

DEDICATION

WE, THE UNDERSIGNED, HEREBY 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 SAID 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. WE HEREBY DEDICATE BLOCK "1," AS SHOWN ON THIS PLAT, TO THE TOWN OF MARANA.

UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED 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 VEHICULAR ACCESS EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT COMMON AREAS.

THE 15 FOOT PUBLIC TRAIL EASEMENT AS SHOWN ON THIS PLAT IS GRANTED TO THE TOWN OF MARANA FOR THE PURPOSE OF A PUBLIC TRAIL (AKA SCOTTIE'S LOOP TRAIL).

THE 20 FOOT PATH EASEMENTS AS SHOWN ON THIS PLAT ARE GRANTED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PUBLIC PATHS.

WE, AND 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 WRITTEN APPROVAL OF THE TOWN OF MARANA.

ALL COMMON AREAS AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES.

ALL COMMON AREAS ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA, PIMA COUNTY, AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. \_\_\_\_\_ 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 RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL COMMON AREAS.

\_\_\_\_\_ TITLE COMPANY
A \_\_\_\_\_ AS TRUSTEE UNDER TRUST NO. \_\_\_\_\_
AND NOT IN ITS CORPORATE CAPACITY.

TRUST OFFICER

BENEFICIARY

ACKNOWLEDGMENT

STATE OF ARIZONA } s.s.
COUNTY OF PIMA

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICIAL OF \_\_\_\_\_ TITLE COMPANY, A \_\_\_\_\_, AS TRUSTEE UNDER TRUST NO. \_\_\_\_\_ AND NOT IN ITS CORPORATE CAPACITY, AND ACKNOWLEDGED THAT HE/SHE AS THE TRUST OFFICIAL, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE(S) HEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREBY SET MY NAME AND OFFICIAL SEAL.

NOTARY PUBLIC

ASSURANCES

ASSURANCE IN THE FORM OF THIRD PARTY TRUST AGREEMENTS FROM \_\_\_\_\_ TITLE COMPANY, TRUST NO. \_\_\_\_\_, AS RECORDED IN SEQUENCE NO. \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF PIMA COUNTY, ARIZONA, HAVE BEEN PROVIDED TO GUARANTEE INSTALLATION OF REQUIRED STREET, SEWER, ELECTRIC, GAS, AND WATER UTILITIES, DRAINAGE, FLOOD CONTROL AND OTHER SUBDIVISION IMPROVEMENTS MEETING ESTABLISHED MINIMUM STANDARDS OF DESIGN AND CONSTRUCTION.

BY: \_\_\_\_\_ TOWN OF MARANA
DATE \_\_\_\_\_

ASSURED WATER SUPPLY

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

BY: \_\_\_\_\_ UTILITY DIRECTOR-TOWN OF MARANA
DATE \_\_\_\_\_

RECORDING DATA

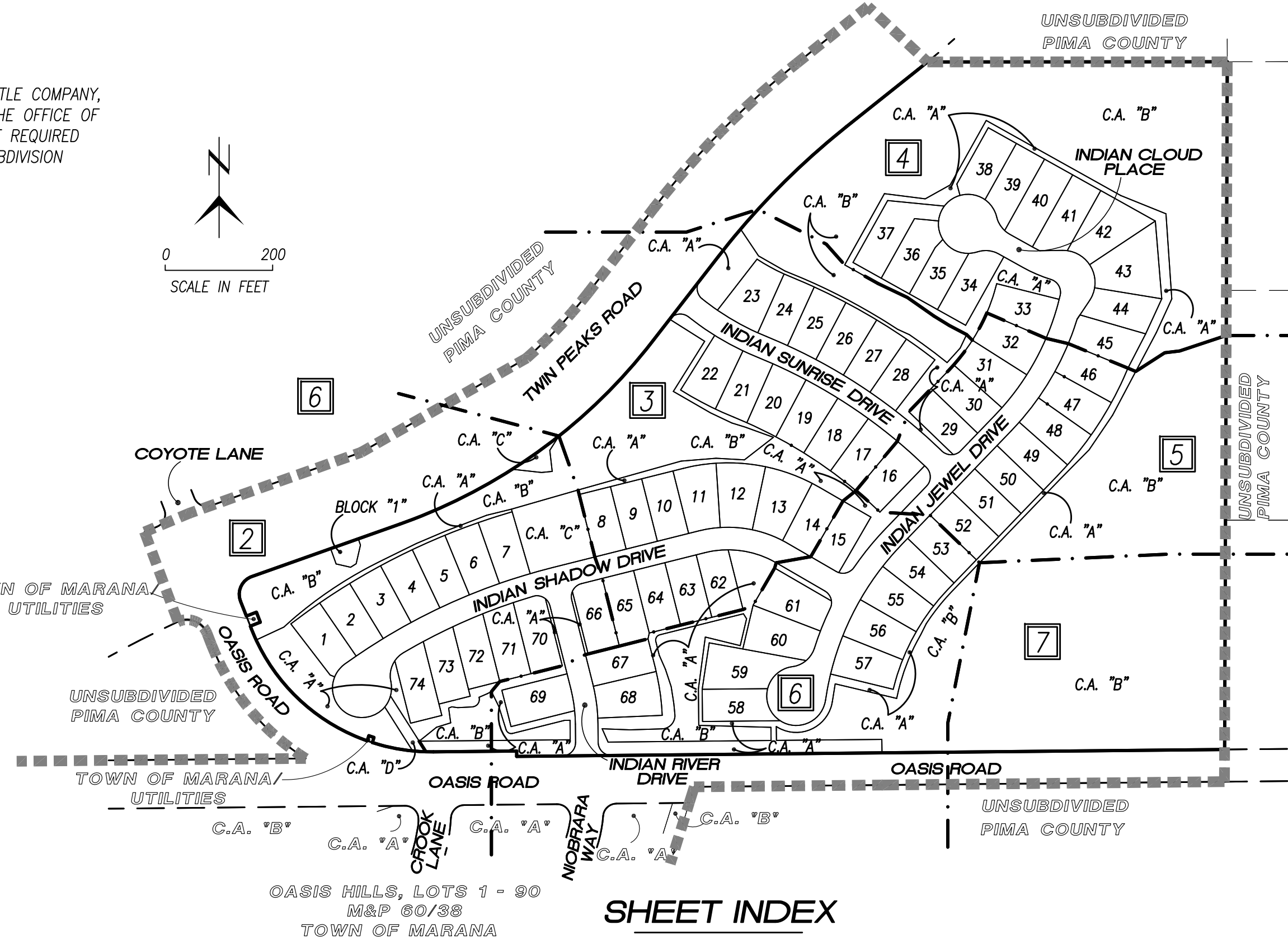
STATE OF ARIZONA } s.s.
COUNTY OF PIMA FEE \_\_\_\_\_ SEQUENCE NO. \_\_\_\_\_

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF BAKER AND ASSOCIATES ENGINEERING, INC., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M., IN SEQUENCE NO. \_\_\_\_\_ THEREOF.

