



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 4, 2018

**Title:** Final Plat for Rancho Del Lago Reserve Lots 1-79 & Common Areas "A-1", "B-1"- "B-2", "C-1"- "C-4"

**Introduction/Background:**

**Discussion:**

Final Plat process to create a legally subdivided property.

**Conclusion:**

N/A

**Recommendation:**

Staff recommends approval.

**Fiscal Impact:**

N/A

**Board of Supervisor District:**

☐ 1      ☐ 2      ☐ 3      ☒ 4      ☐ 5      ☐ All

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Department: Development Services

Telephone: 520-724-9900

Contact: Angie Rangel

Telephone: 520-724-6976

Department Director Signature/Date: Lauren Ann Ortega 11/5/2018

Deputy County Administrator Signature/Date: [Signature] 11/21/18

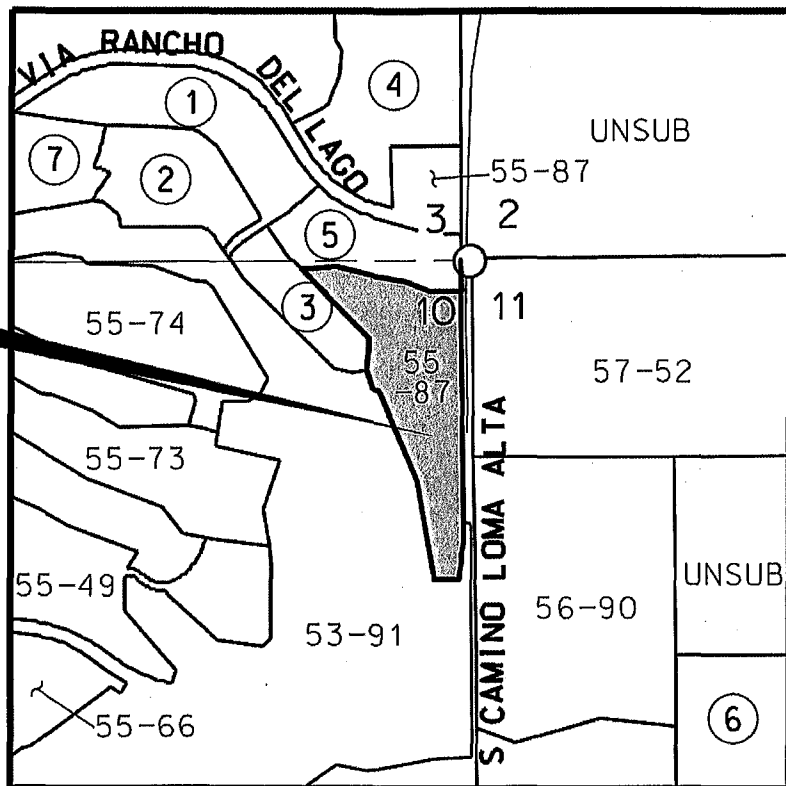
County Administrator Signature/Date: [Signature] 11/21/2018

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**THIS  
PROJECT**



SCALE: 3" = 1 MILE



## LOCATION MAP

SECTION 10, T 16 S, R 16 E  
G & SRM  
PIMA COUNTY, ARIZONA

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF  
SUBDIVISION IMPROVEMENTS** (Third Party Trust)  
P18FP00012

THIS AGREEMENT is made and entered into by and between VAIL VALLEY JOINT VENTURE, an Arizona General Partnership or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 10,756; 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 Lots 1-79, and Common Areas "A-1", "B-1" - "B-2", "C-1" - "C-4" of RANCHO DEL LAGO RESERVE recorded in Sequence number \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: VAIL VALLEY JOINT VENTURE,  
an Arizona General Partnership

\_\_\_\_\_  
Chairman, Board of Supervisors

By: Sheldon J. Mandell  
Its: President of Mandell Vail Corp., Partner

ATTEST:

TRUSTEE: FIDELITY NATIONAL TITLE  
AGENCY, INC., an Arizona corporation, as  
Trustee under Trust No. 10,756, and not in its  
corporate capacity

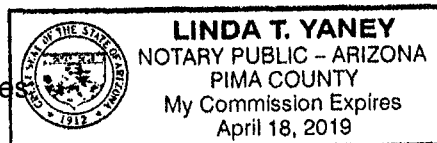
\_\_\_\_\_  
Clerk of the Board

By: Joy S. Williams  
Its: Trust Officer

STATE OF ARIZONA           )  
County of Pima               )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 2018, by Sheldon J. Mandell, President of Mandell Vail Corp. managing partner of VAIL VALLEY JOINT VENTURE, an Arizona General Partnership ("Subdivider").

