

**GENERAL NOTES:**

- THE GROSS AREA OF THE SUBDIVISION IS 56.44 AC., 2,458,640 SQUARE FEET. PUBLIC TRAIL AND WILDLIFE CORRIDOR / CONSERVATION EASEMENT = 394,964 SQUARE FEET. NATURAL OPEN SPACE = 643,789 SQUARE FEET.
- THE TOTAL NUMBER OF LOTS IS 56.
- THE TOTAL AREA OF NATURAL OPEN SPACE IS 14.78 AC. THE TOTAL AREA OF PUBLIC TRAIL AND WILDLIFE CORRIDOR / CONSERVATION EASEMENT IS 9.07 AC.
- THE TOTAL MILES OF NEW PUBLIC STREETS IS 0.
- THE MINIMUM LOT SIZE IS 16,000 SQ. FT.
- THE MINIMUM LOT SIZE OF THIS SUBDIVISION IS 16,012 SQ. FT.; THE AVERAGE LOT SIZE IS 29,024 SQ. FT.; THE MAXIMUM LOT SIZE IS 57,419 SQ. FT.
- THE MAXIMUM ALLOWABLE HEIGHT IS 25 FEET. LOTS 4-12, 19-40 AND 46-56 ARE RESTRICTED TO ONE STORY AND A MAXIMUM HEIGHT OF 20 FEET. TWO STORY HOMES ARE PERMITTED ON LOTS 1-3, 13-18 AND 41-45.
- BUILDING SETBACKS ARE: FRONT= 20'; SIDE= 10' (SIDE ADJACENT TO STREET=15') REAR = 20 FEET; CORNER= 15'
- PARKING SPACES: 2 PER LOT IN GARAGE; 2 PER LOT AND DRIVEWAY = 224 SPACES.
- THE EXISTING ZONING FOR THIS PARCEL IS R-16. DENSITY IS 0.99 RAC (56/56.44).
- 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.
- BUILDABLE AREAS FOR LOTS 34-47, 50, 51 AND 53-55 WILL BE FILLED TO INDICATED ELEVATIONS AND VERIFIED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF ANY PERMITS FROM THE TOWN OF MARANA FOR THOSE LOTS. NO FURTHER LOT SPLITTING WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF MARANA.
- THE BASIS OF BEARING THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 2, T-13-S, R-12-E FROM BOOK 5 OF RECORD OF SURVEY, PAGE 77 SAID BEARING BEING N 88°35'36" W.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE MARANA ORDINANCE NUMBER 2002.19 AS ADOPTED BY THE TOWN OF MARANA MAYOR AND COUNCIL ON SEPTEMBER 17TH, 2002 AND AMENDED BY ORDINANCE NUMBER 2015.003 ON JANUARY 21, 2015.
- SITE DISTURBANCE SHALL NOT EXCEED 37% OF THE GROSS AREA OR 948,000 SF. FT.
- NO APPROVAL, PERMIT, OR AUTHORIZATION OF THE TOWN OF MARANA, AUTHORIZES THE APPLICANT AND OR LAND OWNER TO VIOLATE ANY APPLICABLE FEDERAL OR STATE LAWS OR REGULATIONS, OR RELIEVES THE APPLICANT AND OR LAND OWNER FROM THE RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS INCLUDING THE ENDANGERED SPECIES ACT AND THE CLEAN WATER ACT. YOU ARE HEREBY ADVISED TO RETAIN APPROPRIATE EXPERT AND OR CONSULT WITH FEDERAL AND STATE AGENCIES TO DETERMINE ANY ACTION NECESSARY TO ENSURE COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.
- ALL OPEN SPACE EASEMENTS AND WILDLIFE CORRIDORS SHALL BE LEFT ENTIRELY UNDISTURBED AND IN THEIR NATURAL DESERT STATE, EXCEPT FOR NECESSARY UTILITY INSTALLATIONS, WHICH SHALL BE REVEGETATED. ALL SUCH EASEMENTS AND CORRIDORS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY, ACCEPTABLE TO THE TOWN AND AT A TIME ACCEPTABLE TO THE TOWN. ALL UTILITIES SHALL BE UNDERGROUND, AND ALL UTILITY TRENCHES SHALL BE REVEGETATED TO BE IDENTICAL WITH THE SURROUNDING DESERT WITH THE EXCEPTION OF THE OVERHEAD ELECTRIC WAPA EASEMENT WHICH SHALL BE TO WAPA SPECIFICATIONS.
- THE MAXIMUM GRADED PAD ENVELOPE SHALL BE 10,000 SQUARE FEET, INCLUDING DRIVEWAYS, BUT NOT INCLUDING UTILITY INSTALLATIONS. PAD ENVELOPES WILL BE GRADED INDIVIDUALLY. THE 56.44 ACRE REZONING AREA PARCEL WILL NOT BE MASS GRADED.
- ANY GRADING WITHIN AREAS OF 15% OR GREATER SLOPES FOR DRIVEWAYS, WALLS, OR OTHER UTILITIES SHALL BE MINIMIZED AND REQUIRE APPROVAL BY THE TOWN ENGINEER.
- THIS PARCEL IS SUBJECT TO THE RESIDENTIAL DESIGN STANDARDS FOUND IN THE MARANA LAND DEVELOPMENT CODE AS AMENDED FROM TIME TO TIME.
- THE PROPERTY OWNERS AGREE TO ENTER INTO A FINANCE CONTRACT ESTABLISHING THEIR CONTRIBUTION FOR SCHOOLS. THE PROPERTY OWNERS SHALL PROVIDE WRITTEN DOCUMENTATION THAT AN AGREEMENT WITH THE MARANA UNIFIED SCHOOL DISTRICT IS COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST SINGLE-FAMILY RESIDENTIAL BUILDING PERMIT FOR THE REZONING AREA. A RECEIPT OF PAYMENT SHALL BE PROVIDED WITH EACH INDIVIDUAL RESIDENTIAL BUILDING PERMIT.
- THERE WILL BE NO GRADING ENCROACHMENT INTO THE EROSION HAZARD SETBACK (IF ANY) ON LOTS 1926 INCLUSIVE, LOTS 34-47 INCLUSIVE, LOTS 50-51, AND LOTS 53-55.

**DEDICATION:**

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTY 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 DEDICATE TO THE PUBLIC ALL RIGHTS-OF-WAY SHOWN HEREON, INCLUDING ALL STREETS, ALLEYS, DRAINAGEWAYS, AND EASEMENTS. UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND SEWERS. EXCLUSIVE EASEMENTS FOR TOWN USES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF MARANA.

WE THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE TOWN OF MARANA, 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 WITHOUT APPROVAL OF THE MARANA TOWN COUNCIL.

