



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 11/16/2021

**= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

FINAL PLAT (P21FP00016) DIABLO VILLAGE ESTATES LOTS 512-842 AND COMMON AREA "A"

***Introduction/Background:**

Final Plat to create a legally subdivided property

***Discussion:**

N/A

***Conclusion:**

N/A

***Recommendation:**

Staff recommends Approval

***Fiscal Impact:**

N/A

***Board of Supervisor District:**

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services

Telephone: 520-724-9900

Contact: Tom Drzazgowski

Telephone: 520-724-6675

Department Director Signature:

Joseph Gorszy

Date:

11/1/2021

Deputy County Administrator Signature:

[Signature]

Date:

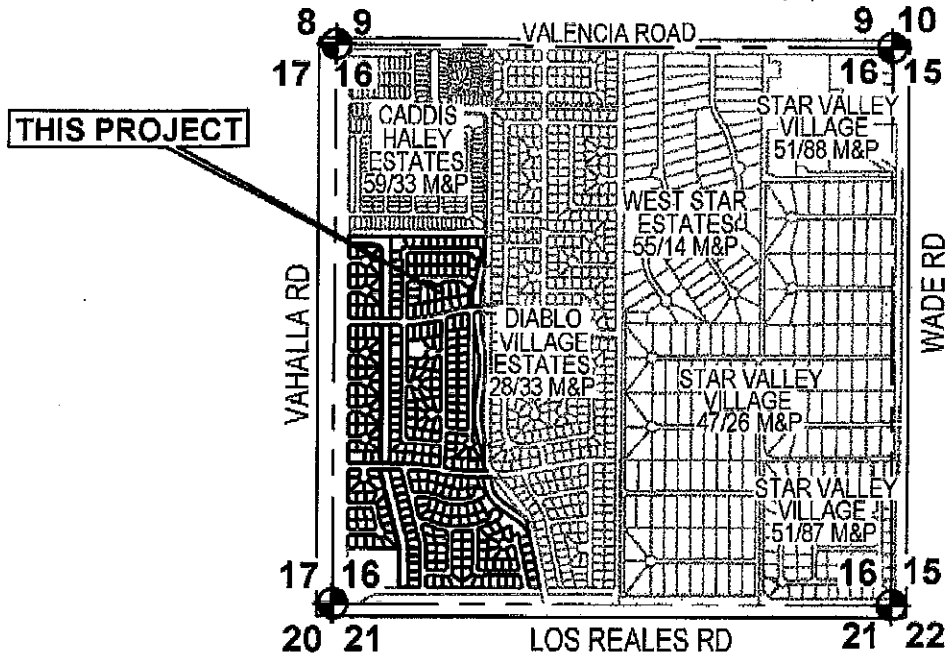
11/1/2021

County Administrator Signature:

[Signature]

Date:

11/1/2021



LOCATION MAP

A PORTION OF SECTION 16, T15S, R12E, G&SRM
PIMA COUNTY, ARIZONA



3"=1 MILE

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 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, INCLUDING ALL PUBLIC STREETS, PUBLIC ALLEYS AND PUBLIC DRAINAGE WAYS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

PRIVATE DRAINAGEWAYS AND BASINS, AND COMMON AREA A, 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 ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 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 DRAINAGEWAYS AND BASINS, AND PRIVATE EASEMENTS WITHIN THE SUBDIVISION.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS TRUSTEE UNDER TRUST NO. 202056-S, ONLY AND NOT OTHERWISE

TRUST OFFICER: _____ DATE: 10/06/21

BENEFICIARY OF TRUST 202056-S:
RICK PRICE AND DELIA JUNE PRICE, HUSBAND AND WIFE,
AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP
6111 E. GRANT ROAD
TUCSON AZ 8512

ACKNOWLEDGEMENT

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

ON THIS, THE 26th DAY OF October, 2021 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED _____ SELF 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 _____ SELF AS TRUST OFFICER.

07-11-2023 MY COMMISSION EXPIRES: _____
Notary Public

ASSURANCES

ASSURANCES IN THE FORM OF THIRD PARTY TRUST AGREEMENT, TRUST NO. 202056-T 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.

CHAIR, BOARD OF SUPERVISORS _____ DATE _____
PIMA COUNTY, ARIZONA

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 _____, 2021.

CLERK, BOARD OF SUPERVISORS _____ DATE _____

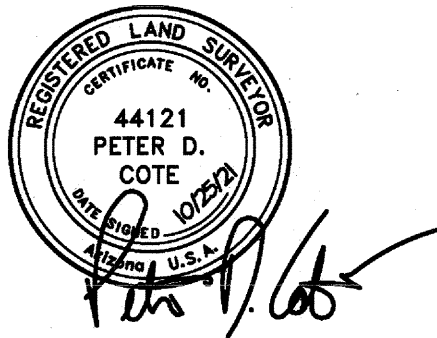
SHEET INDEX

- 1 COVER SHEET
- 2 PROJECT SITE LAYOUT
- 3-12 PLAN SHEETS
- 13 TABLES AND DETAILS

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HERON 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.

ERIC D. SHAWD P.E., No. 49121



RECORDING DATA

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

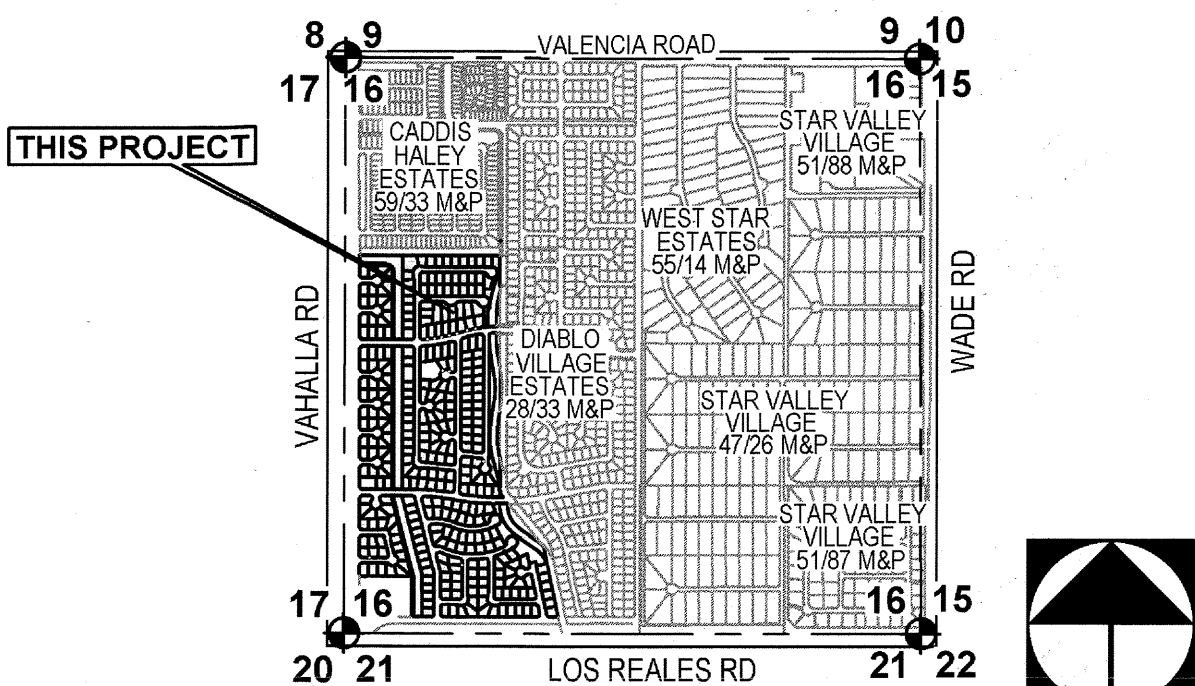
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC., ON THIS _____ DAY OF _____, 2021, AT _____ M. IN SEQUENCE NO. _____, THEREOF.