My Commission Expires \_\_\_\_\_

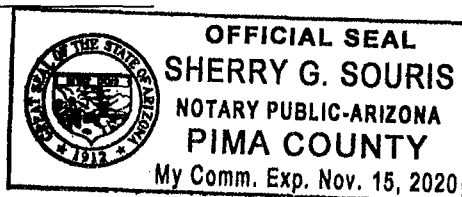


Linda T. Yaney  
Notary Public

STATE OF ARIZONA           )  
County of Pima               )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 2018, by Joy S. Williams of FIDELITY NATIONAL TITLE AGENCY, INC. ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 10,756.

My Commission Expires: 11-15-2020



[Signature]  
Notary Public

GENERAL NOTES

1. THE TOTAL MILES OF NEW PUBLIC STREETS IS 0.47.  
THE TOTAL MILES OF NEW PRIVATE STREETS IS 0.00.
2. THE GROSS AREA OF THIS SUBDIVISION IS 22.14 ACRES.
3. THE TOTAL NUMBER OF LOTS IS 79.
4. THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 16 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS MONUMENTED BY A BRASS DISC AT THE EAST ONE QUARTER CORNER OF SAID SECTION 3 AND BY A HALF INCH REBAR AT THE CENTER-WEST 1/4TH CORNER BEING ALSO THE NORTHWEST CORNER OF BLOCK 25 OF RANCHO DEL LAGO. A SUBDIVISION RECORDED IN BOOK 55 OF MAPS AND PLATS AT PAGE 871 SAID BEARING BEING: SOUTH 89°50'12" EAST.
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
6. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS 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.

