



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: January 22, 2019

Title: P18FP00025 Final Plat w/ Assurances - Rancho Cascabel, Lots 1-59 Common Areas "A, B, C, & D"

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: 520-724-9000

Contact: Joseph Godoy Telephone: 520-724-6490

Department Director Signature/Date: [Signature] 1/4/19

Deputy County Administrator Signature/Date: [Signature] 1/7/19

County Administrator Signature/Date: C. Duckert 1/7/19

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**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P18FP00025

THIS AGREEMENT is made and entered into by and between Ajo Camino de Oeste, LLC, an Arizona limited liability company or successors in interest ("Subdivider"), Stewart Title & Trust of Tucson, an Arizona corporation ("Trustee"), as trustee under Trust No. 3751; 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 Rancho Cascabel, Lots 1-29 and Common Areas A (natural undisturbed open space) B (functional open space/drainage/park) C (functional open space) D (drainageway) 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 3rd day of December, 2018, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: Ajo Camino de Oeste, LLC, an Arizona limited liability company

Chairman, Board of Supervisors

By: Western Land Investments, Inc., Manager

BY: [Signature]
Louis B. Christensen

Its: Vice President

ATTEST:

TRUSTEE: Stewart Title & Trust, Inc., an Arizona corporation, as Trustee under Trust No 3751, and not in its corporate capacity

Clerk of the Board

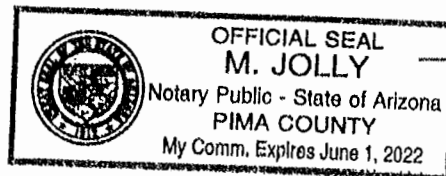
By: [Signature]
Doris J. Clark

Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 4th day of December, 2018, by Louis B. Christensen of Western Land Investments, Inc., manager of Ajo Camino de Oeste, LLC, an Arizona limited liability company ("Subdivider"),

My Commission Expires:
6.1.2022

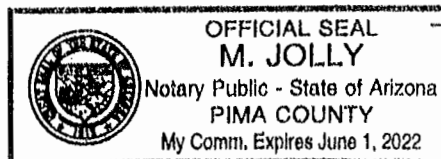


[Signature]
Notary Public

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 4th day of December, 2018, by Doris J. Clark, Trust Officer of Stewart Title & Trust of Tucson, Inc ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 3751.

My Commission Expires:
6.1.2022



[Signature]
Notary Public

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THIS AGREEMENT is made and entered into by and between ADG Ajo, LLC, an Arizona limited liability company or successors in interest ("Subdivider"), Stewart Title & Trust of Tucson, an Arizona corporation ("Trustee"), as trustee under Trust No. 3750; and Pima County, Arizona ("County").

1. RECITALS

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2.17. *Effective Date.* This Agreement is effective on the 3rd day of December, 2018, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: ADG Ajo, LLC, an Arizona limited liability company

Chairman, Board of Supervisors

By: The Aspen Development Group, LLC,
Manager

BY: [Signature]
Stephen Grimm, Manager

Its: _____

ATTEST:

Clerk of the Board

TRUSTEE: Stewart Title & Trust, Inc., an Arizona corporation, as Trustee under Trust No 3750, and not in its corporate capacity

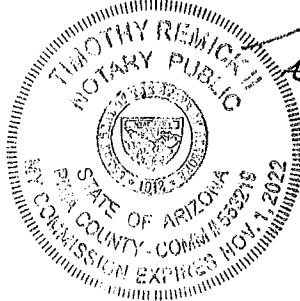
By: [Signature]
Doris J. Clark
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 3rd day of December, 2018, by Stephen Grimm, Manager of ADG Ajo, LLC, an Arizona limited liability company, manager of Aspen Development Group, LLC, an Arizona limited liability company ("Subdivider"),

My Commission Expires:

Nov 1, 2022



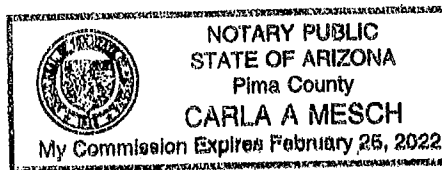
[Signature]
Notary Public

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 4th day of December, 2018, by Doris J. Clark, Trust Officer of Stewart Title & Trust of Tucson, Inc ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 3750.

My Commission Expires:

Feb 25, 2022



[Signature]
Notary Public

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 UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SEWER AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

ALL 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 PIMA COUNTY AND ALL PUBLIC UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF ABOVEGROUND 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 WITHIN THE SUBDIVISION.

STEWART TITLE & TRUST OF TUCSON

AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NUMBER 3751, AND NOT IN ITS CORPORATE CAPACITY (AS TO LOTS 1 - 29)

Doris J. Clark
TRUST OFFICER

BENEFICIARY

AJO CAMINO DE OESTE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
2850 E. SKYLINE DRIVE, #100, TUCSON, ARIZONA 85718

ACKNOWLEDGMENT

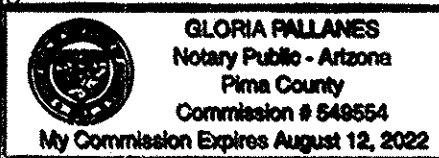
STATE OF ARIZONA } S.S.
COUNTY OF PIMA

ON THIS, THE 5th DAY OF December, 2018 BEFORE ME PERSONALLY APPEARED Doris J. Clark WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE TRUST OFFICER OF STEWART TITLE & TRUST OF TUCSON, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NUMBER 3751, AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE _____, 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.

