



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 6, 2019

Title: Final Plat for Loma Antigua Lots 1-14 and Common Areas "A", "B" & "C" P19FP00004

Introduction/Background:

Final Plat to create a subdivided property

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

Department: Development Services

Telephone: 520-724-9900

Contact: Angie Rangel

Telephone: 520-724-6976

Department Director Signature/Date:

Lauren A. Ortega 7/8/19

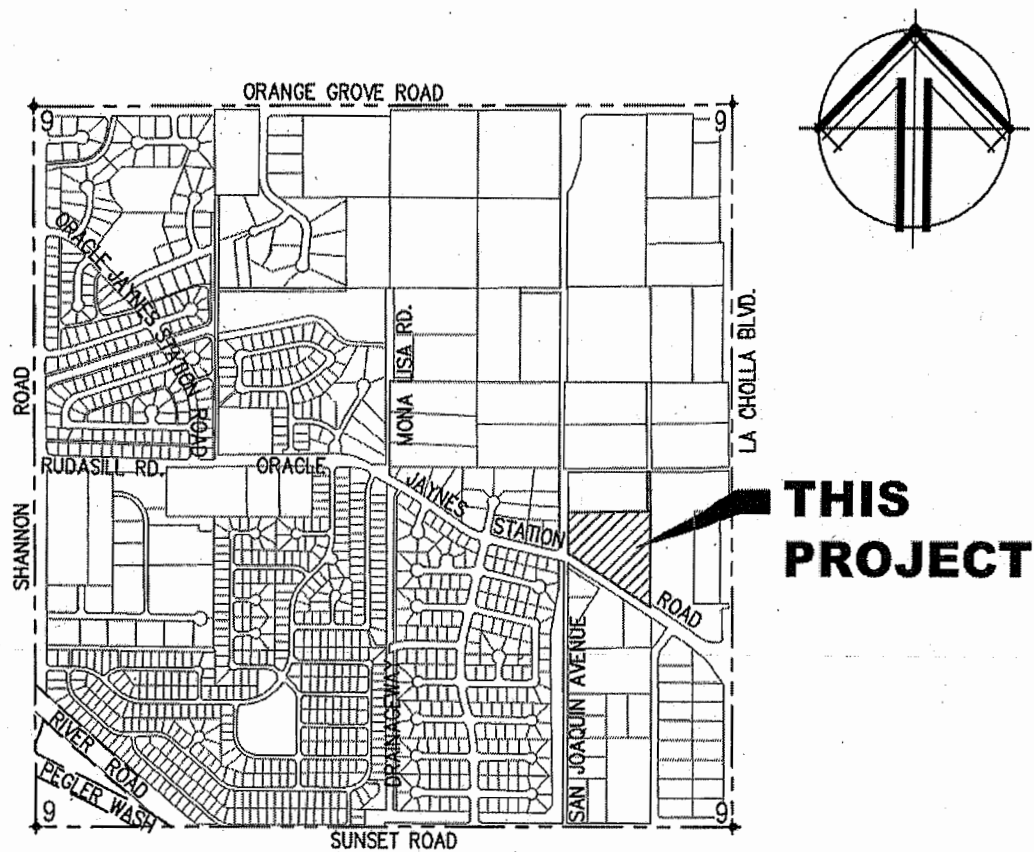
Deputy County Administrator Signature/Date:

C. Rangel 7/18/19

County Administrator Signature/Date:

C. Rangel 7/18/19

JUL 23 19AM 11:15 PM CLK OF BD
AFS



LOCATION MAP
SECTION 9, T13S, R13E
G&SRB&M, PIMA COUNTY, ARIZONA

Final Plat for
Loma Antigua Lots 1 - 14
P19FP00004

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
[P19FP00004]

THIS AGREEMENT is made and entered into by and between Daniel H. White or successors in interest ("Subdivider"), Stewart Title & Trust of Tucson, Inc.D, an Arizona corporation ("Trustee"), as trustee under Trust No. 3754; 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 Loma Antigua Lots 1-14 and Common Areas A (private streets and public utility easement), B (Functional space and drainage) and C (natural open space and drainage easement) 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 _____, 2019, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER Daniel H. White

By: Daniel H. White

Chairman, Board of Supervisors

Its: Individually

ATTEST:

TRUSTEE: Stewart Title & Trust of Tucson, Inc., an Arizona corporation, as Trustee under Trust No 3754, and not in its corporate capacity

Clerk of the Board

By: [Signature]

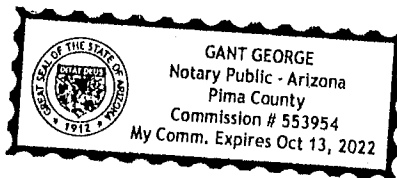
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 8 day of May, 2019, by Daniel H. White of _____ an individual ("Subdivider"),
, on behalf of himself.