PERMITTING NOTES

1. CONDITIONALLY APPROVED ZONING IS 5P (SPECIFIC PLAN).
2. DEVELOPMENT STANDARDS FOR 5P:  
AVERAGE AREA PER DWELLING UNIT: 3,000 SF  
MAX LOT COVERAGE: 75%  
MAX BUILDING HEIGHT: 30'  
SITE SETBACKS: FRONT: 20'  
SIDE: NONE  
REAR: 10'
3. THIS SUBDIVISION IS SUBJECT TO BOARD OF SUPERVISORS YAVIL VALLEY RANCH SPECIFIC PLAN CONDITIONS AS FOLLOWS: 1989-150 CASE NUMBER C023-89-01 AS APPROVED ON SEPTEMBER 12, 1989 AND ORDINANCE 1988-14 (FIRST AMENDED BY CASE NUMBER C023-97-01) AS APPROVED ON FEBRUARY 3, 1998 AND AUGUST 15, 2005 (SECOND AMENDMENT).
4. THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT OVERLAY ZONE.
5. THIS SUBDIVISION IS SUBJECT TO DESIGN REVIEW COMMITTEE REQUIREMENTS AS FOUND IN CASE NUMBER C020-03-38 AS APPROVED ON MARCH 15, 2001 AND APRIL 19, 2001. THE FOLLOWING REQUIREMENTS OF THE DESIGN REVIEW COMMITTEE AFFECT THE ISSUANCE OF BUILDING PERMITS:
  - 1) EXCEPTION TO SECTION 18.61.054.H.1.D TOTAL UNDISTURBED NATURAL OPEN SPACE PROVIDED MUST BE A MINIMUM OF 455.3 ACRES, WHICH SHALL NOT BE REDUCED.
  - 2) EXCEPTION TO SECTION 18.61.054.H.3(a)-(c)-(e). A WILDLIFE BUFFERZONE IN CONFORMANCE WITH THE HDZ MANUAL IS REQUIRED ALONG THE BOUNDARY OF A MASS GRADED AREA EXPOSED TO A PUBLIC OR PRIVATE STREET.
  - 3) EXCEPTION TO THE SITE GRADING REQUIREMENTS AS FOLLOWS: SECTION 18.61.054.H.5. THE TOE AND TOP OF ALL EXPOSED SLOPES SHALL PROVIDE A SMOOTH AND NATURAL TRANSITION INTO THE ADJACENT FINISH GRADES.
  - 4) PROTECTIVE BARRIERS: PRIOR TO COMMENCING GRADING AND DISTURBANCE, A TEMPORARY BARRIER, MINIMUM 6" HIGH REINFORCED PLASTIC MESH WITH RIGID SUPPORTING T-POSTS AT A MAXIMUM 15' ON CENTER, SHALL BE ERECTED ON THE PERIMETER BOUNDARIES OF APPROVED GRADING AREAS. GRADING AND DISTURBANCE WILL NOT ENCOMPASS OUTSIDE ANY TEMPORARY BARRIER SO ERECTED. TEMPORARY BARRIERS SHALL ALSO BE LOCATED TO PREVENT ENCRoACHMENT INTO DRIP LINES OR AROUND A 3' RADIUS, WHICHEVER IS GREATER, OF ALL PRESERVED IN PLACE, TRANSPLANTED NATIVE PLANTS. NATIVE PLANT CLUSTERS LOCATED ADJACENT TO OR WITHIN AN APPROVED GRADING AREA AND PLANTINGS ON THE ADJACENT GOLF COURSE. TEMPORARY BARRIERS SHALL BE MAINTAINED UPRIGHT AND IN PLACE DURING THE DEVELOPMENT OF THE PROJECT AND UNTIL THE FINAL GRADING INSPECTION.
6. GROSS DENSITY IS 3.6 RAC.
7. CARPORTS/GARAGES SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE RIGHT-OF-WAY LINE.
8. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISH GRADE ON THE ROADWAY SURFACE.
9. THIS SUBDIVISION IS SUBJECT TO THE APPROVED NATIVE PLANT PRESERVATION AND LANDSCAPE PLANS.
10. XERORIPARIAN HABITAT:
  - A. TOTAL XERORIPARIAN CLASS "C" HABITAT ON SITE: 2.1 ACRES
  - B. XERORIPARIAN CLASS "C" HABITAT TO BE DISTURBED: 0.43 ACRES
  - C. THIS PROJECT IS SUBJECT TO AN APPROVED RIPARIAN HABITAT MITIGATION PLAN UNDER PROJECT P18FP0000 FOR RIPARIAN DISTURBANCE
  - D. THE RIPARIAN HABITAT MITIGATION AREA, LOCATED IN COMMON AREA "A" AND AS NOTED ON SHEET 2 OF 4 OF THIS PLAT, IS TO BE PRESERVED (AS HABITAT) IN PERPETUITY; NO PERMITS OR GRADING ALLOWED. MITIGATION AREA SHALL BE MAINTAINED BY THE HDA FOR A PERIOD OF NOT LESS THAN FIVE YEARS FROM THE TIME OF PLANTING, IN ACCORDANCE WITH THE RIPARIAN HABITAT MITIGATION PLAN APPROVED UNDER PROJECT P18FP00008

COMMON AREAS

"A-1" LANDSCAPE, DRAINAGE, UTILITIES AND MITIGATION AREA: 187.113 SF  
"B-1", "B-2" PRIVATE DRIVEWAY AND UTILITIES: 5.983 SF  
"C-1", "C-4" NATURAL OPEN SPACE: 266.715 SF

DEDICATION

1. THE UNDERSIGNED, HEREBY WARRANT THAT I AM 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, HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS, UTILITIES, AND OTHER USES AS DESIGNATED BY THIS PLAT.

1. THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY REGIONAL 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 REASONS OF FLOODING, FLOODAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD, OR RAINFALL.

