

**TOWN COUNCIL
MEETING
INFORMATION**

TOWN OF MARANA



MEETING DATE: January 3, 2006

AGENDA ITEM:

J.1

TO: MAYOR AND COUNCIL

FROM: Barbara C. Berlin, AICP, Planning Director

SUBJECT: **Resolution No. 2006-04: Relating to Development; approving and authorizing a preliminary plat for The Pines Phase I.**

DISCUSSION

Request

Preliminary plat approval of a 129-lot single family residential subdivision on approximately 35 acres.

Location

The site is generally located west of Arizona Pavilions Drive, south of Continental Links Drive, and east of the Santa Cruz within a portion of the Marana Golf Final Block Plat.

Zoning

The Continental Ranch Specific Plan Amendment (SPA-01108) in February 2002 added this area to the specific plan and designated the area as Medium-High Density Residential, a minimum of 6,000 square foot lots and a minimum average lot area of 7,000 square feet. This preliminary plat proposes a minimum lot area of 6,050 square feet and provides for an average of 7,101 square feet.

Parks and Open Space

The Land Development Code requires 185 square feet of improved recreation area per lot within the subdivision. The plat requires 23,865 square feet (0.54 acres); the plan provides 65,340 square feet (1.5 acres). The active recreation facility is located on approximately one acre in Common Area "A" at the southeast corner of the subdivision. Amenities include a play structure, turf and two ramadas with tables and barbeque grills. Common Area "B" contains 5.26 acres of landscaped open space and drainage basins.

Transportation

The subdivision will be served by two points of access off Continental Links Drive and one off Arizona Pavilions Drive. Internal circulation is on public streets and conforms to Town of Marana Subdivision Street Standards.

ATTACHMENTS

Summary of application, preliminary plat reduction and location map.

RECOMMENDATION

Staff recommends approval of the preliminary plat for The Pines Phase I. Staff has reviewed the application for compliance with the Continental Ranch Specific Plan and the Marana Land Development Code. This preliminary plat appears to be in substantial conformance with all required development regulations and conditions of zoning.

SUGGESTED MOTION

I move to approve Resolution No. 2006-04.

MARANA RESOLUTION NO. 2006-04

RELATING TO DEVELOPMENT; APPROVING AND AUTHORIZING A PRELIMINARY PLAT FOR THE PINES PHASE I.

WHEREAS, Standard Pacific Homes, the owner of The Pines Phase I, has applied for approval of a preliminary plat for a 129 lot single-family residential subdivision on 34.6 acres, including lots 1 through 129, and Common Areas "A" and "B", and is generally located west of Arizona Pavilions Drive, south of Continental Links Drive, and east of the Santa Cruz within a portion of the Marana Golf Final Block Plat, within portions of Sections 26 & 27, Township 12 South, and Range 12 East; and

WHEREAS, the Town of Marana approved and adopted the specific plan for the area known as Continental Ranch on April 5, 1988 (Ordinance 88.09) and the amendment to the plan (Ordinance 2002.01) that extended the boundaries to include the subject site, located within the corporate boundaries of the Town of Marana, Arizona; and

WHEREAS, this plat is to be located within Parcel 74 of the Continental Ranch Specific Plan; and

WHEREAS, the Town Council, at their regular meeting on January 3, 2006, has determined that The Pines Phase I preliminary plat should be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Marana, Arizona, that The Pines Phase I preliminary plat, a 129-lot single-family residential subdivision within the Continental Ranch Specific Plan and generally located west of Arizona Pavilions Drive, south of Continental Links Drive, and east of the Santa Cruz within a portion of the Marana Golf Final Block Plat, within portions of Sections 26 & 27, Township 12 South, and Range 12 East, be approved.

PASSED AND ADOPTED by the Mayor and Council of the Town of Marana, Arizona, this 3rd day of January, 2006.

Mayor Ed Honea

ATTEST:

APPROVED AS TO FORM:

Jocelyn C. Bronson
Town Clerk

Frank Cassidy, Town Attorney



TOWN OF MARANA
 Planning Department
 11555 W. Civic Center Dr. Marana AZ 85653
 (520) 382-2600 Fax: (520) 382-2639

PLANNING & ZONING APPLICATION

1. TYPE OF APPLICATION (Check One)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Specific Plan Amendment | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Rezone/Specific Plan | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Significant Land Use Change | |
| <input type="checkbox"/> Native Plant Permit | <input type="checkbox"/> Minor Land Division | |

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	See attached			General Plan Designation (To be confirmed by staff)	Continental Ranch Specific Plan
Gross Area (Acre/Sq. Ft.)	34.67±			Current Zoning (To be confirmed by staff)	74
Development/Project Name	The Pines Phase I			Proposed Zoning	
Project Location	W 1/2 Sec 26, E 1/2 Sec 27, T12S, R12E				
Description of Project	Single family detached				
Property Owner	First American Title Co. Trust Nos. 4737 and 4738				
Street Address	1880 E. River Rd. #120				
City	State	Zip Code	Phone Number	Fax Number	E-Mail Address
Tucson	AZ	85718	615-4231	529-5036	
Contact Person	Janice Saunders			Phone Number 615-4231	
Applicant	Standard Pacific Homes				
Street Address	4578 N. 1st Avenue #160				
City	State	Zip Code	Phone Number	Fax Number	E-Mail Address
Tucson	AZ	85718	615-8900	615-8902	
Contact Person	Paula Meade			Phone Number 615-8900	
Agent/Representative	Presidio Engineering				
Street Address	4582 N. 1st Avenue #120				
City	State	Zip Code	Phone Number	Fax Number	E-Mail Address
Tucson	AZ	85718	795-7255	795-6747	
Contact Person	John D. Wood, P.E.			Town of Marana Business License No.	

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. (If not owner of record, attach written authorization from the owner.)

