



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 17th, 2019

Title: FINAL PLAT (P19FP00010) TUCSON MOUNTAIN RANCH PHASE III, LOTS 183 - 270 AND COMMON AREAS "A, B & C".

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: 724-6490

Department Director Signature/Date:

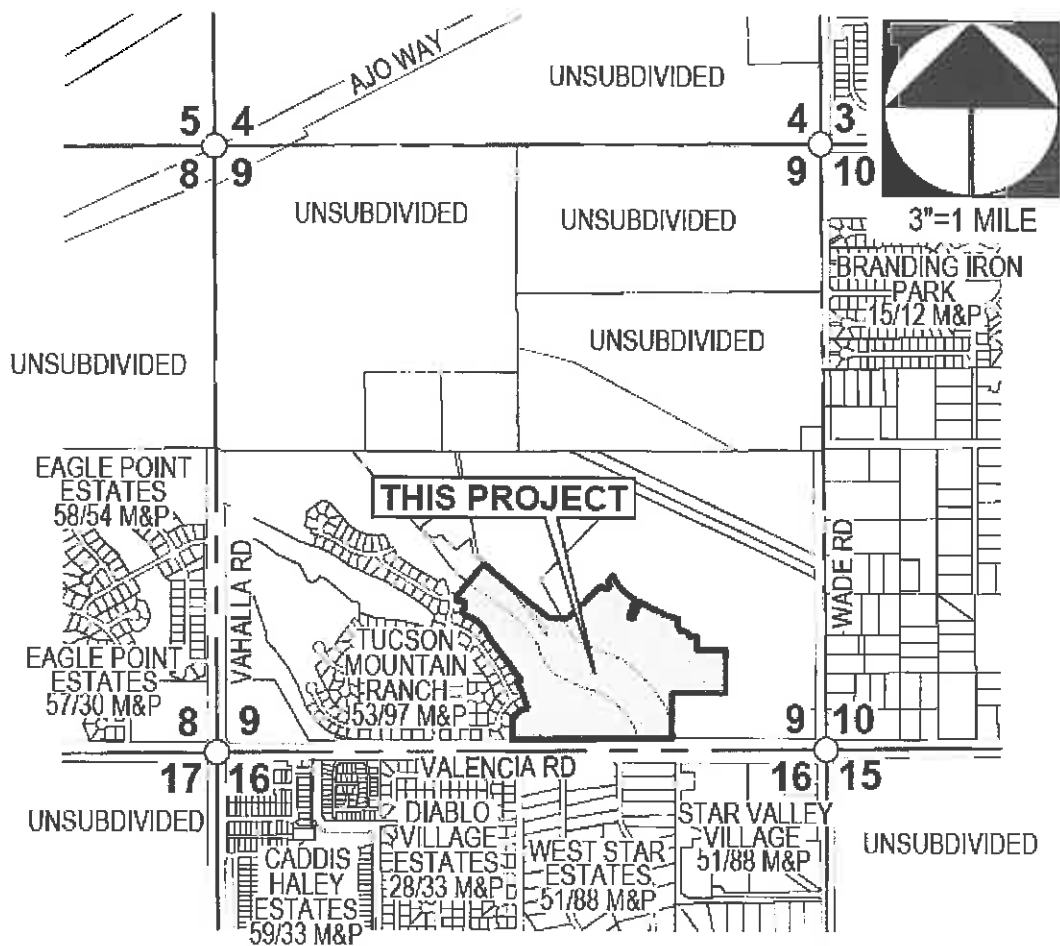
Lauren A. Ortega 11/26/19

Deputy County Administrator Signature/Date:

[Signature] 11/26/19

County Administrator Signature/Date:

[Signature] 11/27/2019



LOCATION MAP

A PORTION OF SOUTH HALF OF SECTION 9, T15S, R12E, G&SRM
PIMA COUNTY, ARIZONA

P19FP00010

TUCSON MOUNTAIN RANCH

LOTS 183-270 & COMMON AREAS "A, B & C"

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
[P19FP00010]

THIS AGREEMENT is made and entered into by and between Tucson Mountain Ranch, LLC, an Arizona limited liability company or successors in interest ("Subdivider"), Title Security Agency, LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 201932-S; 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 TUCSON MOUNTAIN RANCH PHASE III LOTS 183-270, AND COMMON AREA "A" (NATURAL OPEN SPACE), COMMON AREA "B" (LANDSCAPE) AND COMMON AREA "C" (DRAINAGE) 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.

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.

SIGNATURES ON NEXT PAGE

PIMA COUNTY, ARIZONA

SUBDIVIDER: Tucson Mountain Ranch, LLC,
an Arizona limited liability company

Chairman, Board of Supervisors

By: [Signature]
Gus Fotinos, as Trustee of the Ted Michael
Fotinos Exempt Trust c/u/a/d October 26,
2015, as Member

ATTEST:

By: [Signature]
Gus Fotinos, as Trustee of the Ivanna Marie
Fotinos Exempt Trust c/u/a/d October 15,
2015, as Member

Clerk of the Board

TRUSTEE: Title Security Agency, LLC, a
Delaware limited liability company, as Trustee
under Trust No 201932-S, and not in its
corporate capacity

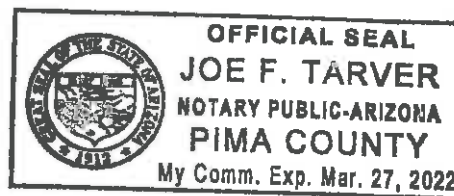
By: [Signature]
Diane L. Sloane
Its: Trust Officer _____

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 7th day of October, 2019,
by Gus Fotinos of Gus Fotinos, as Trustee of the Ted Fotinos Exempt Trust c/u/a/d October 26,
2015 and Gus Fotinos, as Trustee of the Ivanna Marie Fotinos Exempt Trust c/u/a/d dated
October 26, 2015 ("Subdivider"),.

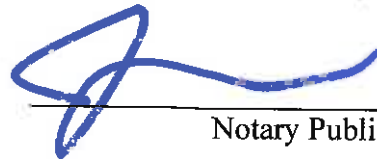
My Commission Expires:

[Signature]
Notary Public



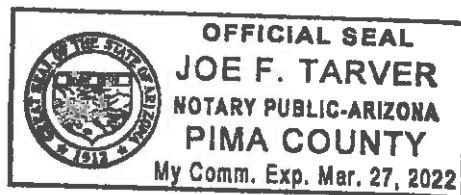
STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 7th day of October, 2019,
by Diane L. Sloane of Title Security Agency, LLC ("Trustee"), A Delaware limited liability
company, as Trustee under Trust NO 201932-S.



Notary Public

My Commission Expires:



DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE HEREBY DEDICATE TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT DRAINAGE FACILITIES, DETENTION BASINS, CHANNELS OR OTHER NECESSARY DRAINAGE INFRASTRUCTURE.

WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM AND AGAINST 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.

PRIVATE DRAINAGEWAYS AND COMMON AREAS A, B, & C SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREAS BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED TO PIMA COUNTY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, DRAINAGE INFRASTRUCTURE, UNDERGROUND PUBLIC AND PRIVATE 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. EACH AND EVERY OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST No. 201932-S, AS TRUSTEE ONLY AND NOT OTHERWISE.

BY: [Signature] 11/25/19
TRUST OFFICER: DATE

BENEFICIARY OF TRUST No. 201932-S
Tucson Mountain Ranch LLC
c/o Title Security Agency, LLC
2730 E. BROADWAY BLVD, STE 100
Tucson AZ. 85716

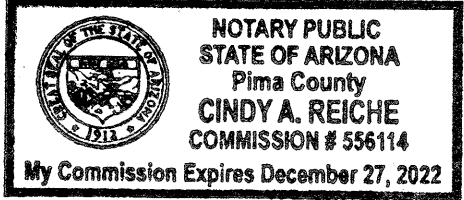
ACKNOWLEDGEMENT

STATE OF ARIZONA) FEE _____
JSS
COUNTY OF PIMA) No. _____

ON THIS, THE 25 DAY OF Nov, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, [Signature] WHO ACKNOWLEDGED HIMSELF TO BE TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY HIMSELF AS TRUST OFFICER.

12-21-2022
MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC



ASSURANCES

ASSURANCES IN THE FORM OF THIRD PARTY TRUST AGREEMENT, TRUST No. 201932-S FROM TITLE SECURITY AGENCY, LLC AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

CHAIRMAN, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

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 THE ____ DAY OF _____, 2019

CLERK, BOARD OF SUPERVISORS

DATE

The WLB Group

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in Tucson, Phoenix,
Flagstaff, AZ, and Las Vegas, NV.
4444 East Broadway
Tucson, Arizona (520) 881-7480

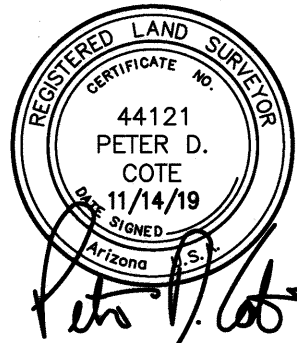
SHEET INDEX

- 1 COVER SHEET
- 2 PROJECT SITE LAYOUT
- 3-8 PLAN SHEETS
- 9-10 TABLES AND DETAIL

CERTIFICATION

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

PETER D. COTE, R.L.S., No. 44121



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

DAVID W. LITTLE, P.E., No. 36234



RECORDING DATA

STATE OF ARIZONA) FEE _____
JSS
COUNTY OF PIMA) No. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC., ON THIS DAY OF _____, 2019, AT _____ M. IN SEQUENCE NO. _____, THEREOF.

