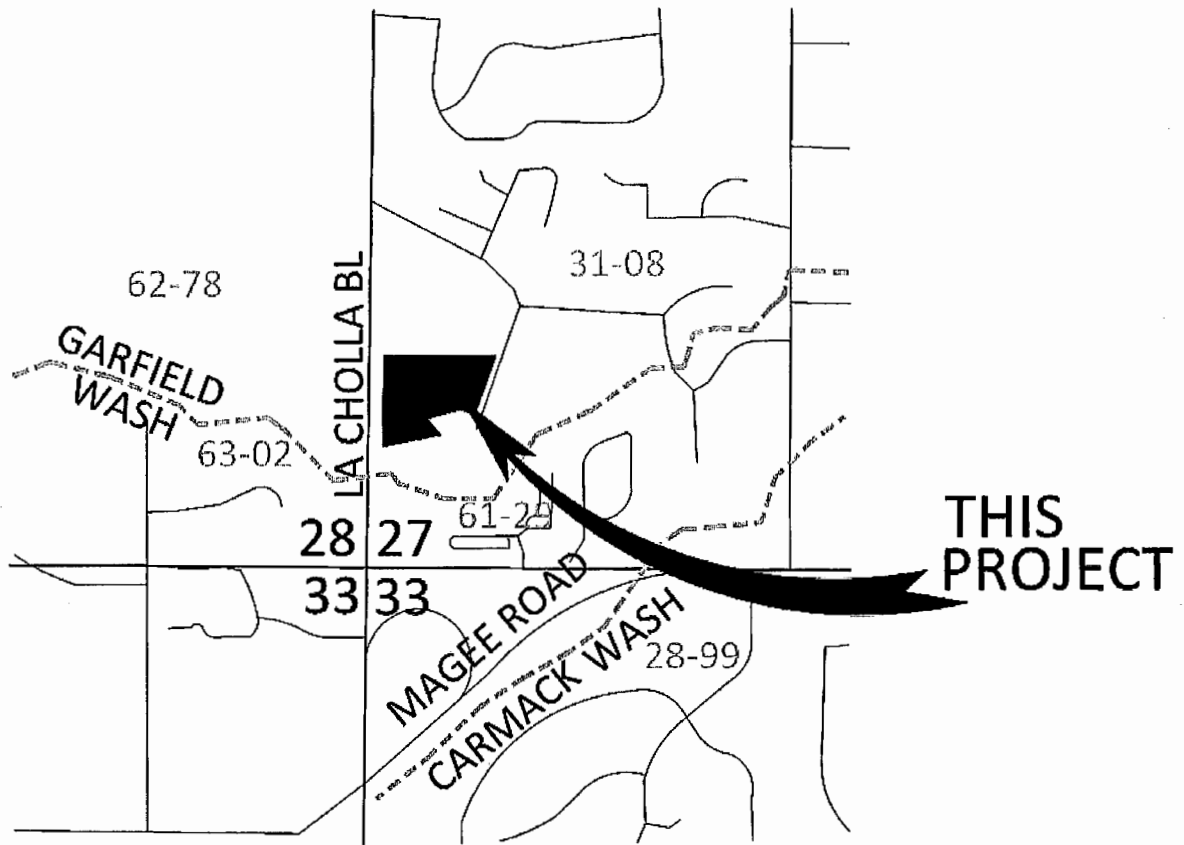
[Signature] 9/14/18

County Administrator Signature/Date:

C. R. [Signature] 9/14/18

SFP 15-18M0145 PC CI K OF BD

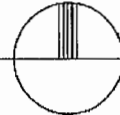
ef



IN THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF
SECTION 27, T. 12 S., R. 13 E., G.&S.R.M.,
PIMA COUNTY, ARIZONA

LOCATION MAP

NORTH



3" = 1 MILE

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS** (Third Party Trust)
P18FP00015]