My Commission Expires:

10/13/2022

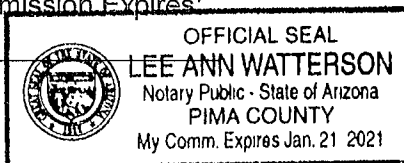


[Signature]
Notary Public

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 15 day of May, 2019, by Doris J. Clark, Trust Officer of Stewart Title and Trust of Tucson ("Trustee"), an Arizona corporation, on behalf of the corporation, as trustee under trust number 3754.

My Commission Expires:



[Signature]
Notary Public

NOTICE OF CONSENT
Final Plat

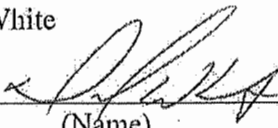
The undersigned authorized individual hereby executes the following Notice of

Consent:

1. Background. Daniel H. White is the Beneficiary of Stewart Title and Trust of Tucson, Trust Number 3754, Date ~~JUNE~~ May 10, 2019, and recorded in "Sequence # _____", in the Pima County, Arizona Recorder's Office, (the "Trust Documents"). Stewart Title and Trust of Tucson is the Trustee of the Trust Documents. The Trustee hereby requests the Beneficiary's consent to the development of P19FP00004, Loma Antigua Lots 1-14, and Common Areas A (Private Streets and Public Utility Easement), B (Functional Space and Drainage) and C (Natural Open Space and Drainage Easement), as recorded in Sequence # _____ and the Declaration of Covenants, Conditions and Restrictions recorded in Sequence # _____ of the Pima County, Arizona Recorder's Office ("Covenants").
2. Consent. The Beneficiary hereby consents to the Covenants, the Plat and any dedications acquired by separate instrument or dedicated on the Plat in connection with the platting of the property subject to the Trust Documents.

DATED this 11th day of June, 2019

FOR: Daniel H White

BY: 
(Name)

AS: Beneficiary
(Title)

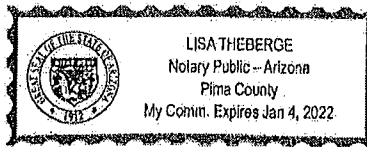
STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

The forgoing instrument was acknowledged before me, the undersigned
authority on this, the 11th day of June, 2019, by

Daniel H White, as Beneficiary.

Notary Public: Lisa Theberge

My Commission Expires:



GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 6.06 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 14.
3. TOTAL MILES OF NEW PUBLIC STREETS ARE 0.0 MILES.
4. TOTAL MILES OF NEW PRIVATE STREETS ARE 0.10 MILES.
5. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF PIMA COUNTY.
6. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
7. ALL SURVEY DIMENSIONS SHOWN ARE MEASURED DIMENSIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
8. A. TOTAL AMOUNT OF REGULATED RIPARIAN HABITAT ONSITE: 1.35 ACRES.
9. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE BY THIS PROJECT (BY INFRASTRUCTURE, BUILDING PAOS, SEPTIC, UTILITIES, ETC.): 0.06 ACRES
10. AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED OFFSITE BY THIS PROJECT (BY INFRASTRUCTURE, BUILDING PAOS, SEPTIC, UTILITIES, ETC.): 0 ACRES.
11. CUMULATIVE AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED ONSITE: 0.06 ACRES.
12. THIS SUBDIVISION IS SUBJECT TO AN IMPROVEMENT AND MAINTENANCE AGREEMENT RECORDED IN S0.20181100476.
13. BLANKET EASEMENT FOR ELECTRICAL EQUIPMENT AND APPURTENANCES GRANTED TO THE TUCSON GAS, ELECTRIC LIGHT & POWER COMPANY RECORDED IN DEED BOOK 64, AT PAGE 472.
14. THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED IN SEQUENCE NO. 2019120044.

DEDICATION:

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE ONLY PARTY 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, 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 DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON.

WE, THE UNDERSIGNED, HEREBY IRREVOCABLY GRANT AND DEDICATE EASEMENTS TO PIMA COUNTY AND THE RESPECTIVE UTILITY PROVIDERS FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF UNDERGROUND UTILITIES AND PUBLIC SEWER SYSTEMS IN ALL COMMON AREA "A" DESIGNATED BY THIS PLAT.