F. ANN RODRIGUEZ, PIMA COUNTY RECORDER

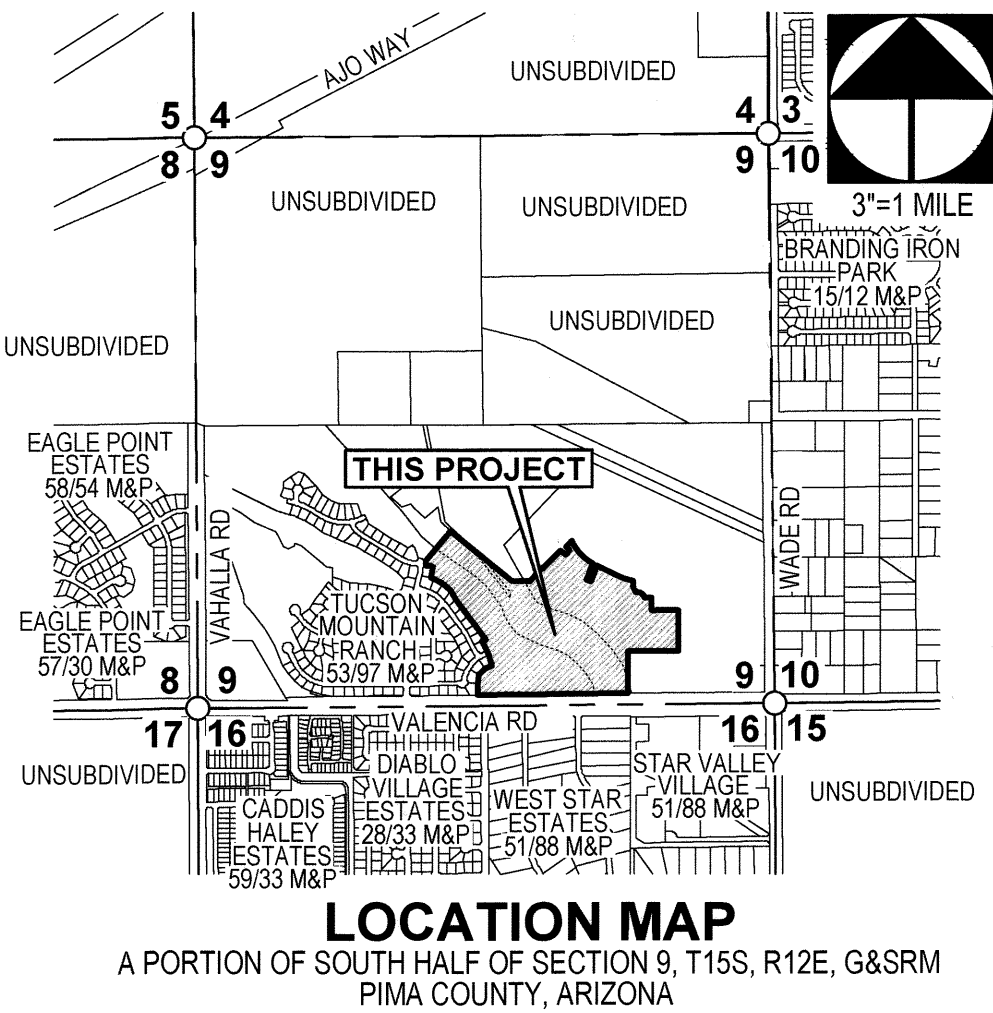
BY: _____
DEPUTY FOR PIMA COUNTY RECORDER

GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS 49.13 ACRES.
COMMON AREA "A" = 16.879 ACRES
COMMON AREA "B" = 0.312 ACRES
COMMON AREA "C" = 9.315 ACRES
TOTAL AREA OF LOTS IS 16.254 ACRES
TOTAL AREA OF NEW PUBLIC STREETS IS 6.367 ACRES
- TOTAL NUMBER OF LOTS IS 88 (1.80 UNITS PER ACRE)
- ALL STREETS ARE PUBLIC. TOTAL LENGTH OF NEW PUBLIC STREETS IS 1.06 MILES.
- ZONING FOR THIS PROJECT IS CMH-1, SINGLE RESIDENCE ZONE (CLUSTER).
- THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 8,046 SQ. FT. OR 0.1847 ACRES
MINIMUM LOT SIZE SHOWN IS 6,600 SQ. FT. OR 0.1515 ACRES
MAXIMUM LOT SIZE SHOWN IS 12,484 SQ. FT. OR 0.2861 ACRES
- NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF PIMA COUNTY.
- THE BASIS OF BEARING FOR THIS PROJECT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 12 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, BETWEEN THE FOUND BRASS CAPPED SURVEY MONUMENT AT THE SOUTHEAST CORNER AND THE FOUND BRASS CAPPED SURVEY MONUMENT AT THE SOUTH QUARTER CORNER THEREOF. SAID BEARING BEING: S89°49'11"W
- MAINTENANCE OF EASEMENTS WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE OF EASEMENTS WITHIN THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
- METRO WATER SHALL BE THE WATER SERVICE PROVIDER.
- INTERIOR PROPERTY CORNERS AND CENTERLINE MONUMENTATION SHALL BE SET 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 PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES.
- NO FINAL INSPECTION FOR ANY LOT WITHIN THIS SUBDIVISION SHALL BE APPROVED UNTIL A BUILDING CODES OFFICIAL HAS VERIFIED THAT CONSTRUCTION ON THE LOT IS COMPLETE AND SIDEWALKS HAVE BEEN INSTALLED, PROPERTY LINE TO PROPERTY LINE.
- THE AREA BETWEEN THE 100 YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOOD PLAIN MANAGEMENT AS APPROVED BY THE COUNTY ENGINEER.
- COMMON AREA "A" SHALL BE PERMANENTLY DESIGNATED AS NATURAL OPEN SPACE PER THIS PLAT.
- AMOUNT OF REGULATED RIPARIAN HABITAT DISTURBED BY THIS PROJECT DOES NOT REQUIRE A RIPARIAN MITIGATION PLAN.
- MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 32 INCHES AND 72 INCHES ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN TRAILS SHOWN PER THE PIMA COUNTY DESIGN REVIEW COMMITTEE DECISION LETTER DATED DECEMBER 23, 2015 REFERENCE CASE NUMBER Co20-14-05 ARE NATURAL EARTHEN PATHWAYS, NON SPECIFIC IN LOCATION OR WIDTH AND ARE SHOWN IN A GENERAL LOCATION ONLY.

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- 100 YR. FLOOD LINE
- EROSION HAZARD SET-BACK LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- MATCH LINE
- 1/2" IRON PARCEL PIN TO BE SET BY AN RLS
- FOUND PROPERTY CORNER "RLS 23379" OR AS NOTED
- SECTION CORNER / QUARTER SECTION CORNER
- BRASS CAPPED CENTERLINE MONUMENT TO BE SET BY AN RLS
- PUBLIC UTILITY EASEMENT
- EROSION HAZARD SETBACK
- FLOOD LINE
- XERORIPARIAN CLASS 'C'
- INDICATES DRIVEWAY ACCESS LOCATION



PERMITTING NOTES

- THIS PROJECT IS SUBJECT TO THE DESIGN REVIEW COMMITTEE CLUSTER SUBDIVISION PLAN AS APPROVED ON OCTOBER 15, 2015, CASE NUMBER Co20-14-05.
- BUILDING SETBACKS:

	LOT STANDARDS	
	6,600 SF	7,800 SF
LOTS	224-270	183-223
MINIMUM FRONT SETBACK (FRONT-FACING GARAGE)	20'	20'
MINIMUM FRONT SETBACK (SIDE FACING GARAGE)	10'	10'
MINIMUM SIDE SETBACK	0' OR 5'	0' OR 5'
MINIMUM REAR SETBACK	15' *	15' *
MINIMUM DISTANCE BETWEEN BUILDINGS (DETACHED HOUSING PRODUCTS)	7'	7'
MINIMUM DISTANCE BETWEEN BUILDINGS (ATTACHED HOUSING PRODUCTS)	10'	15'

- DESIGN REVIEW COMMITTEE APPROVED MAXIMUM BUILDING HEIGHTS: 28'
- HOMES ADJACENT TO VALENCIA RD SHALL HAVE MAXIMUM BUILDING HEIGHT OF 24'.
 - HOMES ADJACENT TO VALENCIA RD MUST BE SETBACK AT LEAST 30' FROM THE VALENCIA RD RIGHT-OF-WAY BOUNDARY.
- ACCESSORY STRUCTURES STANDARDS
- | | | |
|---|---|------------|
| a) MINIMUM DISTANCE BETWEEN BUILDINGS | = | 7' |
| b) MINIMUM ACCESSORY BUILDING SIZE ALLOWED BY CMH | = | 5% OF LOT |
| c) MAXIMUM LOT COVERAGE | = | 25% OF LOT |

FINAL PLAT
TUCSON MOUNTAIN RANCH PHASE III
LOTS 183-270 AND COMMON AREAS "A" (NATURAL OPEN SPACE),
COMMON AREA "B" (LANDSCAPE), AND COMMON AREA "C" (DRAINAGE)
A RESUBDIVISION OF BLOCKS 1 AND 3 AND A PORTIONS OF COMMON AREAS "A" AND "C" OF TUCSON MOUNTAIN RANCH AS RECORDED IN BOOK 56 OF MAPS AND PLATS, PAGE 6, PIMA COUNTY RECORDS, LOCATED WITHIN SECTION 9, TOWNSHIP 15 SOUTH, RANGE 12 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

EAGLE
POINT
ESTATES
BLOCK 4
BK. 57, PG. 30
ZONING: CB-1

210-15-2010
PIMA COUNTY
TUCSON MOUNTAIN RANCH PARK
BK. 56, PG. 6
ZONING: RH/CMH-1

210-15-1990
TUCSON MOUNTAIN RANCH
COMMON AREA "A" (NATURAL OPEN SPACE)
BK. 56, PG. 6
ZONING: CMH-1/TR/RH

210-15-1990
TUCSON MOUNTAIN RANCH
BLOCK 3
BK. 56, PG. 6
ZONING: CMH-1

210-19-0260
STATE OF
ARIZONA
ZONING: GR-1

210-39-021B
STATE OF
ARIZONA
ZONING: TR

FD. BCSM
SECTION
CORNER

VAHALLA ESTATES
SEQ. #20160400089
ZONING: CB-1

DIABLO VILLAGE
ESTATES
TOWNHOUSE
SEQ. #2017275038
ZONING: TR

DIABLO VILLAGE
ESTATES
BK. 28, M&P, PG. 33

FND 1/2" IP
SOUTH $\frac{1}{4}$ CORNER
SECTION 9

WEST STAR ESTATES
BK. 55, PG. 14
ZONING: CI-1

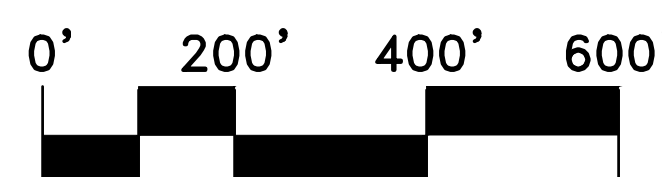
STAR VALLEY VILLAGE
BK. 51, PG. 88
ZONING: CI-5

