

**SANCTUARY AT SILVERHAWKE**

**LOTS 1-44**

**SEQ # 20170820019**

**RECORDED: MARCH 23, 2017**

**\*\*\* THE FOLLOWING PLAT IS AN ANNOTATED VERSION  
OF THE ORIGINAL DOCUMENT. IT HAS BEEN ALTERED  
BY PIMA COUNTY DEVELOPMENT SERVICES TO SHOW  
ADDITIONAL INFORMATION. ORIGINAL COPIES MAY BE  
OBTAINED FROM THE PIMA COUNTY RECORDER \*\*\***

## APPROVALS

I, Michael Standish, CLERK OF THE TOWN OF ORO VALLEY, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY ON THE 18<sup>th</sup> DAY OF January, 2017.

Francisco Nakuda  
PIMA COUNTY REGIONAL WASTEWATER  
RECLAMATION DEPARTMENT

Pe K  
TOWN ENGINEER

Philip Chalutz  
PLANNING AND ZONING ADMINISTRATOR

Philip Chalutz  
WATER UTILITY DIRECTOR

## WATER ADEQUACY

THE TOWN OF ORO VALLEY HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO ARS § 45-576 AND HEREBY CERTIFIES IN WRITING TO SUPPLY WATER TO THIS SUBDIVISION.

BY: Philip Chalutz  
WATER UTILITY DIRECTOR

## ASSURANCES

ASSURANCES IN THE FORM Third Party Trust FROM Title Security Agency, LLC AS RECORDED IN SEQUENCE NO. 20170822017 HAS BEEN PROVIDED TO GUARANTEE DRAINAGE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS) AND UTILITY IMPROVEMENTS (ELECTRIC, TELEPHONE, GAS, SEWER, WATER) IN THIS SUBDIVISION.

BY: MAYOR - TOWN OF ORO VALLEY

ASSURANCES IN THE FORM OF Performance Bond FROM Lexon Insurance Co. IN THE AMOUNT OF \$1,075,132 HAVE BEEN PROVIDED TO GUARANTEE THE RESEEDING OF THE SUBDIVISION IN THE EVENT THE PROJECT IS ABANDONED.

## CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

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

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE 100 YEAR FLOOD PRONE LIMITS AND EROSION HAZARD SETBACKS AS NOTED WERE REVIEWED AND SHOWN UNDER MY DIRECTION.

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

# ANNOTATED COPY

## GENERAL NOTES

- THE GROSS AREA OF THIS SUBDIVISION IS 132.24 ACRES.
- TOTAL NUMBER OF LOTS IS 44 (0.33 UNITS PER ACRE)
- COMMON AREA A: PRIVATE STREETS, PUBLIC SEWER AND UTILITIES = 5.98 ACRES  
COMMON AREA B: OPEN SPACE = 96.13 ACRES  
COMMON AREA C: FUTURE PRIVATE STREET = 1.13 ACRES
- ALL STREETS ARE PRIVATE. TOTAL LENGTH OF NEW PRIVATE STREETS IS 0.82 MILES.
- ZONING FOR THIS PROJECT IS TOWN OF ORO VALLEY R-144 AND R1-36 AS SHOWN HEREON.
- E.S.L.O. FLEXIBLE DEVELOPMENT OPTIONS GRANTED TO THIS DEVELOPMENT: MINIMUM LOT SIZE/WIDTH, BUILDING HEIGHT, BUILDING SETBACKS (WITHIN INDIVIDUAL LOTS), NATIVE PLANT PRESERVATION.
- THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 28,709 SQ. FT. OR 0.66 ACRES  
MINIMUM LOT SIZE SHOWN IS 20,202 SQ. FT. OR 0.46 ACRES (PER E.S.L.O. FLEXIBLE DEVELOPMENT OPTION - MINIMUM LOT SIZE).  
MAXIMUM LOT SIZE SHOWN IS 41,035 SQ.FT. OR 0.96 ACRES

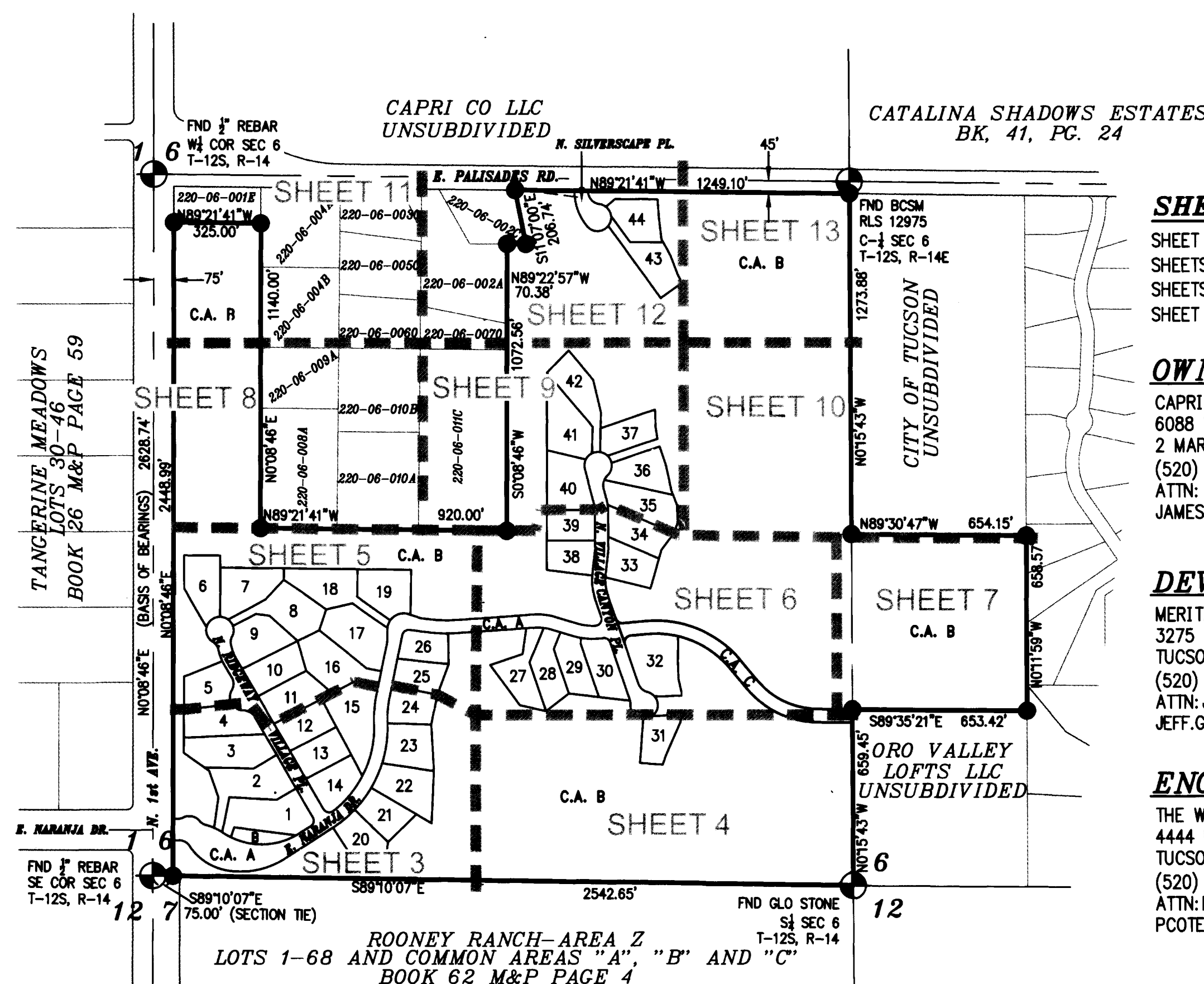
NOTES CONTINUE ON SHEET 2

The WLB Group

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

Administrative Address:  
700 E Naranja Dr

# FINAL PLAT SANCTUARY AT SILVERHAWKE 0V1214-07



**PROJECT SITE PLAN**  
1"=400'

## DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD 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, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD, OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN HEREON WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF ORO VALLEY TOWN COUNCIL.

WE HEREBY CONVEY TO THE TOWN OF ORO VALLEY AND ALL PUBLIC UTILITY COMPANIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

GRANTOR HEREBY IRREVOCABLY GRANTS AND DEDICATES EASEMENTS TO PIMA COUNTY FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF PUBLIC SEWER SYSTEMS IN ALL COMMON AREA A DESIGNATED BY THIS PLAT

COMMON AREAS A, B & C SHOWN HEREON AND DRAINAGEWAYS, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND ARE GRANTED AS EASEMENTS TO ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND PIMA COUNTY FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES. NO OVERHEAD LINES SHALL BE USED.

TITLE TO THE LAND OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. 20170822018 IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION AS SHOWN HEREON.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA TLE SECURITY AGENCY OF ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST NO. 201662-T, AS TRUSTEE ONLY AND NOT OTHERWISE

Rachel Thompson  
BENEFICIARY OF TRUST 201662-T:  
Meritage Home  
3275 W. Ina Rd.  
TUCSON AZ. 85741

2-15-2017  
DATE

## NOTARY

STATE OF ARIZONA ) FEE \_\_\_\_\_  
COUNTY OF PIMA ) No. \_\_\_\_\_

ON THIS, THE 15<sup>th</sup> DAY OF February, 2017, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, RACHEL THOMPSON WHO ACKNOWLEDGED HER SELF TO BE TRUST OFFICER OF TITLE SECURITY AGENCY OF ARIZONA, LLC, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY HER SELF AS TRUST OFFICER.

David Little  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

## SHEET INDEX

SHEET 1 COVER SHEET  
SHEETS 2 LINE TABLES & DETAILS  
SHEETS 3 - 13 PLAN SHEETS  
SHEET 12 - 15 FLOODPRONE LIMITS

## OWNER

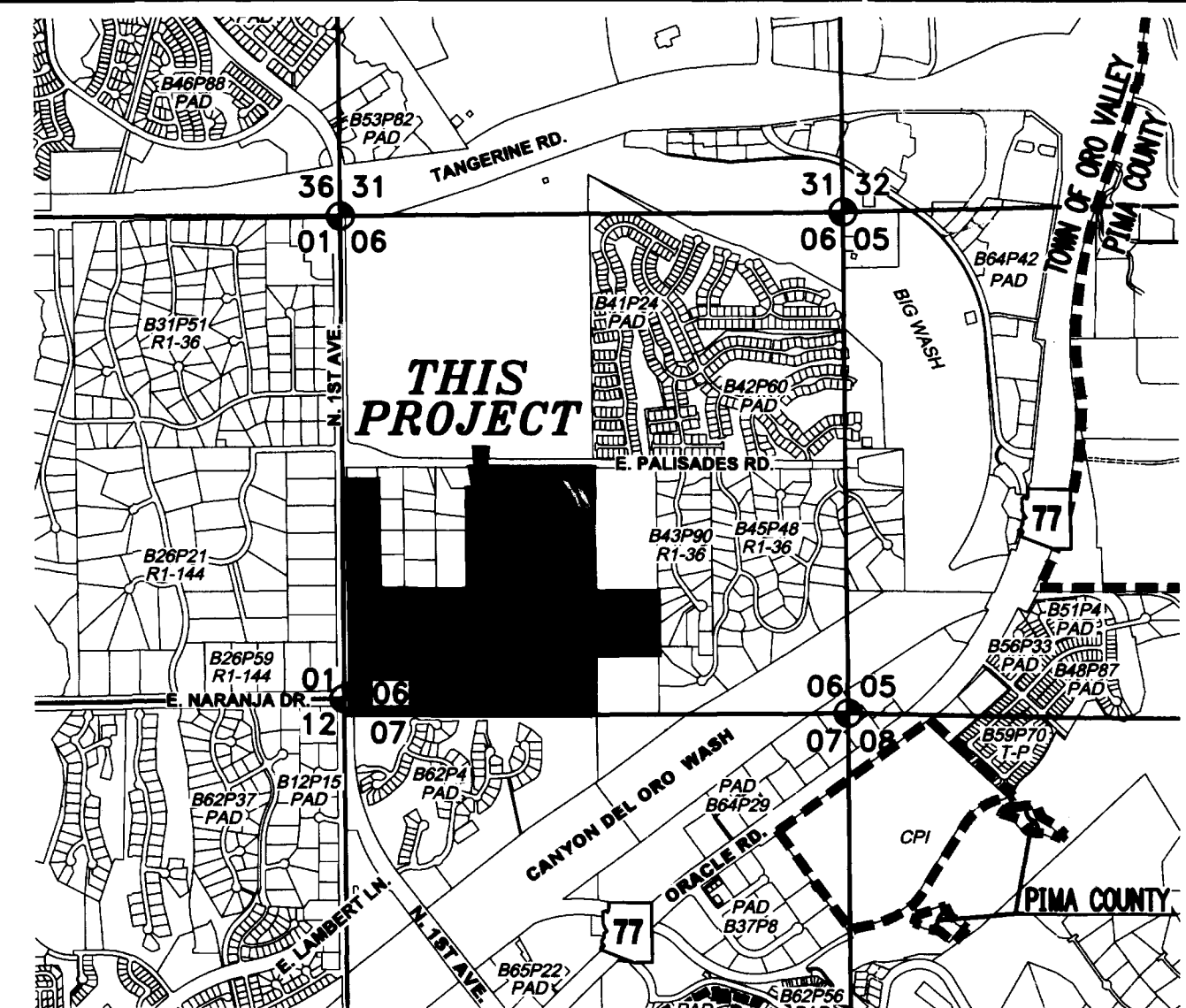
CAPRI CO. LLC  
6088 W. ARIZONA PAVILIANS DR. BLDG  
2 MARANA, AZ 85743  
(520) 744-1573  
ATTN: JAMES KAI  
JAMES.KAI@KAIENTERPRISES.COM

## DEVELOPER

MERITAGE HOMES  
3275 W. INA ROAD, #220  
TUCSON, AZ 86741  
(520) 225-6800  
ATTN: JEFF GROBSTEIN  
JEFF.GROBSTEIN@MERITAGEHOMES.COM