Gloria Pallanes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/12/22



STEWART TITLE & TRUST OF TUCSON

AN ARIZONA CORPORATION AS TRUSTEE UNDER TRUST NUMBER 3750, AND NOT IN ITS CORPORATE CAPACITY (AS TO LOTS 30 - 59)

Doris J. Clark
TRUST OFFICER

BENEFICIARY

ADG AJO, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
2601 N. CAMPBELL AVENUE, #200, TUCSON, ARIZONA 85719

ACKNOWLEDGMENT

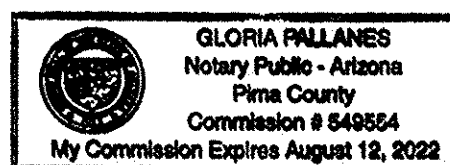
STATE OF ARIZONA } S.S.
COUNTY OF PIMA

ON THIS, THE 5th DAY OF December, 2018 BEFORE ME PERSONALLY APPEARED Doris J. Clark WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE TRUST OFFICER OF STEWART TITLE & TRUST OF TUCSON, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NUMBER 3750, AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE, AS THE _____, 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.

Gloria Pallanes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/12/22



GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS 32.9 ACRES.
- THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 36, T-14-S, R-12-E, AS SHOWN ON THE EEC ENGINEERING SURVEY. SAID BEARING BEING N00°23'03"W.
- TOTAL MILES OF NEW PUBLIC STREETS IS 0.47.
TOTAL MILES OF NEW PRIVATE STREETS IS -0-.
- THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL SUBDIVISION STREETS WILL BE DESIGNED IN CONFORMANCE WITH THE SUBDIVISION AND DEVELOPMENT STREET STANDARDS.

PERMITTING NOTES

- THERE WILL BE NO FURTHER SUBDIVIDING OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
- CONDITIONAL ZONING IS CR-4 FOR LOTS 1 - 29 (7.4 ACRES) AND SR (15.3 ACRES). SEE ALSO COMPOSITE DETAIL/SHEET INDEX/ZONING LIMITS.
- EXISTING ZONING FOR LOTS 30 - 59 ARE CB-1, CB-2 AND TR. SEE ALSO COMPOSITE DETAIL/SHEET INDEX/ZONING LIMITS MAP, THIS SHEET.
- LOTS 1 - 29 OF THIS SUBDIVISION ARE SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS FOUND IN CASE NUMBER P16RZ00011 AS APPROVED ON 3/21/17.
- LOTS 30 - 59 OF THIS SUBDIVISION ARE SUBJECT TO BOARD OF SUPERVISORS REZONING CONDITIONS FOUND IN CASE NUMBER C09-62-74 AS ORDINANCED ON DECEMBER 6, 1988.
- GROSS DENSITY IS 1.8 RAC.
- PRIVATELY OWNED RECREATION AREAS, RECREATION FEATURES AND PARKING IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED RECREATION AREA PLAN (RAP) FOR THIS PROJECT, AND SHALL BE FULLY FUNCTIONAL BY THE TIME 75% OF THE BUILDING PERMITS (44 LOTS) HAVE BEEN ISSUED.
- NO BUILDING PERMITS WILL BE ISSUED FOR LOTS 30 - 59 PRIOR TO APPROVAL OF A LOMR (LETTER OF MAP REVISION).

RIPARIAN HABITAT CALCULATIONS

TOTAL AMOUNT OF XERORIPARIAN "B" RIPARIAN HABITAT ON SITE: 1.06 ACRES
AMOUNT OF XERORIPARIAN "B" RIPARIAN HABITAT DISTURBED ON-SITE: 0.18 ACRES
TOTAL AMOUNT OF XERORIPARIAN "C" RIPARIAN HABITAT ON SITE: 4.24 ACRES
AMOUNT OF XERORIPARIAN "C" RIPARIAN HABITAT DISTURBED ON-SITE: 0.09 ACRES
TOTAL "B" AND "C" RIPARIAN HABITAT DISTURBANCE ON-SITE: 0.26 ACRES

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

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

CERTIFICATIONS

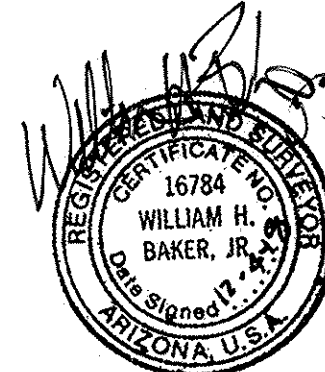
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

CHRIS E. MORRISON
OPW SURVEYING, LLC
REGISTERED LAND SURVEYOR NO. 26928
STATE OF ARIZONA



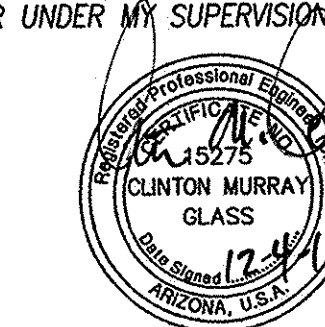
I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS PREPARED UNDER MY DIRECTION.

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.