PRIVATE DRAINAGEWAYS AND COMMON AREA, AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION THEIR GUESTS AND INVITEES, AND (EXCEPT FOR DRAINAGEWAYS), FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES. 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 NUMBER \_\_\_\_\_

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 THE PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION, AS SHOWN HEREON.

FIDELITY NATIONAL TITLE AGENCY, AN ARIZONA CORPORATION, AS TRUSTEE AND NOT PERSONALLY UNDER TRUST NO. \_\_\_\_\_

TRUST OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

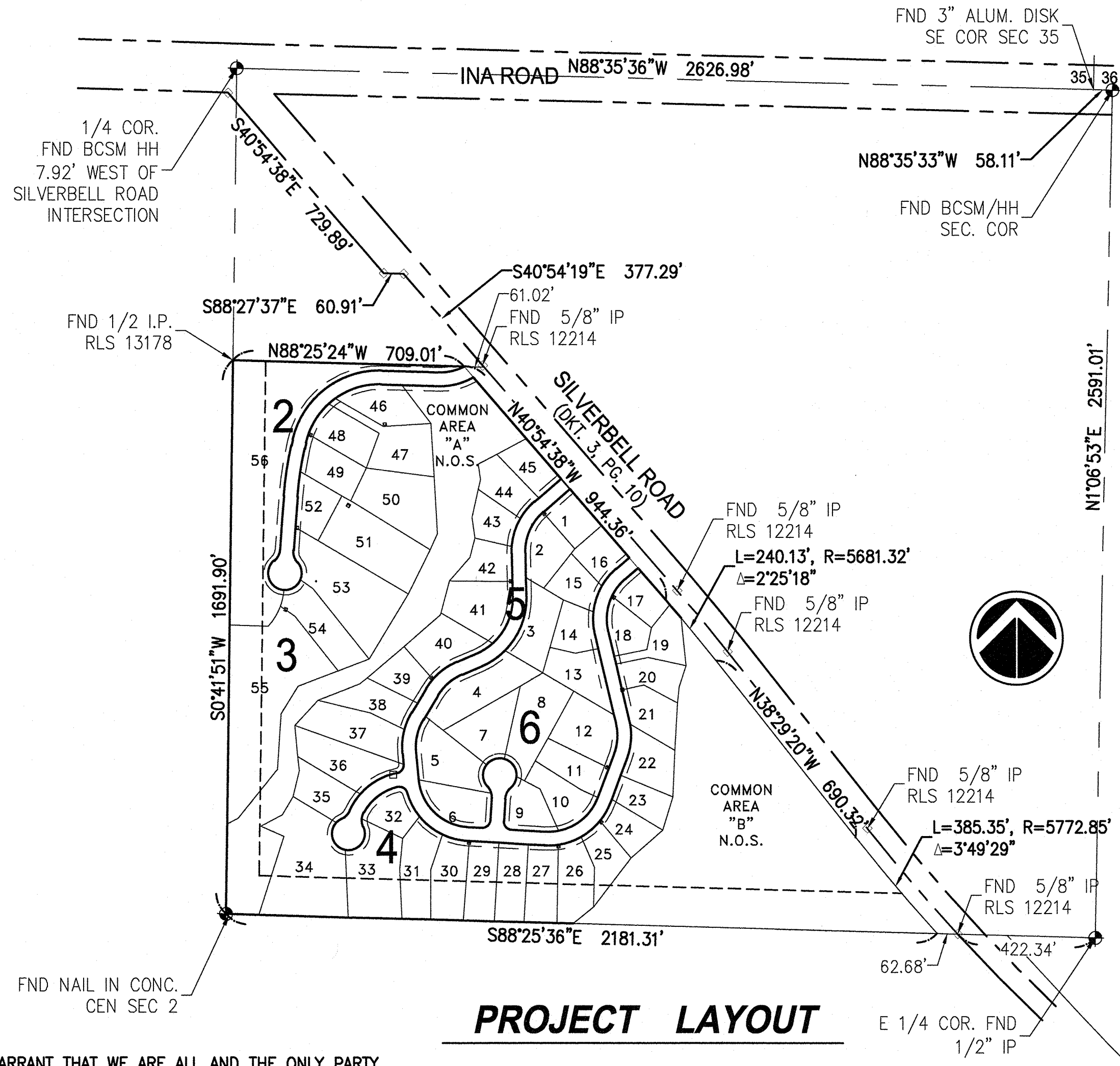
**BENEFICIARY:**

REDWING INVESTMENTS, LLC  
7608 N LA CHOLLA BLVD  
TUCSON, AZ 85741

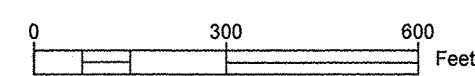
**ASSURANCES:**

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. \_\_\_\_\_ FROM FIDELITY NATIONAL TITLE AGENCY 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 THIS SUBDIVISION.

TOWN OF MARANA \_\_\_\_\_ DATE \_\_\_\_\_



**PROJECT LAYOUT**



**TOWN OF MARANA APPROVALS**

MARANA SUBDIVISION ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MARANA PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_, 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\_\_\_\_

**WATER ADEQUACY:**

THIS SUBDIVISION LIES WITHIN THE AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY

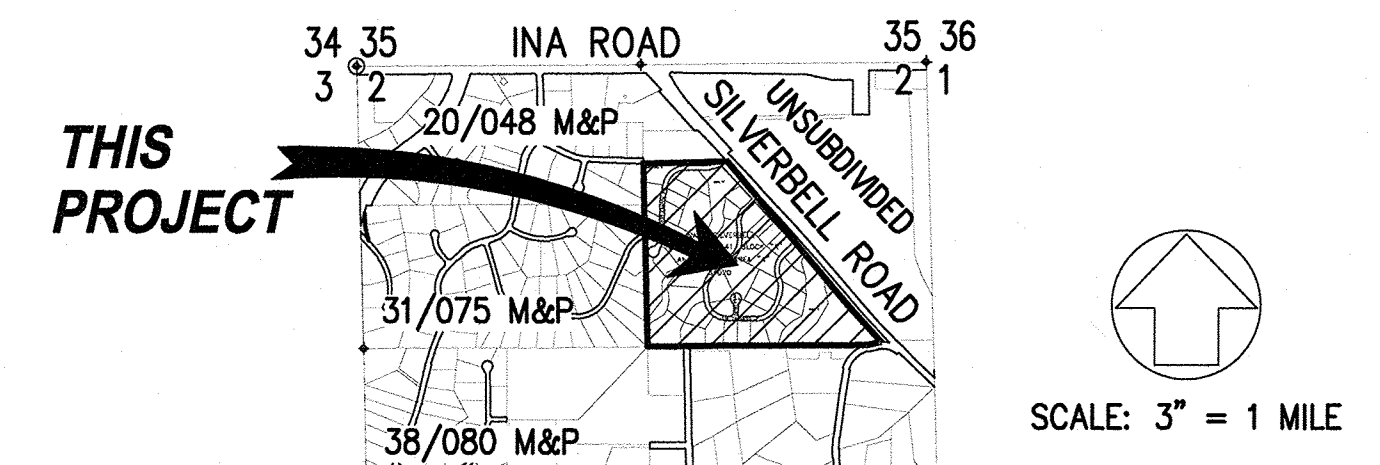
UTILITY DIRECTOR / TOWN OF MARANA \_\_\_\_\_ DATE \_\_\_\_\_