COMMON AREAS AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THE MASTER PLANNED COMMUNITY OF RANCHO DEL LAGO AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR ACCESS, INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS. TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN RANCHO DEL LAGO COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (THE "MASTER ASSOCIATION"), AS ESTABLISHED BY THE AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RANCHO DEL LAGO RECORDED AS DOCKET 11645, PAGE 1221, AND BY THE ANNEXATION TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN SEQ #2018-0018. THE MASTER ASSOCIATION WILL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR ALL COMMON AREAS AND PRIVATE EASEMENTS THEREIN.

FIDELITY NATIONAL TITLE AGENCY, LLC, AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NO. 10-756, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY: *Joey S. Williams* 10/26/2018  
JOY WILLIAMS, TRUST OFFICER DATE

ACKNOWLEDGEMENT

STATE OF ARIZONA } SS.  
COUNTY OF PIMA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th day of October, 2018, BY JOY WILLIAMS OF FIDELITY NATIONAL TITLE AGENCY, LLC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 10-756, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

*Victoria Colina* 9/30/2022  
NOTARY PUBLIC MY COMMISSION EXPIRES

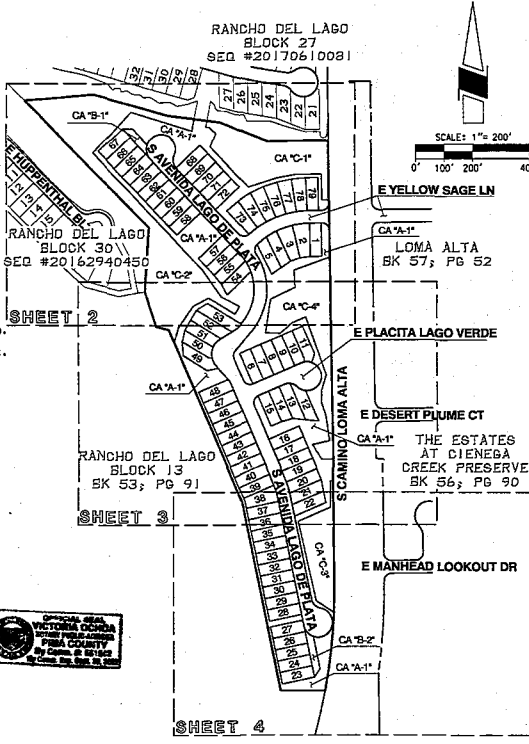
BENEFICIARY

PURSUANT TO A.R.S. SECTION 33-404(B), THE NAME AND ADDRESS OF THE BENEFICIARY OF TRUST NO. 10-756 IS:  
YAVIL VALLEY JOINT VENTURE, AN ARIZONA GENERAL PARTNERSHIP  
1010 NORTH FINANCE CENTER DRIVE, #100  
TUCSON, AZ 85710

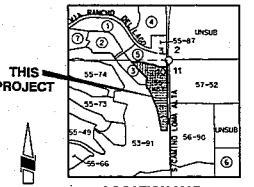
ASSURANCES

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 10-756 FROM FIDELITY NATIONAL TITLE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NO. 10-756, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY, AS RECORDED IN SEQ #2018-0018, HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18-69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION, NOTWITHSTANDING ANYTHING IN THIS AGREEMENT TO THE CONTRARY. RANCHO DEL LAGO COMMUNITY ASSOCIATION SHALL HAVE NO OBLIGATION TO CONSTRUCT OR INSTALL OR LIABILITY ASSOCIATED WITH THE CONSTRUCTION OR INSTALLATION OF THE SUBDIVISION IMPROVEMENTS.