THIS AGREEMENT is made and entered into by and between MICHAEL E and LINDA A ARNOLD FAMILY TRUST or successors in interest ("Subdivider"), TITLE SECURITY AGENCY, LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 201807R; 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 SONORAN DESERT RESERVE SUBDIVISION, Lots 1-25 + BLOCK 1 + CA "A" (Private Streets/Utilities) + CA "B" (Detention Basin) + CA "C" (Open Area/Utilities) + CA "D" (Common Driveways/Utilities) recorded in Sequence number _____ on the _____ day of _____, 2018, 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 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 2.11 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 31st day of August, 2018, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: Michael E and Linda A Arnold Family Trust

Chairman, Board of Supervisors

By: Michael E. Arnold
Its: Trustee

ATTEST:

TRUSTEE: Title Security Agency, LLC, a Delaware limited liability company, as Trustee under Trust No 201807R, and not otherwise

Clerk of the Board

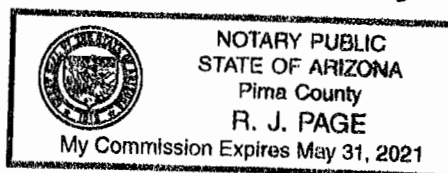
By: [Signature]
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 31st day of August, 2018, by Michael E. Arnold of Michael E and Linda A. Arnold Family Trust ("Subdivider"),

[Signature]
Notary Public

My Commission Expires:
5/31/2021

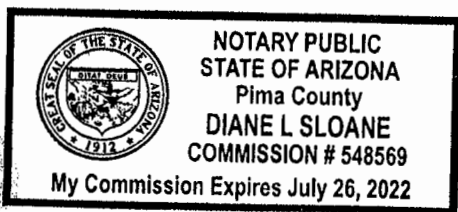


STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 31 day of August, 2018, by Joyce M. Rodda, Trust Officer of Title Security Agency, LLC a Delaware limited liability company ("Trustee"), on behalf of the limited liability company, as trustee under trust number 201807R.

[Signature]
Notary Public

My Commission Expires:
7/26/2022



GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS **6.63 ACRES (288,760 SQUARE FEET)**.
2. THE TOTAL NUMBER OF LOTS IS **25** AND BLOCK **1**.
3. TOTAL MILES OF NEW PUBLIC STREETS ARE **0.0** MILES.
TOTAL MILES OF NEW PRIVATE STREETS ARE **0.1** MILES.
4. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF PIMA COUNTY.
5. THE BASIS OF BEARINGS FOR THIS PLAT IS THE WEST LINE OF THE SW 1/4 OF SECTION 27 AS SHOWN ON THE SUNSET MESA PLAT AS RECORDED AT SEQUENCE NO. 20110270003, RECORDS OF PIMA COUNTY, AZ. THE BEARING OF SAID LINE IS **N 00°04'29" W**.
6. ALL SURVEY DIMENSIONS SHOWN ARE MEASURED DIMENSIONS UNLESS SPECIFICALLY NOTED OTHERWISE (SEE LEGEND).
7. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
8. THE COVENANTS, CODES AND RESTRICTIONS FOR THIS SUBDIVISION PROVIDE FOR BLANKET EASEMENTS OVER EACH AND EVERY LOT FOR ACCESS, MAINTENANCE AND UTILITIES FOR THE PURPOSE OF EASE OF THE DEVELOPMENT OF EACH INDIVIDUAL LOT. ONCE EACH LOT IS DEVELOPED, THE BLANKET EASEMENT OF EACH LOT IS ELIMINATED IN FAVOR OF DEFINED AND DEDICATED EASEMENTS FOR ACCESS, MAINTENANCE AND UTILITIES.
9. THE PRIVATELY OWNED RECREATION AREA AND FEATURES SHALL BE COMPLETED IN ACCORDANCE WITH THE RECREATION AREA PLAN (RAP) AND FULLY FUNCTIONAL BY THE TIME 75% (18 LOTS) OF THE BUILDING PERMITS HAVE BEEN ISSUED.
10. TITLE REPORT SCHEDULE B ITEMS NOTES:
- ITEM F MISC RECORDS 75 PG. 461: BLANKET EASEMENT FOR ELECTRICAL FACILITIES THAT INCLUDES THE SUBJECT.
- ITEM G DKT. 2228 PG. 534: BLANKET EASEMENT FOR TELEPHONE FACILITIES THAT INCLUDES THE SUBJECT.
- ITEM H DKT. 6256 PG. 768: ELECTRIC EASEMENT FOR TUCSON ELECTRIC POWER COMPANY THAT DOES NOT IMPACT THE PROPERTY.