FD. BCSM
SECTION
CORNER

210-31-0120
STATE OF
ARIZONA
ZONING: RH

KEY MAP
SCALE: 1"=200'

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in Tucson, Phoenix,
Flagstaff, AZ, and Las Vegas, NV.
4444 East Broadway
Tucson, Arizona (520) 881-7480



FINAL PLAT
TUCSON MOUNTAIN RANCH PHASE III
LOTS 183-270 AND COMMON AREAS "A" (NATURAL OPEN SPACE),
COMMON AREA "B" (LANDSCAPE), AND COMMON AREA "C" (DRAINAGE)

A RESUBDIVISION OF BLOCKS 1 AND 3 AND A PORTIONS OF COMMON AREAS "A" AND "C" OF TUCSON MOUNTAIN RANCH AS RECORDED IN BOOK 56 OF MAPS AND PLATS, PAGE 6, PIMA COUNTY RECORDS, LOCATED WITHIN SECTION 9, TOWNSHIP 15 SOUTH, RANGE 12 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

WLB No. 105010-C006 REF: Co20-06-24 P19FP00010 P19TP00003 OCTOBER, 2019 SCALE: AS SHOWN

SHEET 2 OF 10

SEQ. #:

SEQ.	#:
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100	100

TUCSON MOUNTAIN RANCH
BK. 56, M&P, PG. 6

N89°50'24"E 2649.64'

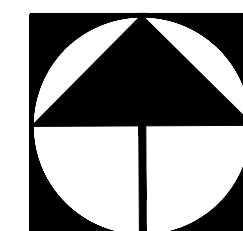
N89°50'24"E 61.36'
FND 4" REBAR
5' CORNER
SECTION 9

358.04'

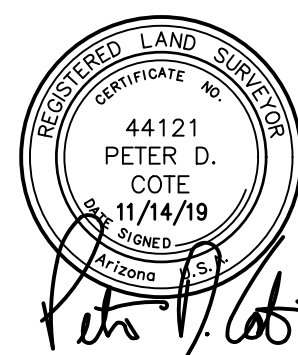
N89°49'11"E 2648.54'

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0' 40' 80' 120'



S STAR RIDGE PL

W. VALENCIA RD (PUBLIC)
RD & MAPS 8/88, PROCEEDINGS 997

FINAL PLAT
TUCSON MOUNTAIN RANCH PHASE III
LOTS 183-270 AND COMMON AREAS "A" (NATURAL OPEN SPACE),
COMMON AREA "B" (LANDSCAPE), AND COMMON AREA "C" (DRAINAGE)
A RESUBDIVISION OF BLOCKS 1 AND 3 AND A PORTIONS OF COMMON AREAS "A" AND
"C" OF TUCSON MOUNTAIN RANCH AS RECORDED IN BOOK 56 OF MAPS AND PLATS,
PAGE 6, PIMA COUNTY RECORDS, LOCATED WITHIN SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 12 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

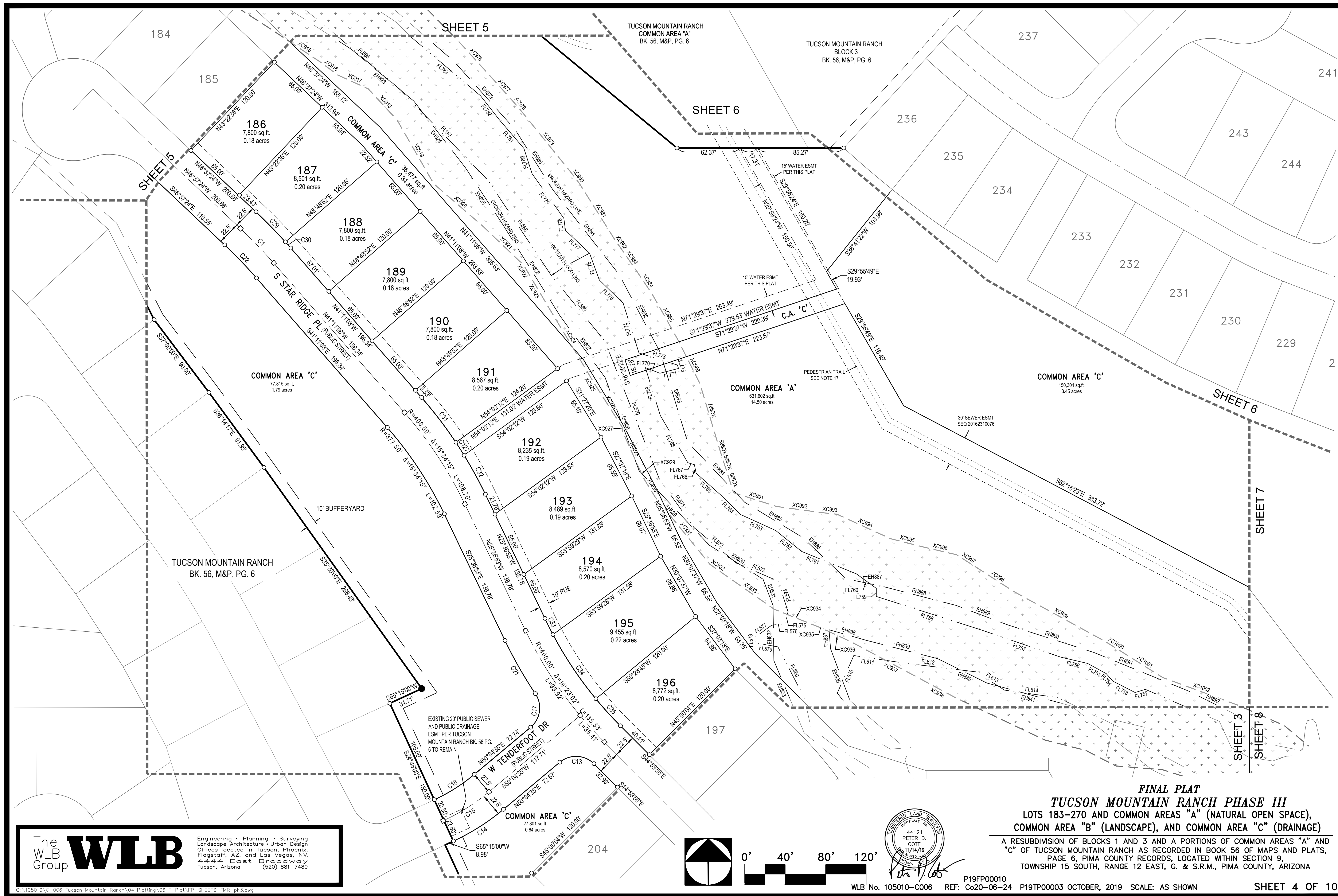
P19FP00010
WLB No. 105010-C006 REF: Co20-06-24 P19TP00003 OCTOBER, 2019 SCALE: AS SHOWN

SHEET 3 OF 10

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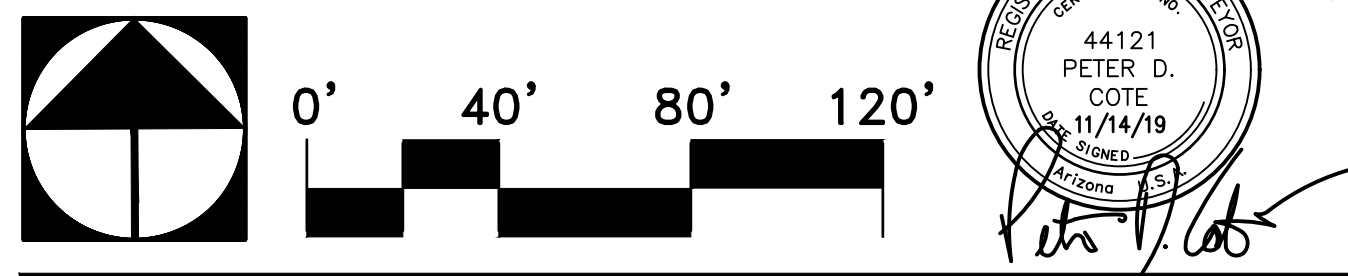


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SHEET 6

SHEET 6



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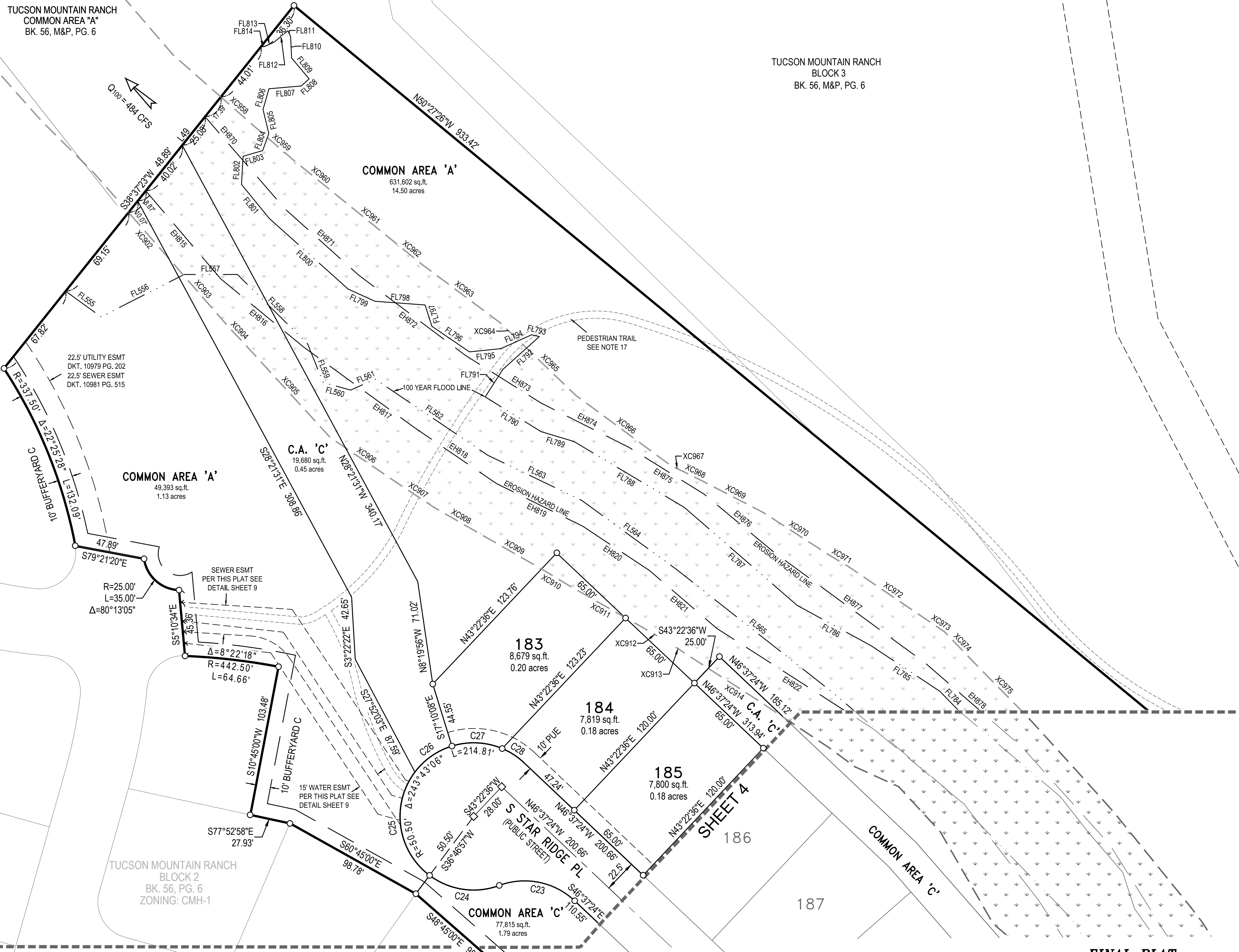
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TUCSON MOUNTAIN RANCH
COMMON AREA "A"
BK. 56, M&P, PG. 6

