



S:\20000103 - NARANJA TRAILS\DWG\SURVEY\FINAL PLAT\20000103.NIT.PFDWG.SAVEDATE:6/9/2024 9:26 AM PLOTDATE:6/9/2024 9:33 AM

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**GENERAL NOTES**

1. THE GROSS AREA OF THE SUBDIVISION IS 58.02 ACRES.  
COMMON AREA "A1" NARANJA TRAILS COMMUNITY ASSOCIATION, MAINTENANCE-HOA, AREA = 0.52 AC  
COMMON AREA "A2" NARANJA TRAILS COMMUNITY ASSOCIATION, MAINTENANCE-HOA, AREA = 4.59 AC  
COMMON AREA "A3" TOWN OF ORO VALLEY, MAINTENANCE-TOWN OF ORO VALLEY, AREA = 21.05 AC  
COMMON AREA "B1" NARANJA TRAILS COMMUNITY ASSOCIATION, MAINTENANCE-HOA, AREA = 4.37 AC  
COMMON AREA "B2" NARANJA TRAILS COMMUNITY ASSOCIATION, MAINTENANCE-HOA, AREA = 12.05 AC  
COMMON AREA "C" "PRIVATE STREET" NARANJA TRAILS COMMUNITY ASSOCIATION, MAINTENANCE-HOA, AREA = 3.74 AC
2. THE TOTAL NUMBER OF LOTS IS 64.
3. ZONING: RIVERS EDGE (MELCOR) DENSITY: LOW
4. UNDISTURBED OPEN SPACE: 29.56 ACRES
5. TOTAL MILES OF NEW PUBLIC STREETS IS 0.00 AC.  
TOTAL MILES OF NEW PRIVATE STREETS IS 0.45 AC.
6. MINIMUM LOT SIZE: 6,818 SQ. FT.
7. AVERAGE LOT SIZE: 6,934 SQ. FT.
8. MAXIMUM BUILDING HEIGHT: 25 FOOT--NOT TO EXCEED 2 STORIES
9. BUILDING SETBACKS:  
FRONT: 15' MINIMUM  
SIDE: 10' WHEN ADJACENT TO A STREET  
REAR: 15' MINIMUM
10. PARKING PROVISIONS: 264 PARKING SPACES--4 PARKING SPACES ARE REQUIRED FOR EACH LOT (2 IN THE GARAGE AND 2 IN THE DRIVEWAY).
11. NO FURTHER SUBDIVISION OF ANY LOT OR PARCEL SHOWN WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
12. 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 TOWN ENGINEER.
13. ORO VALLEY WATER UTILITY SHALL BE THE WATER SERVICE PROVIDER.
14. MAINTENANCE RESPONSIBILITY FOR ALL PRIVATE EASEMENTS SHALL BE MAINTAINED BY THE NARANJA TRAILS COMMUNITY ASSOCIATION.
15. 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.
16. THE PROPERTY OWNER, HIS SUCCESSORS, ASSIGNS OR A DESIGNATED HOMEOWNERS ASSOCIATION AGREES TO.
  - 1) KEEP ALL REQUIRED LANDSCAPED AREAS MAINTAINED IN A WEED FREE, TRASH FREE CONDITION;
  - 2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 90 DAYS; AND
  - 3) MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER.
17. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED AND A SUMMARY REPORT PREPARED A MINIMUM OF ONCE EACH YEAR IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT. COPIES OF THE ANNUAL INSPECTION REPORTS SHALL BE PROVIDED TO THE STORM WATER UTILITY AT THE TOWN.
18. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED AND A SUMMARY REPORT PREPARED BY AN ARIZONA REGISTERED PROFESSIONAL CIVIL ENGINEER A MINIMUM OF ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE PROCEDURES PRESENTED IN THE APPROVED DRAINAGE REPORT. COPIES OF THE 5-YEAR-INTERVAL INSPECTION REPORTS SHALL BE PROVIDED TO THE STORM WATER UTILITY AT THE TOWN. THE REPORT SHALL IDENTIFY THE MAINTENANCE NEEDS FOR THE NEXT 5-YEAR PERIOD, INCLUDING THE ANTICIPATED ANNUAL COST OF MAINTENANCE AND REPAIR.
19. ALL TRAIL EASEMENTS INDICATED ARE FOR USE BY THE GENERAL PUBLIC AS PERMANENT, NON-MOTORIZED TRAIL EASEMENTS OR FOR PRIVATE USE BY RESIDENTS AS PERMANENT, NON-MOTORIZED TRAIL EASEMENTS. DOCKET AND APPLICABLE RECORDATION INFORMATION IS LABELED HEREIN.
20. ALL PUBLIC TRAILS AND TRAIL SIGNAGE MUST BE CONSTRUCTED BY THE DEVELOPER TO PIMA REGIONAL TRAIL SYSTEM MASTER PLAN STANDARDS IN CONSULTATION WITH THE TOWN PARKS AND RECREATION DEPARTMENT. THE APPLICABLE DESIGN CROSS-SECTION AND LOCATIONS ARE INCLUDED WITHIN THE LANDSCAPE PLAN 2202968.
21. ALL PUBLIC TRAILS SHALL BE OWNED AND MAINTAINED BY ORO VALLEY.
22. TOWN GRANTS HOA ACCESS TO COMMON AREAS "A1" AND "A2", ACROSS COMMON AREA "A3", FOR THE PURPOSE OF MAINTENANCE ACCESS ONLY. HOA IS RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ACCESSING TOWN PROPERTY.



**FINAL PLAT**  
**NARANJA TRAILS LOTS 1-64**  
**COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE )**  
**COMMON AREA "A3" (OPEN SPACE, DRAINAGE, EASEMENT & UTILITY)**  
**COMMON AREAS "B1 & B2" (OPEN SPACE, EASEMENT & DRAINAGE)**  
**COMMON AREA "C" (PRIVATE STREET & EASEMENT)**

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 12, TOWNSHIP 12 SOUTH,  
RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY, ARIZONA

**ATWELL**  
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**LEGAL DESCRIPTION**

A PORTION OF THE WEST HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2-INCH GENERAL LAND OFFICE MONUMENT STAMPED S11, S12, 1913, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 13 EAST FROM WHICH A FOUND 2-INCH GENERAL LAND OFFICE MONUMENT STAMPED S2, S1, S11, S12, 1913, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 13 EAST, THEREOF BEARS N00°32'11"W A DISTANCE OF 2640.20 FEET;

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 12, N89°10'27"E A DISTANCE OF 805.04 FEET TO A POINT ON THE SOUTH LINE OF THE FINAL PLAT OF NARANJA ESTATES, RECORDED AS BK 56, PG 11, RECORDS OF PIMA COUNTY ALSO BEING THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 12, ALSO BEING THE SOUTH LINE OF SAID FINAL PLAT, N89°10'27"E A DISTANCE OF 516.54 FEET;

THENCE, LEAVING THE WEST-EAST MID-SECTION LINE OF SAID SECTION 12, ALSO BEING THE EAST LINE OF SAID FINAL PLAT, N00°34'35"W A DISTANCE OF 1214.69 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED AS DKT 11793, PG 3770, RECORDS OF PIMA COUNTY;

THENCE, ALONG SAID PARCEL OF LAND THE FOLLOWING FIVE (5) CALLS;

1. THENCE, S85°52'54"E A DISTANCE OF 293.53 FEET;
2. THENCE, N23°23'40"E A DISTANCE OF 39.95 FEET;
3. THENCE, N02°19'52"W A DISTANCE OF 176.20 FEET;
4. THENCE, N01°26'07"E A DISTANCE OF 130.22 FEET;
5. THENCE, N14°01'57"W A DISTANCE OF 26.13 FEET TO A POINT BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED AS SEQUENCE NO. 20180460791, RECORDS OF PIMA COUNTY;

THENCE, ALONG SAID PARCEL OF LAND THE FOLLOWING THREE (3) CALLS;

1. THENCE, N13°43'51"W A DISTANCE OF 129.80 FEET;
2. THENCE, N10°04'58"E A DISTANCE OF 159.31 FEET;
3. THENCE, N10°17'09"W A DISTANCE OF 51.20 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED AS SEQUENCE NO. 2018-1090302, RECORDS OF PIMA COUNTY;

THENCE, CONTINUING ALONG SAID PARCEL OF LAND, N79°43'17"E A DISTANCE OF 101.64 FEET;

THENCE, CONTINUING ALONG SAID PARCEL OF LAND, N16°12'23"E A DISTANCE OF 682.00 FEET TO A POINT ON THE SOUTH LINE OF A 150' RIGHT OF WAY "R/W", RECORDED PER BK 8 OF ROAD MAPS, PAGE 89, RECORDS OF PIMA COUNTY;

THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF SAID "R/W", N89°20'13"E A DISTANCE OF 670.45 FEET TO A POINT ON THE NORTHWEST CORNER OF THE FINAL PLAT OF PUSCH RIDGE VISTAS, RECORDED AS BK 55, PG 99, RECORDS OF PIMA COUNTY;

THENCE, ALONG SAID FINAL PLAT THE FOLLOWING SIX (6) CALLS;

1. THENCE, S37°35'02"W A DISTANCE OF 381.67 FEET;
2. THENCE, S33°28'01"E A DISTANCE OF 305.12 FEET;
3. THENCE, S03°35'49"W A DISTANCE OF 565.43 FEET;
4. THENCE, S18°34'29"W A DISTANCE OF 494.82 FEET;
5. THENCE, S24°59'04"E A DISTANCE OF 201.07 FEET;
6. THENCE, S62°08'18"E A DISTANCE OF 285.58 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS SEQUENCE NO. 20100650872, RECORDS OF PIMA COUNTY;

THENCE, CONTINUING ALONG SAID PARCEL OF LAND, S00°36'12"E A DISTANCE OF 589.40 FEET TO A POINT ON THE NORTH LINE OF THE FINAL PLAT OF RIVERS EDGE II, RECORDED AS BK 59, PG 71, RECORDS OF PIMA COUNTY;