## ENGINEER/SURVEYOR

THE WLB GROUP  
4444 E. BROADWAY BLVD.  
TUCSON, AZ 86711  
(520) 881-7480  
ATTN: PETER COTE  
PCOTE@WLBGROUP.COM

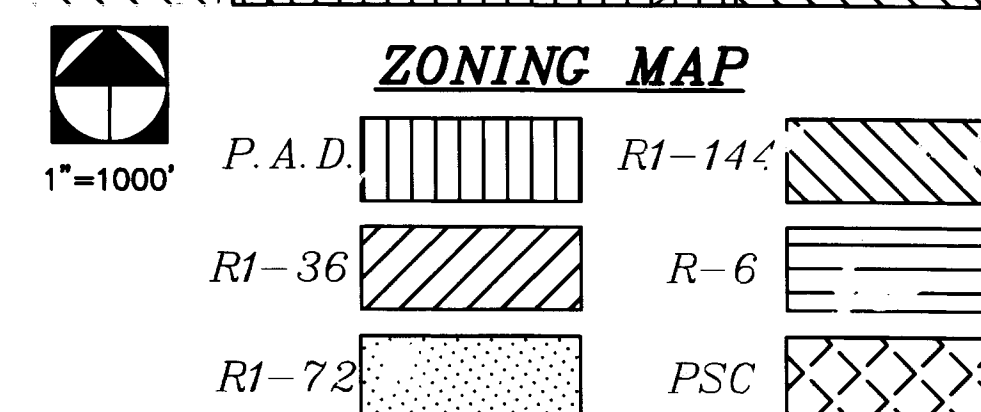
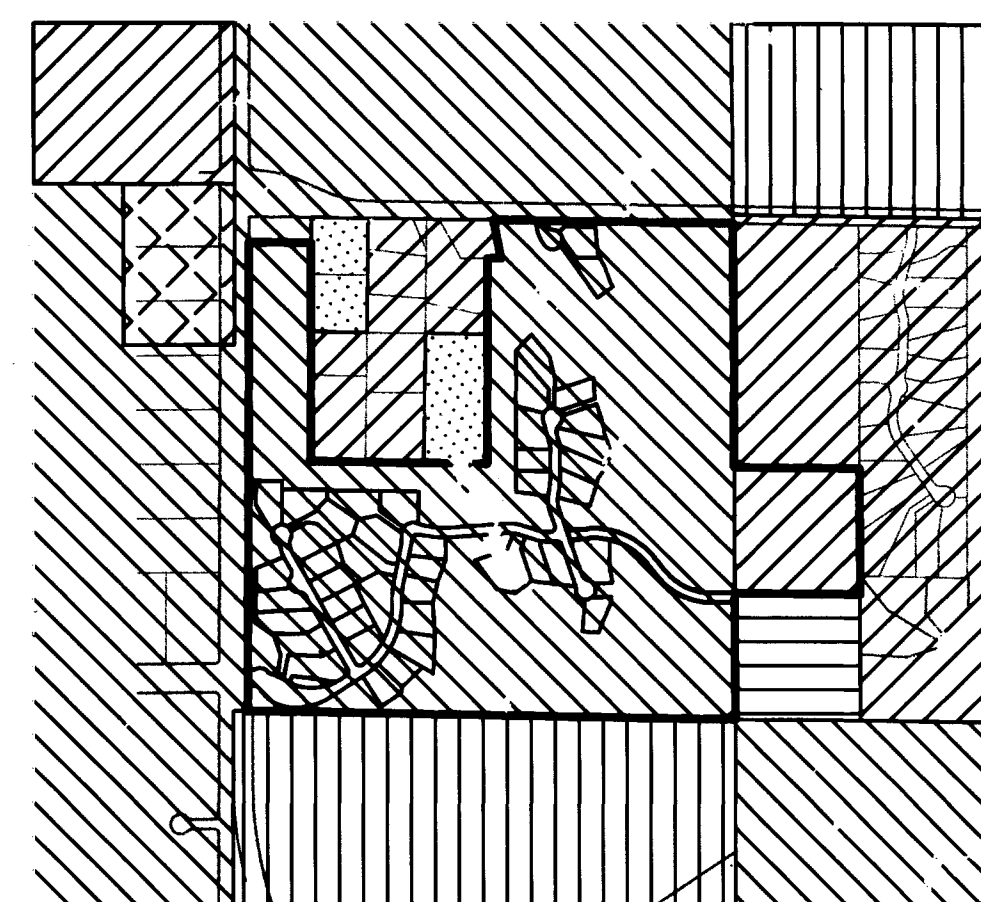


## LOCATION MAP

A PORTION OF SECTION 6  
T12S, R14E, G & S.R.M., TOWN OF ORO VALLEY,  
PIMA COUNTY, ARIZONA

## LEGEND

- SUBDIVISION BOUNDARY
- RIGHT OF WAY
- PROPERTY LINE
- 100 YR. FLOOD LINE
- EROSION HAZARD SET-BACK LINE
- EASEMENT LINE
- SECTION LINE
- 1/2" IRON PARCEL PIN TO BE SET BY AN RLS
- EXIST. BOUNDARY CORNERS, AS NOTED
- SECTION CORNER / QUARTER SECTION CORNER
- BRASS CAPPED CENTERLINE MONUMENT TO BE SET BY AN RLS
- PUBLIC UTILITY EASEMENT
- EROSION HAZARD SETBACK
- FLOOD LINE
- TRAIL EASEMENT
- DI. AINAGE EASEMENT
- DRIVEWAY ACCESS LOCATION



0V1214-07  
FINAL PLAT

## SANCTUARY AT SILVERHAWKE

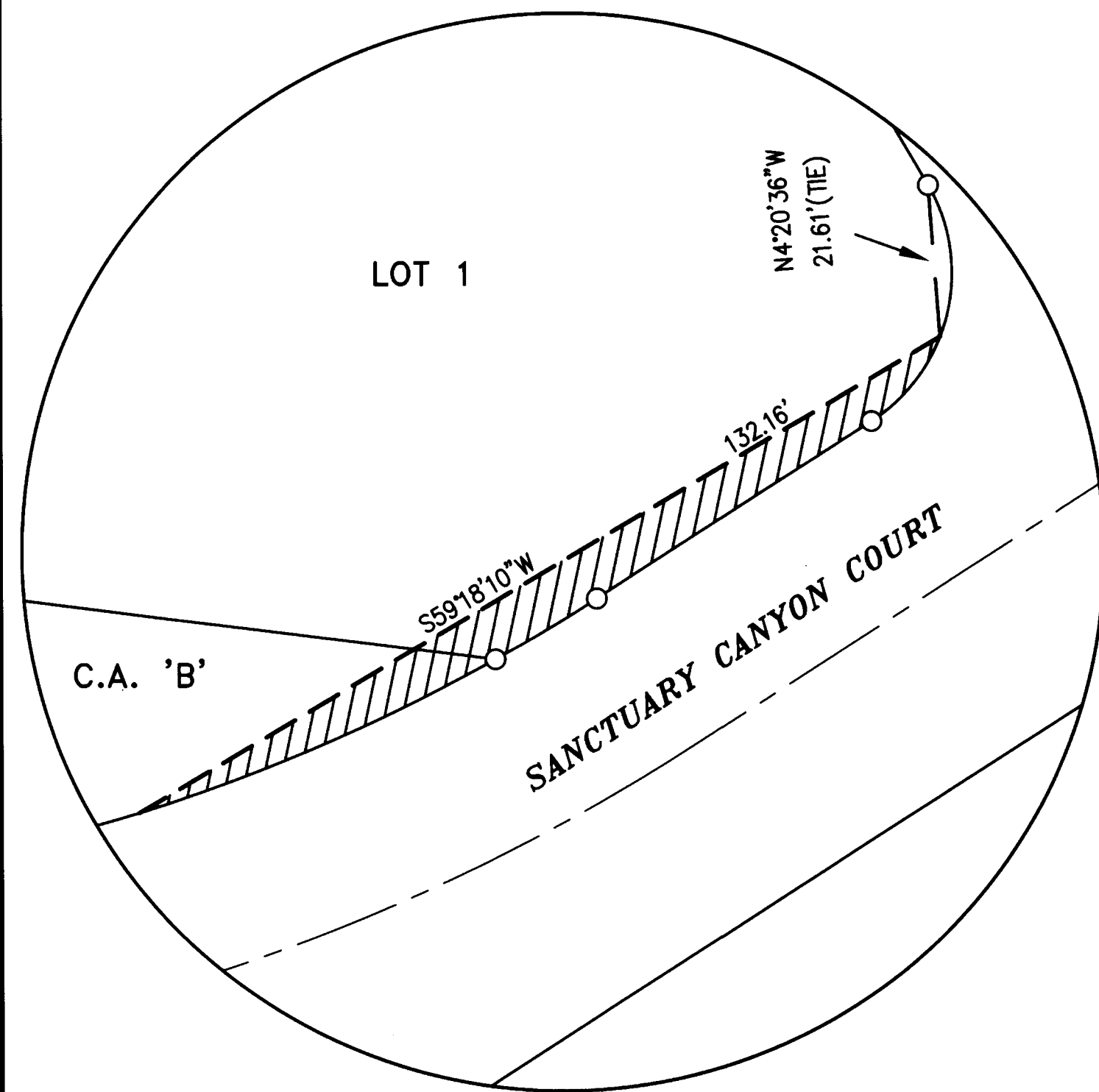
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
AREA "B" (OPEN SPACE/LANDSCAPING/DRAINAGE/UTILITIES/TRAILS)  
AND COMMON AREA "C" (FUTURE PRIVATE STREET)

BEING A PORTION OF SECTION 6  
TOWNSHIP 12 SOUTH, RANGE 14 EAST, G & S.R.M.  
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

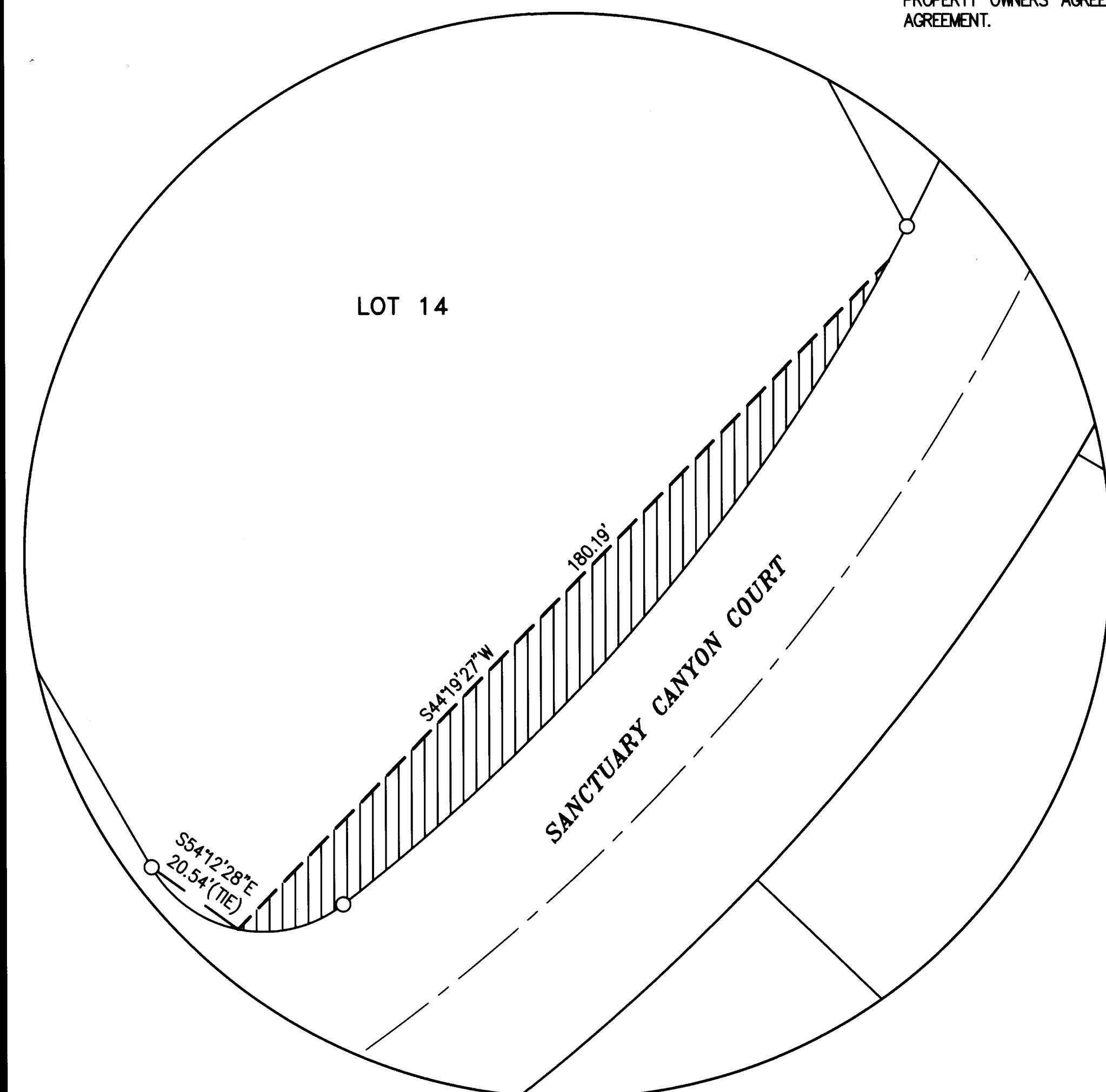
WLB NO. 182053 MT-12 REF: Co9-01-42 JANUARY, 2017 SCALE: 1"=40' SHEET 1 OF 15

# ANNOTATED COPY





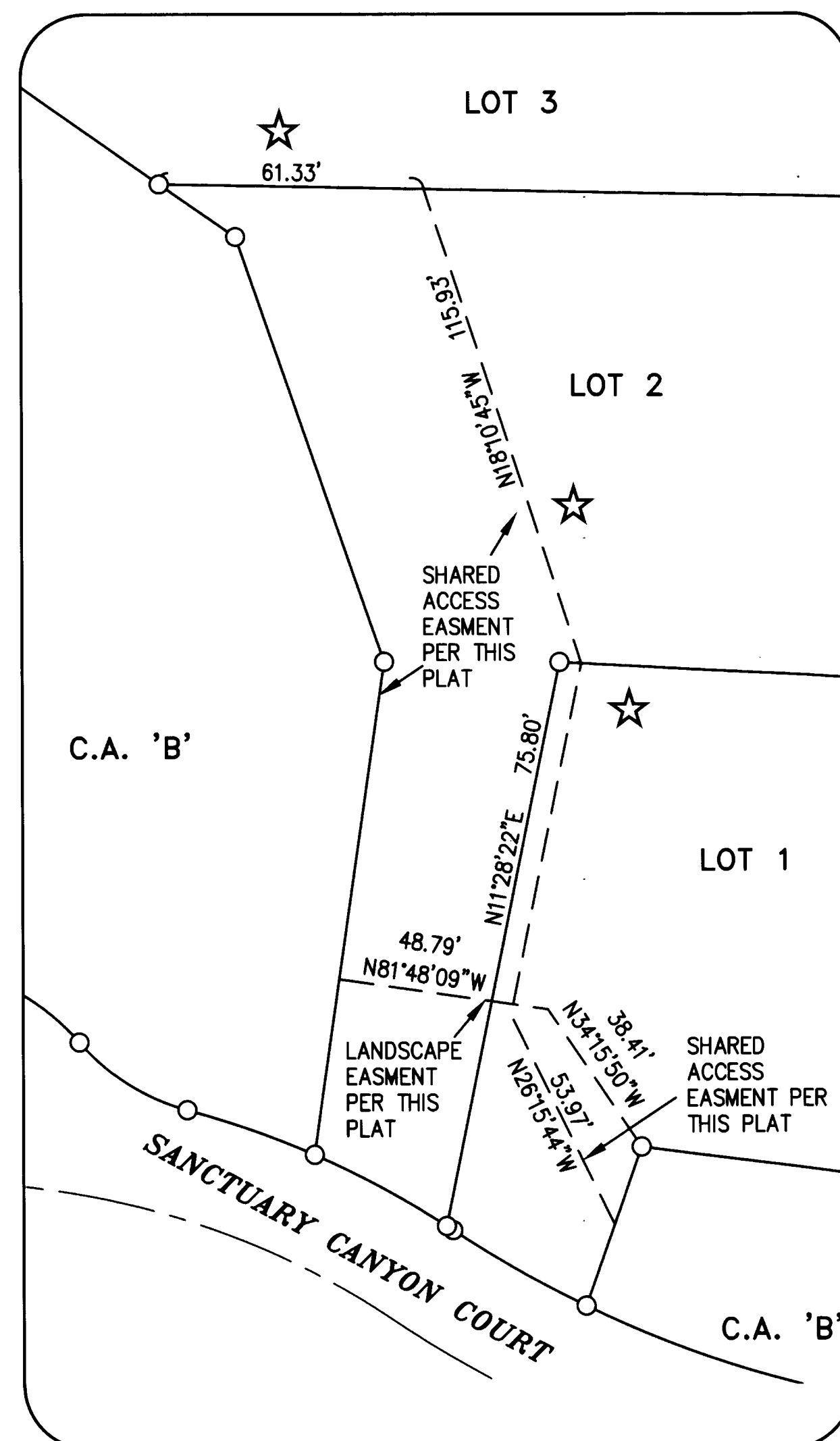
FAR SIDE SIGHT VISIBILITY TRIANGLE DETAIL 1  
1"=20'