PERMITTING NOTES

1. THE CONDITIONAL ZONING IS **CR-4** (6.63 ACRES).
2. THE AVERAGE SITE AREA PER DWELLING UNIT FOR CR-4 ZONING IS **9,705 SF**.
3. THIS PLAT IS SUBJECT TO THE CONDITIONS OF REZONING CASE NUMBER P17R200004, APPROVED ON JANUARY 16, 2018.

DEDICATIONS

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE OWNERS AND THE ONLY PARTIES HAVING ANY 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 PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, 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 REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

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 UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

PRIVATE STREETS, DRAINAGEWAYS, AND 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 THE PUBLIC AND ALL UTILITY COMPANIES FOR THE PURPOSES OF ACCESS, INSTALLATION, AND MAINTENANCE OF UTILITIES, DRAINAGE, 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 # _____ IN THE OFFICE OF THE PIMA COUNTY RECORDER. THE ASSOCIATION SHALL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRAINAGEWAYS, PRIVATE SEWERS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

BY: TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST 201807R AND NOT OTHERWISE

JOYCE M. RODDA, TRUST OFFICER

STATE OF ARIZONA } S.S.
COUNTY OF PIMA }

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED JOYCE M. RODDA, WHO ACKNOWLEDGED TO BE THEIR TRUST OFFICER OF TITLE SECURITY AGENCY, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS THE ACT OF SAID LIMITED LIABILITY COMPANY, AS TRUSTEE, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

MICHAEL E. AND LINDA A. ARNOLD
FAMILY TRUST
180 W LINDA VISTA BLVD
TUCSON, AZ 85704

ASSURANCES

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO.201807R FROM 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.

CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

BY:
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 THIS THE ____ DAY OF _____, 20____.

CLERK, BOARD OF SUPERVISORS

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.

CERTIFICATION OF PLAT

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE 100-YEAR FLOOD PRONE LIMITS OR HAZARD SETBACKS NOTED, IF ANY, WERE REVIEWED AND SHOWN UNDER MY DIRECTION.