THENCE, CONTINUING ALONG SAID FINAL PLAT, S89°47'01"W A DISTANCE OF 91.37 FEET;

THENCE, CONTINUING ALONG SAID FINAL PLAT, S00°12'59"E A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

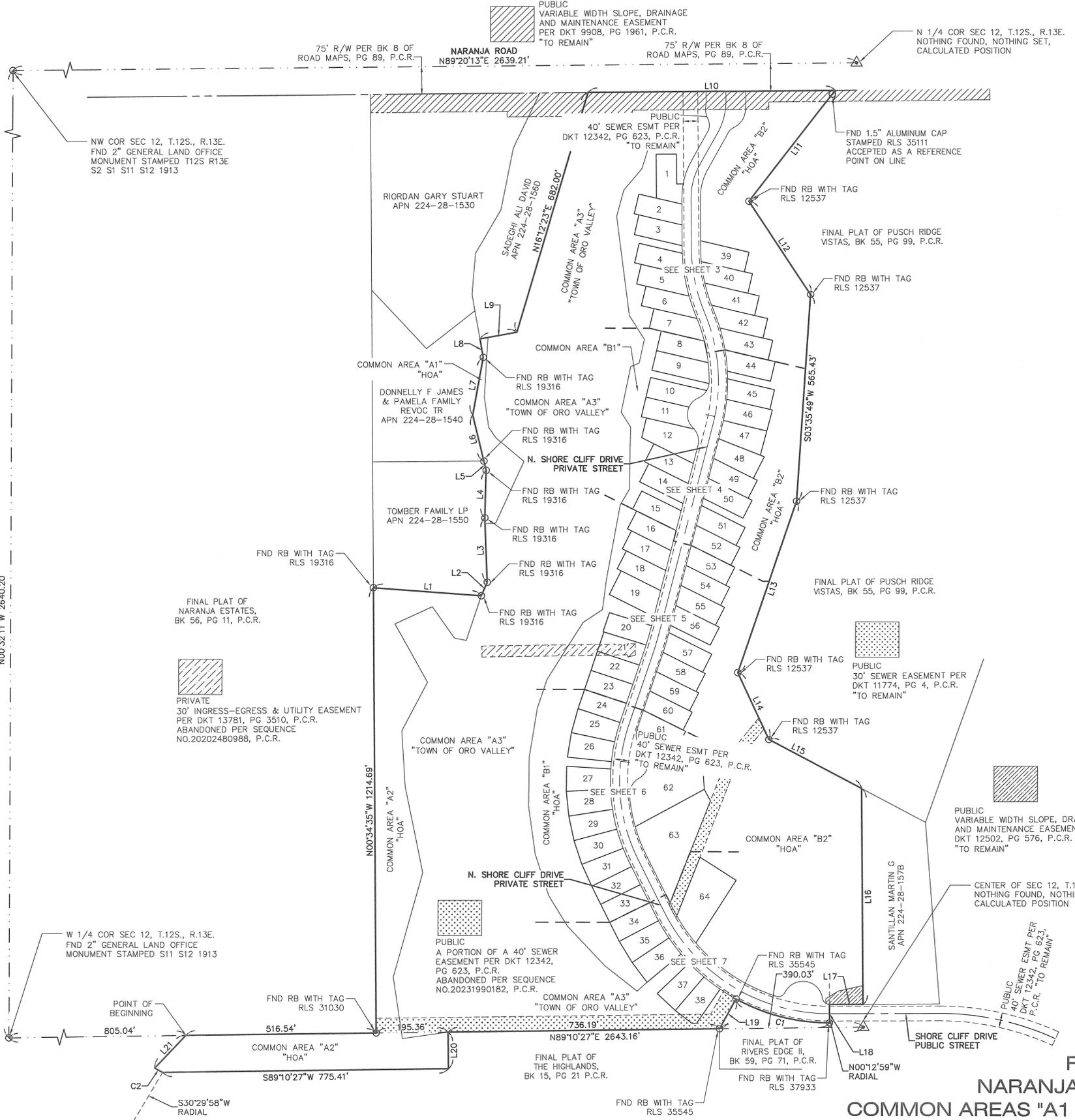
THENCE, WESTERLY ALONG SAID PLATTED CURVE AN ARC LENGTH OF 264.71 FEET, WITH A RADIUS OF 525.00 FEET AND THE RADIAL BEARING OF N00°12'59"W AND A CENTRAL ANGLE OF 28°53'20";

THENCE, CONTINUING ALONG SAID FINAL PLAT, S28°40'21"W A DISTANCE OF 92.40 FEET TO THE NORTHEAST CORNER OF THE FINAL PLAT OF THE HIGHLANDS, RECORDED AS BK 15, PG 21, RECORDS OF PIMA COUNTY;

THENCE, ALONG SAID FINAL PLAT THE FOLLOWING FIVE (5) CALLS;

1. THENCE, S89°10'27"W A DISTANCE OF 736.19 FEET;
2. THENCE, S00°38'05"E A DISTANCE OF 100.00 FEET;
3. THENCE, S89°10'27"W A DISTANCE OF 775.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;
4. THENCE, NORTHWESTERLY ALONG SAID PLATTED CURVE AN ARC LENGTH OF 24.49 FEET, WITH A RADIUS OF 325.00 FEET AND THE RADIAL BEARING OF S30°29'58"W AND A CENTRAL ANGLE OF 04°19'04";
5. THENCE, N43°14'00"E A DISTANCE OF 122.55 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE MENTIONED FINAL PLAT OF NARANJA ESTATES, RECORDED AS BK 56, PG 11, ALSO BEING THE POINT OF BEGINNING.

BASIS OF BEARING  
N00°32'11"W 2640.20'



**KEYMAP & EASEMENTS OF RECORD**

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S85°52'54"E	293.53'	L12	S33°28'01"E	305.12'
L2	N23°23'40"E	39.95'	L13	S18°34'29"W	494.82'
L3	N02°19'52"W	176.20'	L14	S24°59'04"E	201.07'
L4	N01°26'07"E	130.22'	L15	S62°08'18"E	285.58'
L5	N14°01'57"W	26.13'	L16	S00°36'12"E	589.40'
L6	N13°43'51"W	129.80'	L17	S89°47'01"W	91.37'
L7	N10°04'58"E	159.31'	L18	S00°12'59"E	50.00'
L8	N10°17'09"W	51.20'	L19	S28°40'21"W	92.40'
L9	N79°43'17"E	101.64'	L20	S00°38'05"E	100.00'
L10	N89°20'13"E	670.45'	L21	N43°14'00"E	122.55'
L11	S37°35'02"W	381.67'			

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	264.71'	525.00'	028°53'20"
C2	24.49'	325.00'	004°19'04"

**FINAL PLAT**  
**NARANJA TRAILS LOTS 1-64**  
**COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE)**  
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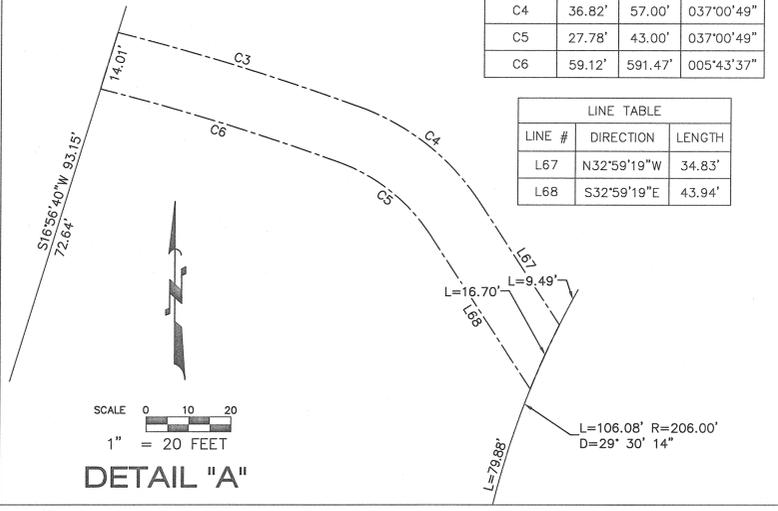

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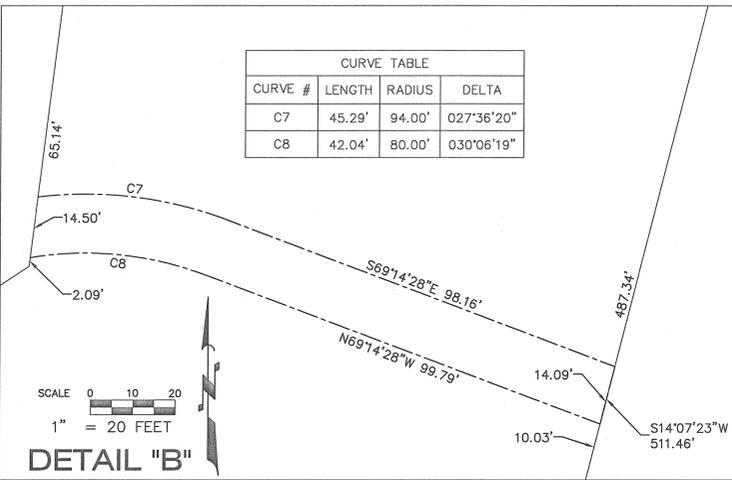
TRACT MAP OWNERSHIP  
DELINEATION

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C3	59.87'	605.47'	005°39'54"
C4	36.82'	57.00'	037°00'49"
C5	27.78'	43.00'	037°00'49"
C6	59.12'	591.47'	005°43'37"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L67	N32°59'19"W	34.83'
L68	S32°59'19"E	43.94'



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C7	45.29'	94.00'	027°36'20"
C8	42.04'	80.00'	030°06'19"



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	264.71'	525.00'	028°53'20"
C2	24.49'	325.00'	004°19'04"