BY: CHAIRMAN, BOARD OF SUPERVISORS  
PIMA COUNTY, ARIZONA DATE



- ① SEQ #20172440173
- ② SEQ #2012850077
- ③ SEQ #20162940450
- ④ SEQ #20170830009
- ⑤ SEQ #20170610081
- ⑥ SEQ #20170610081
- ⑦ SEQ #20173220016
- ⑧ SEQ #2017860538



LEGEND	SYMBOL	ITEM
●	○	FOUND 1.5" ACP STAMPED "LS 19316"
●	○	FOUND 1/2" REBAR WITH IDENTIFICATION TAG "LS 17479"
●	○	FOUND SURVEY MONUMENT AS NOTED
●	○	LOT CORNER TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION (SEE GENERAL NOTE 6)
●	○	4" BRASS CAP SURVEY MONUMENT TO BE SET BY RLS FOLLOWING COMPLETION OF CONSTRUCTION
●	○	EXISTING BRASS CAP SURVEY MONUMENT
(RAD)		INDICATES BEARING IS RADIAL
SVT		SIGHT VISIBILITY TRIANGLE
(R1)		RECORD VALUE PER PLAT, BK. 55 PG. 87
(R2)		RECORD VALUE PER PLAT, SEQ. 20170610081
(M)		MEASURED
14.13		CALCULATED
24.23		SECTION CORNER
23		LOT NUMBER
---		EXIST R/W
---		SECTION LINE
---		SUBDIVISION BOUNDARY
---		LOT LINE
---		CENTERLINE
---		EASEMENT BOUNDARY
---		BUILDING SETBACK LINE
---		BUILDING EROSION HAZARD SETBACK LIMIT
---		EXIST 100-YEAR REGULATORY FLOODPLAIN LIMIT
---		PROPOSED 100-YEAR REGULATORY FLOODPLAIN LIMIT
---		BUFFERZONE LIMITS
---		FLOW ARROW FOR Q100= DISCHARGE
---		FLOW DISCHARGE
---		XERORIPARIAN CLASS C HABITAT

ATTEST

I, JULIE CASTANEDA, 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 \_\_\_\_, 2018.

CLERK, BOARD OF SUPERVISORS DATE

RECORDING

SEQ: #2018  
FEE:  
STATE OF ARIZONA } SS.  
COUNTY OF PIMA  
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

CERTIFICATION OF SURVEY

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.

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

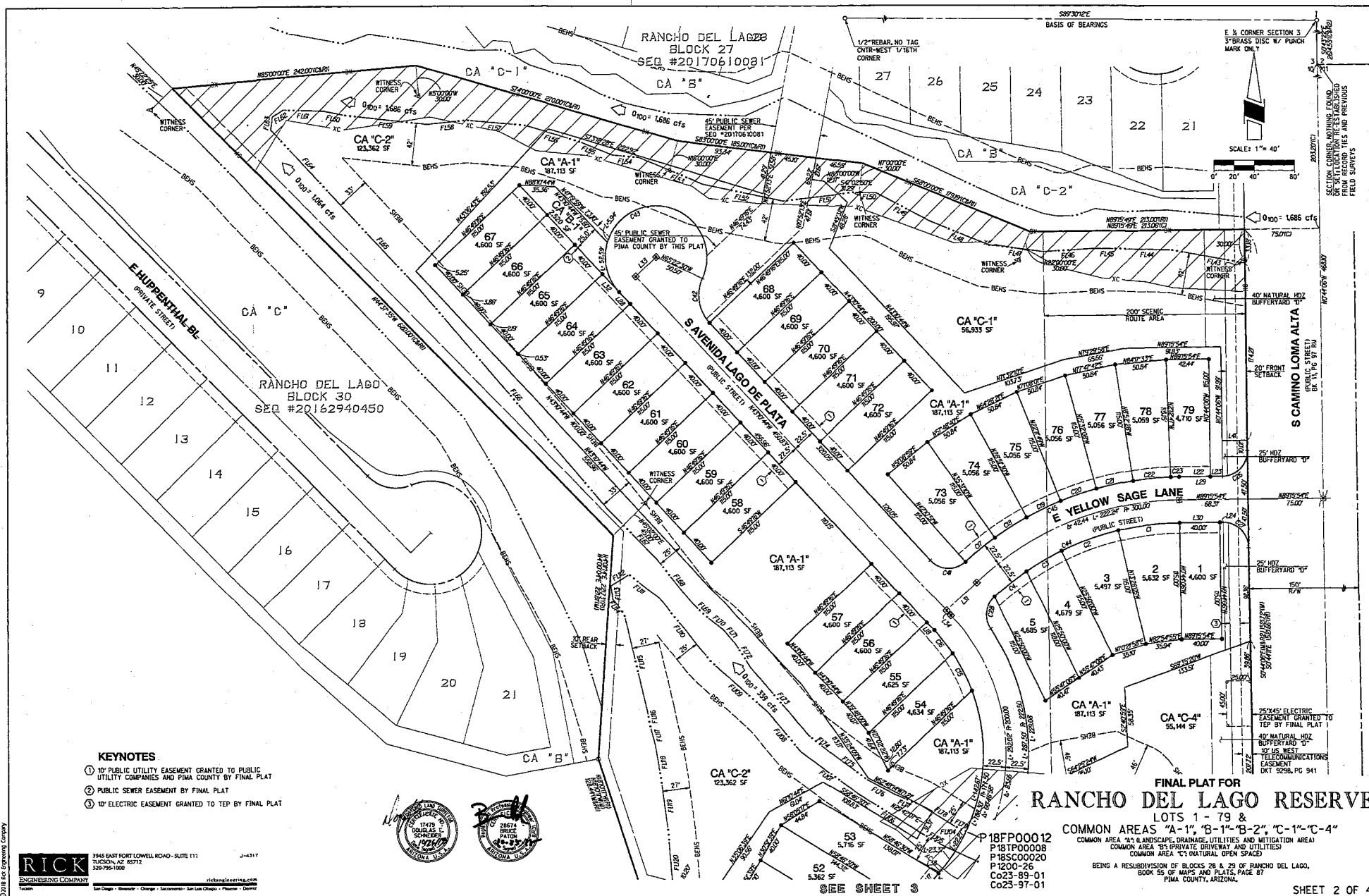
FINAL PLAT FOR  
RANCHO DEL LAGO RESERVE