**PIMA COUNTY APPROVALS**

PIMA COUNTY DEPT. OF WASTE WATER MANAGEMENT \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDING:**

STATE OF ARIZONA ) NO \_\_\_\_\_  
) SS  
COUNTY OF PIMA ) FEE \_\_\_\_\_  
THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ORACLE ENGINEERING GROUP, INC.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_ M. IN SEQUENCE NO. \_\_\_\_\_ THEREOF.  
M. F. ANN RODRIGUEZ \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_ BY DEPUTY



**LEGEND:**

- SUBDIVISION BOUNDARY
- SECTION LINE
- ROAD CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EROSION HAZARD SETBACK
- 100-YEAR FLOOD LINE
- SLOPES OF 15% OR GREATER
- DRIVEWAY ACCESS. DRIVEWAYS WILL NOT BE LOCATED WITHIN RETURNS.
- FEMA FLOOD LINE
- N.A.E. NO ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- N.O.S. NATURAL OPEN SPACE
- BRASS CAPPED SURVEY MONUMENT TO BE SET PER T.O.M. STD DTL. M-103-B
- FOUND SURVEY MONUMENT AS NOTED
- 5 SHEET NUMBER

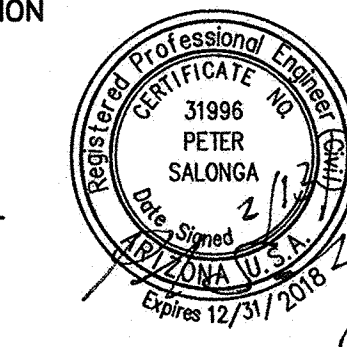
**CERTIFICATION OF SURVEY:**

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.



**CERTIFICATION OF ENGINEERING:**

I HEREBY CERTIFY THAT THE FLOOD PRONE LIMITS AND/OR EROSION SETBACKS SHOWN ON THIS PLAT WERE REVIEWED BY ME.



ARIZONA REGISTERED ENGINEER \_\_\_\_\_

PROJECT #14-019

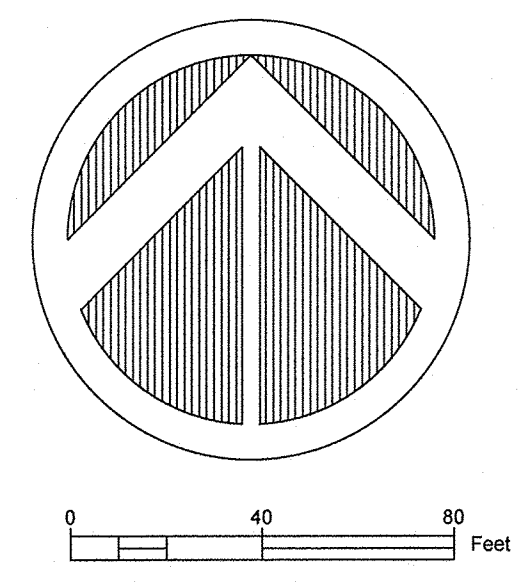
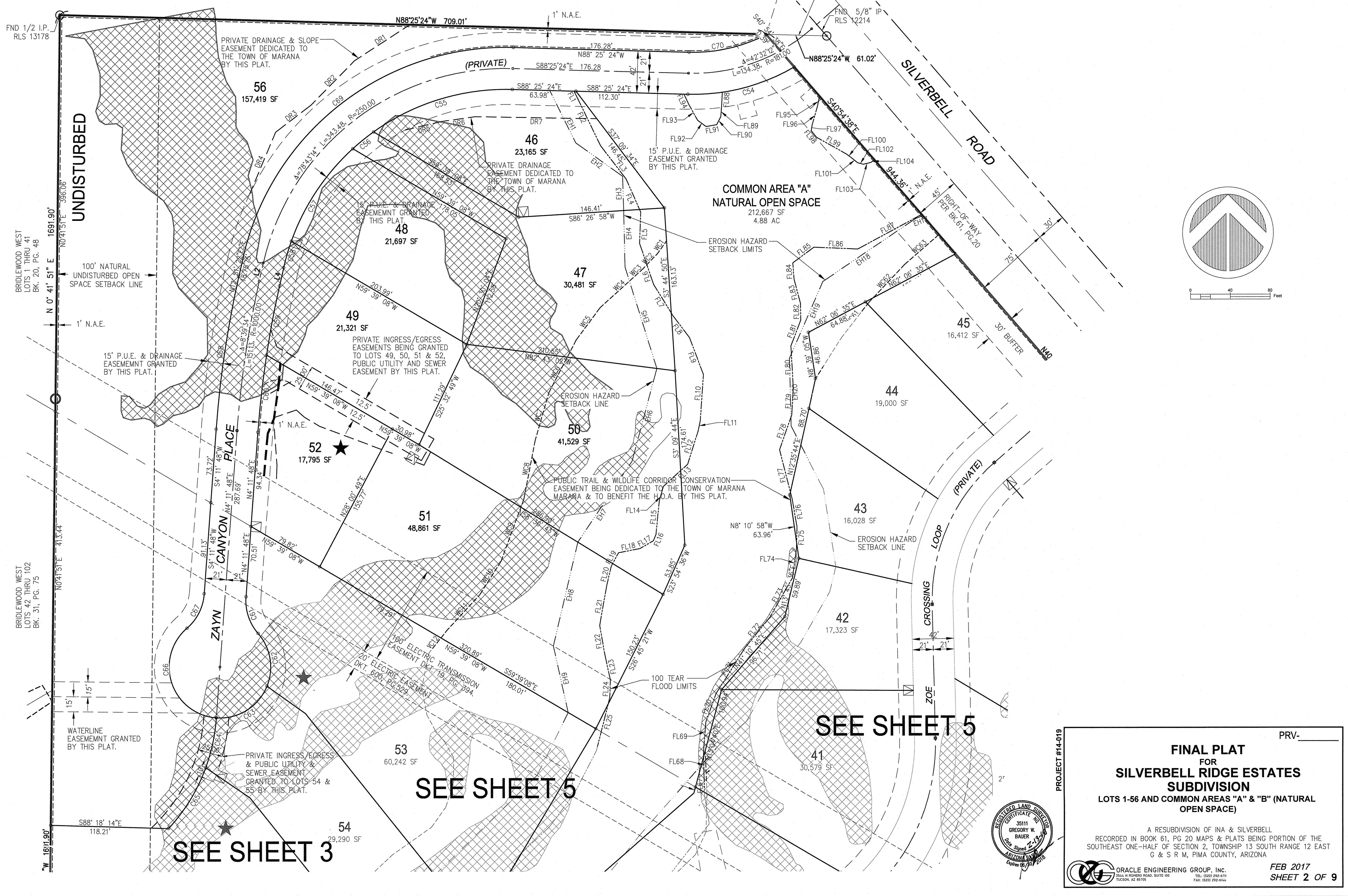
**FINAL PLAT**  
FOR  
**SILVERBELL RIDGE ESTATES**  
**SUBDIVISION**  
LOTS 1-56 AND COMMON AREAS "A" & "B" (NATURAL OPEN SPACE)