CLINTON M. GLASS
CMG DRAINAGE
REGISTERED ENGINEER NO. 15275
STATE OF ARIZONA



ASSURANCES

ASSURANCES IN THE FORM OF THIRD PARTY TRUST AGREEMENTS, TRUST NUMBER 3750 AND TRUST NUMBER 3751, FROM STEWART TITLE & TRUST OF TUCSON, AS RECORDED IN SEQUENCE # _____ AND SEQUENCE # _____ HAVE BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

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

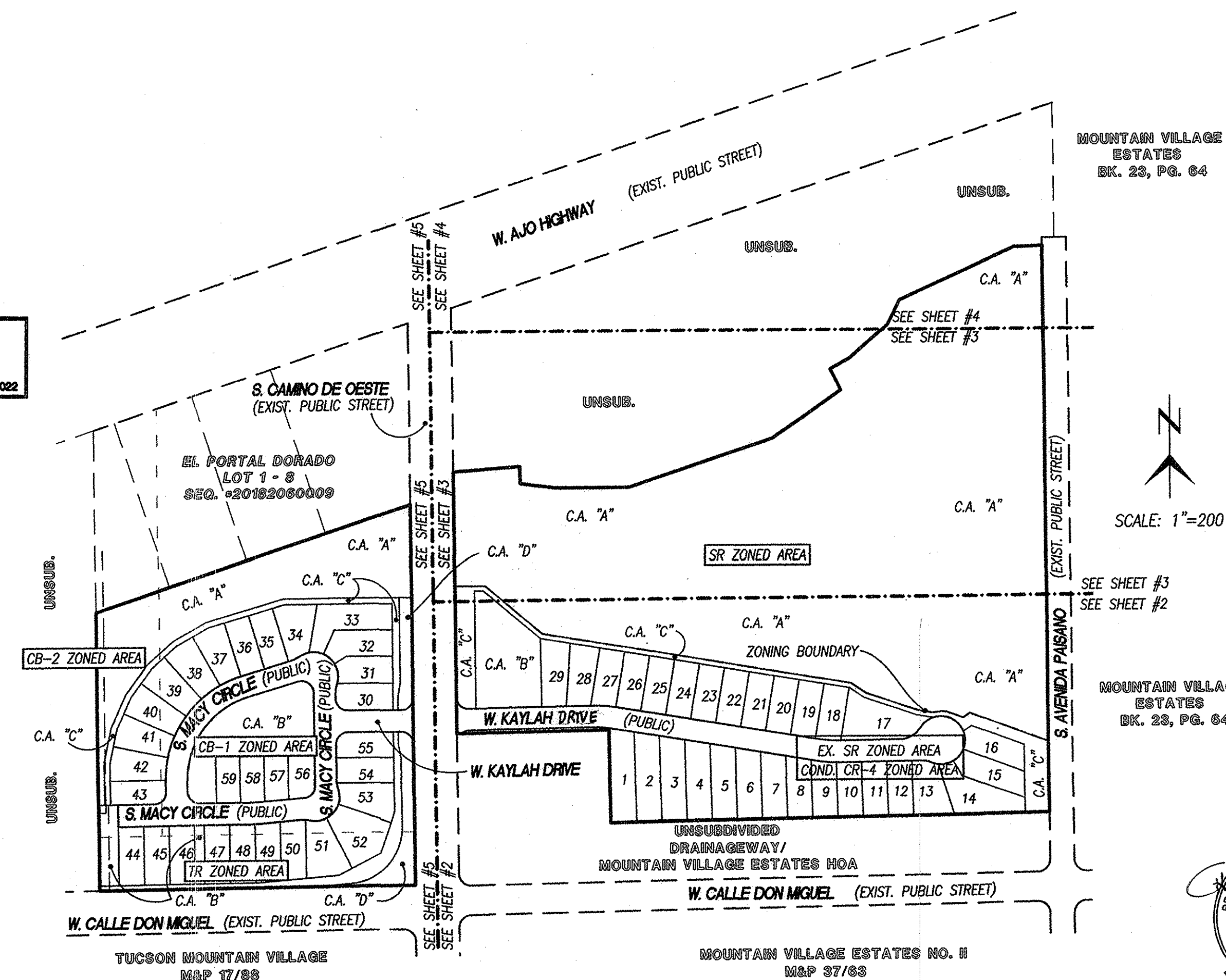
ATTEST

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 _____, 20____.

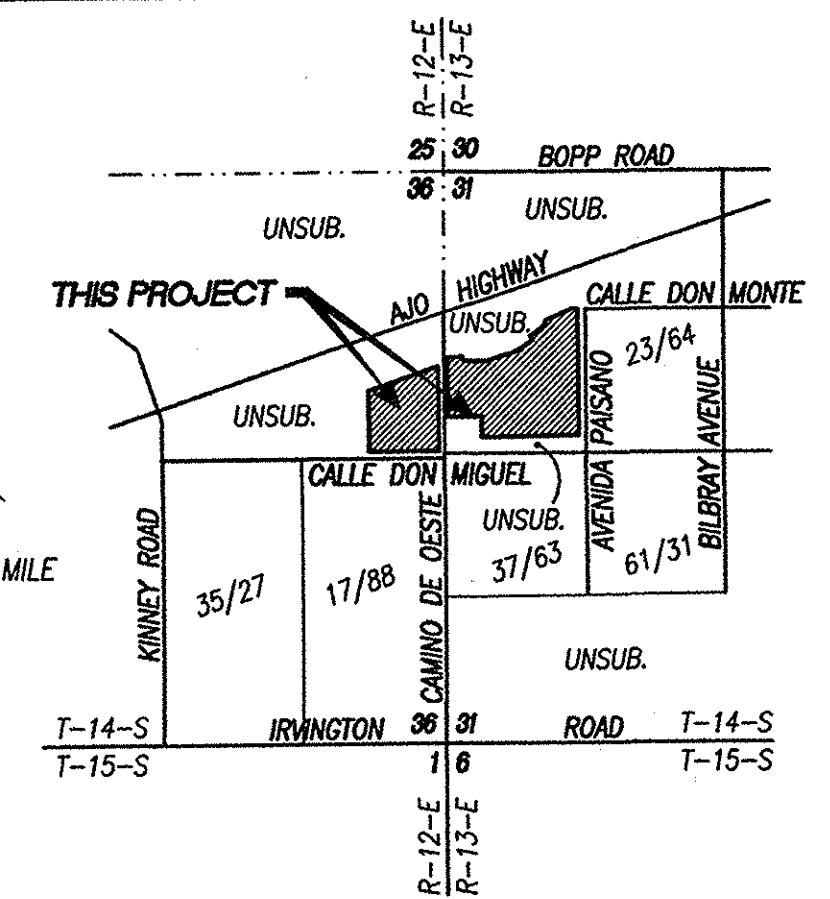
CLERK, BOARD OF SUPERVISORS

DATE

SCALE: 1"=200'