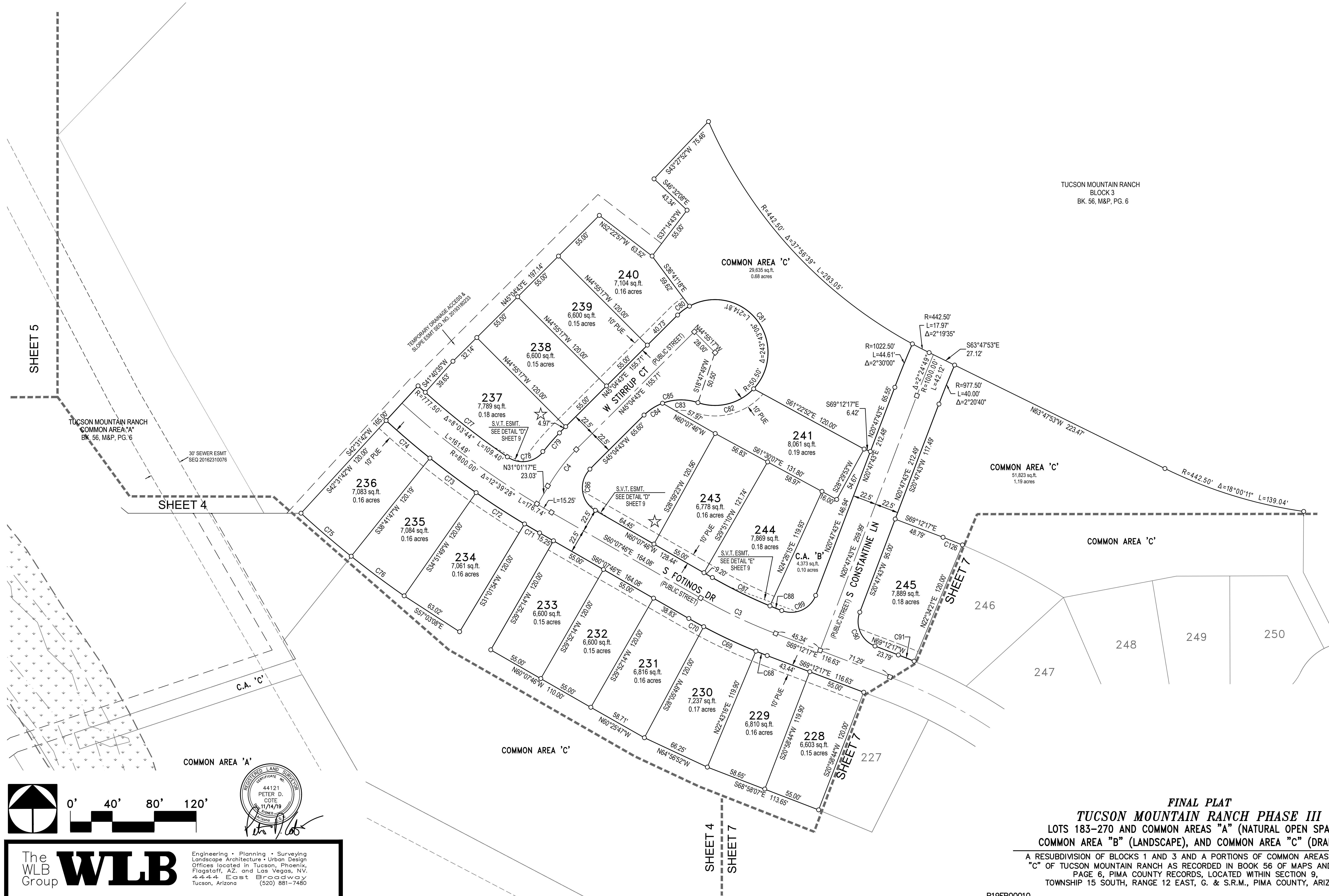
TUCSON MOUNTAIN RANCH
BLOCK 3
BK. 56, M&P, PG. 6



FINAL PLAT
TUCSON MOUNTAIN RANCH PHASE III
LOTS 183-270 AND COMMON AREAS "A" (NATURAL OPEN SPACE),
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TOWNSHIP 15 SOUTH, RANGE 12 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

SEQ. #:

SEQ. #:



TUCSON MOUNTAIN RANCH
BLOCK 3
BK. 56, M&P, PG. 6

TUCSON MOUNTAIN RANCH
COMMON AREA 'A'
BK. 56, M&P, PG. 6

SHEET 4

SHEET 5

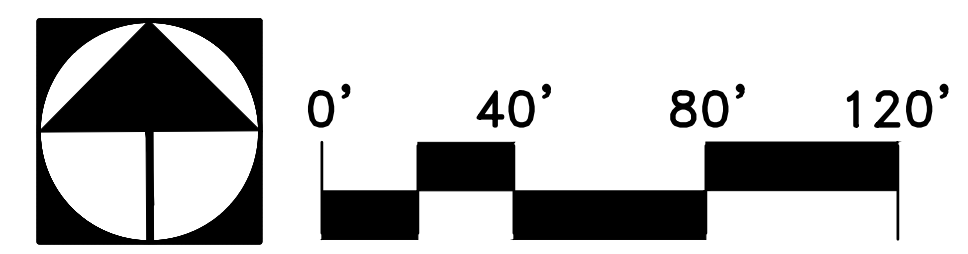
COMMON AREA 'C'
51,823 sq. ft.
1.19 acres

COMMON AREA 'C'
29,635 sq. ft.
0.68 acres

COMMON AREA 'A'

COMMON AREA 'C'

COMMON AREA 'C'