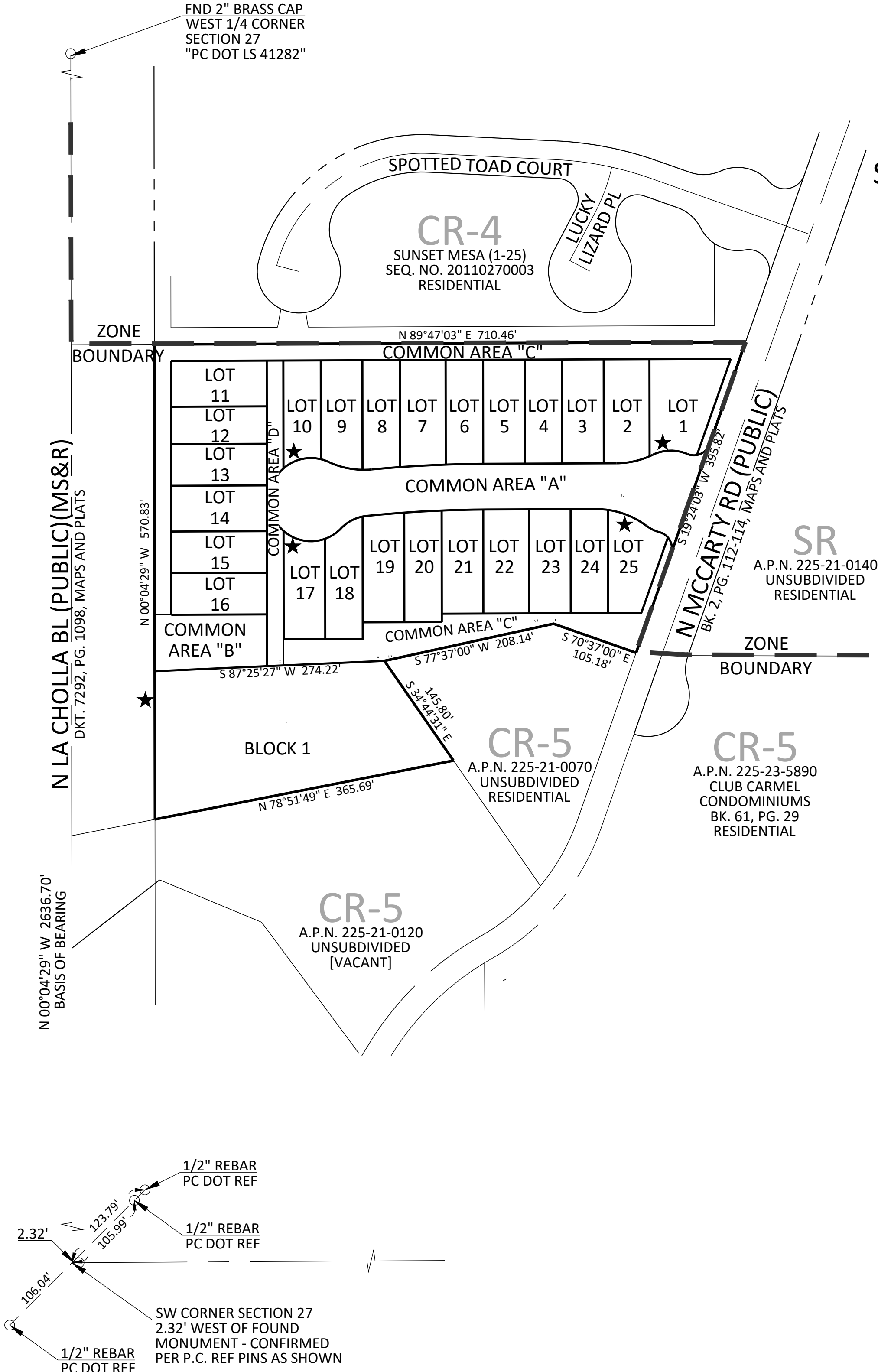
RICHARD G. MACIAS, PE
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NUMBER 37307

RECORDING

STATE OF ARIZONA } S.S.
COUNTY OF PIMA }

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____, 20____, IN BOOK ____ OF MAPS AND PLATS AT PAGE ____ THEREOF AT _____.

COUNTY RECORDER



OWNER

TITLE SECURITY AGENCY, LLC
TRUST 201807R
2730 E BROADWAY BLVD, SUITE 100
TUCSON, AZ 85716
P: (520)901-4438
EMAIL: joyce.rodga@titlesecurity.com

BENEFICIARY

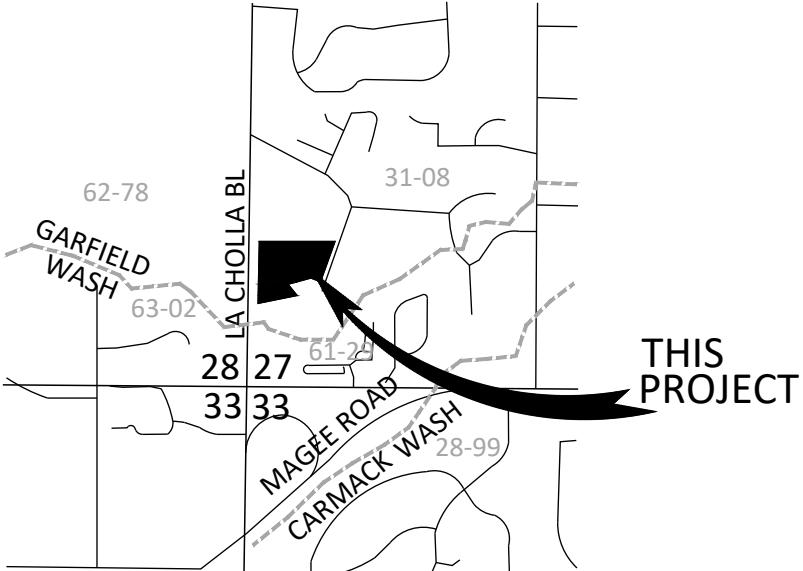
MICHAEL E. AND LINDA A. ARNOLD
FAMILY TRUST
180 W LINDA VISTA BLVD
TUCSON, AZ 85704
ATTN: MR. MIKE ARNOLD
P: (520)797-2137
EMAIL: kachinahomes@gmail.com