COMPOSITE DETAIL/SHEET INDEX/ZONING LIMITS



LOCATION PLAN

PORTIONS OF SECTION 36, T-14-S, R-12-E
AND SECTION 31, T-14-S, R-13-E, 6&SR&B&M,
PIMA COUNTY, ARIZONA

LEGEND

- FOUND CENTERLINE MONUMENT AS SHOWN
- FOUND PROPERTY CORNER AS SHOWN
- NEW PROPERTY CORNER TO BE SET BY REGISTERED LAND SURVEYOR
- 2" BRASS SURVEY MONUMENT TO BE SET
- CALCULATION POINT (NOTHING FOUND OR SET)
- 1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
- SUBDIVISION BOUNDARY
- P.U.E. PUBLIC UTILITY EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT
- C23 CURVE DATA (SEE ALSO CURVE TABLE, SHEET #4)
- L10 LINE DATA (SEE ALSO LINE TABLE, SHEET #5)
- ADDRESSING/ACCESS LOCATION
- NEW RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- STREET CENTERLINE
- EASEMENT LINE AS SHOWN
- DEVELOPED 100 YEAR FLOODPRONE LINE ("F.P.L."); F.P.L. IS COINCIDENT WITH LOTLINE WHERE SHOWN
- RADIAL
- COMPOSITE DETAIL PAGE INDEX
- RIPARIAN HABITAT - DISTURBED LIMIT

FINAL PLAT for
RANCHO CASCABEL, LOTS 1 - 59, AND
COMMON AREAS "A" (NATURAL UNDISTURBED OPEN SPACE),
"B" (FUNCTIONAL OPEN SPACE/DRAINAGE/PARK),
"C" (FUNCTIONAL OPEN SPACE) AND "D" (DRAINAGEWAY)
BEING A RESUBDIVISION OF LOT 5, AS RECORDED IN EL PORTAL DORADO, LOTS 1 - 5,
SEQUENCE NO. 20182060009, AND A PORTION OF SECTION 31, T14S, R13E, LOCATED
IN SECTION 31, T14S, R13E AND SECTION 36, T14S, R12E, PIMA COUNTY, ARIZONA



Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#P18FP00025

REF.: #P18TP00009,
P16TP00002, P16RZ00011

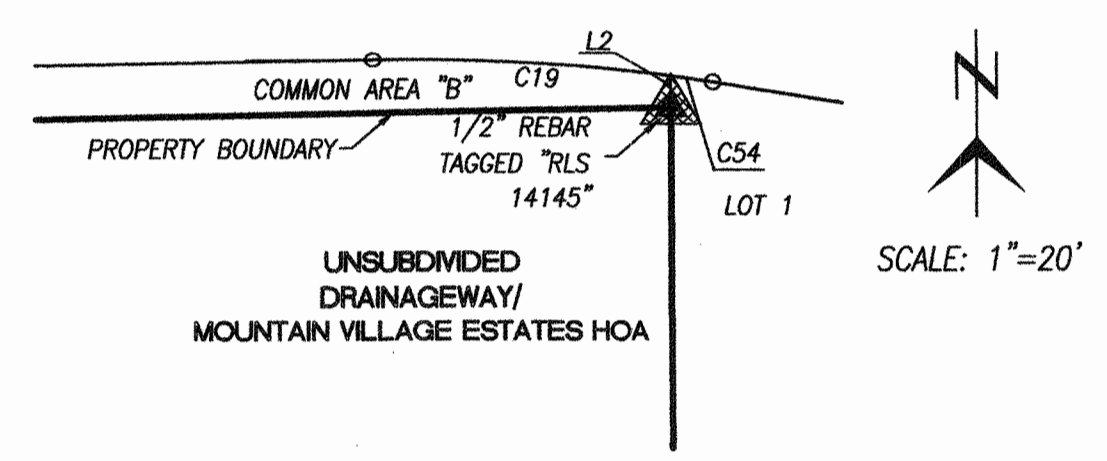
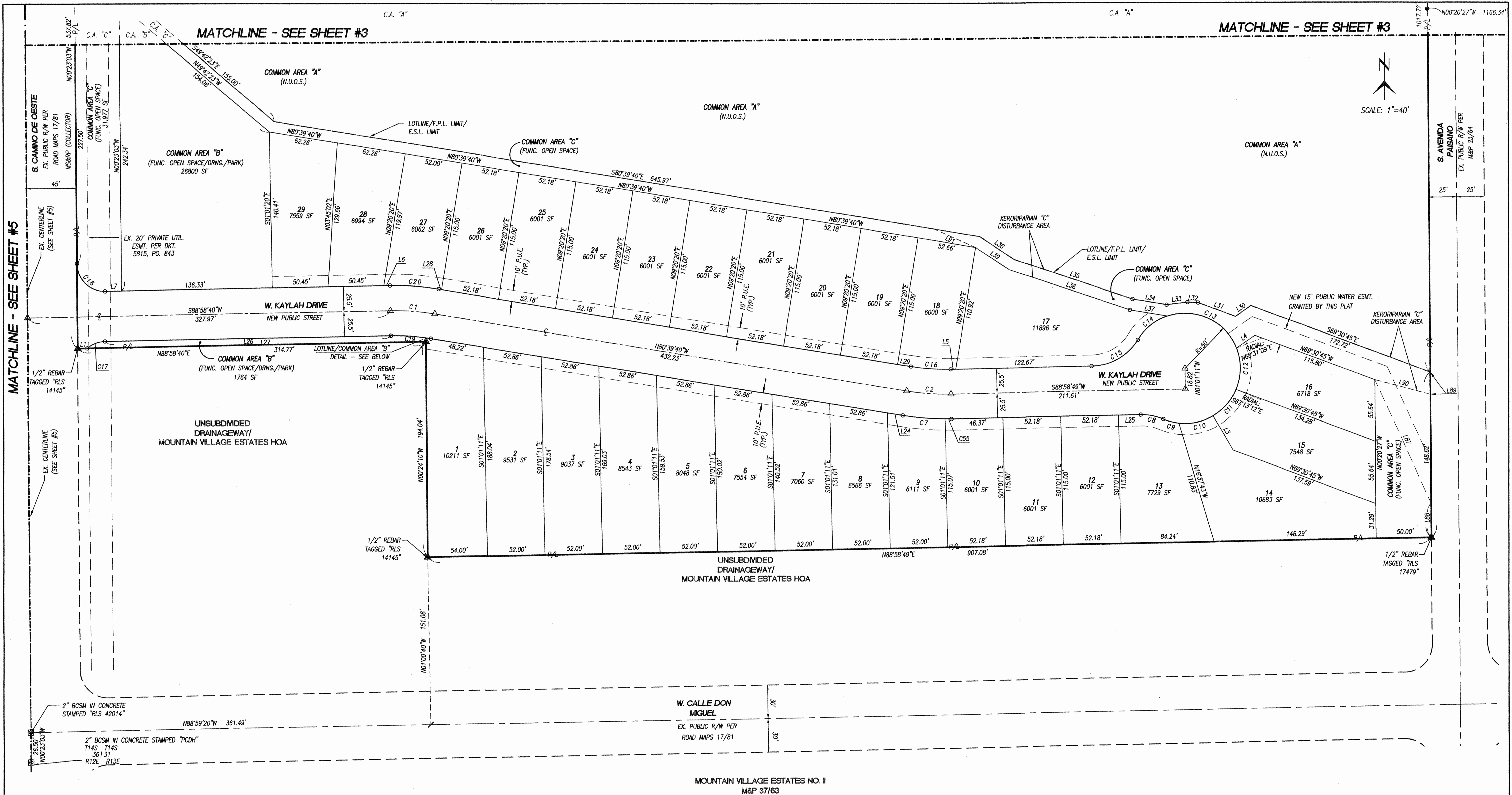
JOB #2246.2

