

APPROVALS

I _____, 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 _____ DAY OF _____, 20____.

CLERK, TOWN OF ORO VALLEY _____ DATE _____

PIMA COUNTY REGIONAL WASTEWATER
RECLAMATION DEPARTMENT _____ DATE _____

TOWN ENGINEER _____ DATE _____

PLANNING AND ZONING ADMINISTRATOR _____ DATE _____

WATER UTILITY DIRECTOR _____ DATE _____

ASSURANCES

ASSURANCES IN THE FORM OF _____ FROM _____
AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE
DRAINAGE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS) AND UTILITY IMPROVEMENTS
(ELECTRIC, TELEPHONE, GAS, SEWER, WATER) IN THE SUBDIVISION.

BY: _____ DATE _____
MAYOR – TOWN OF ORO VALLEY

ASSURANCES IN THE FORM OF _____ FROM _____
IN THE AMOUNT OF _____ HAVE BEEN
PROVIDED TO GUARANTEE THE RESEEDING OF THIS SUBDIVISION IN THE EVENT THE
PROJECT IS ABANDONED.

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: _____ DATE _____
WATER UTILITY DIRECTOR

RECORDING DATA

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

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE
WLB GROUP, INC., ON THIS _____ DAY OF _____
20____, AT _____ M. IN SEQUENCE NO. _____, THEREOF.

F. ANN RODRIGUEZ, PIMA COUNTY RECORDER

BY: _____ DATE _____
DEPUTY FOR PIMA COUNTY RECORDER

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, RLS 44121

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND
THAT THE 100-YEAR FLOOD PRONE LIMITS, EROSION HAZARD SET-BACKS AND
100-YEAR FEMA ZONE A BOUNDARY AS NOTED WERE REVIEWED AND SHOWN
UNDER MY DIRECTION.

DAVID W. LITTLE, P.E. 36234

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE
NORTH LINE OF THE NORTHWEST QUARTER OF SECTION
30, TOWNSHIP 11 SOUTH, RANGE 14 EAST, G&SRM, PIMA
COUNTY, ARIZONA, SAID BEARING BEING N89°42'18"W.

GENERAL NOTES

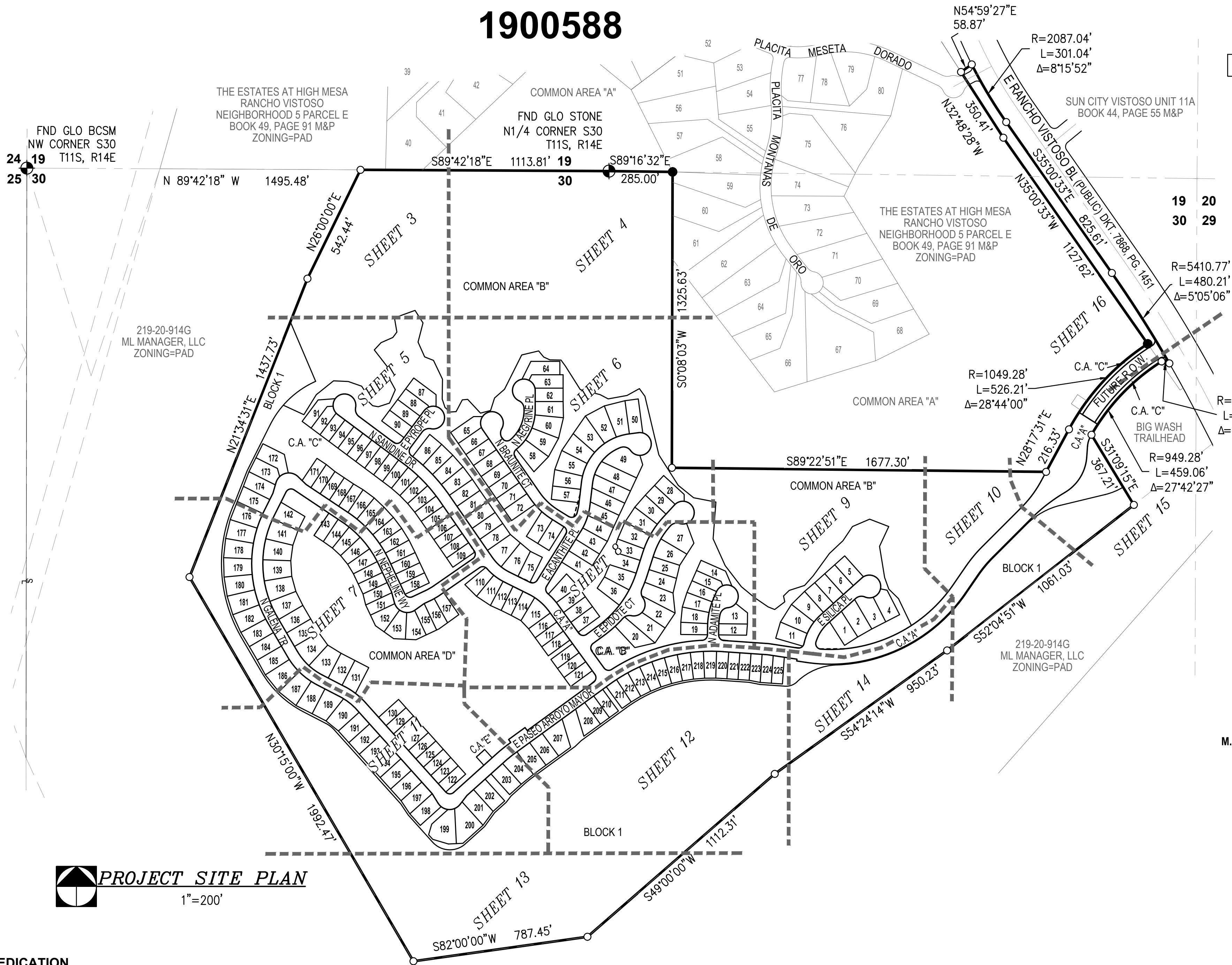
- THE GROSS AREA OF THIS SUBDIVISION IS ±185.93 ACRES.
- TOTAL NUMBER OF LOTS IS 225, TOTAL AREA OF NEW LOTS IS ±40.67 ACRES. (1.2 LOTS PER ACRE)

(CONTINUED 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 Boulevard
Tucson Arizona (520) 881-7480

FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREAS "A" - "E"
1900588



PROJECT SITE PLAN
1"=200'

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 HEREBY CONVEY TO THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN HEREON INCLUDING ALL STREETS AND EASEMENTS NOTED AS PUBLIC. RIGHTS-OF-WAY AND UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED TO PUBLIC UTILITIES AND PIMA COUNTY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES. EXCLUSIVE EASEMENTS FOR TOWN USES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF ORO VALLEY.

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 ORO VALLEY TOWN COUNCIL.

COMMON AREAS "A", "C", "D" & "E" AS SHOWN HEREON AND PRIVATE DRAINAGEWAYS, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND (EXCEPT FOR DRAINAGEWAYS) 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 AND SEWERS. NO OVERHEAD LINES SHALL BE USED. COMMON AREA "B" SHALL REMAIN AS PERMANENT OPEN SPACE. ALL TRAIL EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE TOWN OF ORO VALLEY FOR USE BY THE GENERAL PUBLIC AS PERMANENT, NON-MOTORIZED PUBLIC TRAIL EASEMENTS.

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 IN DKT. 8021 PG. 925 IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT 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 COMMON AREAS AND PRIVATE DRAINAGEWAYS WITHIN THIS SUBDIVISION AS SHOWN HEREON.

WE, THE UNDERSIGNED, HEREBY GRANT IN FEE SIMPLE TO THE PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT ALL OF BLOCK 1 FOR THE PURPOSE OF PUBLIC TRAILS AND FLOOD CONTROL STRUCTURES.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
AS TRUSTEE UNDER TRUST N018300-T, AND NOT ITS CORPORATE CAPACITY.

_____, AS TRUST OFFICER _____ DATE _____

BENEFICIARY OF TRUST:
TERRAWEST COMMUNITIES
2222 W. PINNACLE PEAK ROAD #140
PHOENIX, ARIZONA 85027

NOTARY

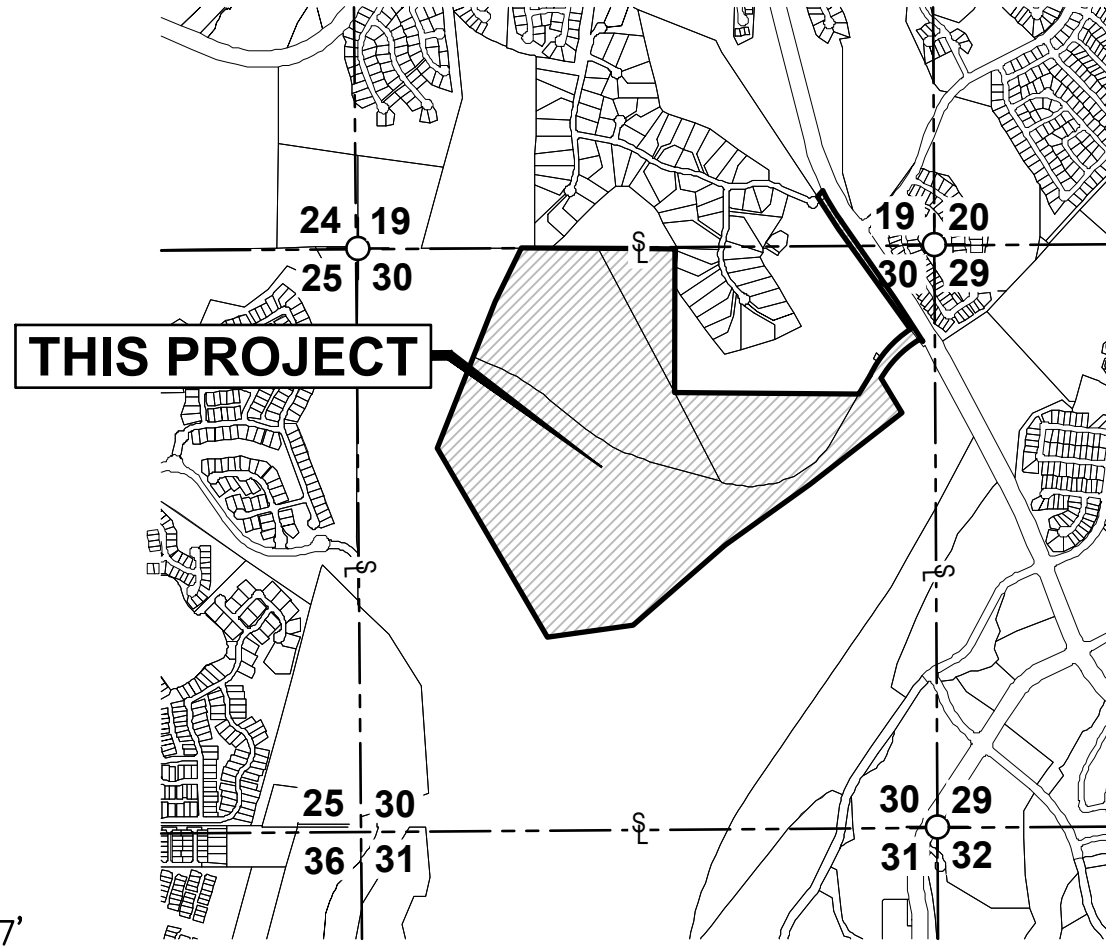
STATE OF ARIZONA) FEE _____
COUNTY OF PIMA) SS No. _____

ON THIS, THE _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED
PERSONALLY APPEARED, _____ WHO ACKNOWLEDGED _____ SELF TO BE
OF _____ BEING AUTHORIZED SO TO DO,
EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED
BY THEMSELVES AS OWNERS.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

08/05/19

Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09



LOCATION MAP

A PORTION OF SECTIONS 19 & 30, T11S, R14E, G&SRM
TOWN OF ORO VALLEY, PIMA COUNTY,
ARIZONA

SHEET INDEX

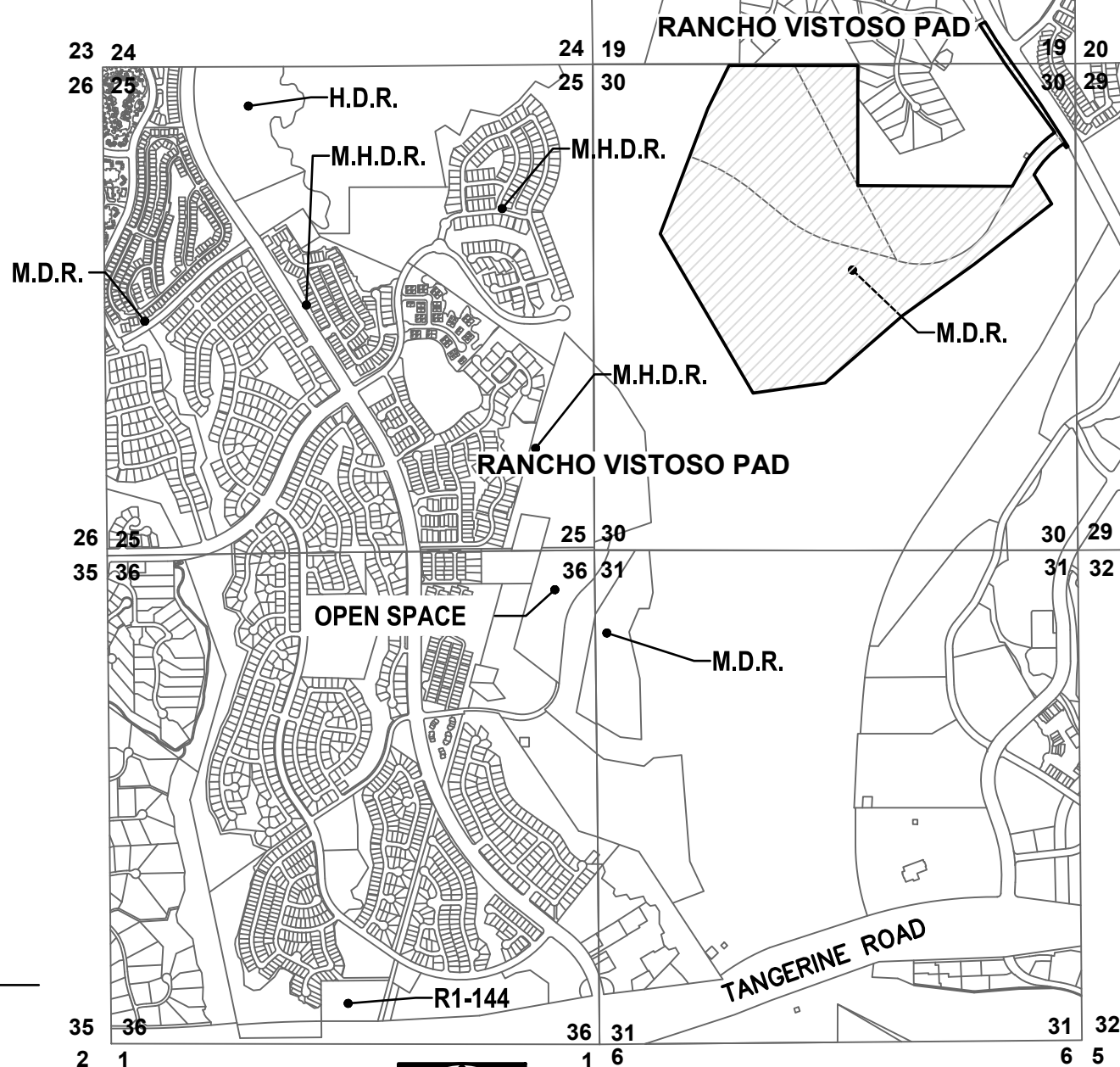
SHEET 1	COVER SHEET
SHEET 2	GENERAL NOTES & DETAILS
SHEET 3-16.....	PLAN SHEETS
SHEET 17-18	DATA TABLES
SHEET 19	DETAILS

DEVELOPER

TERRAWEST COMMUNITIES
2222 W. PINNACLE PEAK ROAD #140
PHOENIX, ARIZONA 85027
(602) 679-8013
ATTN: MICHAEL J. CRONIN
MCRONIN@terrawestaz.com

ENGINEER

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: DAVID LITTLE, PE
DLITTLE@wlbgroup.com



0' 10' 20' 30'
ZONING MAP
SCALE: 3"=1 MILE

1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREA "A" (PRIVATE
STREETS), COMMON AREA "B" (NATURAL OPEN SPACE),
COMMON AREA "C" (DRAINAGE - OPEN SPACE),
COMMON AREA "D"(DRAINAGE, OPEN SPACE, & RECREATION) &
COMMON AREA "E" (PRIVATE LIFT STATION)

PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

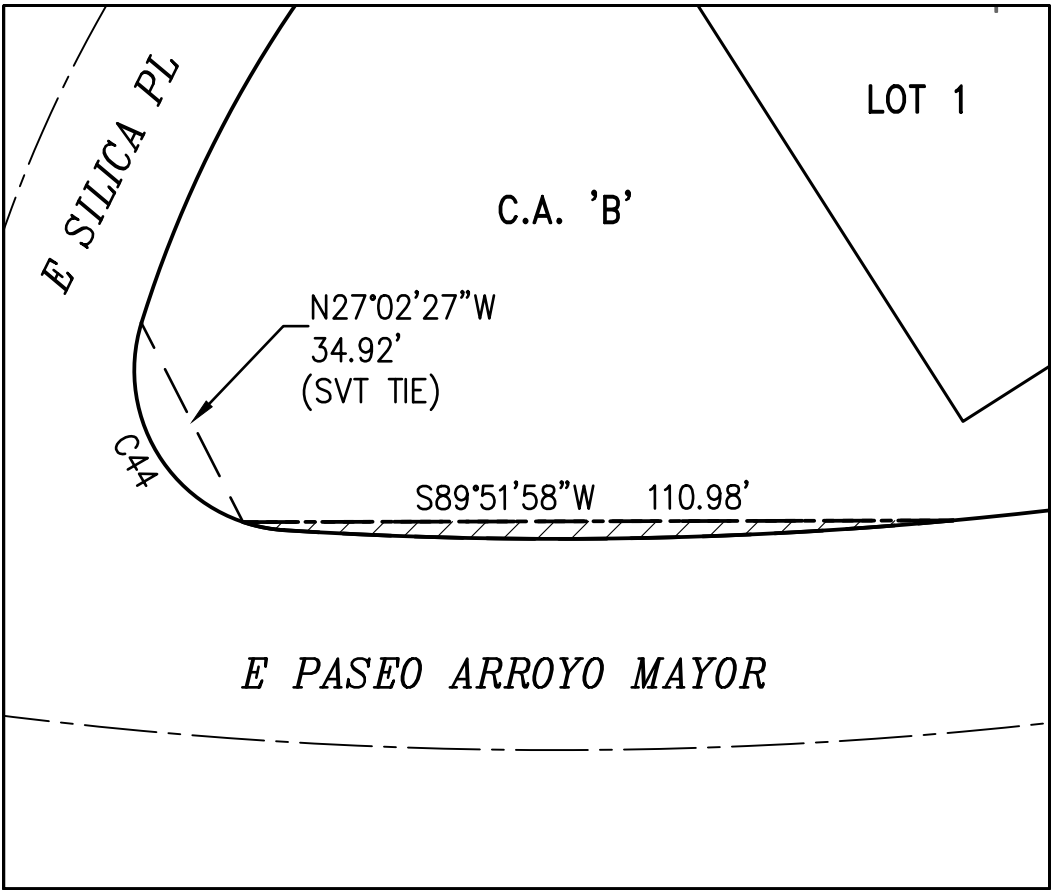
JUNE, 2019 1" = 40'

