



## **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

**Requested Board Meeting Date:** NOVEMBER 5, 2019

**Title:** P18FP00030 FINAL PLAT FOR THORNYDALE PARK LOTS 1-60 AND COMMON AREAS "A", "B", "C", "D" AND "E"

### 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

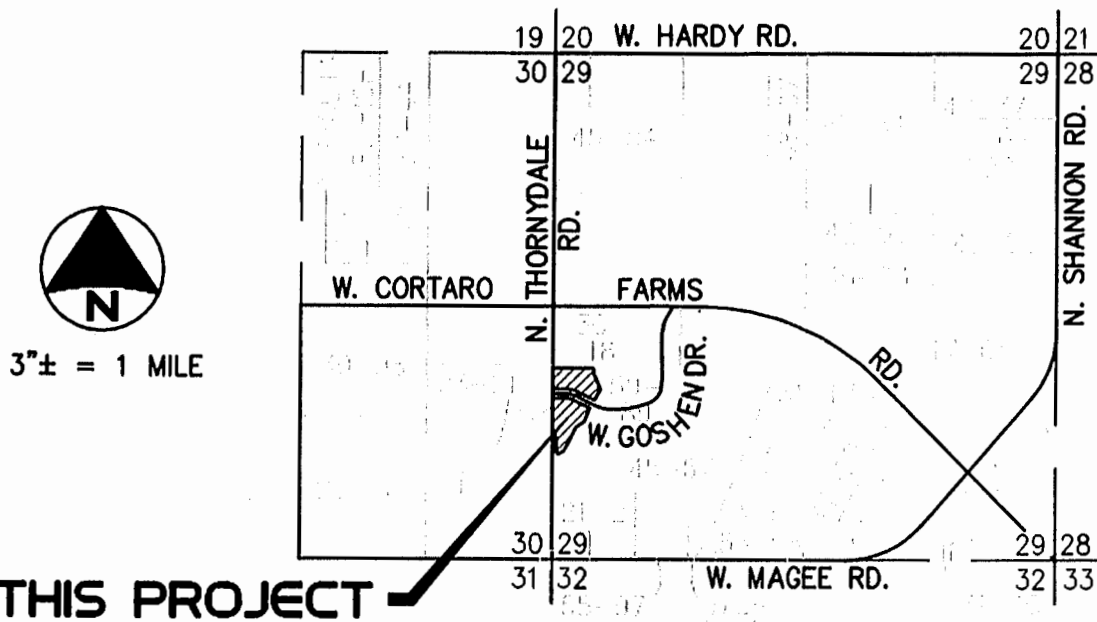
**Contact: ANGIE RANGEL**

Telephone: 520-724-6976

Department Director Signature/Date: Lauren A. Ortega 9/24/19

Deputy County Administrator Signature/Date: [Signature] 10/10/19

County Administrator Signature/Date:  10/16/2019



## LOCATION MAP

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
T-12-S, R-13-E, G.&S.R.M., PIMA COUNTY, ARIZONA

P18FP00030

FINAL PLAT FOR THORNYDALE PARK

LOTS 1-60 AND

COMMON AREAS "A", "B", "C", "D" AND "E"

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF  
SUBDIVISION IMPROVEMENTS** (Third Party Trust)  
[P18FP00030]

THIS AGREEMENT is made and entered into by and between PACIFIC INCOME PROPERTIES, L.L.C., an Arizona limited liability company or successors in interest ("Subdivider"), FIDELITY NATIONAL TITLE AGENCY, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 60,097; 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 THORNYDALE PARK, LOTS 1-60 AND COMMON AREAS "A" (PRIVATE DRIVEWAYS), "B" (RECREATION AREA NO. 1) "C" (OPEN SPACE, DRAINAGE AND RECREATION AREAS NO.S 2 & 3), "D" (DRAINAGE FACILITIES), AND "E" (OPEN SPACE AND DRAINAGE ACCESS) 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: PACIFIC INCOME  
PROPERTIES, L.L.C., an Arizona limited liability  
company

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

By: \_\_\_\_\_  
Daniel Leung  
Its: Manager\_\_\_\_\_

ATTEST:

TRUSTEE: FIDELITY NATIONAL TITLE  
AGENCY, INC., an Arizona corporation, as  
Trustee under Trust No. 60,097, and not in its  
corporate capacity

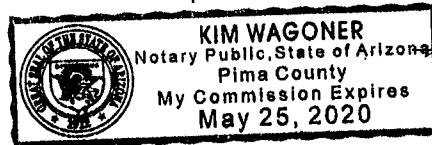
\_\_\_\_\_  
Clerk of the Board

By: \_\_\_\_\_  
Rachel Turnipseed  
Its: Trust Officer\_\_\_\_\_

STATE OF ARIZONA           )  
County of Pima               )

The foregoing instrument was acknowledged before me this 3rd day of  
SEPTEMBER, 2019, by Daniel Leung, Manager of  
Pacific Income Properties, L.L.C. ("**Subdivider**"),  
an Arizona corporation, on behalf of the corporation.

My Commission Expires:  
5/25/20

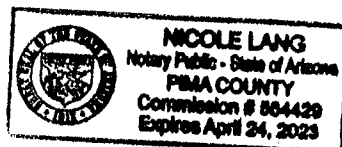


\_\_\_\_\_  
Notary Public

STATE OF ARIZONA           )  
County of Pima               )

The foregoing instrument was acknowledged before me this 17th day of  
SEPTEMBER, 2019, by Rachel Turnipseed of  
Fidelity National Title Agency, Inc., ("**Trustee**"),  
an Arizona corporation, on behalf of the corporation, as trustee under trust number 60,097.