LINE TABLE		LINE TABLE		LINE TABLE	
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S85°52'54"E	293.53'	L23	S51°40'14"E	111.49'
L2	N23°23'40"E	39.95'	L24	S43°25'02"E	147.86'
L3	N02°19'52"W	176.20'	L25	S31°34'28"E	99.32'
L4	N01°26'07"E	130.22'	L26	S18°06'09"E	118.88'
L5	N14°01'57"W	26.13'	L27	S08°04'04"E	132.19'
L6	N13°43'51"W	129.80'	L28	S00°30'54"W	133.24'
L7	N10°04'58"E	159.31'	L29	S09°12'26"W	135.58'
L8	N10°17'09"W	51.20'	L30	S18°13'18"W	82.26'
L9	N79°43'17"E	101.64'	L31	S31°52'16"W	184.38'
L10	N89°20'13"E	670.45'	L32	S56°25'00"W	62.96'
L11	S37°35'02"W	381.67'	L33	S07°04'34"W	81.73'
L12	S33°28'01"E	305.12'	L34	S10°13'21"W	208.01'
L13	S18°34'29"W	494.82'	L35	S29°32'59"W	49.35'
L14	S24°59'04"E	201.07'	L36	S00°56'54"W	170.35'
L15	S62°08'18"E	285.58'	L37	S32°44'29"E	47.64'
L16	S00°36'12"E	589.40'	L38	S11°35'30"W	127.25'
L17	S89°47'01"W	91.37'	L39	S67°04'52"W	24.96'
L18	S00°12'59"E	50.00'	L40	S11°56'26"W	66.22'
L19	S28°40'21"W	92.40'	L41	S32°27'17"E	76.20'
L20	S00°38'05"E	100.00'	L42	S07°26'53"E	274.06'
L21	N43°14'00"E	122.55'	L43	S14°46'57"W	73.87'
L22	N47°17'48"E	36.41'	L44	S40°08'41"W	76.25'
L45	S16°56'40"W	93.15'	L46	S89°19'15"W	62.74'
L47	S01°09'28"W	27.10'	L48	S01°25'49"W	30.11'
L49	N86°45'45"W	84.24'	L50	S03°08'01"W	163.09'
L51	S08°16'57"E	83.08'	L52	S34°44'28"E	35.75'
L53	S50°09'38"E	98.73'	L54	S24°15'50"W	186.10'
L55	S87°37'31"W	28.49'	L56	S18°17'07"W	128.72'
L57	N78°52'33"W	32.55'	L58	N35°03'05"W	104.85'
L59	S65°09'31"W	111.85'	L60	S29°15'03"E	182.56'
L61	S27°37'05"W	149.72'	L62	S03°40'50"E	152.61'
L63	S11°41'42"E	239.65'	L64	S15°25'39"W	295.98'
L65	S08°37'41"E	169.26'	L66	N81°46'18"E	125.30'

ACCESS EASEMENT NOTE

TOWN GRANTS HOA ACCESS TO COMMON AREAS "A1" AND "A2", ACROSS COMMON AREA "A3", FOR THE PURPOSE OF MAINTENANCE ACCESS ONLY. HOA IS RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ACCESSING TOWN PROPERTY.

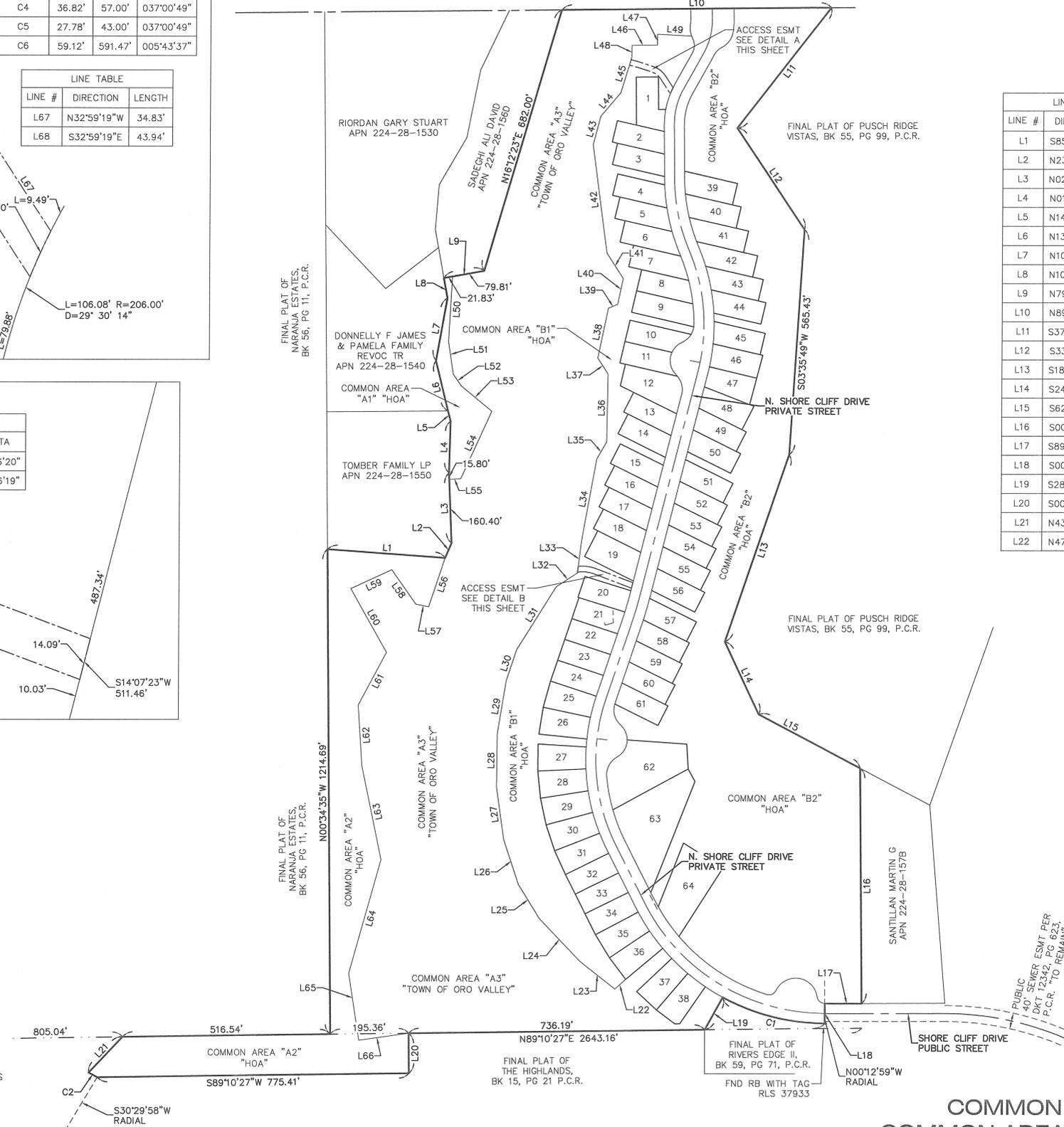
FINAL PLAT  
NARANJA TRAILS LOTS 1-64

COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE )  
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LOCATED IN A PORTION OF THE WEST HALF OF SECTION 12, TOWNSHIP 12 SOUTH,  
RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY, ARIZONA