NEAR SIDE SIGHT VISIBILITY TRIANGLE DETAIL 2  
1"=20'

### GENERAL NOTES

8. LOT SETBACKS REQUIRED/PROVIDED: FRONT=40' SIDE=16' REAR=40' (PER E.S.L.O. FLEXIBLE DEVELOPMENT OPTION - BUILDING SETBACKS).
9. MAXIMUM BUILDING HEIGHT ALLOWED = 18', EXCEPT THAT THE MAXIMUM BUILDING HEIGHT ALLOWED FOR PITCHED ROOF HOMES = 23' (PER E.S.L.O. FLEXIBLE DEVELOPMENT OPTION - BUILDING HEIGHT).
10. THE AREA BETWEEN 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 COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE TOWN ENGINEER.
11. THIS SUBDIVISION TO BE SERVED BY ORO VALLEY WATER.
12. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS, LANDSCAPE EASEMENTS, SHARED ACCESS EASEMENTS AND ACCESS & MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
13. NO ADDITIONAL ON STREET PARKING IS PROVIDED FOR THIS DEVELOPMENT. VEHICULAR PARKING REQUIREMENTS FOR THIS SUBDIVISION IS 4.0 SPACES PER LOT (2 RESIDENT AND GUEST SPACES).
14. 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.
15. THE HOMEOWNER'S ASSOCIATION AGREES TO 1) KEEP ALL COMMON 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.
16. NO IMPROVEMENTS BETWEEN THIRTY (30) AND SEVENTY-TWO (72) INCHES IN HEIGHT RELATIVE TO THE ADJACENT ROADWAY WHICH MIGHT INTERFERE WITH THE PURPOSE AND INTENT OF THE SIGHT VISIBILITY TRIANGLE SHALL BE PERMITTED, PLACED OR MAINTAINED WITHIN THE SIGHT VISIBILITY TRIANGLES SHOWN ON THIS PLAT.
17. PROPERTY OWNERS SHALL MAINTAIN PLANTINGS TO ENSURE UNOBSTRUCTED VISIBILITY TO MOTORISTS. ALL SHRUBS, ACCENTS AND GROUNDCOVERS SHALL NOT EXCEED THIRTY (30) INCHES IN HEIGHT WITHIN THE SIGHT VISIBILITY TRIANGLES. TREES WITHIN THE SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED TO ENSURE THAT BRANCHES/FOLIAGE IS NOT BELOW A HEIGHT OF SEVENTY-TWO (72) INCHES.
18. THIS DEVELOPMENT WILL BE SERVED BY ORO VALLEY WATER UTILITY (OVWU) WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100-YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.
19. 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.
20. 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.
21. THE TRAIL EASEMENT SHOWN ON THIS PLAT SHALL BE A "NON-MOTORIZED PUBLIC ACCESS TRAIL EASEMENT" FOR USE BY THE GENERAL PUBLIC. NON-MOTORIZED USES GENERALLY INCLUDE HIKING, JOGGING, RUNNING, BICYCLE RIDING, EQUINE RIDING, PET WALKING, ETC.
22. A MULTI-USE PATH ALONG PALISADES ROAD IS TO BE CONSTRUCTED WITH THIS DEVELOPMENT IF THIS DEVELOPMENT IS CONSTRUCTED PRIOR TO THE DEVELOPMENT NORTH OF PALISADES ROAD.
23. THE PURPOSE OF COMMON AREA C IS TO PROVIDE ACCESS TO THE ORO VALLEY LOFTS PARCEL AS DESCRIBED IN THE PROPERTY OWNERS AGREEMENT RECORDED IN SEQ. NO. 20162460512. MAINTENANCE OF COMMON AREA C SHALL BE PER SAID AGREEMENT.



ACCESS EASEMENT & LANDSCAPE EASEMENT DETAIL  
1"= 0'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C1	16.77'	264.00	3°38'21"	N58°58'00"E	16.76'
C5	31.25'	211.00	8°29'08"	N70°39'32"W	31.22'
C6	50.06'	50.00	57°21'37"	S61°15'59"E	47.99'
C7	52.36'	50.00	60°00'00"	S59°56'47"E	50.00'
C8	18.80'	225.00	4°47'13"	S27°33'11"E	18.79'
C9	52.36'	50.00	60°00'00"	S0°31'13"W	50.00'
C10	54.66'	50.00	62°38'23"	S1°15'59"E	51.98'
C11	253.54'	264.00	55°01'35"	N88°17'58"E	243.91'
C12	171.74'	395.00	24°54'43"	N39°49'52"E	170.39'
C13	44.64'	175.00	14°36'52"	S22°38'21"E	44.52'
C14	36.69'	50.00	42°02'56"	S5°41'32"W	35.88'
C15	40.86'	51.00	45°54'31"	N3°45'45"E	39.78'
C16	30.81'	51.00	34°36'38"	N36°29'50"W	30.34'
C17	31.12'	51.00	34°57'26"	N71°16'52"W	30.64'
C18	68.58'	51.00	77°02'49"	S52°43'00"W	63.53'
C19	63.71'	51.00	71°34'28"	S21°35'38"E	59.65'
C20	38.59'	225.00	9°49'38"	S20°14'45"E	38.54'
C21	188.73'	395.00	27°22'30"	N13°41'15"E	186.94'
C22	75.49'	375.00	11°32'02"	S5°46'01"W	75.36'
C23	4.15'	60.00	3°57'44"	S30°7'34"W	4.15'
C24	31.42'	60.00	30°00'00"	S20°06'26"W	31.06'
C25	75.51'	60.00	72°06'20"	S71°09'36"W	70.62'
C26	37.21'	25.00	85°17'24"	S54°10'44"W	33.87'
C27	65.42'	325.00	11°32'02"	S5°46'01"W	65.31'
C28	136.83'	445.00	17°37'05"	N8°48'33"E	136.30'
C29	99.77'	445.00	12°50'47"	N24°02'28"E	99.56'
C30	103.17'	445.00	13°17'02"	N37°06'23"E	102.94'
C31	104.06'	445.00	13°23'56"	N50°26'52"E	103.83'
C32	34.13'	175.00	11°10'30"	N88°29'50"W	34.08'
C33	30.06'	175.00	9°50'26"	N77°59'22"W	30.02'
C34	25.81'	225.00	6°34'20"	S76°21'19"E	25.80'
C35	59.77'	225.00	15°13'17"	S87°15'08"E	59.60'
C36	33.30'	25.00	76°18'42"	N56°42'25"W	30.89'
C37	38.00'	25.00	87°05'37"	N13°36'01"E	34.45'
C38	42.66'	25.00	97°45'59"	S78°49'47"E	37.67'
C39	36.69'	50.00	42°02'56"	S36°21'24"E	35.88'
C40	34.79'	211.00	9°26'46"	N61°41'35"W	34.75'
C41	45.24'	25.00	103°41'18"	N33°17'35"E	39.32'
C42	110.75'	355.00	17°52'31"	S85°55'31"E	110.30'
C43	51.01'	200.00	14°36'52"	S22°38'21"E	50.88'
C44	35.46'	264.00	7°41'47"	N60°20'22"W	35.44'
C45	15.67'	175.00	5°07'46"	S23°33'53"E	15.66'
C46	36.74'	51.00	41°16'50"	S6°06'16"W	35.95'
C47	28.73'	175.00	9°24'23"	S9°49'58"E	28.70'
C48	33.02'	51.00	37°06'03"	S45°17'42"W	32.45'
C49	30.95'	51.00	34°45'57"	S81°13'43"W	30.47'
C50	32.07'	51.00	36°01'55"	N63°22'22"W	31.55'
C51	50.85'	51.00	57°07'35"	N17°52'44"E	48.77'
C52	20.47'	50.00	23°27'05"	N34°42'58"E	20.32'
C53	32.75'	50.00	37°31'35"	N41°33'38"E	32.17'
C54	22.79'	225.00	5°48'09"	N11°38'04"W	22.78'
C55	34.30'	225.00	8°44'00"	N4°22'00"W	34.26'
C56	50.74'	200.00	14°32'09"	S71°16'04"E	50.60'
C57	39.44'	51.00	44°18'21"	N15°30'43"E	38.46'
C58	39.95'	51.00	44°52'35"	N29°04'45"W	38.93'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C59	66.22'	525.00	7°13'37"	S86°47'22"E	66.18'
C60	33.74'	525.00	3°40'55"	N87°45'22"E	33.73'
C61	1.76'	211.00	0°28'43"	N56°43'50"W	1.76'
C62	45.74'	25.00	104°49'54"	S33°04'16"W	39.62'
C63	65.51'	172.22	21°47'37"	N83°47'28"W	65.11'
C64	25.91'	225.00	6°35'55"	S31°17'57"W	25.90'
C65	30.86'	51.00	34°40'20"	N28°01'14"W	30.39'
C66	7.71'	225.00	1°57'47"	N5°37'01"E	7.71'
C67	8.55'	175.00	2°47'55"	S51°15'7"W	8.55'
C68	20.15'	175.00	6°35'55"	N31°17'57"E	20.14'
C69	76.07'	200.00	21°47'37"	S83°57'58"E	75.62'
C71	32.95'	25.00	75°31'06"	N57°06'14"W	30.62'
C72	4.30'	50.00	4°55'51"	N16°05'09"W	4.30'
C73	14.76'	50.00	16°55'00"	N5°09'43"W	14.71'
C74	30.88'	51.00	34°41'17"	N57°21'38"W	30.41'
C75	45.18'	50.00	51°46'24"	N49°02'24"W	43.66'
C76	82.44'	51.00	92°36'59"	S67°30'3"W	73.75'
C77	35.56'	51.00	39°57'06"	N72°34'32"E	34.85'
C78	70.69'	175.00	23°08'41"	N7°46'20"W	70.21'
C79	94.17'	225.00	23°58'48"	S72°11'17"E	93.48'
C80	23.03'	200.00	6°35'55"	S31°17'57"W	23.02'

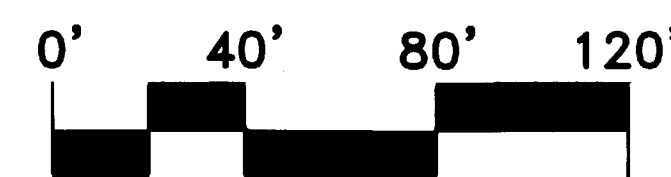
Drainage Easement Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
DC83	57.59'	39.42	83°42'36"	N24°29'52"W	52.60'
DC84	17.52'	15.00	66°55'05"	N32°27'27"W	16.54'
DC85	6.27'	15.00	23°57'09"	N78°04'01"W	6.23'

Trail Easement Line Table		
Line #	Length	Direction
TE1	152.64'	S58°02'19"E
TE2	415.51'	S14°02'52"E
TE3	91.14'	S26°11'44"E
TE4	220.89'	S1°42'38"E
TE5	356.67'	S14°21'35"E
TE6	192.60'	S7°40'14"W
TE7	84.61'	S15°16'05"E
TE8	259.67'	S9°21'40"W
TE9	285.26'	S1°09'04"E
TE10	113.94'	S21°36'28"W
TE11	149.01'	S59°52'51"W
TE12	252.81'	S9°00'50"W
TE13	79.00'	S12°59'25"E
TE14	84.29'	S51°26'54"E
TE15	88.22'	S0°00'00"E
TE16	214.61'	S58°02'19"E
TE17	400.63'	S14°02'52"E
TE18	85.61'	S26°11'44"E
TE19	215.58'	S1°42'38"E
TE20	352.48'	S14°21'35"E
TE21	193.02'	S7°40'14"W
TE22	83.84'	S15°16'05"E
TE23	217.07'	S9°21'40"W
TE24	103.44'	N85°28'34"W
TE25	506.75'	N75°14'23"W
TE26	2.64'	N75°14'23"W
TE27	47.46'	S82°50'40"E
TE28	83.39'	N82°50'40"W
TE29	254.16'	N57°27'24"W
TE30	95.03'	S57°36'52"E
TE31	124.74'	S89°21'41"E
TE32	252.94'	S57°27'24"E
TE33	309.26'	S82°50'40"E
TE34	684.34'	S75°14'23"E
TE35	106.24'	S85°28'34"E
TE36	265.88'	S1°09'04"E
TE37	86.53'	S21°36'28"W
TE38	155.43'	S59°52'51"W
TE39	286.31'	S9°00'50"W
TE40	106.16'	S12°59'25"E
TE41	77.64'	S51°26'54"E
TE42	13.40'	S0°00'00"E
TE43	160.31'	S89°10'07"E
TE44	50.00'	N0°49'53"E

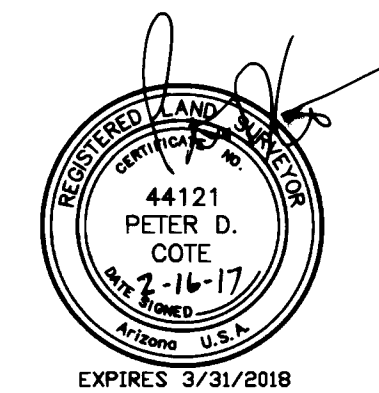
Drainage Easement Line Table		
Line #	Length	Direction
DE43	33.54'	S13°49'17"W
DE44	121.00'	N0°08'46"E
DE45	32.79'	N18°35'35"E
DE46	34.40'	N18°35'35"E
DE47	114.84'	N0°08'46"E
DE48	63.19'	N88°40'38"E
DE49	64.49'	N88°40'38"E
DE50	10.00'	N119°22"W
DE54	29.26'	S60°42'13"W
DE55	36.50'	S29°17'47"E
DE56	41.95'	S29°17'47"E
DE57	32.67'	N60°42'13"E
DE58	17.72'	N32°09'45"E
DE59	23.02'	N32°09'45"E
DE60	10.00'	N57°50'15"W
DE61	40.01'	N31°07'36"W
DE62	24.00'	N58°52'24"E
DE63	39.81'	N31°07'36"W
DE67	171.52'	N66°21'10"W
DE68	27.03'	N15°46'43"E
DE69	14.01'	S74°13'17"E
DE70	43.27'	S1°00'06"W
DE71	77.10'	S65°54'59"E
DE72	26.99'	N89°57'24"E
DE73	17.05'	S67°14'38"E
DE74	29.90'	N22°45'22"E
DE75	26.84'	S89°26'51"E
DE76	26.93'	S89°26'51"E
DE77	10.00'	N0°33'09"E