A RESUBDIVISION OF INA & SILVERBELL  
RECORDED IN BOOK 61, PG 20 MAPS & PLATS BEING PORTION OF THE  
SOUTHEAST ONE-HALF OF SECTION 2, TOWNSHIP 13 SOUTH RANGE 12 EAST  
G & S R M, PIMA COUNTY, ARIZONA

ORACLE ENGINEERING GROUP, INC.  
3524 N ROMERO ROAD, SUITE 100  
TUCSON, AZ 85705  
TEL: (520) 292-6710  
FAX: (520) 292-6144

FEB 2017  
SHEET 1 OF 9



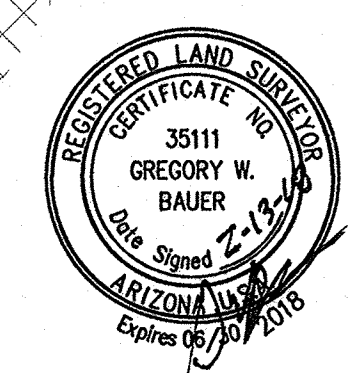


SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

PROJECT #14-019



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**FINAL PLAT**  
FOR  
**SILVERBELL RIDGE ESTATES**  
**SUBDIVISION**  
LOTS 1-56 AND COMMON AREAS "A" & "B" (NATURAL OPEN SPACE)

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& S R M, PIMA COUNTY, ARIZONA

ORACLE ENGINEERING GROUP, INC.  
3522 N. RIVER ROAD, SUITE 100  
TUCSON, AZ 85710  
TEL: (520) 292-6711  
FAX: (520) 292-6444

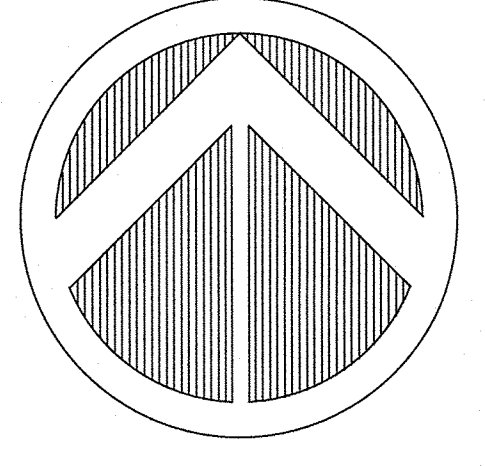
FEB 2017  
SHEET 2 OF 9



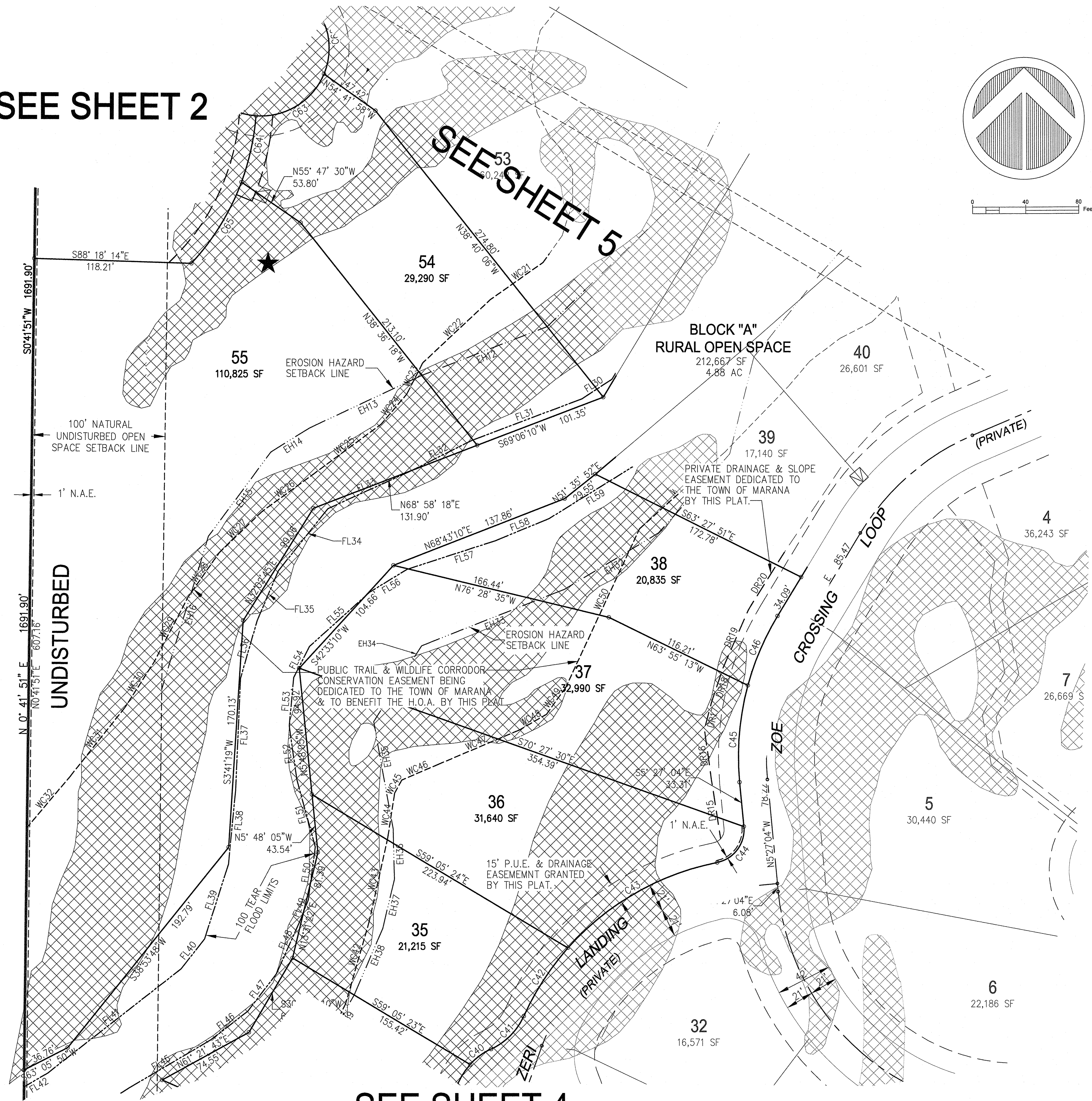
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SEE SHEET 5