My Commission Expires:  
April 24, 2023



\_\_\_\_\_  
Notary Public

1. THE GROSS AREA OF THIS SUBDIVISION IS 5.224 ACRES.
2. TOTAL NUMBER OF LOTS IS 60.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 0.
4. TOTAL MILES OF NEW PRIVATE STREETS IS 0.

THIS SUBDIVISION LIES WITHIN THE SERVICE AREA OF THE METROPOLITAN DOMESTIC WATER IMPROVEMENTS DISTRICT WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

THIS PROJECT IS GUARANTEED BY THE FEMA SPECIAL FLOOD HAZARD AREA, AS IS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04035C0101, WITH EFFECTIVE DATE JUNE 10, 2011, AND BY A LEAKY CASE NO. 12-05147P, WITH EFFECTIVE DATE MAY 8, 2012.

THE MEET REGULATORY FLOOD IS NOT CONTAINED WITHIN THE PLAT AND THE ASSOCIATED CROSSLAND HAZARD SETBACK IS COINCIDENT WITH THE OFF-SET PROTECTED CHANNEL BANK.

ALL LOT, BLOCK, RIGHT OF WAY AND CROSSLAND MONUMENTS SET ARE TO BE IN COMPLIANCE WITH THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION SUBSISTANTIVE POLICY STATEMENT EFFECTIVE FEBRUARY 22, 2011 AS FOLLOWS:

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 INTENDED CORNER MONUMENTS, SUBSEQUENT TO THE RESIGNING OF THE FIRM, PLAT, THE REPLACEMENT SURVEYOR SHALL SET THE MONUMENTS BY MEANS OF THE MEASURED BEARING AND A RECORD OF SURVEY SHALL BE RECORDED IN ACCORDANCE WITH THE STATE STATUTES.

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 60,097 FROM FIDELITY NATIONAL TITLE AGENCY, INC., AN ARIZONA CORPORATION AS RECORDED IN SEQUENCE NO. \_\_\_\_\_ HAS BEEN PROVIDED BY TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.65 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

CHAIRMAN, BOARD OF SUPERVISORS  
PIMA COUNTY, ARIZONA

I, \_\_\_\_\_, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CLERK, BOARD OF SUPERVISORS

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.

MICHAEL AMERSON R.I.S. NO. 22745

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT ALL INTERIOR GEOMETRY AND EASEMENTS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

JOHN D. WOOD P.E. NO. 21734

I HEREBY CERTIFY THAT THE 100-YEAR FLOOD PRONE LIMITS AND /OR EROSION HAZARD SETBACKS SHOWN ON THE PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

CLINTON M. GLASS P.E. NO. 15775

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE OWNERS AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAN, AND WE CONSENT TO THE SUBMISSION OF SAID LAND IN THE MAPPER SHOWN HEREON.

WE, THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, AGENTS, EMPLOYEES, OFFICIALS, AND AGENCIES FROM ALL AND ALL CLAIMS FOR DAMAGES, RELATED TO THE USE OF THE PROPERTY DESCRIBED IN THIS PLAN AND ALSO IN THE FUTURE BY REASON OF FLOODING, FLOODING, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE (TERRAIN) OR UNDERGROUND.

WE, HEREBY CONSENT TO PIMA COUNTY AND TO ALL UTILITY COMPANIES ALL PUBLIC AGENCIES AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC SERVICES AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAN.

CROWN ROADS AS SHOWN HEREON ARE DESIGNATED FOR PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS AN EASEMENT TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVE CROWNED AND UNDERGROUND UTILITIES.

TITLE TO THE LAND OF ALL CROWN AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS HEREBY REFERRED TO HEREIN.

NO \_\_\_\_\_ IN THE OFFICE OF THE PIMA COUNTY RECORDER, THE ASSOCIATION SHALL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUED TAXES AND LIABILITY FOR THE CROWN AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRIVeways, PRIVATE PARKS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

FEDERAL NATIONAL TITLE AGENCY, INC., AN ASSOCIATION COMPOSED AS TRUSTEE UNDER PIMA COUNTY NO. 061007, AS TRUSTEE ONLY AND NOT IN ITS CORPORATE CAPACITY.

BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

THE BENEFICIARY OF FIDELITY NATIONAL TITLE AGENCY, INC.,  
AN ARIZONA CORPORATION, TRUST NO. 60,097 IS:  
PACIFIC INCOME PROPERTIES, I.L.C.,  
AN ARIZONA LIMITED LIABILITY COMPANY  
8710 N. THORNDALE RD., SUITE 120  
TUCSON, AZ 85742  
ATTN: DAN LEUNG  
(520)408-2300

STATE OF ARIZONA                 ) NO. \_\_\_\_\_  
COUNTY OF PIMA                 ) SS FEE. \_\_\_\_\_

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PRESSDO ENGINEERING, INC., ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN SEQUENCE NO. \_\_\_\_\_ OF PIMA COUNTY RECORDS.