F. ANN RODRIGUEZ DATE \_\_\_\_\_
PIMA COUNTY RECORDER BY DEPUTY

GENERAL NOTES

- 1. THE GROSS AREA OF THIS SUBDIVISION IS 36.8 ACRES (1,602,684 S.F.).
2. THE NUMBER OF RESIDENTIAL LOTS IS 74. THE NUMBER OF BLOCKS IS 1.
3. THE TOTAL AREAS ARE AS FOLLOWS: COMMON AREA "A" (FUNCTIONAL OPEN SPACE) 149,451 SF. COMMON AREA "B" (NATURAL UNDISTURBED OPEN SPACE) 686,879 SF. COMMON AREA "C" (PARK) 18,130 SF. COMMON AREA "D" (SEWER/OPEN SPACE) 2,185 SF. BLOCK "1" (MONUMENT SIGN) 1,931 SF.
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.6 MILES.
5. MINIMUM ALLOWABLE LOT SIZE 6,000 SF (PER THE TWIN PEAKS OASIS SPECIFIC PLAN). MINIMUM PROVIDED LOT SIZE 6846 SF - LOT 35. AVERAGE LOT SIZE 7,952 SF. MAXIMUM PROVIDED LOT SIZE 11,817 SF - LOT 43 (NOT A RESTRICTION). MAXIMUM ALLOWABLE BUILDING HEIGHT IS 20 FEET (PER THE TWIN PEAKS OASIS SPECIFIC PLAN) FOR SINGLE STORY HOMES. (LOTS #1 - #7, #22 - #23, #37 - #58, #68 - #69 AND #74 ARE RESTRICTED TO SINGLE STORY HOMES). MAXIMUM ALLOWABLE BUILDING HEIGHT IS 30 FEET (PER THE TWIN PEAKS OASIS SPECIFIC PLAN) FOR TWO STORY HOMES. MAXIMUM LOT COVERAGE IS 70%.
6. BUILDING SETBACKS PER TWIN PEAKS OASIS SPECIFIC PLAN: FRONT 20 FEET FROM BACK OF SIDEWALK TO FRONT LOADING GARAGE. FRONT 10 FEET FROM BACK OF SIDEWALK TO SIDE LOADING GARAGE OR LIVE-ABLE AND ARCHITECTURAL COMPONENT. SIDE 5 FEET. REAR 15 FEET. STREET SIDE YARD 10 FEET.
7. REQUIRED PARKING PROVISIONS INCLUDE 2 PARKING SPACES FOR EACH LOT (74 LOTS X 2 = 148). PROVIDED PARKING = 148 SPACES. ALL REQUIRED PARKING WILL BE OFF-STREET, ON-SITE.
8. THE APPROVED ZONING FOR THIS PROJECT IS "T" (TWIN PEAKS OASIS SPECIFIC PLAN).
9. THIS PLAT IS IN CONFORMANCE WITH THE TWIN PEAKS CORRIDOR STUDY APPROVED BY RESOLUTION 2014.013.
10. THE GROSS DENSITY FOR THIS PROJECT IS 2.0 RAC.
11. IN ADDITION TO THE ITEMS SHOWN ON SHEETS 2 - 7, THIS SITE IS ALSO SUBJECT TO THE FOLLOWING IDENTIFIED TITLE ITEM: BLANKET GAS AND ELECTRIC EASEMENT GRANTED TO TUCSON GAS AND ELECTRIC PER DOCKET 45, PAGE 345.
12. NO FURTHER SUBDIVIDING OR LOT SPLITTING SHALL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA MAYOR AND COUNCIL.
13. NO BUILDING PERMITS WILL BE ISSUED FOR LOTS WITH FEMA FLOODPRONE LINE ENCROACHMENTS (LOTS 1-11, 20-26, 36-39 AND 47-57) PRIOR TO APPROVAL OF A LOMR (LETTER OF MAP REVISION).
14. 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.
15. OBJECTS AND MATERIALS WITHIN THE SIGHT-VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE THE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO SECTION 4.8 OF THE TOWN OF MARANA SUBDIVISION STANDARDS.
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 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 THE FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
18. BASIS OF BEARING: THE SOUTH LINE OF THE NORTHWEST QUARTER SECTION 14, T12S, R12E G&SRM, AS MONUMENTED BY A 1.5" ACP "LS 1052" AT THE WEST QUARTER OF SAID SECTION AND A 3.25" ALUMINUM CAPPED DISK, DOWN 0.3", AT THE CENTER OF SECTION. SHOWN ON RECORD OF SURVEY RECORDED AT SEQ. #20143490258. SAID BEARING BEING: S89°26'23"W.
19. INSTALLATION OF ITEMS SUCH AS LANDSCAPE, HARDSCAPE, IRRIGATION DRAINAGE IMPROVEMENTS, SIGNAGE, MONUMENTATION, WALLS, ETC., WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATIONS WITHIN THE PUBLIC RIGHTS-OF-WAY.
20. ALL NEW AND EXISTING UTILITIES EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 46 KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS, WITHIN OR CONTIGUOUS TO THE SITE, SHALL BE PLACED UNDERGROUND.
21. THE WATER PROVIDER TO SERVE THIS SUBDIVISION IS MARANA MUNICIPAL WATER.



SHEET INDEX

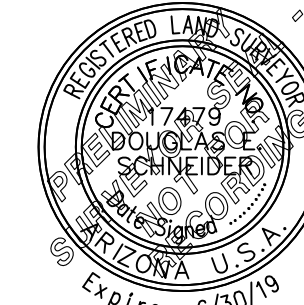
GENERAL NOTES CONT.

- 22. THE NUOS ACREAGE/PERCENTAGE REQUIRED AND PROVIDED IS DIFFERENT FROM THE PRELIMINARY PLAT, SINCE THE COMMON AREA ACREAGES HAVE CHANGED.
23. WITH ITS APPROVAL OF THIS PLAT, THE TOWN OF MARANA HEREBY VACATES THAT CERTAIN DRAINAGE EASEMENT AND ITS RESTRICTIVE COVENANT DESCRIBED AS "DRAINAGE EASEMENT - B" PER SEQUENCE NO. 20141150332.
24. 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.
25. A MAXIMUM OF 30 DAYS BEFORE GRADING, A 100% AREA SURVEY MUST BE COMPLETED BY A QUALIFIED WILDLIFE BIOLOGIST, FOR THE SONORAN DESERT TORTOISE, WITH A COPY OF THE SURVEY FORM SENT TO THE TOWN PRIOR TO THE ISSUANCE OF A GRADING PERMIT. IF ANY DESERT TORTOISE ARE ENCOUNTERED DURING GROUND DISTURBANCE, PLEASE CONTACT THE ARIZONA GAME AND FISH DEPARTMENT AT (520)628-5376 OR CONTACT THE QUALIFIED WILDLIFE BIOLOGIST TO MOVE THE TORTOISE ACCORDING TO PROTOCOL.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL OF THE BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN. IN MY CAPACITY AS SURVEY SUPERVISOR/ASSOCIATE FOR RICK ENGINEERING COMPANY, INC., DOUGLAS E. SCHNEIDER, RLS NO. 17479, HAS SIGNED THIS FINAL PLAT AND CERTIFICATION OF SURVEY AS TO THE BOUNDARY ONLY.

DOUGLAS E. SCHNEIDER
RICK ENGINEERING COMPANY, INC.
REGISTERED LAND SURVEYOR NO. 17479
STATE OF ARIZONA



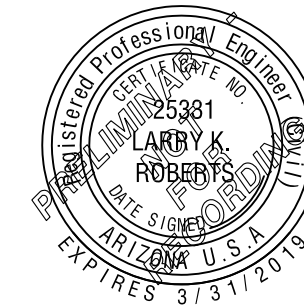
I HEREBY CERTIFY THAT THE INTERIOR SUBDIVISION GEOMETRY FOR THIS PLAT WAS REVIEWED AND SHOWN UNDER MY SUPERVISION.