GABRIELLA CAZARES-KELLY, PIMA COUNTY RECORDER

BY: _____
DEPUTY FOR PIMA COUNTY RECORDER

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 101.62 ACRES.
2. TOTAL NUMBER OF LOTS IS 331(3.26 UNITS PER ACRE)
3. ALL STREETS ARE PUBLIC. TOTAL LENGTH OF NEW PUBLIC STREETS IS 3.07 MILES.
4. ZONING FOR THIS PROJECT IS CR-3, SINGLE RESIDENCE ZONE.
5. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 8,411 SQ. FT. OR 0.19 ACRES. MINIMUM LOT SIZE SHOWN IS 8,003 SQ. FT. OR 0.18 ACRES. MAXIMUM LOT SIZE SHOWN IS 14,955 SQ. FT. OR 0.34 ACRES.
6. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF PIMA COUNTY.
7. THE BASIS OF BEARING FOR THIS PROJECT IS THE WEST LINE OF THE NORTH-WEST QUARTER OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 12 EAST, G. & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, BETWEEN THE FOUND BRASS CAPPED SURVEY MONUMENT AT THE NORTH-WEST CORNER AND THE FOUND BRASS CAPPED SURVEY MONUMENT AT THE WEST QUARTER CORNER THEREOF. SAID BEARING BEING: N00°02'42"W
8. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. MAINTENANCE OF EASEMENTS WITHIN THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
9. 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.
10. THIS SUBDIVISION LIES WITHIN METROPOLITAN DOMESTIC WATER IMPROVEMENT DISTRICT (MDWID) WHICH IS CERTIFIED TO PROVIDE WATER TO THIS PROJECT AND IS DESIGNATED AS HAVING AN 100-YEAR ASSURED WATER SUPPLY IN THE METRO-SOUTH-WEST/DIABLO VILLAGE AREA.
11. 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.
12. 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.
13. 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 CHIEF ENGINEER.
14. THE EAST LINE OF THIS SUBDIVISION IS COINCIDENT WITH THE WEST LINE OF VALHALLA RANCH ESTATES LOTS 1-24 AS RECORDED IN SEQ. 20180180147 OR THE EAST LINE OF DIABLO VILLAGE ESTATES LOTS 512-888 AS RECORDED IN BOOK 29, M&P, PAGE 74 REGARDLESS OF THE BEARINGS OR MATERIAL DIFFERENCES BETWEEN THE REFERENCED PLATS.
15. A RIPARIAN AREA MITIGATION PLAN HAS BEEN SUBMITTED TO PIMA COUNTY UTILIZING THE "IN-LIEU FEE" OPTION.



LOCATION MAP

A PORTION OF SECTION 16, T15S, R12E, G&SRM
PIMA COUNTY, ARIZONA

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- PROPOSED 100 YR. FLOOD LINE
- MATCH LINE
- 1/2" IRON PARCEL PIN TO BE SET BY AN RLS
- FOUND PROPERTY CORNER AS NOTED
- SECTION CORNER / QUARTER SECTION CORNER
- BRASS CAPPED CENTERLINE MONUMENT TO BE SET BY AN RLS
- PUE
- PUBLIC UTILITY EASEMENT

PERMITTING NOTES

1. ALL LOTS AND COMMON AREAS ARE IMPACTED BY FEMA ZONE A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBERS 04019C2245L AND 04019C2850L, WITH EFFECTIVE DATE 6/16/2011. UNLESS AND UNTIL A LETTER OF MAP REVISION IS EFFECTIVE, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL STRUCTURES. FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS A CONDITION OF A FEDERALLY-BACKED MORTGAGE OR LOAN THAT IS SECURED BY A BUILDING LOCATED WITHIN A FEMA-MAPPED FLOODPLAIN.
2. PROPOSED FLOODPLAIN LIMITS SHOWN ARE CONTAINED WITHIN A CONSTRUCTED CHANNEL WITH SUFFICIENT FREEBOARD TO PROTECT AGAINST FLOOD RISK DURING THE 1% CHANCE STORM EVENT. THE ASSOCIATED EROSION HAZARD SETBACK IS COINCIDENT WITH THE TOP OF CHANNEL.

AMENDED FINAL PLAT
DIABLO VILLAGE ESTATES
LOTS 512 - 842 AND COMMON AREA "A"
(PRIVATE DRAINAGE AND PUBLIC & PRIVATE UTILITIES)

A RESUBDIVISION OF DIABLO VILLAGE ESTATES LOTS 512 THRU 888
AS RECORDED IN BOOK 29 OF MAPS AND PLATS, PAGE 74, PIMA COUNTY RECORDS,
LOCATED WITHIN SECTION 16,
TOWNSHIP 15 SOUTH, RANGE 12 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

ADMINISTRATIVE ADDRESS:
6805 S VAHALLA RD, TUCSON AZ 85757

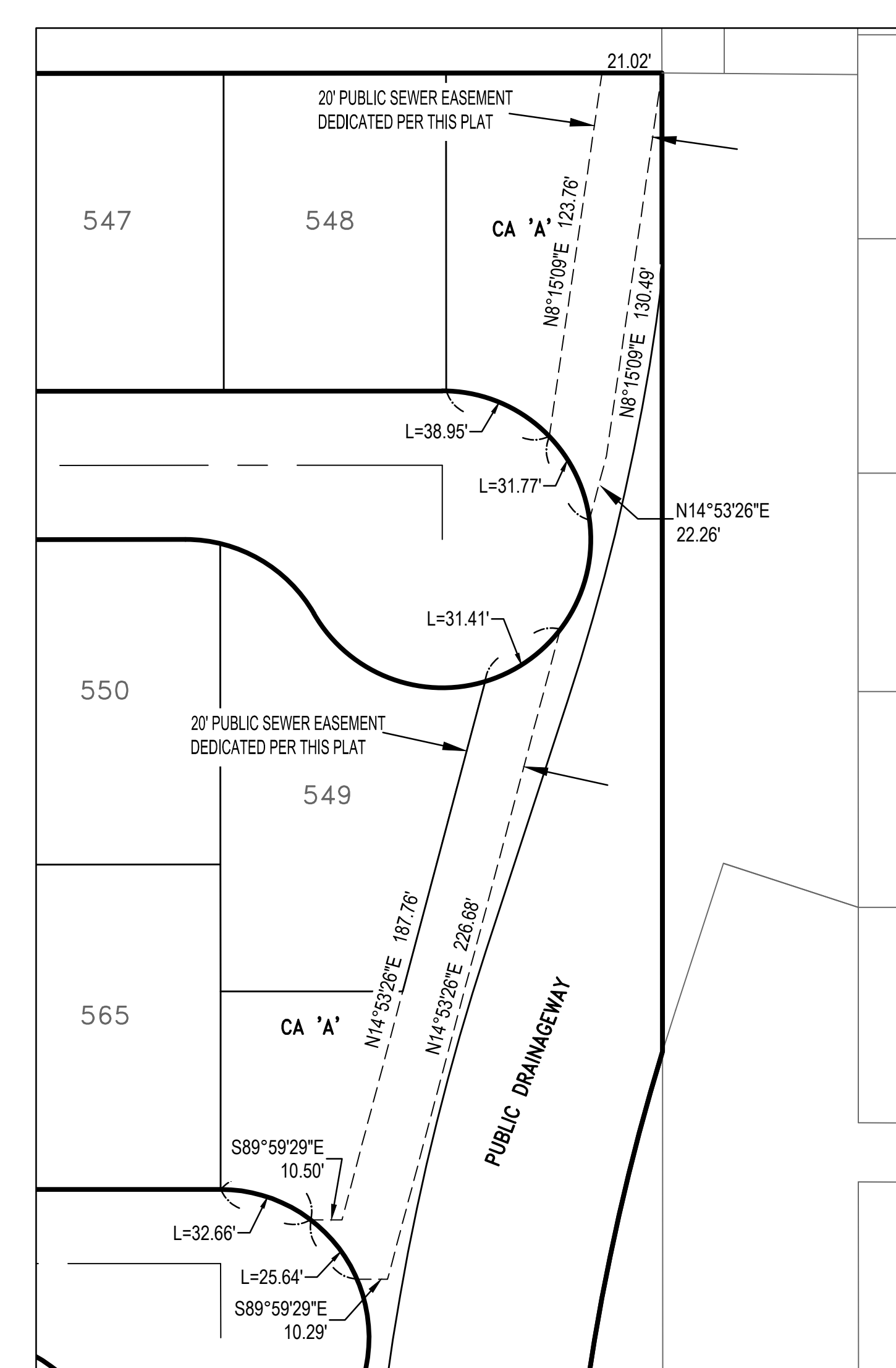
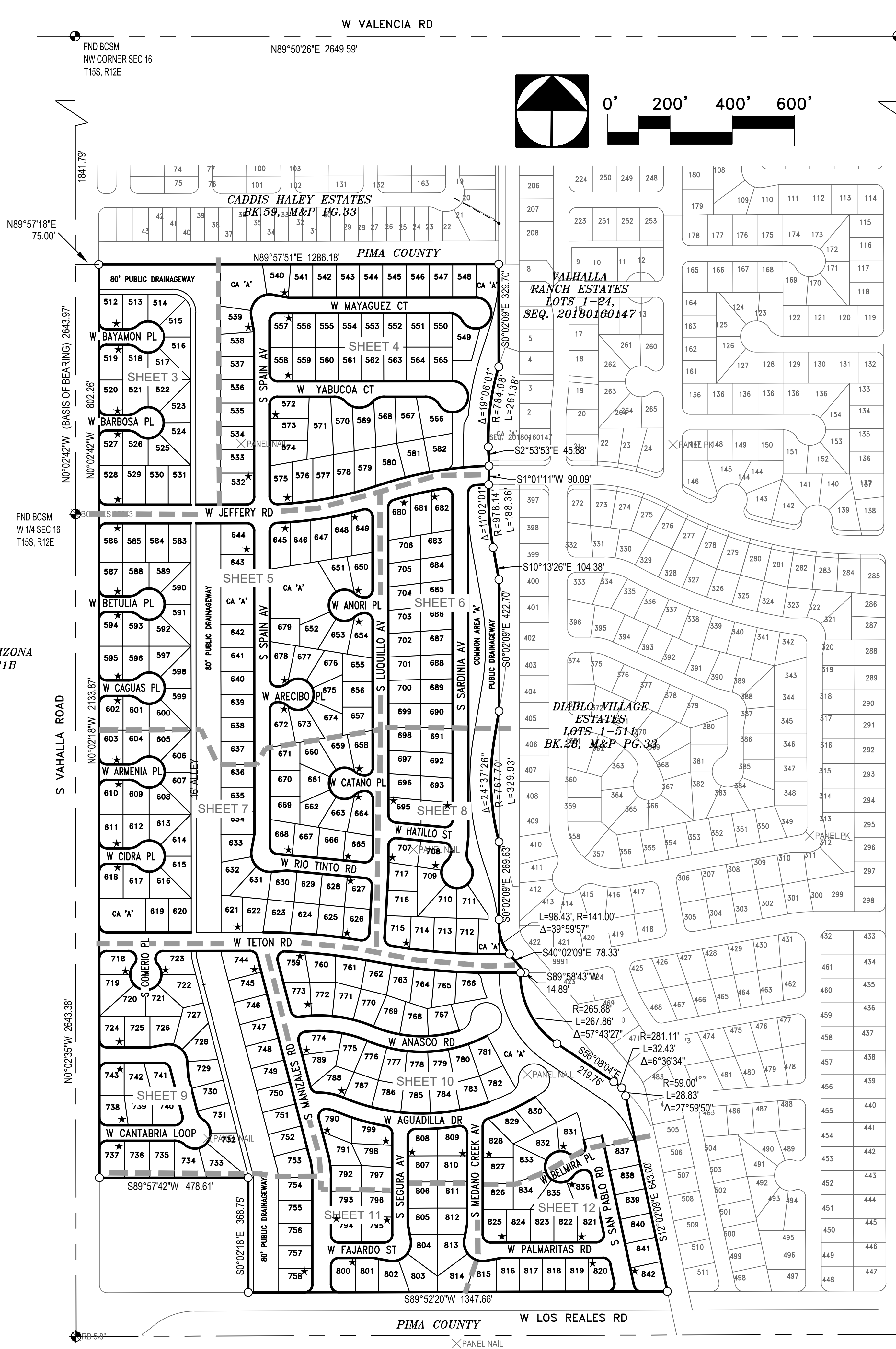
REF: Co20-06-24 P21FP00016
WLB No. 119007-A-002 SEPTEMBER, 2021 SCALE: AS SHOWN