SF: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY RECORDER

THE BASIS OF ELEVATION FOR THIS SUBDIVISION IS THE "THORNBY" CHISELED CROSS ON THE NORTHWEST CORNER OF THE NORTHERLY GAS VALVE 95 FEET SOUTH OF THE MACEY ROAD EP. 55 FEET WEST OF THORNDALE ROAD EP. SAID ELEVATION BEING : 2328.09 MAMO 88L

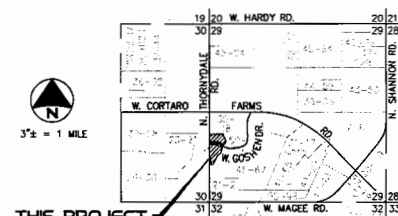
THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29 PER THE PLAT OF THORNTONDALE ACRES BOOK 30, PAGE 18 MAP. BEARING OF SAID LINE BEING: S 00°19' W

1. ZONING IS TR.
2. THERE WILL BE NO FURTHER SUBORDINATE OR LOT SPLITTING WITHOUT THE WRITTEN APPROVAL OF THE BOARD OF SUPERVISORS.
3. A PORTION OF THIS PROJECT LIES WITHIN THE SCENIC ROUTES AREA OF APPLICABILITY PER SECTION 18.7.040.
4. A CONDITIONAL LETTER OF MAP REVISION, CASE NO. 07-08-1040R, PROTECTED BY COURT DECREE, DATED OCTOBER 24, 2006, WAS SUBMITTED TO THE REGIONAL FLOOD CONTROL DISTRICT, REQUESTING THEM TO FILE AN EMINENT DOMAIN PETITION. THE CLAIMANT REQUESTS THE REGIONAL FLOOD CONTROL DISTRICT TO FILE AN EMINENT DOMAIN PETITION ON FEBRUARY 22, 2008. REGARDLESS THE CLAIMANT DOES NOT GUARANTEE THAT THE BUILDINGS SHOWN ON THIS PLAN WILL BE REMOVED FROM THE FLOOD PLANNING. THE BUILDINGS SHOWN HAVE MINOR FLOODING FLOOD DAMAGE. A MINIMUM OF 20 FEET ABOVE THE BASE FLOOD ELEVATION AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR ALL STRUCTURES. FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS A CONDITION OF A FEDERALLY-SUPPORTED MORTGAGE OR LOAN THAT IS SECURED BY A BUILDING LOCATED WITHIN THE EFFECTIVE FLOOD PLANNING.
5. BANK PROTECTION AND DRAINAGE IMPROVEMENTS FOR DISCHARGE PROTECTION INCLUDING OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE INSPECTED AND APPROVED PRIOR TO THE RELEASE OF ASSURANCES AND PLAN REVISIONS.
6. MAINTAINED SEWERAGE/CANAL SYSTEMS (1999-ETC AND 2005-TC2) THAT INTERSECT THIS PLAN, WERE SHOWN TO COMBINATION "A", AS SHOWN ON THE PLAN FOR CANTONMENT CROSSING (BAY 50, PAGE 8) ELEVATION, THEREFORE OFFICE FLOOD PROTECTION (F1757-002) WILL NOT IMPACT BY REGULATED PERMANENT IMPROVEMENT.

○	FOUND 1/2" IRON PIN TAGGED RLS. 19316 OR OTHER MONUMENT AS NOTED
△	FOUND 2" IRON SURVEY MONUMENT IN HAND HOLE, PUNCH MARK ONLY, NO STAMP
□	FOUND BRASS CAPTAIN SURVEY MONUMENT STAMPED RLS 19316 OR OTHER MONUMENT/NUMBER AS NOTED
●	INDICATES 1/2" IRON PIN TAGGED BY AN IRONMAN RLS. BE SET UPON COMPLETION OF CONSTRUCTION
■	INDICATES 1/2" IRON PIN TO BE RESET BY AN IRONMAN RLS. UPON COMPLETION OF CONSTRUCTION
■	INDICATES BRASS IRON SURVEY MONUMENTS TO BE SET BY AN IRONMAN RLS. UPON COMPLETION OF CONSTRUCTION
---	PROPOSED 100-YR FLOODPLAIN LIMITS AND EROSION HAZARD SETBACK
---	EFFECTIVE 100-YR FLOODPLAIN LIMITS (LOWR CODE NO. 12-01491P, EFFECTIVE DATE MAY 8, 2012)
---	INDICATES SUBDIVISION BOUNDARY
---	INDICATES DISSENT LINE
---	INDICATES CENTERLINE OF PAVE
---	SIGHT VISIBILITY TRIANGLE
L2	INDICATES LINE NUMBER (SEE TABLE ON SHT. 2)
C12	INDICATES CURVE NUMBER (SEE TABLE ON SHT. 2)
(M)	MEASURED DIMENSION
(C)	CALCULATED DIMENSION
(R1)	RECORD DIMENSION PER B.C. 30, PG. 18, 8AP
(RAD)	RADIAL BEARING
(R1)	RECORD DIMENSION PER B.C. 21, PG. 2, 8AP
13	INDICATES DISSENT NOTE (SEE SHT. 2 FOR DISSENT NOTES)
→	BEARING/DISTANCE TO POINT ON OTHER SECTION
FP1	INDICATES 100-YEAR FLOOD PLUME LIMIT LINE NUMBER (SEE TABLE ON SHT. 2)
F23	INDICATES FEMA FLOOD ZONE 'X' LIMIT LINE NUMBER (SEE TABLE ON SHT. 2)
SVT	INDICATES SIGHT VISIBILITY TRIANGLE LIMITS
EE4	ELECTRIC DRAINAGE LINE NUMBER (SEE TABLE ON SHT. 2)

LOTS 1-60 AND COMMON AREAS  
 "A" (PRIVATE DRIVEWAYS), "B" (RECREATION AREA NO. 1),  
 "C" (OPEN SPACE, DRAINAGE AND RECREATION AREAS NOS. 2 & 3), "D" (DRAINAGE FACILITIES), AND  
 "E" (OPEN SPACE AND DRAINAGE ACCESS)  
 BEING A RE-SUBDIVISION OF THERMIDORE OFFICE PARK FINAL PLAT CONDOMINIUM UNITS 1-24 AND  
 COMMON AREAS "A" & "B" AS RECORDED IN BK. 63, PG. 3, MAP, BEING A PORTION OF THE SW  
 1/4 OF SEC. 29, TOWNSHIP 12-SOUTH, RANGE 13-EAST, CASSADILLA TWP. CO. ARIZONA.