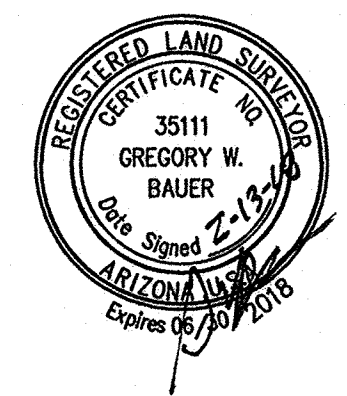
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0 40 80 Feet



PROJECT #14-019



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**FINAL PLAT  
FOR  
SILVERBELL RIDGE ESTATES  
SUBDIVISION**

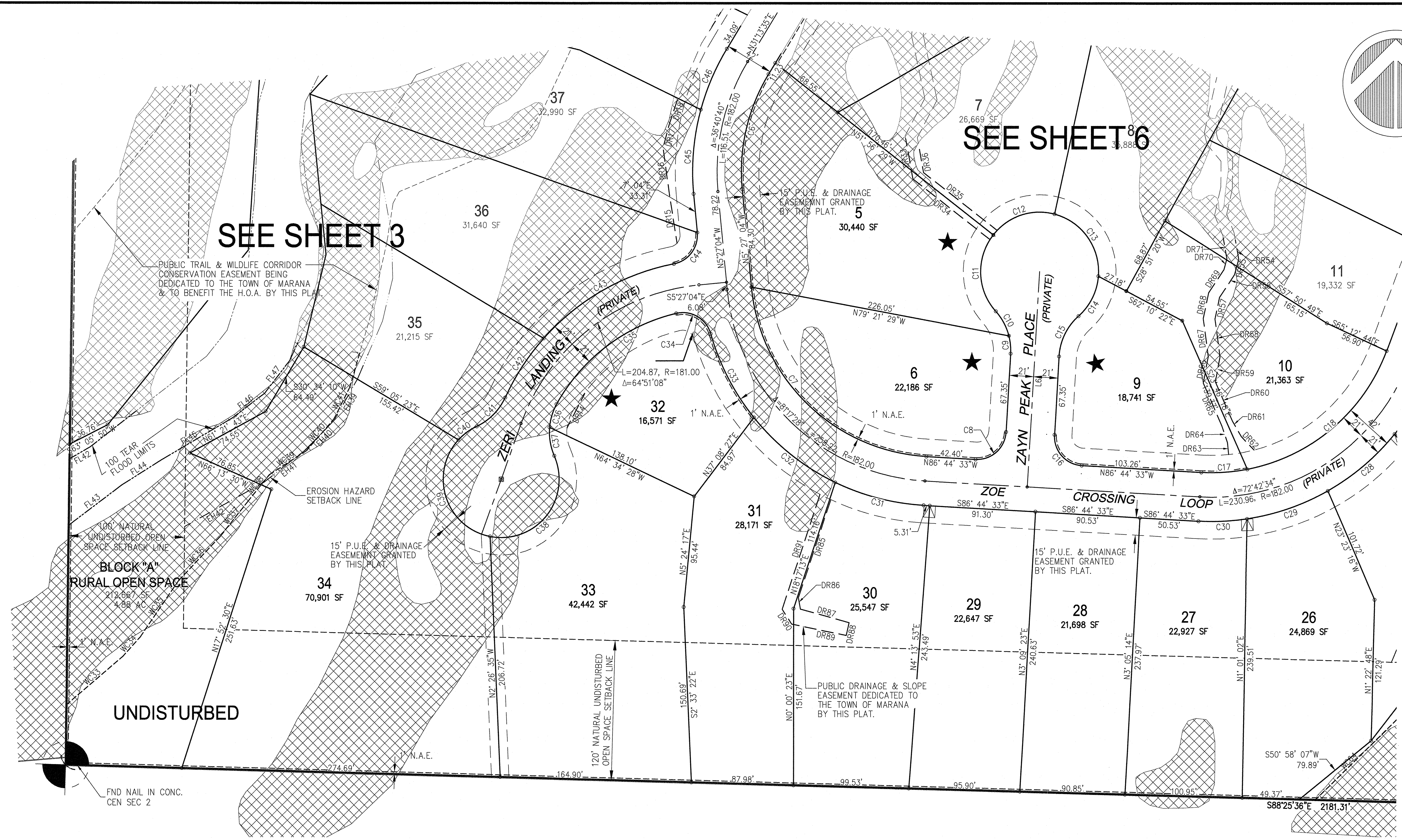
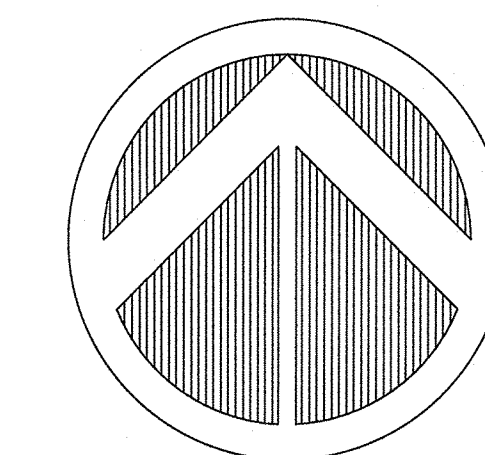
**LOTS 1-56 AND COMMON AREAS "A" & "B" (NATURAL  
OPEN SPACE)**

A RESUBDIVISION OF INA & SILVERBELL  
RECORDED IN BOOK 61, PG 20 MAPS & PLATS BEING PORTION OF THE  
SOUTHEAST ONE-HALF OF SECTION 2, TOWNSHIP 13 SOUTH RANGE 12 EAST  
& S R M, PIMA COUNTY, ARIZONA