Paula Meade

 Print Name of Applicant/Agent

Paula Meade

 Signature

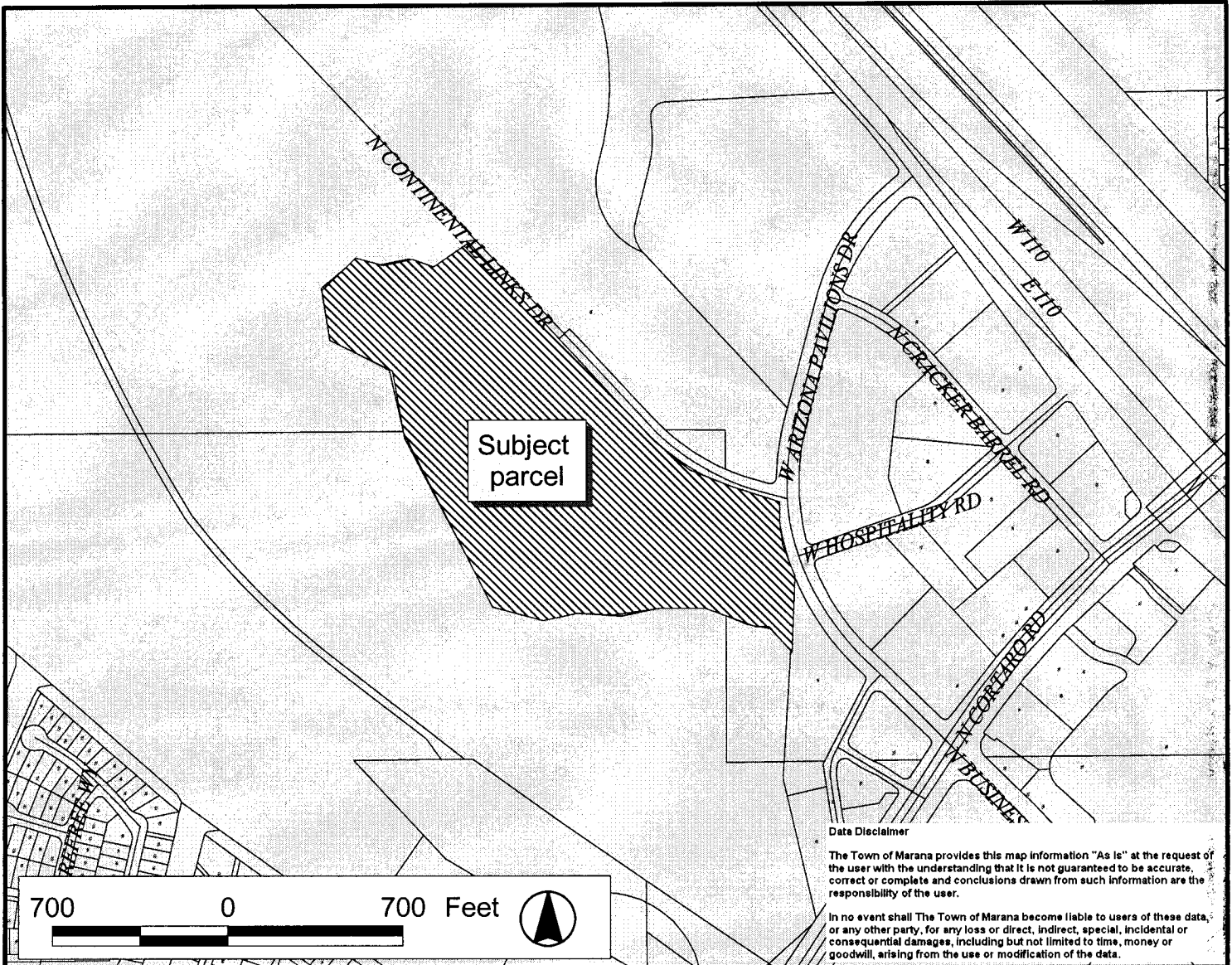
6/3/05

 Date



The Pine Phase I Preliminary Plat

Case No. PRV-05066



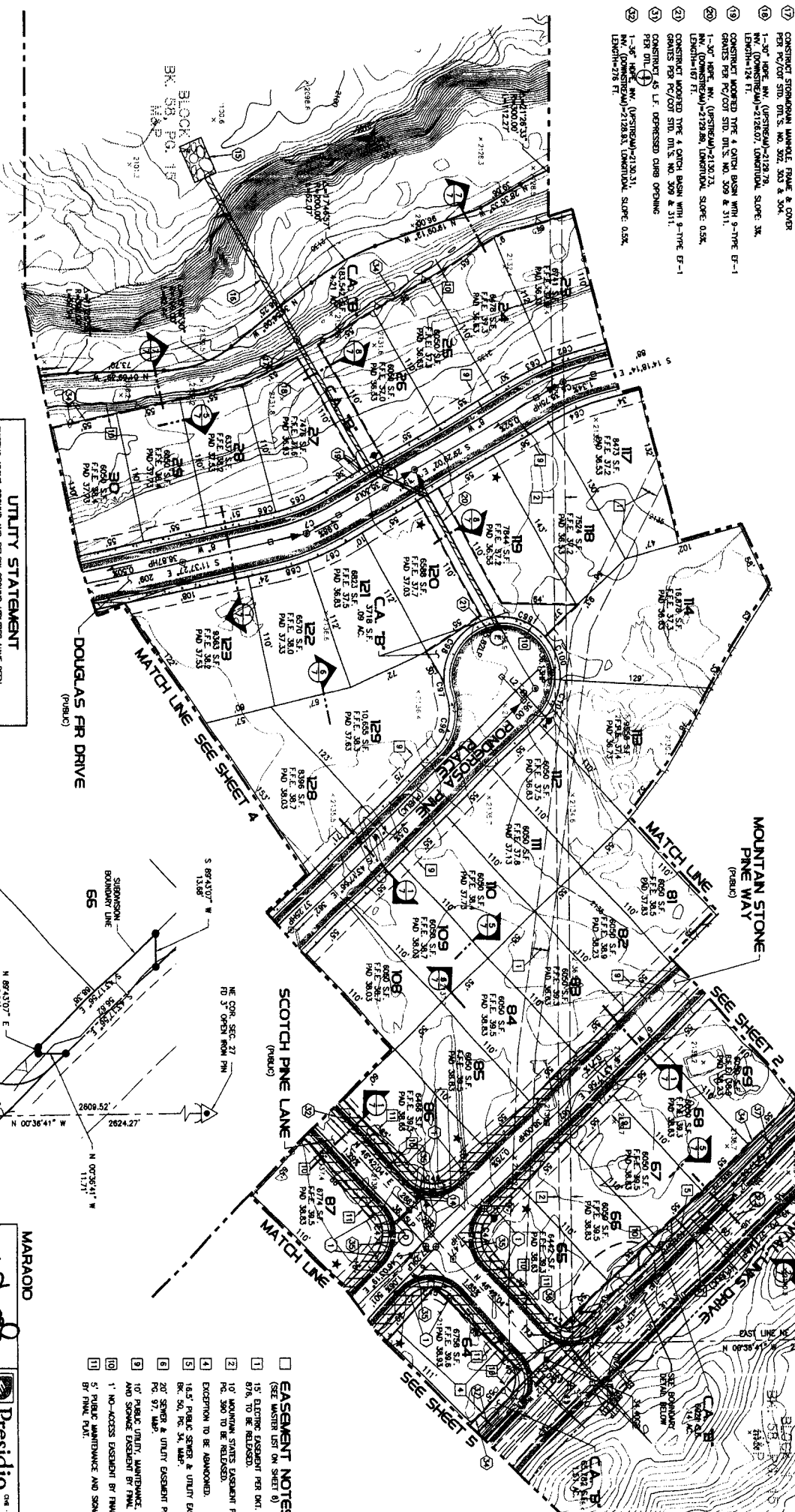
REQUEST

A request for preliminary plat approval of a 129-lot single family subdivision.