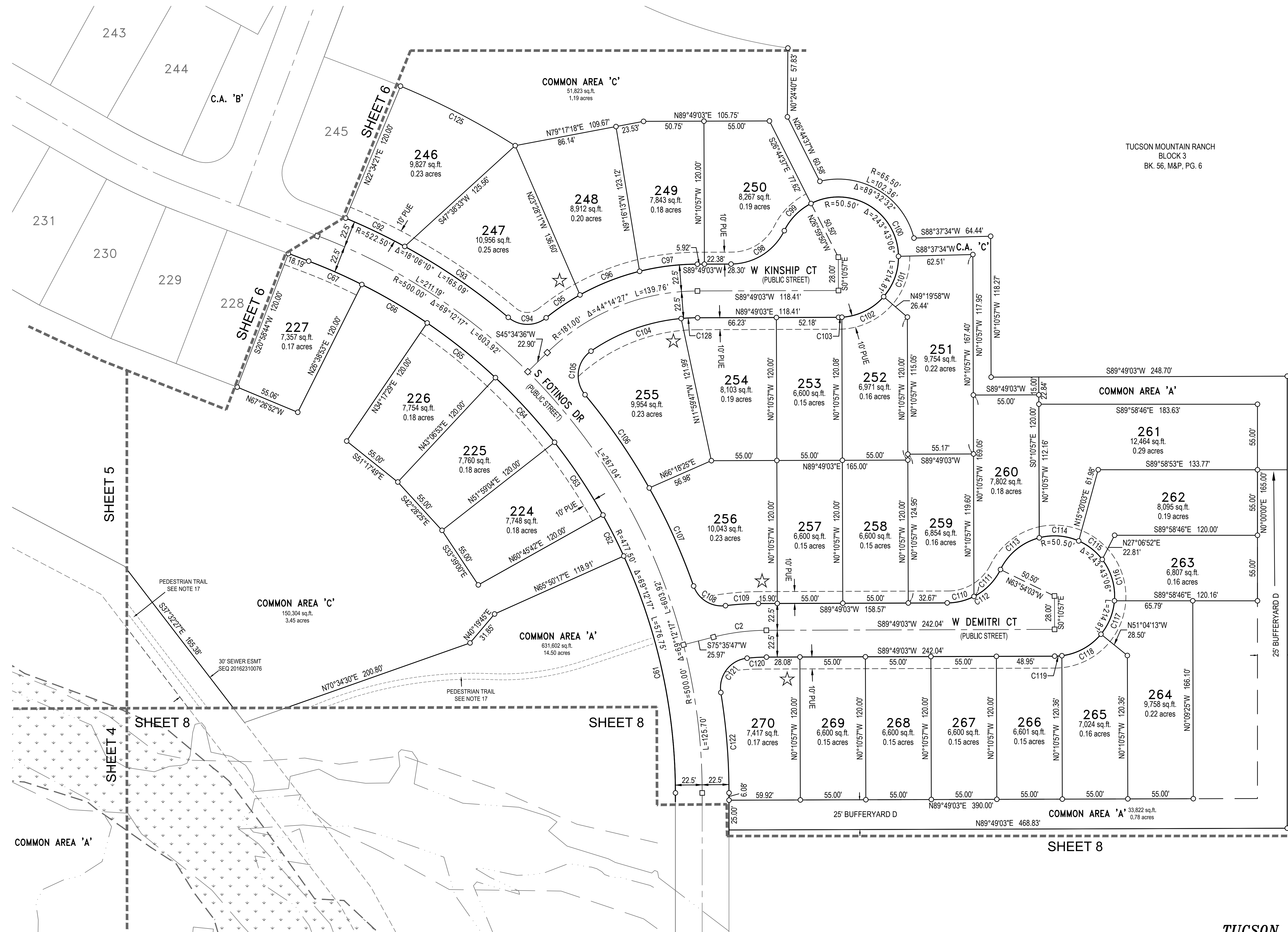
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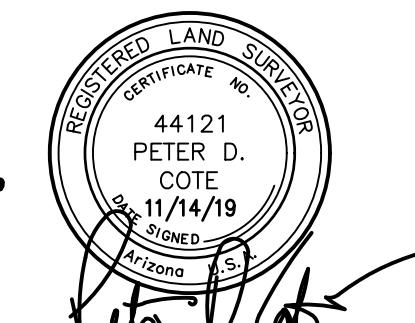
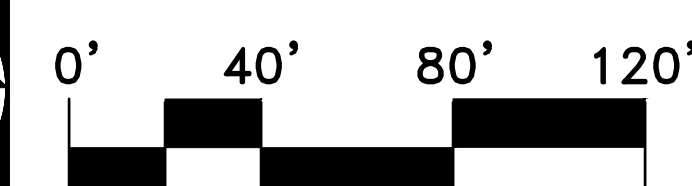
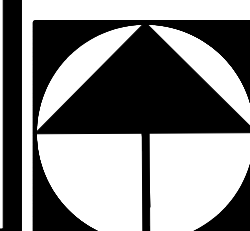
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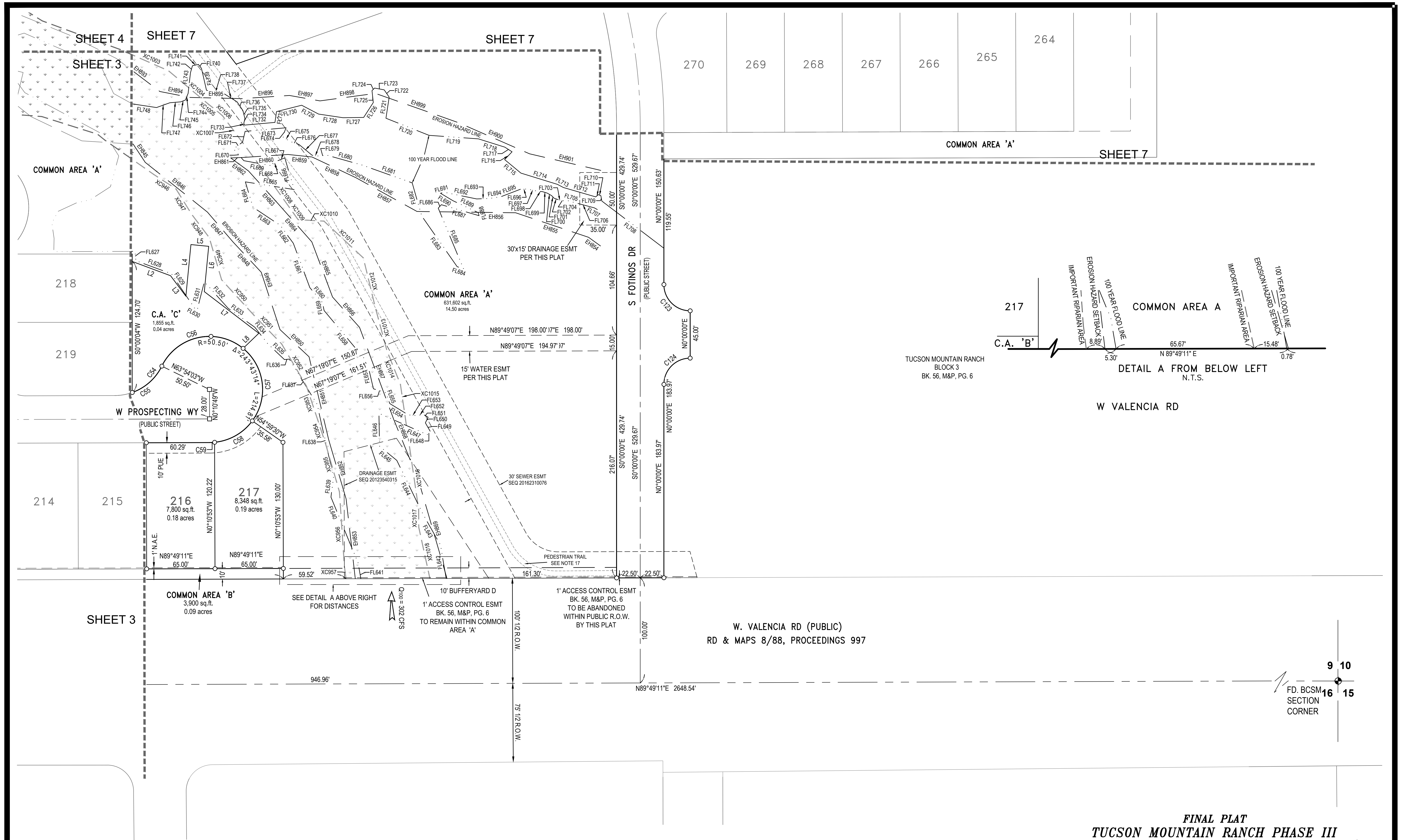


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TUCSON MOUNTAIN RANCH PHASE III
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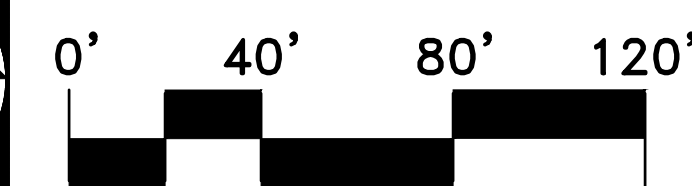
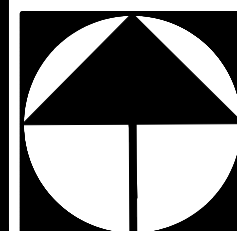
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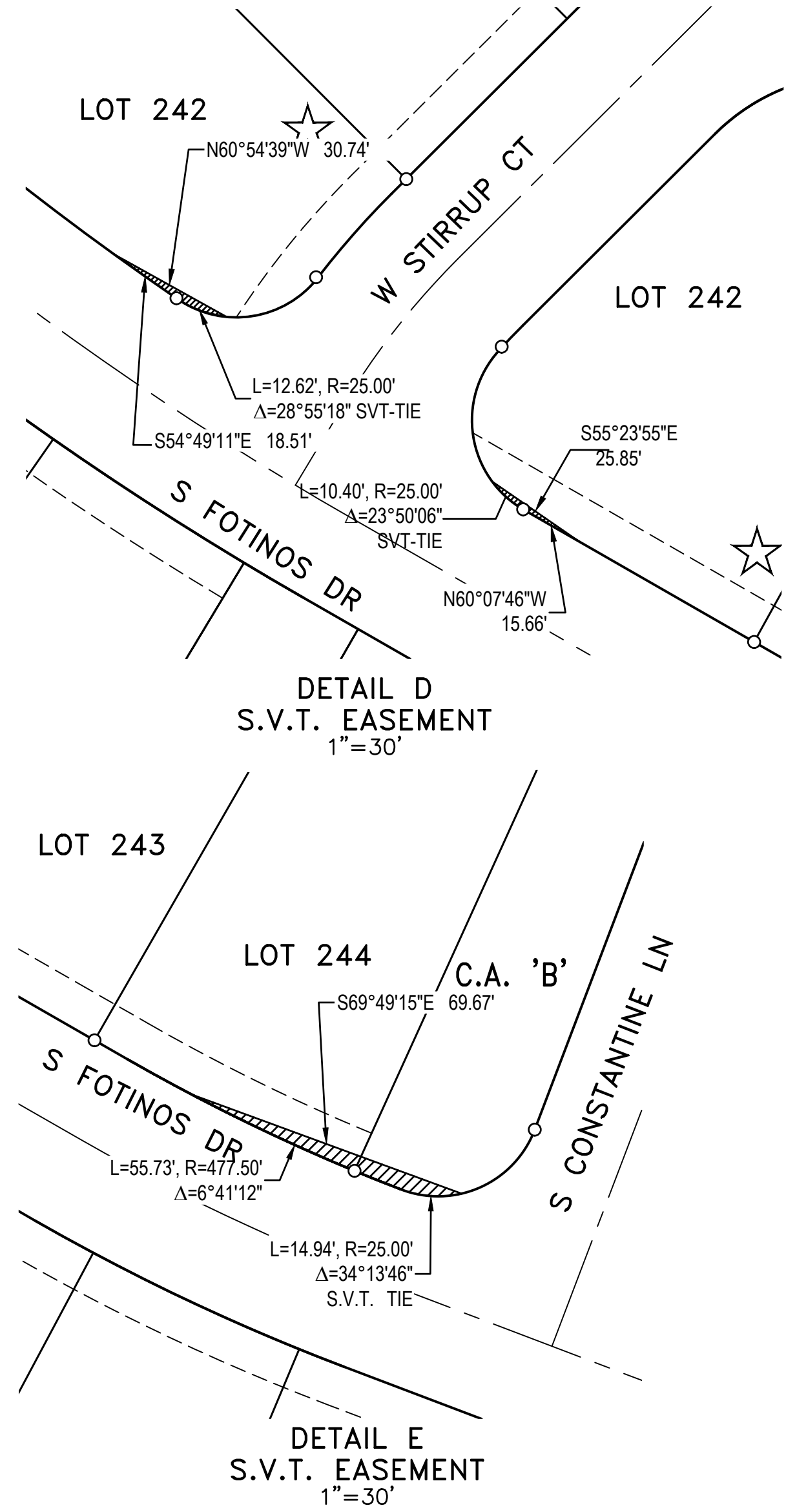
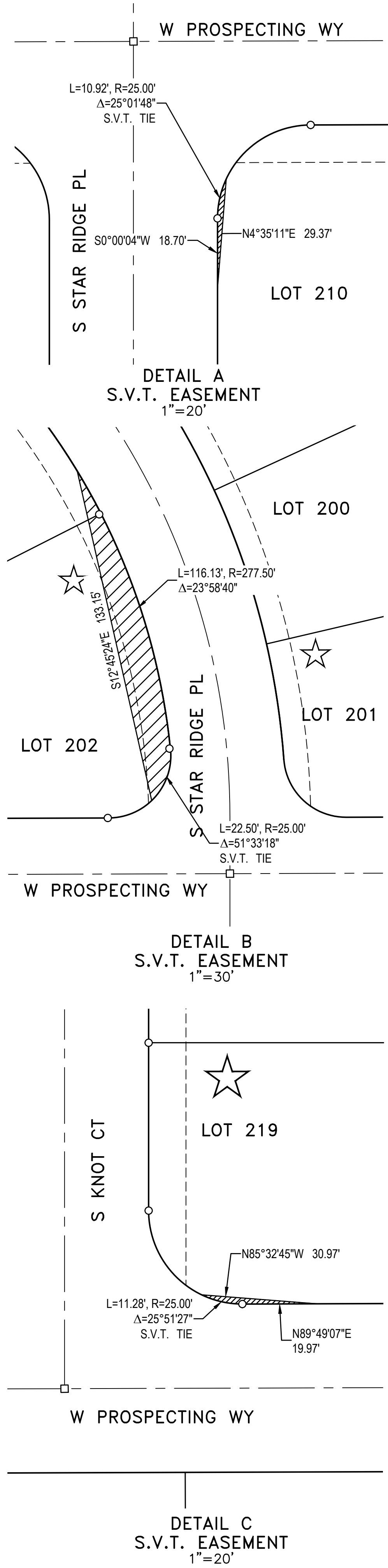
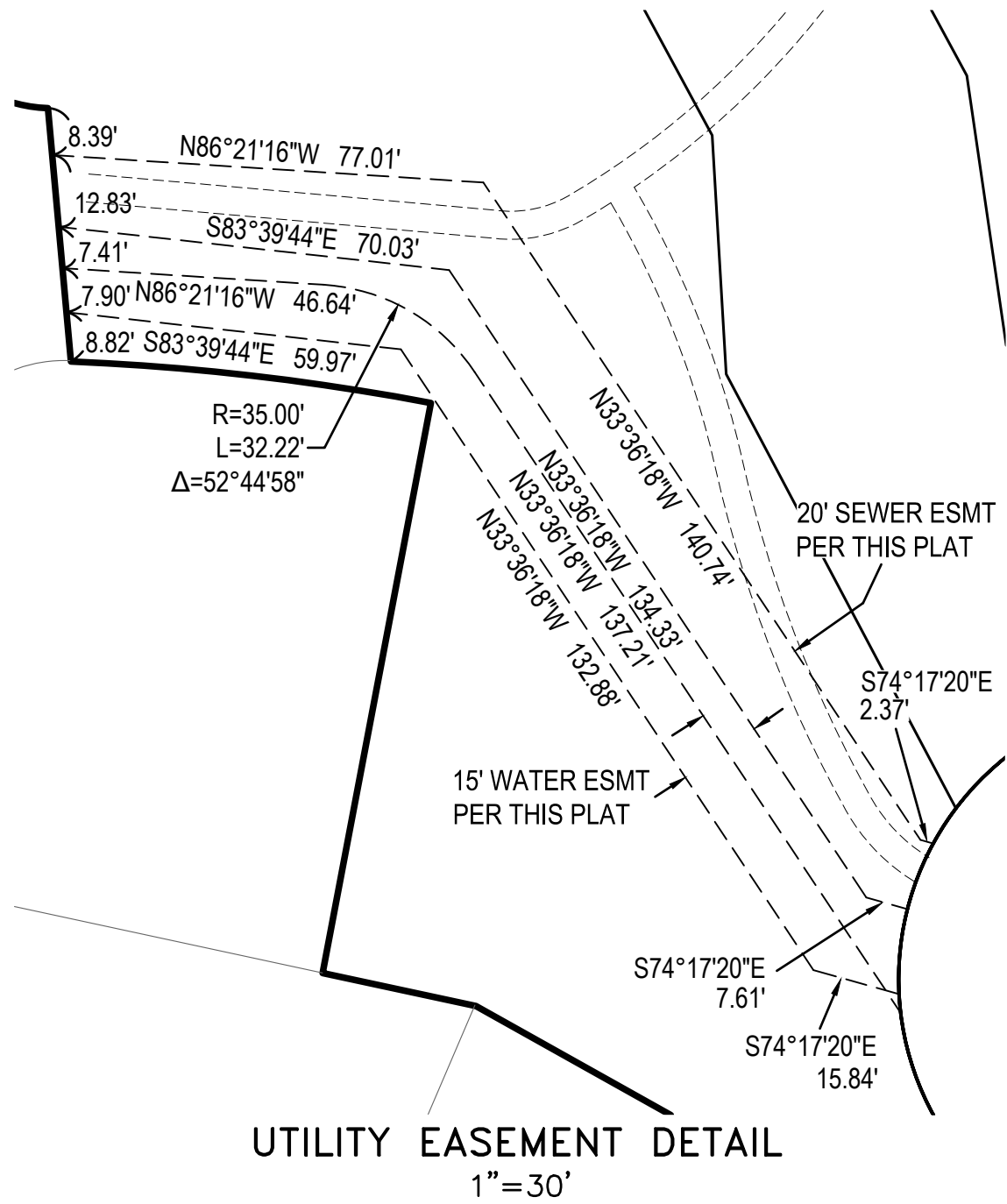
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SEQ. #:

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C1	47.45'	500.00	5°26'15"	N43°54'16"W	47.43'
C2	44.93'	181.00	14°13'16"	S82°42'25"W	44.81'
C3	79.20'	500.00	9°04'31"	S64°40'01"E	79.11'
C4	44.41'	181.00	14°03'27"	S38°03'00"W	44.30'
C5	39.35'	25.00	90°10'54"	N45°05'23"W	35.41'
C6	37.69'	50.50	42°45'38"	S68°48'01"E	36.82'
C7	120.96'	50.50	137°14'17"	S21°11'57"W	94.05'
C8	56.16'	50.50	63°43'11"	N58°19'19"W	53.31'
C9	55.60'	50.00	63°43'06"	S58°19'17"E	52.78'
C10	41.72'	25.00	95°36'46"	N42°00'48"E	37.04'
C11	99.30'	267.50	21°16'06"	N16°25'38"W	98.73'
C12	83.75'	267.50	17°56'15"	N36°01'49"W	83.40'
C13	37.06'	25.00	84°55'29"	N87°27'40"W	33.76'
C14	58.71'	222.50	15°07'02"	N57°38'06"E	58.54'
C15	52.75'	200.03	15°06'32"	S57°37'51"W	52.59'
C16	46.79'	177.50	15°06'11"	N57°37'40"E	46.65'
C17	36.61'	25.00	83°54'37"	N8°07'17"E	33.43'
C21	60.61'	422.50	8°13'08"	S29°43'28"E	60.56'
C22	45.32'	477.50	5°26'15"	N43°54'16"W	45.30'
C23	55.60'	50.00	63°43'06"	N78°28'56"W	52.78'
C24	50.35'	50.50	57°07'26"	S81°46'46"E	48.29'
C25	79.58'	50.50	90°17'19"	S8°04'24"E	71.60'
C26	31.52'	50.50	35°45'36"	N54°57'04"E	31.01'
C27	35.21'	50.50	39°57'04"	N87°11'37"W	34.50'
C28	18.15'	50.50	20°35'41"	N56°55'14"W	18.05'
C29	41.60'	522.50	4°33'41"	N44°20'33"W	41.59'
C30	7.99'	522.50	0°52'34"	N41°37'25"W	7.99'
C31	55.83'	422.50	7°34'18"	N37°23'59"W	55.79'
C32	43.96'	422.50	5°57'41"	S28°35'44"E	43.94'
C34	76.53'	372.05	11°47'08"	S33°40'51"E	76.39'
C35	36.09'	377.50	5°28'41"	S42°15'35"E	36.08'
C36	44.99'	312.50	8°14'54"	N40°52'30"W	44.95'
C37	65.26'	312.50	11°57'52"	N30°46'07"W	65.14'
C38	65.27'	312.51	11°58'02"	N18°48'09"W	65.16'
C39	46.95'	312.50	8°36'31"	N8°30'52"W	46.91'
C40	37.51'	25.00	85°58'13"	S47°11'43"E	34.09'
C41	39.19'	25.00	89°49'06"	N44°54'37"E	35.30'
C42	26.36'	50.00	30°12'42"	N15°06'17"W	26.06'
C43	11.88'	50.00	13°37'08"	N37°01'11"W	11.86'
C44	38.25'	50.00	43°49'49"	N21°54'50"W	37.32'
C45	59.81'	50.50	67°51'22"	S9°54'04"E	56.37'
C46	31.58'	50.50	35°49'42"	S41°56'27"W	31.07'
C47	22.10'	50.50	25°04'20"	S72°23'28"W	21.92'
C48	91.96'	50.50	104°20'11"	N8°20'12"W	79.77'
C49	11.72'	50.00	13°25'43"	S37°07'02"W	11.69'
C50	26.53'	50.00	30°24'06"	S15°12'07"W	26.22'
C51	38.25'	50.00	43°49'49"	S21°54'59"W	37.32'
C52	39.35'	25.00	90°10'57"	S45°05'24"E	35.41'
C53	16.94'	50.00	19°25'01"	N80°06'37"E	16.86'
C54	38.66'	50.00	44°18'04"	N48°15'04"E	37.70'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C55	55.60'	50.00	63°43'06"	N57°57'34"E	52.78'
C56	90.95'	50.50	103°11'21"	S77°41'36"W	79.15'
C57	76.65'	50.50	86°58'09"	N7°13'39"W	69.50'
C58	42.49'	50.50	48°12'46"	N60°21'49"E	41.25'
C59	4.72'	50.50	5°20'59"	N87°08'41"E	4.71'
C60	39.19'	25.00	89°49'06"	S44°54'37"W	35.30'
C61	205.11'	477.50	24°36'40"	N12°18'20"W	203.53'
C62	38.56'	477.50	4°37'38"	N26°55'29"W	38.55'
C63	73.44'	477.50	8°48'43"	N33°38'39"W	73.36'
C64	73.63'	477.50	8°50'06"	N42°28'04"W	73.56'
C65	73.53'	477.50	8°49'24"	N51°17'49"W	73.46'
C66	63.70'	477.50	7°38'35"	N59°31'49"W	63.65'
C67	48.78'	477.50	5°51'10"	N66°16'42"W	48.76'
C68	11.56'	522.50	1°16'04"	S68°34'15"E	11.56'
C69	55.03'	522.50	6°02'02"	S64°55'12"E	55.00'
C70	16.17'	522.50	1°46'25"	S61°00'58"E	16.17'
C71	16.67'	822.50	1°09'40"	S59°32'56"E	16.67'
C72	55.01'	823.83	3°49'33"	S57°02'46"E	55.00'
C73	55.02'	825.15	3°49'13"	S53°12'50"E	55.01'
C74	55.01'	830.32	3°47'45"	S49°23'16"E	55.00'
C75	63.04'	942.50	3°49'55"	S49°23'16"E	63.02'
C76	63.05'	942.50	3°49'57"	S53°13'12"E	63.03'
C78	37.94'	25.00	86°57'16"	N80°59'20"E	34.40'
C79	26.88'	203.50	7°34'02"	S41°17'43"W	26.86'
C80	14.17'	50.50	16°04'23"	S53°06'55"W	14.12'
C81	142.88'	50.50	162°06'08"	N37°47'50"W	99.77'
C82	57.77'	50.50	65°32'35"	N76°01'32"E	54.67'
C83	34.48'	50.00	39°30'47"	S89°02'25"W	33.80'
C84	21.12'	50.00	24°12'18"	S57°10'53"W	20.97'
C85	55.60'	50.00	63°43'06"	S76°56'16"W	52.78'
C87	61.24'	477.50	7°20'54"	S63°48'13"E	61.20'
C88	12.11'	477.50	1°27'11"	S68°12'16"E	12.11'
C89	39.39'	25.00	90°16'26"	N65°55'56"E	35.44'
C90	39.27'	25.00	90°00'00"	S24°12'17"E	35.36'
C91	16.21'	522.50	1°46'38"	N68°18'58"W	16.21'
C92	55.03'	522.50	6°02'02"	N64°24'38"W	55.00'
C93	105.55'	522.50	11°34'26"	N55°36'24"W	105.37'
C94	34.48'	25.00	79°01'44"	S89°20'03"E	31.81'
C95	34.34'	203.50	9°40'04"	S55°59'07"W	34.30'
C96	54.00'	203.50	15°12'15"	S68°25'17"W	53.84'
C97	48.99'	202.80	13°50'30"	S82°55'14"W	48.87'
C98	55.60'	50.00	63°43'06"	N67°57'30"E	52.78'
C99	32.53'	50.50	36°54'12"	S44°33'04"W	31.97'
C100	102.41'	50.50	116°11'26"	N58°54'07"W	85.74'
C101	36.91'	49.32	42°52'42"	N20°24'01"E	36.06'
C102	40.12'	50.50	45°30'50"	N63°51'18"E	39.07'
C103	2.83'	50.50	3°12'20"	N88°12'53"E	2.83'
C105	41.54'	25.00	95°11'31"	S7°49'25"W	36.92'
C106	95.18'	522.50	10°26'15"	N34°33'13"W	95.05'
C107	90.47'	522.50	9°55'13"	N24°22'29"W	90.35'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C108	33.99'	25.00	77°53'58"	S58°21'52"E	31.43'
C109	27.69'	222.50	7°07'53"	S86°15'06"W	27.68'
C110	23.33'	50.00	26°44'08"	N76°26'59"E	23.12'
C111	32.27'	50.00	36°58'57"	N44°35'26"E	31.72'
C112	55.60'	50.00	63°43'06"	N57°57'30"E	52.78'
C113	43.41'	50.50	49°14'59"	S50°43'27"W	42.08'
C114	33.85'	50.50	38°24'02"	N85°27'03"W	33.22'
C115	25.40'	50.50	28°49'20"	N51°50'21"W	25.14'
C116	37.00'	50.50	41°58'44"	N16°26'48"W	36.18'
C117	30.70'	50.50	34°49'51"	N21°57'30"E	30.23'
C118	38.40'	50.50	43°34'27"	N61°09'39"E	37.48'
C119	6.06'	50.50	6°52'39"	N86°23'12"E	6.06'
C120	16.30'	158.50	5°53'26"	S86°52'20"W	16.29'
C121	40.67'	25.00	93°12'18"	S37°19'27"W	36.33'
C122	84.61'	522.50	9°16'43"	N4°38'21"W	84.52'
C125	108.64'	642.50	9°41'18"	N62°34'59"W	108.51'
C126	19.93'	642.50	1°46'38"	N68°18'58"W	19.93'
C129	94.29'	432.82	12°28'54"	N6°15'22"W	94.10'
C130	89.50'	432.50	11°51'23"	N18°50'13"W	89.34'
C131	89.48'	432.53	11°51'11"	N30°41'31"W	89.32'
C132	63.26'	432.50	8°22'49"	N40°48'32"W	63.20'