100 Year Flood Line Table		
Line	Length	Direction
FL1	237.12'	N89°57'51"E
FL2	1.03'	N0°03'00"W
FL3	605.27'	S0°02'09"E
FL4	16.97'	S45°02'09"E
FL5	50.00'	N89°57'51"E
FL6	16.97'	N44°57'51"E
FL7	611.27'	N0°02'09"W
FL8	11.59'	N41°57'59"E
FL9	243.13'	S89°57'51"W
FL10	1291.00'	N0°02'09"W
FL11	16.97'	N45°02'09"W
FL12	50.00'	S89°57'51"W
FL13	16.97'	S44°57'51"W
FL14	1291.00'	S0°02'09"E
FL15	16.97'	S45°02'09"E
FL16	50.00'	N89°57'51"E
FL17	16.97'	N44°57'51"E
FL18	368.60'	N0°02'18"W
FL19	226.06'	N56°05'24"W
FL20	701.08'	N14°35'52"W
FL22	17.76'	N47°46'05"W
FL23	50.00'	S89°57'51"W
FL24	16.59'	S43°42'34"W
FL25	187.37'	S56°12'17"E
FL26	701.08'	S14°35'52"E
FL28	368.72'	S0°02'18"E
FL29	52.33'	N2°10'16"E
FL30	12.85'	N88°31'38"W
FL31	55.18'	N0°05'03"W
FL32	14.03'	N4°44'27"E
FL33	29.53'	N27°58'18"E
FL35	85.98'	N18°06'21"E
FL36	12.76'	S82°43'50"W
FL37	9.14'	N79°27'41"W
FL38	29.98'	S4°47'35"E
FL39	34.14'	S0°24'55"E
FL40	52.07'	S2°50'41"E
FL41	59.32'	N17°31'23"W
FL42	12.20'	N85°08'32"E
FL43	161.78'	N10°16'29"W
FL44	24.09'	N2°40'03"W
FL45	7.82'	N48°12'30"E
FL46	11.96'	N89°57'00"E
FL47	32.00'	N0°40'32"W
FL48	11.67'	S89°57'00"W
FL49	17.14'	N1°36'34"E
FL50	11.37'	N43°59'46"W
FL51	116.85'	N10°14'17"W
FL52	10.55'	N79°45'43"E
FL53	4.79'	S79°45'43"W

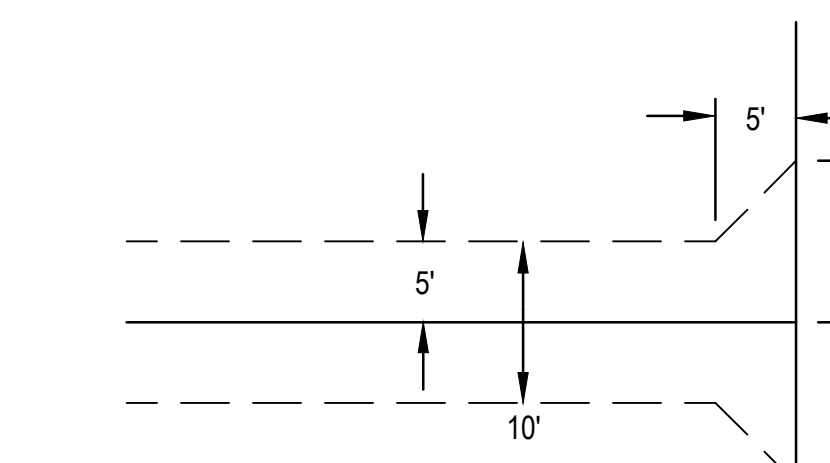
100 Year Flood Line Table		
Line	Length	Direction
FL54	18.38'	S10°14'17"E
FL56	15.56'	S45°10'22"E
FL57	12.88'	S48°20'07"W
FL58	11.91'	S85°11'05"E
FL59	29.82'	N4°40'06"E
FL60	12.13'	N82°13'41"W
FL61	151.67'	N9°35'22"E
FL62	159.90'	N9°35'22"E
FL63	124.95'	N89°57'51"E
FL64	11.37'	S46°01'23"E
FL65	60.00'	S0°02'09"E
FL66	1.02'	S0°03'00"E
FL67	99.95'	S89°57'51"W
FL69	20.00'	N0°02'19"W
FL71	5.00'	S89°57'51"W

100 Year Flood Curve Table			
Curve #	Length	Radius	Delta
FC286	229.34'	146.00'	90°00'00"
FC288	3.99'	63.00'	3°37'58"
FC289	22.82'	137.00'	9°32'31"
FC290	16.01'	63.00'	14°33'32"
FC291	34.81'	137.00'	14°33'32"
FC292	57.91'	594.62'	5°34'50"
FC293	64.71'	886.87'	4°10'49"
FC294	122.52'	78.00'	90°00'00"
FC295	201.09'	826.92'	13°56'00"
FC296	245.36'	827.02'	16°59'54"
FC297	54.84'	1276.70'	2°27'40"
FC298	130.98'	1023.92'	7°19'46"
FC299	269.54'	781.87'	19°45'08"
FC300	406.33'	816.45'	28°30'55"
FC301	73.73'	720.45'	5°51'48"
FC302	26.50'	982.36'	1°32'44"
FC303	121.73'	979.90'	7°07'03"
FC304	8.48'	820.10'	0°35'32"
FC305	80.92'	2143.99'	2°09'45"
FC306	292.48'	821.31'	20°24'14"
FC307	23.56'	15.00'	90°00'00"
FC308	23.56'	15.00'	90°00'00"
FC309	23.56'	15.00'	89°59'51"
FC310	7.85'	5.00'	89°59'50"
FC311	252.39'	318.84'	45°21'16"
FC312	123.43'	278.88'	25°21'33"
FC313	62.12'	310.79'	11°27'11"
FC314	219.44'	286.41'	43°53'52"
FC315	11.46'	448.78'	1°27'49"
FC316	7.15'	69.82'	5°52'12"

STATE OF ARIZONA
210-39-021B



PUBLIC SEWER EASEMENT DETAIL
1"=40'



DRAINAGE EASEMENT DETAIL
N.T.S



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REF: Co20-06-24 P21FP00016
WLB No. 119007-A-002 SEPTEMBER, 2021 SCALE: AS SHOWN