SCALE 0 75 150  
1" = 150 FEET



SEE SHEETS 5 THROUGH 9  
FOR INTERIOR LOT DIMENSIONS



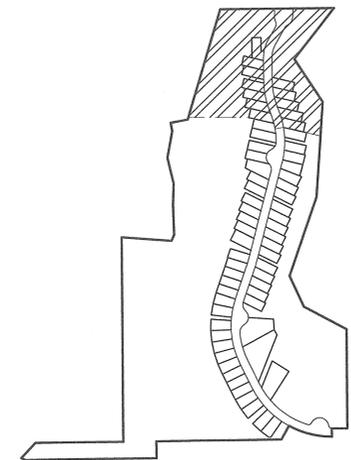
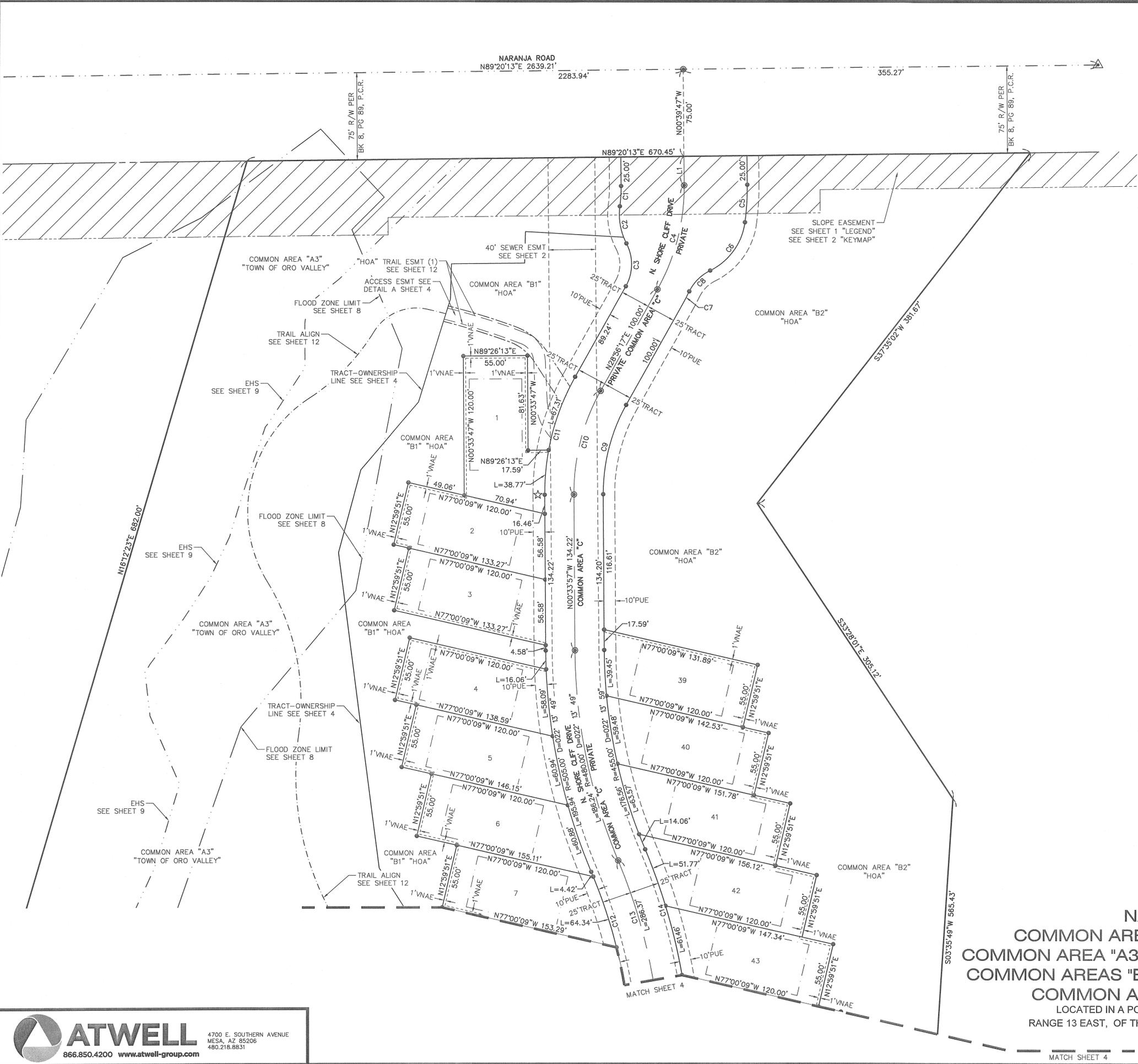
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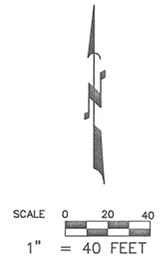
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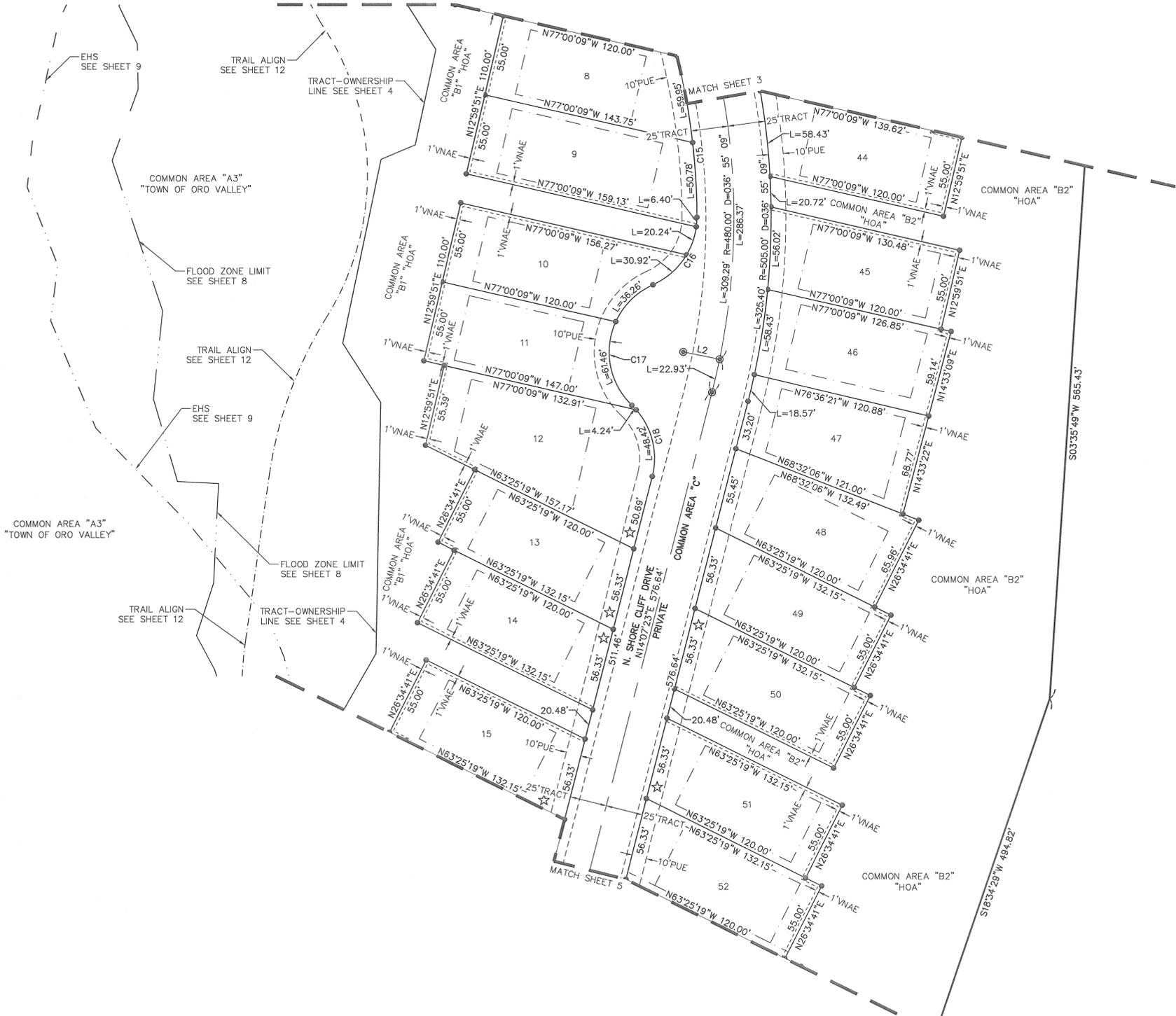
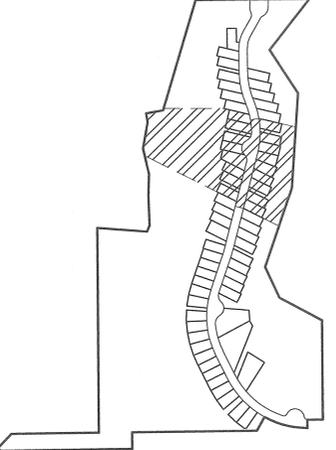
LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
1	7756	0.178
2	6965	0.160
3	6965	0.160
4	7079	0.163
5	7282	0.167
6	7521	0.173
7	7564	0.174
39	7039	0.162
40	7258	0.167
41	7521	0.173
42	7558	0.174
43	7314	0.168

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°39'47"W	25.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	17.54'	127.00'	007°54'50"
C2	32.91'	54.00'	034°55'04"
C3	38.53'	39.00'	056°36'18"
C4	93.51'	181.00'	029°36'04"
C5	32.46'	235.00'	007°54'50"
C6	53.19'	54.00'	056°25'54"
C7	11.68'	206.00'	003°14'56"
C8	25.86'	39.00'	037°59'35"
C9	80.33'	156.00'	029°30'14"
C10	93.20'	181.00'	029°30'14"
C11	106.08'	206.00'	029°30'14"
C12	179.50'	455.00'	022°36'13"
C13	309.29'	480.00'	036°55'09"
C14	325.40'	505.00'	036°55'09"



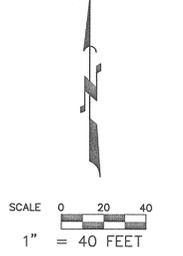
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**COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE )**  
**COMMON AREA "A3" (OPEN SPACE, DRAINAGE, EASEMENT & UTILITY)**  
**COMMON AREAS "B1 & B2" (OPEN SPACE, EASEMENT & DRAINAGE)**  
**COMMON AREA "C" (PRIVATE STREET & EASEMENT)**  
 LOCATED IN A PORTION OF THE WEST HALF OF SECTION 12, TOWNSHIP 12 SOUTH,  
 RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY, ARIZONA



LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
8	7293	0.167	45	6859	0.157
9	8373	0.192	46	7231	0.166
10	7540	0.173	47	7253	0.167
11	6918	0.159	48	7601	0.174
12	11095	0.255	49	6934	0.159
13	6934	0.159	50	6934	0.159
14	6934	0.159	51	6934	0.159
15	6934	0.159	52	6934	0.159
44	7107	0.163			

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	N78°36'49"W	25.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C15	179.50'	455.00'	022°36'13"
C16	57.56'	50.00'	065°57'29"
C17	97.73'	50.00'	111°59'05"
C18	52.66'	50.00'	060°20'32"