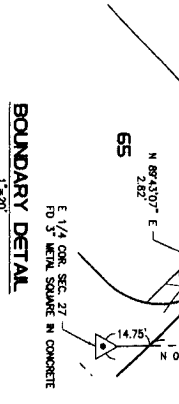
SCALE: 1"=40'

- KEYNOTES (SEE MASTER LIST ON SHEET 8)**
- ① SHORT VISIBLY REMOVED PER DTL ①
 - ② CONSTRUCT WORKED TYPE 4 CATCH BASIN WITH 3-TYPE EF-1 GRATES FLUSH WITH FASBENT PER PC/COT STD. DTL'S NO. 309 & 311.
 - ③ 20" DIA. 1" DEPTH ON REPT. 1988C.
 - ④ 20" DIA. 1" DEPTH ON REPT. 1988C.
 - ⑤ 1-30" HOPE, 1" W. (UPSTREAM)-2128.07, 19.4% SLOPE PER PC/COT STD. DTL'S NO. 302, 303 & 304. LENGTH=124 FT.
 - ⑥ 1-30" HOPE, 1" W. (UPSTREAM)-2128.07, 19.4% SLOPE PER PC/COT STD. DTL'S NO. 302, 303 & 304. LENGTH=124 FT.
 - ⑦ CONSTRUCT STORMWATER MANHOLE FRAME & COVER PER PC/COT STD. DTL'S NO. 302, 303 & 304. LENGTH=124 FT.
 - ⑧ 1-30" HOPE, 1" W. (UPSTREAM)-2128.07, 19.4% SLOPE PER PC/COT STD. DTL'S NO. 302, 303 & 304. LENGTH=124 FT.
 - ⑨ CONSTRUCT WORKED TYPE 4 CATCH BASIN WITH 3-TYPE EF-1 GRATES PER PC/COT STD. DTL'S NO. 309 & 311. LENGTH=110 FT.
 - ⑩ 1-30" HOPE, 1" W. (UPSTREAM)-2128.07, 19.4% SLOPE PER PC/COT STD. DTL'S NO. 309 & 311. LENGTH=110 FT.
 - ⑪ CONSTRUCT WORKED TYPE 4 CATCH BASIN WITH 3-TYPE EF-1 GRATES PER PC/COT STD. DTL'S NO. 309 & 311. LENGTH=110 FT.
 - ⑫ CONSTRUCT 4.5 LF. DEPRESSION CURB OPENING PER DTL ①.
 - ⑬ 1-30" HOPE, 1" W. (UPSTREAM)-2128.07, 19.4% SLOPE PER PC/COT STD. DTL'S NO. 309 & 311. LENGTH=278 FT.
 - ⑭ PROPOSED COMMON AREA SHALL NOTE THAT THE OCCUPANCY PERMITS WILL ASSOCIATED WITH THE 15' PATTERNOAD IS TO BE LOCATED WITHIN THE PATTERNOAD. SEE LANDSCAPE PLAN FOR DETAILS.
 - ⑮ NEW HANDICAP RAMP PER WADA STD. DTL 600-2.
 - ⑯ ENTRY MONUMENTATION AND DESIGN TREATMENT. SEE LANDSCAPE PLAN FOR DETAILS.
 - ⑰ 15' LANDSCAPE PATTERNOAD SUBJECT TO TOWN OF MARINA LICENSING AGREEMENT.



UTILITY STATEMENT

EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES HAVE BEEN IDENTIFIED AND SHOWN ON THIS PLAN. THE LOCATION OF ALL UTILITIES IS BASED ON RECORD PLANS, FIELD SURVEY AND UTILITY BUREAU RECORDS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND HAS NO KNOWLEDGE OF ANY OTHER UTILITIES. THE ENGINEER MAKES NO GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN ON THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AGREEMENTS FROM THE UTILITIES OWNERS AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AGREEMENTS FROM THE UTILITIES OWNERS AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AGREEMENTS FROM THE UTILITIES OWNERS AND AGENCIES.



- EASEMENT NOTES**
- ① (SEE MASTER LIST ON SHEET 8)
 - ① 15' ELECTRIC EASEMENT PER DTL 1928, PC.
 - ② 15' ELECTRIC EASEMENT PER DTL 1928, PC.
 - ③ 10' MOUNTAIN STATES EASEMENT PER BK. 3935, PC. 380 TO BE RELEASED.
 - ④ EXCEPTION TO BE ABANDONED.
 - ⑤ 18" PUBLIC SEWER & UTILITY EASEMENT PER BK. 33, PC. 34, MAR.
 - ⑥ 20" SEWER & UTILITY EASEMENT PER BK. 33, PC. 34, MAR.
 - ⑦ 10' PUBLIC UTILITY, MAINTENANCE, LANDSCAPE AND SNOW/EASEMENT BY FINAL PLAN.
 - ⑧ 1' NO-ACCESS EASEMENT BY FINAL PLAN.
 - ⑨ 5' PUBLIC MAINTENANCE AND SNOW/EASEMENT BY FINAL PLAN.

MARAPOD

Presidio Civil & Land Development • Silver & Grand Ave. • San Francisco, CA 94133 • (415) 774-1000