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 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 UNDER SEQUENCE NUMBER _____ IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRAINAGEWAYS, PUBLIC SEWERS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

STEWART TITLE AND TRUST OF TUCSON, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 3754, ONLY AND NOT OTHERWISE.

TRUST OFFICER David J. Clark DATE 6-11-19

BENEFICIARY:

DANIEL H. WHITE
P.O. BOX 36985
TUCSON, AZ 85740

ACKNOWLEDGEMENT:

STATE OF ARIZONA }
COUNTY OF PIMA } SS

ON THIS 11 DAY OF June, 2019, BEFORE ME PERSONALLY APPEARED David J. Clark WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICIAL OF STEWART TITLE AND TRUST OF TUCSON, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 3754 AND NOT IN ITS CORPORATE CAPACITY AND ACKNOWLEDGED THAT HE/SHE IS THE TRUST OFFICIAL, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY UNTO SET MY HAND AND OFFICIAL SEAL.

BY: Don Shoberge 1-4-22
NOTARY PUBLIC MY COMMISSION EXPIRES

RECORDING:

STATE OF ARIZONA }
COUNTY OF PIMA } SS

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____, 2019, IN SEQUENCE NO. _____
PIMA COUNTY RECORDS

BY: _____ DATE _____
COUNTY RECORDER

PERMITTING NOTES

1. CONDITIONAL ZONING IS CR-3
2. THE USE OF THIS PLAT IS SINGLE FAMILY RESIDENCE AND IS PERMITTED IN ACCORDANCE WITH SECTION 18.27.010A.1 OF THE ZONING CODE.
3. THIS SUBDIVISION IS SUBJECT TO THE BOARD OF SUPERVISORS REZONING CONDITIONS FOUND IN CASE NUMBER Co-9-04-30 AS APPROVED ON AUGUST 20, 2018. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS: REZONING CONDITION NO.68 ANY DWELLINGS OVER 3,600 SQUARE FEET UNDER ROOF SHALL BE REVIEWED FOR ADDITIONAL FIRE PROTECTION MEASURES, REZONING CONDITION NO.9 ADHERENCE TO THE REVISED DEVELOPMENT PLAN AS APPROVED AT PUBLIC HEARING (DOBBIT "B"), WHICH INCLUDES 60 PERCENT OPEN SPACE, A MAXIMUM OF SIXTEEN (16) SINGLE STORY UNITS, AND THE WEST SIDE OF THE SITE IS RESTRICTED TO DETACHED UNITS (LOTS 1-8).
4. THIS PROJECT IS IMPACTED BY REGULATED RIPARIAN HABITAT AS DEFINED ON THE 2005 RIPARIAN CLASSIFICATION MAPS AND SHOWN ON THIS PLAT AND IS SUBJECT TO ORDINANCE No.2010-FCS, TITLE 16 OF THE PIMA COUNTY CODE.
5. THIS PROJECT IS SUBJECT TO THE HILLSIDE DEVELOPMENT ORDINANCE.
6. LOTS 7 AND 8 ARE IMPACTED BY FEMA ZONE A SPECIAL HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 0401SC1650L WITH EFFECTIVE DATE 6/16/2011, AND SHALL HAVE MINIMUM FINISH FLOOR ELEVATIONS AS SHOWN ON THE TENTATIVE PLAT. FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS CONDITION OF A FEDERALLY BACKED MORTGAGE OR LOAN THAT IS SECURED BY A BUILDING LOCATED IN THIS AREA.
7. PRIOR TO ANY GROUND DISTURBING ACTIVITIES AND/OR ISSUANCE OF A TYPE-2 GRADING PERMIT A CULTURAL RESOURCE MITIGATION PLAN MUST BE REVIEWED AND APPROVED BY PIMA COUNTY CULTURAL RESOURCES.
8. THIS PROJECT IS SUBJECT TO DESIGN REVIEW COMMITTEE REQUIREMENTS AS FOUND IN CASE NUMBER Co20-07-023 AS APPROVED ON 2-18-2010. THE FOLLOWING REQUIREMENTS OF THE DESIGN REVIEW COMMITTEE (TABLE "A") AFFECT THE ISSUANCE OF BUILDING PERMITS:
9. PRIVATELY OWNED RECREATION AREAS, RECREATION FEATURES AND PARKING IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE D1/27/2018 RECREATION AREA PLAN (RAP) AND BE FULLY FUNCTIONAL BY THE TIME 75% OF THE BUILDING PERMITS (10 LOTS) HAVE BEEN ISSUED.