WILLIAM H. BAKER, JR.
BAKER & ASSOCIATES ENGINEERING, INC.
REGISTERED LAND SURVEYOR NO. 16784
STATE OF ARIZONA



I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND EROSION HAZARD SETBACKS WERE REVIEWED AND SHOWN UNDER MY SUPERVISION.

LARRY K. ROBERTS
ARROYO ENGINEERING, L.L.C.
REGISTERED ENGINEER NO. 25331
STATE OF ARIZONA



TOWN OF MARANA APPROVALS

BY: \_\_\_\_\_ P.E.
MARANA TOWN/DEVELOPMENT ENGINEER DATE \_\_\_\_\_

BY: \_\_\_\_\_
MARANA PLANNING DIRECTOR DATE \_\_\_\_\_

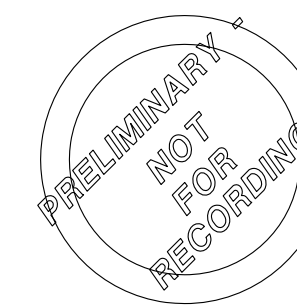
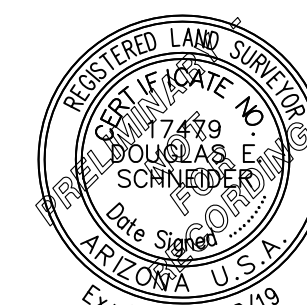
I, \_\_\_\_\_, CLERK OF THE TOWN OF MARANA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_
CLERK OF THE TOWN OF MARANA DATE \_\_\_\_\_

PIMA COUNTY APPROVAL

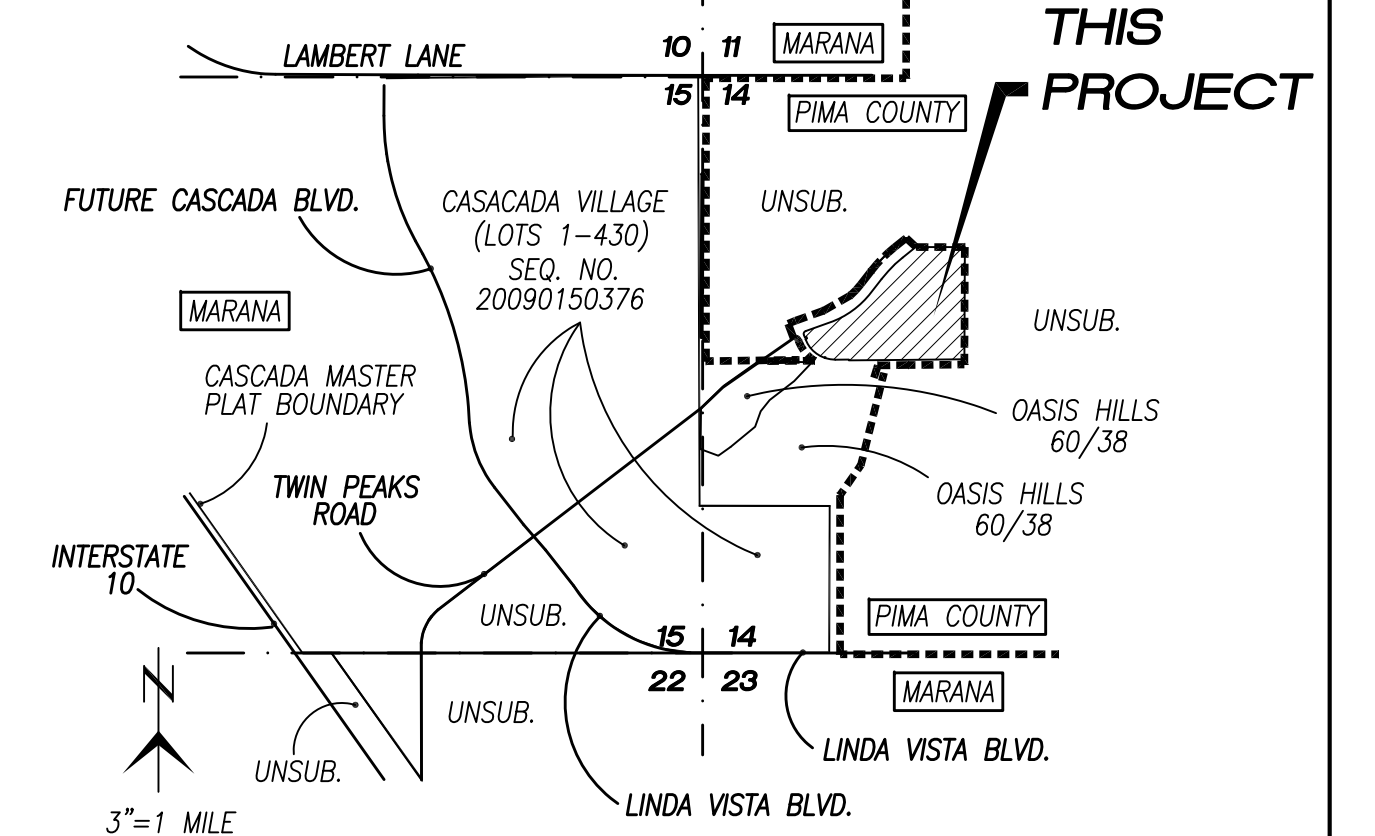
BY: \_\_\_\_\_
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT DATE \_\_\_\_\_

AS TO BOUNDARY ONLY
AS TO INTERIOR LINWORK ONLY



EXPIRES: 3/31/2020

#PRV1708-002



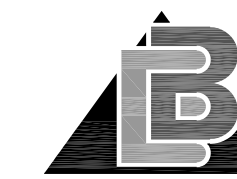
LOCATION PLAN

A PORTION OF SECTION 14, T12S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA

LEGEND

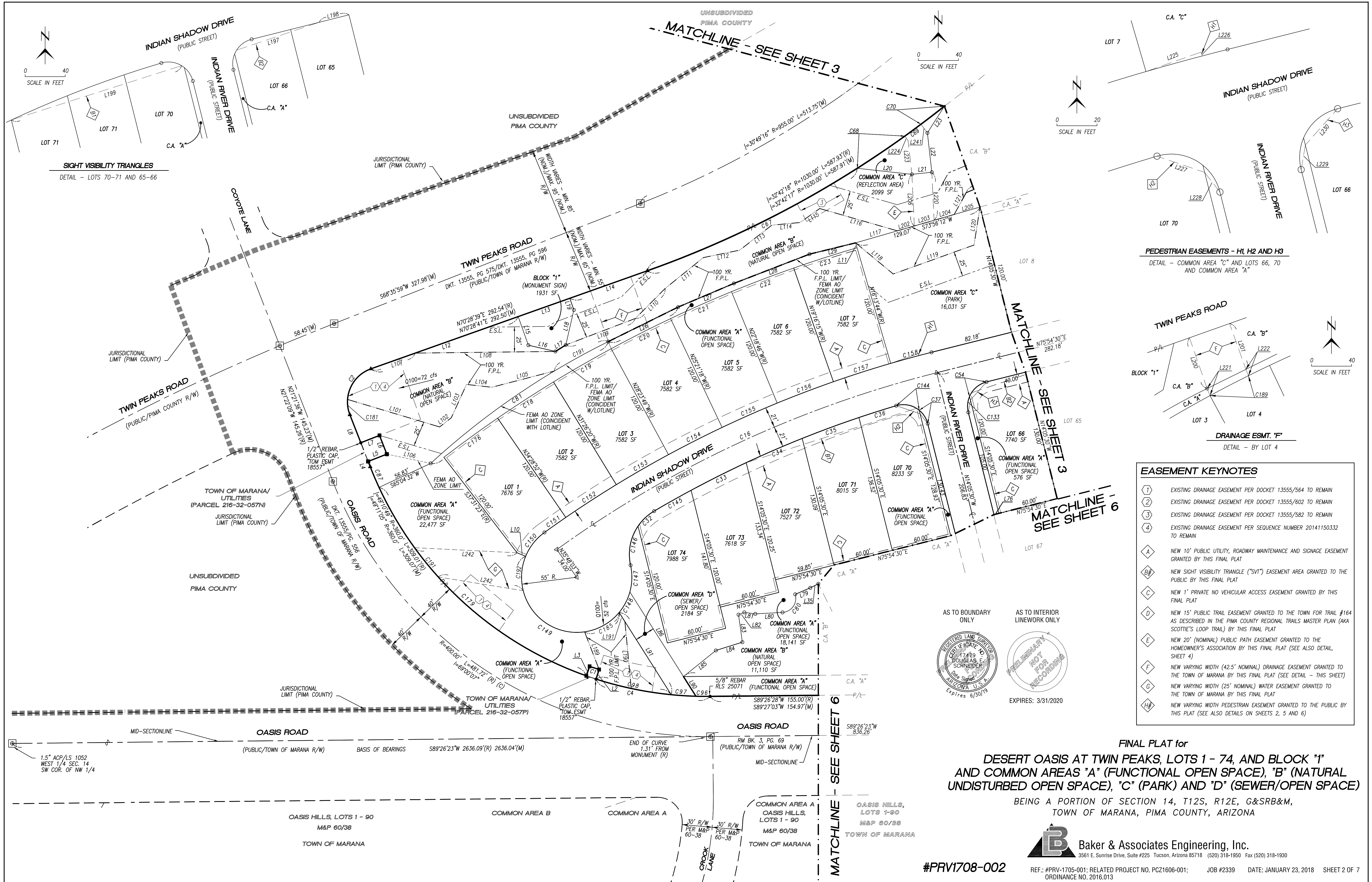
- FOUND PROPERTY CORNER (AS SHOWN ON SHEETS #2 TO #7), PER TOM STD. DTL. M-103B
▲ FOUND PROPERTY CORNER (5/8" REBAR, PLASTIC CAP, "TOM RW 18557") PER TOM STD. DTL. M-103B
△ SURVEY MONUMENT TO BE SET (BY REGISTERED LAND SURVEYOR PER TOWN OF MARANA STANDARD DETAIL M-103B)
■ FOUND PROPERTY CORNER (1/2" REBAR, RLS "16294") PER TOM STD. DTL. M-103B
▣ FOUND SURVEY MONUMENT, BRASS DISC, "RLS 19316"
| OR — 1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR
(RS) RECORD DIMENSION PER RECORD OF SURVEY, SEQ. NO. 20143490258
(M) MEASURED DIMENSION PER RICK ENGINEERING ALTA/NSPS LAND TITLE SURVEY
(C) CALCULATED DIMENSION
SUBDIVISION BOUNDARY
C23 CURVE DATA (SEE TABLE, SHEET 7)
L10 LINE DATA (SEE TABLE, SHEET 5)
(PUBLIC STREET) NEW PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT
NEW RIGHT-OF-WAY LINE
EXISTING RIGHT-OF-WAY LINE
STREET CENTERLINE
EASEMENT LINE AS SHOWN (SEE ALSO "EASEMENT KEYNOTES," SHEETS #2 - #7)
DEVELOPED 100 YEAR FLOODPRONE LINE ("F.P.L.")
DEVELOPED EROSION SETBACK LINE ("E.S.L.")
FEMA "AO" ZONE LIMIT LINE
(R) RADIAL
P/L PROPERTY LINE
SVT SIGHT VISIBILITY TRIANGLE EASEMENT AREA (SEE ALSO "EASEMENT KEYNOTES")
- - - - - JURISDICTIONAL LIMIT

FINAL PLAT for
DESERT OASIS AT TWIN PEAKS, LOTS 1 - 74, AND BLOCK "1"
AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE), "B" (NATURAL UNDISTURBED OPEN SPACE), "C" (PARK) AND "D" (SEWER/OPEN SPACE)
BEING A PORTION OF SECTION 14, T12S, R12E, G&SRB&M, TOWN OF MARANA, PIMA COUNTY, ARIZONA



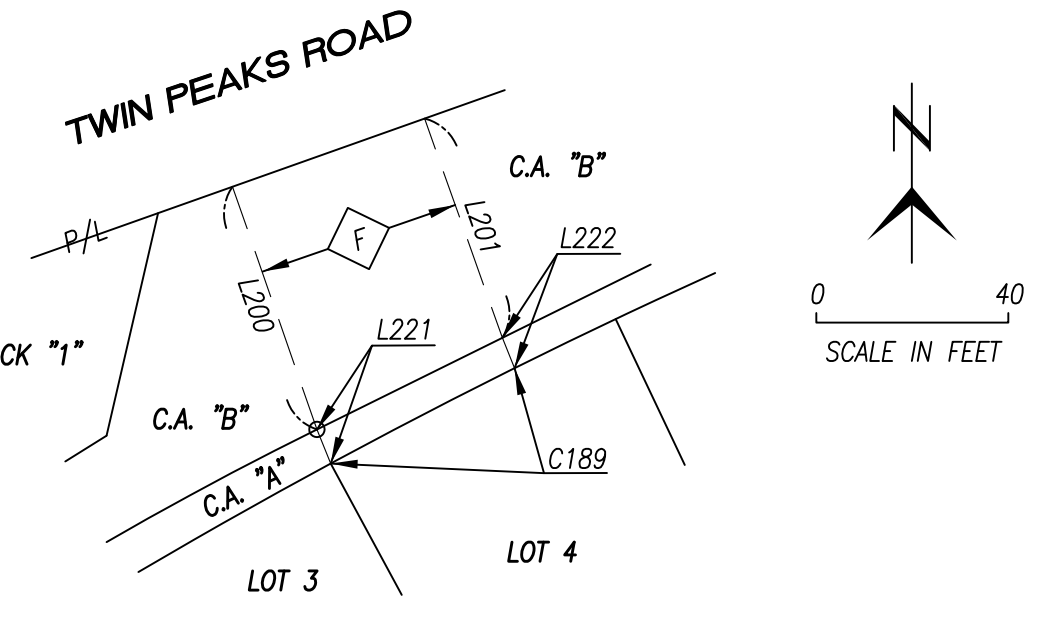
Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

REF: #PRV-1705-001: RELATED PROJECT NO. PG21606-001; JOB #2339 DATE: JANUARY 23, 2018 SHEET 1 OF 7
ORDINANCE NO. 2016.013