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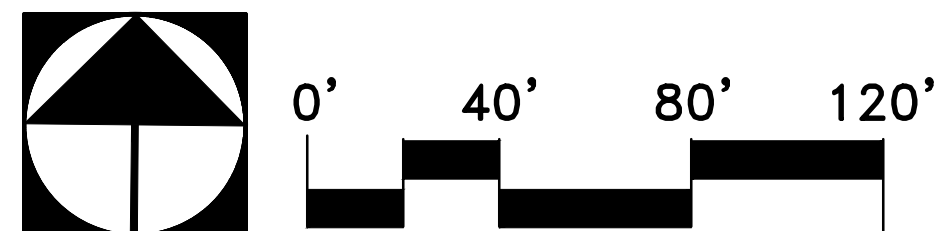
The WLB Group

WLB

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

File Q:\119007 Diablo Village Estates\04 Platting\119007-FP.dwg, Plot Date: 10/26/2021 10:10 AM By: pzo

(A) 10' PRIVATE DRAINAGE EASEMENT
GRANTED TO THE HOA PER THIS PLAT
SEE DETAIL SHEET 2



The
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East Broadway Boulevard
Tucson Arizona (520) 881-7480

FND BC5M
W 1/4 SEC 16
T15S, R12E

N0°02'42"W (BASIS OF BEARING) 2643.97'

S VAHALLA RD
(PUBLIC)

W BAYAMON PL
(PUBLIC)

W BARBOSA PL
(PUBLIC)

W JEFFERY RD
(PUBLIC)

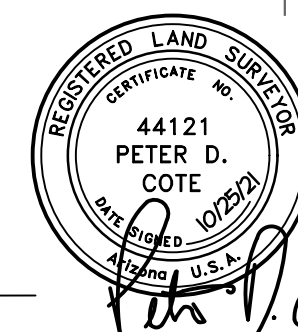
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PIMA COUNTY
210-36-170A

SHEET 5

80' PUBLIC DRAINAGEWAY
DEDICATED BY THIS PLAT

16' PUBLIC ALLEY
DEDICATED BY THIS PLAT



REF: Co20-06-24 P21FP00016
WLB No. 119007-A-002 SEPTEMBER, 2021 SCALE: AS SHOWN

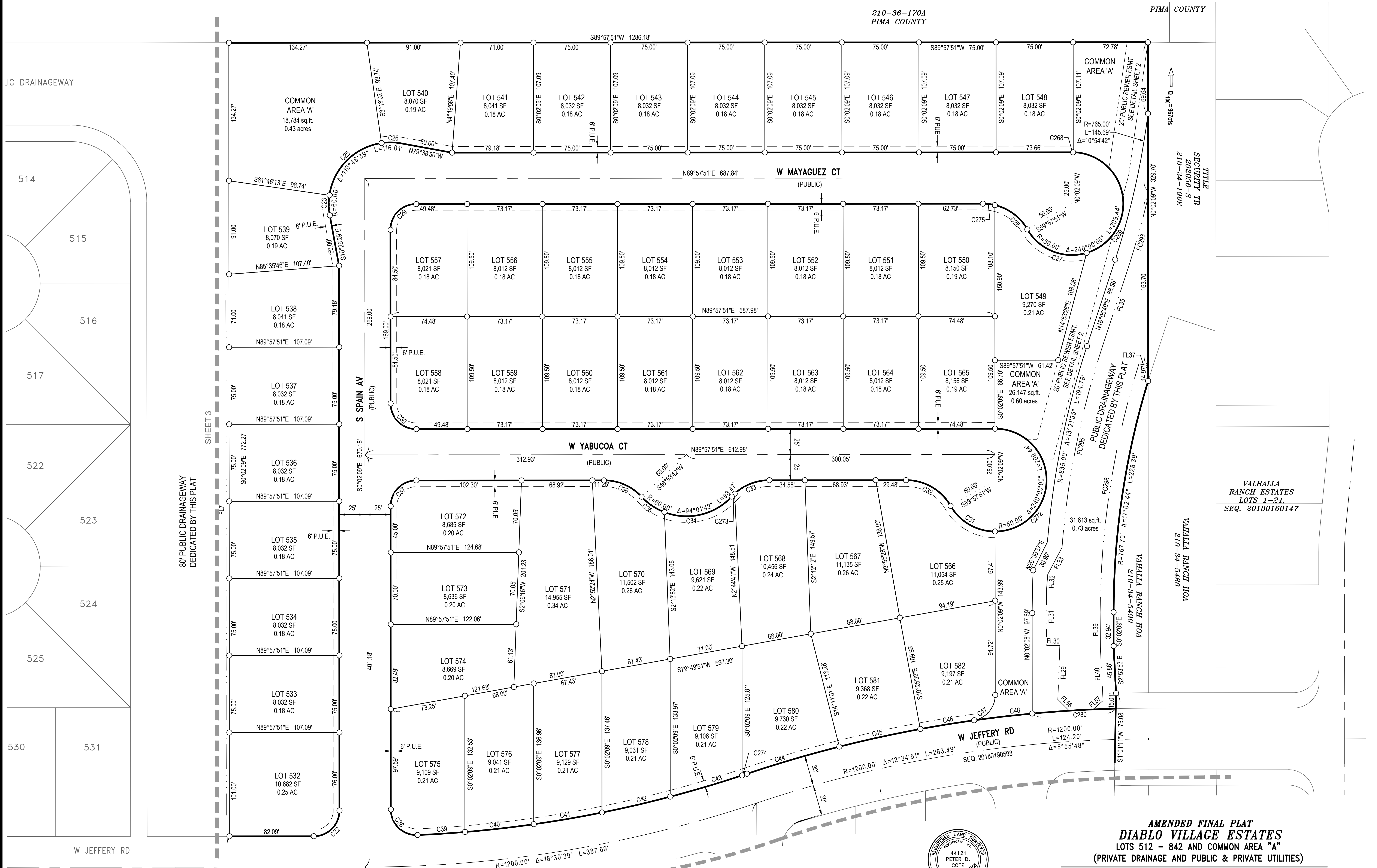
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SHEET 3 OF 13

SEQ.

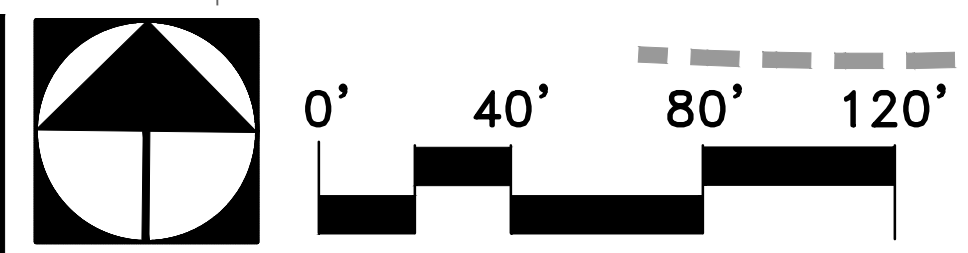
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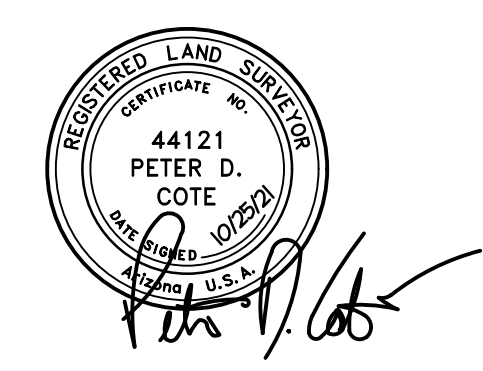
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SHEET 6



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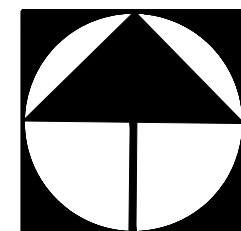
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STATE OF ARIZONA
210-39-021B

File Q:\119007 Diablo Village Estates\04 Platting\Final\119007.FP.dwg Plot Date: 10/26/2021 10:10 AM By: ryan

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A 10' PRIVATE DRAINAGE EASEMENT
GRANTED TO THE HOA PER THIS PLAT
SEE DETAIL SHEET 2

SHEET 3

W JEFFERY RD
(PUBLIC)
SEQ. 20180190598

16' PUBLIC ALLEY
DEDICATED BY THIS PLAT

80' PUBLIC DRAINAGEWAY
DEDICATED BY THIS PLAT

105,200 sq.ft.
2.42 acres

SHEET 7

SHEET 4

S SPAIN AV
(PUBLIC)

COMMON AREA 'A'
32,639 sq.ft.
0.75 acres

W ARECIBO PL
(PUBLIC)

SHEET 7

S LIQUILLO AV
(PUBLIC)

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REF: Co20-06-24 P21FP00016
WLB No. 119007-A-002 SEPTEMBER, 2021 SCALE: AS SHOWN

SHEET 5 OF 13

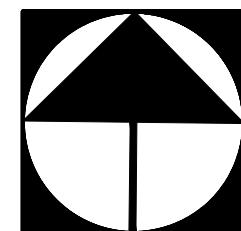
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SEQ.