FINAL PLAT
TUCSON MOUNTAIN RANCH PHASE III
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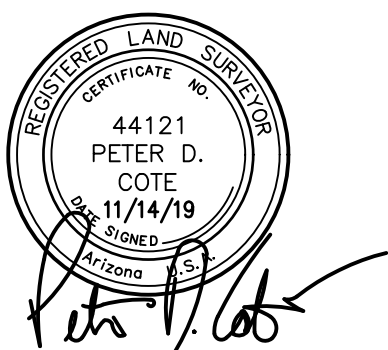
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100 Year Flood Line Table		
Line	Length	Direction
FL555	29.97'	S54°05'57"E
FL556	63.95'	N63°01'14"E
FL557	36.55'	N89°56'50"E
FL558	67.74'	S45°20'05"E
FL559	28.55'	S21°59'17"E
FL560	19.54'	S74°28'15"E
FL561	18.37'	N65°42'06"E
FL562	93.26'	S55°56'46"E
FL563	71.50'	S64°20'19"E
FL564	80.44'	S53°57'11"E
FL565	136.80'	S51°45'02"E
FL566	99.83'	S49°37'35"E
FL567	125.01'	S44°06'25"E
FL568	113.46'	S33°37'27"E
FL569	83.61'	S39°15'58"E
FL570	146.79'	S21°33'32"E
FL571	58.48'	S35°33'16"E
FL572	54.84'	S49°59'50"E
FL573	44.93'	S66°38'52"E
FL574	31.75'	S17°58'56"E
FL575	12.34'	S14°04'20"W
FL576	13.17'	S84°03'28"W
FL577	20.79'	S54°03'12"W
FL578	5.17'	S3°55'48"E
FL579	22.89'	S79°41'14"E
FL580	57.07'	S27°22'36"E
FL581	29.89'	S12°29'36"E
FL582	27.00'	S52°12'44"E
FL583	43.47'	S57°31'29"E
FL584	39.12'	S24°26'46"E
FL585	37.31'	S7°31'40"E
FL586	9.97'	N87°37'34"E
FL587	247.56'	S9°43'21"E
FL588	2.31'	S88°11'25"W
FL589	17.29'	S0°46'35"W
FL590	106.70'	S1°39'51"E
FL591	4.96'	S66°18'50"E
FL592	4.63'	N0°16'49"W
FL593	75.84'	N89°25'39"W
FL594	3.09'	N56°42'09"W
FL595	113.70'	N0°33'12"E
FL596	7.44'	N35°39'19"W
FL597	40.17'	S89°45'36"W
FL598	248.40'	N9°43'16"W
FL599	8.24'	N71°09'54"E
FL600	11.55'	N10°25'38"W
FL601	14.03'	N1°29'02"E
FL602	6.88'	N27°05'45"E
FL603	17.44'	N0°41'24"E
FL604	18.90'	N34°03'22"W

100 Year Flood Line Table		
Line	Length	Direction
FL605	12.17'	N17°02'12"W
FL606	13.34'	N24°59'07"E
FL607	20.17'	S85°27'56"W
FL608	18.41'	N59°06'28"W
FL609	58.76'	N38°37'57"W
FL610	40.58'	N23°40'16"E
FL611	50.36'	S81°28'51"E
FL612	71.69'	S83°02'55"E
FL613	33.29'	S57°10'33"E
FL614	53.52'	S81°57'27"E
FL615	88.31'	S64°12'17"E
FL616	12.37'	S36°18'00"E
FL617	88.02'	S61°54'50"E
FL618	22.09'	S31°59'57"E
FL619	30.38'	S15°06'49"W
FL620	22.81'	S57°15'14"W
FL621	13.56'	S77°00'12"W
FL622	19.33'	S65°09'53"W
FL623	12.43'	S27°58'05"W
FL624	14.74'	S8°31'45"E
FL625	12.75'	S1°13'10"W
FL626	77.16'	N89°43'23"E
FL627	8.96'	S5°10'43"E
FL628	36.04'	S69°56'41"E
FL629	39.82'	S33°50'02"E
FL630	2.70'	S60°51'04"E
FL631	27.53'	N14°24'28"E
FL632	33.81'	S41°55'10"E
FL633	31.17'	S54°36'22"E
FL634	19.88'	S37°55'59"E
FL635	21.91'	S46°36'06"E
FL636	4.71'	N84°39'48"E
FL637	50.45'	S31°29'58"E
FL638	70.68'	S12°45'28"E
FL639	19.56'	S7°00'59"W
FL640	68.01'	S22°22'27"E
FL641	14.93'	S9°51'00"E
FL642	32.35'	N9°46'44"W
FL643	34.04'	N29°33'34"W
FL644	56.51'	N25°52'11"W
FL645	21.23'	N50°47'20"W
FL646	31.36'	N1°02'01"W
FL647	50.19'	S66°07'26"E
FL648	4.17'	N49°56'02"E
FL649	9.90'	N29°49'37"W
FL650	5.96'	N25°48'44"E
FL651	5.97'	N60°22'46"W
FL652	5.12'	S71°29'38"W
FL653	8.86'	N84°19'31"W
FL654	20.59'	N58°28'11"W