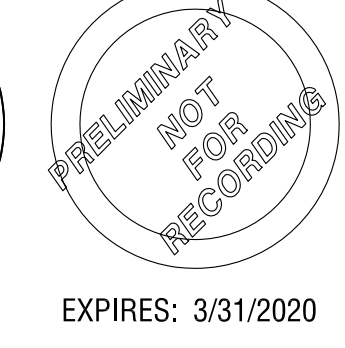
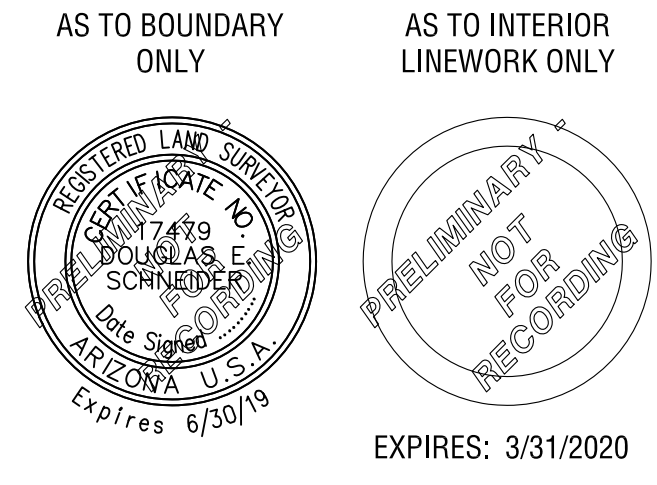
**SIGHT VISIBILITY TRIANGLES**  
DETAIL - LOTS 70-71 AND 65-66

**PEDESTRIAN EASEMENTS - H1, H2 AND H3**  
DETAIL - COMMON AREA "C" AND LOTS 66, 70 AND COMMON AREA "A"

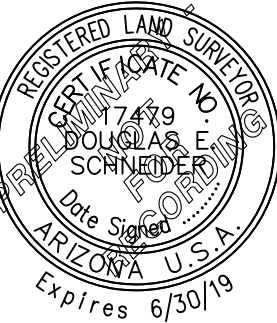


**DRAINAGE ESMT. 'F'**  
DETAIL - BY LOT 4

| EASEMENT KEYNOTES |  |
|-------------------|--|
| 1                 | EXISTING DRAINAGE EASEMENT PER DOCKET 13555/564 TO REMAIN  |
| 2                 | EXISTING DRAINAGE EASEMENT PER DOCKET 13555/602 TO REMAIN  |
| 3                 | EXISTING DRAINAGE EASEMENT PER DOCKET 13555/582 TO REMAIN  |
| 4                 | EXISTING DRAINAGE EASEMENT PER SEQUENCE NUMBER 20141150332 TO REMAIN   |
| A                 | NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS FINAL PLAT  |
| B                 | NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED TO THE PUBLIC BY THIS FINAL PLAT   |
| C                 | NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED BY THIS FINAL PLAT   |
| D                 | NEW 15' PUBLIC TRAIL EASEMENT GRANTED TO THE TOWN FOR TRAIL #164 AS DESCRIBED IN THE PIMA COUNTY REGIONAL TRAILS MASTER PLAN (AKA SCOTTIE'S LOOP TRAIL) BY THIS FINAL PLAT |
| E                 | NEW 20' (NOMINAL) PUBLIC PATH EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION BY THIS FINAL PLAT (SEE ALSO DETAIL, SHEET 4)  |
| F                 | NEW VARYING WIDTH (42.5' NOMINAL) DRAINAGE EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS FINAL PLAT (SEE DETAIL - THIS SHEET)   |
| G                 | NEW VARYING WIDTH (25' NOMINAL) WATER EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS FINAL PLAT  |
| H                 | NEW VARYING WIDTH PEDESTRIAN EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT (SEE ALSO DETAILS ON SHEETS 2, 5 AND 6)   |



AS TO BOUNDARY ONLY  
AS TO INTERIOR LINEWORK ONLY



EXPIRES: 3/31/2020

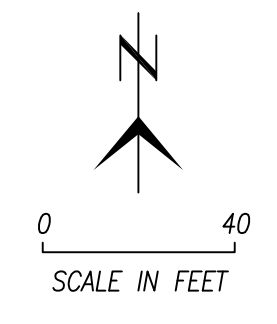
**FINAL PLAT for**  
**DESERT OASIS AT TWIN PEAKS, LOTS 1 - 74, AND BLOCK "1"**  
**AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE), "B" (NATURAL UNDISTURBED OPEN SPACE), "C" (PARK) AND "D" (SEWER/OPEN SPACE)**  
BEING A PORTION OF SECTION 14, T12S, R12E, G&SRB&M,  
TOWN OF MARANA, PIMA COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

#PRV1708-002

REF: #PRV-1705-001: RELATED PROJECT NO. PG21606-001; JOB #2339 DATE: JANUARY 23, 2018 SHEET 2 OF 7  
ORDINANCE NO. 2016.013

UNSUBDIVIDED  
PIMA COUNTY  
**MATCHLINE - SEE SHEET 4**



**EASEMENT KEYNOTES**

|    |  |
|----|--|
| ①  | EXISTING DRAINAGE EASEMENT PER DOCKET 13555/564 TO REMAIN  |
| ②  | EXISTING DRAINAGE EASEMENT PER DOCKET 13555/602 TO REMAIN  |
| ③  | EXISTING DRAINAGE EASEMENT PER DOCKET 13555/582 TO REMAIN  |
| ④  | EXISTING DRAINAGE EASEMENT PER SEQUENCE NUMBER 20141150332 TO REMAIN   |
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| B# | NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED TO THE PUBLIC BY THIS FINAL PLAT   |
| C  | NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED BY THIS FINAL PLAT   |
| D  | NEW 15' PUBLIC TRAIL EASEMENT GRANTED TO THE TOWN OF MARANA FOR TRAIL #164 AS DESCRIBED IN THE PIMA COUNTY REGIONAL TRAILS MASTER PLAN (AKA SCOTTIE'S LOOP TRAIL) BY THIS FINAL PLAT |
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**FINAL PLAT for**  
**DESERT OASIS AT TWIN PEAKS, LOTS 1 - 74, AND BLOCK "1"**  
**AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE), "B" (NATURAL UNDISTURBED OPEN SPACE), "C" (PARK) AND "D" (SEWER/OPEN SPACE)**  
 BEING A PORTION OF SECTION 14, T12S, R12E, G&SRB&M,  
 TOWN OF MARANA, PIMA COUNTY, ARIZONA