CYPRESS PROJECT NO: 17.021

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

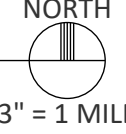
2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: rmacias@cyppresscivil.com

SCALE: 1"=100'



IN THE SW 1/4 OF THE SW 1/4 OF
SECTION 27, T. 12 S., R. 13 E., G.&S.R.M.,
PIMA COUNTY, ARIZONA

LOCATION MAP



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY
- OTHER PARCEL LINE
- ROADWAY CENTERLINE
- SECTION LINE
- EASEMENT LINE
- ZONE BOUNDARY
- SURVEY MONUMENTATION AS NOTED
- SURVEY MONUMENTATION TO BE SET AT NEW LOT CORNERS
- DRIVEWAY ACCESS POINT
- BCSM TO BE SET

SHEET INDEX

- COVER SHEET
- PLAT MAP
- EASEMENT EXHIBIT
- TABLES

cover sheet

P18FP00015
REF: P18TP00003

FINAL PLAT for
SONORAN DESERT RESERVE SUBDIVISION

LOTS 1-25 + BLOCK 1 + C.A. "A" (PRIVATE STREETS/UTILITIES) + C.A. "B" (DETENTION BASIN) + C.A. "C" (OPEN AREA/UTILITIES) + C.A. "D" (COMMON DRIVEWAYS/UTILITIES)

BEING A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 27, T.12S., R. 13E.,
G.&S.R.M., PIMA COUNTY, ARIZONA

DATE: 08/23/18

SHEET 1 OF 4

SEQUENCE NO. _____



N LA CHOLLA BL (PUBLIC)(MS&R)
DKT. 7292, PG. 1098, MAPS AND PLATS

N 00°04'29" W 2636.70'
BASIS OF BEARING

NEW PUBLIC 1' NO
ACCESS ESMT
GRANTED BY THIS PLAT

15'X50' SLOPE EASEMENT
SEQ. NO. 20113340470

20' PUBLIC UTILITY
EASEMENT GRANTED BY
THIS PLAT

1' NO ACCESS EASEMENT
GRANTED BY THIS PLAT

COMMON AREA "C"

10' PUBLIC UTILITY
EASEMENT GRANTED PER
THIS PLAT

10'X10' PUBLIC ELECTRICAL
EASEMENT GRANTED BY
THIS PLAT

1' NO ACCESS EASEMENT
GRANTED BY THIS PLAT

SCALE: 1"=30'

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 12

LOT 13

LOT 14

10' PUBLIC UTILITY
EASEMENT GRANTED
BY THIS PLAT

LOT 15

LOT 16

COMMON
AREA "B"

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

NEW PUBLIC 1' NO
ACCESS ESMT
GRANTED BY THIS
PLAT

COMMON AREA "C"

NEW 10' PUBLIC
ELECTRICAL EASEMENT
GRANTED BY THIS PLAT

1' NO ACCESS EASEMENT
GRANTED BY THIS PLAT

N McCARTY RD (PUBLIC)
BK. 2, PG. 112-114, MAPS AND PLATS

PUBLIC SEWER
EASEMENT
GRANTED BY THIS
PLAT

N 78°51'49" E 365.69'
(N 79°12'17" E 365.62 (R))

COMMON AREA "A"

W REVAYAH PL (C.A. "A")
(PRIVATE)

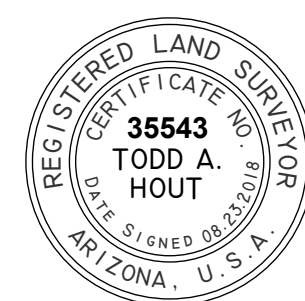
R=1500.00 Δ=7°16'30" L=190.46

N 89°47'10" E 199.79'

S 70°35'57" E
77.24'

S 77°37'00" W 208.14'
(S 77°56'43" W 208.07' (R))

(S 34°21'17" E 145.66' (R))
(S 34°44'33" E 145.80')



CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

CYPRESS PROJECT NO: 17.021

2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: rmacias@cypresscivil.com

easement exhibit

P18FP00015
REF: P18TP00003

FINAL PLAT for SONORAN DESERT RESERVE SUBDIVISION

LOTS 1-25 + BLOCK 1 + C.A. "A" (PRIVATE STREETS/UTILITIES) + C.A. "B" (DETENTION
BASIN) + C.A. "C" (OPEN AREA/UTILITIES) + C.A. "D" (COMMON DRIVEWAYS/UTILITIES

BEING A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 27, T.12S., R. 13E.,
G.&S.R.M., PIMA COUNTY, ARIZONA

DATE: 08/23/18

SHEET 3 OF 4

SEQUENCE NO. _____

SEQUENCE NO. _____

Parcel Line Table		
Line #	Direction	Length
L1	S 19° 24' 03" W	122.54
L2	N 0° 04' 29" W	116.71
L3	N 89° 47' 03" E	97.77
L4	N 0° 04' 29" W	125.00
L5	N 89° 47' 03" E	55.00
L6	S 89° 47' 10" W	15.14
L7	N 0° 04' 29" W	125.00
L8	N 89° 47' 03" E	50.00
L9	S 89° 47' 10" W	50.00
L10	N 89° 47' 03" E	45.00
L11	S 89° 47' 10" W	45.00
L12	N 0° 04' 29" W	125.00
L13	N 89° 47' 03" E	50.00
L14	S 89° 47' 10" W	45.61
L15	N 0° 04' 29" W	125.00
L16	N 0° 04' 29" W	125.79
L17	N 89° 47' 03" E	45.00
L18	N 89° 47' 03" E	55.00
L19	N 0° 04' 29" W	128.56
L20	N 89° 47' 03" E	45.00
L21	N 0° 04' 29" W	131.66
L22	N 89° 47' 03" E	50.00
L23	N 0° 04' 29" W	118.80
L24	N 89° 47' 03" E	45.00
L25	N 0° 04' 29" W	129.69
L26	S 0° 04' 29" E	55.00
L27	S 89° 47' 03" W	115.00
L28	N 0° 04' 29" W	55.00
L29	N 89° 47' 03" E	115.00
L30	S 0° 04' 29" E	45.00
L31	S 89° 47' 03" W	115.00
L32	N 0° 04' 29" W	45.00
L33	S 0° 04' 29" E	50.00
L34	S 89° 47' 03" W	115.00
L35	N 0° 04' 29" W	50.00
L36	S 0° 04' 29" E	55.00
L37	S 89° 47' 03" W	115.00
L38	N 0° 04' 29" W	55.00
L39	S 0° 04' 29" E	50.00
L40	S 89° 47' 03" W	115.00
L41	N 0° 04' 29" W	50.00
L42	S 0° 04' 29" E	50.00
L43	S 89° 47' 03" W	115.00
L44	N 0° 04' 29" W	50.00
L45	N 89° 47' 03" E	20.00

Parcel Line Table		
Line #	Direction	Length
L46	S 0° 04' 29" E	62.25
L47	S 87° 25' 27" W	135.13
L48	N 0° 04' 29" W	67.81
L49	N 89° 47' 03" E	20.00
L50	S 0° 04' 29" E	130.22
L51	S 0° 04' 29" E	31.43
L52	S 87° 25' 27" W	20.02
L53	N 0° 04' 29" W	325.00
L54	N 89° 47' 03" E	710.46
L55	S 19° 24' 03" W	130.02
L56	S 19° 24' 03" W	395.82
L57	S 19° 24' 03" W	126.11
L58	N 70° 37' 00" W	105.18
L59	S 77° 37' 00" W	208.14
L60	S 87° 25' 27" W	121.08
L61	N 89° 47' 03" E	50.00
L62	N 89° 47' 03" E	45.00
L63	N 0° 04' 29" W	19.99
L64	N 89° 47' 03" E	50.00
L65	N 89° 47' 03" E	45.00
L66	N 0° 04' 29" W	10.00
L67	N 89° 47' 03" E	50.00
L68	N 89° 47' 03" E	55.00
L69	N 89° 47' 03" E	50.00
L70	N 89° 47' 03" E	45.00
L71	N 89° 47' 03" E	39.81
L72	N 19° 24' 03" E	96.19
L73	S 89° 47' 10" W	30.66
L74	S 89° 47' 10" W	50.00
L75	S 89° 47' 10" W	50.47
L76	S 19° 24' 03" W	139.69
L77	S 34° 44' 31" E	145.80
L78	S 78° 51' 49" W	365.69
L79	N 0° 04' 29" W	141.19
L80	N 0° 04' 29" W	36.84
L81	S 0° 04' 29" E	120.61
L82	S 0° 04' 29" E	127.15
L83	S 0° 04' 29" E	131.64
L84	S 0° 04' 29" E	124.00
L85	S 0° 04' 29" E	125.00
L86	S 0° 04' 29" E	125.00
L87	S 0° 04' 29" E	125.00
L88	S 0° 04' 29" E	123.97