TABLE 'A'

MINIMUM LOT SIZE	AS SHOWN ON THE CLUSTER PRELIMINARY DEVELOPMENT PLAN
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	5 FEET
MIN. DISTANCE BETWEEN BUILDINGS	5 FEET

ASSURANCES:

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. _____ FROM _____ 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: _____ CHAIRMAN, 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 THIS _____ DAY OF _____, 2019.

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 BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

Mark Bell
GEOFF BRIMHALL
ARIZONA RLS NO. 33308
4655 N. FLOWING WELLS RD.
TUCSON, AZ 85705



6-10-19
DATE

CERTIFICATION OF ENGINEERING

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

Chris Eastman, P.E.
ARIZONA REG. NO. 49937
4655 N. FLOWING WELLS RD.
TUCSON, AZ 85705



6/10/2019
DATE



4655 N. FLOWING WELLS RD., TUCSON, AZ 85705
PHONE: 520.895.1659 FAX: 520.743.5008



BASIS OF BEARING

THE CENTERLINE OF SAN JOAQUIN AVENUE AS RECORDED AT BK. 30, PG. 47 M & P OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA; SAID BEARING BEING N01°20'50"E.

ADMINISTRATIVE ADDRESS

2250 W. ORACLE JAYNES STATION ROAD
TUCSON, ARIZONA 85741

SHEET INDEX

FP-1 COVER SHEET
FP-2 FINAL PLAT

REFERENCE
P18TP00014
Co9-04-30
Co20-07-23

P19FP00004



SHEET 1 OF 2
DWG NO. 1
FP-1
DESIGNED BY: ALB
DRAWN BY: ALB
DATE: 05/06/19
JOB NO.: 18013
SCALE:

FINAL PLAT

FOR
LOMA ANTIGUA, LOTS 1-14
C.A. "A" (PRIVATE STREETS AND PUBLIC UTILITY EASEMENT),
C.A. "B" (FUNCTIONAL SPACE & DRAINAGE), &
C.A. "C" (NATURAL OPEN SPACE AND DRAINAGE EASEMENT)
A PORTION OF THE SE 1/4 OF SECTION 9, T13S, R13E, G58888M, PIMA COUNTY, ARIZONA

KEYNOTES

1. 20' PUBLIC NON-MOTORIZED TRAIL EASEMENT DEDICATED TO PIMA COUNTY BY THIS PLAT
2. 15' RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT
3. 1" NO ACCESS EASEMENT GRANTED BY THIS PLAT
4. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
5. 10' PUBLIC WATER EASEMENT GRANTED BY THIS PLAT
6. PROPOSED 100 YEAR FLOODPLAIN LIMITS
7. PROPOSED EROSION HAZARD SETBACK LIMITS
8. DESIGNED FOR "ROAD PURPOSES" DKT. 3895, PG. 549; DKT. 2253, PG. 240; VACATED PER SEQUENCE NO. 20191290044.
9. DESIGNED FOR "ROAD PURPOSES" DKT. 3895, PG. 549; DKT. 2253, PG. 240.
10. TEMPORARY CONSTRUCTION/SLOPE EASEMENT FOR LA CHOLLA STATION RECORDED PER SEQUENCE NO. 20191100062, RELEASED PER SEQUENCE NO. 20191020056.

XERORIPARIAN CLASS C

LINE#	LENGTH	DIRECTION
X1	28.63'	S275°30'W
X2	34.11'	S14°43'30"E
X3	35.53'	S153°51'16"E
X4	40.33'	S02°17'33"E
X5	52.78'	S22°22'05"E
X6	25.18'	S18°42'50"W
X7	48.22'	S23°40'54"W
X8	54.84'	S25°25'19"W
X9	53.84'	S39°33'11"W
X10	33.68'	S48°19'31"W
X11	29.85'	S32°09'38"W
X12	69.84'	N07°17'11"E
X13	40.29'	N00°29'01"W
X14	62.68'	N14°11'01"W
X15	106.00'	N03°36'38"W
X16	56.25'	N19°25'02"E
X17	23.53'	N03°15'30"E