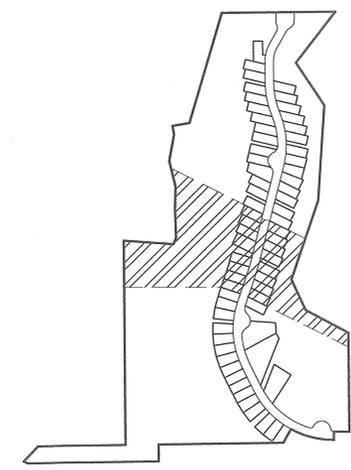
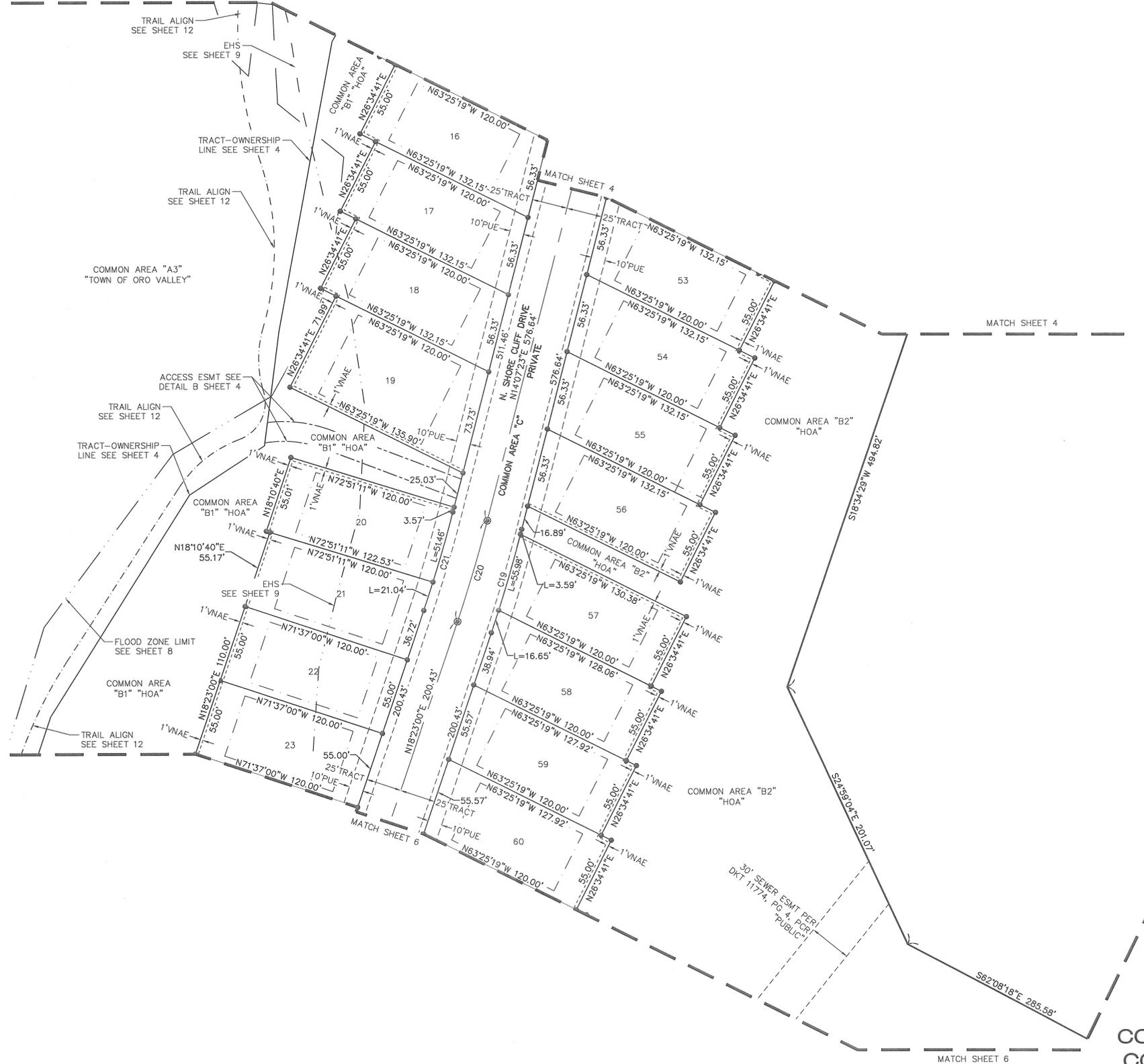
**FINAL PLAT**  
**NARANJA TRAILS LOTS 1-64**  
**COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE )**  
**COMMON AREA "A3" (OPEN SPACE, DRAINAGE, EASEMENT & UTILITY)**  
**COMMON AREAS "B1 & B2" (OPEN SPACE, EASEMENT & DRAINAGE)**  
**COMMON AREA "C" (PRIVATE STREET & EASEMENT)**  
 LOCATED IN A PORTION OF THE WEST HALF OF SECTION 12, TOWNSHIP 12 SOUTH,  
 RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY, ARIZONA

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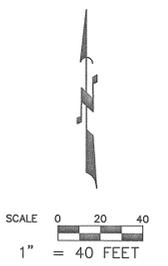
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PLAT SHEET



LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
16	6934	0.159	53	6934	0.159
17	6934	0.159	54	6934	0.159
18	6934	0.159	55	6934	0.159
19	9211	0.211	56	6934	0.159
20	6684	0.153	57	6871	0.158
21	6780	0.156	58	6819	0.157
22	6600	0.152	59	6818	0.157
23	6600	0.152	60	6818	0.157

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C19	76.21'	1025.00'	004°15'37"
C20	74.36'	1000.00'	004°15'37"
C21	72.50'	974.99'	004°15'37"



**FINAL PLAT**  
**NARANJA TRAILS LOTS 1-64**  
**COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE)**  
**COMMON AREA "A3" (OPEN SPACE, DRAINAGE, EASEMENT & UTILITY)**  
**COMMON AREAS "B1 & B2" (OPEN SPACE, EASEMENT & DRAINAGE)**  
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 LOCATED IN A PORTION OF THE WEST HALF OF SECTION 12, TOWNSHIP 12 SOUTH,  
 RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY, ARIZONA

TOWN OF ORO VALLEY CASE NO: 2202969  
 DP CASE NO: 2002761, 2000939, 2202968 & 2202970  
**SHEET 7 OF 12**

**ATWELL**  
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 MESA, AZ 85206  
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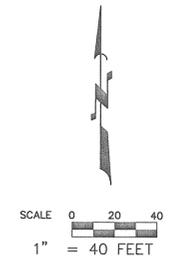
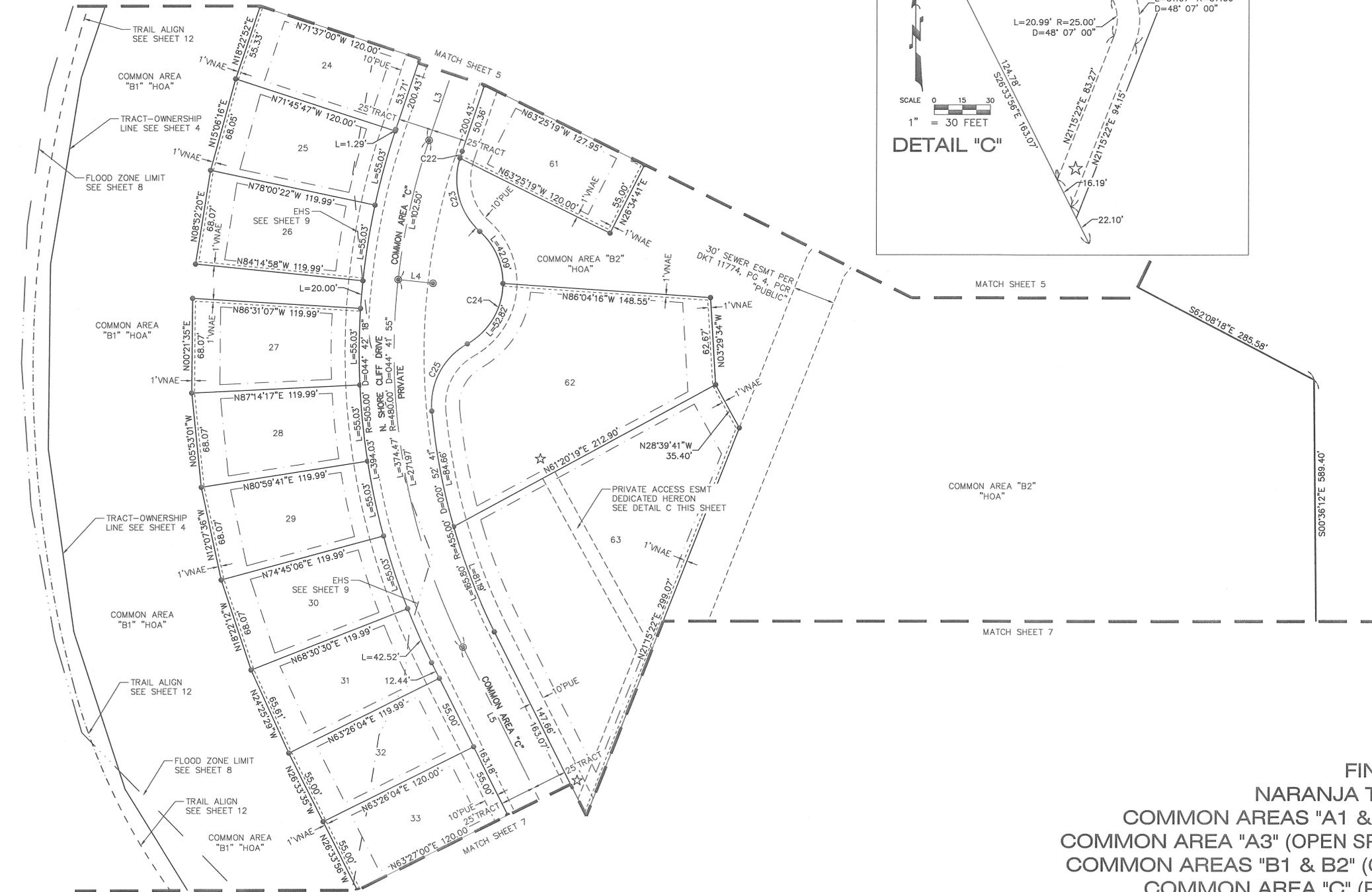
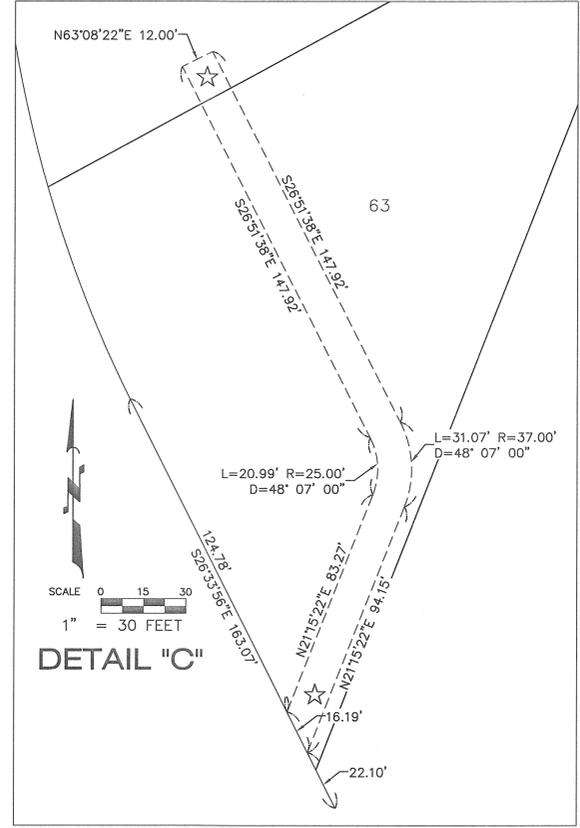
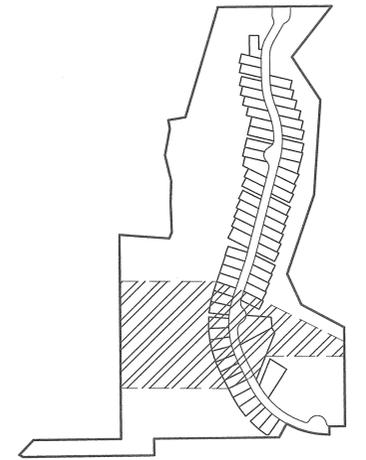
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LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
24	6618	0.152	31	7203	0.165
25	7345	0.169	32	6600	0.152
26	7345	0.169	33	6598	0.151
27	7345	0.169	61	6819	0.157
28	7345	0.169	62	22237	0.510
29	7345	0.169	63	28973	0.665
30	7345	0.169			