SHEET 1 OF 18

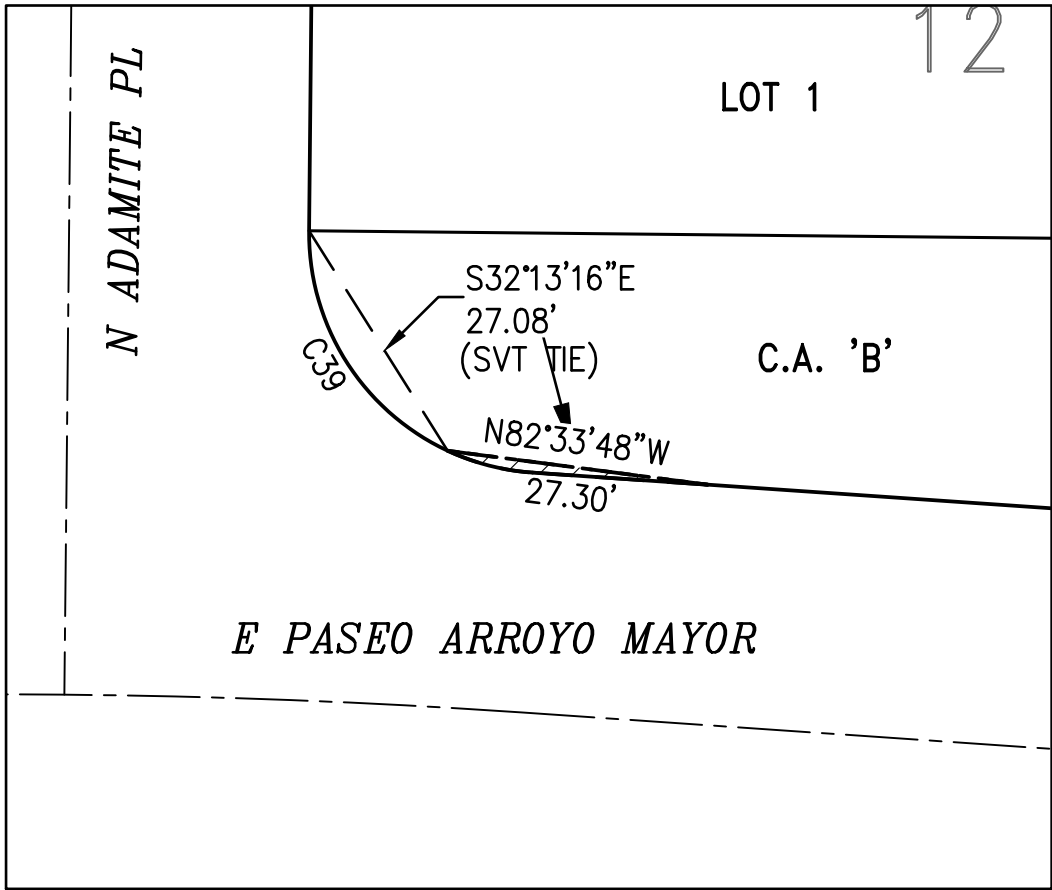
SEQ.

GENERAL NOTES

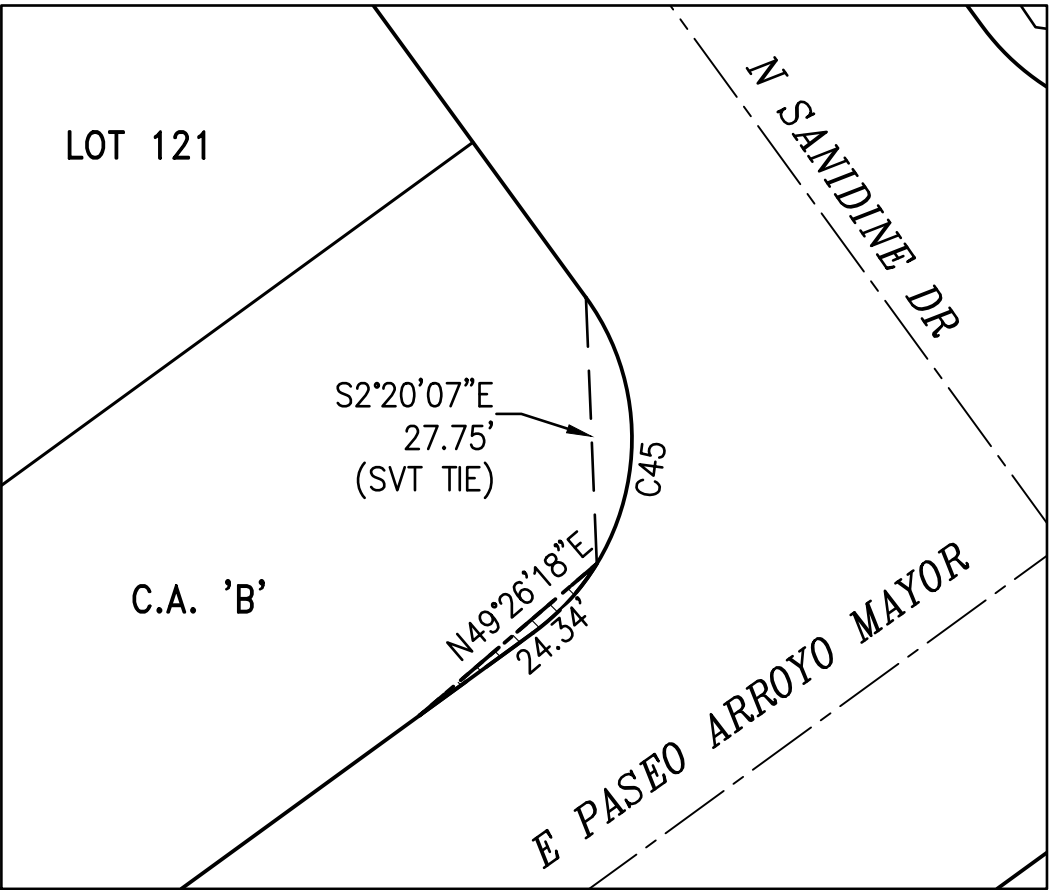
3. EXISTING ZONING: RANCHO VISTOSO PAD: MDR (MEDIUM DENSITY RESIDENTIAL) AND OPEN SPACE.
4. COMMON AREA A: (PRIVATE STREETS) = ±15.93 ACRES
COMMON AREA B: (NATURAL OPEN SPACE) = ±50.03 ACRES
COMMON AREA C: (DRAINAGE, OPEN SPACE, UTILITIES)±20.48 ACRES
COMMON AREA D: (PARK) = ±13.71 ACRES.
COMMON AREA E: (SEWER LIFT STATION) = ±0.06 ACRES
PUBLIC RIGHT OF WAY TO BE DEDICATED = ±0.69 ACRES
5. TOTAL MILES OF NEW PUBLIC STREETS ARE 0.085 MILES.
TOTAL MILES OF NEW PRIVATE STREETS ARE 2.244
6. THE MAXIMUM LOT SIZE FOR THIS DEVELOPMENT IS 14,425 S.F.
THE MINIMUM LOT SIZE FOR THIS DEVELOPMENT IS 6,000 S.F.
7. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 7,981 S.F.
9. MAXIMUM PERMITTED BUILDING HEIGHT: 30' / TWO STORY.
10. SETBACKS REQUIRED/PROVIDED (PER P.A.D. M.D.R. STANDARDS): FRONT = 20'; SIDE = 5'; REAR ±10'.
11. PARKING SPACES PER LOT PROVIDED = 2 SPACES. ADDITIONAL PARKING PROVIDED = 9.
12. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
13. THE AREA OF THE 100 YEAR FLOOD LIMITS REPRESENT 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.
14. THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST, G&SRM, PIMA COUNTY, ARIZONA. SAID BEARING BEING N89°42'18"W.
15. MAINTENANCE OF EASEMENTS WITHIN THE LOTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. MAINTENANCE OF EASEMENTS WITHIN THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
16. 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.
17. THE PROPERTY OWNER, HIS SUCCESSORS, ASSIGNS OR A DESIGNATED HOMEOWNER'S 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.
18. 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.
19. 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.
20. ORO VALLEY WATER UTILITY SHALL BE THE WATER SERVICE PROVIDER.
21. 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.
22. ALL PROSPECTIVE BUYERS OF LOTS WITHIN THIS SUBDIVISION SHALL BE INFORMED OF THE PRESENCE AND ACTIVITY OF THE LA CHOLLA AIRPARK, A PRIVATE AIRPARK LOCATED SOUTHWEST OF THE PROJECT. ALL PERSPECTIVE BUYERS SHALL BE INFORMED THAT LOW FLYING AIRCRAFT MAY BE A NUISANCE.
23. 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.
24. TRAILS, TRAILHEADS AND OTHER PUBLIC RECREATION USES ARE NON-MOTORIZED AND ARE OPEN TO THE PUBLIC.
25. THIS SUBDIVISION IS SUBJECT TO REZONING CONDITIONS PER TOWN OF ORO VALLEY REZONING CASE NO. OV 1703076 AND ORDINANCE NO. (O)17-09.
32. ROOFTOP COLORS SHALL BE LIMITED TO DESERT EARTH TONES AND COLORS WHICH BLEND WITH THE NATURAL ENVIRONMENT TO LIMIT THE VISUAL IMPACT TO EXISTING PROPERTY OWNERS.
33. APARTMENTS ARE NOT PERMITTED.
34. THE SAME ELEVATION AND COLOR SCHEME MAY NOT BE REPEATED FOR THE FOLLOWING CONDITIONS:
- HOMES IMMEDIATELY ADJACENT TO ONE ANOTHER
 - HOMES LOCATED DIRECTLY ACROSS THE STREET FROM ONE ANOTHER
35. TWO-STORY HOMES SHALL NOT BE LOCATED ON CORNER LOTS.
36. NO MORE THAN 2 TWO-STORY HOMES SHALL BE LOCATED SIDE BY SIDE ON THE SAME STREET.
37. TWO STORY HOMES SHALL BE LIMITED TO NO MORE THAN 60% OF THE TOTAL LOT COUNT WITHIN THE DEVELOPMENT.
38. FRONT YARD LANDSCAPING MAY NOT INTERFERE WITH ANY PUBLIC UTILITY EASEMENT.
39. ALL LOTS WITHIN THIS SUBDIVISION EXCEPT LOTS 5, 14, 28, 48-54, 59-66, AND 85-92 ARE WITHIN A FEMA (S) ZONE A SPECIAL FLOOD HAZARD AREA (SFHA) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04019C1080L WITH EFFECTIVE DATE JUNE 16, 2011. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) (CASE # xxxxxx) HAS BEEN APPROVED BY THE TOWN OF ORO VALLEY AND SUBMITTED TO FEMA ON DATE WITH THE INTENT OF REMOVING THESE LOTS FROM THE FEMA FLOODPLAIN. THE CLOMR DOES NOT GUARANTEE THESE LOTS WILL BE REMOVED FROM THE FEMA SPECIAL FLOOD HAZARD AREA (SFHA), THEREFORE FLOODPLAIN USE PERMITS, AND CORRESPONDING ELEVATIONS CERTIFICATES FOR ALL STRUCTURES, LOCATED WITHIN THE EFFECTIVE SFHA SHALL BE REQUIRED UNTIL THE EFFECTIVE FLOODPLAIN HAS BEEN REVISED AND APPROVED BY FEMA. FEDERAL LAW REQUIRES THAT A FLOOD INSURANCE POLICY BE OBTAINED AS A CONDITION OF A FEDERALLY-BACKED MORTGAGE OR LOAN THAT IS SECURED BY A BUILDING LOCATED WITHIN AN EFFECTIVE SFHA.
40. REVISING THE EFFECTIVE FIRM REQUIRES COMPLETION OF THE INFRASTRUCTURE SHOWN IN THE CLOMR, PREPARATION OF AS-BUILT PLANS FOR THE INFRASTRUCTURE, TOWN OF ORO VALLEY AND FEMA REVIEW AND APPROVAL OF THE AS-BUILT PLANS, FEMA ISSUANCE OF A LETTER OF MAP REVISION (LOMR) AND COMPLETION OF A PUBLIC COMMENT PERIOD. UNLESS AND UNTIL THE EFFECTIVE FIRM HAS BEEN REVISED. THERE IS SOME RISK TO AN OWNER OF ANY LOTS WITHIN THE EFFECTIVE FEMA FLOODPLAIN THAT THE FLOODPLAIN WILL NOT BE REVISED.



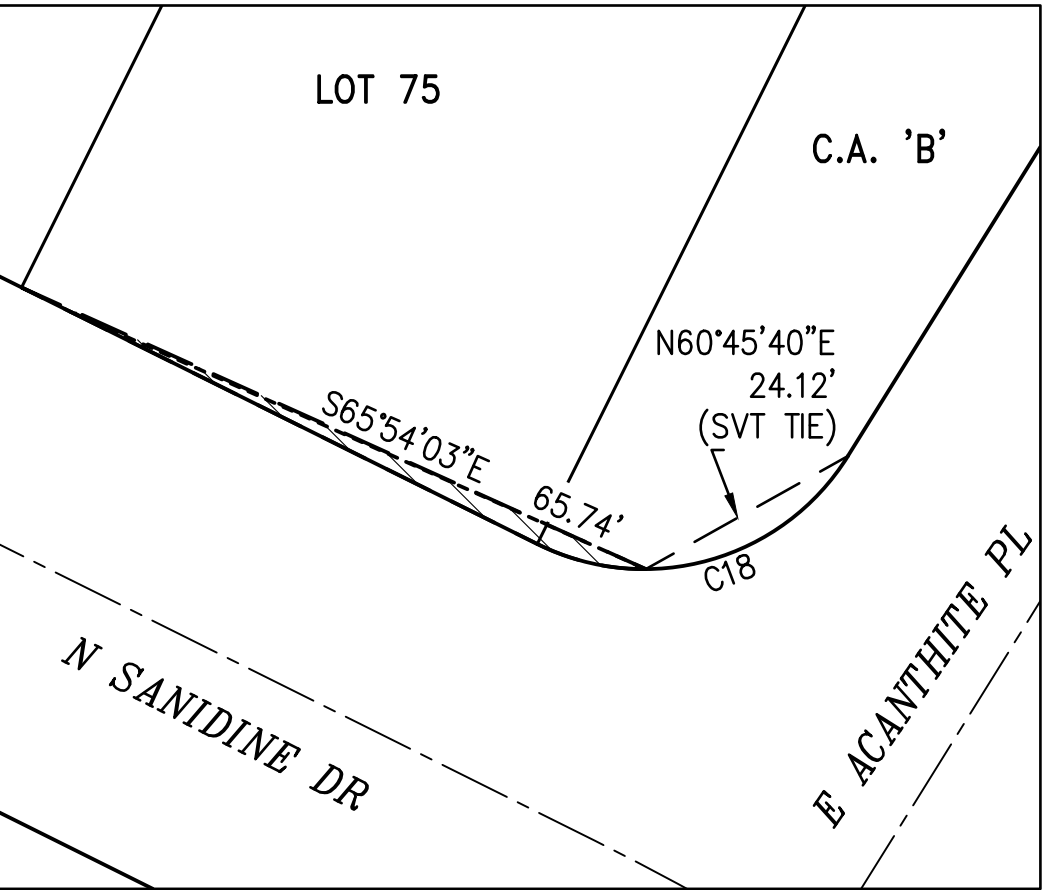
SIGHT VISIBILITY TRIANGLE DETAIL 1
1"=30'



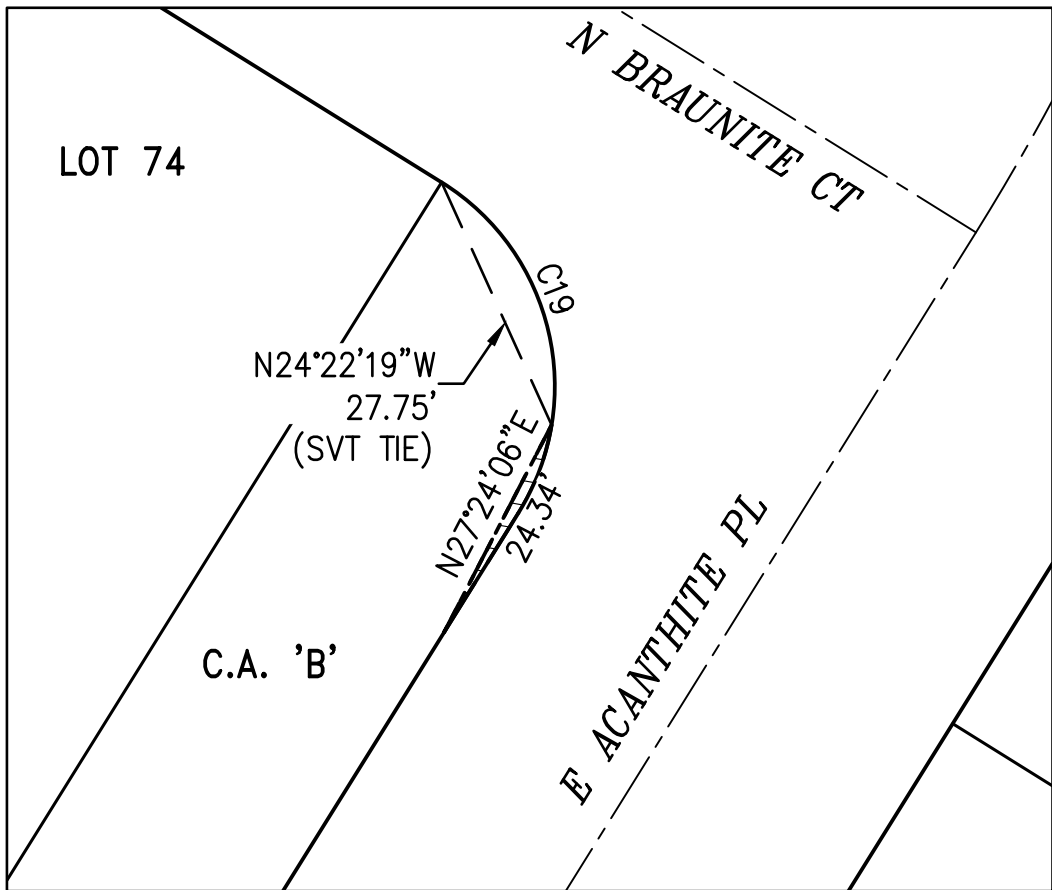
SIGHT VISIBILITY TRIANGLE DETAIL 2
1"=20'



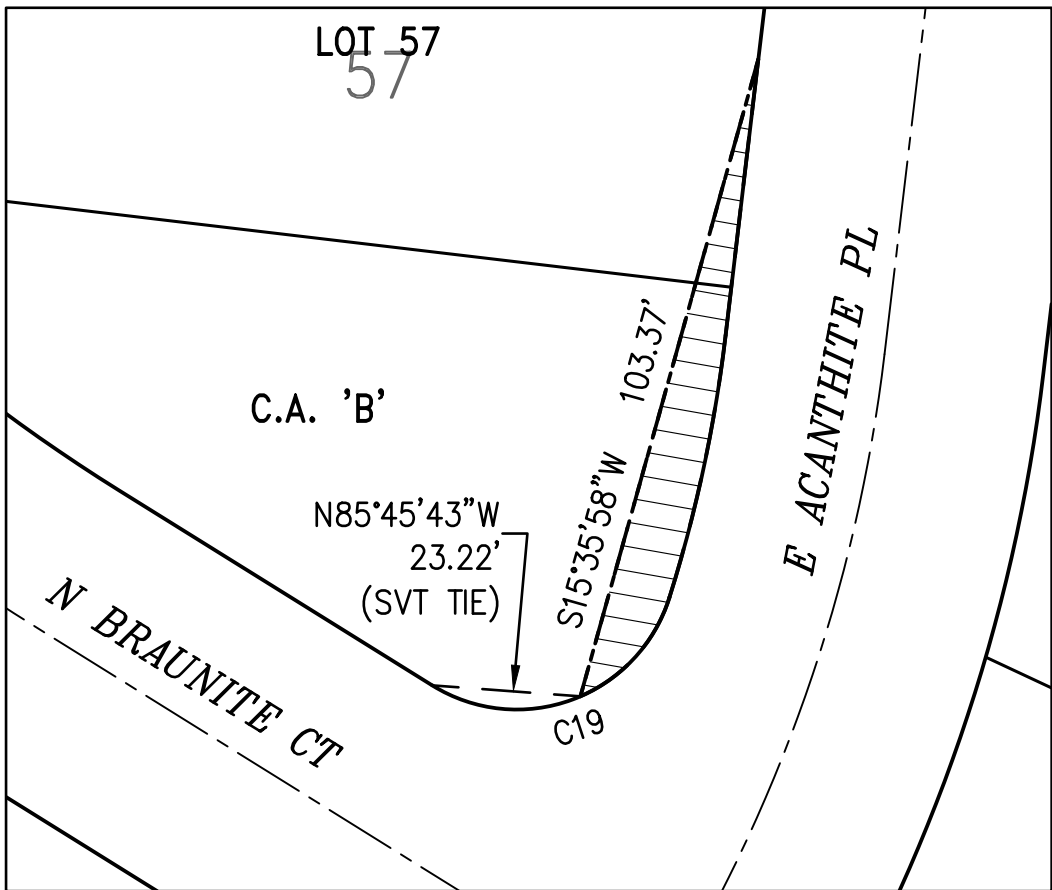
SIGHT VISIBILITY TRIANGLE DETAIL 3
1"=20'



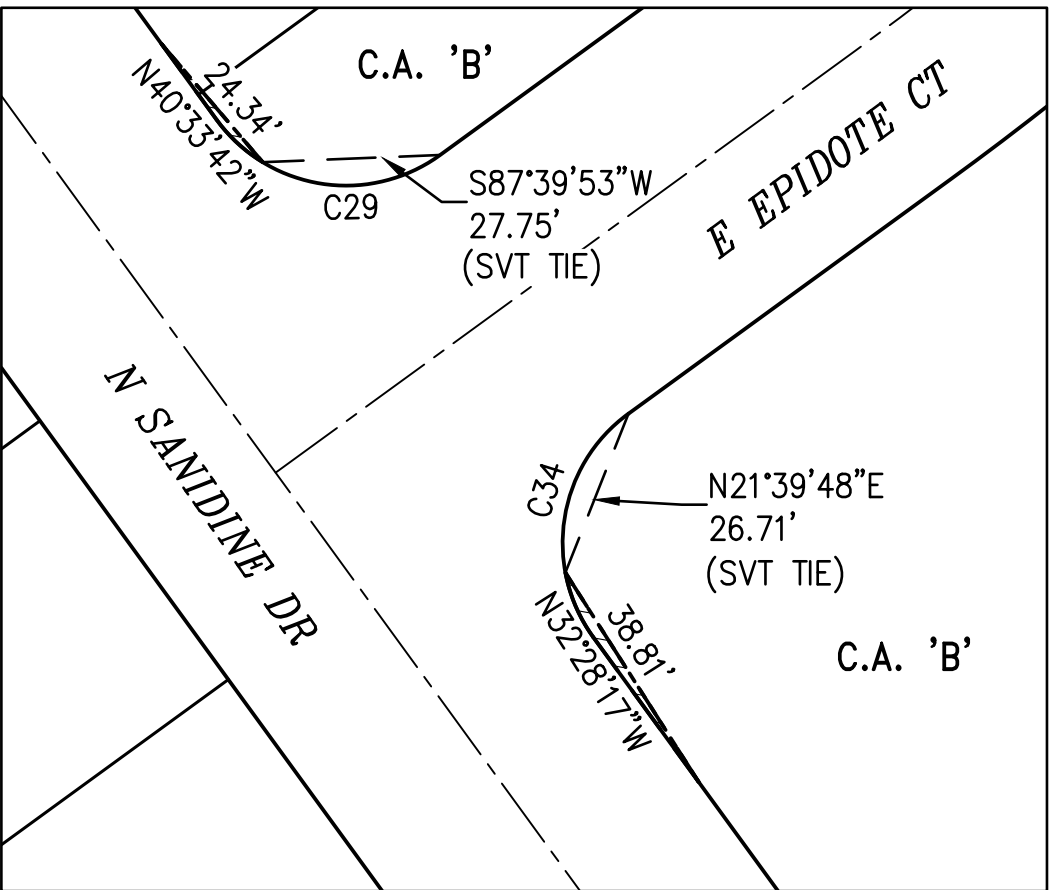
SIGHT VISIBILITY TRIANGLE DETAIL 4
1"=30'



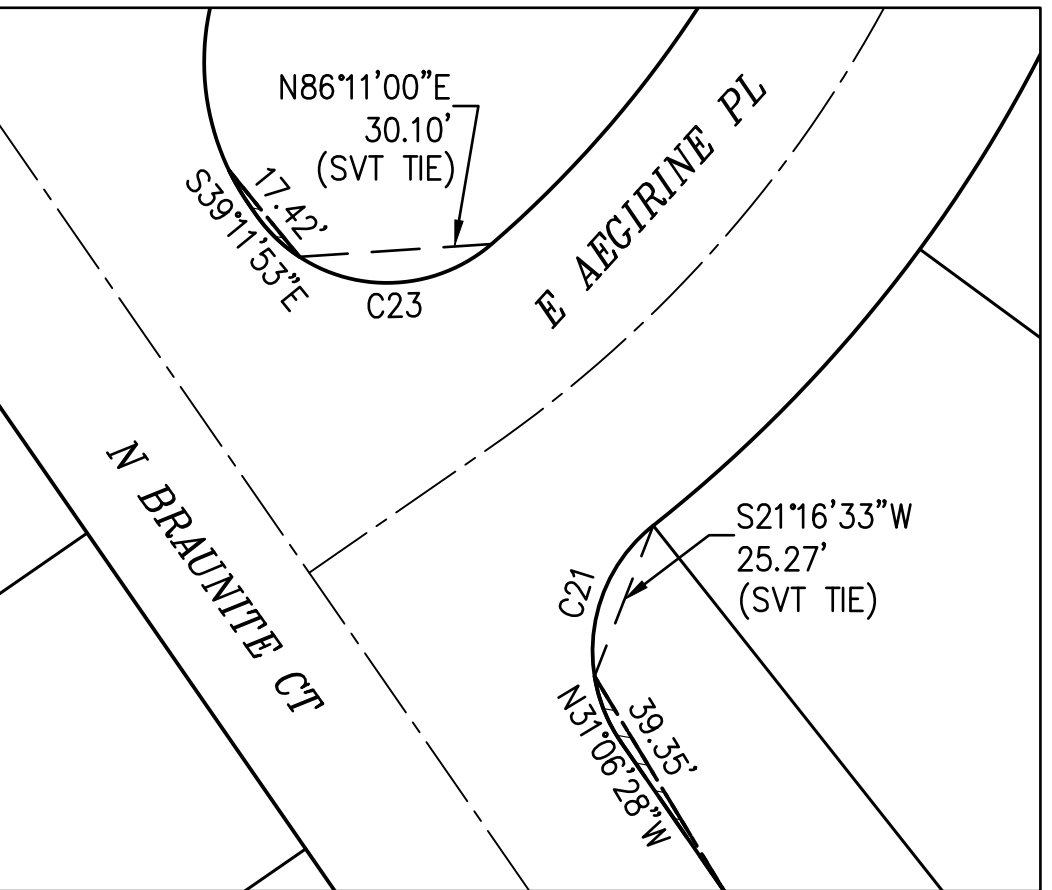
SIGHT VISIBILITY TRIANGLE DETAIL 5
1"=20'



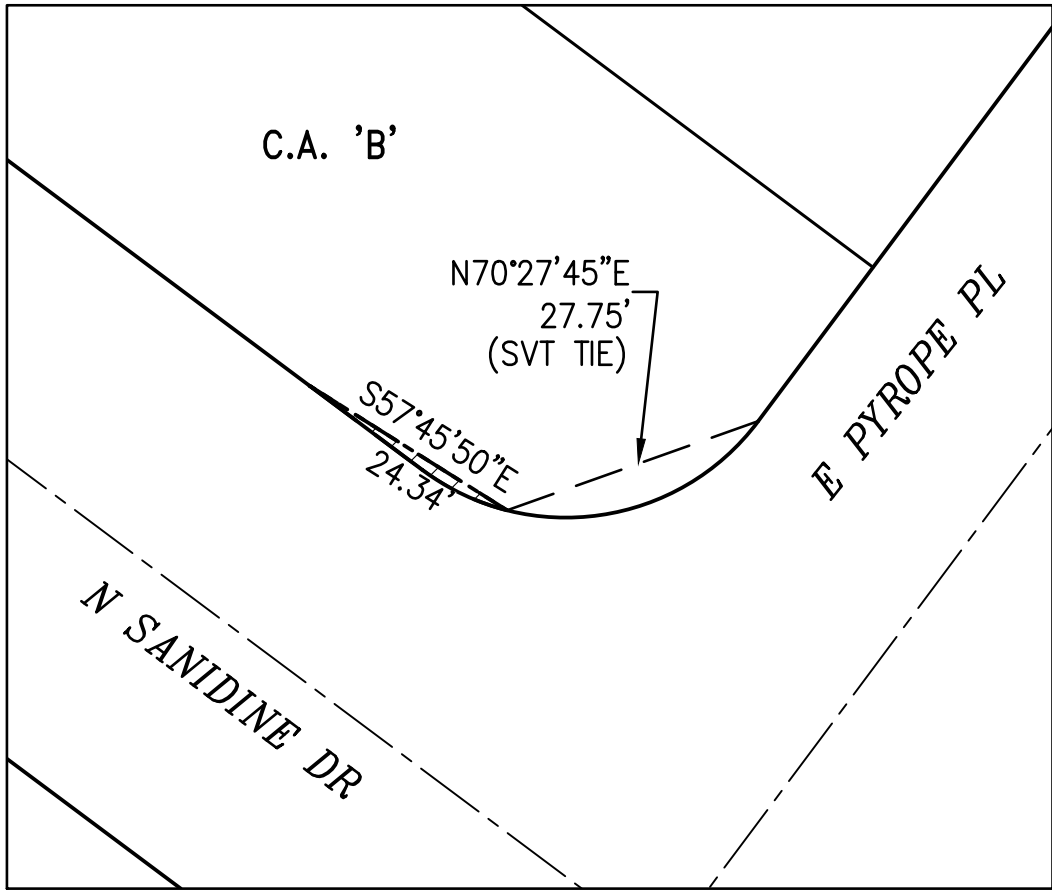
SIGHT VISIBILITY TRIANGLE DETAIL 6
1"=30'



SIGHT VISIBILITY TRIANGLE DETAIL 7
1"=30'



SIGHT VISIBILITY TRIANGLE DETAIL 8
1"=30'



SIGHT VISIBILITY TRIANGLE DETAIL 9
1"=30'

REZONING CONDITIONS

3. ALL OPEN SPACE AREAS AND TRAILS LOCATED OUTSIDE OF THE PIMA COUNTY CONSERVATION EASEMENT AND PROPOSED SUBDIVISION DEVELOPMENT BOUNDARIES AS DEPCITED IN EXHIBIT "C" SHALL BE DEDICATED TO THE PUBLIC (PIMA COUNTY OR ORO VALLEY), FOR THE PURPOSE OF OWNERSHIP, MAINTENANCE AND/OR CONTROL, AND RECORDED CONCURRENTLY WITH THE CORRESPONDING FINAL PLATS FOR PARCELS 5H, 5I, 5X, AND/OR 5W.
5. THE CONVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) FOR EACH OF THE PROPOSED SUBDIVISIONS SHALL INCLUDE NOTIFICATION TO FUTURE RESIDENTS OF ALL PUBLICLY ACCESSIBLE OPEN SPACE TRAILS, TRAILHEADS AND OTHER PUBLIC RECREATIONAL USES.
6. IN ADDITION TO REQUIRE NEIGHBORHOOD PARK(S), THE DEVELOPER(S) SHALL IMPROVE AND/OR INITIALLY FUND, AT THE DISCRETION OF THE PARKS & RECREATION DIRECTOR, THE EXISTING PUBLIC USE TRAILHEAD DEPICTED IN EXHIBIT "D." THE REQUIREMENTS BELOW ARE TO BE APPLIED INDEPENDENTLY TO DEVELOPMENT ON THE WESTERN PORTION (ACCESSED BY MOORE ROAD/ARROWSMITH ROAD) AND NORTHERN PORTION (ACCESSED BY RANCHO VISTOSO BLVD ONLY) INDICATED IN THE TENTATIVE DEVELOPMENT PLAN. ALL TRAILHEAD IMPROVEMENTS DESCRIBED HEREIN SHALL BE FUNDED BY RECREATION IMPACT FEES AS DESCRIBED BELOW:
- A. THE TRAILHEAD IMPROVEMENTS OR INITIAL FUNDING PROVIDED BY DEVELOPER(S) SHALL NOT EXCEED THE VALUE OF THE REQUIRED PUBLIC RECREATION IMPACT FEE CONTRIBUTION FOR THEIR SUBDIVISION PROJECT. THE DEVELOPER(S) SHALL RECEIVE CORRESPONDING RECREATION IMPACT FEE CREDITS FOR SAID TRAILHEAD IMPROVEMENTS OR INITIAL FUNDING. THE IMPACT FEE CREDITS SHALL ALSO BE APPLICABLE TO DESIGN, PERMITTING, OR OTHER COSTS ASSOCIATED WITH SAID TRAILHEAD IMPROVEMENTS.
- B. THE TRAILHEAD IMPROVEMENTS OR INITIALS FUNDING SHALL BE COMPLETED AND IN PLACE BY THE TIME THIRTY-FIVE PERCENT (35%) OF THE BUILDING PERMITS ARE ISSUED.
- C. THE TRAILHEAD IMPROVEMENTS INDICATED IN EXHIBIT "C" SHALL BE IN INSTALLED IN A MANNER AND ORDER AT THE SOLE DISCRETION OF THE PARKS & RECREATION DIRECTOR, ACKNOWLEDGING REASONABLE CONSTRUCTION SEQUENCING BY DEVELOPER(S).
- D. IF THE TOWN APPLIES ADDITIONAL RECREATION IMPACT FEE FUNDS FROM OTHER NEARBY DEVELOPMENT TOWARD ADDITIONAL TRAILHEAD IMPROVEMENTS, THE NEXT SUBDIVISION TO DEVELOP SHALL INSTALL THE ADDITIONAL TRAILHEAD IMPROVEMENTS IN ADDITION TO THEIR REQUIRED SHARE, AT THE DISCRETION OF THE PARKS & RECREATION DIRECTOR.
- E. THE TOWN PARKS & RECREATION DIRECTOR RETAINS THE RIGHT TO PURSUE CONSTRUCTION OF ANY OF THE TRAILHEAD IMPROVEMENTS BY MEANS OTHER THAN THOSE DESCRIBED ABOVE, IN WHICH CASE ONLY THE BALANCE OF ANY SUCH REQUIRED TRAILHEAD IMPROVEMENTS DESCRIBED IN THIS CONDITION SHALL APPLY TO THE DEVELOPER(S).
8. A 16 INCH WATER MAIN SHALL BE INSTALLED WITHIN THE ACCESS ROAD RIGHT-OF-WAY TO PARCELS 5H AND 5I. THIS WATER MAIN SHALL TERMINATE OUTSIDE OF THE PROPERTY BOUNDARY FOR PARCEL 5I AT ITS SOUTHWEST CORNER.
10. THE PROPOSED TWO-LANE ROADWAY CROSS SECTION PROVIDING ACCESS TO PARCELS 5-H AND 5-I SHALL CONSIST OF A 66-FOOT RIGHT-OF-WAY/Common Area Width with a 14-foot travel lane in each direction, 5-foot bike lines, a 5-foot sidewalk along the north side and a 10-foot shared use path along the south side. The shared used path shall extend and connect to the trail-head facility.
13. PRIVATE SEWER IMPROVEMENTS SHALL BE REQUIRED WITH CONSTRUCTION OF PARCEL 5-H AND 5-I. REQUIRED SEWER IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH THE SEWER LETTER ISSUED BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT, SEE ATTACHMENT 10 OF THE REZONING STAFF REPORT (ATTACHMENT 7). IMPROVEMENT SHALL CONSIST OF THE FOLLOWING:
- A. CONSTRUCTION OF A PRIVATE COLLECTION SYSTEM AND PRIVATE LIFT STATION TO SERVE TO THE PROPOSED DEVELOPMENT.
- B. CONSTRUCTION OF A PRIVATE FORCE MAIN TO DISCHARGE INTO AN EXISTING GRAVITY SEWER MANHOLE WITHIN RANCHO VISTOSO BOULEVARD.

LEGEND

	SUBDIVISION BOUNDARY
	RIGHT OF WAY
	PARCEL LINE
	EASEMENT LINE
	SECTION LINE
	MATCHLINE
	N.A.E.
	P.U.E.
	BRASS DISK SURVEY MONUMENT TO BE SET BY AN RLS UPON COMPLETION OF ROAD CONSTRUCTION
	FOUND MONUMENT
	1/2" REBAR W/ TAG TO BE SET BY AN RLS UPON COMPLETION OF IMPROVEMENTS
	FOUND 1/2" REBAR W/ TAG 12214
	FND GLO BRASS CAP AT SECTION CORNER / QUARTER SECTION CORNER

1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREA "A" (PRIVATE STREETS), COMMON AREA "B" (NATURAL OPEN SPACE), COMMON AREA "C" (DRAINAGE - OPEN SPACE), COMMON AREA "D"(DRAINAGE, OPEN SPACE, & RECREATION) & COMMON AREA "E" (PRIVATE LIFT STATION)

Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09

PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

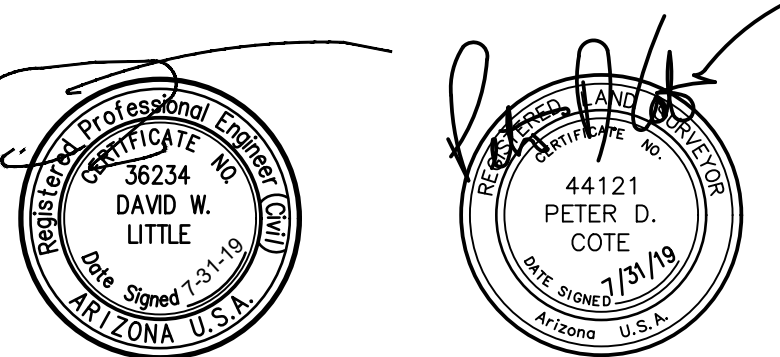
JUNE, 2019 1"= 40'

SHEET 2 OF 18

SEQ.

The WLB Group

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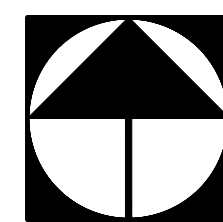


FND GLO BCSM
NW CORNER S30
T11S, R14E

N 89°42'18" W 1495.48'

THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=PAD

S89°42'18"E 1113.81'



219-20-914G
ML MANAGER, LLC
ZONING=PAD

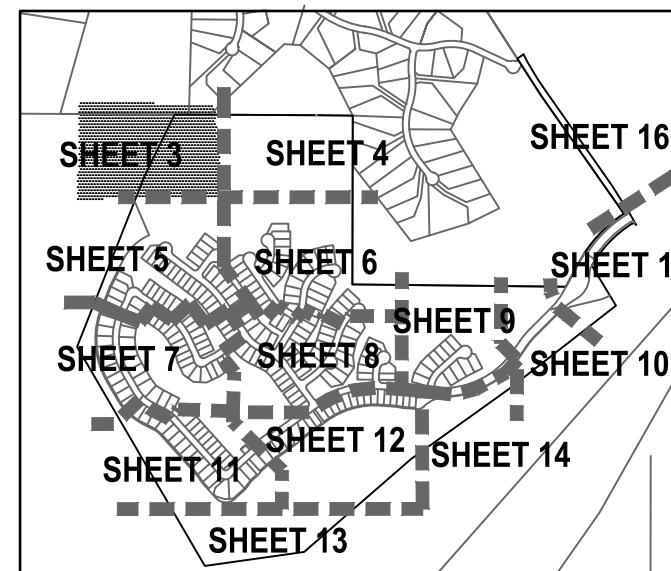
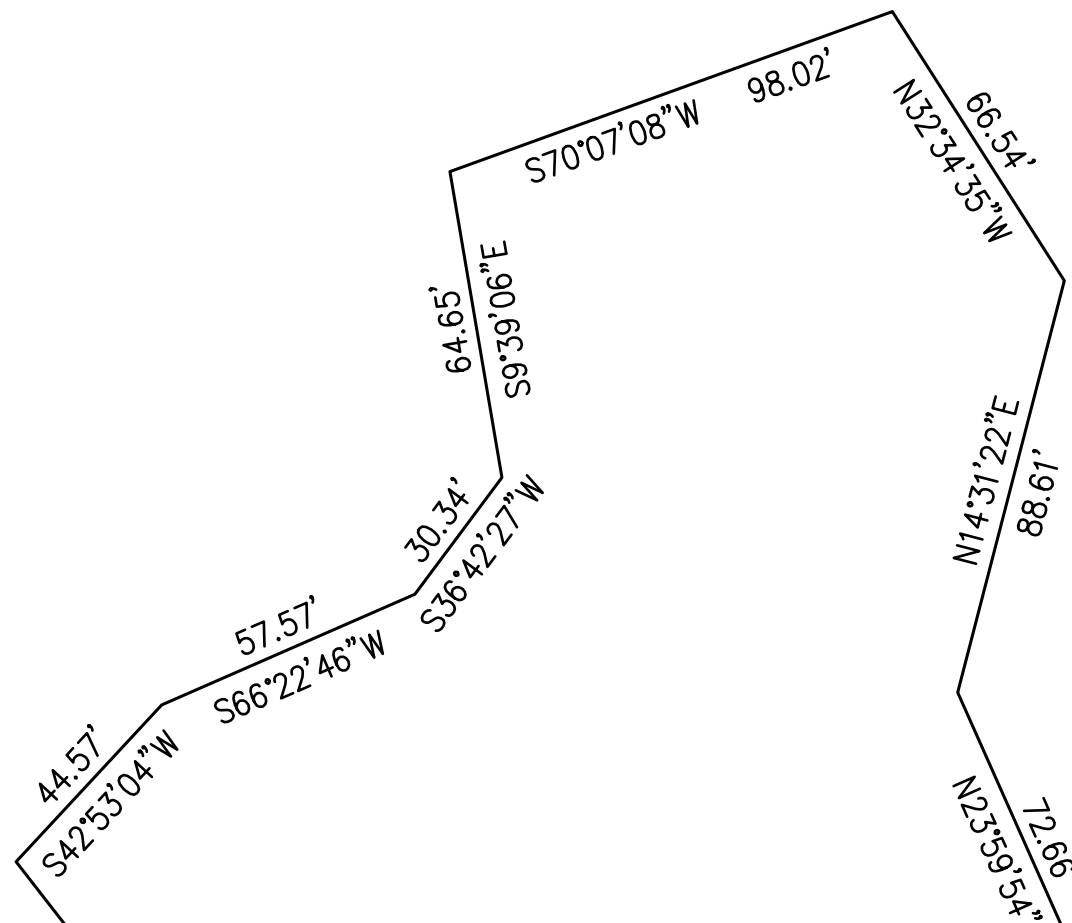
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100 YEAR FLOOD LINE
FEMA FLOOD PRONE LIMITS

COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres

BLOCK 1
1,911,090 sq.ft.
43.87 acres

15' PUBLIC TRAIL EASEMENT
PER THIS PLAT



1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREA "A" (PRIVATE
STREETS), COMMON AREA "B" (NATURAL OPEN SPACE),
COMMON AREA "C" (DRAINAGE - OPEN SPACE),
COMMON AREA "D"(DRAINAGE, OPEN SPACE, & RECREATION) &
COMMON AREA "E" (PRIVATE LIFT STATION)

Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09

PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

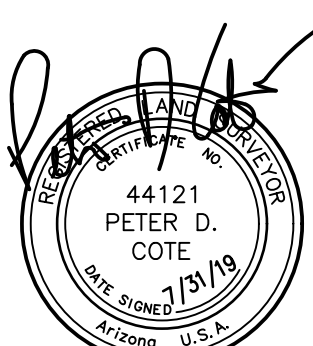
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SHEET 3 OF 18

SEQ.

SEQ.

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THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=PAD

FND GLO STONE
N1/4 CORNER S30
T11S, R14E

N89°16'32"W 285.00'

S89°42'18"E 1113.81'

THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=PAD

N0°08'03"E 1325.63'

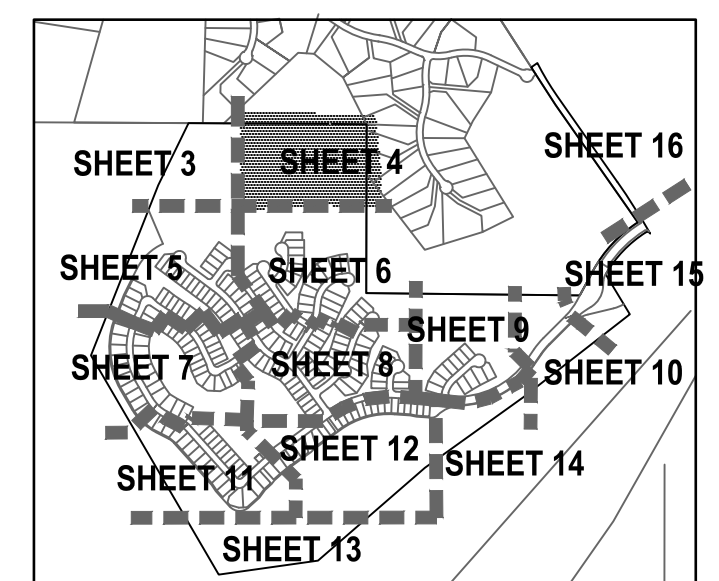
719.08'

23.30'

15' PUBLIC TRAIL EASEMENT
PER THIS PLAT

FEMA FLOOD PRONE LIMITS

COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres



INDEX MAP
N.T.S.

1900588
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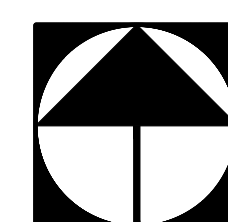
PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
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JUNE, 2019 1" = 40'

SHEET 4 OF 18

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SHEET 3

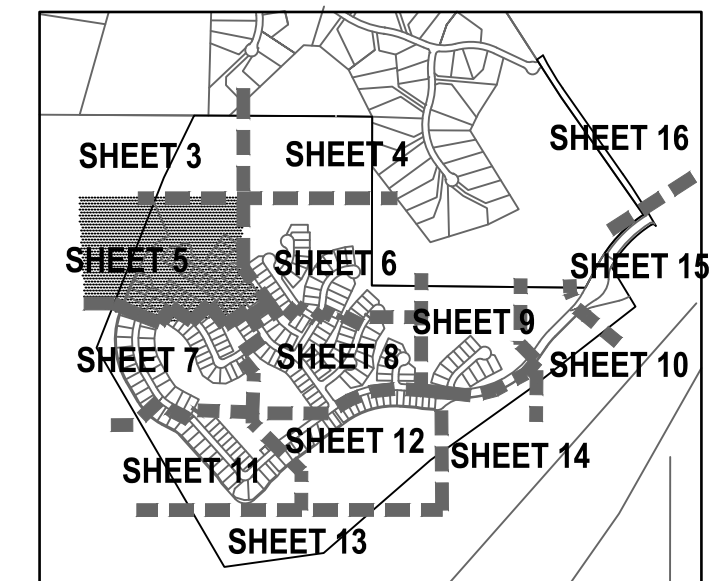
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OV1701068
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(O)17-09

219-20-914G
ML MANAGER, LLC
ZONING=PAD

BLOCK 1
1,911,090 sq.ft.
43.87 acres

COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres

COMMON AREA 'C'
803,734 sq.ft.
18.45 acres



INDEX MAP
N.T.S.

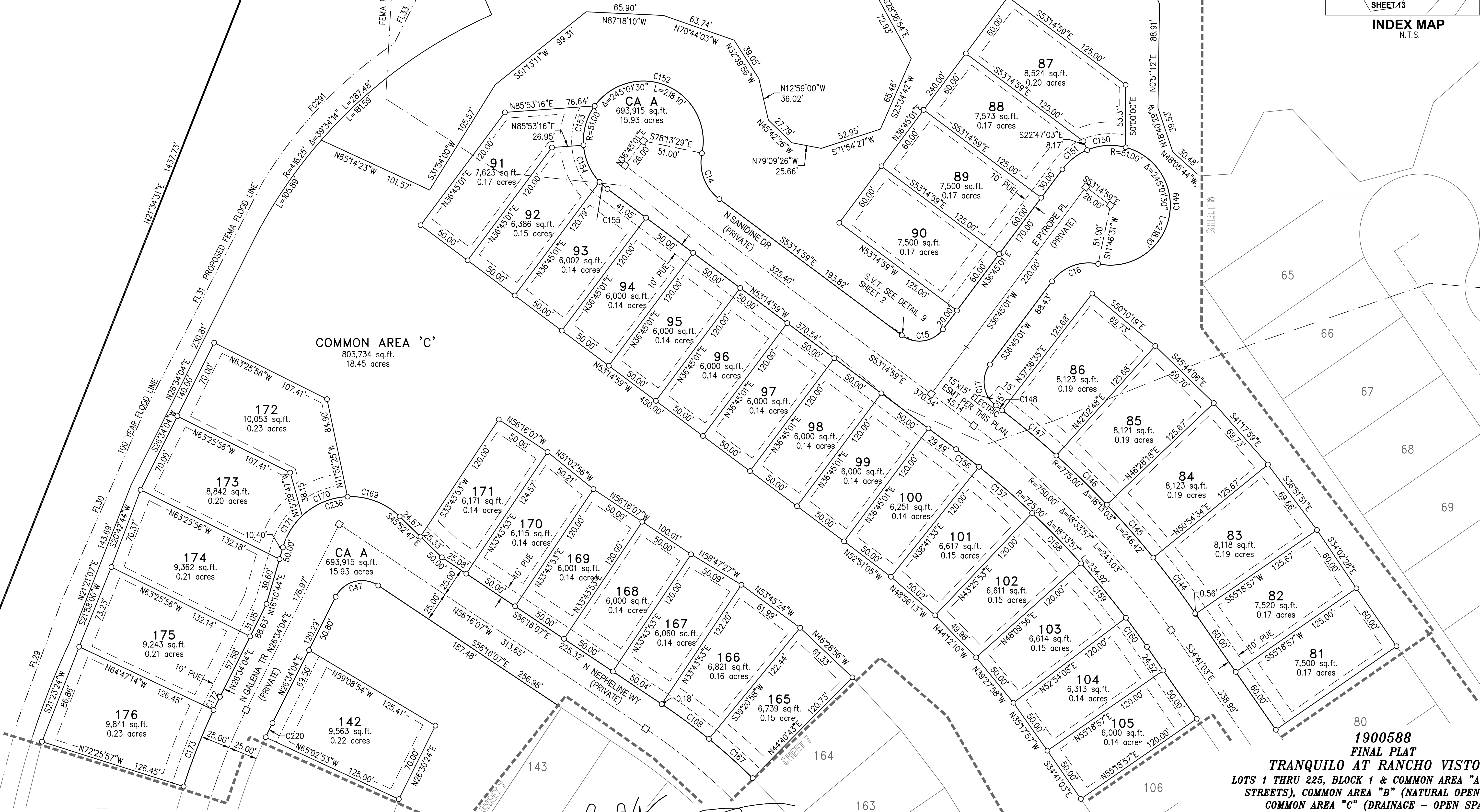
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SHEET 3

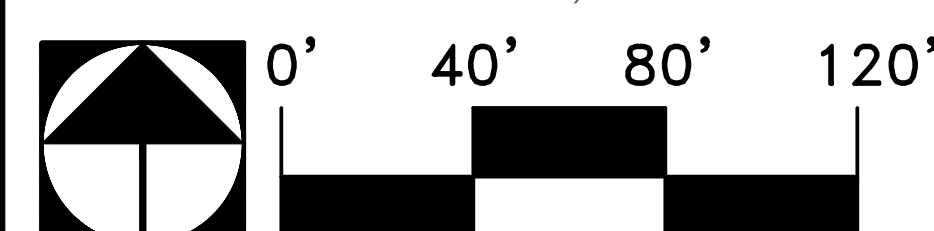
SHEET 6

SHEET 7

SHEET 1



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GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
JUNE, 2019 1" = 40'
SHEET 5 OF 18

SEQ.

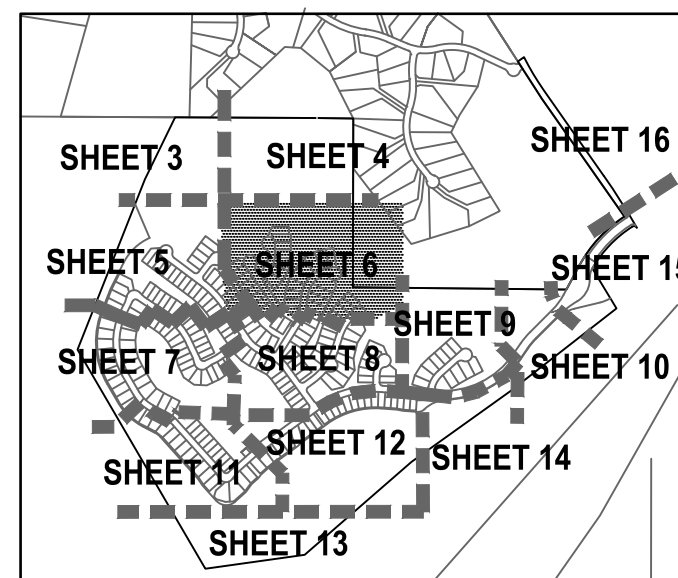
SEQ.

COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres

COMMON AREA 'C'
803,734 sq.ft.
18.45 acres

COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres

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PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

65
8,300 sq.ft.
0.19 acres

66
7,504 sq.ft.
0.17 acres

67
7,500 sq.ft.
0.17 acres

68
7,500 sq.ft.
0.17 acres

69
7,500 sq.ft.
0.17 acres

70
7,500 sq.ft.
0.17 acres

71
7,500 sq.ft.
0.17 acres

72
7,516 sq.ft.
0.17 acres

60
9,710 sq.ft.
0.22 acres

59
9,710 sq.ft.
0.22 acres

58
9,710 sq.ft.
0.22 acres

57
7,536 sq.ft.
0.17 acres

56
8,469 sq.ft.
0.19 acres

55
9,505 sq.ft.
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9,522 sq.ft.
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10,484 sq.ft.
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11,550 sq.ft.
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11,508 sq.ft.
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9,024 sq.ft.
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14,425 sq.ft.
0.33 acres

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71
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0.22 acres

57
7,536 sq.ft.
0.17 acres

56
8,469 sq.ft.
0.19 acres

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9,505 sq.ft.
0.22 acres

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0.22 acres

53
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9,024 sq.ft.
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11,516 sq.ft.
0.26 acres

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9,127 sq.ft.
0.21 acres

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7,992 sq.ft.
0.18 acres

65
8,300 sq.ft.
0.19 acres

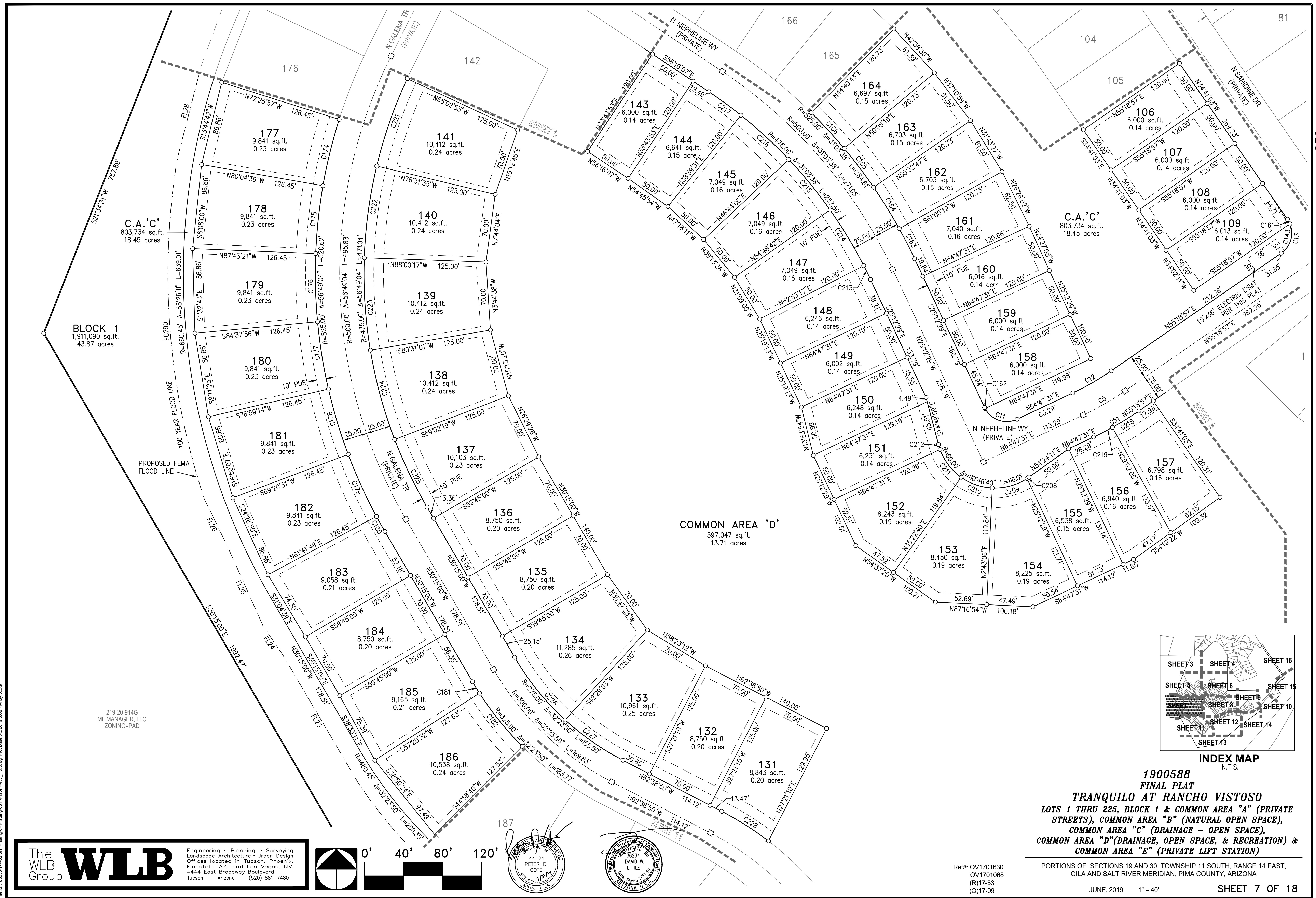
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0.17 acres

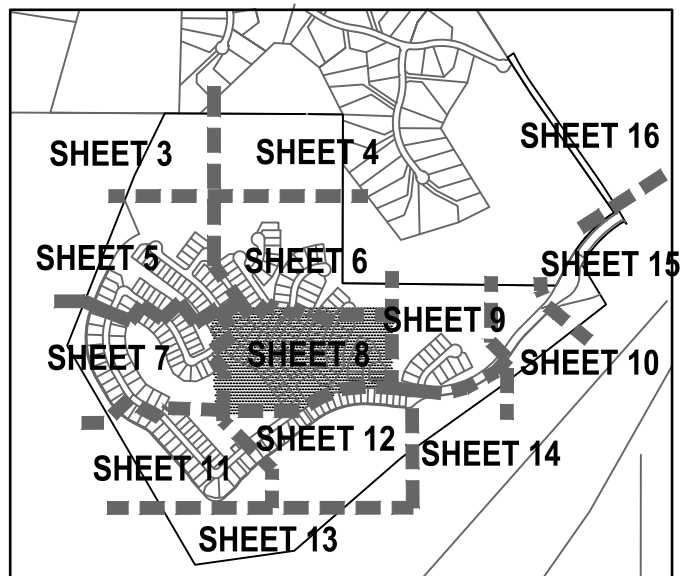
67
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0.17 acres

68
7,500 sq.ft.
0.17 acres

69
7,500 sq.ft.
0.17 acres

70
7





INDEX MAP
N.T.S.

COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres

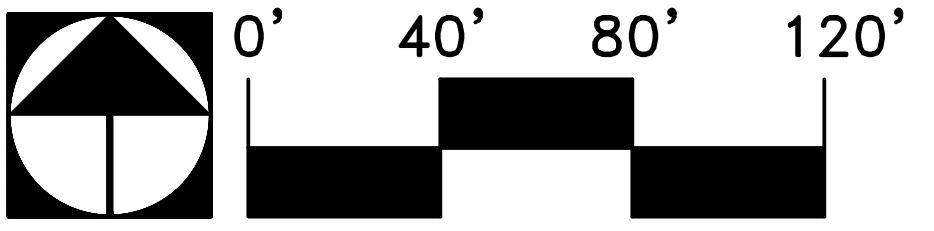
C.A.'C'
803,734 sq.ft.
18.45 acres

COMMON AREA 'D'
597,047 sq.ft.
13.71 acres

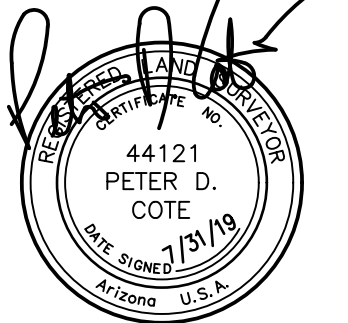
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JUNE, 2019 1" = 40' SHEET 8 OF 18



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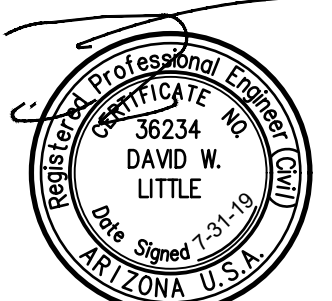
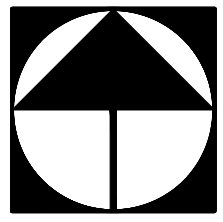


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OV1701068
(R)17-53
(O)17-09

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THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=PAD



COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres

COMMON AREA 'B'

COMMON AREA 'C'
803,734 sq.ft.
18.45 acres

COMMON AREA 'C'
803,734 sq.ft.
18.45 acres

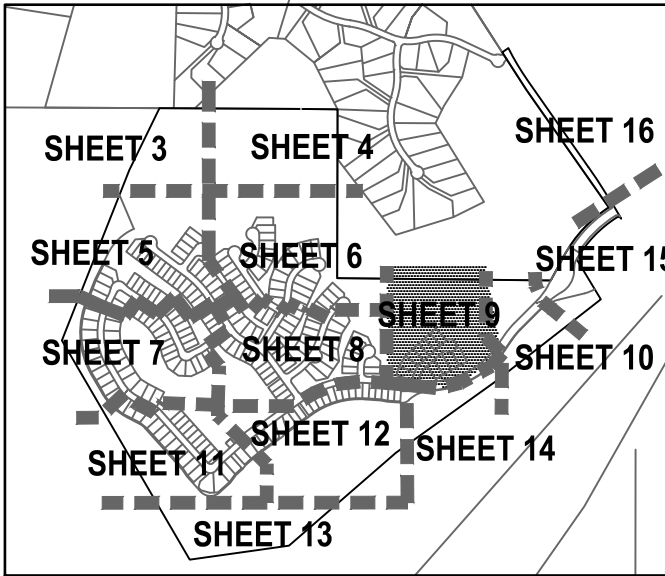
CA A
693,915 sq.ft.
15.93 acres

1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREA "A" (PRIVATE
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GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

JUNE, 2019 1" = 40'

SHEET 9 OF 18



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S89°22'51"E 1677.30'

COMMON AREA 'B'
2,179,164 sq.ft.
50.03 acres

FEMA FLOOD PRONE LIMITS

PROPOSED FEMA FLOOD LINE

BIG WASH TRAILHEAD

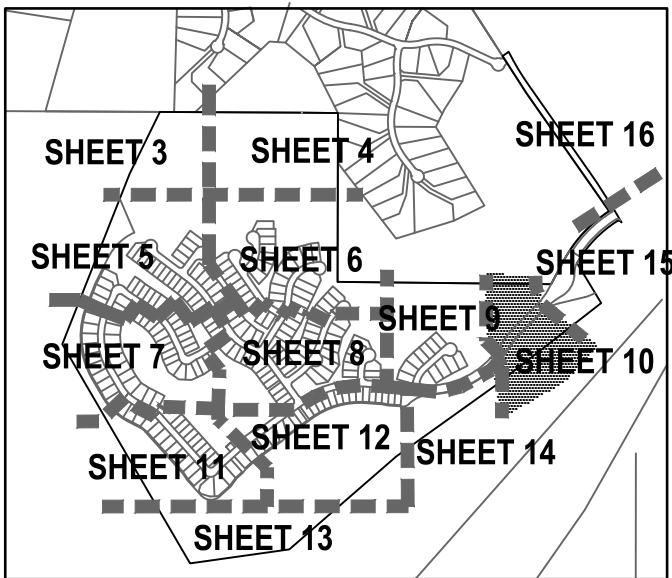
SHEET 15

COMMON AREA 'C'
803,734 sq.ft.
18.45 acres

CA A
693,915 sq.ft.
15.93 acres

BLOCK 1
1,911,090 sq.ft.
43.87 acres

219-20-914G
ML MANAGER, LLC
ZONING=PAD



INDEX MAP
N.T.S.

1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREA "A" (PRIVATE
STREETS), COMMON AREA "B" (NATURAL OPEN SPACE),
COMMON AREA "C" (DRAINAGE - OPEN SPACE),
COMMON AREA "D"(DRAINAGE, OPEN SPACE, & RECREATION) &
COMMON AREA "E" (PRIVATE LIFT STATION)

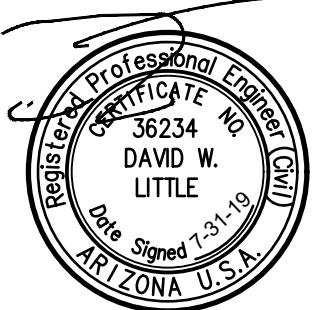
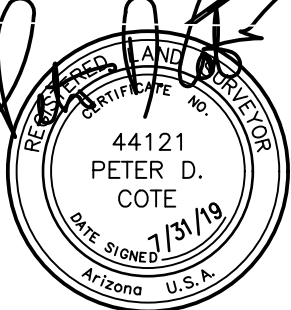
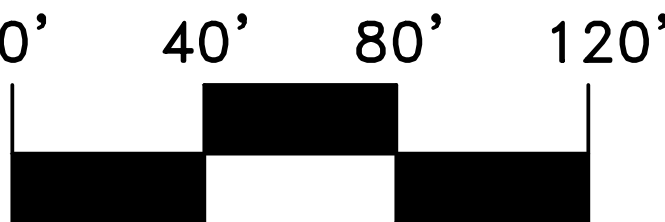
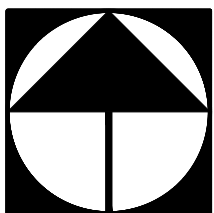
PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

JUNE, 2019 1" = 40'

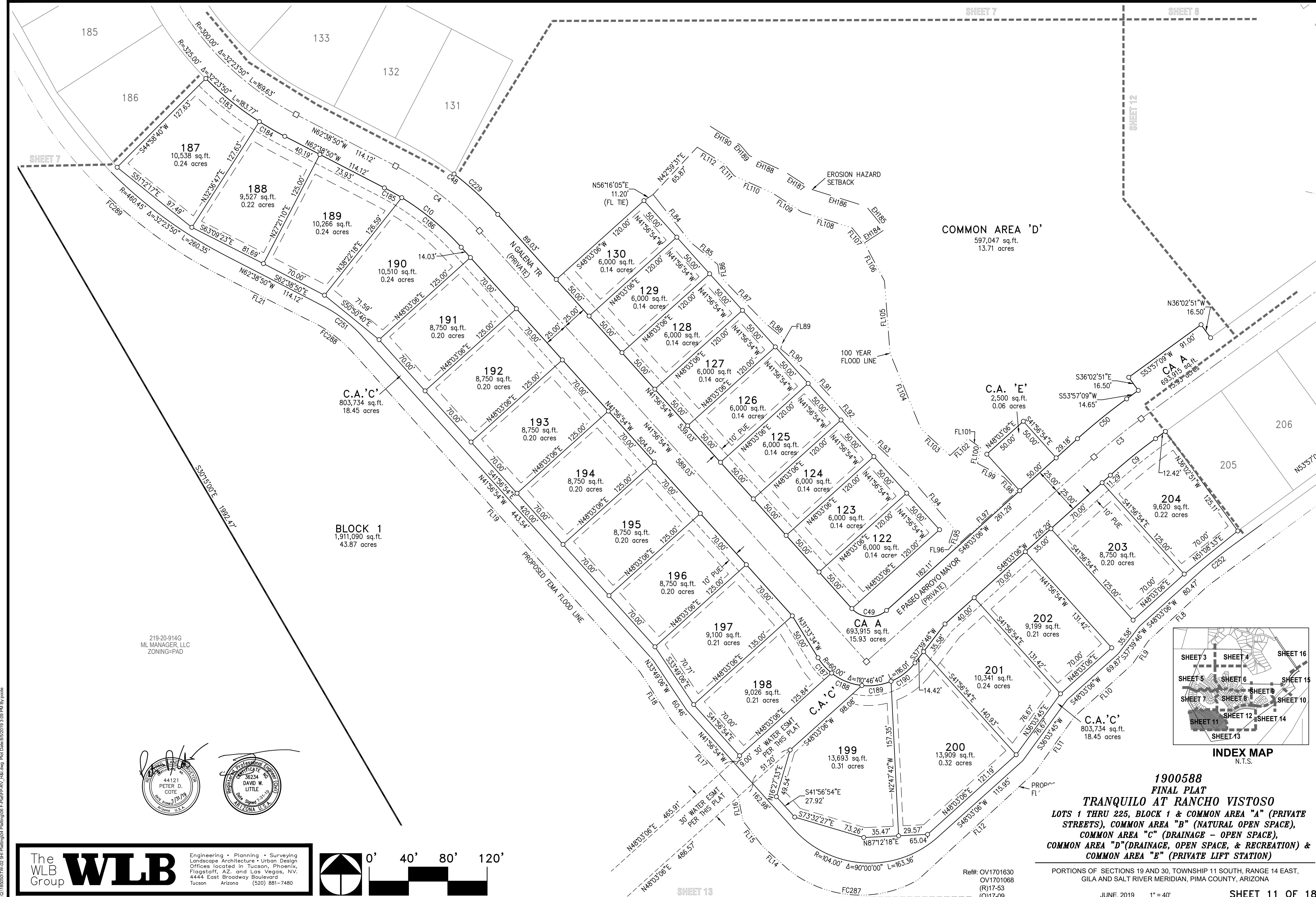
SHEET 10 OF 18

SEQ.

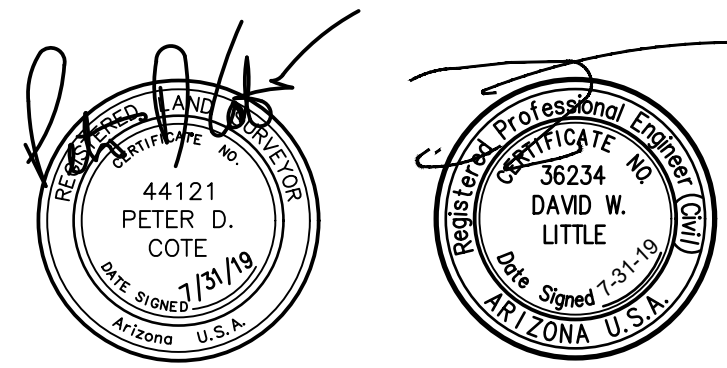
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Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09

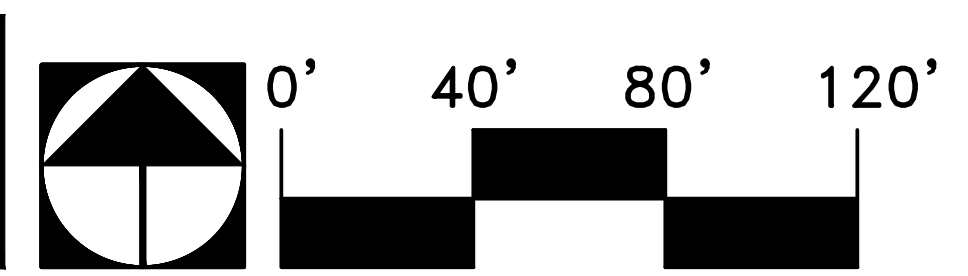


219-20-9146
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ZONING=PAD



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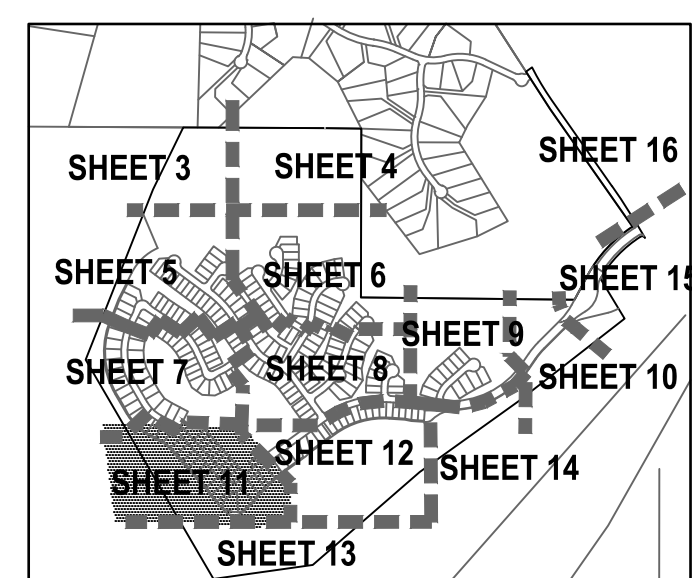
1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREA "A" (PRIVATE
STREETS), COMMON AREA "B" (NATURAL OPEN SPACE),
COMMON AREA "C" (DRAINAGE - OPEN SPACE),
COMMON AREA "D" (DRAINAGE, OPEN SPACE, & RECREATION) &
COMMON AREA "E" (PRIVATE LIFT STATION)

PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09

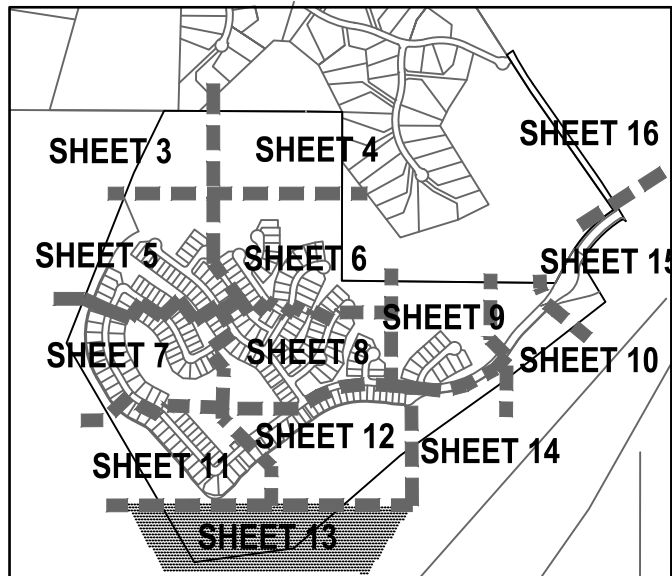
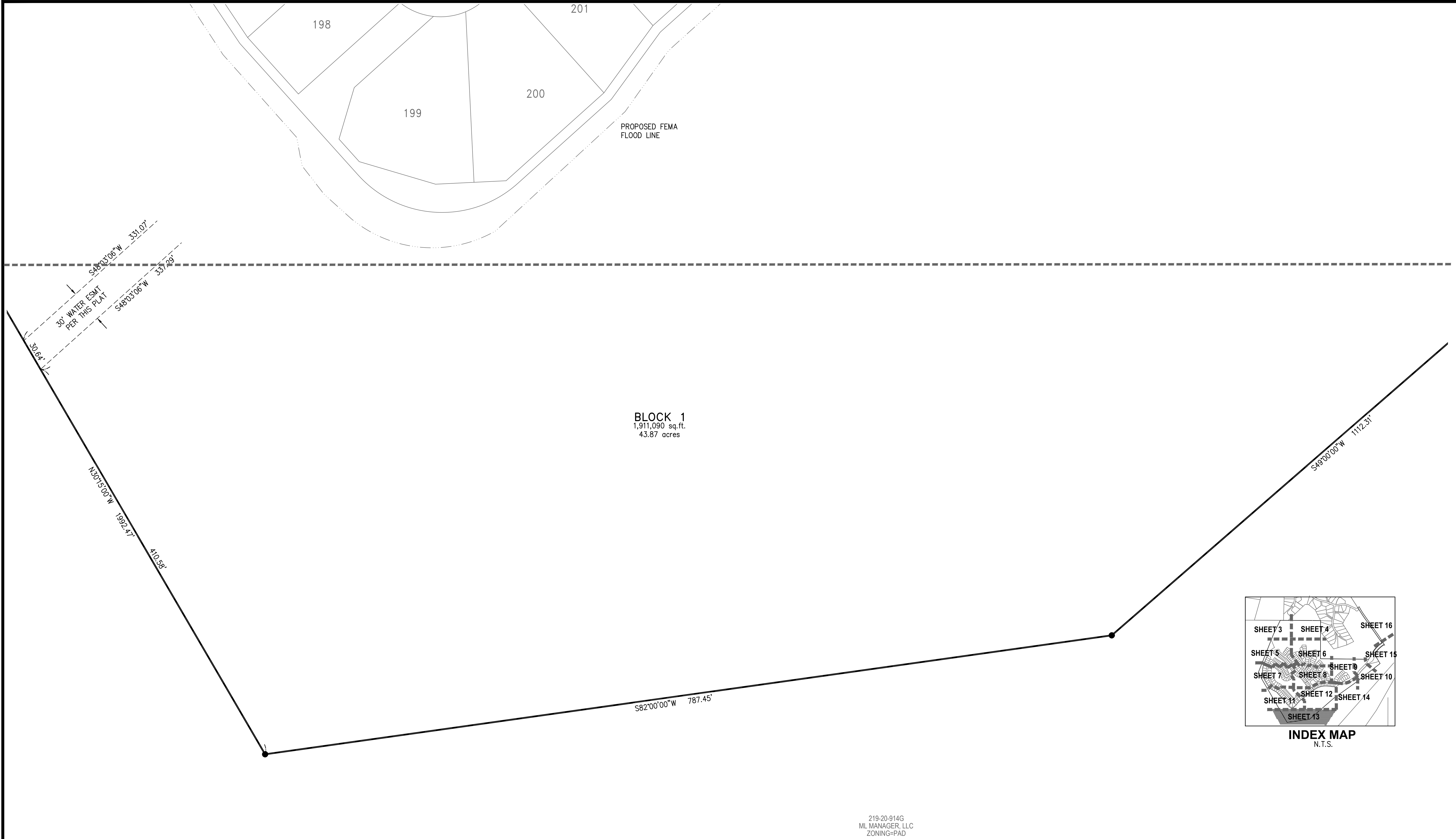
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SHEET 11 OF 18



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File:Q:\185050\TVM-02-041 Plating\04 Plating\06 F-Plan\FP-RV_148.dwg Plot Date:8/5/2019 3:10 PM By:pcate



INDEX MAP
N.T.S.

1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREA "A" (PRIVATE
STREETS), COMMON AREA "B" (NATURAL OPEN SPACE),
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PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

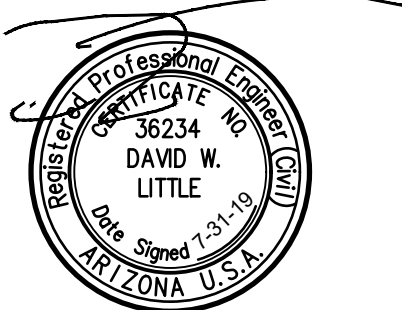
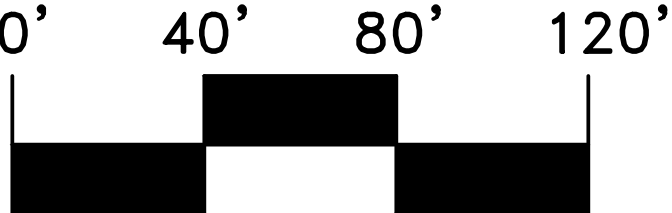
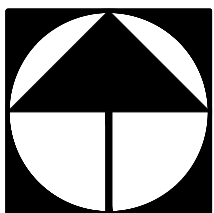
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OV1701068
(R)17-53
(O)17-09

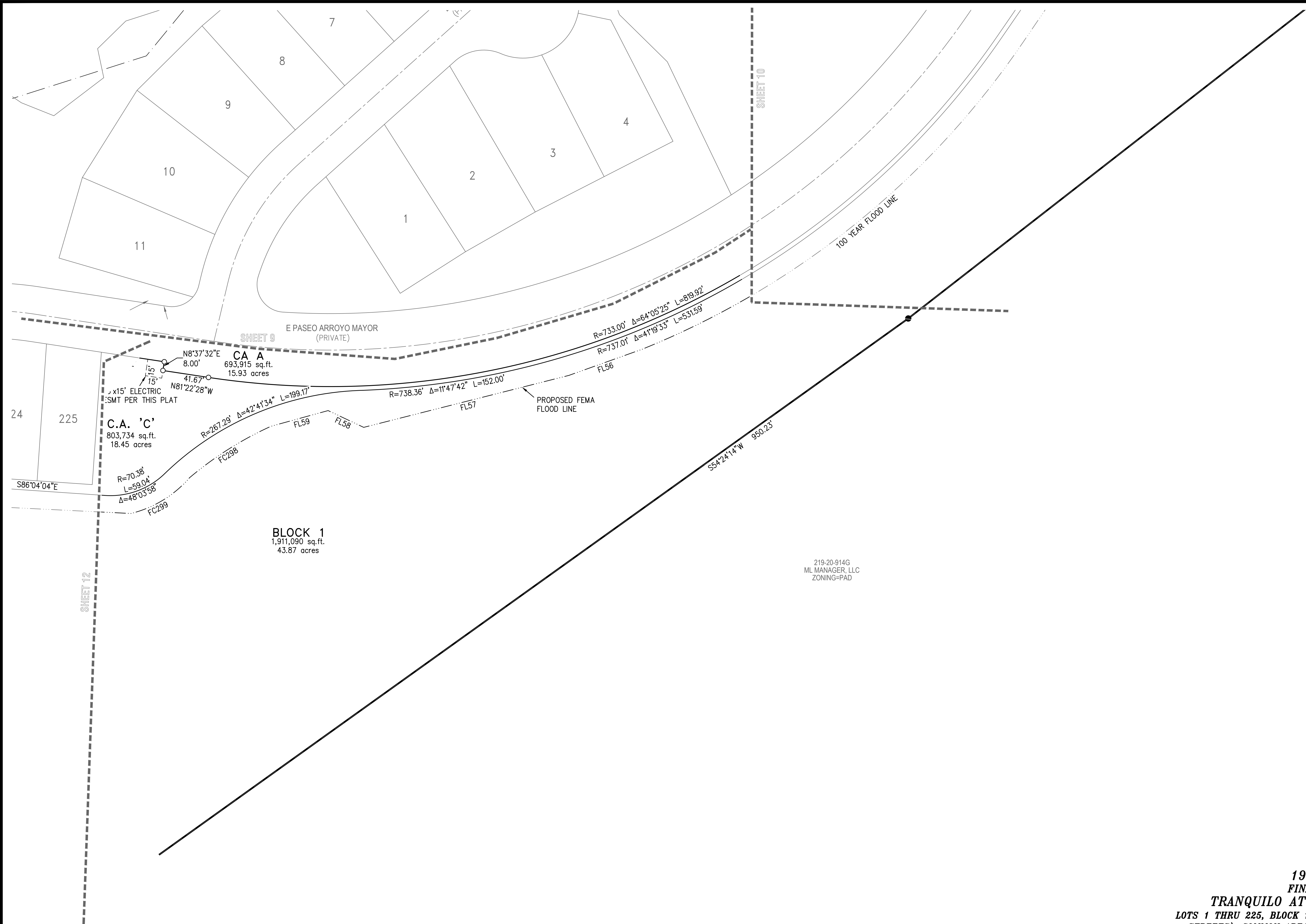
JUNE, 2019 1" = 40'

SHEET 13 OF 18

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1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREA "A" (PRIVATE
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COMMON AREA "E" (PRIVATE LIFT STATION)

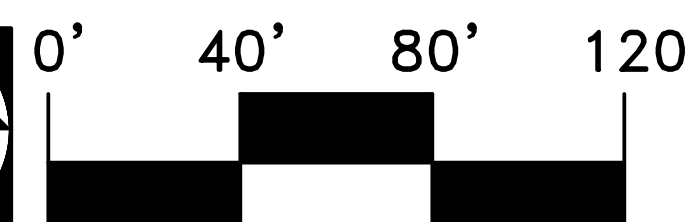
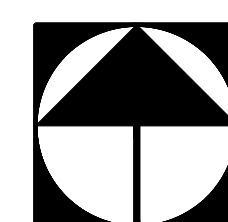
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OV1701068
(R)17-53
(O)17-09

PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

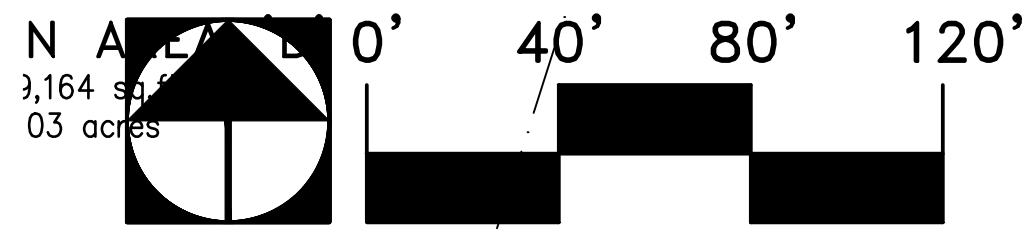
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SHEET 14 OF 18

SEQ.



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THE ESTATES AT HIGH MESA
RANCHO VISTOSO
NEIGHBORHOOD 5 PARCEL E
BOOK 49, PAGE 91 M&P
ZONING=PAD

BLOCK 1
1,911,090 sq.ft.
43.87 acres

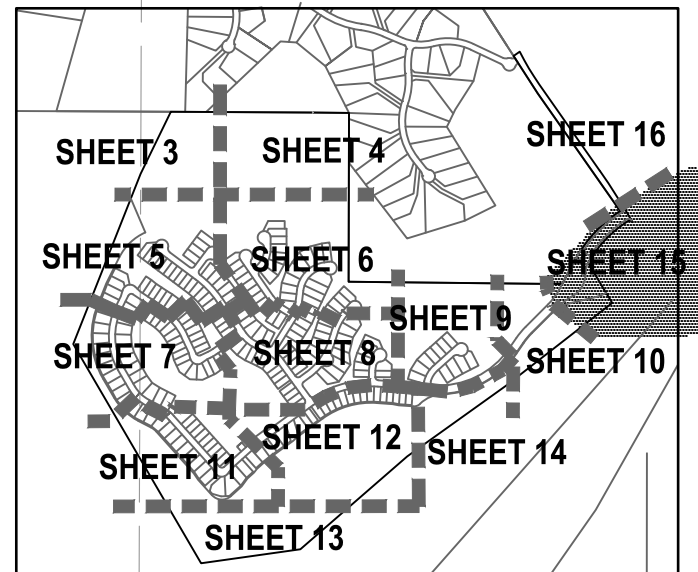
COMMON AREA 'C'
803,734 sq.ft.
18.45 acres

CA A
693,915 sq.ft.
15.93 acres

C.A. 'B'
81,174 sq.ft.
1.86 acres

C.A. 'B'
7,449 sq.ft.
0.17 acres

219-20-914G
ML MANAGER, LLC
ZONING=PAD



INDEX MAP
N.T.S.

1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
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Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09

PORTIONS OF SECTIONS 19 AND 30, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

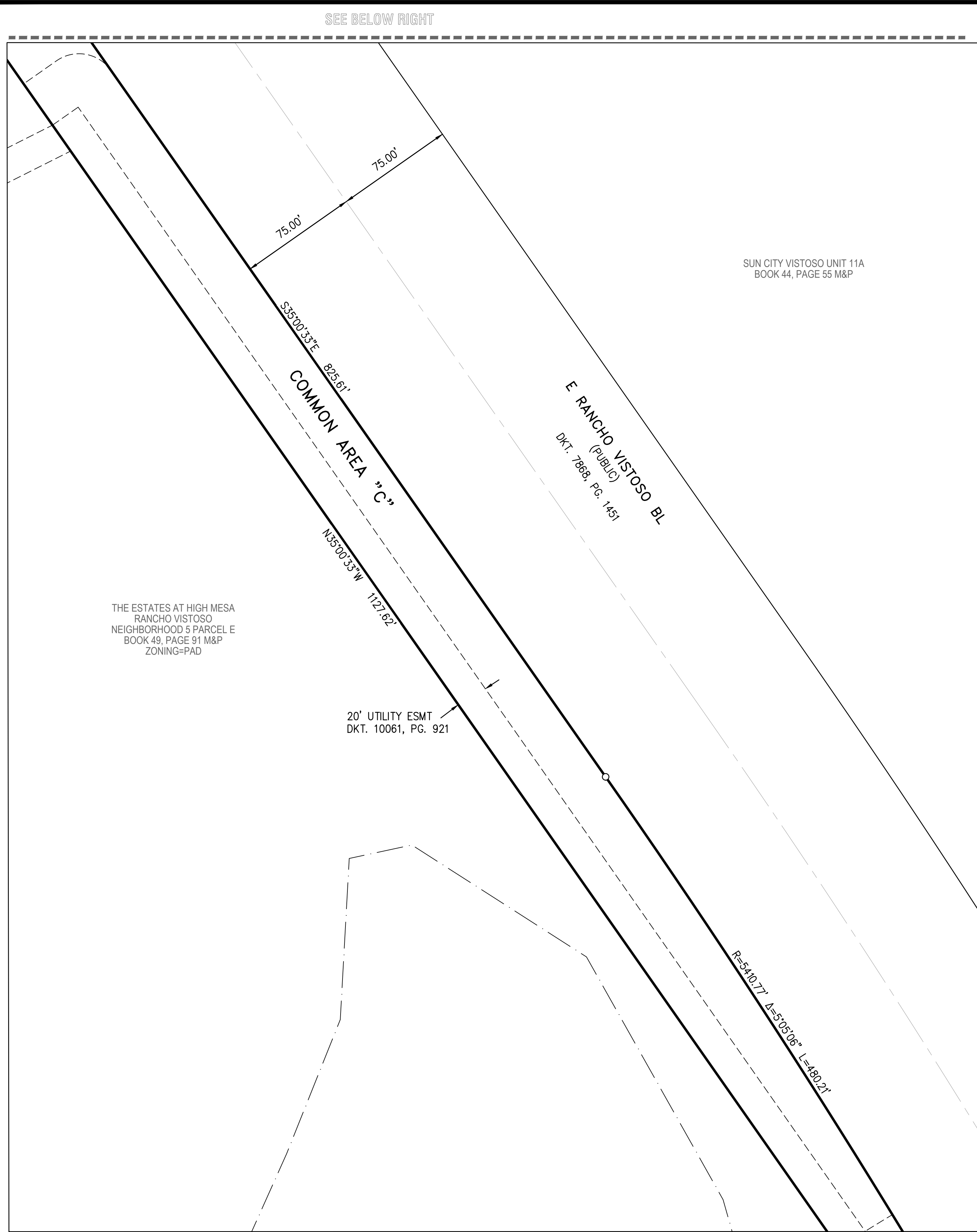
JUNE, 2019 1" = 40'

SHEET 15 OF 18

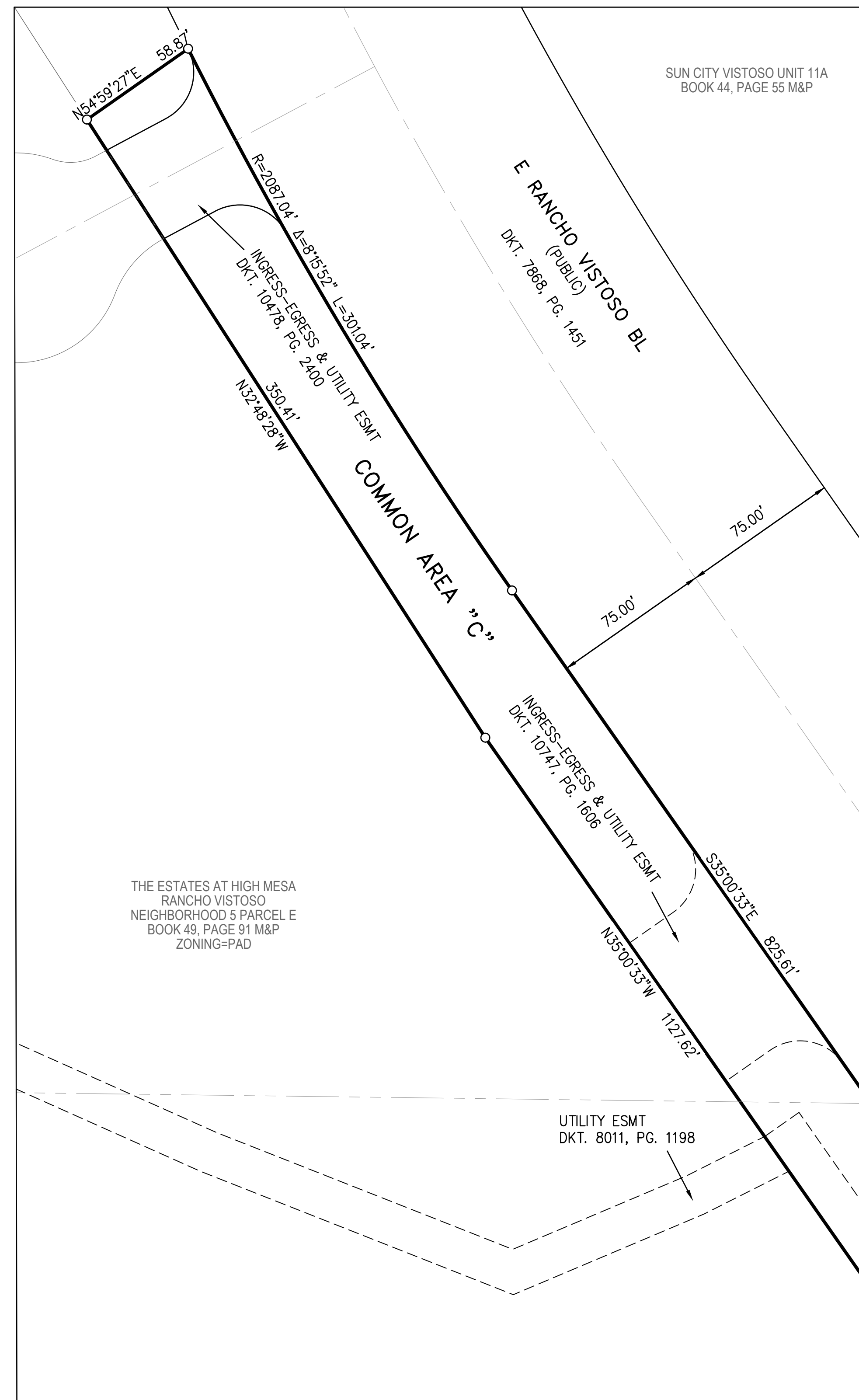
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SEQ.

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SHEET 15



SEE ABOVE LEFT

1900588
FINAL PLAT
TRANQUILO AT RANCHO VISTOSO
LOTS 1 THRU 225, BLOCK 1 & COMMON AREA "A" (PRIVATE
STREETS), COMMON AREA "B" (NATURAL OPEN SPACE),
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GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Ref#: OV1701630
OV1701068
(R)17-53
(O)17-09

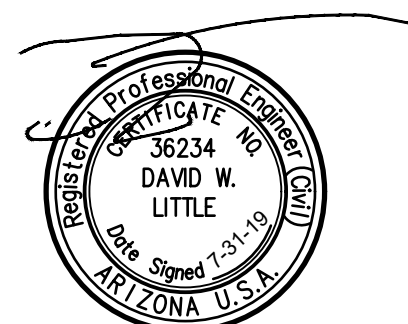
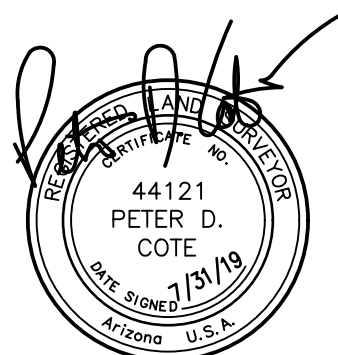
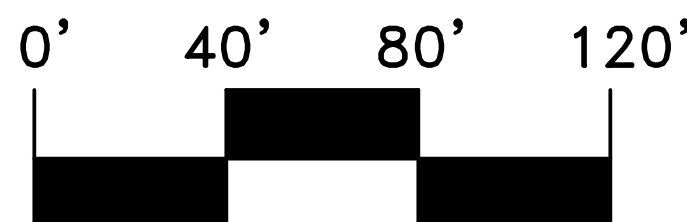
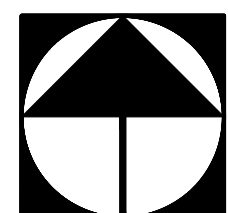
JUNE, 2019 1" = 40'

SHEET 16 OF 18

SEQ.

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SEQ.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C1	56.83'	200.00	16°16'49"	S24°16'34"W	56.64'
C2	24.57'	300.00	4°41'36"	N83°43'16"W	24.57'
C3	61.79'	600.00	5°54'03"	S51°00'07"W	61.77'
C4	108.38'	300.00	20°41'55"	N52°17'52"W	107.79'
C5	49.62'	300.00	9°28'33"	N60°03'14"E	49.56'
C6	64.97'	949.28	3°55'17"	S31°12'21"W	64.95'
C7	44.07'	100.00	25°15'06"	S16°37'10"W	43.72'
C8	22.53'	275.00	4°41'36"	N83°43'16"W	22.52'
C9	59.22'	575.00	5°54'03"	S51°00'07"W	59.19'
C10	99.35'	275.00	20°41'55"	N52°17'52"W	98.81'
C11	39.27'	25.00	90°00'00"	S70°12'29"E	35.36'
C12	45.48'	275.00	9°28'33"	N60°03'14"E	45.43'
C13	39.27'	25.00	90°00'00"	N10°18'57"E	35.36'
C14	44.26'	39.00	65°01'30"	S20°44'14"E	41.92'
C15	39.27'	25.00	90°00'00"	N81°45'01"E	35.36'
C16	44.26'	39.00	65°01'30"	S69°15'46"W	41.92'
C17	39.12'	25.00	89°39'06"	S8°04'33"E	35.25'
C18	36.88'	25.00	84°31'53"	N74°10'53"E	33.63'
C19	39.27'	25.00	90°00'00"	N13°05'04"W	35.36'
C20	44.26'	39.00	65°01'30"	S2°10'18"E	41.92'
C21	41.95'	25.00	96°08'36"	S82°45'21"E	37.20'
C22	44.26'	39.00	65°01'30"	N32°30'45"W	41.92'
C23	37.66'	25.00	86°19'07"	S8°28'31"W	34.20'
C24	45.59'	25.00	104°28'39"	N69°40'37"E	39.53'
C25	41.95'	225.00	10°40'55"	N12°05'50"E	41.89'
C26	51.31'	39.00	75°22'59"	N73°19'09"W	47.69'
C27	35.41'	25.00	81°09'00"	S8°39'34"E	32.52'
C28	69.05'	300.00	13°11'13"	S42°38'28"E	68.89'
C29	39.27'	25.00	90°00'00"	S81°02'51"E	35.36'
C30	44.66'	39.00	65°36'47"	S74°49'12"W	42.26'
C31	61.60'	525.00	6°43'23"	S21°05'29"W	61.57'
C32	41.39'	39.00	60°48'17"	S5°56'58"E	39.47'
C33	41.39'	39.00	60°48'17"	S72°02'09"W	39.47'
C34	39.27'	25.00	90°00'00"	S8°57'09"W	35.36'
C35	37.85'	25.00	86°44'51"	S79°25'17"E	34.34'
C36	37.78'	25.00	86°34'50"	N43°51'50"E	34.28'
C37	49.90'	39.00	73°18'31"	S48°32'34"W	46.56'
C38	54.31'	275.00	11°18'53"	S6°13'52"W	54.22'
C39	37.80'	25.00	86°38'30"	S42°44'49"E	34.30'
C40	26.62'	325.00	4°41'36"	S83°43'16"E	26.61'
C41	37.20'	25.00	85°15'47"	N55°59'38"E	33.86'
C42	44.26'	39.00	65°01'30"	S80°38'59"W	41.92'
C43	99.72'	185.00	30°53'07"	S32°41'40"W	98.52'
C44	45.20'	25.00	103°35'24"	S34°32'35"E	39.29'
C45	39.27'	25.00	90°00'00"	S8°57'09"W	35.36'
C46	36.52'	25.00	83°41'12"	S82°50'27"E	33.35'
C47	42.40'	25.00	97°09'49"	N75°08'59"E	37.50'
C48	117.41'	325.00	20°41'55"	N52°17'52"W	116.77'
C49	39.27'	25.00	90°00'00"	N86°56'54"W	35.36'
C50	64.37'	625.00	5°54'03"	S51°00'07"W	64.34'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C51	53.75'	325.00	9°28'33"	N60°03'14"E	53.69'
C52	98.42'	250.00	22°33'20"	S52°16'30"E	97.78'
C53	100.77'	200.00	28°52'08"	S49°07'06"E	99.71'
C54	120.01'	250.00	27°30'19"	S49°48'01"E	118.87'
C55	112.88'	525.00	12°19'09"	S47°47'34"W	112.66'
C56	123.54'	51.00	138°47'24"	S33°02'35"W	95.47'
C57	109.78'	250.00	25°09'34"	S19°20'09"W	108.90'
C58	120.76'	275.00	25°09'34"	S19°20'09"W	119.79'
C59	132.73'	325.00	23°24'01"	N46°23'03"W	131.81'
C60	122.52'	300.00	23°24'01"	S46°23'03"E	121.67'
C61	112.31'	275.00	23°24'01"	S46°23'03"E	111.53'
C62	41.42'	275.00	8°37'51"	S7°34'23"W	41.39'
C63	109.59'	600.00	10°27'53"	S39°46'03"W	109.44'
C64	115.61'	633.00	10°27'53"	N39°46'03"E	115.45'
C65	115.48'	800.00	8°16'15"	S49°08'08"W	115.38'
C66	103.56'	567.00	10°27'53"	S39°46'03"W	103.42'
C67	37.92'	51.00	42°35'58"	N88°08'15"W	37.05'
C68	52.34'	51.00	58°47'54"	S41°09'49"W	50.07'
C69	118.47'	51.00	133°05'54"	S54°47'05"E	93.57'
C70	9.37'	51.00	10°31'44"	N53°24'06"E	9.36'
C71	41.90'	235.00	10°12'54"	N43°01'47"E	41.84'
C72	60.16'	235.00	14°40'07"	N30°35'16"E	60.00'
C73	40.57'	235.00	9°53'29"	N18°18'28"E	40.52'
C74	11.84'	25.00	27°07'43"	N26°55'36"E	11.73'
C75	25.37'	25.00	58°08'04"	N69°33'30"E	24.29'
C76	41.48'	51.00	46°35'45"	S61°53'57"W	40.34'
C77	90.38'	51.00	101°32'34"	S12°10'13"E	79.01'
C78	42.93'	51.00	48°14'01"	S87°03'30"E	41.68'
C79	39.04'	51.00	43°51'18"	N46°53'50"E	38.09'
C80	1.05'	51.00	1°10'44"	N24°22'50"E	1.05'
C81	18.61'	325.00	3°16'51"	N22°09'02"E	18.61'
C82	50.05'	325.00	8°49'24"	N16°05'55"E	50.00'
C83	50.05'	325.00	8°49'24"	N7°16'30"E	50.00'
C84	12.99'	325.00	2°17'22"	N1°43'07"E	12.99'
C85	63.05'	525.00	6°52'52"	S50°30'42"W	63.01'
C86	49.83'	525.00	5°26'16"	S44°21'08"W	49.81'
C87	10.13'	39.00	14°52'43"	S49°04'21"W	10.10'
C88	31.26'	39.00	45°55'35"	S79°28'30"W	30.43'
C89	52.42'	51.00	58°53'18"	S72°59'38"W	50.14'
C90	71.12'	51.00	79°54°07"	S3°35'56"W	65.50'
C91	10.47'	39.00	15°23'03"	S28°39'36"E	10.44'
C92	30.92'	39.00	45°25'15"	S1°44'33"W	30.11'
C93	32.88'	525.00	3°35'18"	S22°39'31"W	32.87'
C94	28.72'	525.00	3°08'05"	S19°17'50"W	28.72'
C95	78.73'	355.00	12°42'27"	S24°05'01"W	78.57'
C96	71.72'	355.00	11°34'34"	S36°13'32"W	71.60'
C97	32.63'	51.00	36°39'41"	S89°17'45"W	32.08'
C98	137.36'	51.00	154°19'00"	S6°11'35"E	99.45'
C99	44.11'	51.00	49°33'04"	N71°52'23"E	42.74'
C100	3.99'	51.00	4°29'01"	N44°51'20"E	3.99'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C101	37.78'	405.00	5°20'39"	N39°56'30"E	37.76'
C102	60.06'	405.00	8°29'46"	N33°01'18"E	60.00'
C103	65.06'	405.00	9°12'12"	N24°10'18"E	64.99'
C104	13.01'	405.00	1°50'25"	N18°39'00"E	13.01'
C105	1.54'	475.00	0°11'09"	N17°49'22"E	1.54'
C106	81.53'	475.00	9°50'03"	N22°49'59"E	81.43'
C107	81.53'	475.00	9°50'03"	N32°40'02"E	81.43'
C108	135.70'	475.00	16°22'05"	N45°46'06"E	135.24'
C109	12.47'	300.00	2°22'56"	S37°14'19"E	12.47'
C110	52.09'	300.00	9°56'53"	S43°24'14"E	52.02'
C111	4.48'	300.00	0°51'23"	S48°48'23"E	4.48'
C112	15.29'	275.00	3°11'06"	S30°19'23"W	15.29'
C113	60.12'	275.00	12°31'33"	S22°28'03"W	60.00'
C114	45.35'	275.00	9°26'54"	S11°28'50"W	45.30'
C115	41.99'	197.00	12°12'42"	S12°51'44"W	41.91'
C116	65.46'	197.00	19°02'21"	S28°29'15"W	65.16'
C117	106.53'	197.00	30°58'56"	S53°29'54"W	105.23'
C118	48.40'	51.00	54°22'20"	N62°48'50"W	46.60'
C119	147.10'	51.00	165°15'20"	S7°22'20"W	101.16'
C120	19.87'	51.00	22°19'17"	S86°24'58"E	19.74'
C121	58.06'	247.00	13°28'02"	N75°41'22"E	57.92'
C122	60.15'	247.00	13°57'09"	N61°58'47"E	60.00'
C123	60.15'	247.00	13°57'09"	N48°01'38"E	60.00'
C124	60.15'	247.00	13°57'09"	N34°04'29"E	60.00'
C125	60.15'	247.00	13°57'09"	N20°07'20"E	60.00'
C126	27.55'	247.00	6°23'23"	N9°57'04"E	27.53'
C127	60.18'	225.00	15°19'28"	N43°58'20"E	60.00'
C128	60.18'	225.00	15°19'28"	N28°38'52"E	60.00'
C129	60.18'	225.00	15°19'28"	N13°19'23"E	60.00'
C130	22.23'	225.00	5°39'39"	N2°49'50"E	22.22'
C131	10.60'	51.00	11°54'36"	N5°57'18"W	10.58'
C132	45.91'	51.00	51°34'31"	N37°41'51"W	44.37'
C133	32.07'	51.00	36°01'55"	N81°30'04"W	31.55'
C134	129.52'	51.00	145°30'29"	S74°3'44"W	97.41'
C135	156.48'	51.00	175°47'49"	N57°33'27"W	101.93'
C136	51.08'	51.00	57°23'28"	S5°50'55"W	48.98'
C137	10.54'	51.00	11°50'13"	S28°45'56"E	10.52'
C138	31.71'	325.00	5°35'28"	S37°28'47"E	31.70'
C139	44.70'	325.00	7°52'46"	S44°12'54"E	44.66'
C140	56.32'	325.00	9°55'47"	S53°07'10"E	56.25'
C141	42.66'	200.00	12°13'13"	N57°26'34"W	42.58'
C142	58.11'	200.00	16°38'54"	N43°00'30"W	57.91'
C143	33.94'	25.00	77°47'32"	N16°25'12"E	31.40'
C144	59.46'	775.00	4°23'44"	N36°52'55"W	59.44'
C145	60.01'	775.00	4°26'13"	N41°17'53"W	60.00'
C146	60.01'	775.00	4°26'13"	N45°44'06"W	60.00'
C147	60.01'	775.00	4°26'13"	N50°10'19"W	60.00'
C148	6.92'	775.00	0°30'41"	N52°38'46"W	6.92'
C149	157.57'	51.00	177°01'27"	N13°15'47"E	101.97'
C150	33.41'	51.00	37°32'07"	S85°59'00"W	32.82'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C151	27.12'	51.00	30°27'56"	S51°58'59"W	26.80'
C152	138.85'	51.00	155°59'24"	N66°13'11"W	99.77'
C153	35.51'	51.00	39°53'51"	S15°50'11"W	34.80'
C154	34.74'	51.00	39°01'33"	S23°37'31"E	34.07'
C155	9.00'	51.00	10°06'42"	S48°11'38"E	8.99'
C156	24.58'	725.00	1°56'32"	S52°16'43"E	24.58'
C157	59.96'	725.00	4°44'20"	S48°56'17"E	59.95'
C158	59.90'	725.00	4°44'03"	S44°12'06"E	59.89'
C159	59.93'	725.00	4°44'12"	S39°27'58"E	59.92'
C160	30.54'	725.00	2°24'50"	S35°53'28"E	30.54'
C161	5.33'	25.00	12°12'28"	N28°34'48"W	5.32'
C162	1.06'	25.00	2°25'11"	S26°25'05"E	1.06'
C163	34.70'	525.00	3°47'12"	S27°06'05"E	34.69'
C164	50.02'	525.00	5°27'32"	S31°43'27"E	50.00'
C165	50.02'	525.00	5°27'32"	S37°10'59"E	50.00'
C166	50.02'	525.00	5°27'32"	S42°38'30"E	50.00'
C167	50.02'	525.00	5°27'32"	S48°06'02"E	50.00'
C168	49.83'	525.00	5°26'19"	S53°32'57"E	49.82'
C169	48.79'	60.00	46°35'29"	S69°10'32"E	47.46'
C170	42.78'	60.00	40°51'17"	N67°06'06"E	41.88'
C171	31.93'	60.00	30°29'43"	N31°25'36"E	31.56'
C172	12.42'	525.00	1°21'19"	N25°53'25"E	12.42'
C173	70.05'	525.00	7°38'42"	N21°23'24"E	70.00'
C174	70.05'	525.00	7°38'42"	N13°44'42"E	70.00'
C175	70.05'	525.00	7°38'42"	N6°06'00"E	70.00'
C176	70.05'	525.00	7°38'42"	N1°32'43"W	70.00'
C177	70.05'	525.00	7°38'42"	N9°11'25"W	70.00'
C178	70.05'	525.00	7°38'42"	N16°50'07"W	70.00'
C179	70.05'	525.00	7°38'42"	N24°28'50"W	70.00'
C180	17.84'	525.00	1°56'49"	N29°16'36"W	17.84'
C181	13.66'	325.00	2°24'28"	N31°27'14"W	13.66'
C182	70.14'	325.00	12°21'53"	N38°50'24"W	70.00'
C183	70.14'	325.00	12°21'53"	N51°12'17"W	70.00'
C184	29.84'	325.00	5°15'37"	N60°01'01"W	29.83'
C185	20.28'	275.00	4°13'34"	N60°32'03"W	20.28'
C186	79.06'	275.00	16°28'21"	N50°11'05"W	78.79'
C187	20.93'	60.00	19°58'59"	N41°33'04"W	20.82'
C188	33.74'	60.00	32°12'58"	N67°39'02"W	33.29'
C189	30.32'	60.00	28°57'18"	S81°45'50"W	30.00'
C190	31.02'	60.00	29°37'25"	S52°28'28"W	30.68'
C191	37.85'	775.00	2°47'55"	S55°21'06"W	37.85'
C192	59.17'	775.00	4°22'29"	S58°56'18"W	59.16'
C193	59.17'	775.00	4°22'29"	S63°18'47"W	59.16'
C194	59.17'	775.00	4°22'29"	S67°41'17"W	59.16'
C195	59.17'	775.00	4°22'29"	S72°03'46"W	59.16'
C196	59.17'	775.00	4°22'29"	S76°26'15"W	59.16'
C197	59.17'	775.00	4°22'29"	S80°48'44"W	59.16'
C198	59.17'	775.00	4°22'29"	S85°11'14"W	59.16'
C199	59.17'	775.00	4°22'29"	S89°33'43"W	59.16'
C200	29.53'	775.00	2°10'59"	N87°09'33"W	29.53'