ORACLE ENGINEERING GROUP, INC.  
3544 N. RIOMERO ROAD, SUITE 100  
TUCSON, AZ 85719  
TEL: (520) 292-6711  
FAX: (520) 292-6144

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SHEET 3 OF 9





SEE SHEET 3

SEE SHEET 6

BLOCK "A"  
RURAL OPEN SPACE

UNDISTURBED

PROJECT #14-019



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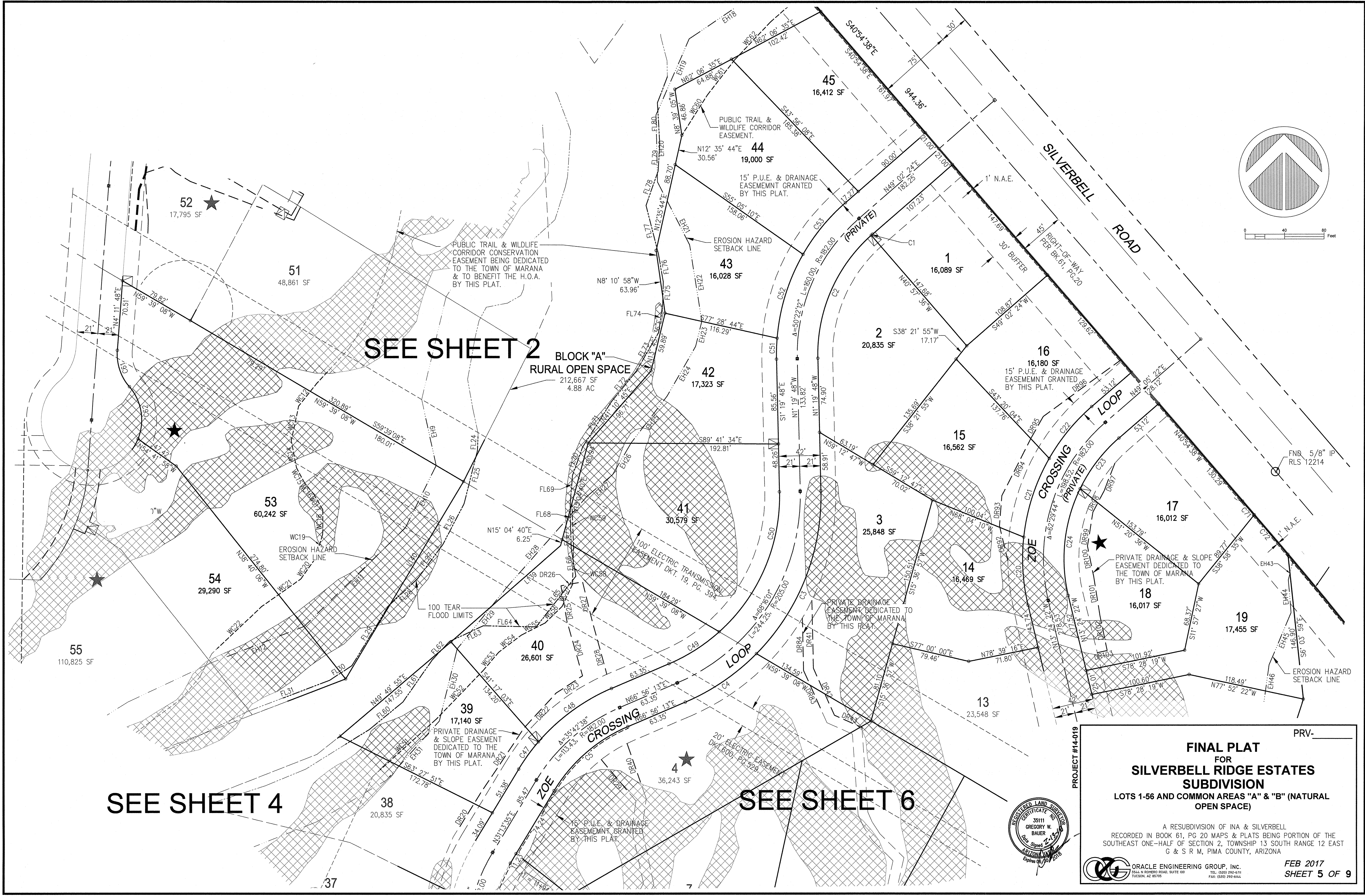
**FINAL PLAT**  
FOR  
**SILVERBELL RIDGE ESTATES**  
**SUBDIVISION**  
LOTS 1-56 AND COMMON AREAS "A" & "B" (NATURAL OPEN SPACE)