File Q:\119007 Diablo Village Estates\04 Platting\Final\119007 FP.dwg, Plot Date: 10/26/2021 10:11 AM By: pzo

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Tucson Arizona (520) 881-7480



0' 40' 80' 120'

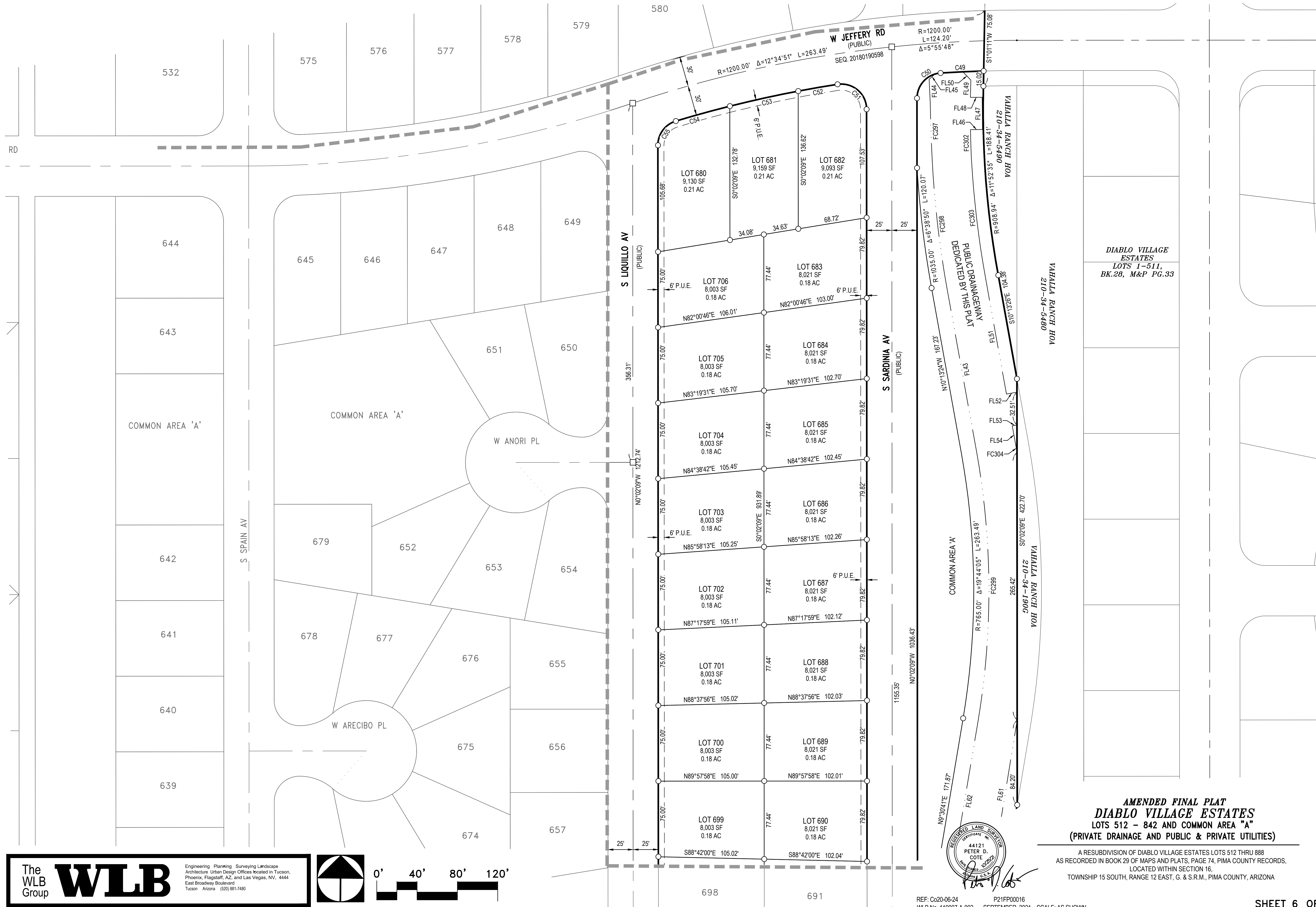
REF: Co20-06-24 P21FP00016
WLB No. 119007-A-002 SEPTEMBER, 2021 SCALE: AS SHOWN

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AMENDED FINAL PLAT
DIABLO VILLAGE ESTATES
LOTS 512 - 842 AND COMMON AREA "A"
(PRIVATE DRAINAGE AND PUBLIC & PRIVATE UTILITIES)

A RESUBDIVISION OF DIABLO VILLAGE ESTATES LOTS 512 THRU 888
AS RECORDED IN BOOK 29 OF MAPS AND PLATS, PAGE 74, PIMA COUNTY RECORDS,
LOCATED WITHIN SECTION 16,
TOWNSHIP 15 SOUTH, RANGE 12 EAST, G. & S.R.M., PIMA COUNTY, ARIZONA

SHEET 6 OF 13

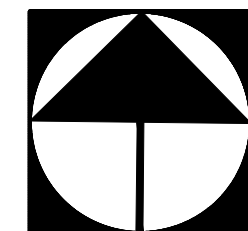


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The
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Engineering Planning Surveying Landscape
Architecture Urban Design Offices located in Tucson,
Phoenix, Flagstaff, AZ, and Las Vegas, NV. 4444
East Broadway Boulevard
Tucson Arizona (520) 881-7480



0' 40' 80' 120'

(A) 10' PRIVATE DRAINAGE EASEMENT
GRANTED TO THE HOA PER THIS PLAT
SEE DETAIL SHEET 2

(B) 15' PUBLIC SEWER EASEMENT GRANTED TO PIMA COUNTY
REGIONAL WASTEWATER RECLAMATION DEPARTMENT
PER THIS PLAT



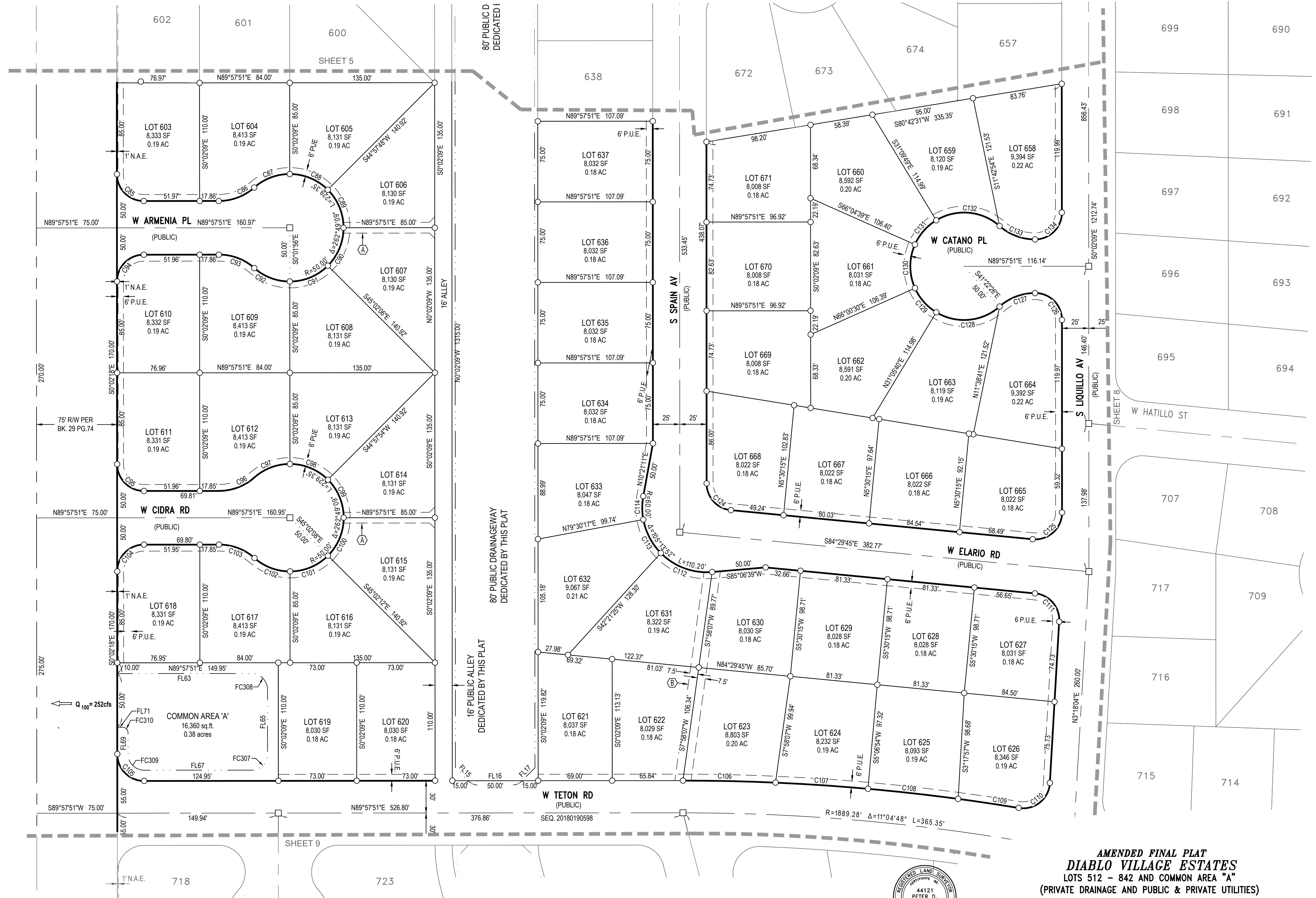
REF: Co20-06-24 P21FP00016
WLB No. 119007-A-002 SEPTEMBER, 2021 SCALE: AS SHOWN

SEQ.