Access & Maintenance Easement Line Table		
Line #	Length	Direction
MAE51	49.14'	N5°57'15"E
MAE52	19.89'	N82°53'11"W
MAE53	49.07'	S6°04'55"W

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WLB NO. 182053 MT-12

G1602038  
G1602039

REF: Co9-01-42

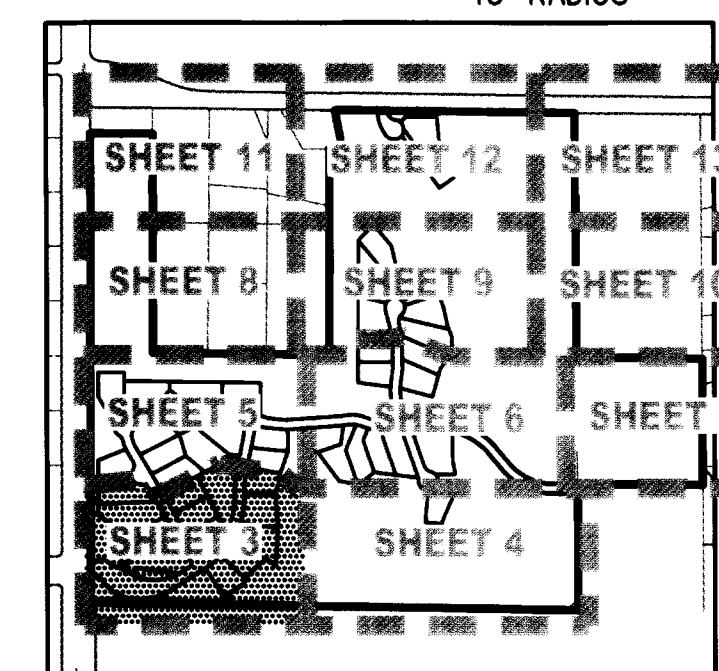
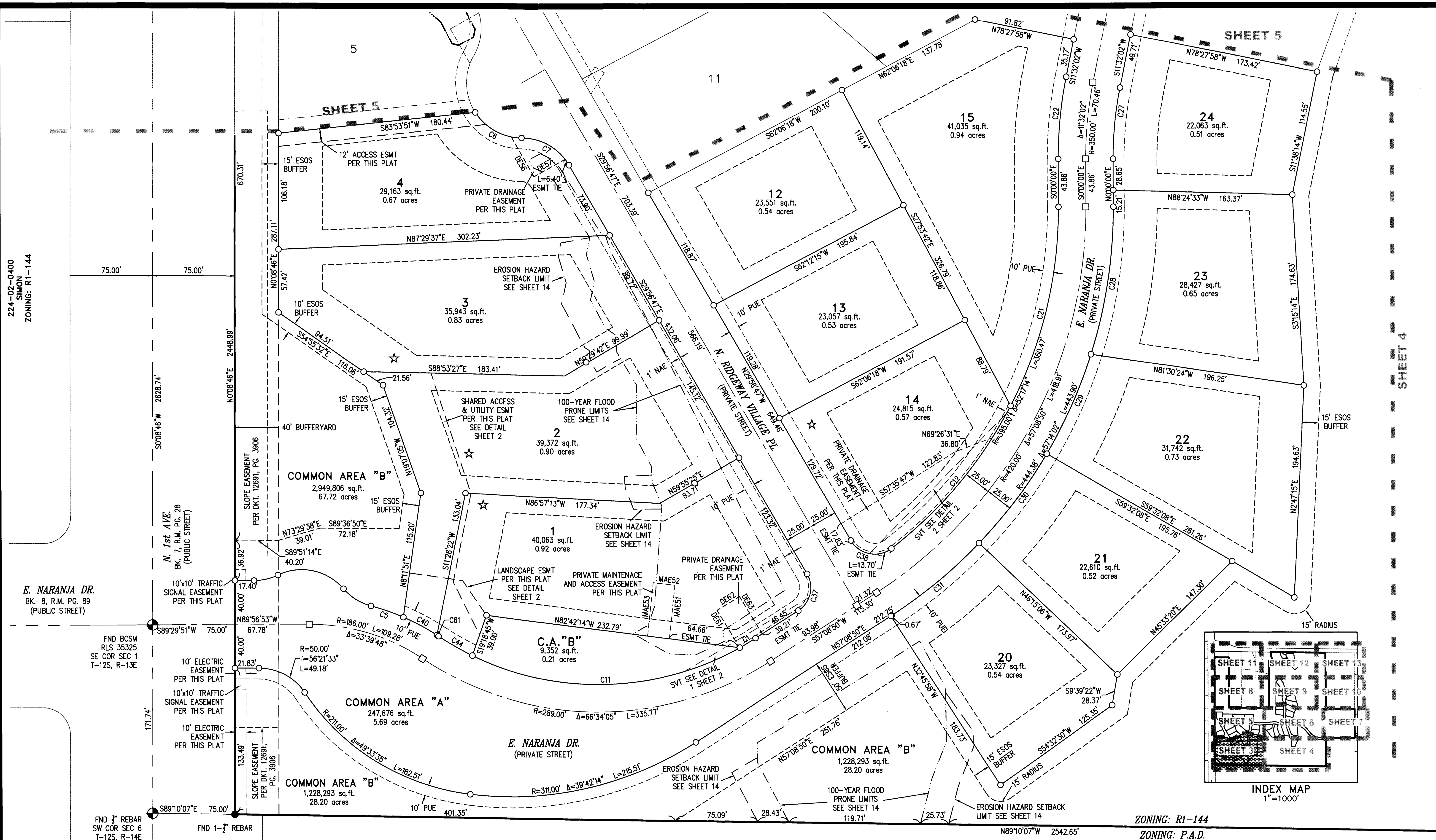
JANUARY, 2017

BEING A PORTION OF SECTION 6  
TOWNSHIP 12 SOUTH, RANGE 14 EAST, G & S.R.M.  
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1"=40'

SHEET 2 OF 15

224-02-0400  
SIMON  
ZONING: R1-144



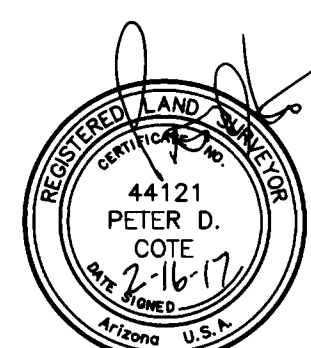
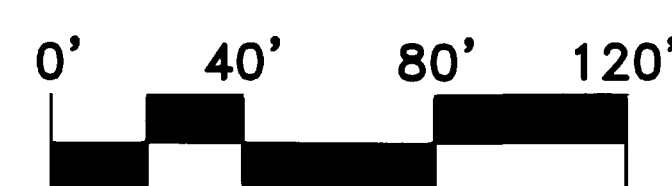
INDEX MAP  
1"=1000'

ZONING: R1-144  
ZONING: P.A.D.

220-09-0990  
FIRST AMERICAN TITLE TR 9319  
ZONING: P.A.D.

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WLB NO. 182053 MT-12

G1602038  
G1602039  
REF: Co9-01-42

JANUARY, 2017

BEING A PORTION OF SECTION 6  
TOWNSHIP 12 SOUTH, RANGE 14 EAST, G & S.R.M.  
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

0V1214-07  
FINAL PLAT  
SANCTUARY AT SILVERHAWKE  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
AREA "B" (OPEN SPACE/LANDSCAPING/DRAINAGE/UTILITIES/TRAILS)  
AND COMMON AREA "C" (FUTURE PRIVATE STREET)

SCALE: 1"=40'

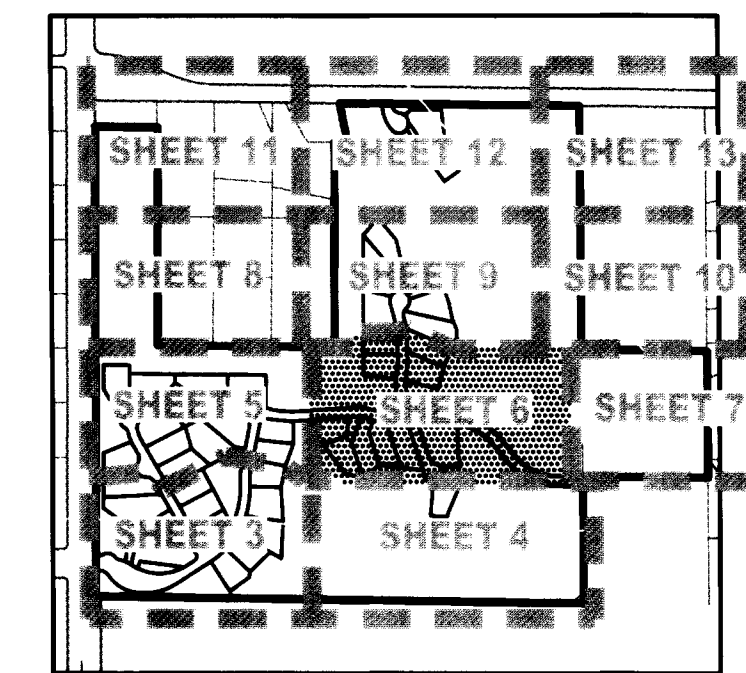
SHEET 3 OF 15





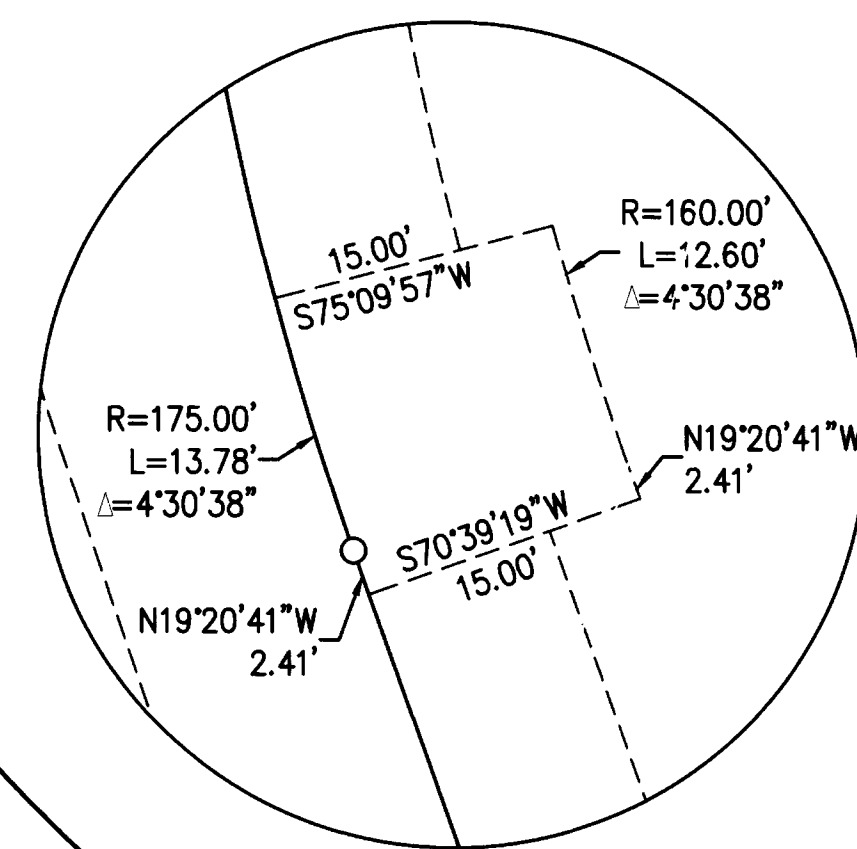






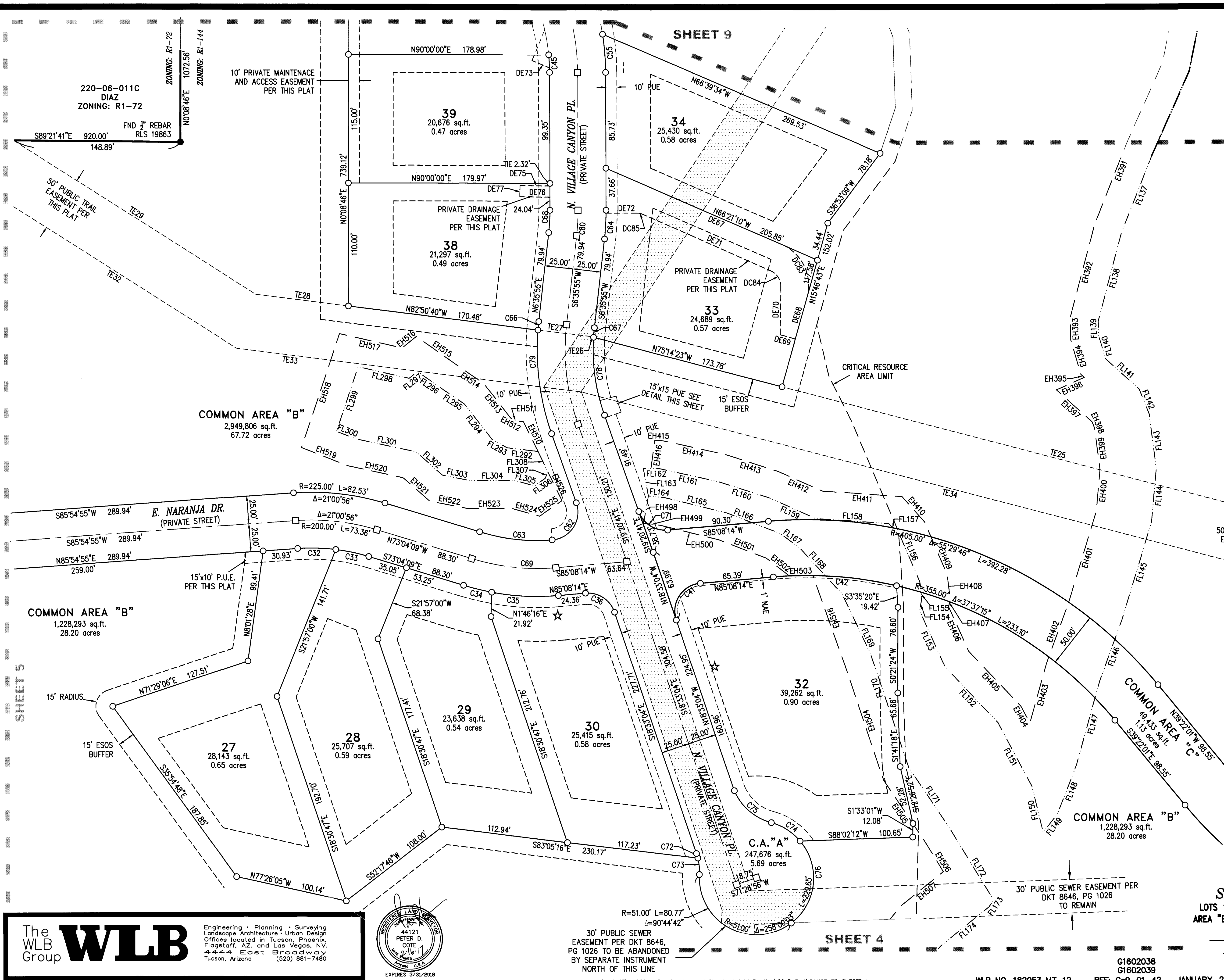
INDEX MAP  
1"=1000'