100 Year Flood Line Table		
Line	Length	Direction
FL655	11.18'	N21°18'10"W
FL656	12.09'	N72°23'09"W
FL657	26.04'	N13°12'33"W
FL658	63.93'	N39°51'31"W
FL659	7.45'	N11°15'30"W
FL660	18.89'	N39°50'50"W
FL661	45.01'	N20°25'24"W
FL662	21.23'	N36°16'25"W
FL663	31.15'	N56°21'27"W
FL664	25.09'	N16°33'48"W
FL665	46.96'	S81°03'30"E
FL666	31.46'	N16°18'51"W
FL667	7.21'	S67°22'38"W
FL668	7.33'	S48°26'06"W
FL669	27.24'	N79°38'10"W
FL670	15.01'	N41°43'07"W
FL671	10.85'	N53°33'11"E
FL672	10.51'	N13°18'40"E
FL673	39.11'	N84°57'08"E
FL674	9.15'	S21°36'56"W
FL675	8.27'	S57°13'03"E
FL676	9.14'	S71°33'42"E
FL677	16.19'	S50°34'56"E
FL678	6.29'	S83°00'27"E
FL679	7.55'	N82°57'10"E
FL680	35.27'	S74°16'53"E
FL681	50.41'	S70°26'08"E
FL682	32.53'	S15°55'47"E
FL683	59.11'	S34°55'55"E
FL684	6.18'	S72°46'13"E
FL685	62.31'	N22°33'55"W
FL686	4.39'	N42°00'28"E
FL687	37.39'	S73°49'03"E
FL688	2.98'	N16°10'07"W
FL689	26.48'	N64°38'34"W
FL690	13.91'	N59°15'11"W
FL691	3.67'	N75°04'11"E
FL692	31.53'	S78°23'16"E
FL693	12.15'	N87°51'01"E
FL694	11.24'	N81°13'24"E
FL695	19.90'	N69°01'45"E
FL696	6.18'	N89°09'04"E
FL697	10.64'	S78°19'46"E
FL698	4.21'	S85°55'06"E
FL699	4.71'	S72°48'41"E
FL700	4.79'	S59°46'38"E
FL701	3.45'	S44°20'51"E
FL702	4.10'	S70°03'11"E
FL703	3.20'	S72°34'49"E
FL704	6.62'	S89°09'06"E

100 Year Flood Line Table		
Line	Length	Direction
FL705	3.49'	S73°30'08"E
FL706	22.11'	S75°01'43"E
FL707	3.27'	S60°37'07"E
FL708	74.16'	N52°45'27"W
FL709	5.15'	N10°15'21"W
FL710	2.64'	N66°55'05"W
FL711	3.28'	S48°37'16"W
FL712	31.93'	N73°47'22"W
FL713	6.53'	N62°23'45"W
FL714	36.31'	N72°52'00"W
FL715	20.14'	N50°18'17"W
FL716	10.26'	N43°48'27"E
FL717	8.20'	N57°23'10"W
FL718	26.30'	N72°36'02"W
FL719	47.13'	N85°53'48"W
FL720	44.07'	N68°20'27"W
FL721	20.30'	N8°43'03"E
FL722	8.41'	N34°12'56"W
FL723	9.33'	N79°37'45"W
FL724	3.44'	S45°22'52"W
FL725	11.43'	S6°14'49"E
FL726	16.86'	S32°57'45"W
FL727	19.65'	S89°11'02"W
FL728	23.50'	N81°29'17"W
FL729	18.12'	N62°21'11"W
FL730	24.71'	S75°44'25"W
FL731	10.37'	S8°10'26"W
FL732	29.03'	S84°55'43"W
FL733	1.80'	N24°49'09"W
FL734	4.68'	N13°40'03"E
FL735	7.92'	N14°01'45"W
FL736	9.95'	N33°51'59"W
FL737	14.02'	N58°00'42"W
FL738	17.58'	N78°13'22"W
FL739	21.39'	N12°53'39"W
FL740	4.80'	N37°59'24"W
FL741	5.75'	S77°10'53"W
FL742	6.92'	S15°51'22"W
FL743	19.80'	S6°27'47"W
FL744	6.83'	S22°23'35"W
FL745	4.67'	S68°12'42"W
FL746	10.44'	S85°14'23"W
FL747	13.51'	S70°17'20"W
FL748	23.43'	N81°23'32"W
FL749	20.18'	N60°59'01"W
FL750	28.47'	N24°52'26"W
FL751	79.68'	N66°36'26"W
FL752	10.61'	S72°59'58"W
FL753	24.80'	N62°51'45"W
FL754	9.84'	N41°14'32"W

100 Year Flood Line Table		
Line	Length	Direction
FL755	20.95'	N61°26'59"W
FL756	27.07'	N76°49'22"W
FL757	83.78'	N71°06'55"W
FL758	108.34'	N72°17'56"W
FL759	7.94'	N0°28'42"E
FL760	24.29'	N53°53'01"W
FL761	58.61'	N67°42'58"W
FL762	32.91'	N51°05'11"W
FL763	37.95'	N65°31'55"W
FL764	27.29'	N45°30'08"W
FL765	32.84'	N48°28'05"W
FL766	8.61'	N11°36'01"W
FL767	6.77'	N73°18'44"W
FL768	53.98'	N30°12'41"W
FL769	49.56'	N17°21'58"W
FL770	15.43'	S68°53'09"E
FL771	18.94'	N75°35'59"E
FL772	3.60'	N17°09'50"W
FL773	39.83'	N72°36'54"W
FL774	51.60'	N17°37'38"W
FL775	32.87'	N45°45'16"W
FL776	28.16'	N19°59'52"W
FL777	32.89'	N46°30'41"W
FL778	11.92'	N7°27'35"W
FL779	54.18'	N35°25'12"W
FL780	26.21'	N17°57'09"W
FL781	37.42'	N40°35'32"W
FL782	30.00'	N38°02'38"W
FL783	91.29'	N49°48'17"W
FL784	18.60'	N44°14'47"W
FL785	56.35'	N56°27'51"W
FL786	58.14'	N61°20'13"W
FL787	102.25'	N49°00'48"W
FL788	88.26'	N59°10'03"W
FL789	23.64'	N73°15'09"W
FL790	45.03'	N58°05'58"W
FL791	22.43'	N32°38'02"E
FL792	33.64'	N48°04'43"E
FL793	5.39'	N76°21'07"W
FL794	23.24'	S65°49'21"W
FL795	21.61'	S84°08'32"W
FL796	31.16'	N55°44'17"W
FL797	15.37'	N17°48'29"W
FL798	34.45'	N85°47'20"W
FL799	20.26'	N65°32'17"W
FL800	72.44'	N48°08'49"W
FL801	30.25'	N39°20'03"W
FL802	19.38'	N3°16'22"E
FL803	13.94'	N73°48'39"E
FL804	12.41'	N19°53'24"E

100 Year Flood Line Table		
Line	Length	Direction
FL805	17.01'	N13°23'02"W
FL806	14.80'	N15°53'41"E
FL807	22.21'	N85°07'48"E
FL808	7.29'	N48°02'11"E
FL809	18.68'	N39°59'12"W
FL810	14.86'	N2°48'57"W
FL811	4.31'	N24°57'35"W
FL812	12.27'	S50°25'56"W
FL813	7.06'	S65°15'59"W
FL814	2.68'	S84°09'19"W

Erosion Hazard Setback Line Table		
Line	Length	Direction
EH815	79.42'	S40°25'24"E
EH816	73.75'	S50°34'16"E
EH817	93.93'	S53°59'58"E
EH818	67.85'	S55°41'51"E
EH819	66.13'	S63°39'40"E
EH820	54.80'	S56°27'07"E
EH821	60.98'	S49°18'36"E
EH822	128.24'	S57°16'05"E
EH823	80.32'	S50°21'14"E
EH824	83.08'	S37°45'15"E
EH825	67.43'	S33°20'46"E
EH826	106.35'	S32°03'29"E
EH827	75.73'	S36°10'45"E
EH828	98.01'	S20°00'45"E
EH829	100.89'	S43°20'05"E
EH830	63.03'	S57°37'39"E
EH831	27.87'	S20°48'55"E
EH832	54.45'	S0°52'20"E
EH833	77.51'	S22°46'32"E
EH834	65.50'	S50°33'19"E
EH835	65.40'	N49°20'54"W
EH836	54.76'	N20°31'50"W
EH837	18.82'	N4°35'39"W
EH838	38.21'	S74°08'47"E
EH839	73.02'	S75°35'49"E
EH840	54.11'	S63°37'18"E
EH841	86.59'	S74°47'41"E
EH842	101.75'	S51°39'47"E
EH843	53.32'	S64°32'18"E
EH844	48.94'	S86°23'07"E
EH845	20.76'	S33°32'34"E
EH846	75.83'	S51°19'05"E
EH847	37.15'	S40°33'06"E
EH848	39.54'	S42°58'40"E
EH849	57.40'	S18°07'22"E
EH850	37.89'	S46°52'23"E
EH851	81.00'	S13°17'31"E
EH852	58.90'	S16°25'20"E
EH853	76.35'	S6°32'20"E
EH854	14.02'	N54°06'12"W
EH855	73.19'	N71°24'20"W
EH856	93.82'	N89°14'22"W
EH857	66.05'	N61°03'18"W
EH858	46.49'	N64°42'42"W
EH859	23.04'	N83°59'03"W
EH860	41.75'	S86°09'56"W
EH861	12.77'	S87°29'00"W
EH862	20.84'	S53°55'42"E
EH863	40.59'	S42°06'36"E
EH864	49.97'	S41°28'42"E

Erosion Hazard Setback Line Table		
Line	Length	Direction
EH865	56.03'	S20°34'46"E
EH866	38.62'	S41°38'33"E
EH867	93.47'	S20°21'52"E
EH868	63.00'	S22°06'46"E
EH869	96.75'	S16°10'33"E
EH870	83.89'	S40°57'17"E
EH871	67.88'	S48°03'07"E
EH872	91.09'	S53°02'41"E
EH873	61.94'	S57°47'14"E
EH874	67.04'	S63°15'21"E
EH875	61.30'	S58°05'42"E
EH876	62.13'	S50°14'29"E
EH877	128.43'	S53°47'09"E
EH878	88.12'	S49°01'41"E
EH879	90.45'	S41°55'22"E
EH880	70.39'	S32°03'21"E
EH881	106.44'	S38°01'21"E
EH882	86.47'	S27°48'02"E
EH883	92.85'	S17°00'14"E
EH884	82.10'	S43°28'56"E
EH885	66.90'	S58°43'18"E
EH886	59.37'	S46°28'10"E
EH887	34.50'	S78°26'31"E
EH888	77.16'	S75°30'18"E
EH889	54.84'	S69°21'33"E
EH890	89.29'	S72°14'29"E
EH891	101.01'	S67°50'10"E
EH892	50.14'	S63°31'14"E
EH893	52.02'	S52°48'24"E
EH894	29.05'	S78°50'08"E
EH895	49.81'	S88°39'38"E
EH896	45.06'	N86°08'32"E
EH897	29.49'	S79°52'13"E
EH898	53.23'	N82°17'21"E
EH899	83.90'	S70°34'43"E
EH900	73.75'	S66°19'58"E
EH901	69.50'	S76°53'51"E