DATE: 12/3/18

SHEET 1 OF 5

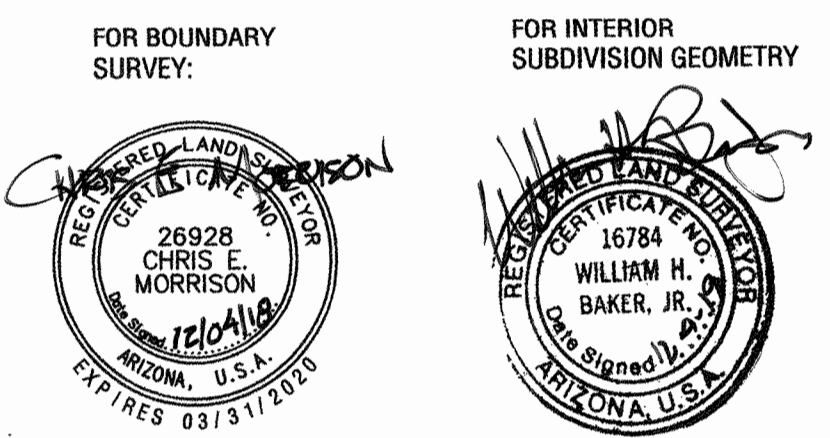
SEQUENCE # _____

SEQUENCE #



DETAIL - LOT 1/COMMON AREA "B"

FINAL PLAT for
RANCHO CASCABEL, LOTS 1 - 59, AND
COMMON AREAS "A" (NATURAL UNDISTURBED OPEN SPACE),
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UNSUB.

MATCHLINE - SEE SHEET #4



S. AVENIDA
PAISANO
(EX. PUBLIC R/W P
M&P 23/64

SEQUENCE #

1047 79'