**AMENDED FINAL PLAT
DIABLO VILLAGE ESTATES
LOTS 512 - 842 AND COMMON AREA "A"
(PRIVATE DRAINAGE AND PUBLIC & PRIVATE UTILITIES)**

A RESUBDIVISION OF DIABLO VILLAGE ESTATES LOTS 512 THRU 888
AS RECORDED IN BOOK 29 OF MAPS AND PLATS, PAGE 74, PIMA COUNTY RECORDS,
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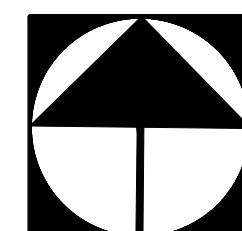
SHEET 7 OF 13



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A RESUBDIVISION OF DIABLO VILLAGE ESTATES LOTS 512 THRU 888
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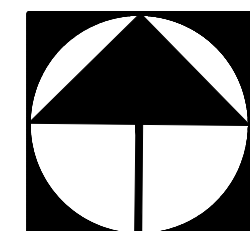


0' 40' 80' 120'

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East Broadway Boulevard
Tucson Arizona (520) 881-7480



BLOCK A
LOTS 512-888,
BK.29, M&P PG.74

KANN KARL
210-39-021B

SHEET 7

(A) 10' PRIVATE DRAINAGE EASEMENT
GRANTED TO THE HOA PER THIS PLAT
SEE DETAIL SHEET 2

(C) 5' PRIVATE DRAINAGE EASEMENT
GRANTED TO THE HOA PER THIS PLAT



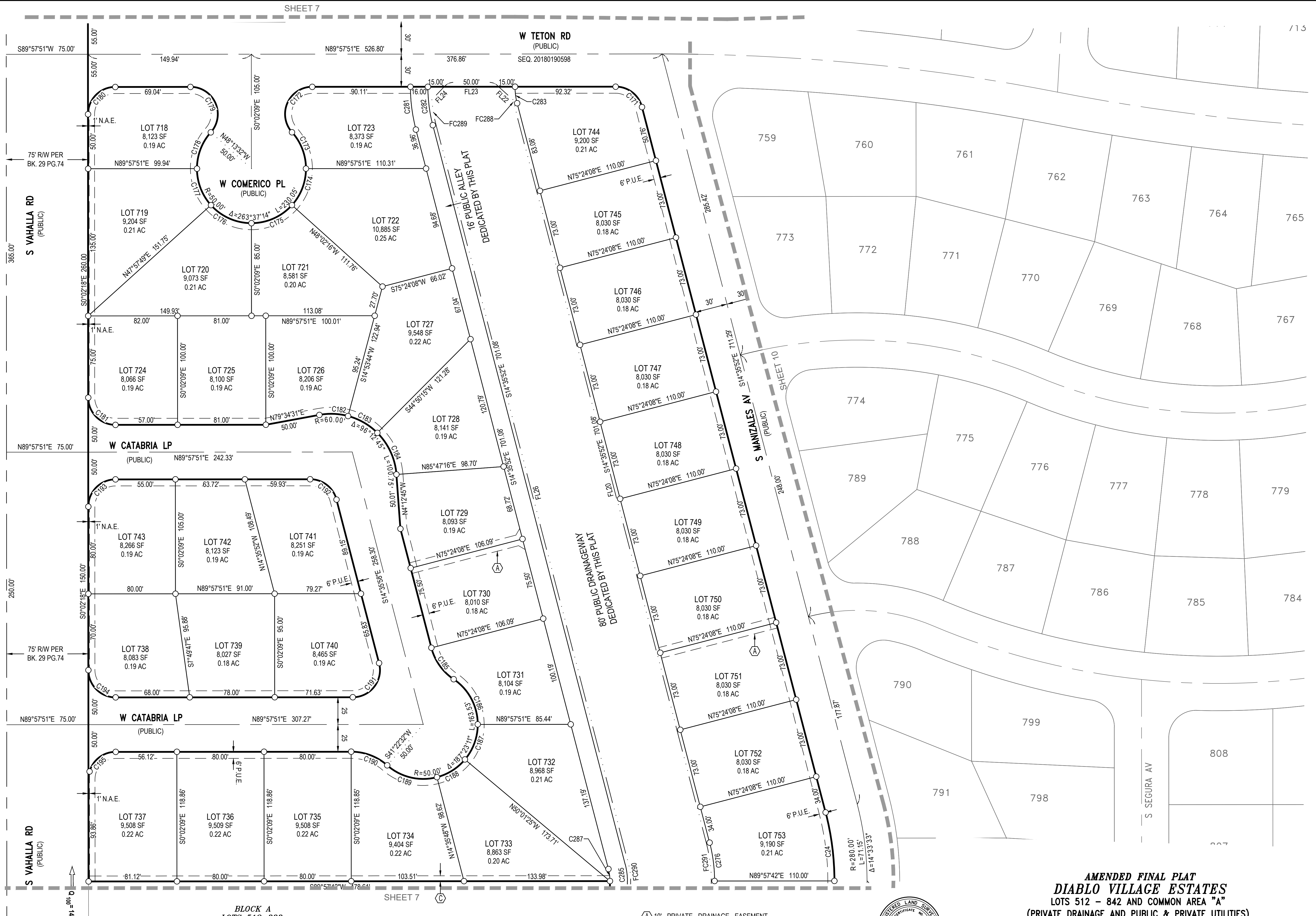
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WLB No. 119007-A-002 SEPTEMBER, 2021 SCALE: AS SHOWN

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AMENDED FINAL PLAT
DIABLO VILLAGE ESTATES
LOTS 512 - 842 AND COMMON AREA "A"
(PRIVATE DRAINAGE AND PUBLIC & PRIVATE UTILITIES)

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SHEET 9 OF 13



SEQ.

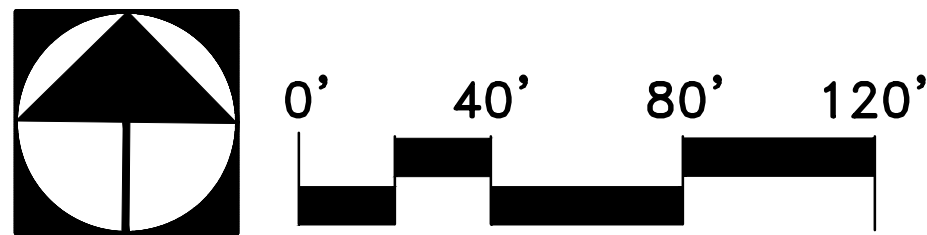
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Tucson Arizona (520) 881-7480



REF: Co20-06-24 P21FP00016
WLB No. 119007-A-002 SEPTEMBER, 2021 SCALE: AS SHOWN

**AMENDED FINAL PLAT
DIABLO VILLAGE ESTATES**
LOTS 512 - 842 AND COMMON AREA "A"
(PRIVATE DRAINAGE AND PUBLIC & PRIVATE UTILITIES)

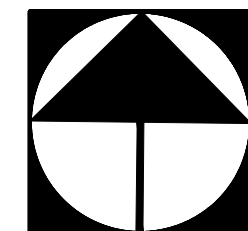
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SEQ.

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East Broadway Boulevard
Tucson Arizona (520) 881-7480



0' 40' 80' 120'

5' SLOPE & DRAINAGE EASEMENT GRANTED
TO PIMA COUNTY PER THIS PLAT

PIMA COUNTY

REF: Co20-06-24 P21FP00016
WLB No. 119007-A-002 SEPTEMBER, 2021 SCALE: AS SHOWN



AMENDED FINAL PLAT
DIABLO VILLAGE ESTATES
LOTS 512 - 842 AND COMMON AREA "A"
(PRIVATE DRAINAGE AND PUBLIC & PRIVATE UTILITIES)

A RESUBDIVISION OF DIABLO VILLAGE ESTATES LOTS 512 THRU 888
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SHEET 12 OF 13

SEQ.