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FAX: (520) 292-6164

FEB 2017  
SHEET 4 OF 9

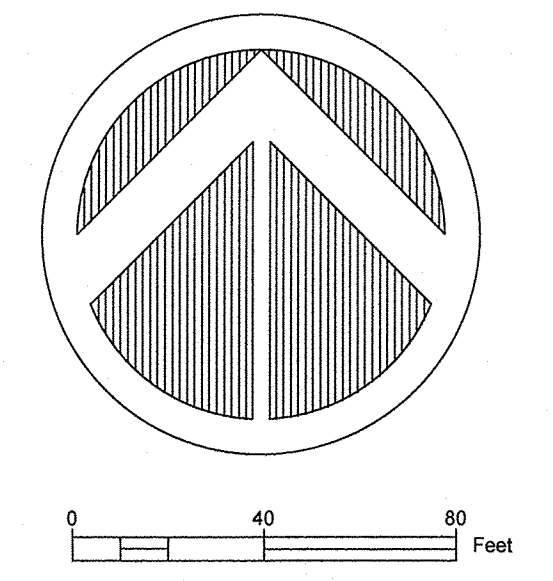




**SEE SHEET 2** BLOCK "A"  
RURAL OPEN SPACE

**SEE SHEET 4**

**SEE SHEET 6**



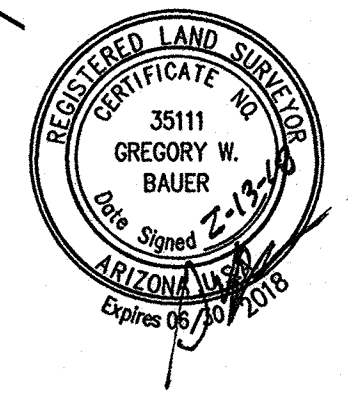
PROJECT #14-019

**FINAL PLAT FOR SILVERBELL RIDGE ESTATES SUBDIVISION**  
 LOTS 1-56 AND COMMON AREAS "A" & "B" (NATURAL OPEN SPACE)

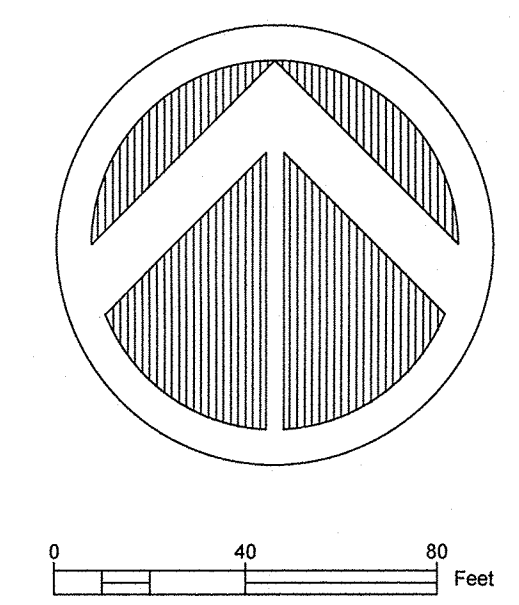
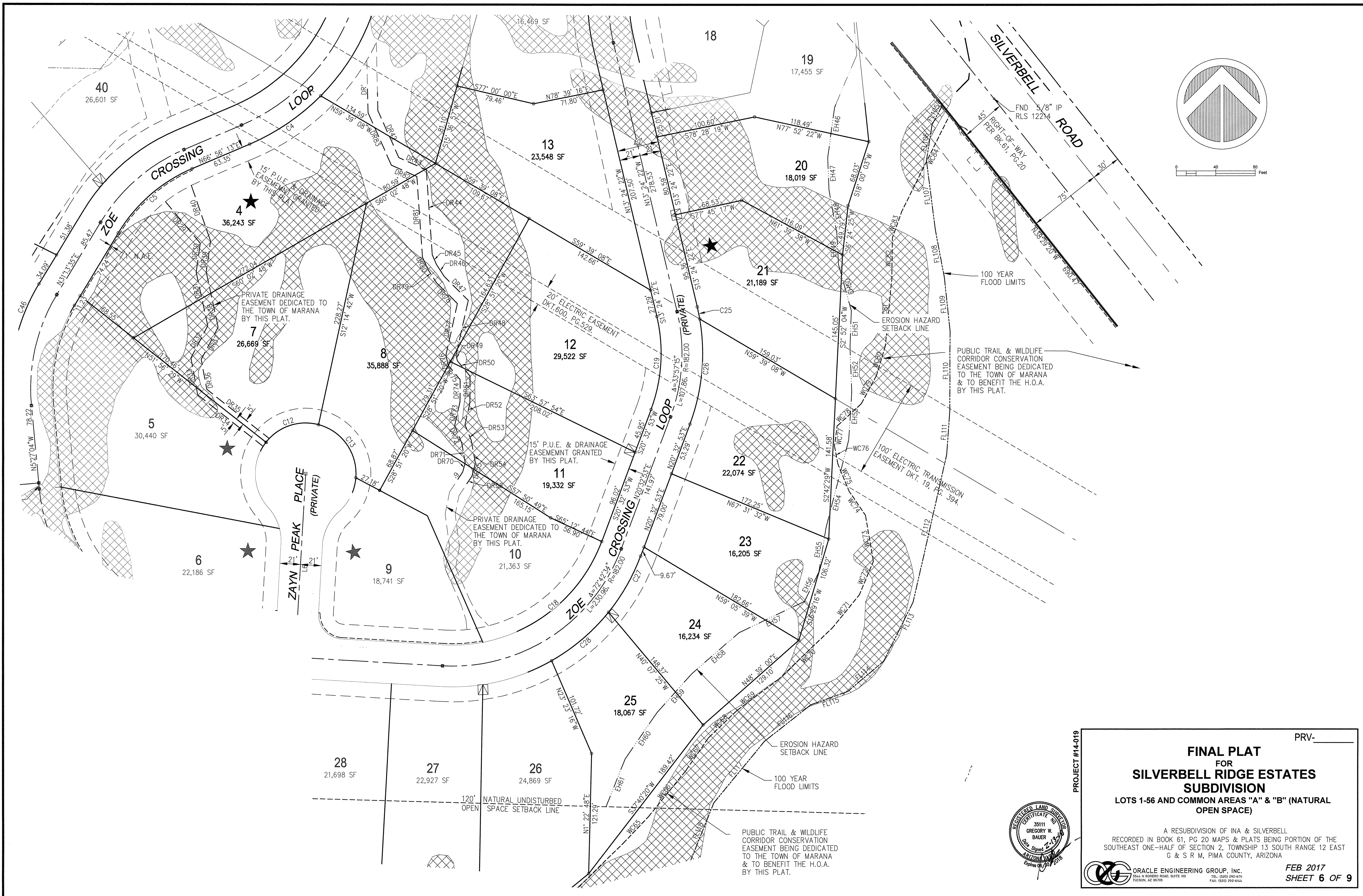
A RESUBDIVISION OF INA & SILVERBELL  
 RECORDED IN BOOK 61, PG 20 MAPS & PLATS BEING PORTION OF THE  
 SOUTHEAST ONE-HALF OF SECTION 2, TOWNSHIP 13 SOUTH RANGE 12 EAST  
 G & S R M, PIMA COUNTY, ARIZONA

**ORACLE ENGINEERING GROUP, INC.**  
 2544 N ROVERO ROAD, SUITE 100 TUCSON, AZ 85718  
 TEL: (520) 292-6716 FAX: (520) 292-6444

**FEB 2017 SHEET 5 OF 9**







PROJECT #14-019

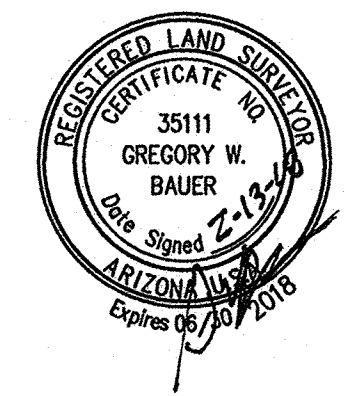
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**FINAL PLAT**  
FOR  
**SILVERBELL RIDGE ESTATES**  
**SUBDIVISION**  
LOTS 1-56 AND COMMON AREAS "A" & "B" (NATURAL OPEN SPACE)

A RESUBDIVISION OF INA & SILVERBELL  
RECORDED IN BOOK 61, PG 20 MAPS & PLATS BEING PORTION OF THE  
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& S R M, PIMA COUNTY, ARIZONA