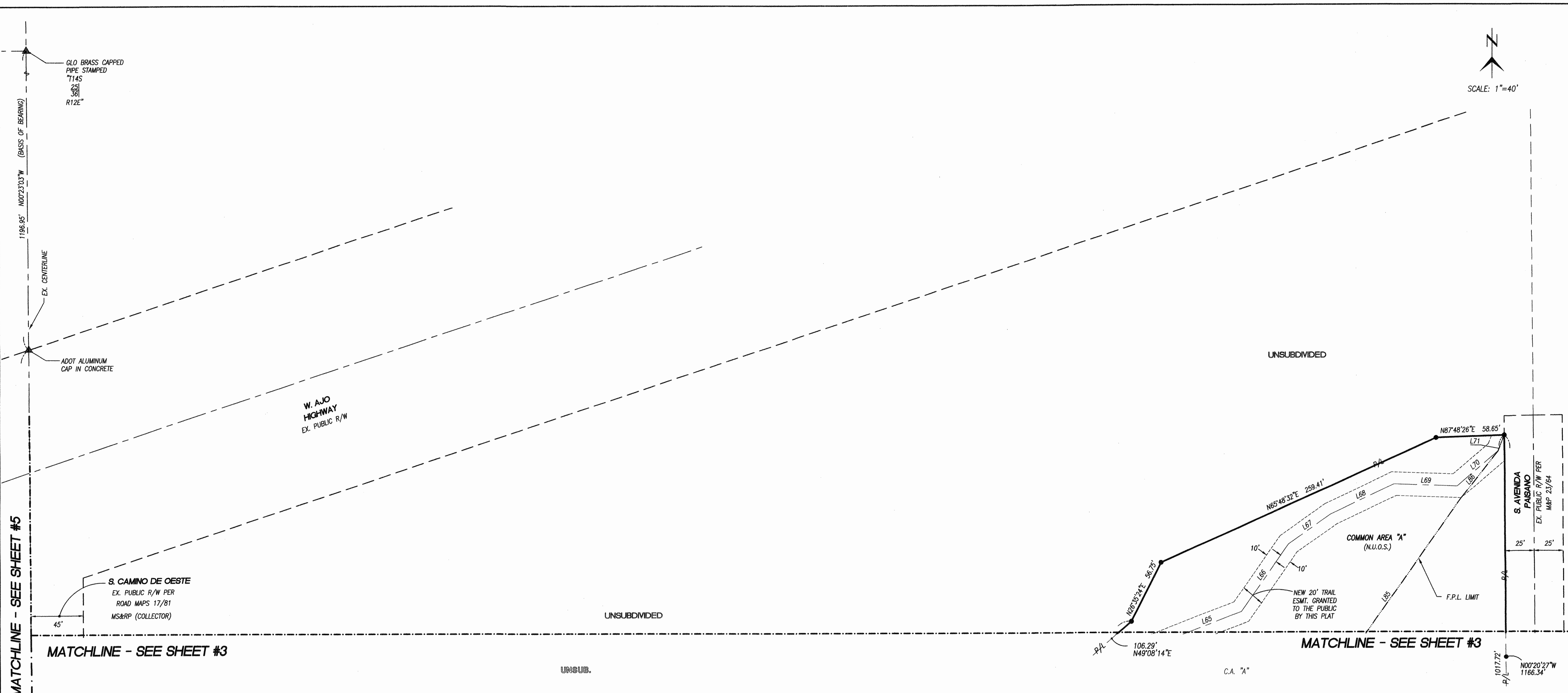
Q100 =	887 CFS
AREA =	243.1 AC

MATCHLINE - SEE SHEET #2



SHEET 3 OF 5

SEQUENCE #



MATCHLINE - SEE SHEET #5

MATCHLINE - SEE SHEET #3

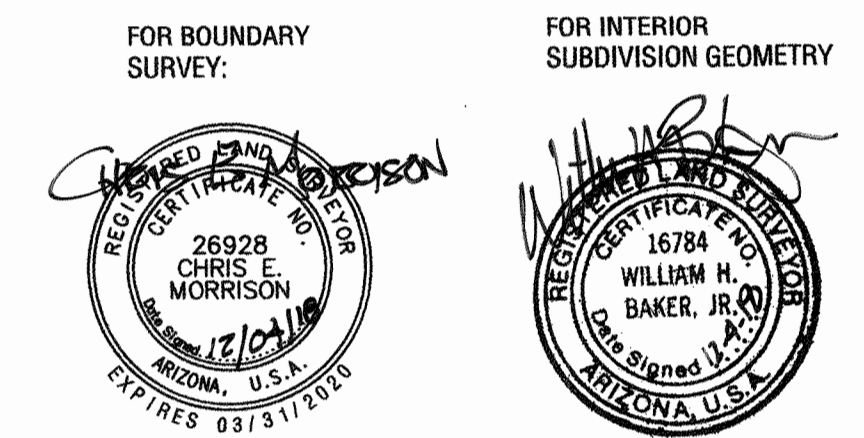
MATCHLINE - SEE SHEET #3

SEQUENCE #

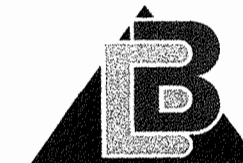
NUMBER	DELTA	RADIUS	ARC LENGTH
C1	10°21'40"	222.50	40.24
C2	10°21'31"	222.50	40.23
C3	04°18'23"	322.50	24.24
C4	85°26'18"	47.50	70.83
C5	106°06'12"	47.50	87.96
C6	73°53'48"	200.00	257.95
C7	08°59'57"	245.00	38.48
C8	24°02'35"	50.00	20.98
C9	16°37'12"	50.00	14.50
C10	36°48'42"	50.00	32.12
C11	36°48'42"	50.00	32.12
C12	44°15'40"	50.00	38.62
C13	86°58'48"	50.00	75.90
C14	40°05'43"	50.00	34.99
C15	57°32'12"	50.00	50.21
C16	10°21'31"	200.00	36.16
C17	40°20'19"	25.00	17.60
C18	90°38'17"	25.00	39.55
C19	09°04'09"	200.00	31.66
C20	10°21'40"	245.00	44.30
C21	90°00'00"	25.00	39.27
C22	90°00'00"	25.00	39.27
C23	90°00'00"	25.00	39.27
C24	17°01'31"	75.00	22.29
C25	47°43'33"	50.50	42.07
C26	34°33'31"	50.50	30.46
C27	34°33'31"	50.50	30.46
C28	23°18'40"	50.50	20.55
C29	17°01'31"	75.00	22.29
C30	106°06'12"	25.00	46.30