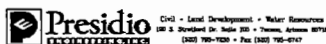
REFERENCE: P187P00015, P18SC00030, P1207-002, P1206-106, P1203-101, C09-73-85 & C09-59-43  
AUGUST 28, 2019 SCALE:  
PRESIDIO JOB No. 103025-06-0106 SHEET 1 OF 5



THIS PROJECT 31 32 W. MAGEE RD. 32 33

**LOCATION MAP**

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29,  
T-12-S, R-13-E, G. & S.R.M., PIMA COUNTY, ARIZONA



LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
L1	S 60°00'00" E	20.60'
L2	S 03°17'03" E	23.53'
L3	N 30°00'00" E	11.75'
L4	S 89°56'41" E	30.42'
L5	S 66°03'09" E	8.21'
L6	S 23°43'45" W	20.17'
L7	S 66°03'09" E	17.15'
L8	N 30°00'00" E	1.82'
L9	S 30°00'00" W	8.05'
L10	S 30°00'00" W	2.88'
L11	N 61°16'33" W	7.32'
L12	N 28°43'27" E	13.76'

CURVE DATA TABLE (MASTER LIST)			
NUMBER	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	108.97'	208.50'	29°56'41"
C3	55.11'	208.50'	15°08'41"
C4	53.86'	208.50'	14°48'00"
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"
C7	28.27'	18.00'	89°58'48"
C8	35.66'	18.00'	113°35'01"
C9	28.48'	20.00'	81°34'51"
C10	29.19'	20.00'	83°37'08"
C11	22.50'	20.00'	64°27'11"
C12	6.69'	20.00'	19°09'57"
C13	30.28'	18.00'	96°22'52"
C14	24.35'	15.50'	90°00'00"
C15	31.42'	20.00'	90°00'00"
C16	22.50'	20.00'	64°27'11"
C17	8.92'	20.00'	25°32'49"
C18	31.42'	20.00'	90°00'00"
C19	28.49'	20.00'	84°29'28"
C20	1.92'	20.00'	93°03'32"
C21	39.27'	25.00'	90°00'00"
C22	50.11'	120.17'	23°53'32"
C23	31.42'	20.00'	90°00'00"
C24	7.33'	5.00'	83°56'51"
C25	28.29'	18.00'	90°03'19"
C26	15.70'	10.00'	89°56'41"
C27	15.84'	70.00'	125°7'50"
C28	19.72'	13.00'	86°55'22"
C29	31.42'	20.00'	90°00'00"
C30	13.94'	87.50'	9°07'47"
C31	20.16'	93.17'	12°23'53"
C32	26.82'	45.00'	34°09'04"
C33	27.76'	75.00'	21°12'20"
C34	6.82'	26.33'	14°50'03"
C35	8.25'	45.00'	10°30'28"
C36	0.75'	45.00'	0°57'18"
C37	39.27'	25.00'	90°00'00"
C38	5.89'	67.50'	4°59'46"
C39	66.30'	67.50'	56°16'46"
C40	72.19'	67.50'	61°16'33"
C41	27.49'	37.50'	42°00'04"
C42	34.42'	75.00'	26°17'50"

ELECTRIC EASEMENT LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
EE1	N 51°48'28" W	9.71'
EE2	N 00°02'07" E	46.59'
EE3	S 89°57'53" E	10.00'
EE4	N 00°02'07" E	10.00'
EE5	S 89°57'53" E	30.97'
EE6	N 04°00'59" W	10.03'
EE7	N 89°57'53" W	30.26'
EE8	N 00°02'07" E	10.00'
EE9	N 89°57'53" W	20.00'
EE10	S 00°02'07" W	81.45'
EE11	S 51°48'28" E	1.84'

FEMA ZONE LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FZ1	S 15°11'09" W	10.41'
FZ2	S 02°45'57" W	19.43'
FZ3	S 03°13'37" W	42.19'
FZ4	S 47°33'28" W	6.44'
FZ5	S 51°15'37" W	27.96'
FZ6	S 42°26'02" W	31.59'
FZ7	S 45°37'27" W	10.14'
FZ8	S 23°29'19" W	86.72'
FZ9	S 21°48'05" W	17.84'
FZ10	S 59°49'16" E	86.47'
FZ11	S 59°51'03" E	76.90'
FZ12	S 34°30'10" W	2.91'
FZ13	S 63°26'06" W	11.95'
FZ14	S 65°43'18" W	32.23'
FZ15	S 60°02'51" W	24.60'
FZ16	S 29°12'27" W	9.09'
FZ17	S 30°25'33" W	18.27'
FZ18	S 46°35'03" W	24.78'
FZ19	S 67°50'40" W	11.27'
FZ20	S 75°02'56" W	29.43'
FZ21	S 80°38'23" W	11.53'
FZ22	S 82°59'32" W	18.95'
FZ23	N 84°26'49" W	11.30'
FZ24	N 67°31'38" W	16.84'
FZ25	N 50°20'25" W	12.58'
FZ26	N 07°30'10" W	20.58'
FZ27	N 24°10'45" W	11.75'
FZ28	N 12°16'58" W	12.63'
FZ29	N 37°04'40" W	55.15'
FZ30	N 33°58'09" W	35.57'
FZ31	N 34°16'27" W	37.40'
FZ32	N 16°35'49" W	15.10'
FZ33	N 08°49'29" W	7.31'