COMMON AREA "B"  
2,949,806 sq.ft.  
67.72 acres



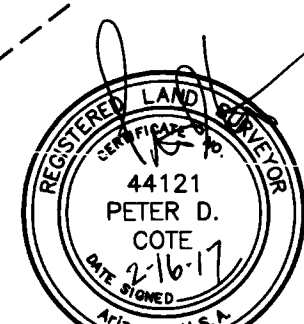
0V1214-07  
FINAL PLAT  
**SANCTUARY AT SILVERHAWKE**  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
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30' PUBLIC SEWER  
EASEMENT PER DKT 8646,  
PG 1026 TO BE ABANDONED  
BY SEPARATE INSTRUMENT  
NORTH OF THIS LINE

Q:\182053\J-002 - The Sanctuary at Silverhawk\04 Platting\06 F-Plat\SANCT\_FP\_SHEETS.dwg

WLB NO. 182053 MT-12

G1602038  
G1602039

REF: Co9-01-42

JANUARY, 2017

SCALE: 1"=40'

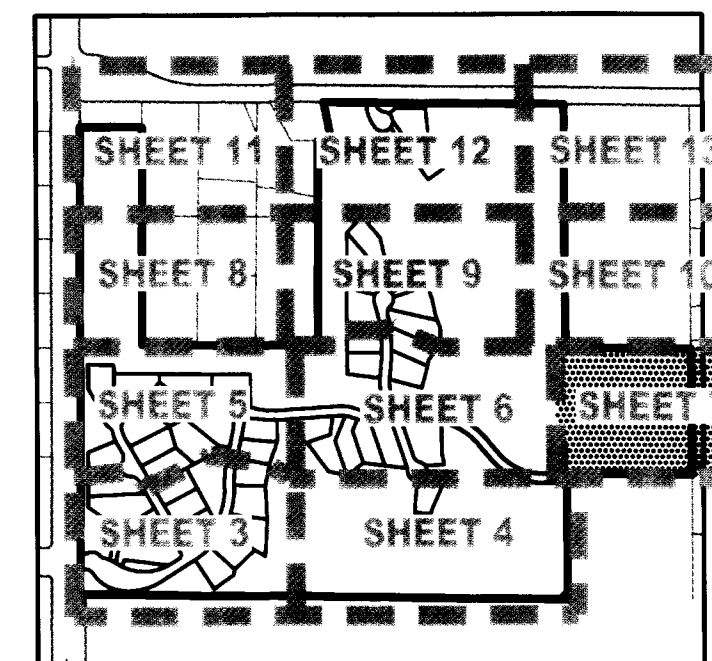
SHEET 6 OF 15

SHEET 10

APN 220-07-003B  
CITY OF TUCSON  
ZONING: R1-36

FND 3" REBAR  
RLS 20373

APN 220-07-0220  
CLARK  
ZONING: R1-36



INDEX MAP  
1"=1000'

APN 220-07-0210  
WATSON  
ZONING: R1-36

COMMON AREA "B"  
2,949,806 sq.ft.  
67.72 acres

COMMON AREA "B"  
2,949,806 sq.ft.  
67.72 acres

APN 220-07-0200  
SELTZER  
ZONING: R1-36

APN 220-07-0400  
JARSKI  
ZONING: R1-36

FND 3" REBAR  
RLS 14145

ZONING: R1-36  
ZONING: R-6

220-07-0010  
TOWN OF ORO VALLEY  
ZONING: R-6

SHEET 4

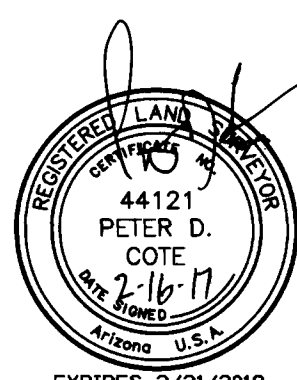
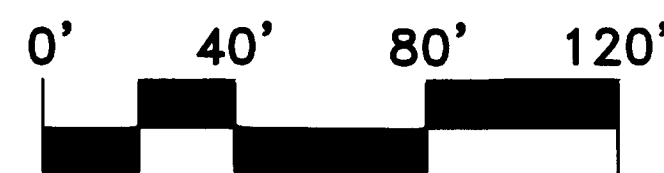
OV1214-07  
FINAL PLAT

**SANCTUARY AT SILVERHAWKE**  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
AREA "B" (OPEN SPACE/LANDSCAPING/DRAINAGE/UTILITIES/TRAILS)  
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WLB NO. 182053 MT-12

G1602038  
G1602039

REF: Co9-01-42

JANUARY, 2017

SCALE: 1"=40'

SHEET 7 OF 15



**SHEET 5**

224-02-0360  
EAGLE QUEST INVESTMENTS  
ZONING: R1-144

***N. 1st AVE.***  
33K. 7, R.M. PG. 28  
(PUBLIC STREET)

N0°08'46"E 2448.99'

75.00' | 75.00'

S0°08'46"W 2628.74'

40' BUFFERYARD

DRAINAGE EASEMENT  
PER DKT. 12691, PG. 3873

220-06-004B  
McGRATH  
ZONING: R1-72

**ZONING:** R1-72

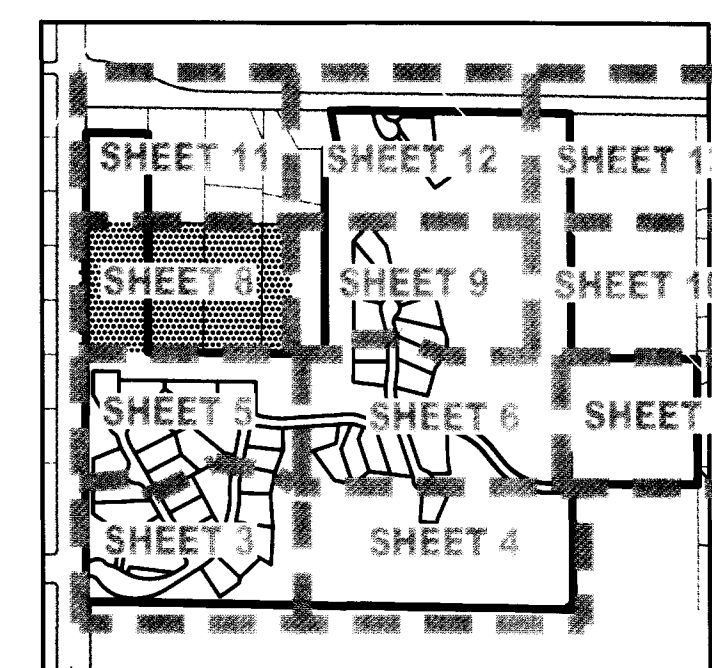
**ZONING:** R1-36

220-06-009A  
CHALFANT  
ZONING: R1-36

220-06-0060  
BAUER  
ZONING: R1-36

220-06-010B  
FARRIS  
ZONING: R1-36

220-06-010A  
FOX  
ZONING: R1-36



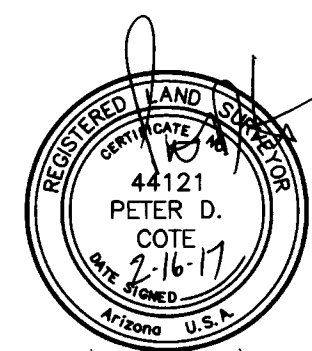
INDEX MAP  
1"=1000'

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0'      40'      80'      120'



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G1602038  
G1602039

WLB NO. 182053 MT-12

REF: Co9-01-42

JANUARY, 2017

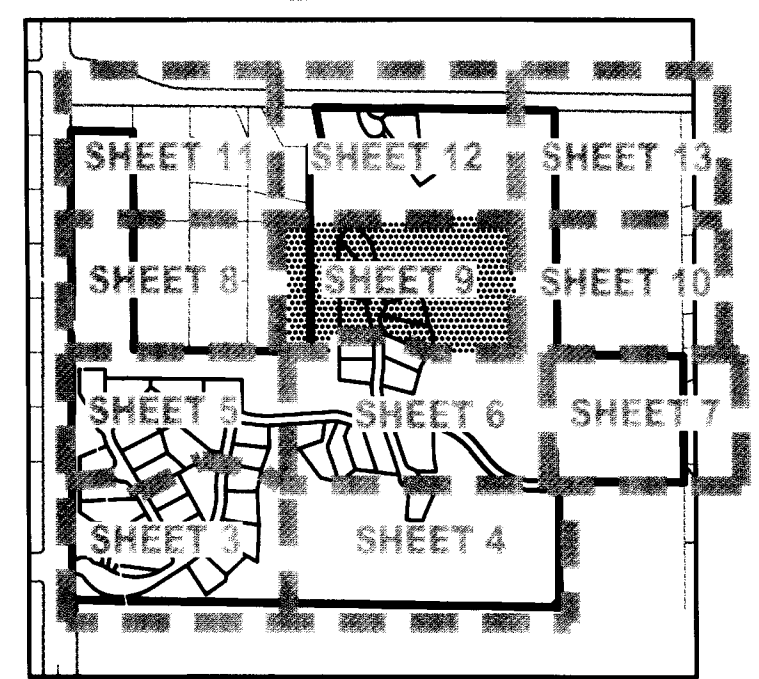
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SHEET 8 OF 15

OV1214-07  
FINAL PLAT

**SANCTUARY AT SILVERHAWKE**  
 LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
 AREA "B" (OPEN SPACE/LANDSCAPING/DRAINAGE/UTILITIES/TRAILS)  
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BEING A PORTION OF SECTION 6  
TOWNSHIP 12 SOUTH, RANGE 14 EAST, G & S.R.M.  
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



INDEX MAP  
1"=1000'

SHEET 12

R1-36

R1-72

ZONING: R1-72  
ZONING: R1-144

220-06-011C  
DIAZ  
ZONING: R1-72

SHEET 8

COMMON AREA "B"  
2,949,806 sq.ft.  
67.72 acres

COMMON AREA "B"  
2,949,806 sq.ft.  
67.72 acres

SHEET 10

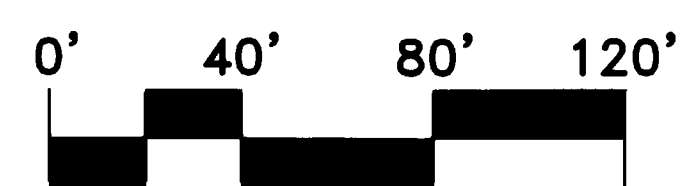
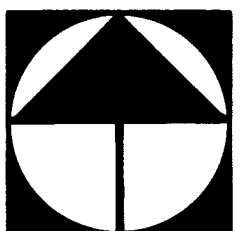
SHEET 6

0V1214-07  
FINAL PLAT

**SANCTUARY AT SILVERHAWKE**  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
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WLB NO. 182053 MT-12

G1602038  
G1602039

REF: Co9-01-42

JANUARY, 2017

SCALE: 1"=40'

SHEET 9 OF 15



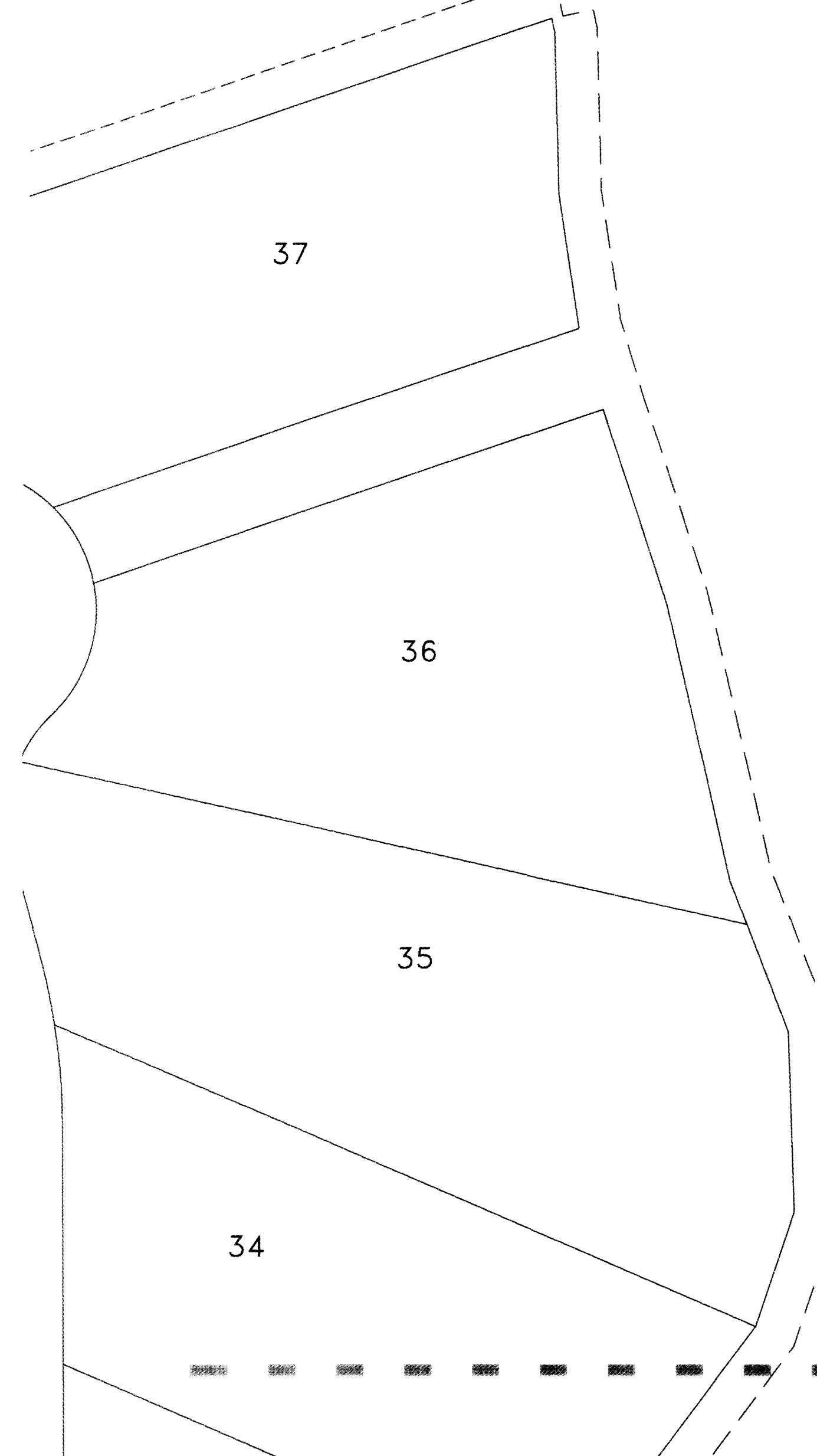
SHEET 12

SHEET 13

SHEET 9

SHEET 6

SHEET 7



CRITICAL RESOURCE  
AREA LIMIT

100-YEAR FLOOD  
PRONE LIMITS

EROSION HAZARD  
SETBACK LIMIT

COMMON AREA "B"  
2,949,806 sq. ft.  
67.72 acres

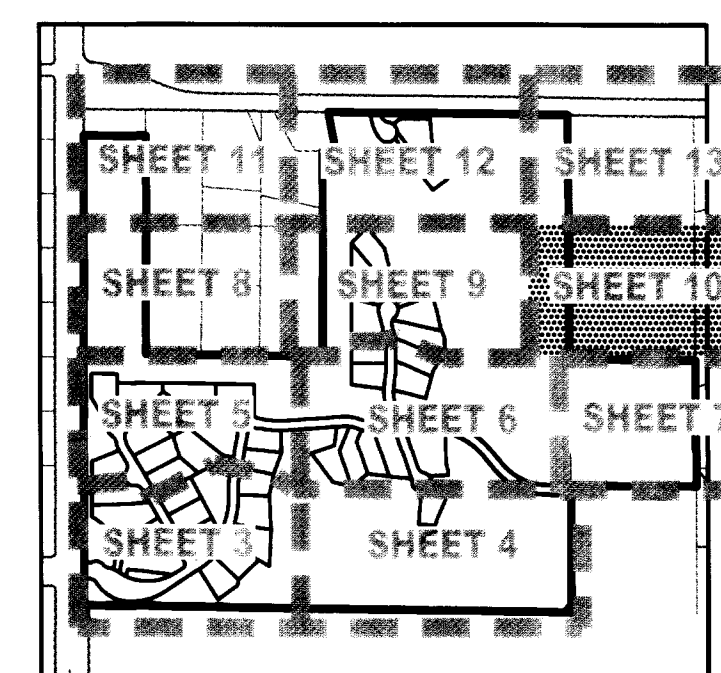
APN 220-07-003B  
CITY OF TUCSON  
ZONING: R1-36