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	N18°23'00"E	200.43'
L4	N83°51'06"W	25.00'
L5	N26°33'56"W	163.13'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C22	5.21'	455.00'	000°39'23"
C23	57.56'	50.00'	065°57'29"
C24	94.91'	50.00'	108°45'31"
C25	57.56'	50.00'	065°57'29"

PLAT SHEET



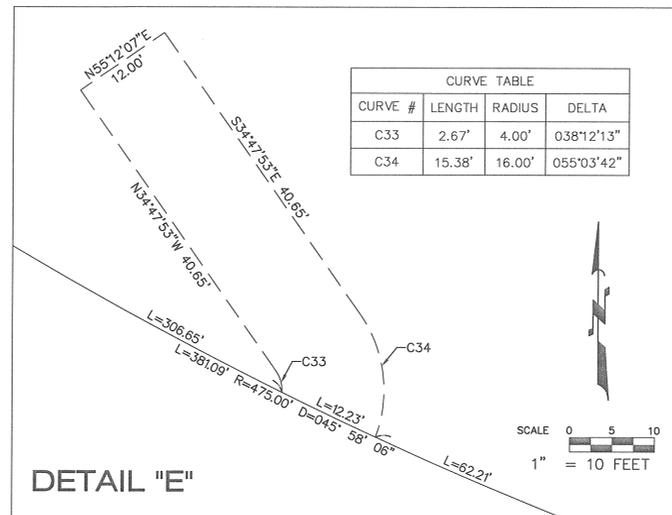
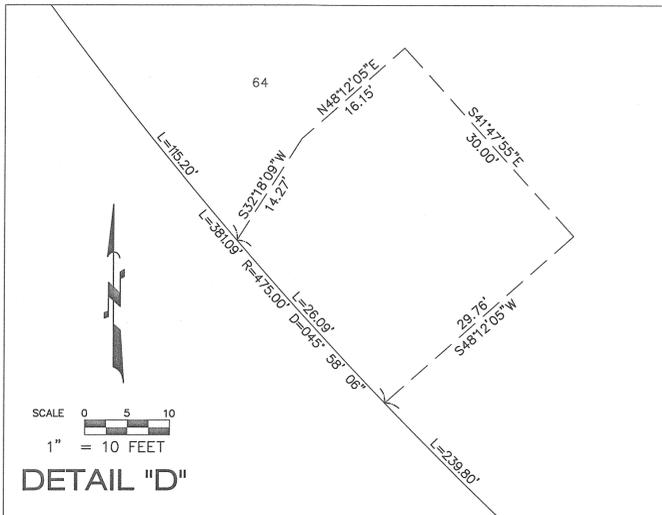
**FINAL PLAT**  
**NARANJA TRAILS LOTS 1-64**  
**COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE )**  
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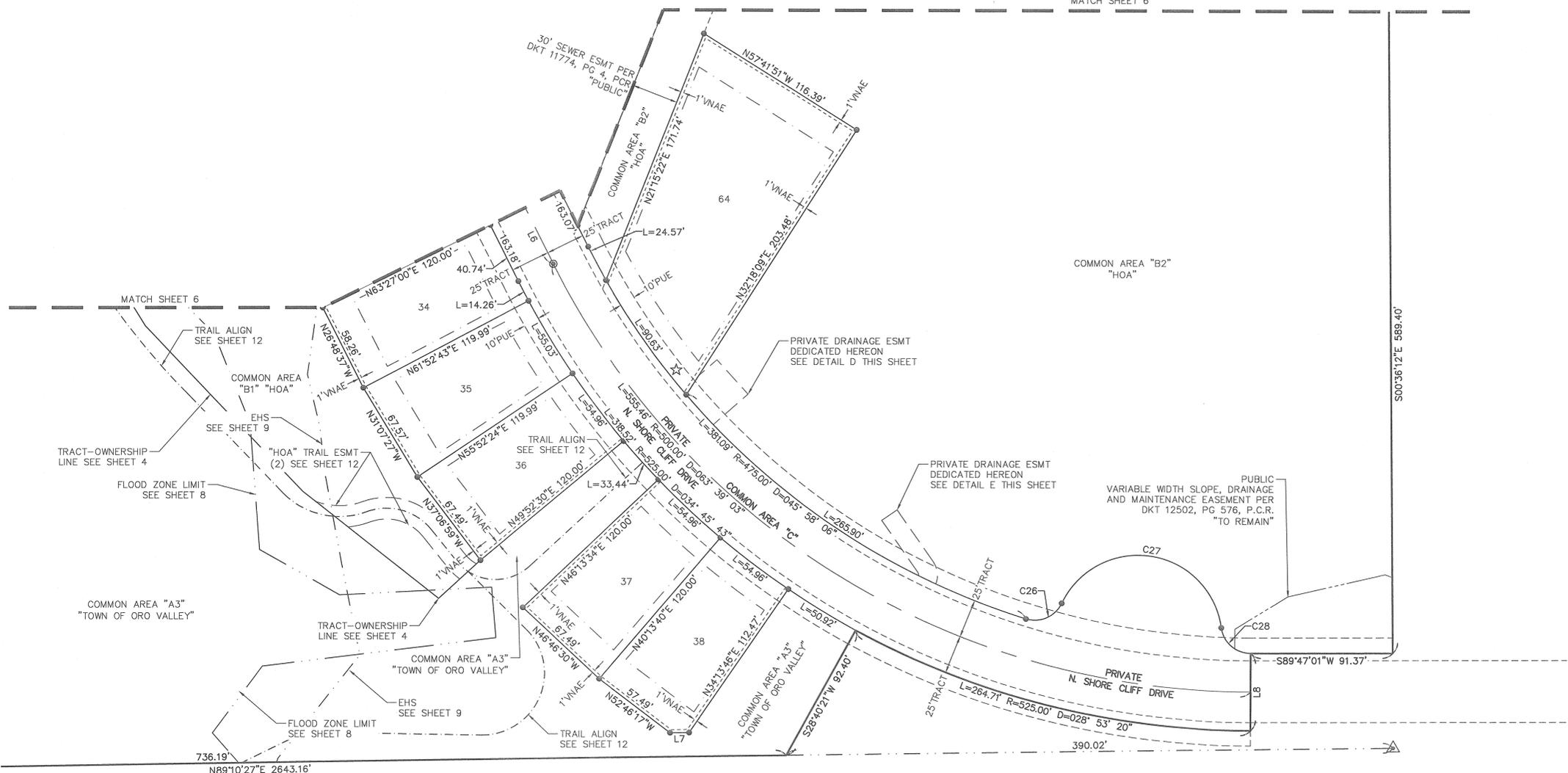
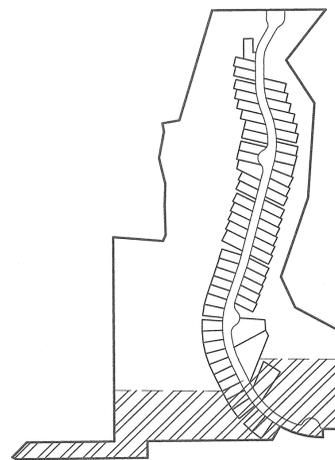
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CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C33	2.67'	4.00'	038°12'13"
C34	15.38'	16.00'	055°03'42"

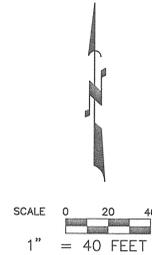
PLAT SHEET



LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
34	6792	0.156
35	7317	0.168
36	7309	0.168
37	7310	0.168
38	7272	0.167
64	18432	0.423

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N26°33'56"W	163.13'
L7	N89°10'27"E	12.20'
L8	S00°12'59"E	50.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C26	27.39'	19.00'	082°35'46"
C27	139.03'	54.00'	147°30'52"
C28	27.39'	19.00'	082°35'51"