PRELIMINARY PLAT FOR THE PINES PHASE 1

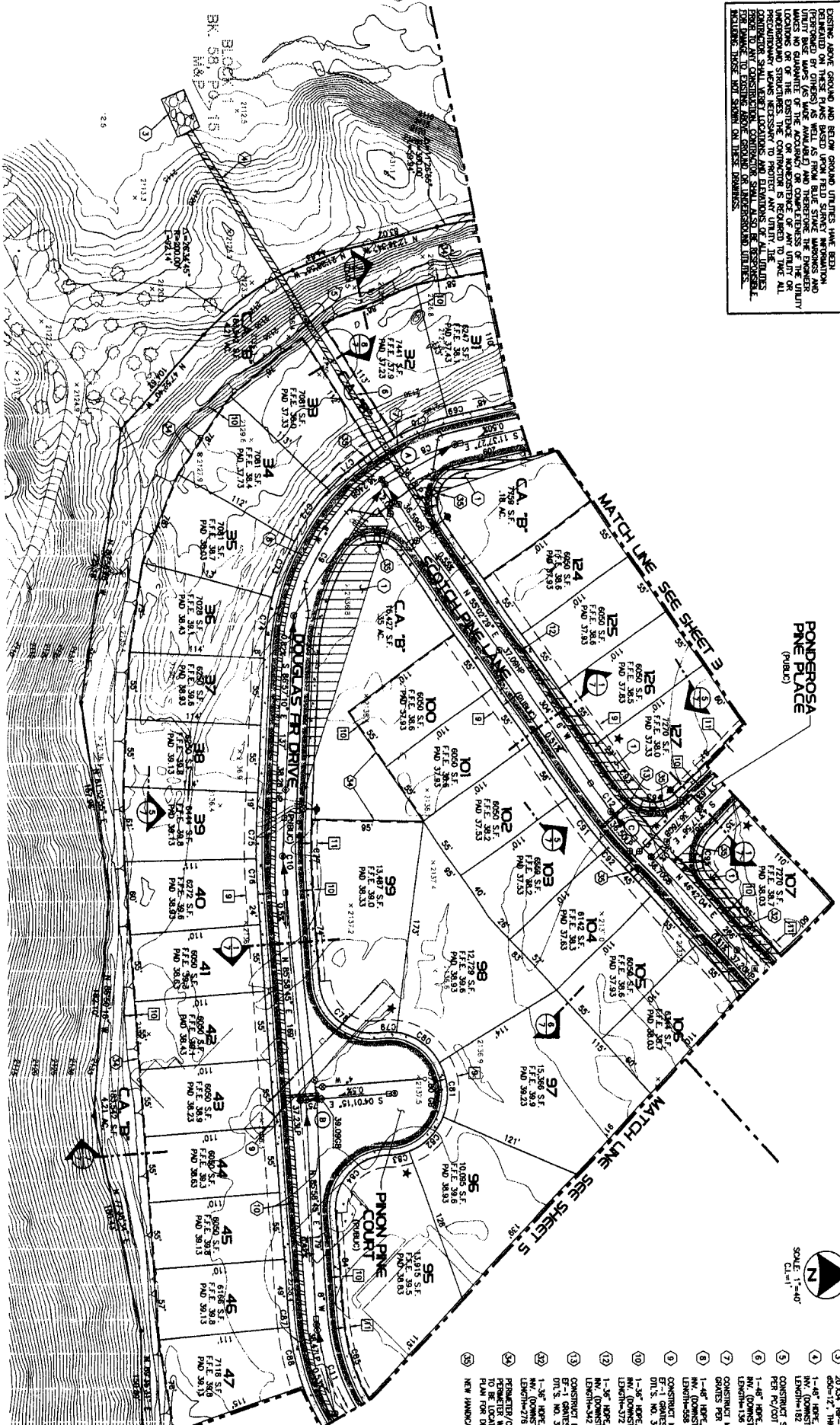
DATE: 12/15/2009

PROJECT NO.: 10423-01-109

SCALE: 1"=40'

UTILITY STATEMENT

EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES HAVE BEEN DEMONSTRATED ON THESE PLANS BASED FROM FIELD SURVEY INFORMATION (OBTAINED BY OTHERS) AS WELL AS FROM BLUE STAKE INFORMATION AND RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



PONDEROSA PINE PLACE (POND)

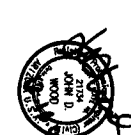


- KEYNOTES (SEE MASTER LIST ON SHEET 3)**
- 1) SOFT VISIBILITY TRANSPARENT PER DTL 00-2.
 - 2) 20'x24' FR-IMP ON REIN. FABRIC.
 - 3) 1-4" HDPE, INV. (UPSTREAM)-2121.04, LENGTH=182 FT, DTL'S: NO. 302, 303 & 304.
 - 4) CONSTRUCT STORMWATER HANDOFF, FRAME & COVER PER PC/OT STD. DTL'S: NO. 302, 303 & 304.
 - 5) 1-4" HDPE, INV. (UPSTREAM)-2126.12, LENGTH=156 FT.
 - 6) CONSTRUCT MODIFIED TYPE A CATCH BASIN WITH B-TYPE EFFLUENT PER PC/OT STD. DTL'S: NO. 309 & 311.
 - 7) 1-4" HDPE, INV. (UPSTREAM)-2128.91, LENGTH=182 FT, DTL'S: NO. 309 & 311.
 - 8) CONSTRUCT MODIFIED TYPE A CATCH BASIN WITH B-TYPE EFFLUENT PER PC/OT STD. DTL'S: NO. 309 & 311.
 - 9) 1-3" HDPE, INV. (UPSTREAM)-2131.27, LENGTH=272 FT.
 - 10) 1-3" HDPE, INV. (UPSTREAM)-2128.83, LENGTH=272 FT.
 - 11) 1-3" HDPE, INV. (UPSTREAM)-2128.83, LENGTH=272 FT.
 - 12) 1-3" HDPE, INV. (UPSTREAM)-2128.83, LENGTH=272 FT.
 - 13) CONSTRUCT MODIFIED TYPE A CATCH BASIN WITH B-TYPE EFFLUENT PER PC/OT STD. DTL'S: NO. 309 & 311.
 - 14) 1-3" HDPE, INV. (UPSTREAM)-2130.31, LENGTH=276 FT.
 - 15) PERMETER WALL ASSOCIATED WITH THE 1'S BERTHOLD IS PLAN FOR DETAILS.
 - 16) NEW HANDOFF PUMP PER WORKMAN STD. DTL 800-2.

BLOCK 1
BK. 58, PG. 15
M&P

EASMENT NOTES
(SEE MASTER LIST ON SHEET 3)

- 1) 10' PUBLIC UTILITY MAINTENANCE LANDSCAPE
- 2) 1' NO-ACCESS EASEMENT BY FINAL PLAN.
- 3) 5' PUBLIC MAINTENANCE AND STORAGE EASEMENT BY FINAL PLAN.