AS TO BOUNDARY ONLY  
 AS TO INTERIOR LINEWORK ONLY

PRELIMINARY  
NOT FOR RECORDING

EXPIRES: 3/31/2020

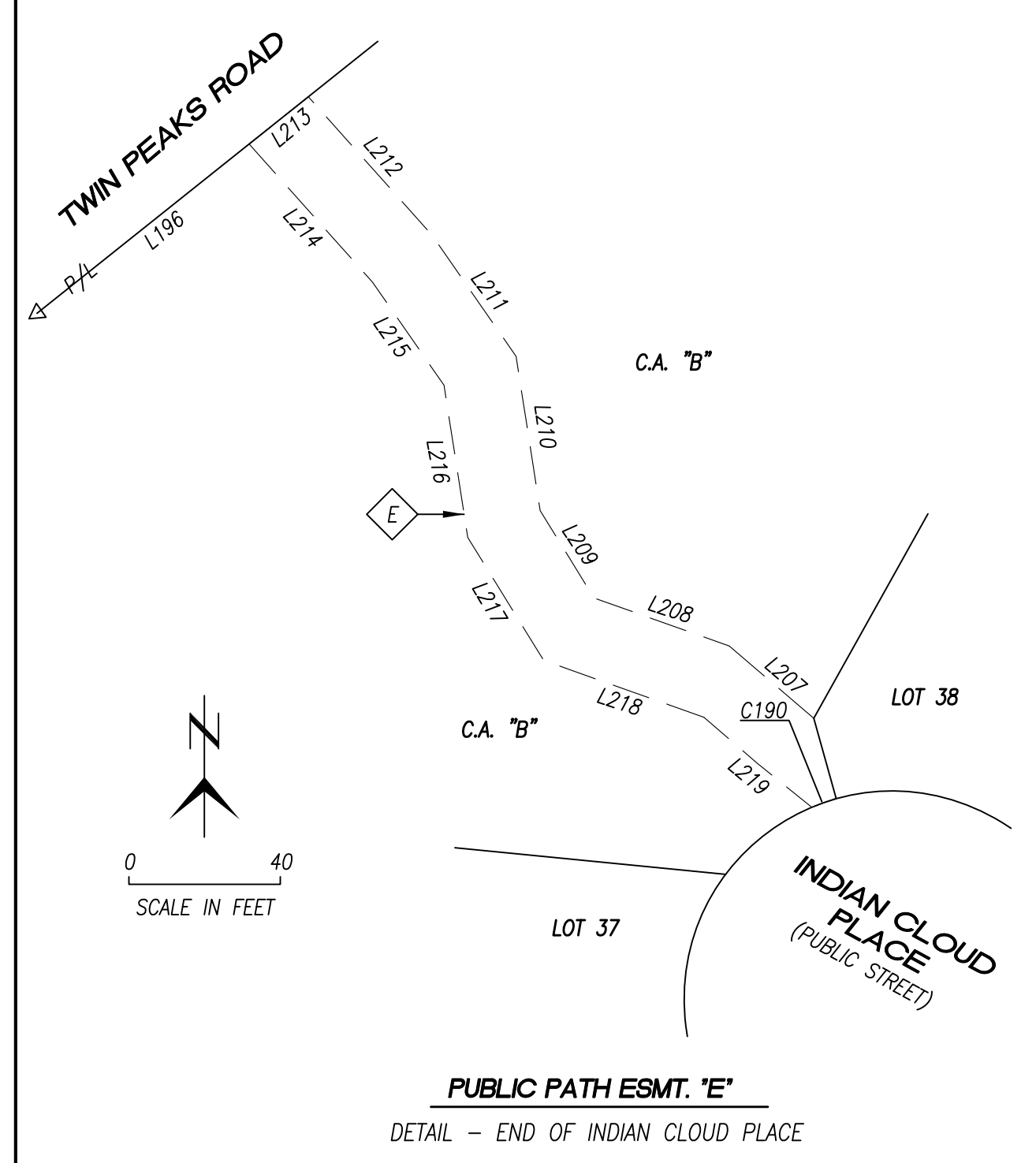
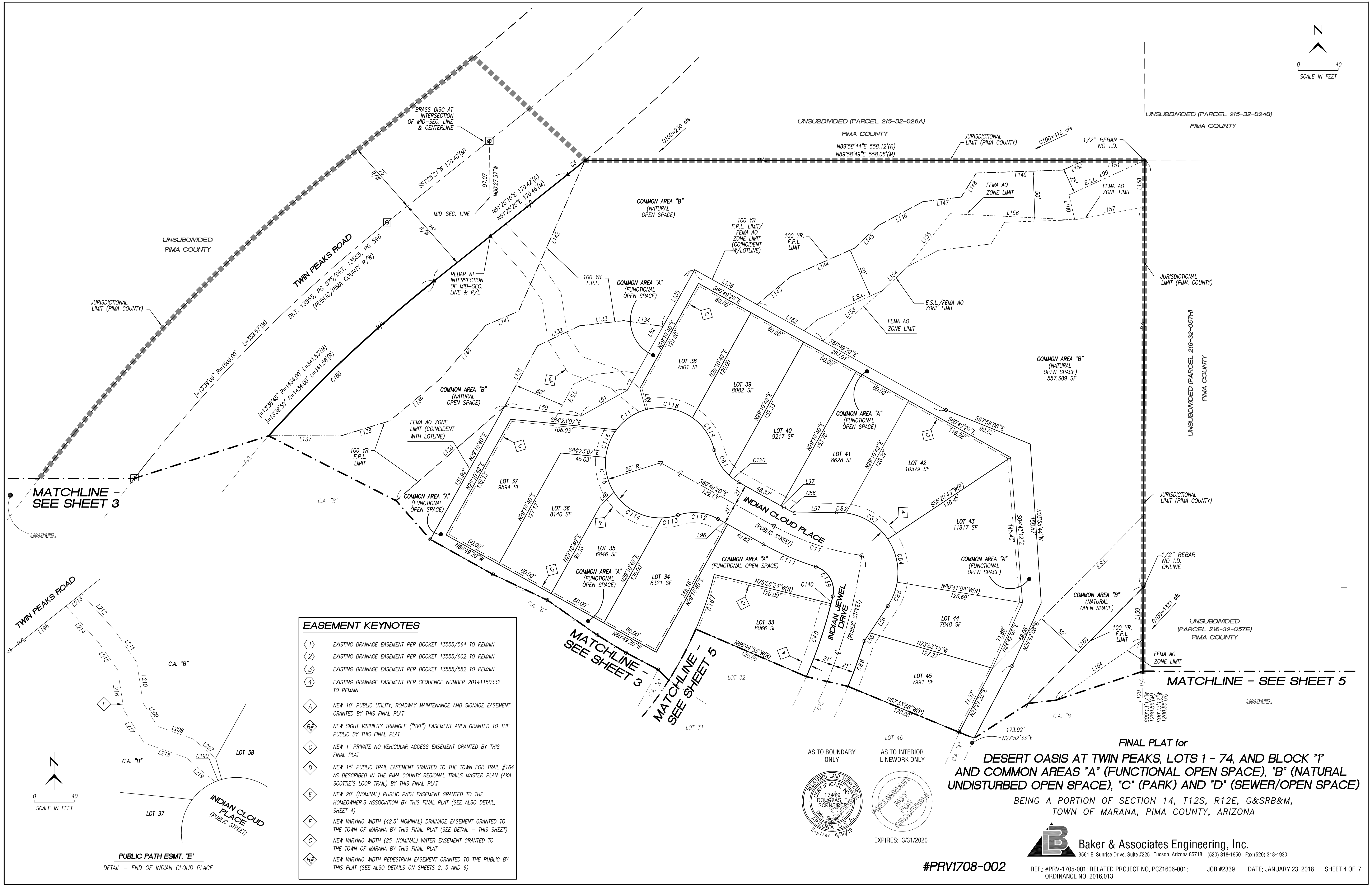
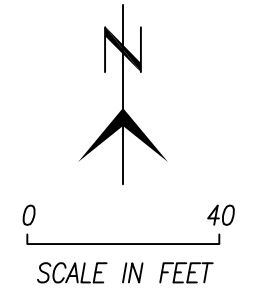
#PRV1708-002

**Baker & Associates Engineering, Inc.**  
 3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

REF.: #PRV-1705-001; RELATED PROJECT NO. PGZ1606-001; JOB #2339 DATE: JANUARY 23, 2018 SHEET 3 OF 7  
 ORDINANCE NO. 2016.013