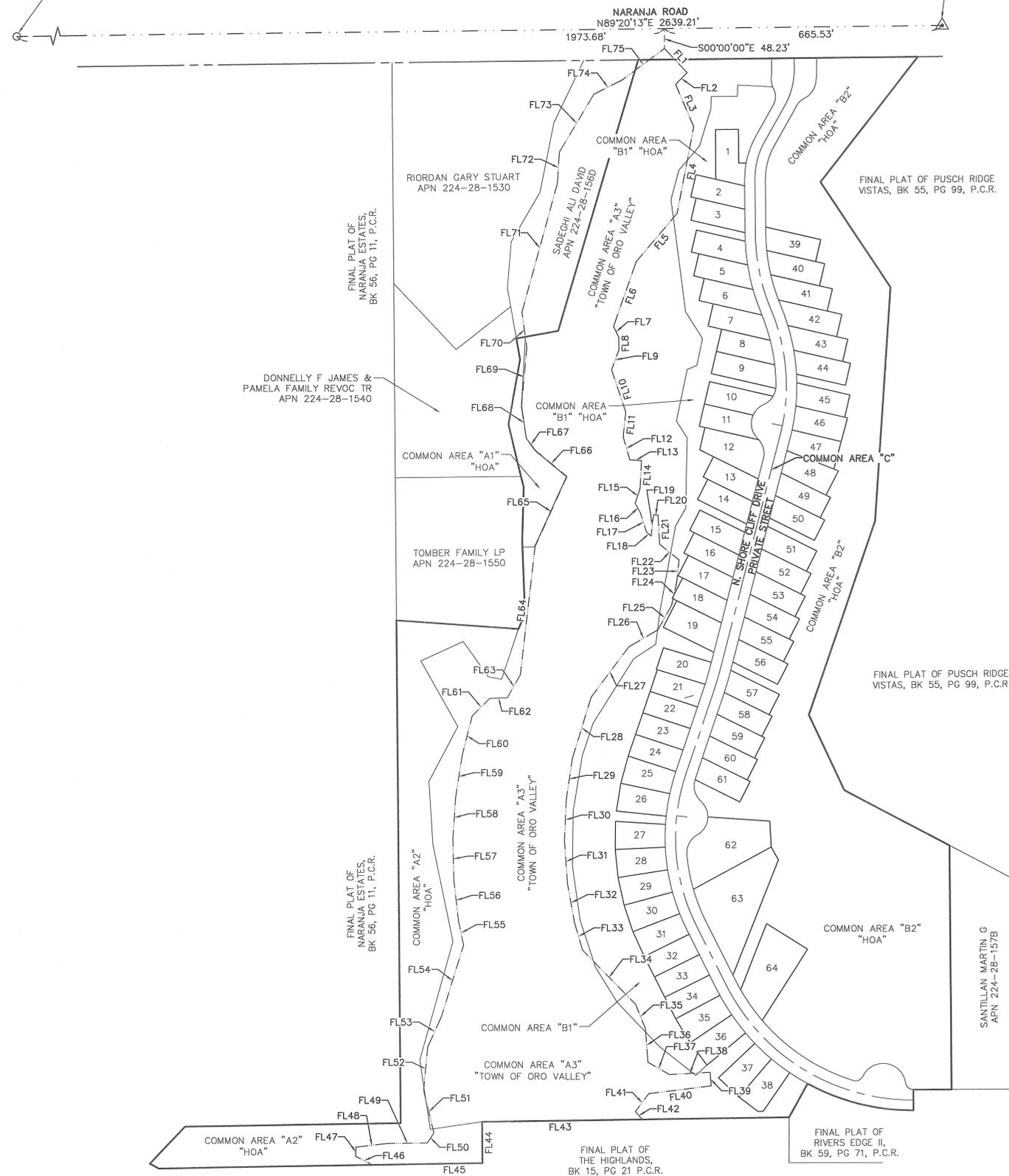
**FINAL PLAT**  
**NARANJA TRAILS LOTS 1-64**  
 COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE )  
 COMMON AREA "A3" (OPEN SPACE, DRAINAGE, EASEMENT & UTILITY)  
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 RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY, ARIZONA

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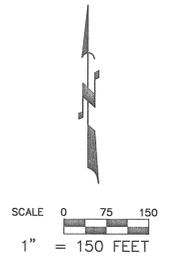
FLOODZONE MAP

NW COR SEC 12, T.12S., R.13E.  
FND 2" GENERAL LAND OFFICE  
MONUMENT STAMPED T12S R13E  
S2 S1 S11 S12 1913

N 1/4 COR SEC 12, T.12S., R.13E.  
NOTHING FOUND, NOTHING SET,  
CALCULATED POSITION



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
FL1	S42°57'23"E	80.10'	FL26	S59°26'29"W	80.39'	FL51	N13°40'55"W	105.29'
FL2	S44°40'49"W	39.23'	FL27	S36°27'13"W	152.06'	FL52	N05°11'18"E	105.29'
FL3	S22°58'49"E	111.22'	FL28	S16°45'16"W	154.86'	FL53	N24°03'31"E	80.87'
FL4	S10°35'37"W	212.55'	FL29	S08°24'04"W	99.96'	FL54	N17°02'34"E	179.35'
FL5	S39°52'28"W	152.67'	FL30	S02°14'05"W	99.26'	FL55	N11°40'44"W	60.26'
FL6	S19°02'05"W	165.49'	FL31	S03°55'55"E	102.10'	FL56	N06°32'59"W	100.00'
FL7	S25°43'11"E	28.59'	FL32	S10°05'54"E	98.03'	FL57	N01°25'14"W	100.00'
FL8	S01°08'06"E	30.64'	FL33	S16°15'54"E	69.80'	FL58	N03°42'31"E	100.00'
FL9	S19°45'17"W	51.33'	FL34	S44°18'07"E	182.51'	FL59	N08°48'06"E	100.00'
FL10	S18°30'56"E	107.60'	FL35	S21°46'00"E	62.58'	FL60	N13°53'41"E	100.00'
FL11	S05°45'20"W	59.89'	FL36	S04°31'00"E	81.71'	FL61	N44°50'33"E	60.24'
FL12	S16°11'48"E	58.36'	FL37	S60°13'32"E	59.19'	FL62	N88°36'12"E	41.69'
FL13	S87°07'28"E	27.69'	FL38	N87°02'27"E	97.76'	FL63	N29°25'56"E	63.98'
FL14	S02°42'06"W	67.53'	FL39	S05°07'15"E	32.83'	FL64	N06°20'41"E	312.06'
FL15	S17°49'36"W	37.57'	FL40	S82°57'47"W	150.98'	FL65	N24°16'09"E	185.73'
FL16	S28°14'49"E	25.94'	FL41	S36°26'42"W	53.68'	FL66	N50°13'20"W	98.29'
FL17	S17°18'04"E	47.84'	FL42	S41°24'25"E	25.64'	FL67	N37°00'43"W	36.63'
FL18	S46°19'07"E	15.88'	FL43	S89°10'27"W	375.05'	FL68	N08°54'50"W	77.42'
FL19	N06°44'59"E	52.22'	FL44	S00°38'05"E	100.00'	FL69	N05°01'00"E	143.81'
FL20	S83°38'27"E	10.61'	FL45	S89°10'27"W	134.64'	FL70	N08°09'57"W	85.12'
FL21	S03°03'38"E	70.44'	FL46	N63°05'10"W	45.12'	FL71	N15°08'04"E	323.32'
FL22	S51°05'12"E	59.97'	FL47	N00°46'47"E	22.55'	FL72	N03°27'53"E	75.57'
FL23	S05°48'14"W	55.36'	FL48	N83°22'25"E	76.54'	FL73	N30°31'28"E	162.02'
FL24	S12°31'12"W	55.96'	FL49	N89°26'22"E	95.54'	FL74	N63°02'36"E	75.45'
FL25	S28°52'44"W	67.69'	FL50	N32°19'12"E	29.16'	FL75	N53°05'34"E	127.22'



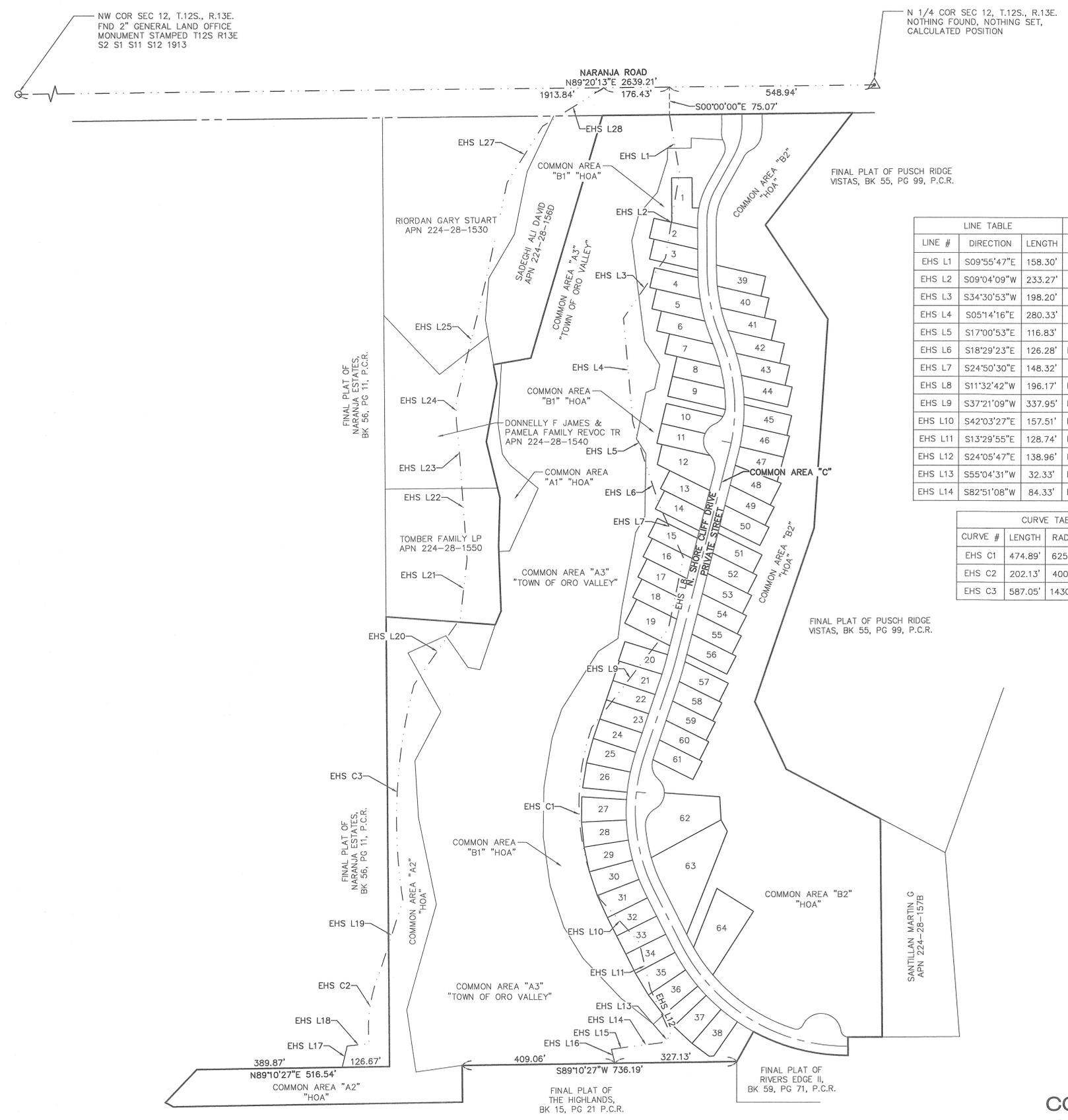
**FINAL PLAT**  
**NARANJA TRAILS LOTS 1-64**  
**COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE)**  
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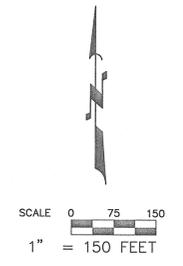
SEQ#