FLOOD PLAIN LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
FP1	S 24°39'49" E	142.09'
FP2	S 28°50'54" W	124.74'
FP3	S 40°30'24" W	6.32'
FP4	S 20°37'28" W	147.93'
FP5	S 55°12'07" W	108.82'
FP6	S 23°45'20" W	109.85'
FP7	S 27°21'52" W	15.07'
FP8	S 27°21'52" W	53.26'
FP9	S 28°53'36" W	13.15'
FP10	S 28°53'36" W	73.44'
FP11	S 67°48'06" W	58.47'

PUBLIC UTILITY EASEMENT LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
PUL1	N 00°03'19" E	8.00'
PUL2	S 89°56'41" E	6.00'
PUL3	N 89°56'41" W	6.00'
PUL4	N 00°03'19" E	5.00'
PUL5	N 89°57'53" W	8.00'
PUL6	N 00°02'07" E	6.00'
PUL7	S 00°02'07" W	6.00'
PUL8	N 89°57'53" W	10.00'
PUL9	N 00°02'07" E	6.00'
PUL10	S 00°02'07" W	6.00'
PUL11	N 89°57'53" W	20.00'
PUL12	N 00°02'07" E	6.00'
PUL13	S 00°02'07" W	6.00'
PUL14	N 89°57'53" W	10.00'
PUL15	N 00°02'07" E	6.00'
PUL16	S 00°02'07" W	6.00'
PUL17	N 89°57'53" W	15.00'
PUL18	N 00°02'07" E	6.00'
PUL19	S 00°02'07" W	6.00'
PUL20	N 89°57'53" W	10.00'
PUL21	N 00°02'07" E	6.00'
PUL22	S 00°02'07" W	6.00'
PUL23	N 89°57'53" W	5.00'
PUL24	S 60°00'00" E	5.00'
PUL25	S 30°00'00" W	6.00'
PUL26	N 30°00'00" E	6.00'
PUL27	S 60°00'00" E	10.00'
PUL28	S 30°00'00" W	6.00'
PUL29	N 30°00'00" W	6.00'
PUL30	N 30°00'00" E	10.00'
PUL31	S 60°00'00" E	6.00'
PUL32	N 60°00'00" W	7.24'
PUL33	N 30°00'00" E	5.00'
PUL34	S 30°00'00" W	8.00'
PUL35	N 60°00'00" W	9.04'
PUL36	N 60°00'00" W	6.00'
PUL37	N 30°00'00" E	10.00'
PUL38	S 60°00'00" E	6.00'
PUL39	N 30°00'00" E	8.00'
PUL40	N 60°00'00" W	7.99'

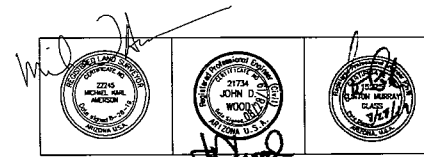
PUBLIC UTILITY EASEMENT LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
PUL41	S 60°00'00" E	6.04'
PUL42	N 30°00'00" E	10.00'
PUL43	N 60°00'00" W	7.16'
PUL44	S 89°57'53" E	6.55'
PUL45	S 00°02'07" W	10.00'
PUL46	N 89°57'53" W	10.91'
PUL47	S 89°57'53" E	10.72'
PUL48	S 00°02'07" W	9.00'
PUL49	N 00°02'07" E	10.00'
PUL50	S 89°57'53" E	11.49'
PUL51	N 89°57'53" W	6.00'
PUL52	N 00°03'19" E	9.00'
PUL53	N 89°56'41" W	7.00'
PUL54	N 00°03'19" E	6.00'
PUL55	S 00°03'19" W	6.00'
PUL56	S 89°56'41" E	10.00'
PUL57	S 00°03'19" W	6.00'
PUL58	N 00°03'19" E	6.00'
PUL59	S 89°56'41" E	5.00'
PUL60	N 00°00'00" E	8.07'
PUL61	N 89°57'53" E	8.00'
PUL62	N 90°00'00" W	6.00'
PUL63	N 00°00'00" E	10.00'
PUL64	N 90°00'00" E	6.00'
PUL65	N 90°00'00" W	6.00'
PUL66	N 00°00'00" E	15.50'
PUL67	N 90°00'00" E	6.00'
PUL68	N 90°00'00" W	6.00'
PUL69	N 00°00'00" E	10.00'
PUL70	N 90°00'00" E	6.00'
PUL71	N 90°00'00" W	6.16'
PUL72	N 00°00'00" E	8.00'
PUL73	N 90°00'00" W	6.00'
PUL74	N 00°00'00" E	10.00'
PUL75	N 90°00'00" E	6.00'
PUL76	N 90°00'00" W	6.00'
PUL77	N 00°03'19" E	10.00'
PUL78	S 55°01'17" W	5.00'
PUL79	N 34°56'43" W	6.00'
PUL80	S 34°58'43" E	6.00'

PUBLIC UTILITY EASEMENT LINE DATA TABLE (MASTER LIST)		
NUMBER	BEARING	DISTANCE
PUL81	S 55°01'17" W	5.00'
PUL82	N 20°52'13" E	5.00'
PUL83	S 69°07'47" E	6.00'
PUL85	N 20°52'13" E	10.00'
PUL86	S 69°07'47" E	6.00'
PUL87	N 69°07'47" W	6.00'
PUL88	N 20°52'13" E	9.00'
PUL89	S 20°52'13" W	7.00'
PUL90	N 69°07'47" W	7.00'
PUL91	N 69°07'47" W	6.00'
PUL92	N 20°52'13" E	10.00'
PUL93	S 69°07'47" E	6.00'
PUL94	N 69°07'47" W	6.00'
PUL95	N 20°52'13" E	7.00'
PUL96	N 61°16'33" W	6.00'
PUL97	N 28°43'27" E	10.00'
PUL98	S 61°16'33" E	6.00'
PUL99	N 61°16'33" W	6.00'
PUL100	N 28°43'27" E	16.00'
PUL101	S 61°16'33" E	6.00'