SEQ.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	39.27'	25.00	89°59'27"	S45°02'26"E	35.35'
C2	36.14'	50.00	41°24'35"	N69°15'34"E	35.36'
C3	36.13'	50.00	41°24'26"	N69°15'29"E	35.35'
C4	39.27'	50.00	45°00'12"	S67°32'11"E	38.27'
C5	39.27'	50.00	44°59'57"	S22°32'07"E	38.27'
C6	39.27'	50.00	44°59'58"	S22°27'50"W	38.27'
C7	39.27'	50.00	45°00'10"	S67°27'54"W	38.27'
C8	36.13'	50.00	41°24'26"	N69°19'47"W	35.35'
C9	36.14'	50.00	41°24'35"	N69°19'52"W	35.36'
C10	39.27'	25.00	90°00'33"	S44°57'34"W	35.36'
C11	39.27'	25.00	89°59'27"	S45°02'26"E	35.35'
C12	36.14'	50.00	41°24'35"	N69°15'34"E	35.36'
C13	36.13'	50.00	41°24'09"	N69°15'21"E	35.35'
C14	39.28'	50.00	45°00'24"	S67°32'22"E	38.27'
C15	39.27'	50.00	45°00'01"	S22°32'10"E	38.27'
C16	39.27'	50.00	45°00'01"	S22°27'52"W	38.27'
C17	39.28'	50.00	45°00'24"	S67°28'04"W	38.27'
C18	36.13'	50.00	41°24'09"	N69°19'39"W	35.35'
C19	36.14'	50.00	41°24'35"	N69°19'52"W	35.36'
C20	39.27'	25.00	90°00'33"	S44°57'34"W	35.36'
C21	39.27'	25.00	89°59'27"	S45°02'26"E	35.35'
C22	39.27'	25.00	90°00'00"	S44°57'51"W	35.36'
C23	19.53'	60.00	18°39'16"	S1°05'51"E	19.45'
C24	63.53'	250.00	14°33'33"	N7°19'05"W	63.36'
C25	76.94'	60.00	73°28'11"	S44°57'52"W	71.77'
C26	19.53'	60.00	18°39'12"	N88°58'26"W	19.45'
C27	209.44'	50.00	240°00'00"	N29°57'51"E	86.60'
C28	52.36'	50.00	60°00'00"	N60°02'09"W	50.00'
C29	39.27'	25.00	90°00'00"	S44°57'51"W	35.36'
C30	39.27'	25.00	90°00'00"	S45°02'09"E	35.36'
C31	209.44'	50.00	240°00'00"	N29°57'51"E	86.60'
C32	52.36'	50.00	60°00'00"	N60°02'09"W	50.00'
C33	37.01'	50.00	42°24'39"	S68°45'32"W	36.17'
C34	71.34'	60.00	68°07'15"	N77°00'38"E	67.21'
C35	27.13'	60.00	25°54'27"	S55°58'31"E	26.90'
C36	41.03'	50.00	47°00'51"	N66°31'44"W	39.89'
C37	39.27'	25.00	90°00'00"	S44°57'51"W	35.36'
C38	40.37'	24.99	92°32'10"	S46°17'14"E	36.12'
C39	46.11'	1172.42	2°15'13"	N86°19'05"E	46.11'
C40	67.37'	1172.42	3°17'33"	N83°32'42"E	67.36'
C41	67.35'	1172.42	3°17'29"	N80°15'11"E	67.34'
C42	68.14'	1172.42	3°19'48"	N76°56'33"E	68.13'
C43	72.89'	1172.42	3°33'44"	N73°29'47"E	72.88'
C44	93.67'	1227.82	4°22'16"	S73°37'25"W	93.65'
C45	80.64'	1227.82	3°45'46"	S77°41'26"W	80.62'
C46	53.12'	1227.82	2°28'43"	S80°48'41"W	53.11'
C47	34.67'	24.95	79°35'55"	N39°45'48"E	31.94'
C48	56.85'	1227.82	2°39'11"	S83°22'38"W	56.85'
C49	42.83'	1161.89	2°06'43"	S87°18'30"W	42.82'
C50	37.65'	25.01	86°14'47"	S43°06'43"W	34.19'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C51	43.10'	24.98	98°51'24"	N49°24'21"W	37.95'
C52	39.60'	1170.00	1°56'21"	S80°15'17"W	39.60'
C53	69.44'	1170.00	3°24'02"	S77°35'06"W	69.43'
C54	55.60'	1170.00	2°43'21"	S74°31'24"W	55.59'
C55	31.92'	25.07	72°58'05"	S36°33'47"W	29.81'
C56	45.92'	25.03	105°06'24"	N52°40'54"W	39.74'
C57	35.72'	1245.05	1°38'38"	S75°34'25"W	35.72'
C58	67.69'	1245.05	3°06'53"	S77°57'11"W	67.68'
C59	67.01'	1245.05	3°05'02"	S81°03'08"W	67.01'
C60	66.55'	1245.05	3°03'45"	S84°07'32"W	66.54'
C61	42.27'	1245.05	1°56'42"	S86°37'46"W	42.26'
C62	38.28'	24.99	87°44'37"	S43°49'21"W	34.64'
C63	39.27'	25.00	90°00'00"	N45°02'09"W	35.36'
C64	39.27'	25.00	90°00'09"	S44°57'47"W	35.36'
C65	39.27'	25.00	89°59'51"	S45°02'13"E	35.35'
C66	36.14'	50.00	41°24'35"	N69°15'34"E	35.36'
C67	36.14'	50.00	41°24'36"	N69°15'35"E	35.36'
C68	39.27'	50.00	44°59'58"	S67°32'09"E	38.27'
C69	39.27'	50.00	45°00'01"	S22°32'09"E	38.27'
C70	39.27'	50.00	45°00'01"	S22°27'51"W	38.27'
C71	39.27'	50.00	44°59'58"	S67°27'51"W	38.27'
C72	36.14'	50.00	41°24'36"	N69°19'53"W	35.36'
C73	36.14'	50.00	41°24'35"	N69°19'52"W	35.36'
C74	39.27'	25.00	90°00'09"	S44°57'47"W	35.36'
C75	39.27'	25.00	89°59'51"	S45°02'13"E	35.35'
C76	36.14'	50.00	41°24'35"	N69°15'34"E	35.36'
C77	36.14'	50.00	41°24'29"	N69°15'31"E	35.35'
C78	39.27'	50.00	45°00'04"	S67°32'13"E	38.27'
C79	39.27'	50.00	45°00'02"	S22°32'10"E	38.27'
C80	39.27'	50.00	45°00'02"	S22°27'52"W	38.27'
C81	39.27'	50.00	45°00'04"	S67°27'55"W	38.27'
C82	36.14'	50.00	41°24'29"	N69°19'49"W	35.35'
C83	36.14'	50.00	41°24'35"	N69°19'52"W	35.36'
C84	39.27'	25.00	90°00'09"	S44°57'47"W	35.36'
C85	39.27'	25.00	89°59'51"	S45°02'13"E	35.35'
C86	36.14'	50.00	41°24'35"	N69°15'34"E	35.36'
C87	36.13'	50.00	41°24'22"	N69°15'27"E	35.35'
C88	39.27'	50.00	45°00'10"	S67°32'17"E	38.27'
C89	39.27'	50.00	45°00'03"	S22°32'11"E	38.27'
C90	39.27'	50.00	45°00'03"	S22°27'53"W	38.27'
C91	39.27'	50.00	45°00'10"	S67°27'59"W	38.27'
C92	36.13'	50.00	41°24'22"	N69°19'45"W	35.35'
C93	36.14'	50.00	41°24'35"	N69°19'52"W	35.36'
C94	39.27'	25.00	90°00'09"	S44°57'47"W	35.36'
C95	39.27'	25.00	89°59'51"	S45°02'13"E	35.35'
C96	36.14'	50.00	41°24'35"	N69°15'34"E	35.36'
C97	36.14'	50.00	41°24'56"	N69°15'44"E	35.36'
C98	39.27'	50.00	44°59'42"	S67°31'57"E	38.26'
C99	39.27'	50.00	44°59'57"	S22°32'08"E	38.27'
C100	39.27'	50.00	44°59'57"	S22°27'50"W	38.27'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C101	39.27'	50.00	44°59'42"	S67°27'39"W	38.26'
C102	36.14'	50.00	41°24'56"	N69°20'02"W	35.36'
C103	36.14'	50.00	41°24'35"	N69°19'52"W	35.36'
C104	39.27'	25.00	90°00'09"	S44°57'47"W	35.36'
C105	39.27'	25.00	89°59'51"	S45°02'13"E	35.35'
C106	86.21'	1919.28	2°34'24"	S88°44'57"E	86.20'
C107	86.33'	1919.28	2°34'38"	S86°10'25"E	86.33'
C108	84.48'	1919.28	2°31'19"	S83°37'27"E	84.48'
C109	57.04'	1919.28	1°42'11"	S81°30'42"E	57.04'
C110	41.90'	25.00	96°02'20"	N51°19'14"E	37.17'
C111	38.31'	25.00	87°47'49"	N40°35'51"W	34.67'
C112	52.63'	60.00	50°15'34"	N69°44'54"W	50.96'
C113	35.74'	60.00	34°08'01"	N27°33'07"W	35.22'
C114	21.82'	60.00	20°50'17"	N0°03'58"W	21.70'
C115	39.27'	25.00	90°00'31"	S45°02'25"E	35.36'
C116	36.13'	50.00	41°24'03"	N69°15'18"E	35.35'
C117	63.30'	50.00	72°32'15"	N84°49'24"E	59.16'
C118	30.47'	50.00	34°54'50"	S41°27'04"E	30.00'
C119	41.81'	50.00	47°54'51"	S0°02'13"E	40.61'
C120	30.47'	50.00	34°54'49"	S41°22'37"W	30.00'
C121	63.30'	50.00	72°32'24"	N84°53'46"W	59.16'
C122	36.13'	50.00	41°24'03"	N69°19'36"W	35.35'
C123	39.27'	25.00	90°00'31"	S44°58'07"W	35.36'
C124	36.85'	25.00	84°27'36"	S42°15'57"E	33.61'
C125	41.69'	25.00	95°32'24"	N47°44'03"E	37.02'
C126	39.27'	25.00	90°00'31"	N45°02'25"W	35.36'
C127	36.13'	50.00	41°24'03"	S69°15'18"W	35.35'
C128	63.30'	50.00	72°32'24"	S84°49'28"W	59.16'
C129	30.47'	50.00	34°54'49"	N41°26'55"W	30.00'
C130	41.81'	50.00	47°54'51"	N0°02'05"W	40.61'
C131	30.47'	50.00	34°54'50"	N41°22'46"E	30.00'
C132	63.30'	50.00	72°32'15"	S84°53'42"E	59.16'
C133	36.13'	50.00	41°24'03"	S69°19'36"E	35.35'
C134	39.27'	25.00	90°00'31"	N44°58'07"E	35.36'
C135	39.27'	25.00	90°00'31"	N45°02'25"W	35.36'
C136	36.13'	50.00	41°24'03"	S69°15'18"W	35.35'
C137	63.30'	50.00	72°32'23"	S84°49'28"W	59.16'
C138	30.47'	50.00	34°54'49"	N41°26'56"W	30.00'
C139	25.95'	1859.28	0°47'59"	S79°21'21"E	25.95'
C140	72.28'	50.00	82°49'41"	N17°25'19"E	66.15'
C141	63.30'	50.00	72°32'16"	S84°53'42"E	59.16'
C142	36.13'	50.00	41°24'03"	S69°19'36"E	35.35'
C143	39.27'	25.00	90°00'31"	N44°58'07"E	35.36'
C144	36.85'	25.00	84°27'36"	S42°15'57"E	33.61'
C145	41.69'	25.00	95°32'24"	N47°44'03"E	37.02'
C146	36.14'	50.00	41°24'35"	S15°12'02"E	35.36'
C147	36.79'	50.00	42°09'39"	S69°19'06"W	35.97'
C148	36.22'	50.00	41°30'25"	N68°50'52"W	35.43'
C149	49.32'	50.00	56°30'44"	N19°50'17"W	47.34'
C150	33.59'	50.00	38°29'45"	N27°39'57"E	32.97'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C151	36.13'	50.00	41°24'19"	N26°12'40"E	35.35'
C152	39.27'	25.00	89°59'29"	N39°30'00"W	35.35'
C153	41.69'	25.00	95°32'24"	S47°44'03"W	37.02'
C154	36.48'	25.00	83°35'51"	S38°29'52"E	33.33'
C155	61.31'	1859.28	1°53'21"	S81°14'28"E	61.30'
C156	75.25'	1859.28	2°19'08"	S83°20'43"E	75.24'
C157	72.06'	1859.28	2°13'15"	S85°36'54"E	72.06'
C158	71.00'	1859.28	2°11'17"	S87°49'10"E	71.00'
C159	36.42'	1859.28	1°07'21"	S89°28'29"E	36.42'
C160	63.99'	278.56	13°09'43"	S16°57'17"E	63.85'
C161	34.12'	25.00	78°12'13"	N49°28'32"W	31.54'
C162	54.73'	1919.28	1°38'02"	S87°44'33"E	54.73'
C163	70.36'	1919.28	2°06'01"	S85°52'32"E	70.35'
C164	66.10'	1919.28	1°58'24"	S83°50'19"E	66.10'
C165	73.71'	1919.28	2°12'02"	S81°45'06"E	73.70'
C166	56.80'	1919.28	1°41'44"	S79°48'13"E	56.80'
C167	99.72'	1859.28	3°04'22"	S81°17'32"E	99.71'
C168	99.72'	1859.28	3°04'22"	S84°21'54"E	99.71'
C169	61.69'	1859.28	1°54'04"	S86°51'08"E	61.69'
C170	46.60'	25.00	106°47'42"	S38°47'59"W	40.14'
C171	32.92'	25.00	75°26'17"	N52°19'01"W	30.59'
C172	57.51'	25.00	131°48'37"	S24°03'32"W	45.64'
C173	36.49'	50.00	41°48'37"	S20°56'28"E	35.68'
C174	36.65'	50.00	41°59'53"	S20°57'48"W	35.84'
C175	41.89'	50.00	48°00'07"	S65°57'48"W	40.68'
C176	41.89'	50.00	47°59'58"	N66°02'10"W	40.67'
C177	36.65'	50.00	42°00'02"	N21°02'10"W	35.84'
C178	36.49'	50.00	41°48'37"	N20°52'10"E	35.68'
C179	57.51'	25.00	131°48'37"	N24°07'50"W	45.64'
C180	39.27'	25.00	90°00'09"	S44°57'47"W	35.36'
C181	39.27'	25.00	89°59'51"	S45°02'13"E	35.35'
C182	26.53'	60.00	25°19'50"	S87°45'34"E	26.31'
C183	31.34'	60.00	29°55'55"	S60°07'42"E	30.99'
C184	42.88'	60.00	40°57'00"	S24°41'15"E	41.98'
C185	36.14'	50.00	41°24'34"	N35°18'15"W	35.36'
C186	48.84'	50.00	55°58'00"	N28°01'32"W	46.92'
C187	34.92'	50.00	40°01'07"	N19°58'02"E	34.22'
C188	30.92'	50.00	35°25'35"	N57°41'23"E	30.43'
C189	48.85'	50.00	55°58'29"	S76°36'35"E	46.93'
C190	36.14'	50.00	41°24'48"	S69°19'45"E	35.36'
C191	45.62'	25.00	104°33'49"	N37°40'56"E	39.55'
C192	32.92'	25.00	75°26'11"	N52°19'04"W	30.59'
C193	39.27'	25.00	90°00'09"	S44°57'47"W	35.36'
C194	39.27'	25.00	89°59'51"	S45°02'13"E	35.35'
C195	39.27'	25.00	90°00'09"	N44°57'47"E	35.36'
C196	39.23'	25.00	89°54'38"	S44°55'01"W	35.33'
C197	39.31'	25.00	90°05'22"	S45°04'59"E	35.38'
C198	44.47'	25.00	101°54'29"	N38°55'05"E	38.83'
C199	34.07'	25.00	78°05'31"	S51°04'55"E	31.50'
C200	34.03'	25.00	78°00'00"	N51°02'09"W	31.47'