NUMBER	DELTA	RADIUS	ARC LENGTH
C31	00°45'36"	222.50	2.95
C32	12°10'55"	222.50	47.31
C33	12°11'27"	222.50	47.34
C34	12°11'27"	222.50	47.34
C35	12°11'27"	222.50	47.34
C36	12°11'27"	222.50	47.34
C37	12°11'27"	222.50	47.34
C38	89°44'41"	25.00	39.16
C39	90°15'19"	25.00	39.38
C40	73°53'48"	177.50	228.93
C41	85°26'18"	25.00	37.28
C42	90°00'00"	25.00	39.27
C43	06°06'47"	75.00	8.00
C44	10°54'44"	75.00	14.28
C45	36°37'09"	50.50	32.28
C46	43°53'42"	50.50	38.69
C47	38°58'28"	50.50	34.35
C48	07°38'51"	75.00	10.01
C49	09°22'40"	75.00	12.28
C50	02°43'33"	346.00	16.46
C51	01°34'50"	346.00	9.55
C52	04°18'23"	300.00	22.55
C53	85°26'18"	116.00	172.98
C54	01°17'30"	200.00	4.51
C55	01°21'33"	245.00	5.81

CURVE TABLE



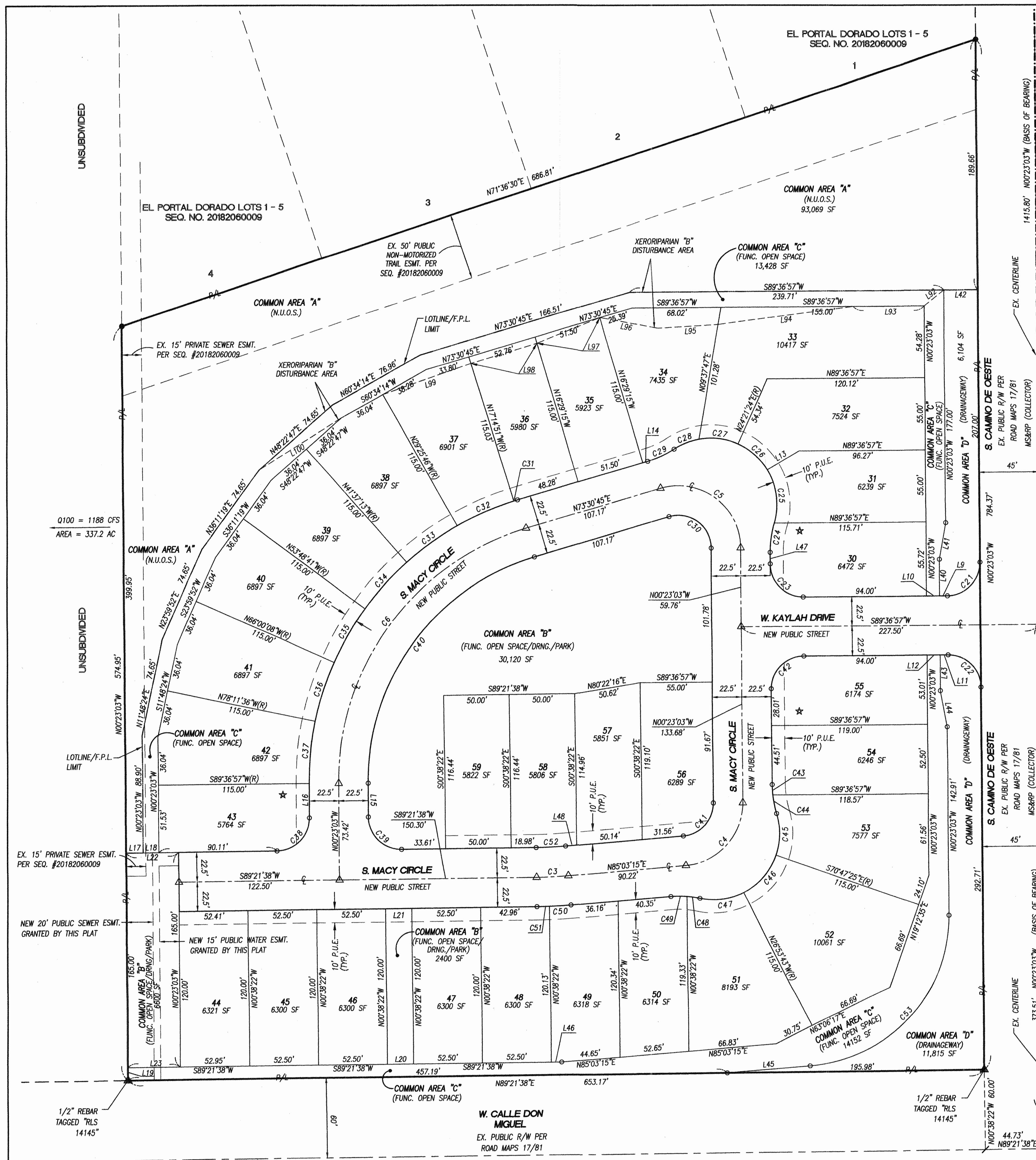
FINAL PLAT for
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#P18FP00025 REF.: #P18TP00009, P16TP00002, P16RZ00011 JOB #2246.2 DATE: 12/3/18 SHEET 4 OF 5