ZONING: R1-144  
ZONING: R1-36

10' PUBLIC WATER  
EASEMENT PER  
THIS PLAT

FND 3" REBAR  
RLS 12214

S89°30'47"E 654.15'



INDEX MAP  
1"=1000'

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0' 40' 80' 120'



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WLB NO. 182053 MT-12

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G1602039

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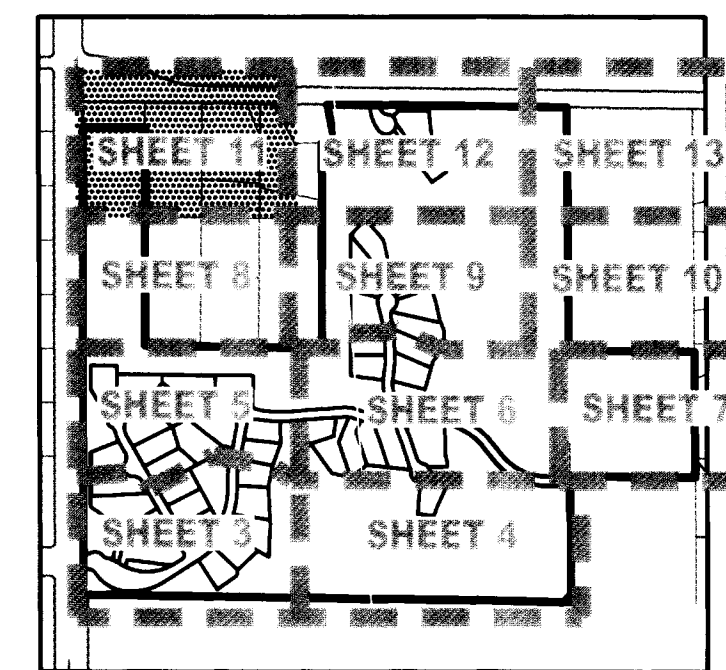
JANUARY, 2017

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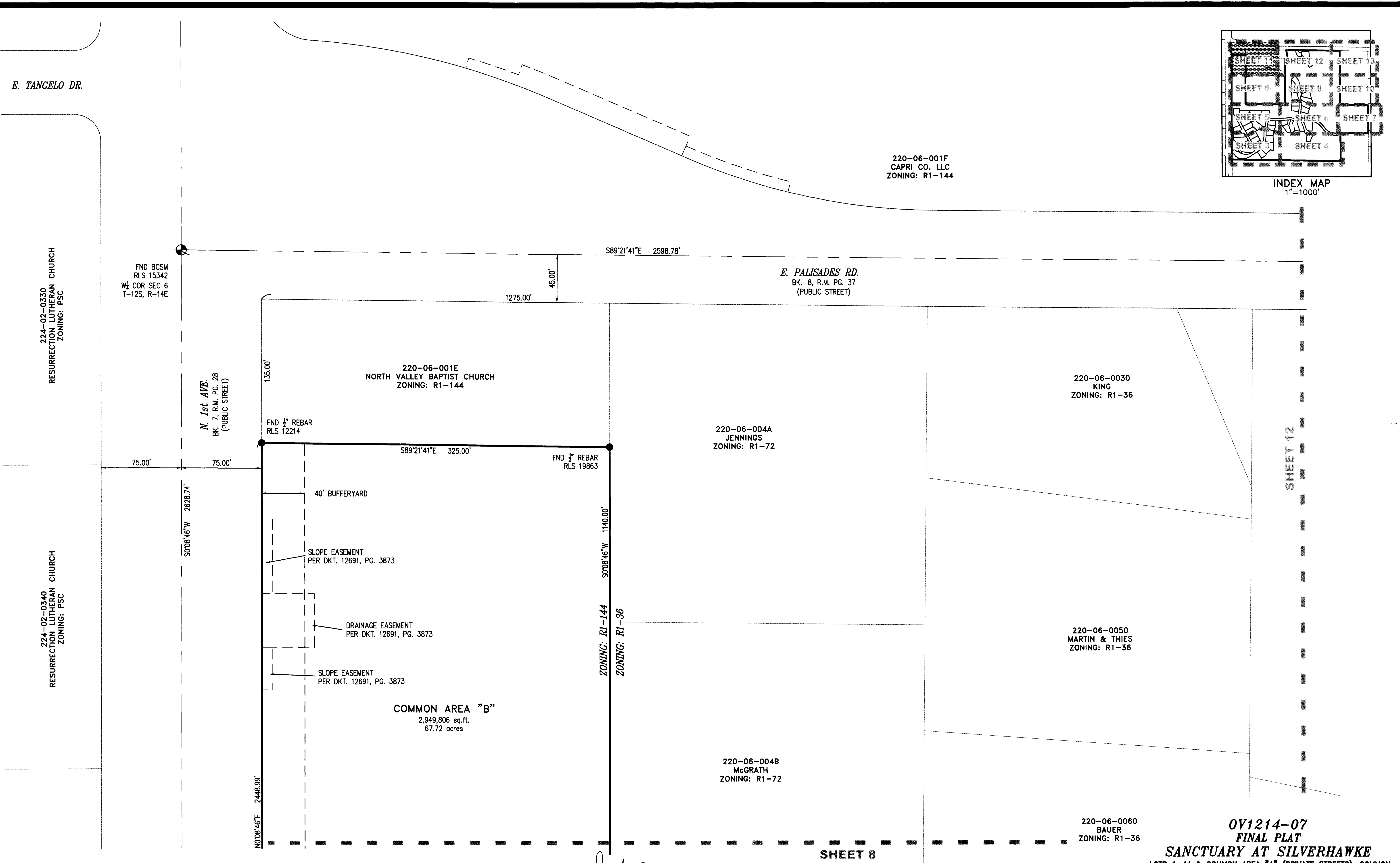
SHEET 10 OF 15

0V1214-07  
FINAL PLAT  
SANCTUARY AT SILVERHAWKE  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
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TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

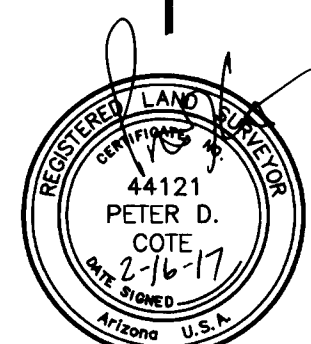
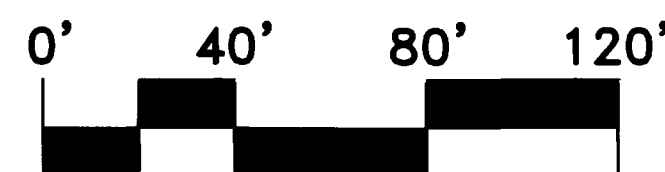


INDEX MAP  
1"=1000'



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SCALE: 1"=40'

SHEET 11 OF 15

0V1214-07  
FINAL PLAT  
**SANCTUARY AT SILVERHAWKE**  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
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TOWNSHIP 12 SOUTH, RANGE 14 EAST, G & S.R.M.  
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



220-06-001F  
CAPRI CO. LLC  
ZONING: R1-144

E. PALISADES RD.  
BK. 8, R.M. PG. 37  
(PUBLIC STREET)

N. SILVERSCAPE PL.  
(PRIVATE STREET)

220-06-002C  
CROWN & MacNIELL  
ZONING: R1-36

220-06-002A  
TROTTER  
ZONING: R1-36

220-06-0070  
CHRISTY  
ZONING: R1-36

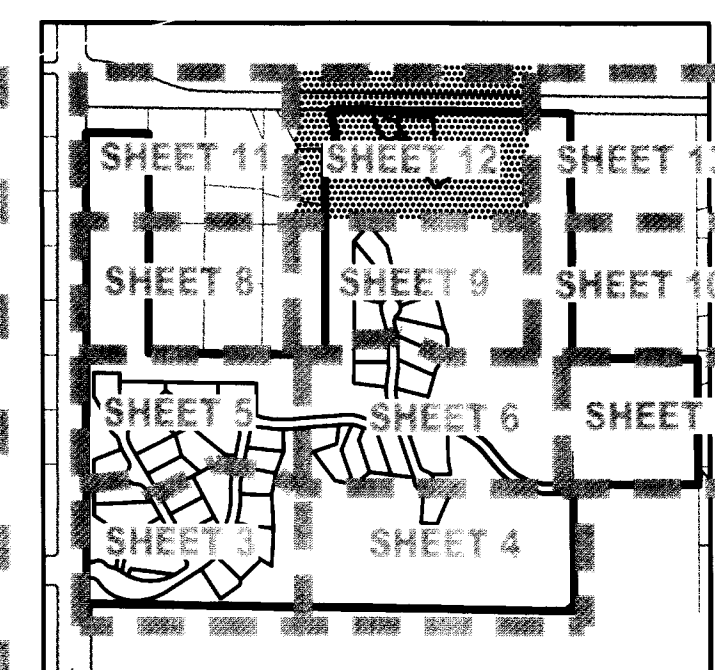
ZONING: R1-36

ZONING: R1-72

COMMON AREA "B"  
2,949,806 sq.ft.  
67.72 acres

44  
26,025 sq.ft.  
0.60 acres

43  
27,854 sq.ft.  
0.64 acres



INDEX MAP  
1"=1000'

0V1214-07  
FINAL PLAT

**SANCTUARY AT SILVERHAWKE**  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
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TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

G1602038  
G1602039

REF: Co9-01-42

JANUARY, 2017

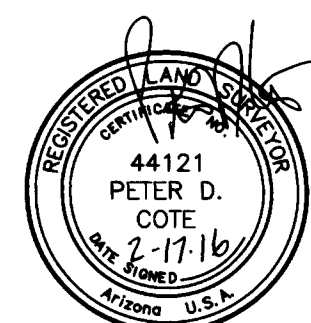
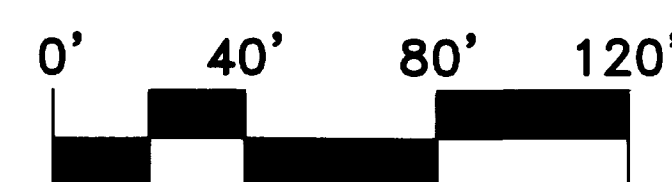
SCALE: 1"=40'

SHEET 12 OF 15

WLB NO. 182053 MT-12

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220-06-001F  
CAPRI CO. LLC  
ZONING: R1-144

S89°21'41"E 2598.78'

**E. PALISADES RD.**  
BK. 8, R.M. PG. 37  
(PUBLIC STREET)

FND 3" ACP  
RLS 20373  
C<sub>4</sub> SEC 6  
T-12S, R14-E

FND 1/2" REBAR  
RLS 12214

DRAINAGE EASEMENT  
PER DKT. 8326, PG. 1676

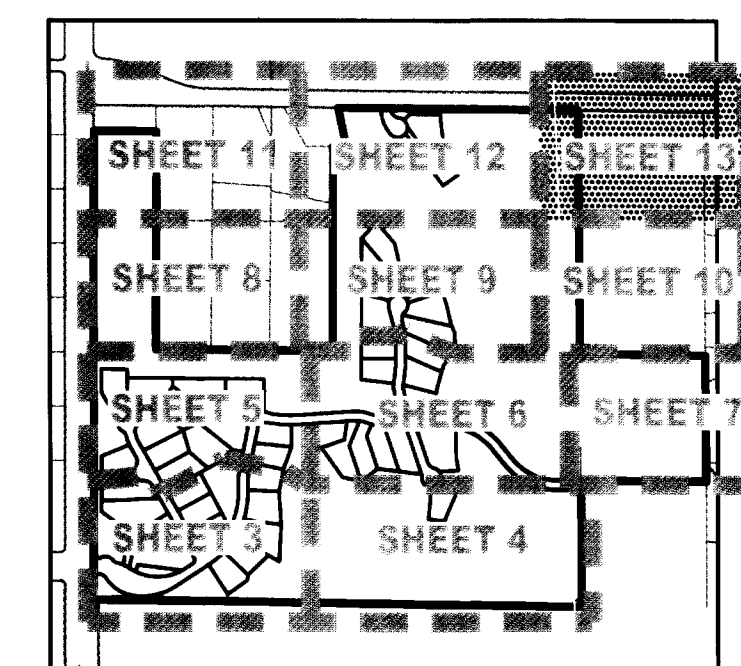
40' BUFFERYARD

ZONING: R1-144

ZONING: R1-36

APN 220-07-003B  
CITY OF TUCSON  
ZONING: R1-36

**COMMON AREA "B"**  
2,949,806 sq.ft.  
67.72 acres



INDEX MAP  
1"=1000'

**0V1214-07**  
**FINAL PLAT**

**SANCTUARY AT SILVERHAWKE**  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
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G1602038  
G1602039

WLB NO. 182053 MT-12

REF: Co9-01-42

JANUARY, 2017

SCALE: 1"=40'