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Presidio

PRELIMINARY PLAN FOR THE PINES PHASE I

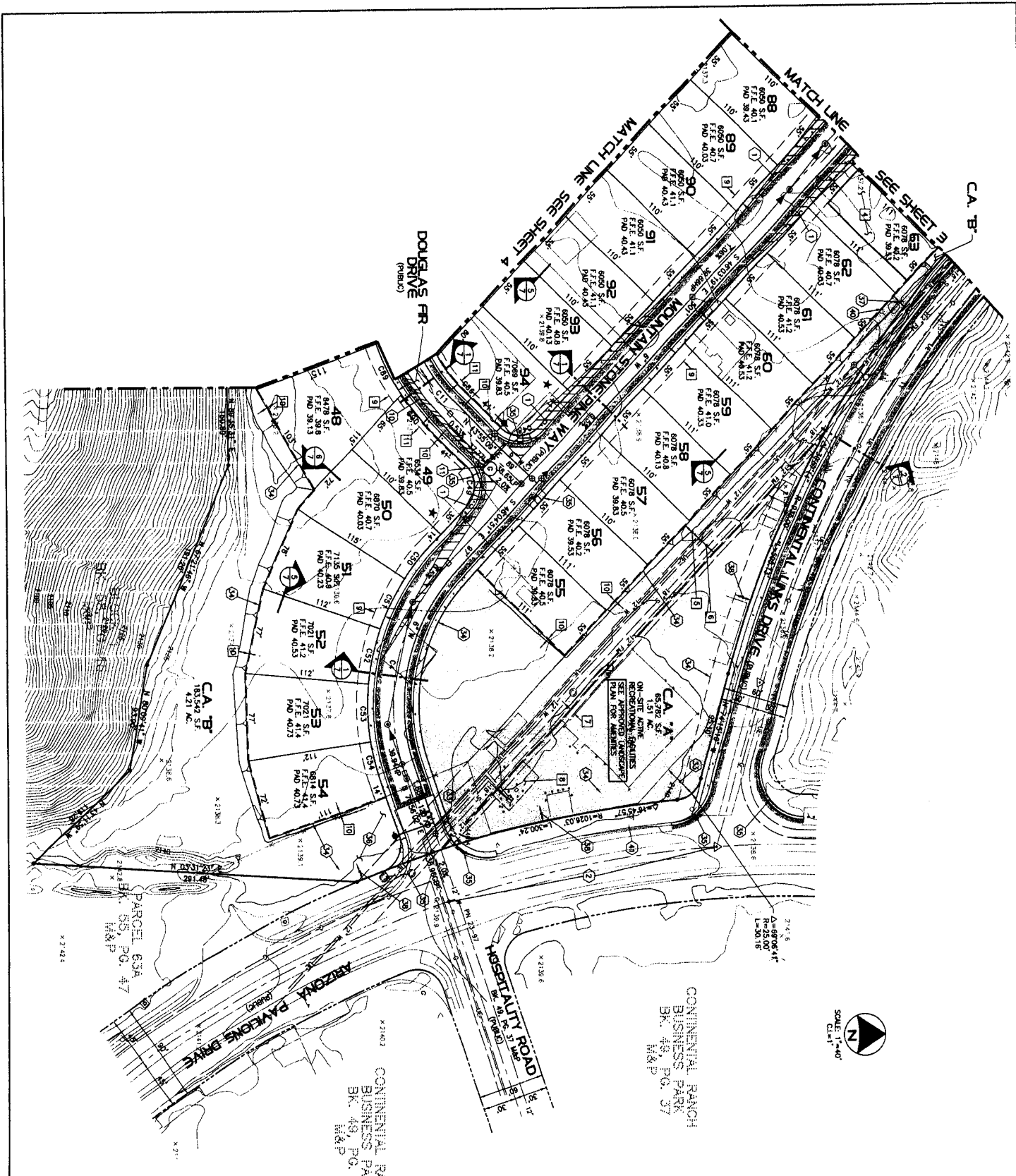
LOT'S 1-25 & COMMON AREAS 'A', 'B' & 'C'

DATE: 12/15/2008

BY: E.P.D., R.J.B. / D.S.S., R.J.B.

CHECKED: J.L.W. / J.D.W.

SCALE: 1"=40'



- 1 KEYNOTES (SEE MASTER LIST ON SHEET 8)
- 2 SIGHT VISIBILITY TRIANGLE PER DTL 7
- 3 PROPOSED BASED CONCRETE MEDIAN WITH MINIMUM 60' STORAGE AT INTERSECTION OF CONTINENTAL LINKS DRIVE AND MOUNTAIN STONE DRIVE WAY PER THE 15' LANDSCAPE BUFFERED SUBJECT TO TOWN OF MARANA LANDSCAPE AGREEMENT.
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- 93 15' LANDSCAPE BUFFERED SUBJECT TO TOWN OF MARANA LANDSCAPE AGREEMENT.

- EASEMENT NOTES**
(SEE MASTER LIST ON SHEET 8)
- 1 EXCEPTION TO BE AVOIDED.
 - 2 16.5' PUBLIC SEWER & UTILITY EASEMENT PER BK. 50, PG. 34, MAP.
 - 3 20' SEWER & UTILITY EASEMENT PER BK. 33, PG. 97, MAP.
 - 4 5' ELECTRIC & COMMUNICATIONS EASEMENT PER DKT. 9149, PG. 758.
 - 5 20'-0" ELECTRIC & COMMUNICATIONS EASEMENT PER DKT. 10872, PG. 997.
 - 6 10' PUBLIC UTILITY LANDSCAPE AND SIGNAGE EASEMENT BY FINAL PLAN.
 - 7 1' NO-ACCESS EASEMENT BY FINAL PLAN.
 - 8 5' PUBLIC MAINTENANCE AND SIGNAGE EASEMENT BY FINAL PLAN.

UTILITY STATEMENT

EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES HAVE BEEN IDENTIFIED ON THESE PLANS BASED UPON FIELD SURVEY INFORMATION (PERFORMED BY OTHERS) AS WELL AS FROM BLUE STAKE SURVEYS AND RECORD PLANS. THE LOCATION OF UTILITIES IS NOT GUARANTEED AND THE LOCATION OR DEPTH OF UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES.