LOTS 1 - 79 &  
COMMON AREAS "A-1", "B-1", "B-2", "C-1", "C-4"

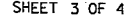
COMMON AREA "A" LANDSCAPE, DRAINAGE, UTILITIES AND MITIGATION AREA  
COMMON AREA "B" PRIVATE DRIVEWAY AND UTILITIES  
COMMON AREA "C" NATURAL OPEN SPACE

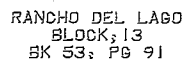
BEING A RESUBDIVISION OF BLOCKS 28 & 29 OF RANCHO DEL LAGO,  
BOOK 55 OF MAPS AND PLATS, PAGE 87  
PIMA COUNTY, ARIZONA.

**RICK**  
ENGINEERING COMPANY  
3945 EAST FORT LOWELL ROAD, SUITE 111  
TUCSON, AZ 85712  
202-795-1000  
rickengineering.com









CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	61.57	277.50	032°41'59"	30.88
C2	60.69	277.50	02°12'35"	30.14
C3	40.41	277.50	008°17'56"	20.10
C4	41.40	277.50	008°28'30"	20.55
C5	15.07	35.50	028°08'23"	9.50
C6	27.34	35.50	039°39'57"	14.25
C7	33.95	50.50	038°31'12"	11.65
C8	13.30	32.50	002°27'47"	6.65
C9	40.24	32.50	007°08'58"	20.15
C10	11.83	32.50	002°05'05"	5.9
C11	5.58	277.50	001°09'05"	2.79
C12	30.28	60.00	029°04'17"	15.52
C13	37.28	60.00	035°35'48"	19.26
C14	35.95	60.00	034°39'36"	18.53
C15	41.74	17.00	013°27'12"	20.97
C16	28.13	17.50	059°24'11"	14.60
C17	37.49	32.50	006°39'41"	18.77
C18	37.49	32.50	005°39'41"	18.77
C19	37.49	32.50	006°39'41"	18.77
C20	37.49	32.50	006°39'41"	18.77
C21	37.49	32.50	006°39'41"	18.77
C22	37.49	32.50	006°39'41"	18.77
C23	8.32	50.50	001°27'44"	4.16
C24	15.52	50.50	014°17'27"	7.76
C25	24.89	50.50	028°14"14"	12.00
C26	39.27	25.00	090°00'00"	25.00
C27	39.27	25.00	090°00'00"	25.00
C28	35.32	25.00	060°53'00"	21.34
C29	21.80	25.00	083°47'08"	15.54
C30	33.27	25.00	090°00'00"	25.00
C31	33.27	25.00	090°00'00"	25.00
C32	46.74	35.50	067°48'14"	25.54
C33	218.41	50.50	247°48'14"	75.15
C34	50.67	277.50	032°27'44"	25.41
C35	50.25	277.50	011°36'50"	28.22
C36	65.37	32.50	011°36'50"	32.80
C37	46.74	35.50	067°48'14"	25.54
C38	218.41	50.50	247°48'14"	75.15
C39	103.64	60.00	089°56'11"	70.17
C40	38.83	25.00	089°00'00"	24.57
C42	46.74	35.50	067°48'14"	25.54
C43	218.41	50.50	247°48'14"	75.15
C44	202.24	277.50	043°57'39"	106.14
C45	232.29	32.50	047°26'45"	122.01
C46	69.02	41.56	063°43'08"	49.26
C47	60.81	300.00	011°36'50"	30.51
C48	107.07	50.50	166°15'21"	43.83