SHEET 13 OF 15

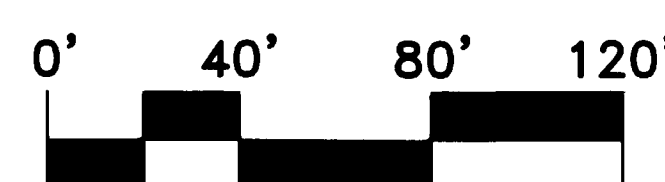
43

SHEET 12

SHEET 10

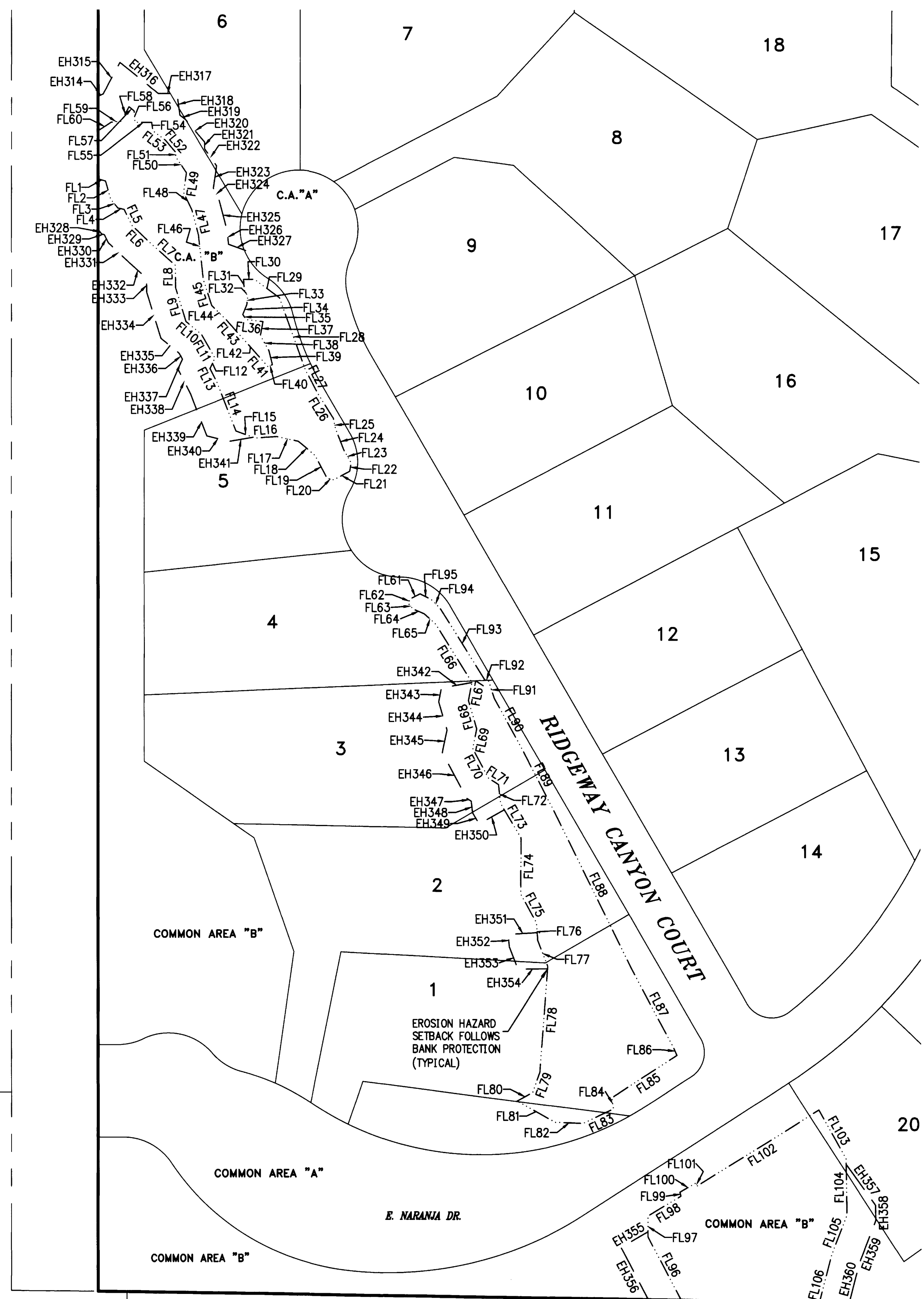
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EXPIRES 3/31/2018  
Q:\182053\J-002 - The Sanctuary at Silverhawk\04 Plotting\06 F-Plat\SANCT\_FP\_SHEETS.dwg

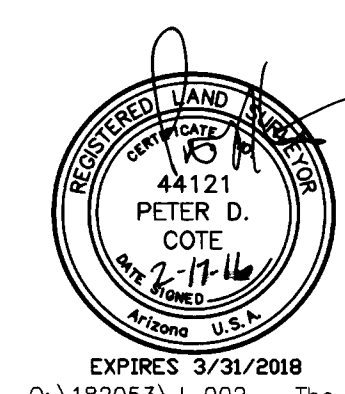
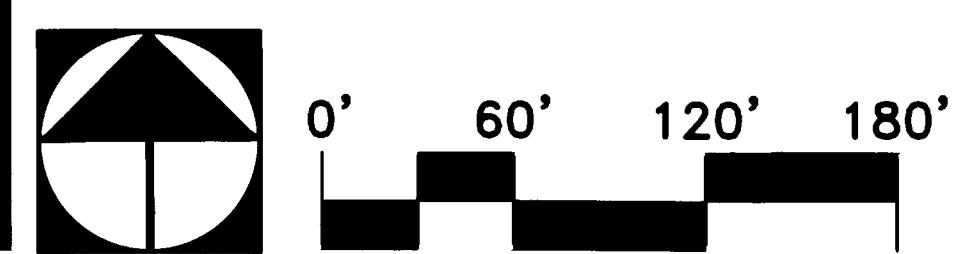




100 Year Flood Line Table			100 Year Flood Line Table			100 Year Flood Line Table			100 Year Flood Line Table			100 Year Flood Line Table		
Line	Length	Direction	Line	Length	Direction	Line	Length	Direction	Line	Length	Direction	Line	Length	Direction
FL1	6.77'	S73°32'34"E	FL46	38.17'	N5°52'47"W	FL91	15.74'	N17°55'19"W	FL136	81.29'	S24°16'52"W	FL181	49.30'	S33°11'13"W
FL2	16.38'	S15°37'41"E	FL47	22.69'	N14°33'39"W	FL92	4.31'	N64°14'16"W	FL137	76.04'	S21°37'07"W	FL182	19.71'	S12°03'40"E
FL3	10.00'	S38°28'20"E	FL48	16.91'	N25°13'56"W	FL93	71.85'	N31°56'50"W	FL138	81.34'	S14°49'56"W	FL183	43.17'	S23°27'50"W
FL4	5.45'	S78°04'20"E	FL49	17.38'	N8°21'12"E	FL94	10.87'	N44°33'14"W	FL139	13.34'	S1°21'40"E	FL184	38.24'	S19°46'28"W
FL5	15.49'	S25°57'56"E	FL50	16.44'	N33°53'09"W	FL95	10.92'	N63°35'01"W	FL140	21.34'	S16°24'27"E	FL185	34.79'	S6°01'54"W
FL6	19.66'	S46°17'31"E	FL51	4.30'	N0°00'00"E	FL96	61.74'	N27°35'56"W	FL141	40.14'	S47°58'13"E	FL186	27.45'	S3°35'48"E
FL7	31.36'	S47°54'19"E	FL52	13.97'	N39°59'04"W	FL97	18.11'	N0°00'00"E	FL142	24.24'	S21°58'40"E	FL187	41.04'	S15°50'00"W
FL8	19.55'	S0°23'55"E	FL53	13.62'	N52°43'49"W	FL98	33.35'	N58°57'01"E	FL143	49.46'	S7°08'05"E	FL188	44.11'	S22°08'49"W
FL9	30.55'	S17°00'58"E	FL54	7.51'	N7°30'29"W	FL99	3.55'	N13°44'32"W	FL144	47.95'	S5°13'05"W	FL189	70.65'	S25°49'11"W
FL10	17.34'	S50°28'59"E	FL55	14.50'	N90°00'00"W	FL100	15.99'	N59°46'41"E	FL145	91.71'	S17°00'33"W	FL190	8.27'	S26°35'33"E
FL11	23.48'	S29°49'33"E	FL56	9.94'	N4°24'07"W	FL101	2.83'	S28°38'18"E	FL146	58.22'	S20°08'36"W	FL191	15.68'	S19°35'33"E
FL12	10.30'	S24°59'44"W	FL57	5.68'	N50°43'46"W	FL102	124.41'	N57°54'23"E	FL147	77.60'	S15°38'09"W	FL192	20.52'	S44°28'21"E
FL13	13.43'	S26°49'54"E	FL58	14.33'	S28°08'24"W	FL103	48.18'	S29°04'35"E	FL148	47.66'	S21°21'14"W	FL193	13.37'	S63°43'49"E
FL14	45.55'	S20°53'50"E	FL59	8.68'	S85°12'36"W	FL104	49.00'	S0°48'23"E	FL149	20.21'	S38°43'32"W	FL194	20.99'	S32°53'19"E
FL15	17.77'	S69°45'09"E	FL60	13.68'	S56°19'18"W	FL105	36.60'	S21°16'06"W	FL150	42.43'	N13°35'22"W	FL195	18.37'	S46°25'25"E
FL16	18.81'	N85°59'19"E	FL61	9.70'	S62°42'25"W	FL106	43.05'	S14°33'16"W	FL151	64.18'	N27°54'48"W	FL196	11.56'	S54°13'41"E
FL17	19.01'	S77°36'31"E	FL62	4.15'	S23°43'01"W	FL107	12.97'	S11°42'14"E	FL152	68.50'	N43°18'57"W	FL197	28.34'	S25°05'27"E
FL18	18.87'	S50°11'23"E	FL63	6.45'	S39°42'08"E	FL108	30.67'	S41°05'02"E	FL153	54.86'	N24°12'32"W	FL198	42.20'	S32°24'32"E
FL19	22.26'	S27°29'26"E	FL64	10.52'	S66°59'34"E	FL109	45.15'	S29°38'20"E	FL154	12.19'	N8°54'05"E	FL199	23.17'	S51°21'10"E
FL20	5.99'	S75°21'43"E	FL65	13.56'	S48°04'15"E	FL110	48.42'	S50°21'33"E	FL155	14.16'	N6°51'15"W	FL200	31.61'	S24°45'13"E
FL21	15.73'	N61°31'14"E	FL66	59.10'	S31°47'29"E	FL111	40.78'	S57°19'40"E	FL156	43.64'	N22°58'03"W	FL201	35.30'	S36°19'30"E
FL22	7.51'	N10°39'34"E	FL67	16.00'	S11°00'51"W	FL112	50.86'	S34°48'46"E	FL157	16.07'	N41°14'29"W	FL202	27.25'	S29°15'04"E
FL23	12.93'	N29°42'15"W	FL68	25.48'	S16°26'23"E	FL113	24.06'	S74°58'34"W	FL158	65.15'	N86°05'11"W	FL203	10.83'	S49°04'28"E
FL24	19.91'	N21°19'15"W	FL69	17.38'	S11°59'04"W	FL114	30.11'	S66°16'45"E	FL159	46.37'	N65°59'12"W	FL204	26.56'	S26°54'04"E
FL25	9.17'	N11°24'37"W	FL70	29.29'	S27°51'51"E	FL115	30.91'	S32°51'49"E	FL160	46.85'	N71°58'59"W	FL205	24.72'	S46°40'53"E
FL26	26.12'	N31°46'09"W	FL71	10.16'	S57°05'09"E	FL116	26.89'	S48°19'07"E	FL161	53.83'	N77°29'43"W	FL206	49.96'	S33°17'57"E
FL27	23.08'	N27°19'51"W	FL72	16.55'	S6°02'32"E	FL117	94.73'	S34°39'47"E	FL162	14.45'	N89°10'27"W	FL207	21.49'	S24°54'14"E
FL28	65.46'	N19°37'05"W	FL73	34.76'	S30°40'04"E	FL118	70.75'	S29°46'11"E	FL163	25.08'	S10°13'17"E	FL208	15.99'	S34°59'56"E
FL29	27.02'	N53°15'07"W	FL74	48.82'	S0°34'06"W	FL119	45.15'	S34°09'48"E	FL164	15.05'	S83°43'56"E	FL209	32.25'	S62°06'43"E
FL30	9.46'	S89°46'33"W	FL75	28.40'	S28°35'12"E	FL120	107.46'	S48°00'40"E	FL165	56.90'	S75°57'29"E	FL210	21.04'	S73°07'51"E
FL31	9.27'	S3°51'55"E	FL76	15.21'	S3°41'39"E	FL121	46.68'	S58°05'35"E	FL166	50.50'	S68°46'10"E	FL211	36.67'	S85°15'30"E
FL32	6.30'	S27°58'02"E	FL77	24.03'	S21°02'07"E	FL122	40.90'	S72°05'18"E	FL167	21.88'	S53°48'30"E	FL212	60.69'	S69°12'20"E
FL33	7.20'	S6°38'39"W	FL78	91.84'	S4°23'55"W	FL123	31.55'	S76°17'00"E	FL168	55.90'	S42°19'47"E	FL213	74.71'	N57°00'07"E
FL34	9.29'	S22°01'32"W	FL79	18.40'	S19°47'16"W	FL124	55.50'	S86°02'39"E	FL169	58.74'	S25°18'21"E	FL214	15.80'	N10°11'43"E
FL35	5.16'	S32°25'27"E	FL80	15.53'	S61°26'25"W	FL125	48.05'	S72°21'33"E	FL170	107.78'	S18°25'52"E	FL215	37.07'	N27°50'55"W
FL36	14.84'	S82°50'12"E	FL81	37.64'	S60°40'10"E	FL126	33.17'	S59°35'07"E	FL171	63.40'	S33°44'17"E	FL216	70.87'	N21°07'15"W
FL37	12.24'	S10°26'38"W	FL82	24.31'	S87°37'49"E	FL127	140.32'	S35°43'52"E	FL172	76.93'	S31°19'26"E	FL217	70.50'	N28°11'40"W
FL38	14.93'	S29°18'54"E	FL83	29.13'	N6°42'08"E	FL128	27.89'	S13°34'03"E	FL173	7.31'	S34°20'42"W	FL218	147.42'	N6°40'54"W
FL39	12.54'	S13°50'17"E	FL84	9.77'	N8°33'58"W	FL129	138.02'	S1°09'23"W	FL174	55.61'	S51°11'28"W	FL219	7.67'	N67°00'15"W
FL40	4.30'	S66°21'23"W	FL85	67.42'	N57°03'23"E	FL130	61.44'	S18°14'26"E	FL175	63.46'	S39°21'18"W	FL220	22.74'	S89°21'20"W
FL41	11.48'	N41°10'47"W	FL86	7.51'	N23°56'04"W	FL131	58.17'	S31°09'26"E	FL176	12.06'	S58°33'13"W	FL221	34.92'	N11°38'29"W
FL42	22.76'	N41°46'13"W	FL87	77.12'	N27°58'33"W	FL132	112.22'	S18°44'38"E	FL177	7.55'	S79°15'47"W	FL222	35.34'	S24°25'23"E
FL43	19.28'	N41°25'11"W	FL88	154.73'	N26°00'31"W	FL133	24.81'	S1°54'41"W	FL178	126.65'	S23°37'15"W	FL223	17.95'	S44°30'12"E
FL44	18.45'	N45°01'11"W	FL89	58.97'	N26°57'54"W	FL134	68.48'	S15°21'07"W	FL179	24.41'	S12°56'21"W	FL224	37.13'	S58°57'53"E
FL45	24.02'	N17°38'32"W	FL90	48.81'	N28°37'00"W	FL135	66.81'	S11°30'16"W	FL180	62.51'	S5°52'58"W	FL225	71.66'	S65°41'40"E

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EXPIRES 3/31/2018  
Q:\182053\J-002 - The Sanctuary at Silverhawk\04 Platting\06 F-Plat\SANCT\_FP\_SHEETS.dwg