MARAZZO

PRELIMINARY PLAN FOR

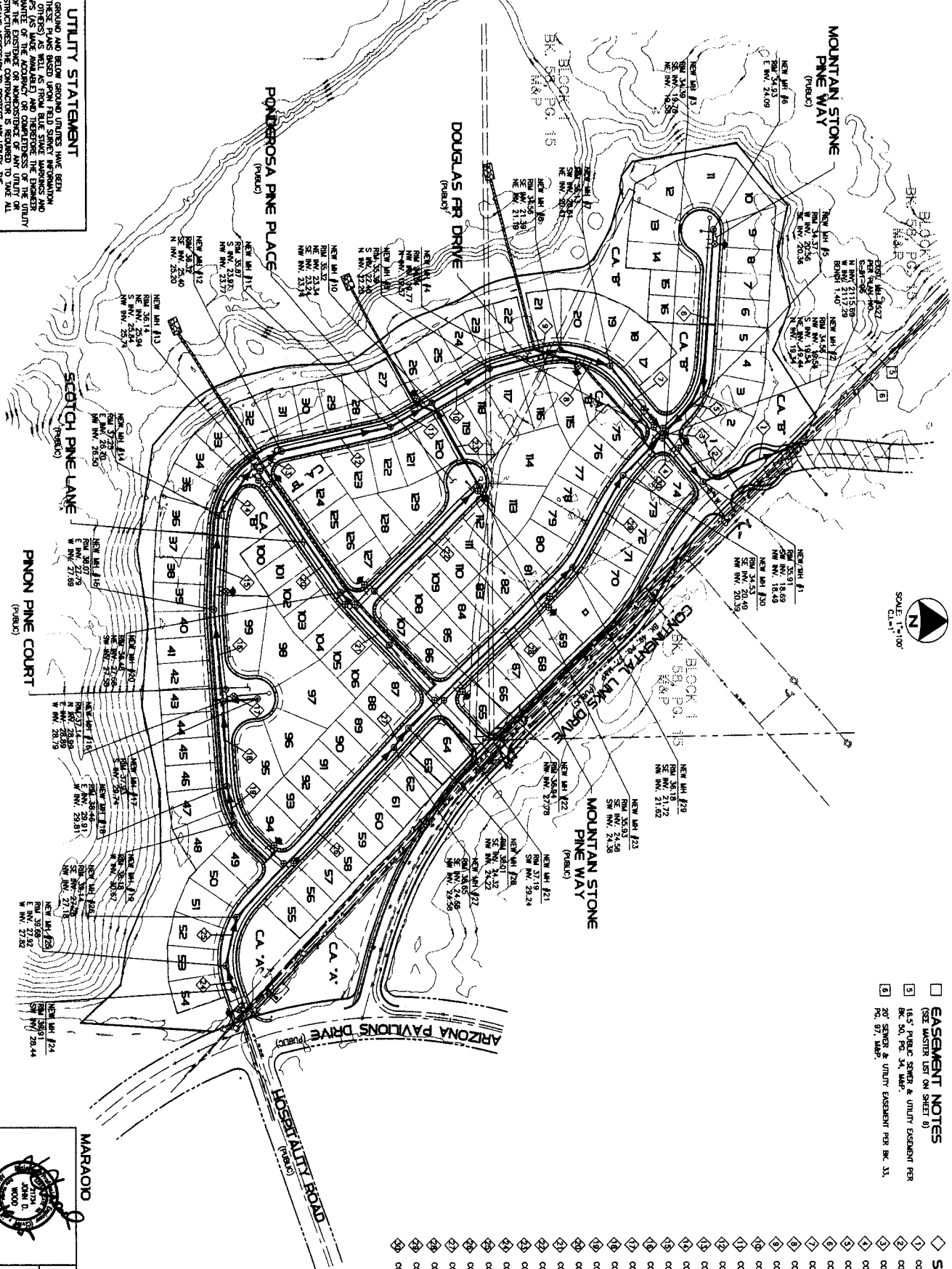
Presidio

12/15/2006 104023-03-0106

1"=40'

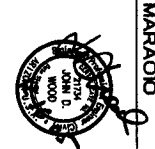
UTILITY STATEMENT

EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES HAVE BEEN DELINEATED ON THESE PLANS BASED UPON FIELD SURVEY INFORMATION (OBTAINED BY OTHERS) AS WELL AS FROM BLUE STAKE MARKINGS AND RECORD PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



- EASEMENT NOTES**
- 1 (SEE MASTER LIST ON SHEET 8)
 - 2 16.5' PUBLIC SEWER & UTILITY EASEMENT PER BK. 50, PG. 34, MAP.
 - 3 20' SEWER & UTILITY EASEMENT PER BK. 33, PG. 87, MAP.

- SEWER KEYNOTE TABLE**
- 1 CONSTRUCT 238.87 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 2 CONSTRUCT 128.90 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 3 CONSTRUCT 7.39 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 4 CONSTRUCT 6.79 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 5 CONSTRUCT 118.19 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 6 CONSTRUCT 392.98 L.F. OF 8" P.V.C. SEWER AT 1.00%.
 - 7 CONSTRUCT 181.18 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 8 CONSTRUCT 147.24 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 9 CONSTRUCT 106.37 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 10 CONSTRUCT 246.85 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 11 CONSTRUCT 67.56 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 12 CONSTRUCT 131.51 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 13 CONSTRUCT 197.32 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 14 CONSTRUCT 199.81 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 15 CONSTRUCT 75.07 L.F. OF 8" P.V.C. SEWER AT 1.00%.
 - 16 CONSTRUCT 183.80 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 17 CONSTRUCT 78.07 L.F. OF 8" P.V.C. SEWER AT 1.00%.
 - 18 CONSTRUCT 328.40 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 19 CONSTRUCT 158.21 L.F. OF 8" P.V.C. SEWER AT 1.00%.
 - 20 CONSTRUCT 320.00 L.F. OF 8" P.V.C. SEWER AT 1.00%.
 - 21 CONSTRUCT 208.98 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 22 CONSTRUCT 51.89 L.F. OF 8" P.V.C. SEWER AT 1.00%.
 - 23 CONSTRUCT 108.97 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 24 CONSTRUCT 900.00 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 25 CONSTRUCT 51.84 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 26 CONSTRUCT 900.00 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 27 CONSTRUCT 225.23 L.F. OF 8" P.V.C. SEWER AT 0.50%.
 - 28 CONSTRUCT 123.33 L.F. OF 8" P.V.C. SEWER AT 0.50%.



Presidio Civil & Land Development - Victor M. (907) 790-7000, Fax: (907) 790-7001

PRELIMINARY PLAT FOR THE PINES PHASE 1

OWNER AND USER: HOUSTON CONSULTING GROUP, 10000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80231

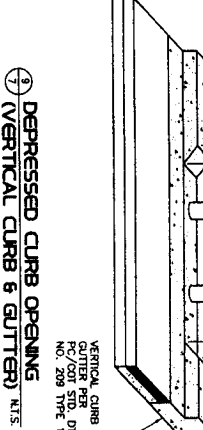
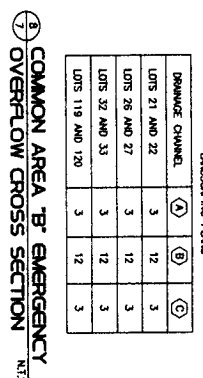
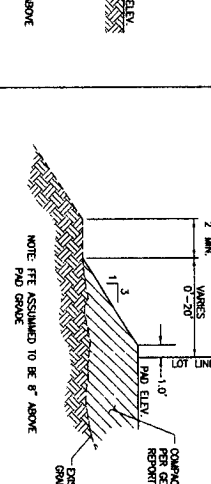
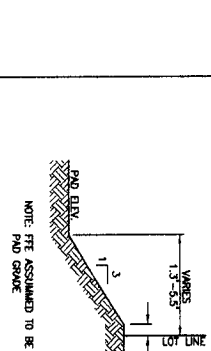
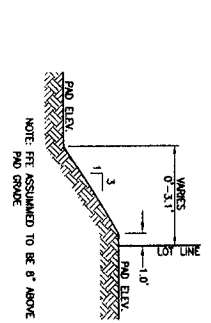
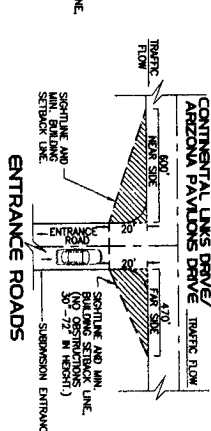
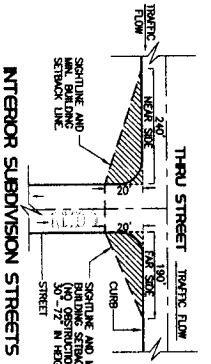
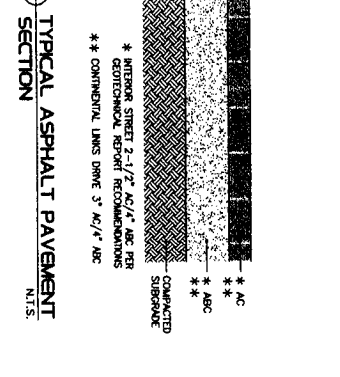
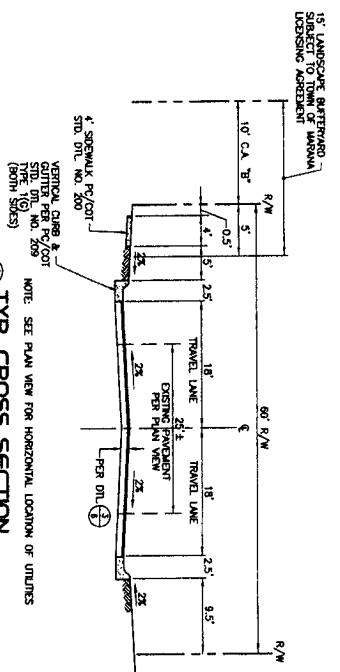
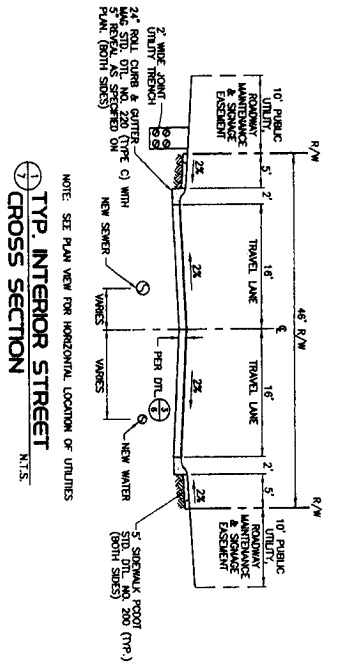
DATE OF DESIGN: 12/15/2008