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P21FP00016

THIS AGREEMENT is made and entered into by and between Rick Price Delia June Price, husband and wife, as community property with rights of survivorship or successors in interest ("Subdivider"), TITLE SECURITY AGENCY LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 202056-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 DIABLO VILLAGE ESTATES, Lots 512-842 and Common Area "A" (Private Drainage and Public and Private Utilities) recorded in Sequence number _____ on the _____ day of _____, 2021, 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

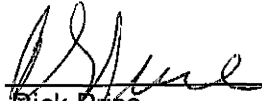
C. A substitute assurance agreement has been executed by and between Subdivider and County in accordance with paragraph 2.11.

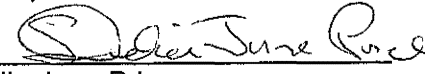
2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 2021, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: Rick Price Delia June Price, husband and wife, as community property with rights of survivorship

Chair, Board of Supervisors

By: 
Rick Price

By: 
Delia June Price

ATTEST:

TRUSTEE: Title Security Agency, LLC, a Delaware limited liability company, as Trustee under Trust No 202056-T, and not in its corporate capacity or otherwise

Clerk of the Board

By: 

Its: Trust Officer _____

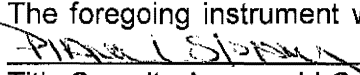
STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 1st day of October, 2021, by Rick Price Delia June Price, husband and wife, as community property with rights of survivorship__ of ("**Subdivider**"),

Notary Public

My Commission Expires:

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 1st day of October, 2021, by  as Trust Officer of Title Security Agency, LLC ("**Trustee**"), a Delaware limited liability company, on behalf of the company, as trustee under trust number 202056-S

Notary Public

My Commission Expires:
