

APPROVAL

BY _____ P.E. _____ DATE _____
MARANA TOWN ENGINEER/DEVELOPMENT ENGINEER

BY _____ DATE _____
MARANA PLANNING DIRECTOR

BY _____ DATE _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT

TOWN CLERK CERTIFICATION

I, _____, CLERK OF THE TOWN OF MARANA HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA ON THE _____ DAY OF _____, 20____.

BY _____ DATE _____
CLERK OF THE TOWN OF MARANA

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

BY _____ DATE _____
MARANA WATER DIRECTOR

DEDICATION STATEMENT

"WE, THE UNDERSIGNED, HEARBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, AND DRAINAGEWAYS, AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. NO ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT RIGHTS-OF-WAY. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

"WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA." "PRIVATE DRAINAGEWAYS AND COMMON AREA AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA, BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREA SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER _____.

IN THE OFFICE OF THE RECORDER OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREA WITHIN THIS SUBDIVISION."

BY: _____ DATE _____

STATE OF ARIZONA)
) SS.
COUNTY OF PIMA)

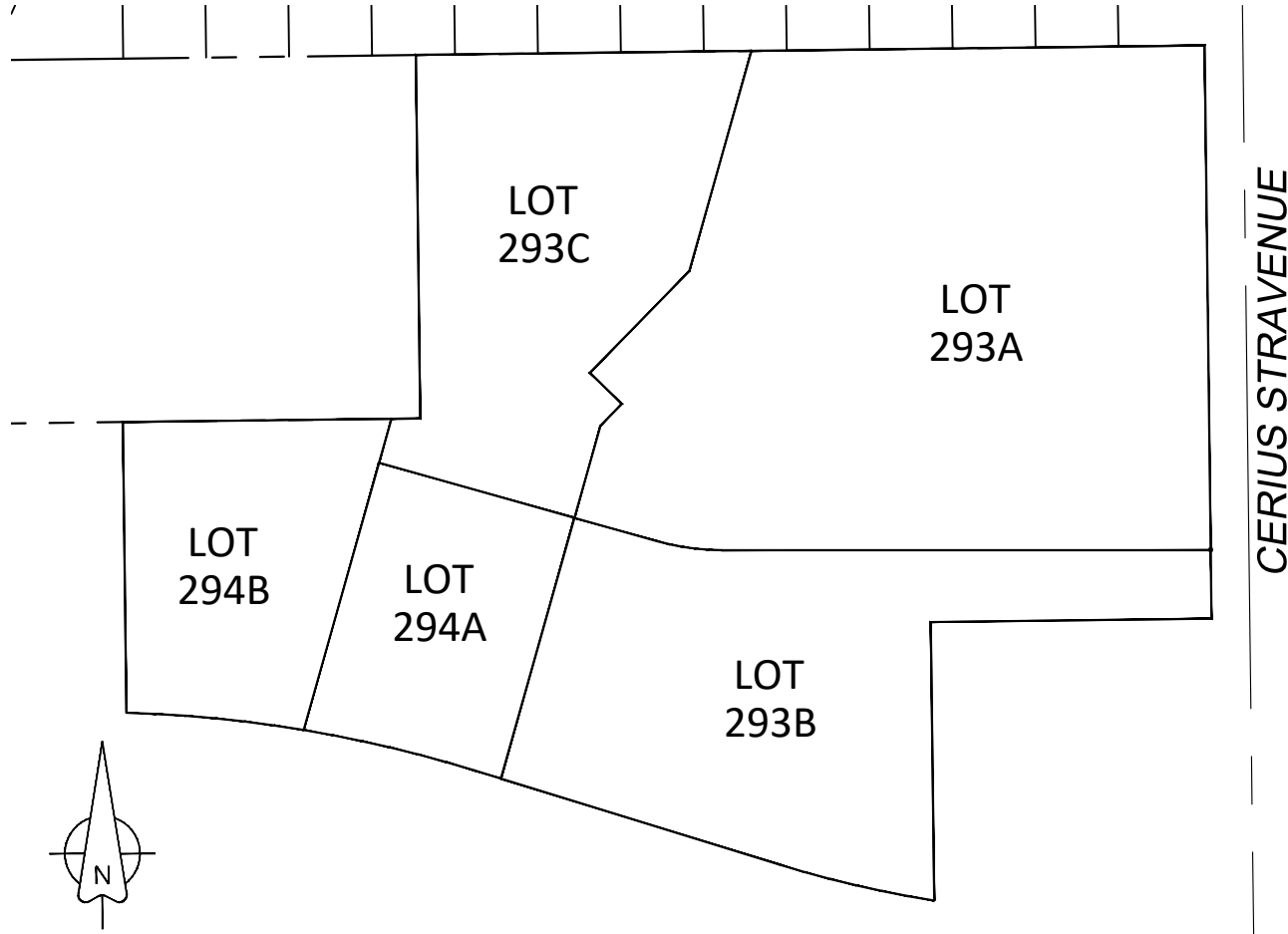
ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ WHO ACKNOWLEDGED _____ SELF TO BE THE TO BE THE _____ CADDIS BRIDGE, L.L.C., AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THE FLOODPLAIN LIMITS AND EROSION HAZARD SETBACKS AS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.

DATE



INDEX MAP

1" = 150'

OWNER:

CADDIS BRIDGE, L.L.C.
3573 E SUNRISE DR SUITE 233
TUCSON, AZ 85718

FLOOD ZONE DESIGNATION

REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04019C1655L DATED JUNE 16, 2011, REVISED TO REFLECT THE LOMR, EFFECTIVE DATE: MARCH 14, 2017, INDICATED THAT THE SITE LIES WITHIN ZONE X (SHADED) FLOOD ZONE.

ASSURANCES ARE NOT REQUIRED

THE TOWN OF MARANA DOES NOT REQUIRE THE SUBDIVIDER TO PROVIDE SUBDIVISION ASSURANCES FOR THIS SUBDIVISION. ANY SUBDIVISION IMPROVEMENTS REQUIRED BY ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8) AND MARANA TOWN CODE SECTION 17-5-5 HAVE BEEN PROVIDED.

BY _____ DATE _____
TOWN OF MARANA

RECORDING DATA

STATE OF ARIZONA) FEE _____
) SS
COUNTY OF PIMA) SEQUENCE NO. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER AND ASSOCIATES ENGINEERING, INC., ON THIS _____ DAY OF _____, 20____, AT _____ IN SEQUENCE NO. _____ THEROF.

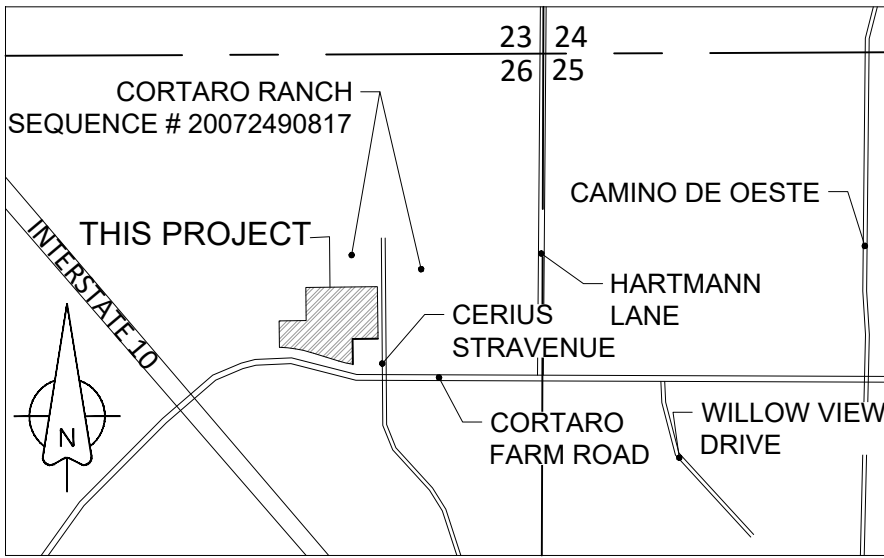
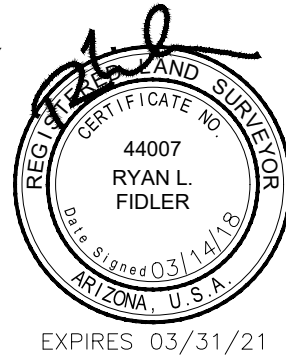
F. ANN RODRIGUEZ DATE _____
PIMA COUNTY RECORDER BY DEPUTY

SURVEY CERTIFICATION

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

RYAN L. FIDLER, R.L.S. 44007

03/14/18
DATE



LOCATION PLAN

3" = 1 MILE
BEING A PORTION OF SECTION 26, T12S, R12E,
G&SRB&M, PIMA COUNTY, ARIZONA

GENERAL NOTES

- GROSS AREA IS 9.15 ACRES OR 398,729 SQ. FT..
- THE EXISTING ZONING FOR THIS PROJECT IS "VC".
- THE TOTAL NUMBER OF LOTS IS 5.
- NO FURTHER LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
- APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
- ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
- OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
- 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 THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
- 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.
- TOTAL MILES OF NEW PUBLIC OR PRIVATE STREETS IS _____.
- INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
- THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- PRIOR TO RECEIVING A GRADING PERMIT, A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND FEE WILL BE SUBMITTED TO THE TOWN FOR REVIEW.
- AN ARCHAEOLOGICAL MONITOR WILL BE PRESENT DURING GROUND-DISTURBING ACTIVITIES, PER THE CULTURAL REPORT "RESULTS OF ARCHAEOLOGICAL DATA RECOVERY INVESTIGATIONS AT THE PORTION OF AZ AA: 12:285 (ASM) WITHIN THE OLSSON PARCEL, IN MARANA, PIMA COUNTY, ARIZONA," BY TIERRA RIGHT OF WAY, DATED JANUARY 15, 2016,
- A PHASE I ENVIRONMENTAL SITE ASSESSMENT WILL BE PROVIDED TO THE TOWN, DATED MORE THAN 180 DAYS PRIOR TO DEDICATION OF THE EASEMENT.

FINAL PLAT for
LOTS 293A THROUGH 294B

A SUBDIVISION OF LOTS 293 AND 294 OF CORTARO RANCH, LOTS 1-297 AND COMMON AREA "A", AS RECORDED IN BOOK 51 AT PAGE 6 LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA

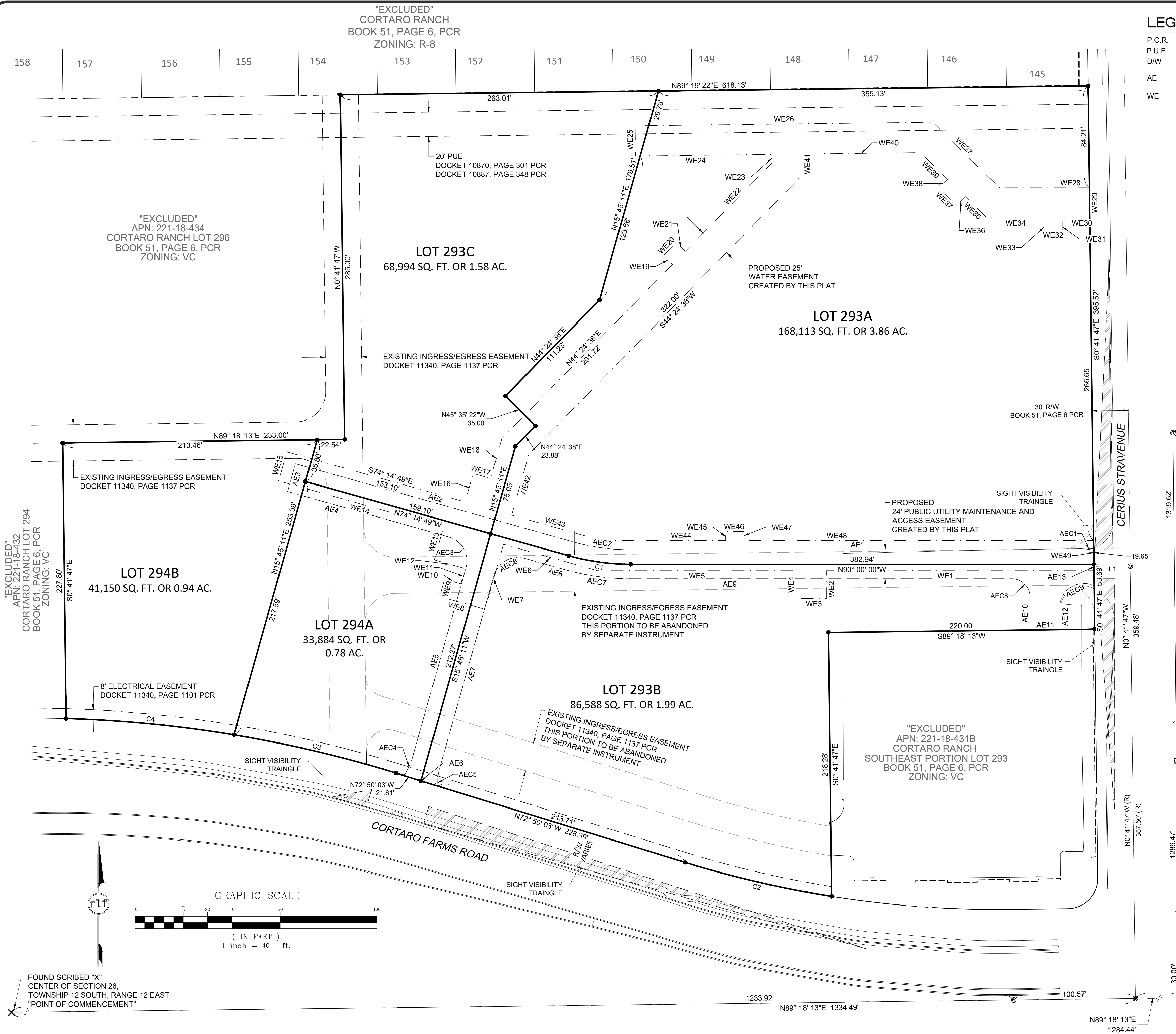


#PRV1802-001

REF: #PRV9607-001
PEZ-9507

SHEET
1 OF 2

JOB NO.: 09003088



LEGEND

- P.C.R. PIMA COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT
- D/W DRIVEWAY
- AE PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CREATED BY THIS PLAT
- WE WATER EASEMENT CREATED BY THIS PLAT
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- FOUND SCRIBED X
- SET REBAR WITH CAP RLS#44007
- BREAKLINE
- PUBLIC UTILITY MAINTENANCE AND ACCESS EASEMENT CURVE CREATED BY THIS PLAT
- SECTION LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- INGRESS/EGRESS EASEMENT LINE
- WATER EASEMENT LINE
- SEWER EASEMENT LINE
- TIE LINE

LINE TABLE		
LINE	LENGTH	BEARING
AE1	374.49	N90° 00' 00"E
AE2	238.22	S74° 14' 49"E
AE3	24.00	N15° 45' 11"E
AE4	138.60	N74° 14' 49"W
AE6	29.45	N72° 50' 03"W
AE7	166.63	S15° 45' 11"W
AE8	34.62	N74° 14' 49"W
AE9	315.17	N90° 00' 00"W
AE10	27.33	N0° 00' 00"E
AE11	24.64	S89° 18' 13"W
AE12	21.19	S0° 00' 00"E
AE13	31.07	S0° 41' 47"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S89° 18' 13"W

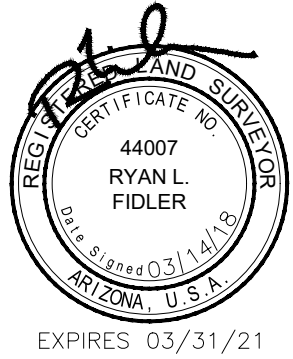
LINE TABLE		
LINE	LENGTH	BEARING
WE1	221.19	N90° 00' 00"W
WE2	23.00	S0° 00' 00"E
WE3	25.00	N90° 00' 00"W
WE4	23.00	N0° 00' 00"E
WE5	164.13	N90° 00' 00"W
WE6	80.82	N74° 14' 49"W
WE7	55.91	S15° 45' 11"W
WE8	39.00	N74° 14' 49"W
WE9	15.00	N15° 45' 11"E
WE10	14.00	S74° 14' 49"E
WE11	12.91	N15° 45' 11"E
WE12	26.56	N74° 14' 49"W
WE13	28.00	N15° 45' 11"E
WE14	141.54	N74° 14' 49"W
WE15	25.00	N15° 45' 11"E
WE16	24.57	N15° 45' 11"E
WE17	15.00	S74° 14' 49"E
WE18	34.18	N15° 45' 11"E
WE19	10.50	N45° 35' 22"W
WE20	15.00	N44° 24' 38"E
WE21	10.50	S45° 35' 22"E
WE22	102.36	N44° 24' 38"E
WE23	6.95	N0° 00' 00"E
WE24	112.82	S89° 18' 13"W
WE25	25.00	N0° 41' 47"W
WE26	245.92	N89° 18' 13"E
WE27	77.45	S45° 35' 22"E
WE28	74.18	N90° 00' 00"E
WE29	25.00	S0° 41' 47"E
WE30	22.73	N90° 00' 00"W
WE31	9.75	S0° 00' 00"E
WE32	15.00	N90° 00' 00"W
WE33	9.75	N0° 00' 00"E
WE34	46.95	N90° 00' 00"W
WE35	25.62	N45° 35' 22"W
WE36	9.98	S44° 18' 13"W
WE37	20.00	N45° 41' 47"W
WE38	10.01	N44° 18' 13"E
WE39	31.64	N45° 35' 22"W
WE40	97.71	S89° 18' 13"W
WE41	17.46	S0° 00' 00"E
WE42	52.36	S15° 45' 11"W
WE43	77.36	S74° 14' 49"E
WE44	102.41	N90° 00' 00"E
WE45	7.50	N0° 00' 00"E
WE46	15.00	N90° 00' 00"E
WE47	7.50	S0° 00' 00"E
WE48	289.14	N90° 00' 00"E
WE49	19.65	N0° 41' 47"W

FOUND BRASS CAP FLUSH
NORTHEAST CORNER, SECTION 26,
TOWNSHIP 12 SOUTH, RANGE 12 EAST

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	51.69	188.00	15°45'11"	N82° 07' 25"W	51.53
C2	124.65	875.00	8°09'44"	N76° 54' 54"W	124.54
C3	137.72	1025.00	7°41'55"	N76° 41' 00"W	137.62
C4	139.64	1025.00	7°48'21"	S84° 26' 08"E	139.54

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
AEC1	8.44	25.00	19°21'01"	N80° 19' 30"E	8.40
AEC2	48.39	176.00	15°45'11"	S82° 07' 25"E	48.24
AEC3	32.20	20.50	90°00'00"	N29° 14' 49"W	28.99
AEC4	16.82	50.50	19°05'06"	N25° 17' 42"E	16.74
AEC5	13.86	35.50	22°21'49"	S4° 34' 16"W	13.77
AEC6	32.20	20.50	90°00'00"	S60° 45' 11"W	28.99
AEC7	54.99	200.00	15°45'10"	N82° 07' 25"W	54.81
AEC8	23.56	15.00	90°00'00"	N45° 00' 00"W	21.21
AEC9	37.35	20.00	107°00'26"	S61° 49' 44"W	32.16

FOUND BRASS CAP IN HAND HOLE



FINAL PLAT for
LOTS 293A THROUGH 294B
A SUBDIVISION OF LOTS 293 AND 294 OF CORTARO RANCH, LOTS 1-297 AND
COMMON AREA "A", AS RECORDED IN BOOK 51 AT PAGE 6 LOCATED IN THE
NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 12 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA



#PRV1802-001 REF: #PRV9607-001 SHEET
PCZ-9507 2 OF 2
JOB NO.: 09003088