**EROSION HAZARD  
SETBACK MAP**



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
EHS L1	S09°55'47\"E	158.30'	EHS L15	S81°53'05\"W	50.93'
EHS L2	S09°04'09\"W	233.27'	EHS L16	S13°39'34\"E	38.79'
EHS L3	S34°30'53\"W	198.20'	EHS L17	S12°48'36\"W	58.82'
EHS L4	S05°14'16\"E	280.33'	EHS L18	S84°02'33\"W	59.67'
EHS L5	S17°00'53\"E	116.83'	EHS L19	S17°36'56\"W	197.69'
EHS L6	S18°29'23\"E	126.28'	EHS L20	S34°25'04\"W	219.66'
EHS L7	S24°50'30\"E	148.32'	EHS L21	S06°19'35\"W	159.92'
EHS L8	S11°32'42\"W	196.17'	EHS L22	S04°13'47\"E	280.20'
EHS L9	S37°21'09\"W	337.95'	EHS L23	S05°39'21\"E	95.55'
EHS L10	S42°03'27\"E	157.51'	EHS L24	S00°03'24\"E	51.85'
EHS L11	S13°29'55\"E	128.74'	EHS L25	S13°32'30\"W	341.34'
EHS L12	S24°05'47\"E	138.96'	EHS L26	S11°58'02\"W	263.82'
EHS L13	S55°04'31\"W	32.33'	EHS L27	S31°49'00\"W	178.67'
EHS L14	S82°51'08\"W	84.33'	EHS L28	S57°26'32\"W	194.61'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
EHS C1	474.89'	625.30'	043°30'51\"
EHS C2	202.13'	400.91'	028°53'13\"
EHS C3	587.05'	1430.31'	023°30'59\"



**FINAL PLAT  
NARANJA TRAILS LOTS 1-64**  
**COMMON AREA "A1 & A2" (OPEN SPACE & DRAINAGE )**  
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SEQ#

# TRAIL ALIGNMENT MAP

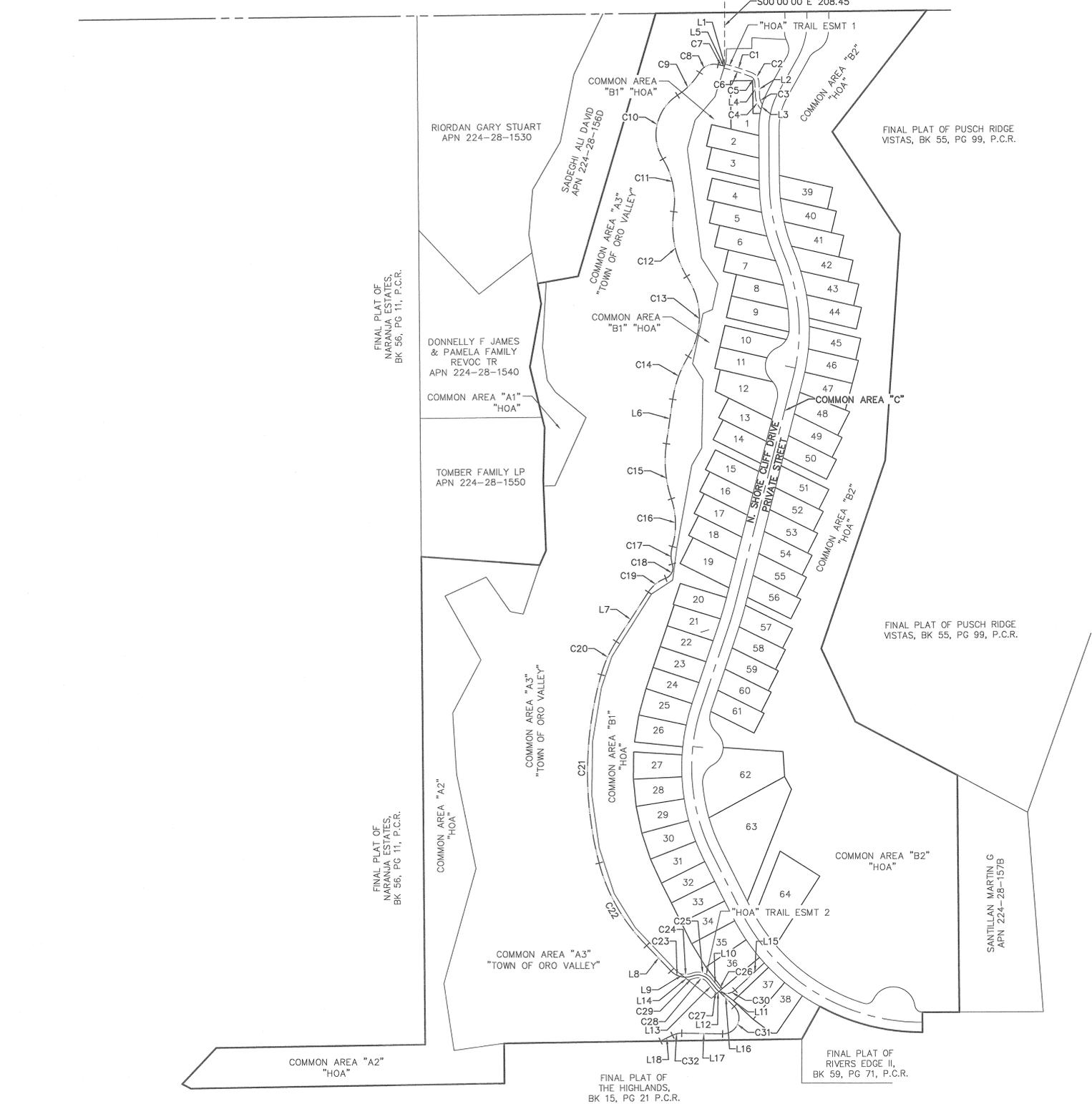
NW COR SEC 12, T.12S., R.13E.  
FND 2" GENERAL LAND OFFICE  
MONUMENT STAMPED T12S R13E  
S2 S1 S11 S12 1913

N 1/4 COR SEC 12, T.12S., R.13E.  
NOTHING FOUND, NOTHING SET,  
CALCULATED POSITION

NARANJA ROAD  
N89°20'13"E 2639.21'  
2082.79'

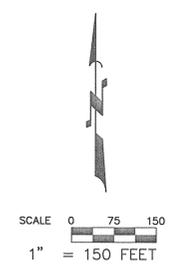
556.42'

500'00'00"E 208.45'



CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	69.98'	603.47'	006°38'41"	C17	43.87'	80.00'	031°25'02"
C2	31.28'	27.00'	066°22'36"	C18	43.42'	27.71'	089°46'35"
C3	22.58'	42.50'	030°26'40"	C19	55.87'	87.00'	036°47'31"
C4	36.35'	52.50'	039°40'18"	C20	90.84'	307.00'	016°57'14"
C5	19.69'	17.00'	066°22'36"	C21	474.32'	895.79'	030°20'16"
C6	69.28'	593.47'	006°41'20"	C22	239.09'	455.06'	030°06'11"
C7	16.37'	598.47'	001°34'03"	C23	37.57'	50.50'	042°37'38"
C8	52.93'	42.30'	071°41'25"	C24	30.94'	43.50'	040°44'58"
C9	79.65'	177.90'	025°39'11"	C25	54.91'	44.00'	071°30'19"
C10	179.69'	117.00'	087°59'39"	C26	9.57'	25.00'	021°56'37"
C11	136.92'	200.00'	039°13'29"	C27	10.47'	39.00'	015°22'35"
C12	167.78'	248.85'	038°37'46"	C28	37.44'	30.00'	071°30'19"
C13	210.68'	183.66'	065°43'31"	C29	14.70'	57.50'	014°38'44"
C14	114.36'	278.00'	023°34'10"	C30	52.63'	32.00'	094°14'03"
C15	139.02'	300.00'	026°33'02"	C31	95.22'	40.00'	136°23'15"
C16	120.66'	200.00'	034°33'57"	C32	23.51'	50.00'	026°56'11"

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N16°56'40"E	5.01'	L10	S38°44'22"E	25.97'
L2	S02°39'17"E	33.45'	L11	S47°17'48"W	7.28'
L3	S14°52'29"W	12.56'	L12	S47°17'48"W	7.17'
L4	N02°39'17"W	33.44'	L13	N38°44'22"W	25.97'
L5	N16°56'40"E	5.01'	L14	N51°40'14"W	10.99'
L6	S07°59'54"W	111.72'	L15	N47°02'02"E	98.91'
L7	S32°36'49"W	146.71'	L16	N45°03'43"W	52.98'
L8	S43°38'57"E	87.65'	L17	S89°05'32"E	101.27'
L9	N51°40'14"W	15.59'	L18	N63°58'18"E	32.76'



**FINAL PLAT**  
**NARANJA TRAILS LOTS 1-64**  
**COMMON AREAS "A1 & A2" (OPEN SPACE & DRAINAGE )**  
**COMMON AREA "A3" (OPEN SPACE, DRAINAGE, EASEMENT & UTILITY)**  
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LOCATED IN A PORTION OF THE WEST HALF OF SECTION 12, TOWNSHIP 12 SOUTH,  
RANGE 13 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN PIMA COUNTY, ARIZONA



S: 20000103 - NARANJA TRAILS.DWG/SURVEY/FINAL PLAT/20000103 NT FP.DWG SAVEDATE: 6/9/2024 9:26 AM PLOTDATE: 6/9/2024 9:34 AM  
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