SCALE: 1"=40'

PROJECT NO.: DSS, R1JB

DATE: 12/15/2008

NO.	REVISION	DATE



LINE DATA TABLE (SHEET NO. 1)

NUMBER	BEARING	DISTANCE
L1	N 27°28'55\"	44.85
L2	N 72°53'55\"	63.07
L3	N 01°00'30\"	73.70
L4	N 58°28'00\"	86.55
L5	N 80°45'30\"	89.04
L6	N 59°24'48\"	69.04
L7	N 75°53'11\"	81.96
L8	S 68°43'26\"	15.26
L9	N 28°27'42\"	22.17
L10	N 84°30'40\"	58.10
L11	N 74°15'07\"	55.10
L12	S 68°43'07\"	13.99
L13	S 43°17'56\"	68.30
L14	N 88°43'07\"	2.82
L15	N 77°43'30\"	17.26
L16	S 43°17'56\"	54.62
L17	S 43°17'56\"	54.62

CURVE DATA TABLE (SHEET NO. 1)

NUMBER	BEARING	CHORD LENGTH	TANGENT
C1	N 27°28'55\"	200.00	82.14
C2	N 72°53'55\"	300.00	59.84
C3	S 5°46'50\"	100.00	62.44
C4	N 17°45'37\"	200.00	62.07
C5	N 58°28'00\"	100.00	51.28
C6	S 67°45'48\"	300.00	144.50
C7	S 69°24'48\"	505.13	256.89
C8	S 68°43'26\"	300.24	117.20

MARAPO

PRV-OSOSSE

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Civil & Land Development • Water Resource Management • Surveying • Engineering • Planning
4401 E. 4th Ave., Suite 100 • Phoenix, Arizona
602-251-1000 • Fax: 602-251-1001

PRELIMINARY PLAN FOR THE PRESS PHASE 1 - B 'B' COMMON AREA LANDSCAPE MAINTENANCE & SCENIC IMPROVEMENT

DATE: 12/15/2005 104023-03-0101

DRAWN BY: J.D.W.
CHECKED BY: S.S.M.
DATE: 12/15/2005

15' LANDSCAPE BUFFER ADJACENT TO TOUR OF MARINA DISPOSITIVA ADJACENT

INSTALL & POST BARRICADES AT NO. 108

VERTICAL CURB & GUTTER PER DTL NO. 209 TYPE 1(G)

COMPACTED FILL PER GEOTECHNICAL REPORT STRUCKERSON

INSTALL & POST BARRICADES AT NO. 108

DRAINAGE CHANNEL

LOTS 21 AND 22	3	12	3
LOTS 26 AND 27	3 <td>12 <td>3</td> </td>	12 <td>3</td>	3
LOTS 32 AND 33	3 <td>12 <td>3</td> </td>	12 <td>3</td>	3
LOTS 119 AND 120	3 <td>12 <td>3</td> </td>	12 <td>3</td>	3

LANDSCAPE COMMON AREA PER LANDSCAPE PLANS

INSTALL & POST BARRICADES AT NO. 108

INSTALL & POST BARRICADES AT NO. 108

SUMMARY OF BLANKET EASEMENTS
(AS OUTLINED BY GENERAL NOTE NO. 37 ON SHEET NO. 1)

THIS PROPERTY IS SUBJECT TO OR BENEFITS FROM THE FOLLOWING ITEMS LISTED IN SCHEDULE "B" OF THE COMMENT FOR THE INSTRUMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NO. 473-433336, DATED MAY 12, 2005. THESE ITEMS CANNOT BE GRAPHICALLY REPRESENTED ON THIS PLAT. THE ITEMS ARE NUMBERED HERE AS THEY ARE IN SAID SCHEDULE "B".