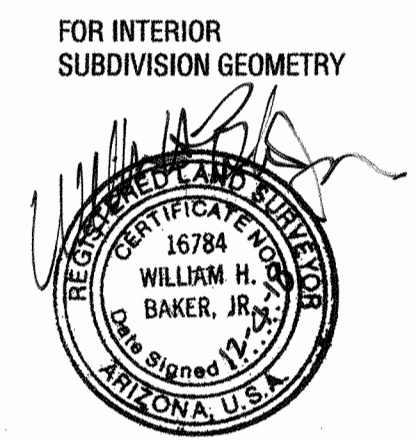
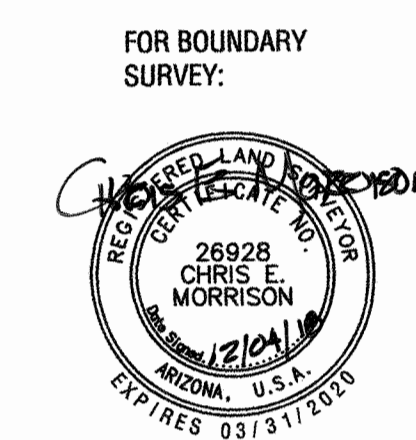
SEQUENCE #



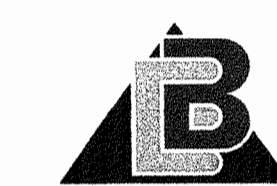
NUMBER	DIRECTION	DISTANCE
L1	S88°58'40"W	8.61'
L2	S00°24'10"E	3.44'
L3	N30°24'30"W	35.61'
L4	N55°13'49"E	20.16'
L5	S88°58'40"W	4.57'
L6	S88°58'40"W	5.43'
L7	S88°58'40"W	14.74'
L8	N89°36'57"E	17.92'
L9	S89°36'57"W	6.00'
L10	S89°36'57"W	10.00'
L11	N89°36'57"E	6.00'
L12	N89°36'57"E	10.00'
L13	N58°54'55"E	28.27'
L14	S73°30'45"W	3.88'
L15	N00°23'03"W	25.70'
L16	S00°23'03"E	26.13'
L17	N89°21'38"E	13.00'
L18	N89°21'38"E	12.00'
L19	N00°23'03"W	10.00'
L20	S89°21'38"W	20.00'
L21	S89°21'38"W	20.00'
L22	N89°21'38"E	40.00'
L23	S89°21'38"W	40.00'
L24	S89°39'40"E	13.99'
L25	N88°58'40"E	20.14'
L26	N88°58'40"E	258.50'
L27	S88°58'40"W	306.17'
L28	N80°39'40"W	2.59'
L29	N80°39'40"W	12.20'
L30	N55°13'49"E	17.04'
L31	S69°30'45"E	36.02'
L32	S87°44'56"E	9.63'
L33	N83°07'59"E	19.02'
L34	S80°32'16"E	31.11'
L35	S71°33'56"E	112.60'
L36	S56°43'04"E	37.47'
L37	S80°32'16"E	34.26'
L38	S71°33'56"E	114.69'
L39	S56°43'04"E	36.65'
L40	N00°23'03"W	27.50'
L41	N09°55'14"E	27.95'
L42	N89°36'57"E	26.00'
L43	N00°23'03"W	27.50'
L44	N10°41'20"W	27.95'
L45	N85°03'15"E	63.41'
L46	N89°21'38"E	7.98'
L47	N00°23'03"W	8.76'
L48	N85°03'15"E	8.52'
L49	N82°52'34"E	126.66'
L50	N41°21'12"E	18.96'

NUMBER	DIRECTION	DISTANCE
L51	S68°02'34"E	158.39'
L52	S78°06'52"E	71.91'
L53	S71°04'39"E	88.41'
L54	N89°00'41"E	85.73'
L55	N71°39'01"E	142.72'
L56	N78°16'00"E	52.94'
L57	N41°59'26"E	72.32'
L58	N61°26'15"E	50.01'
L59	N49°22'12"E	47.02'
L60	N57°17'01"E	64.58'
L61	N45°37'56"E	74.21'
L62	N54°43'03"E	63.27'
L63	N24°31'11"E	89.62'
L64	N67°45'22"E	41.49'
L65	N69°02'49"E	60.90'
L66	N34°54'25"E	71.05'
L67	N54°48'41"E	44.60'
L68	N64°39'47"E	59.95'
L69	S87°57'51"E	54.26'
L70	N49°41'23"E	46.42'
L71	N21°28'58"E	14.38'
L72	N00°23'03"W	55.09'
L73	S63°59'28"E	74.62'
L74	S87°44'18"E	50.88'
L75	N47°41'17"E	84.77'
L76	S70°04'32"E	57.88'
L77	N73°53'43"E	144.18'
L78	N71°36'30"E	70.78'
L79	N90°00'00"E	113.41'
L80	N53°23'20"E	74.09'
L81	N69°38'12"E	87.93'
L82	N53°40'20"E	76.32'
L83	S83°30'08"E	59.59'
L84	N67°38'31"E	43.59'
L85	N35°07'59"E	214.22'
L86	N38°26'38"E	51.28'
L87	S24°30'45"E	122.11'
L88	S00°20'27"E	30.56'
L89	S00°20'27"E	20.16'
L90	N75°13'45"W	51.79'
L91	S66°30'09"E	40.88'
L92	S50°57'22"W	19.21'
L93	S89°36'57"W	54.17'
L94	S82°27'27"W	103.93'
L95	N86°42'59"E	46.10'
L96	N79°47'50"W	44.85'
L97	S67°59'49"W	51.74'
L98	N73°13'06"E	52.69'
L99	S70°50'03"W	71.26'
L100	S57°40'09"W	74.34'

LINE TABLE



FINAL PLAT for
RANCHO CASCABEL, LOTS 1 - 59, AND
COMMON AREAS "A" (NATURAL UNDISTURBED OPEN SPACE),
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#P18FP00025

REF: #P18TP00009,
P16TP00002, P16R200011

JOB #2246.2

DATE: 12/3/18

SHEET 5 OF 5

SEQUENCE #

SEQUENCE #