PUBLIC UTILITY EASEMENT CURVE DATA TABLE (MASTER LIST)			
NUMBER	LENGTH	RADIUS	DELTA
PUC1	15.54'	14.00'	63°35'20"
PUC2	8.51'	14.00'	34°49'48"
PUC3	17.94'	33.50'	30°40'47"
PUC4	0.63'	16.00'	2°14'19"

☐ NEW EASEMENT KEYNOTES  
(MASTER LIST)

- NEW 5' PRIVATE GROSS DRAINAGE EASEMENT TO BE GRANTED BY THIS PLAT.
- NEW 1' NO ACCESS EASEMENT TO BE GRANTED BY THIS PLAT.
- NEW VARYING WIDTH (4' MINIMUM) PUBLIC UTILITY EASEMENT TO BE GRANTED BY THIS PLAT.
- NEW VARYING WIDTH (10' MINIMUM) ELECTRIC EASEMENT TO TUSSON ELECTRIC POWER TO BE GRANTED BY THIS PLAT.
- NEW 10' ELECTRIC EASEMENT TO TUSSON ELECTRIC POWER TO BE GRANTED BY THIS PLAT.



IN COMPLIANCE WITH CERTIFICATION STATEMENT SHOWN ON SHEET 1

## FINAL PLAT FOR THORNYDALE PARK

LOTS 1-EO AND COMMON AREAS  
"A" (PRIVATE DRIVEWAYS), "B" (RECREATION AREA NO. 1), "C" (OPEN SPACE, DRAINAGE AND RECREATION AREAS NO. 2 & 3), "D" (DRAINAGE FACILITIES), AND "E" (OPEN SPACE AND DRAINAGE ACCESS)  
BEING A RE-SUBDIVISION OF THORNYDALE OFFICE PARK FINAL PLAT CONDOMINIUM UNITS 1-24 AND COMMON AREAS 7' & 10' AS RECORDED IN BK. 52 PG. 3, MAP BEING A PORTION OF THE SR 1/4 of SEC. 29, TOWNSHIP 12-N, RANGE 13-E, COUNTY OF GILBERT, PIMA COUNTY, ARIZONA.

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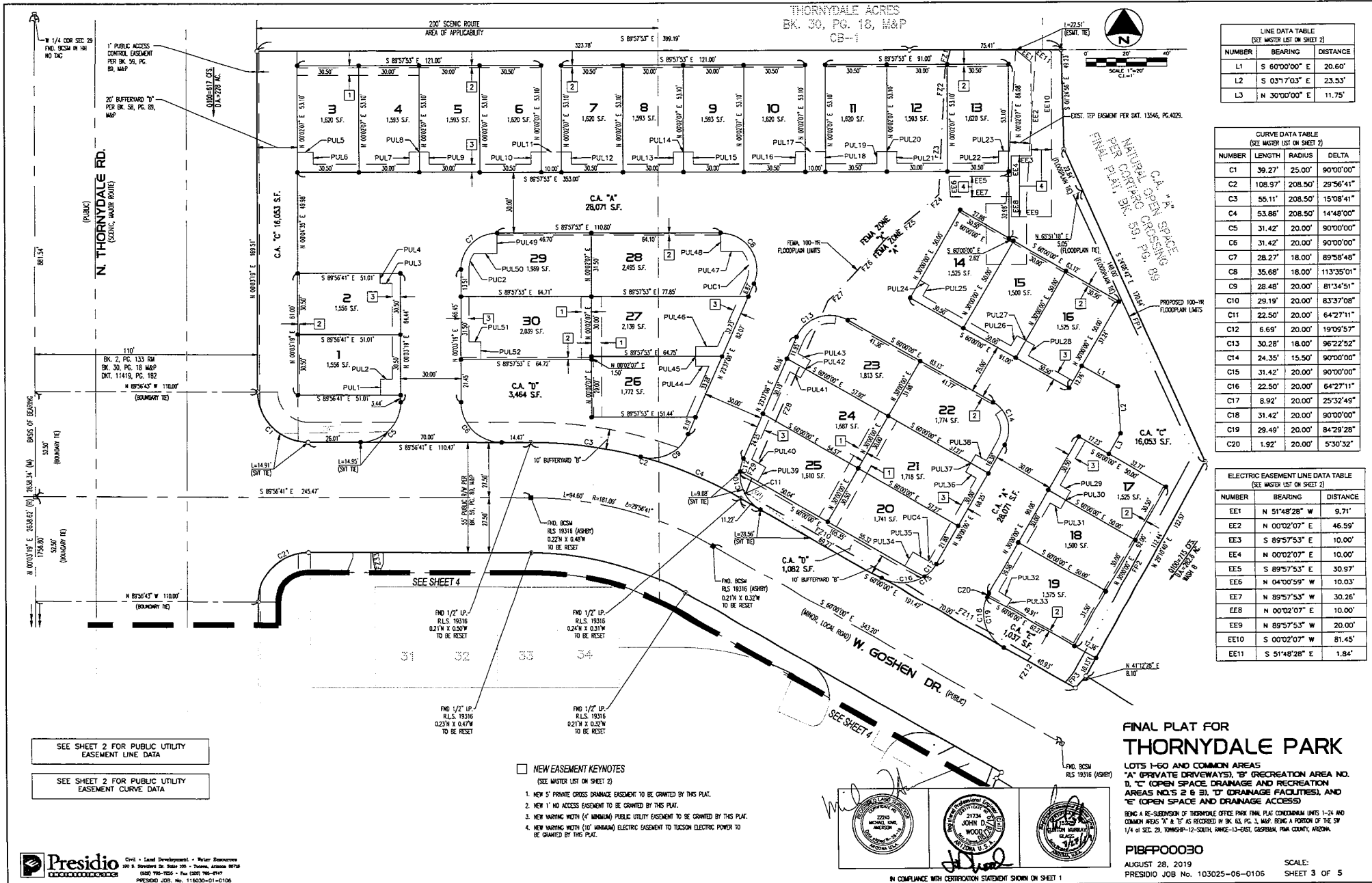
AUGUST 28, 2019  
PRESIDIO JOB No. 103025-06-0106