FLOODPLAIN LINE TABLE		
LINE #	LENGTH	DIRECTION
FLR4	14.88	N17° 42' 30"E
FLR4	14.61	N37° 49' 49"E
FLR5	14.95	N68° 04' 52"E
FLR6	46.01	N80° 24' 23"E
FLR7	23.68	S66° 37' 34"E
FLR8	33.55	S49° 49' 03"E
FLR9	14.89	N17° 48' 49"E
FLR10	24.00	S32° 47' 54"E
FLR11	54.01	N89° 21' 48"E
FLR12	23.63	S20° 19' 27"E
FLR13	31.64	S41° 16' 42"E
FLR14	65.00	S47° 43' 22"E
FLR15	54.27	N17° 55' 20"W
FLR16	35.86	S74° 03' 30"E
FLR17	9.04	N22° 33' 02"W
FLR18	2.20	S31° 30' 57"W
FLR19	22.82	S32° 47' 54"E
FLR20	11.21	S64° 14' 59"W
FLR21	8.82	S84° 05' 52"E
FLR22	6.29	N17° 49' 09"E
FLR23	1.04	N64° 01' 03"E
FLR24	9.94	N64° 01' 03"E
FLR25	26.75	N60° 57' 03"E
FLR26	73.80	S65° 13' 50"W
FLR27	71.67	N65° 13' 50"E
FLR28	49.15	N39° 45' 57"E
FLR29	77.63	N85° 08' 11"E
FLR30	73.98	N39° 02' 53"E
FLR31	35.50	S57° 27' 37"E
FLR32	21.53	S58° 17' 21"E
FLR33	14.37	S50° 56' 52"E
FLR34	18.31	S37° 45' 43"E
FLR35	96.30	S19° 32' 51"E
FLR36	51.87	S37° 37' 34"E
FLR37	22.87	S41° 21' 41"E
FLR38	31.20	S59° 38' 24"E
FLR39	54.84	S50° 37' 24"E

① 10' PUBLIC UTILITY EASEMENT GRANTED TO PUBLIC UTILITY COMPANIES AND PIMA COUNTY BY FINAL PLAT

P18FP00012  
P18TP00008  
P18SC00020  
P1200-26  
Co23-89-01  
Co23-97-01

LOTS 1 - 79 &  
COMMON AREAS "A-1", "B-1", "B-2", "C-1", "C-4"  
COMMON AREA "A": LANDSCAPE, DRAINAGE, UTILITIES AND MITIGATION AREA)  
COMMON AREA "B": PRIVATE DRIVEWAY AND UTILITIES)  
COMMON AREA "C": (NATURAL OPEN SPACE)

BEING A RESUBDIVISION OF BLOCKS 28 & 29 OF RANCHO DEL LAGO,  
BOOK 55 OF MAPS AND PLATS, PAGE 87  
PIMA COUNTY, ARIZONA.

SHEET 4 OF 4