4555 K. FLOWING WELLS RD., TUCSON, AZ 85705
PHONE: 520.690.1669 FAX: 622.740.9008

MATCH LINE

MATCH LINE

DEVELOPED 100 YR FLOODPLAIN

LINE#	LENGTH	DIRECTION
F1	4.35'	N02°10'33"W
F2	57.80'	N08°44'14"E
F3	69.93'	N03°12'28"E
F4	121.47'	N03°37'10"E
F5	12.13'	N03°40'07"E
F6	5.87'	S47°42'21"E
F7	26.86'	S02°58'14"E
F8	12.58'	N07°37'15"E
F9	30.51'	N02°51'06"E
F10	36.58'	N02°49'16"W
F11	31.12'	N03°56'50"E
F12	31.00'	N03°57'02"E
F13	43.85'	N03°35'52"E
F14	41.42'	N08°38'43"E
F15	116.59'	N03°13'43"W
F16	65.25'	N09°17'30"E
F17	26.87'	N10°00'20"E
F18	32.68'	N08°56'42"E
F19	63.72'	N12°04'47"E
F20	48.71'	N03°54'51"E

LINE#	LENGTH	DIRECTION
L1	25.56'	S07°20'50"W
L2	122.00'	N08°21'05"W
L3	25.41'	N07°29'50"E

EROSION HAZARD SETBACK

LINE#	LENGTH	DIRECTION
E1	20.10'	S09°22'10"E
E2	37.56'	S19°11'41"W
E3	31.12'	N03°56'50"E
E4	28.84'	S23°45'45"W
E5	18.15'	S08°31'28"E
E6	35.37'	S22°49'46"W
E7	74.24'	S07°37'21"E
E8	48.15'	S23°01'07"E
E9	42.45'	S10°56'38"W
E10	65.14'	S29°17'29"W
E11	45.13'	S00°14'20"W
E12	21.83'	S30°22'36"W
E13	15.02'	S10°45'23"W
E14	12.54'	S26°15'24"W
E15	30.06'	S17°37'01"W
E16	46.81'	S09°17'30"W
E17	28.42'	S22°58'21"W
E18	62.01'	S02°33'51"E
E19	34.35'	S08°54'42"W
E20	61.83'	S00°04'28"E
E21	18.73'	S23°56'03"E

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	39.27'	25.00'	90°00'00"
C3	35.49'	54.97'	26°59'42"
C4	4.45'	50.00'	5°05'56"
C5	36.67'	56.79'	38°59'46"
C6	30.79'	65.84'	28°47'30"
C7	31.06'	64.83'	27°31'54"
C8	35.14'	56.90'	33°23'50"
C9	68.45'	57.02'	67°49'21"
C10	48.67'	198.50'	17°26'27"
C11	51.16'	185.20'	18°12'07"
C12	56.76'	50.00'	90°00'00"
C13	57.50'	800.50'	18°12'07"
C14	18.17'	58.50'	17°47'48"
C15	18.82'	25.00'	42°46'44"
C16	14.81'	25.00'	33°57'11"

REFERENCE
P187P00014
Co9-04-30
Co20-07-23

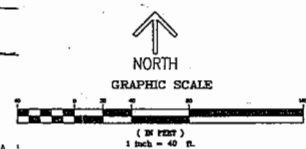


SHEET 2 OF 2
DWC NO. 1
FP-2
DESIGNED BY: ALB
DRAWN BY: ALB
DATE: 03/04/19
JOB NO.: 18013
SCALE: 1"=40'

P19FP00004

FINAL PLAT

FOR
LOMA ANTIGUA, LOTS 1-14
CA "A" (PRIVATE STREETS AND PUBLIC UTILITY EASEMENT),
CA "B" (FUNCTIONAL SPACE & DRAINAGE), &
CA "C" (NATURAL OPEN SPACE AND DRAINAGE EASEMENT)
A PORTION OF THE SE 1/4 OF SECTION 9, T13S, R32GS, PIMA COUNTY, ARIZONA



LEGEND

- MONUMENT LINE (EXISTING)
- SUBDIVISION BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED COMMON AREA
- PROPOSED LOT LINE
- EASEMENT AS NOTED
- DEVELOPED 100 YEAR FLOODPLAIN
- EROSION HAZARD SETBACK
- FEMA FLOODPLAIN LIMITS
- SPECIAL HAZARD AREA, ZONE A
- XERORIPARIAN CLASS C HABITAT

- △ PVI, SECTION CORNER MONUMENT AS NOTED
- NEW BRASS CAP SURVEY MONUMENT
- EXISTING BRASS CAP SURVEY MONUMENT
- SET 1/2" REBAR BY A LAND SURVEYOR REGISTERED IN ARIZONA
- P.U.E. PUBLIC UTILITY EASEMENT
- NAC NO ACCESS EASEMENT
- ROW RIGHT-OF-WAY
- FND FOUND
- P.V. PRIVATE
- B.C.S.M. BRASS CAP SURVEY MONUMENT
- L.C.P. LEAD CAP PIPE

SECH