SEQUENCE # \_\_\_\_\_

SEQUENCE # \_\_\_\_\_



**EASEMENT KEYNOTES**

|    |  |
|----|--|
| ①  | EXISTING DRAINAGE EASEMENT PER DOCKET 13555/564 TO REMAIN  |
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| A  | NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS FINAL PLAT  |
| B# | NEW SIGHT VISIBILITY TRIANGLE ("SVI") EASEMENT AREA GRANTED TO THE PUBLIC BY THIS FINAL PLAT   |
| C  | NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED BY THIS FINAL PLAT   |
| D  | NEW 15' PUBLIC TRAIL EASEMENT GRANTED TO THE TOWN FOR TRAIL #164 AS DESCRIBED IN THE PIMA COUNTY REGIONAL TRAILS MASTER PLAN (AKA SCOTTIE'S LOOP TRAIL) BY THIS FINAL PLAT |
| E  | NEW 20' (NOMINAL) PUBLIC PATH EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION BY THIS FINAL PLAT (SEE ALSO DETAIL, SHEET 4)  |
| F  | NEW VARYING WIDTH (42.5' NOMINAL) DRAINAGE EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS FINAL PLAT (SEE DETAIL - THIS SHEET)   |
| G  | NEW VARYING WIDTH (25' NOMINAL) WATER EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS FINAL PLAT  |
| H# | NEW VARYING WIDTH PEDESTRIAN EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT (SEE ALSO DETAILS ON SHEETS 2, 5 AND 6)   |

AS TO BOUNDARY ONLY  
AS TO INTERIOR LINWORK ONLY

REGISTERED LAND SURVEYOR  
17439  
DOUGLAS E. SCHNEIDER  
State of Arizona  
Arizona U.S.A.  
Expires 6/30/19

PRELIMINARY  
NOT FOR RECORDING

EXPIRES: 3/31/2020

**FINAL PLAT for**  
**DESERT OASIS AT TWIN PEAKS, LOTS 1 - 74, AND BLOCK "1"**  
**AND COMMON AREAS "A" (FUNCTIONAL OPEN SPACE), "B" (NATURAL UNDISTURBED OPEN SPACE), "C" (PARK) AND "D" (SEWER/OPEN SPACE)**  
BEING A PORTION OF SECTION 14, T12S, R12E, G&SRB&M,  
TOWN OF MARANA, PIMA COUNTY, ARIZONA

**Baker & Associates Engineering, Inc.**  
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

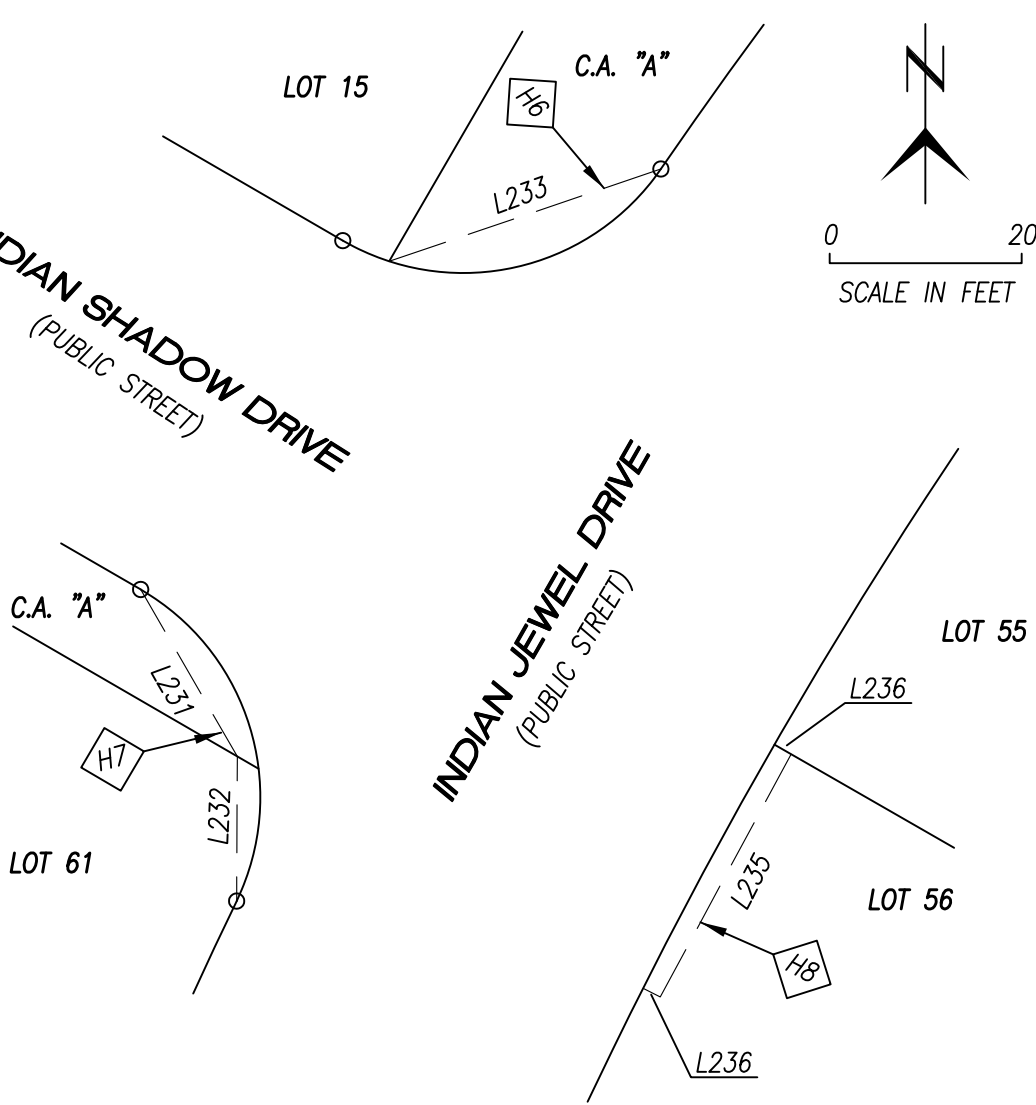
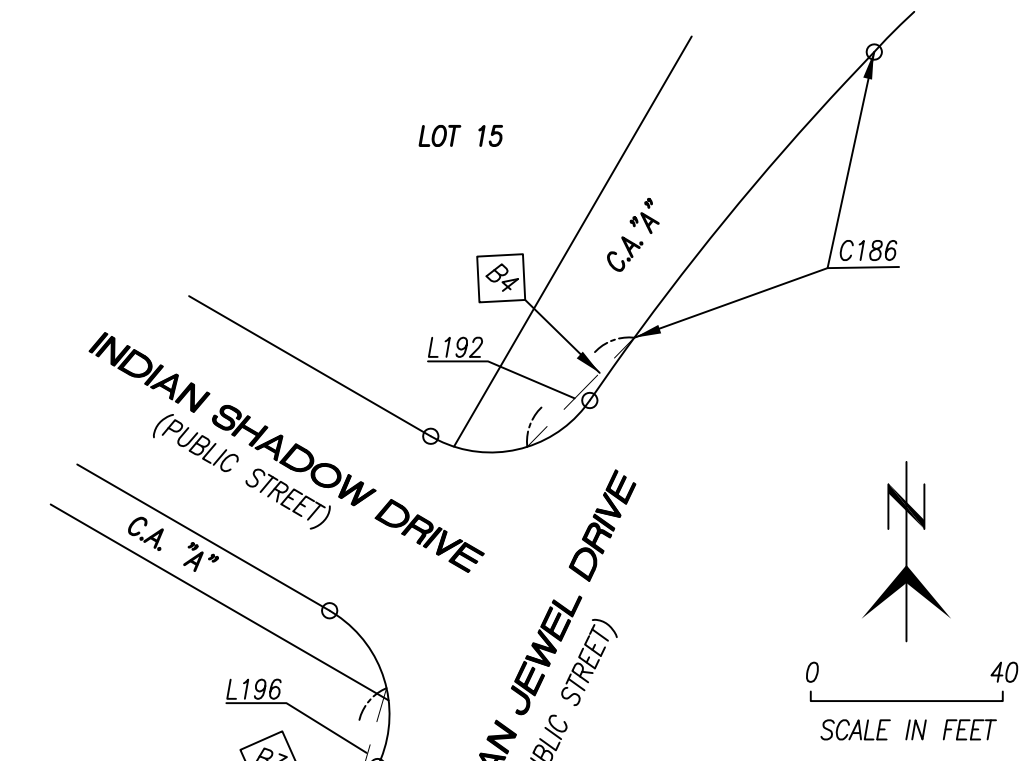
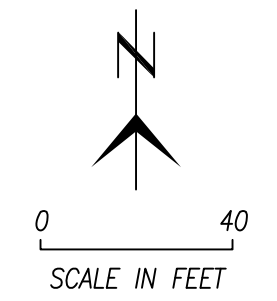
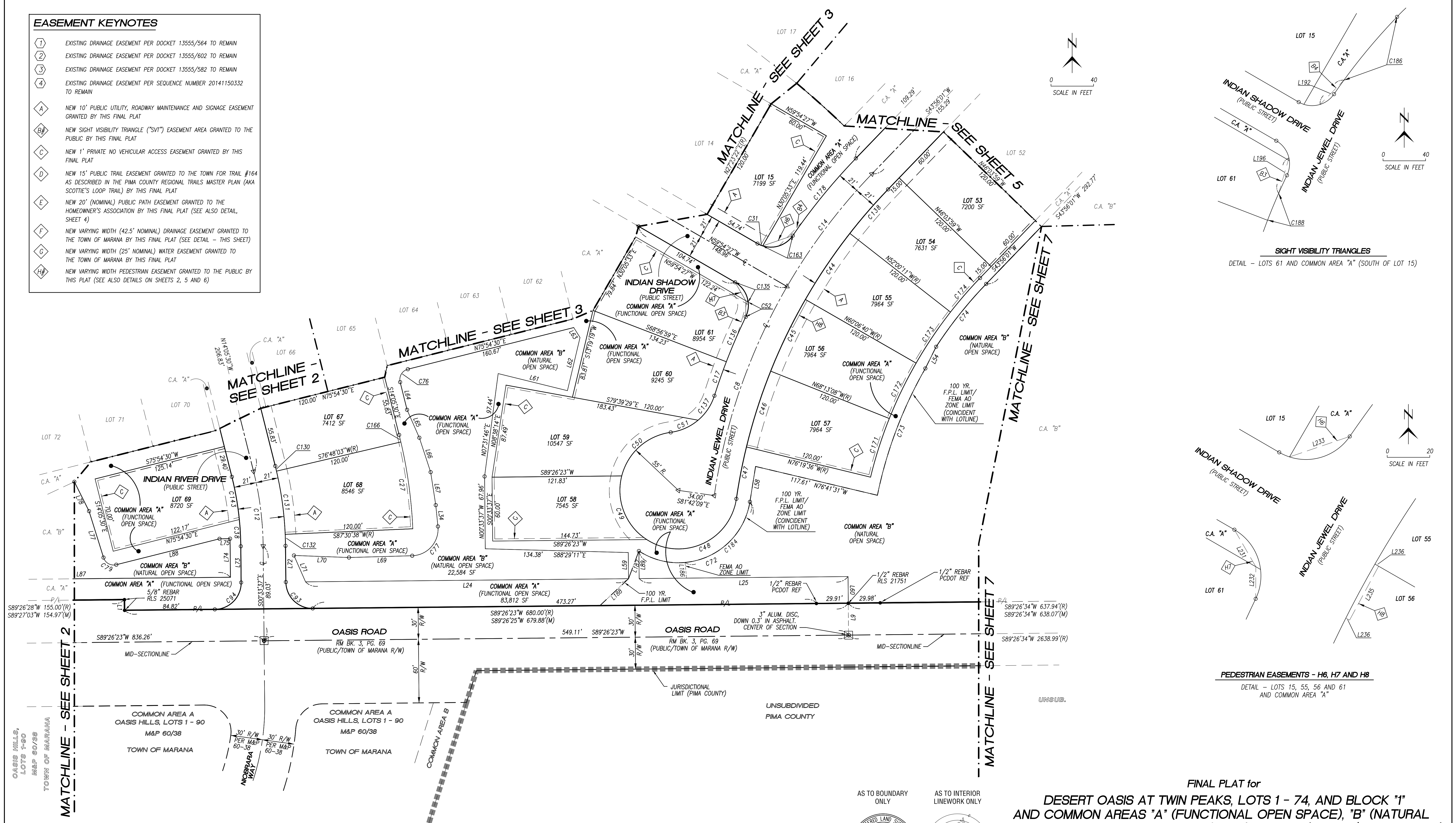
#PRV1708-002