Curve Table			
Curve #	Length	Radius	Delta
C1	11.79	20.00	33°47'11"
C2	42.97	50.00	49°14'39"
C3	4.08	100.00	2°20'20"
C4	41.02	100.00	23°30'16"
C5	4.39	1,527.50	0°09'53"
C6	45.01	1,527.50	1°41'18"
C7	55.08	1,527.50	2°03'58"
C8	34.06	1,527.50	1°16'40"
C9	11.07	100.00	6°20'24"
C10	42.13	100.00	24°08'17"
C11	9.85	50.00	11°16'57"
C12	48.17	50.00	55°11'39"
C13	84.94	50.00	97°19'52"
C14	20.94	20.00	60°00'00"
C15	20.94	20.00	60°00'00"
C16	18.36	50.00	21°02'27"
C17	49.96	100.00	28°37'34"
C18	14.39	100.00	8°14'34"
C19	4.53	1,472.50	0°10'34"
C20	50.02	1,472.50	1°56'46"
C21	45.07	1,472.50	1°45'13"
C22	45.15	1,472.50	1°45'24"
C23	5.08	50.00	5°49'21"
C24	30.09	50.00	34°28'55"
C25	22.89	50.00	26°13'37"
C26	53.39	50.00	61°11'01"
C27	11.79	20.00	33°47'11"

Pedestrian Trail Centerline Table		
Line #	Direction	Length
L89	N 87° 25' 57" E	77.72
L91	N 42° 25' 57" E	35.55
L95	S 78° 40' 31" E	2.81
L99	N 81° 06' 39" E	34.07
L101	N 83° 20' 50" E	27.80
L103	N 71° 07' 49" E	36.99
L105	S 88° 45' 58" E	10.15
L107	N 69° 34' 08" E	14.83
L109	S 73° 32' 26" E	49.86
L111	S 70° 14' 51" E	51.47

Pedestrian Trail Centerline Curve Table			
Curve #	Length	Radius	Delta
C28	41.23	52.50	45°00'00"
C29	52.91	52.50	57°44'53"
C30	22.31	50.00	25°33'57"
C31	23.31	50.00	26°42'36"
C32	29.58	50.00	33°53'58"
C33	40.50	72.49	32°00'44"
C34	11.07	52.50	12°04'45"
C35	1.85	47.50	2°14'11"
C36	6.93	32.50	12°13'00"
C37	9.65	27.50	20°06'13"
C38	10.40	27.50	21°39'54"
C39	20.93	32.50	36°53'26"
C40	2.16	37.50	3°17'35"

tables

P18FP00015
REF: P18TP00003

FINAL PLAT for
SONORAN DESERT RESERVE SUBDIVISION

LOTS 1-25 + BLOCK 1 + C.A. "A" (PRIVATE STREETS/UTILITIES) + C.A. "B" (DETENTION BASIN) + C.A. "C" (OPEN AREA/UTILITIES) + C.A. "D" (COMMON DRIVEWAYS/UTILITIES
BEING A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 27, T.12S., R. 13E.,
G.&S.R.M., PIMA COUNTY, ARIZONA

DATE: 08/23/18

SHEET 4 of 4

SEQUENCE NO.

SEQUENCE NO.



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strength + sustainability

CYPRESS PROJECT NO: 17.021

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