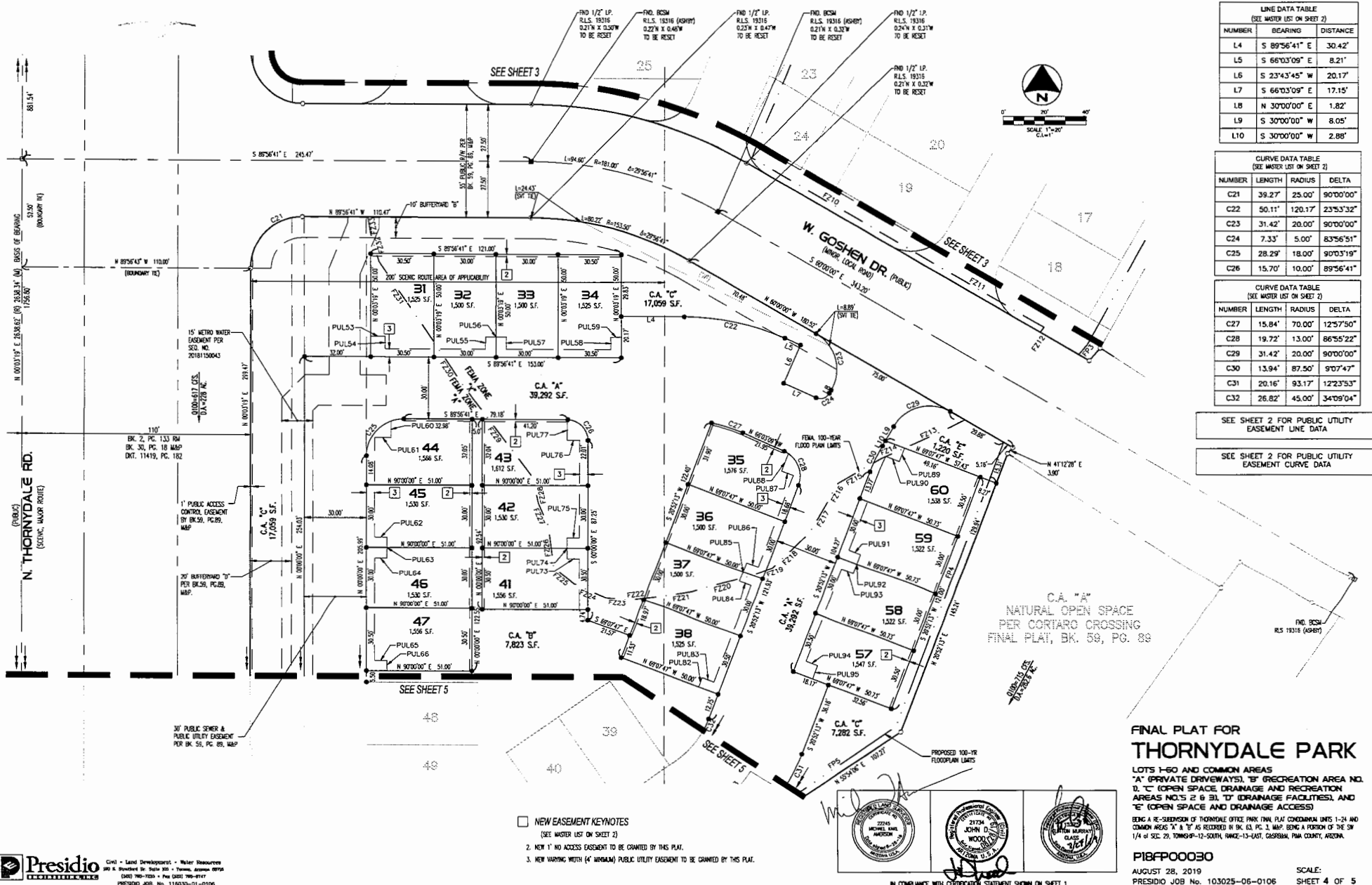
SHEET 2 OF 5

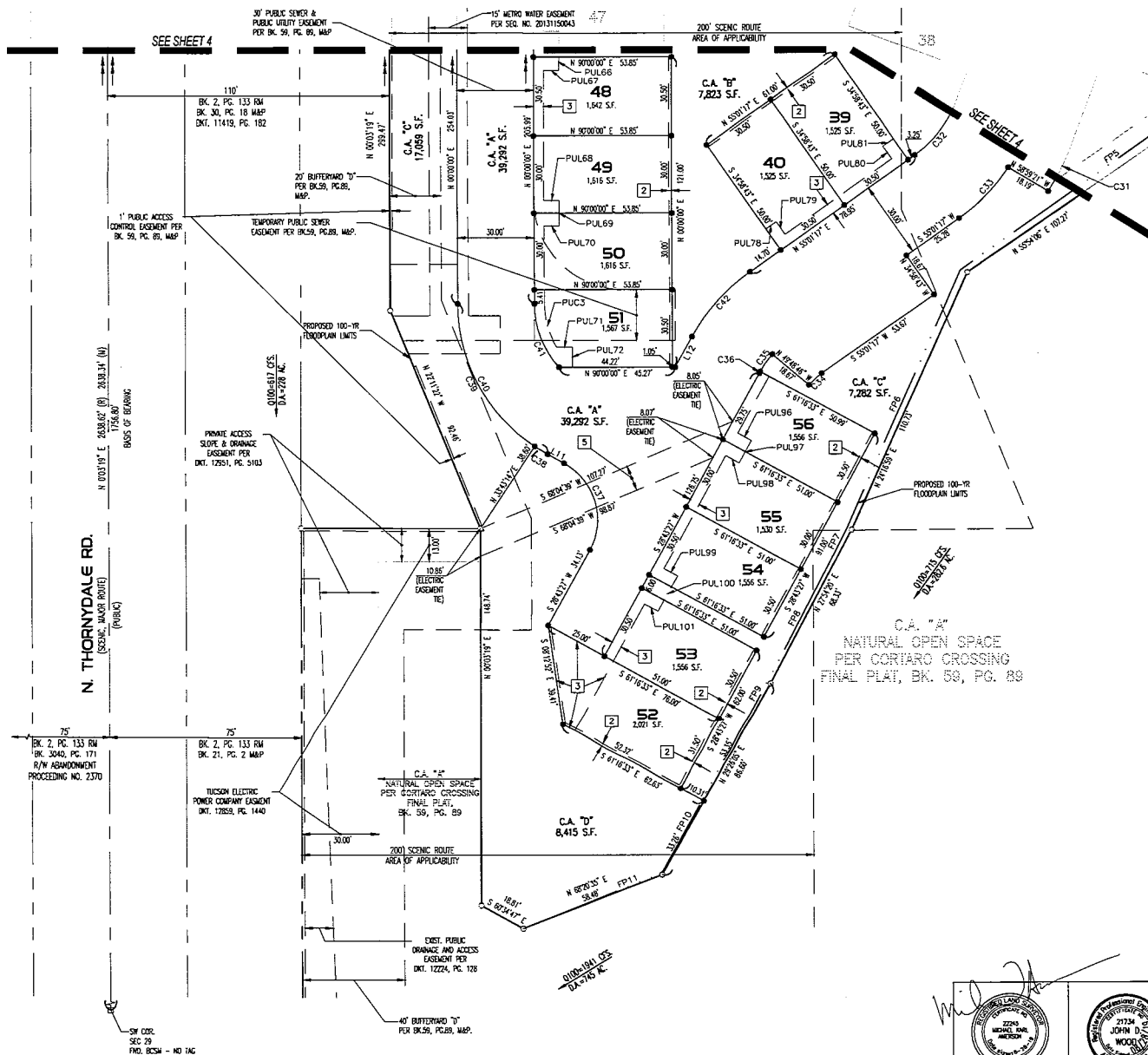
SEQ. NO.

SEQ. NO.









LINE DATA TABLE  
(SEE MASTER LIST ON SHEET 2)

NUMBER	BEARING	DISTANCE
L11	N 61°16'33" W	7.32'
L12	N 28°43'27" E	13.76'

CURVE DATA TABLE  
(SEE MASTER LIST ON SHEET 2)

NUMBER	LENGTH	RADIUS	DELTA
C31	20.16'	93.17'	12°23'53"
C32	26.82'	45.00'	34°09'04"
C33	27.76'	75.00'	21°12'20"
C34	6.82'	26.33'	14°50'03"
C35	8.25'	45.00'	10°30'28"
C36	0.75'	45.00'	0°57'18"
C37	39.27'	25.00'	90°00'00"
C38	5.89'	67.50'	4°59'46"
C39	66.30'	67.50'	56°16'46"
C40	72.19'	67.50'	61°16'33"
C41	27.49'	37.50'	42°00'04"
C42	34.42'	75.00'	26°17'50"

SEE SHEET 2 FOR PUBLIC UTILITY  
EASEMENT LINE DATA

SEE SHEET 2 FOR PUBLIC UTILITY  
EASEMENT CURVE DATA

☐ NEW EASEMENT KEYNOTES

- (SEE MASTER LIST ON SHEET 2)