OV1214-07  
FINAL PLAT  
SANCTUARY AT SILVERHAWKE  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
AREA "B" (OPEN SPACE/LANDSCAPING/DRAINAGE/UTILITIES/TRAILS)  
AND COMMON AREA "C" (FUTURE PRIVATE STREET)

BEING A PORTION OF SECTION 6  
TOWNSHIP 12 SOUTH, RANGE 14 EAST, G & S.R.M.  
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

G1602038  
G1602039  
REF: Co9-01-42  
JANUARY, 2017  
SCALE: 1"=40'

WLB NO. 182053 MT-12  
SHEET 14 OF 15

100 Year Flood Line Table		
Line	Length	Direction
FL227	48.23'	S65°11'55"E
FL228	35.47'	S44°33'40"E
FL229	34.34'	S26°39'40"E
FL230	33.39'	S12°15'47"E
FL231	32.85'	S22°16'22"E
FL232	36.77'	S39°33'29"E
FL233	19.69'	S69°49'26"E
FL234	16.32'	S11°19'02"E
FL235	62.28'	S56°45'49"E
FL236	36.57'	S29°13'30"E
FL237	33.36'	S43°33'44"E
FL238	56.98'	S67°40'13"E
FL239	41.86'	S17°32'42"W
FL240	38.35'	S2°12'58"W
FL241	33.12'	S19°18'01"E
FL242	28.52'	S9°02'01"W
FL243	30.33'	S3°29'08"W
FL244	26.22'	S26°17'10"E
FL245	42.21'	S16°07'40"E
FL246	38.44'	S22°35'39"E
FL247	25.09'	S39°51'56"E
FL248	17.27'	N81°59'57"E
FL249	6.05'	S4°46'01"E
FL250	25.40'	S38°30'26"W
FL251	32.65'	S8°09'35"W
FL252	28.96'	S2°53'00"E
FL253	65.21'	S9°58'08"E
FL254	130.54'	S13°01'47"E
FL255	51.97'	S17°32'22"E
FL256	57.31'	S15°41'46"E
FL257	58.83'	S12°29'27"E
FL258	27.59'	S4°10'59"W
FL259	40.76'	S23°11'22"W
FL260	29.72'	S11°41'08"W
FL261	122.16'	S0°10'44"W
FL262	42.00'	S6°18'35"E
FL263	21.84'	S3°33'51"E
FL264	29.78'	S4°27'31"W
FL265	39.04'	S12°53'50"W
FL266	83.30'	S0°49'23"W
FL267	77.86'	S10°35'11"W
FL268	26.96'	S3°15'17"W
FL269	23.65'	S17°45'57"E
FL270	41.49'	S11°43'58"E
FL271	35.57'	S11°48'04"W

100 Year Flood Line Table		
Line	Length	Direction
FL272	18.37'	S35°25'13"W
FL273	68.66'	S44°05'47"W
FL274	29.12'	S32°32'01"W
FL275	45.68'	S12°45'59"W
FL276	46.78'	S10°41'32"E
FL277	29.08'	S47°45'43"W
FL278	76.51'	S10°28'46"E
FL279	44.32'	S18°48'15"W
FL280	55.45'	S52°03'53"W
FL281	33.18'	S17°28'28"W
FL282	133.03'	S15°00'25"W
FL283	58.35'	S0°31'22"W
FL284	51.52'	S6°56'09"E
FL285	65.09'	S10°22'21"E
FL286	33.38'	S24°23'48"E
FL287	27.68'	S42°31'56"E
FL288	38.87'	S27°09'59"E
FL289	30.22'	S16°38'55"E
FL290	29.76'	S13°41'33"E
FL291	16.08'	S2°59'44"E
FL292	27.71'	N83°21'12"W
FL293	15.15'	N61°21'43"W
FL294	40.39'	N37°55'03"W
FL295	18.33'	N55°42'13"W
FL296	32.36'	N54°59'42"W
FL297	9.64'	S51°25'18"W
FL298	46.67'	N77°05'10"W
FL299	61.12'	S18°32'13"W
FL300	18.33'	S68°35'29"E
FL301	55.08'	S77°45'23"E
FL302	31.30'	S48°33'03"E
FL303	25.51'	S78°45'37"E
FL304	39.48'	N89°17'35"E
FL305	18.21'	S74°29'10"E
FL306	11.78'	N55°20'31"E
FL307	6.30'	N23°21'29"E
FL308	20.30'	N25°49'18"W

Erosion Hazard Line Table		
Line	Length	Direction
EH314	4.72'	N65°32'55"E
EH315	31.14'	N28°08'24"E
EH316	42.82'	S50°43'46"E
EH317	16.14'	N90°00'00"E
EH318	19.02'	S7°30'29"E
EH319	6.00'	S52°43'49"E
EH320	25.86'	S39°59'04"E
EH321	5.78'	S0°00'00"E
EH322	18.48'	S33°53'09"E
EH323	19.49'	S8°21'12"W
EH324	11.70'	S25°13'56"E
EH325	26.92'	S14°33'39"E
EH326	12.41'	S6°03'19"E
EH327	15.72'	S70°08'06"E
EH328	5.22'	S38°28'20"E
EH329	2.23'	S78°04'20"E
EH330	7.75'	S25°57'56"E
EH331	24.49'	S46°17'31"E
EH332	20.71'	S47°54'19"E
EH333	12.20'	S0°23'55"E
EH334	41.72'	S17°00'58"E
EH335	20.30'	S50°28'59"E
EH336	5.96'	S29°49'33"E
EH337	9.48'	S24°59'44"W
EH338	24.28'	S26°49'54"E
EH339	39.24'	S20°53'50"E
EH340	19.66'	S75°57'05"E
EH341	21.25'	N80°29'02"E
EH342	26.85'	S79°36'41"W
EH343	12.31'	S11°00'51"W
EH344	25.25'	S16°26'23"E
EH345	20.11'	S11°59'04"W
EH346	44.87'	S27°51'51"E
EH347	4.74'	S57°05'09"E
EH348	10.07'	S6°02'32"E
EH349	11.31'	S30°40'04"E
EH350	25.00'	N60°28'30"E
EH351	25.00'	S86°35'31"W
EH352	10.71'	S3°41'39"E
EH353	20.73'	S21°02'07"E
EH354	25.72'	N89°39'08"E
EH355	27.07'	S59°54'31"W
EH356	50.94'	S27°35'56"E
EH357	43.72'	S35°40'59"E
EH358	13.08'	S0°48'23"E

Erosion Hazard Line Table		
Line	Length	Direction
EH359	40.01'	S21°16'06"W
EH360	35.48'	S14°33'16"W
EH361	24.99'	S11°42'14"E
EH362	34.71'	S41°05'02"E
EH363	47.21'	S29°38'20"E
EH364	54.52'	S50°21'33"E
EH365	37.33'	S57°19'40"E
EH366	10.32'	S34°48'46"E
EH367	59.59'	S74°58'34"W
EH368	93.71'	S66°16'45"E
EH369	26.80'	S32°51'49"E
EH370	27.29'	S48°19'07"E
EH371	90.67'	S34°39'47"E
EH372	70.64'	S29°46'11"E
EH373	49.14'	S34°09'48"E
EH374	112.70'	S48°00'40"E
EH375	51.96'	S58°05'35"E
EH376	44.89'	S72°05'18"E
EH377	34.60'	S76°17'00"E
EH378	54.64'	S86°02'39"E
EH379	42.25'	S72°21'33"E
EH380	25.09'	S59°35'07"E
EH381	130.15'	S35°43'52"E
EH382	19.77'	S13°34'03"E
EH383	139.06'	S1°09'23"W
EH384	68.54'	S18°14'26"E
EH385	58.28'	S31°09'26"E
EH386	104.95'	S18°44'38"E
EH387	17.31'	S1°54'41"W
EH388	66.37'	S15°21'07"W
EH389	64.85'	S11°30'16"W
EH390	79.08'	S24°16'52"W
EH391	78.10'	S21°37'07"W
EH392	86.38'	S14°49'56"W
EH393	20.20'	S1°21'40"E
EH394	31.71'	S16°24'27"E
EH395	4.12'	S47°58'13"E
EH396	27.39'	S66°08'25"W
EH397	42.73'	S47°58'13"E
EH398	6.19'	S21°58'40"E
EH399	37.53'	S7°08'05"E
EH400	37.37'	S5°13'05"W
EH401	85.18'	S17°00'33"W
EH402	58.82'	S20°08'36"W
EH403	54.80'	S15°38'09"W

Erosion Hazard Line Table		
Line	Length	Direction
EH404	17.16'	N27°54'48"W
EH405	67.67'	N43°18'57"W
EH406	43.22'	N24°12'32"W
EH407	8.22'	N8°54'05"E
EH408	21.16'	N6°51'15"W
EH409	51.20'	N22°58'03"W
EH410	30.41'	N41°14'29"W
EH411	71.03'	N86°05'11"W
EH412	43.25'	N65°59'12"W
EH413	49.37'	N71°58'59"W
EH414	57.59'	N77°29'43"W
EH415	7.10'	N89°10'27"W
EH416	25.19'	S7°53'10"W
EH417	30.96'	S78°36'21"E
EH418	10.81'	S24°45'13"E
EH419	34.31'	S36°19'30"E
EH420	24.42'	S29°15'04"E
EH421	11.36'	S49°04'28"E
EH422	27.10'	S26°54'04"E
EH423	23.29'	S46°40'53"E
EH424	54.73'	S33°17'57"E
EH425	28.78'	S27°36'40"E
EH426	23.81'	S62°06'43"E
EH427	15.97'	S73°07'51"E
EH428	11.89'	S85°15'30"E
EH429	33.39'	S36°46'38"E
EH430	29.81'	S33°12'34"E
EH431	33.89'	S58°57'53"E
EH432	68.84'	S65°50'16"E
EH433	52.89'	S65°11'55"E
EH434	43.96'	S44°33'40"E
EH435	41.43'	S26°39'40"E
EH436	34.35'	S12°15'47"E
EH437	26.86'	S22°16'22"E
EH438	26.21'	S39°33'29"E
EH439	26.93'	S69°49'26"E
EH440	19.85'	S11°19'02"E
EH441	57.94'	S56°45'49"E
EH442	39.55'	S29°13'30"E
EH443	24.88'	S43°33'44"E
EH444	74.63'	S67°40'13"E
EH445	61.49'	S17°32'42"W
EH446	30.23'	S2°12'58"W
EH447	34.68'	S19°18'01"E
EH448	33.62'	S9°02'01"W

Erosion Hazard Line Table		
Line	Length	Direction
EH449	22.48'	S3°29'08"W
EH450	21.80'	S26°17'10"E
EH451	43.02'	S16°07'40"E
EH452	33.23'	S22°35'39"E
EH453	29.82'	N81°59'57"E
EH454	42.42'	S4°46'01"E
EH455	28.53'	S38°30'26"W
EH456	23.46'	S8°09'35"W
EH457	25.00'	S2°53'00"E
EH458	63.00'	S9°58'08"E
EH459	128.89'	S13°01'47"E
EH460	51.39'	S17°32'22"E
EH461	58.41'	S15°41'46"E
EH462	63.19'	S12°29'27"E
EH463	35.44'	S4°10'59"W
EH463	7.40'	S39°51'56"E
EH464	42.43'	S23°11'22"W
EH465	24.69'	S11°41'08"W
EH466	118.23'	S0°10'44"W
EH467	41.18'	S6°18'35"E
EH468	24.20'	S3°33'51"E
EH469	33.37'	S4°27'31"W
EH470	24.14'	S12°53'50"W
EH471	25.28'	S85°42'29"E
EH472	15.23'	S12°53'50"W
EH473	82.28'	S0°49'23"W
EH474	78.93'	S10°35'11"W
EH475	14.48'	S3°15'17"W
EH476	17.01'	S17°45'57"E
EH477	54.54'	S11°43'58"E
EH478	56.44'	S11°48'04"W
EH479	32.61'	S35°25'13"W
EH480	67.40'	S44°05'47"W
EH481	15.34'	S32°32'01"W
EH482	26.58'	S12°45'59"W
EH483	64.37'	S10°41'32"E
EH484	29.20'	S47°45'43"W
EH485	61.72'	S10°28'46"E
EH486	72.32'	S18°48'15"W
EH487	54.81'	S52°03'53"W
EH488	16.54'	S17°28'28"W
EH489	125.60'	S15°00'25"W
EH490	48.74'	S0°31'22"W
EH491	46.76'	S6°56'09"E
EH492	57.44'	S10°22'21"E

Erosion Hazard Line Table		
Line	Length	Direction
EH493	19.25'	S24°23'48"E
EH494	26.45'	S42°31'56"E
EH495	50.22'	S27°09'59"E
EH496	36.11'	S16°38'55"E
EH497	35.73'	S13°41'33"E
EH498	24.10'	S2°59'44"E
EH498	25.06'	S10°15'29"W
EH499	15.09'	S83°43'56"E
EH500	53.63'	S75°57'29"E
EH501	45.64'	S68°46'10"E
EH502	25.90'	S51°50'21"E
EH503	21.03'	N88°41'43"E
EH504	109.63'	S18°25'52"E
EH505	66.24'	S33°44'17"E
EH506	31.40'	S31°19'26"E
EH507	48.87'	S51°11'28"W
EH508	53.44'	S39°21'18"W
EH509	52.26'	S33°43'56"E
EH510	29.63'	N25°49'18"W
EH511	5.10'	N61°21'43"W
EH512	5.10'	N61°21'43"W
EH513	39.11'	N37°55'03"W
EH514	22.09'	N55°42'13"W
EH515	50.90'	N54°59'42"W
EH516	83.81'	S19°26'17"E
EH516	16.28'	S51°25'18"W
EH517	57.28'	N77°05'10"W
EH518	107.56'	S18°32'13"W
EH519	44.12'	S68°35'29"E
EH520	50.57'	S77°45'23"E
EH521	31.54'	S48°33'03"E
EH522	34.88'	S78°45'37"E
EH523	38.53'	N89°17'35"E
EH524	26.35'	S74°29'10"E
EH525	24.42'	N55°20'31"E
EH526	28.68'	N25°49'18"W
EH527	50.46'	N84°45'41"W
EH528	53.45'	S5°52'58"W
EH529	20.73'	S12°56'21"W
EH530	57.99'	S33°11'13"W
EH531	24.53'	S12°03'40"E
EH532	28.76'	S23°27'50"W
EH533	45.88'	S19°46'28"W
EH534	45.03'	S6°01'54"W
EH535	23.10'	S3°35'48"E

Erosion Hazard Line Table		
Line	Length	Direction
EH536	29.73'	S15°50'00"W
EH537	39.75'	S22°08'49"W
EH538	92.35'	S25°49'11"W

OV1214-07  
FINAL PLAT  
SANCTUARY AT SILVERHAWKE  
LOTS 1-44 & COMMON AREA "A" (PRIVATE STREETS), COMMON  
AREA "B" (OPEN SPACE/LANDSCAPING/DRAINAGE/UTILITIES/TRAILS)  
AND COMMON AREA "C" (FUTURE PRIVATE STREET)

BEING A PORTION OF SECTION 6  
TOWNSHIP 12 SOUTH, RANGE 14 EAST, G & S.R.M.  
TOWN