REF.: #PRV-1705-001; RELATED PROJECT NO. PG21606-001; JOB #2339 DATE: JANUARY 23, 2018 SHEET 4 OF 7  
ORDINANCE NO. 2016.013



**EASEMENT KEYNOTES**

- ① EXISTING DRAINAGE EASEMENT PER DOCKET 13555/564 TO REMAIN
- ② EXISTING DRAINAGE EASEMENT PER DOCKET 13555/602 TO REMAIN
- ③ EXISTING DRAINAGE EASEMENT PER DOCKET 13555/582 TO REMAIN
- ④ EXISTING DRAINAGE EASEMENT PER SEQUENCE NUMBER 20141150332 TO REMAIN
- Ⓐ NEW 10' PUBLIC UTILITY, ROADWAY MAINTENANCE AND SIGNAGE EASEMENT GRANTED BY THIS FINAL PLAT
- Ⓑ NEW SIGHT VISIBILITY TRIANGLE ("SVT") EASEMENT AREA GRANTED TO THE PUBLIC BY THIS FINAL PLAT
- Ⓒ NEW 1' PRIVATE NO VEHICULAR ACCESS EASEMENT GRANTED BY THIS FINAL PLAT
- Ⓓ NEW 15' PUBLIC TRAIL EASEMENT GRANTED TO THE TOWN FOR TRAIL #164 AS DESCRIBED IN THE PIMA COUNTY REGIONAL TRAILS MASTER PLAN (AKA SCOTTIE'S LOOP TRAIL) BY THIS FINAL PLAT
- Ⓔ NEW 20' (NOMINAL) PUBLIC PATH EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION BY THIS FINAL PLAT (SEE ALSO DETAIL SHEET 4)
- Ⓕ NEW VARYING WIDTH (42.5' NOMINAL) DRAINAGE EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS FINAL PLAT (SEE DETAIL - THIS SHEET)
- Ⓖ NEW VARYING WIDTH (25' NOMINAL) WATER EASEMENT GRANTED TO THE TOWN OF MARANA BY THIS FINAL PLAT
- Ⓗ NEW VARYING WIDTH PEDESTRIAN EASEMENT GRANTED TO THE PUBLIC BY THIS PLAT (SEE ALSO DETAILS ON SHEETS 2, 5 AND 6)



AS TO BOUNDARY ONLY

AS TO INTERIOR LINWORK ONLY

REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 17439  
DOUGLAS E. SCHNEIDER  
State of Arizona  
Expires 6/30/19

PRELIMINARY  
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 ORDINANCE NO. 2016.013

SEQUENCE # \_\_\_\_\_