- NEW 1' NO ACCESS EASEMENT TO BE GRANTED BY THIS PLAT.
  - NEW 1/4" MINIMUM PUBLIC UTILITY EASEMENT TO BE GRANTED BY THIS PLAT.
  - NEW 10' ELECTRIC EASEMENT TO TUCSON ELECTRIC POWER TO BE GRANTED BY THIS PLAT.

# FINAL PLAT FOR THORNYDALE PARK

LOTS 1-50 AND COMMON AREAS  
"A" (PRIVATE DRIVEWAYS), "B" (RECREATION AREA NO. 1), "C" (OPEN SPACE, DRAINAGE AND RECREATION AREAS NO. 2 & 3), "D" (DRAINAGE FACILITIES), AND "E" (OPEN SPACE AND DRAINAGE ACCESS)

BEING A RE-SUBDIVISION OF THORNYDALE OFFICE PARK FINAL PLAT (CONDOMINIUM UNITS 1-24 AND COMMON AREAS "A" & "B" AS RECORDED IN BK. 63, PG. 3, MAP, BEING A PORTION OF THE SW 1/4 of SEC. 29, TOWNSHIP 12-SOUTH, RANGE 13-EAST, GAVESIMA, PIMA COUNTY, ARIZONA.

PI8P00030

AUGUST 28, 2019  
PRESIDIO JOB No. 103025-06-0106

SHEET 5 OF 5