Trail Easement Line Table		
Line #	Length	Direction
TE1	130.43'	S82°58'31"E
TE2	78.44'	S25°44'59"E
TE3	51.14'	N20°34'59"E
TE4	66.90'	N28°02'33"W
TE5	88.37'	N5°36'43"E
TE6	46.83'	N12°38'07"E
TE7	44.10'	N66°11'42"E
TE8	6.54'	N82°31'53"E
TE9	21.90'	N28°43'06"W
TE10	13.82'	N37°36'38"E
TE11	21.81'	S76°03'38"E
TE12	17.21'	N11°30'27"W
TE13	13.75'	N52°24'30"E
TE14	13.28'	S63°40'33"E
TE15	36.07'	N85°23'28"E
TE16	63.05'	N11°19'41"W
TE17	16.59'	N37°52'41"E
TE18	24.78'	N22°34'43"W
TE19	30.79'	N38°53'24"E
TE20	27.20'	N12°48'59"E
TE21	25.55'	N16°14'06"E
TE22	31.42'	N31°49'01"E
TE23	30.34'	N34°41'17"E
TE24	14.10'	N15°52'26"W
TE25	13.33'	N30°50'57"E
TE26	2.02'	N77°34'20"E
TE27	9.31'	N33°52'36"W
TE28	13.67'	N26°30'58"E
TE29	2.07'	N86°54'32"E
TE30	23.53'	N17°52'52"E
TE31	54.58'	N43°39'50"E
TE32	28.69'	N79°32'09"E
TE33	32.92'	N88°11'00"E
TE34	20.65'	S18°27'06"E
TE35	47.04'	S44°05'41"E
TE36	34.07'	S4°51'41"E
TE37	47.40'	S22°38'21"E
TE38	47.82'	S50°25'44"E
TE39	44.67'	N86°46'55"E
TE40	31.59'	N63°56'23"E
TE41	52.45'	N53°24'49"E
TE42	66.45'	S51°04'28"E
TE43	29.59'	S1°12'26"E
TE44	2.00'	S59°49'07"E
TE45	24.22'	N61°34'12"E
TE46	17.39'	S48°48'31"E
TE47	11.22'	S20°48'45"W
TE48	5.50'	N62°12'31"E
TE49	17.87'	S51°46'34"E
TE50	0.63'	S14°14'21"W

Trail Easement Line Table		
Line #	Length	Direction
TE51	24.73'	N47°14'33"E
TE52	16.78'	S58°28'52"E
TE53	15.53'	S15°47'43"W
TE54	27.35'	N43°07'25"E
TE55	59.19'	N35°28'39"E
TE56	33.82'	S78°42'03"E
TE57	3.21'	N2°41'12"E
TE58	13.40'	N51°37'52"E
TE59	54.79'	S79°25'28"E
TE60	21.43'	N0°44'41"W
TE61	13.28'	N44°01'55"E
TE62	140.23'	N88°48'31"E
TE63	69.78'	N70°37'52"E
TE64	47.56'	N67°42'00"W
TE65	55.10'	N34°47'11"W
TE66	53.10'	N41°22'06"E
TE67	16.66'	S63°27'56"E
TE68	24.12'	S11°42'01"W
TE69	55.19'	S89°32'53"E
TE70	27.99'	N39°07'16"W
TE71	26.66'	N25°38'14"E
TE72	39.17'	S88°52'40"E
TE73	175.91'	S58°34'59"E
TE74	106.83'	S56°16'58"E
TE75	512.13'	S30°39'41"E
TE76	533.89'	N30°39'41"W
TE77	103.12'	N56°16'58"W
TE78	171.54'	N58°34'59"W
TE79	25.47'	N88°52'40"W
TE80	7.51'	S25°38'14"W
TE81	29.16'	S39°07'16"E
TE82	18.04'	S25°39'55"W
TE83	84.15'	N89°32'53"W
TE84	18.31'	N11°42'01"E
TE85	17.25'	S41°22'06"W
TE86	38.92'	S34°47'11"E
TE87	58.01'	S67°42'00"E
TE88	17.45'	S1°27'56"W
TE89	87.06'	S70°37'52"W
TE90	136.45'	S88°48'31"W
TE91	0.92'	S44°01'55"W
TE92	22.96'	S0°44'41"E
TE93	13.44'	S49°54'55"W
TE94	55.47'	N79°25'28"W
TE95	3.35'	S2°41'12"W
TE96	13.40'	S51°59'35"W
TE97	31.28'	N78°42'03"W
TE98	50.49'	S35°28'39"W
TE99	55.10'	S43°07'25"W
TE100	16.51'	N60°32'26"W

Trail Easement Line Table		
Line #	Length	Direction
TE101	19.96'	N15°47'43"E
TE102	23.33'	S47°14'33"W
TE103	16.88'	N59°15'33"W
TE104	9.82'	N14°14'21"E
TE105	8.81'	S62°12'31"W
TE106	17.44'	N48°29'22"W
TE107	10.85'	N20°48'45"E
TE108	17.24'	S61°34'12"W
TE109	18.84'	N59°49'07"W
TE110	31.03'	N1°12'26"W
TE111	47.86'	N51°04'28"W
TE112	42.22'	S53°24'49"W
TE113	36.00'	S63°56'23"W
TE114	53.58'	S86°46'55"W
TE115	57.40'	N50°25'44"W
TE116	53.46'	N22°38'21"W
TE117	31.07'	N4°51'41"W
TE118	45.11'	N44°05'41"W
TE119	12.89'	N18°27'06"W
TE120	20.61'	S88°11'00"W
TE121	22.70'	S79°32'09"W
TE122	46.29'	S43°39'50"W
TE123	30.22'	S17°52'52"W
TE124	6.92'	S33°52'36"E
TE125	13.56'	S21°50'52"W
TE126	5.51'	S77°34'20"W
TE127	0.38'	S30°50'57"W
TE128	14.71'	S15°52'26"E
TE129	37.05'	S34°41'17"W
TE130	28.99'	S31°49'01"W
TE131	23.05'	S16°14'06"W
TE132	30.23'	S12°48'59"W
TE133	25.35'	S38°53'24"W
TE134	24.60'	S22°34'43"E
TE135	18.47'	S37°52'41"W
TE136	73.05'	S11°19'41"E
TE137	46.03'	S85°23'28"W
TE138	7.87'	S50°20'12"E
TE139	13.83'	S16°33'31"W
TE140	21.44'	S83°27'14"W
TE141	6.63'	S65°18'13"E
TE142	13.88'	S3°11'16"W
TE143	17.72'	S71°40'45"W
TE144	18.33'	S82°31'53"W
TE145	34.38'	S66°11'42"W
TE146	38.34'	S12°38'07"W
TE147	82.92'	S5°36'43"W
TE148	69.14'	S28°02'33"E
TE149	70.39'	S20°34'59"W
TE150	17.77'	S87°25'00"W

Trail Easement Line Table		
Line #	Length	Direction
TE151	82.74'	N25°44'59"W
TE152	126.14'	N82°58'31"W

100 Year Flood Line Table		
Line	Length	Direction
FL1	33.95'	S77°02'44"E
FL2	29.02'	S35°12'40"E
FL3	61.79'	S22°41'44"E
FL4	137.89'	S16°15'04"E
FL5	35.77'	S49°47'19"W
FL6	19.98'	S4°57'56"E
FL7	231.72'	S53°34'56"W
FL8	82.14'	S47°10'19"W
FL9	28.97'	S34°32'25"W
FL10	79.31'	S47°54'06"W
FL11	68.77'	S35°23'14"W
FL12	162.24'	S47°21'48"W
FL13	19.45'	N89°00'07"E
FL14	34.06'	N48°03'05"W
FL15	33.33'	N37°47'31"W
FL16	26.80'	N10°49'41"W
FL17	101.92'	N41°40'37"W
FL18	58.49'	N33°07'22"W
FL19	436.37'	N41°58'00"W
FL20	52.61'	S61°47'35"W
FL21	104.49'	N63°05'10"W
FL22	76.99'	S75°57'51"W
FL23	151.71'	N30°29'57"W
FL24	35.72'	N34°22'40"W
FL25	91.10'	N24°05'31"W
FL26	51.64'	N26°12'16"W
FL27	3.20'	N37°37'05"W
FL28	98.07'	N14°28'21"E
FL29	110.62'	N20°08'40"E
FL30	174.03'	N23°33'58"E
FL31	220.26'	N27°17'52"E
FL32	16.95'	N8°36'48"E
FL33	50.57'	N26°34'33"E
FL34	70.08'	N15°27'12"E
FL35	68.00'	N4°27'42"E
FL36	24.25'	S89°20'54"W
FL37	32.02'	N17°01'46"W
FL38	139.26'	N19°27'48"E
FL39	65.11'	N31°47'44"E
FL40	162.81'	N15°00'09"E
FL41	162.70'	N49°31'29"E
FL42	73.66'	N18°16'24"E
FL43	37.62'	N44°22'41"E
FL44	56.26'	N18°36'48"E
FL45	101.93'	N8°00'51"W
FL46	58.57'	S89°34'23"W
FL47	3.97'	S19°37'11"E
FL48	17.40'	S85°36'10"E
FL49	69.28'	S33°12'08"E
FL50	11.42'	S30°09'07"W

100 Year Flood Line Table		
Line	Length	Direction
FL51	19.57'	S17°00'21"W
FL52	17.08'	S84°56'04"W
FL53	173.29'	S75°52'03"W
FL54	206.20'	S45°40'56"W
FL55	114.09'	S34°19'37"W
FL56	71.10'	S70°20'37"W
FL57	191.41'	S75°47'14"W
FL58	35.58'	N64°44'54"W
FL59	53.61'	S74°38'23"W
FL60	27.50'	N46°54'50"E
FL61	134.95'	N87°10'07"W
FL62	42.61'	N1°18'42"W
FL63	59.48'	N79°15'31"W
FL64	38.69'	N8°43'26"W
FL65	133.20'	N86°08'04"W
FL66	256.83'	S54°37'28"W
FL67	17.48'	N41°16'30"W
FL68	36.87'	S56°57'43"W
FL69	46.49'	S48°45'19"E
FL70	28.62'	S42°05'56"E
FL71	10.53'	N54°39'54"W
FL72	122.34'	N16°29'29"W
FL73	85.20'	N5°52'37"E
FL74	17.69'	S66°08'00"E
FL75	26.78'	N35°50'39"W
FL76	17.92'	N69°23'16"W
FL78	30.85'	S47°42'37"W
FL79	32.85'	S44°19'10"W
FL80	50.22'	S53°43'50"W
FL81	14.19'	S19°57'23"W
FL82	21.68'	S4°38'57"E
FL83	38.80'	S37°36'51"E
FL84	61.45'	S38°05'20"E
FL85	36.01'	S50°42'18"E
FL86	11.29'	S8°19'54"E
FL87	65.48'	S43°47'26"E
FL88	25.94'	S50°13'22"E
FL89	11.17'	S14°35'26"W
FL90	33.16'	S50°08'00"E
FL91	49.03'	S42°42'39"E
FL92	22.43'	S39°27'54"E
FL93	80.62'	S46°25'26"E
FL94	68.85'	S40°31'48"E
FL95	15.02'	S19°00'02"W
FL96	7.94'	S46°01'04"E
FL97	85.96'	N47°59'41"E
FL98	19.81'	N43°51'29"W
FL99	30.16'	N62°31'21"W
FL100	16.17'	N11°06'54"E
FL101	15.82'	N53°45'43"W

100 Year Flood Line Table		
Line	Length	Direction
FL102	25.24'	S46°56'20"W
FL103	40.32'	N47°18'36"W
FL104	82.90'	N22°13'09"W
FL105	73.69'	N4°26'10"W
FL106	43.74'	N27°48'32"W
FL107	19.83'	N39°15'49"W
FL108	53.83'	N72°32'51"W
FL109	35.13'	N56°53'50"W
FL110	42.94'	N65°44'33"W
FL111	15.81'	N40°11'23"W
FL112	32.27'	N58°06'25"W
FL113	77.31'	S76°42'31"W
FL114	15.87'	S35°06'04"W
FL115	44.62'	S2°05'28"E
FL116	26.12'	S7°08'53"W
FL117	17.70'	S9°58'46"E
FL118	47.88'	S6°54'06"W
FL119	77.61'	S25°41'06"W
FL120	75.88'	S43°14'57"W
FL121	50.79'	S33°06'22"W
FL122	105.13'	S27°45'47"W
FL123	53.51'	S24°02'19"W
FL124	53.43'	S14°23'41"W
FL125	86.17'	S30°48'23"W
FL126	29.72'	S47°20'45"W
FL127	45.01'	S33°30'21"W
FL128	24.32'	S75°33'35"W
FL129	16.42'	S35°33'12"W
FL130	139.98'	S37°21'04"E
FL131	55.76'	S15°57'24"E
FL132	8.97'	S88°36'17"E
FL133	19.82'	N41°51'12"E
FL134	50.16'	N18°02'51"W
FL135	91.13'	N34°28'35"W
FL136	73.56'	N32°47'24"E
FL137	45.26'	N8°36'44"E
FL138	68.67'	N29°30'37"E
FL139	47.47'	N17°22'35"E
FL140	27.28'	N11°55'36"E
FL141	64.39'	N26°54'34"E
FL142	33.09'	N30°14'28"E
FL143	68.48'	N28°31'36"E
FL144	33.15'	N37°59'12"E
FL145	54.65'	N45°41'12"E
FL146	86.76'	N32°43'41"E
FL147	17.72'	S33°42'58"E
FL148	9.31'	S8°18'23"E
FL149	20.68'	S34°15'01"E
FL150	16.43'	S81°55'08"E
FL151	14.10'	N20°09'18"E

100 Year Flood Line Table		
Line	Length	Direction
FL152	33.09'	N30°53'56"E
FL154	34.07'	N36°46'15"W
FL155	44.71'	N42°20'43"W
FL156	9.88'	N19°19'49"W
FL157	12.85'	N19°42'06"W
FL158	23.01'	N36°00'28"W
FL159	32.06'	S31°00'53"E
FL160	69.20'	N35°13'01"W
FL161	19.68'	S46°24'52"E
FL162	34.36'	S5°29'34"W
FL164	27.31'	N15°07'49"W
FL165	6.14'	N48°26'46"E
FL166	15.45'	S83°21'58"E
FL167	36.35'	S31°34'50"W
FL168	27.20'	S43°45'03"W
FL169	79.20'	S36°41'25"W
FL170	29.31'	N61°15'18"W
FL171	10.38'	N6°04'14"E
FL172	17.54'	N54