1. TAXES FOR THE FULL YEAR F 2005. (THE FIRST HALF IS DUE OCTOBER 1, 2005 AND IS DEMONSTRATED NOVEMBER 1, 2005. THE SECOND HALF IS DUE MARCH 1, 2006 AND IS DEMONSTRATED MAY 1, 2006.)
2. ANY CHANGE UPON SAID LAND BY REASON OF ITS INCLUSION IN COMMERCIAL RANCH BUSINESS PARK ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
3. (AFFECTS THAT PORTION LYING NORTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE "16.5" PUBLIC SEWER & UTILITY EASEMENT AND THE SOUTHWESTERLY EXTENSION OF SAID SEWER AS SET FORTH AS SHOWN ON THE ALTA/ACSM SURVEY MADE BY THE WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016)
4. ANY CHANGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CORRADO WATER USERS ASSOCIATION AND/OR CORRADO WAPWA PREPARATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
5. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (AFFECTS ALL)
6. WATER RIGHTS, CLAIMS OR TITLE TO WATERS, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS ALL)
7. ANY WATER ARISING BY REASON OF RESERVATION OF UNDERGROUND WATER AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 314 OF DEEDS, PAGE 445, AND INCLUSION OF SAID LAND WITHIN THE BOUNDARIES OF THE CORRADO-WAPWA PREPARATION DISTRICT AND/OR THE CORRADO WATER USERS ASSOCIATION. (AFFECTS ALL)
8. ANY WATER ARISING BY REASON OF RESERVATION OF UNDERGROUND WATER AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 314 OF DEEDS, PAGE 445, AND INCLUSION OF SAID LAND WITHIN THE BOUNDARIES OF THE CORRADO-WAPWA PREPARATION DISTRICT AND/OR THE CORRADO WATER USERS ASSOCIATION. (AFFECTS ALL)
9. THE RIGHTS OR CLAIMS OF TITLE, IF ANY, BY THE STATE OF ARIZONA TO ANY PORTION OF THE PROPERTY DESCRIBED IN SCHEDULE A BEING LOCATED IN THE BED OF ANY RIVER OR CRYE WASH. (AFFECTS ALL)
10. COVENANTS, CONDITIONS AND RESTRICTIONS AND NO-ACCESS EASEMENT IN THE DOCUMENT RECORDED AS DOCKET 6512, PAGE 611 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCONTINUATION BASED ON PAGE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS WOULD TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (AFFECTS THAT PORTION LYING SOUTHWESTERLY OF THE "16.5" PUBLIC SEWER & UTILITY EASEMENT AND THE SOUTHWESTERLY EXTENSION OF SAID LINE AS SAID EASEMENT IS SET FORTH AS SHOWN ON THE ALTA/ACSM SURVEY MADE BY THE WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016)
11. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCKET 6528, PAGE 790 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCONTINUATION BASED ON PAGE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS WOULD TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (AFFECTS THAT PORTION LYING SOUTHWESTERLY OF THE "16.5" PUBLIC SEWER & UTILITY EASEMENT AND THE SOUTHWESTERLY EXTENSION OF SAID LINE AS SAID EASEMENT IS SET FORTH AS SHOWN ON THE ALTA/ACSM SURVEY MADE BY THE WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016)
12. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCKET 7724, PAGE 1058, DOCKET 8798, PAGE 1591, DOCKET 8923, PAGE 1958 AND DOCKET 10231, PAGE 1112, DOCKET 11787, PAGE 1727 AND DOCKET 12511, PAGE 1745, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCONTINUATION BASED ON PAGE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS WOULD TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (AFFECTS THAT PORTION LYING NORTHWESTERLY OF THE "16.5" PUBLIC SEWER & UTILITY EASEMENT AND THE SOUTHWESTERLY EXTENSION OF SAID LINE AS SAID EASEMENT IS SET FORTH AS SHOWN ON THE ALTA/ACSM SURVEY MADE BY THE WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016)

11. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 38 OF DEEDS, PAGE 15, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCONTINUATION BASED ON PAGE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS WOULD TITLE 42 USC 3604(C). (AFFECTS THAT PORTION AS DESIGNATED ON THE ALTA/ACSM SURVEY MADE BY WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016.)

NOTE: NO EASEMENT OR SET-BACK LINES SHOWN ON THE SAID PLAT AFFECT THIS SUBPARCEL.

- 12-17. NOT USED
18. MULTI-TENANT SIGN SWAPPING AGREEMENT AND DESIGNATE RECORDED MAY 9, 1997 IN DOCKET 10942, PAGE 298 AND AMENDED IN INSTRUMENT RECORDED JANUARY 20, 1998 IN DOCKET 10115, PAGE 1.
19. (AFFECTS THAT PORTION SHOWN ON THE ALTA/ACSM SURVEY MADE BY THE WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016, LYING NORTHWESTERLY OF THE "16.5" PUBLIC SEWER & UTILITY EASEMENT, WESTERN OF ARIZONA PALMDORS DRIVE AND SOUTHWESTERLY OF THE SOUTHWESTERN PROLONGATION OF THE NORTHWESTERLY LINE OF COMMERCIAL LINES DRIVE.)
20. NOT USED.
21. ALL PARTS BY REASON OF THE AGREEMENT FOR WATER SERVICES WITH THE CITY OF TUCSON, AS SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 269 OF DEEDS, PAGES 1003 AND 1004 AMENDED IN DOCKET 10945, PAGE 1021, ASSIGNMENT AND ASSUMPTION AGREEMENT IN DOCKET 10237, PAGE 1251.
22. (AFFECTS THAT PORTION LYING NORTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE "16.5" PUBLIC SEWER & UTILITY EASEMENT AND THE SOUTHWESTERLY EXTENSION OF SAID LINE AS SAID EASEMENT IS SET FORTH AS SHOWN ON THE ALTA/ACSM SURVEY MADE BY THE WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016.)
23. AGREEMENT BETWEEN PIMA COUNTY, ARIZONA, A BOUY POLIUC, AND STEWART TITLE & TRUST OF TUCSON, AS TRUSTEE UNDER TRUST NO. 1746, RECORDED SEPTEMBER 19, 1979, IN DOCKET 6116, PAGE 719. (AFFECTS THAT PORTION LYING SOUTHWESTERLY OF THE SOUTHWESTERLY "16.5" PUBLIC SEWER & UTILITY EASEMENT AND THE SOUTHWESTERLY EXTENSION OF SAID LINE AS SAID EASEMENT IS SET FORTH AS SHOWN ON THE ALTA/ACSM SURVEY MADE BY THE WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016.)
24. AGREEMENT BY AND BETWEEN PIMA COUNTY, ARIZONA, AND STEWART TITLE & TRUST OF TUCSON, UNDER TRUST NO. 1746, RECORDED NOVEMBER 30, 1979 IN DOCKET 6155, PAGE 1435. (AFFECTS THAT PORTION LYING SOUTHWESTERLY OF THE SOUTHWESTERLY "16.5" PUBLIC SEWER & UTILITY EASEMENT AND THE SOUTHWESTERLY EXTENSION OF SAID LINE AS SAID EASEMENT IS SET FORTH AS SHOWN ON THE ALTA/ACSM SURVEY MADE BY THE WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016.)
25. DEVELOPMENT AGREEMENT BETWEEN WAPWA COOP, INC AND THE TOWN OF WAPWA, RECORDED JUNE 27, 2003 AS DOCKET 12081, PAGE 8291. (AFFECTS ALL)

MARADIO

Presidio
PRELIMINARY PLAT FOR
THE PHASE I
LOT 1-23 & CHANAL AREA 7, 8 & 9
OF THE "16.5" PUBLIC SEWER & UTILITY EASEMENT AND THE SOUTHWESTERLY EXTENSION OF SAID LINE AS SAID EASEMENT IS SET FORTH AS SHOWN ON THE ALTA/ACSM SURVEY MADE BY THE WLB GROUP ON NOVEMBER 2004, LAST REVISED DECEMBER 8, 2004, DESIGNEATED JOB NO. 186031-5624-1016.

DATE: 12/15/2005 10:40:23-03-0104

DATE: E.P.D., R.A.B. U.S.S. R.A.B. DATE: J.D.W. AS SHOWN

DATE: 12/15/2005 10:40:23-03-0104

PRV-05066P