ORACLE ENGINEERING GROUP, INC.  
3544 N ROMERO ROAD, SUITE 100  
TUCSON, AZ 85705

FEB 2017  
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12  
29,522 SF

1  
2 SF

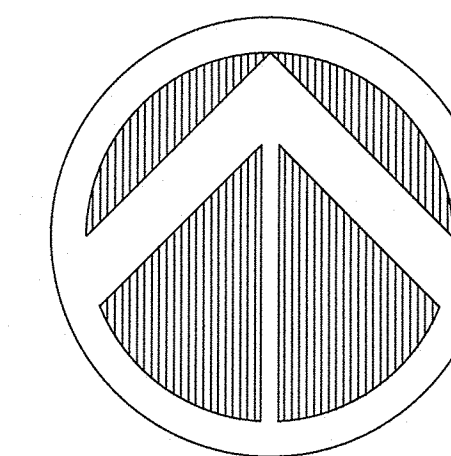
22  
22,074 SF

23  
16,205 SF

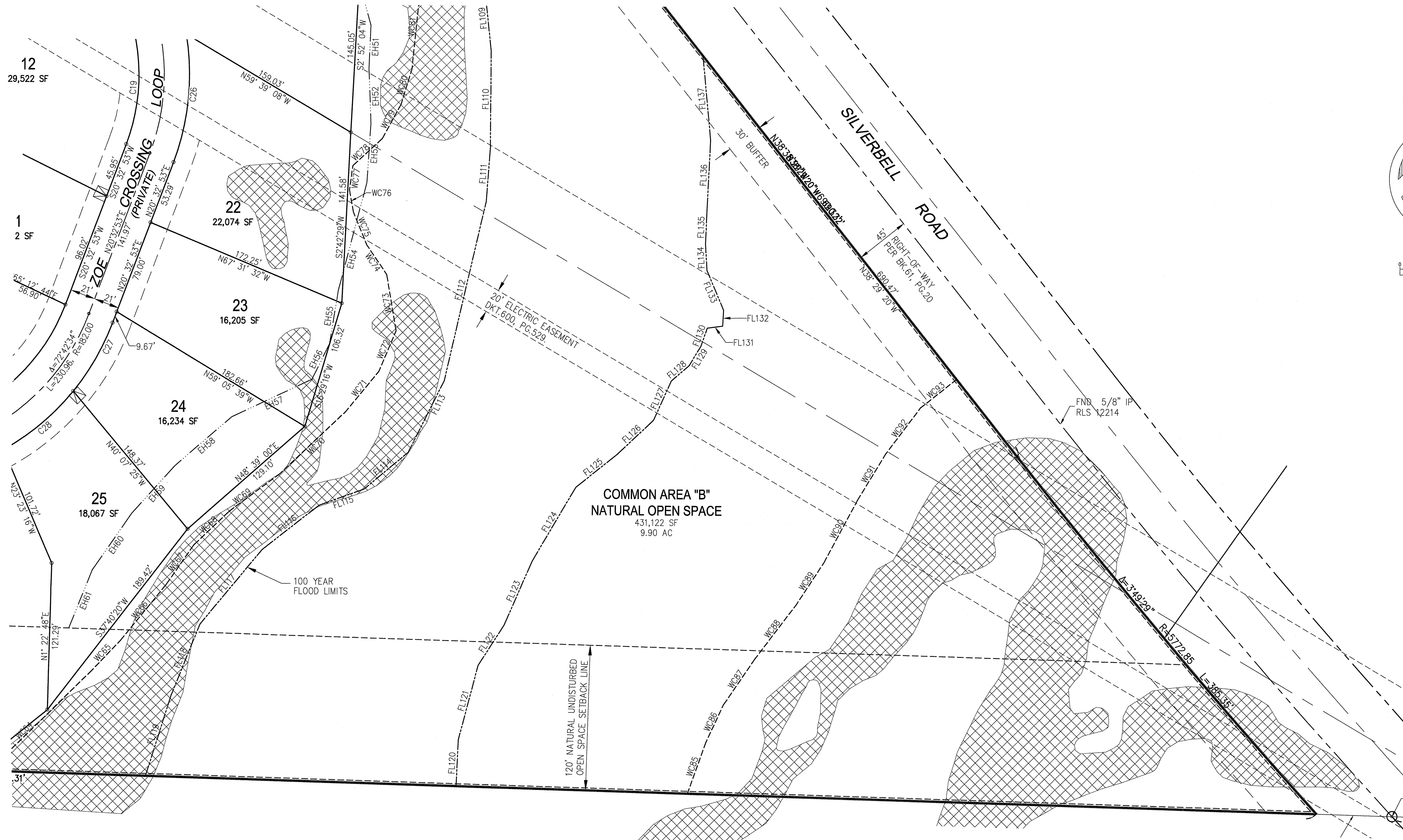
24  
16,234 SF

25  
18,067 SF

COMMON AREA "B"  
NATURAL OPEN SPACE  
431,122 SF  
9.90 AC



0 40 80  
Feet



PROJECT #14-019

PRV-

**FINAL PLAT**  
FOR  
**SILVERBELL RIDGE ESTATES**  
**SUBDIVISION**  
LOTS 1-56 AND COMMON AREAS "A" & "B" (NATURAL OPEN SPACE)

A RESUBDIVISION OF INA & SILVERBELL  
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& S R M, PIMA COUNTY, ARIZONA



**ORACLE ENGINEERING GROUP, INC.**  
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TUCSON, AZ 85706  
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FAX: (520) 292-6144

FEB 2017  
SHEET 7 OF 9



CURVE TABLE				
CURVE No.	LENGTH	RADIUS	DELTA	TANGENT
C1	1.77'	161.00'	0°37'43"	0.88
C2	139.77'	161.00'	49°44'29"	74.63
C3	181.75'	226.00'	46°04'39"	96.11
C4	87.53'	226.00'	22°11'22"	44.32
C5	100.35'	161.00'	35°42'38"	51.86
C6	103.06'	161.00'	36°40'40"	53.37
C7	228.43'	161.00'	81°17'28"	138.22
C8	39.27'	25.00'	90°00'00"	25.00
C9	15.47'	50.00'	17°43'23"	7.80
C10	24.10'	50.00'	27°36'40"	12.29
C11	71.40'	51.00'	80°12'58"	42.96
C12	59.27'	51.00'	66°34'53"	33.49
C13	71.06'	51.00'	79°50'25"	42.67
C14	39.20'	51.00'	44°02'07"	20.62
C15	39.56'	50.00'	45°20'03"	20.88
C16	39.27'	25.00'	90°00'00"	25.00
C17	39.80'	161.00'	14°09'50"	20.00
C18	164.51'	161.00'	58°32'44"	90.25
C19	95.41'	161.00'	33°57'15"	49.15
C20	69.28'	203.00'	19°33'11"	34.98
C21	84.08'	203.00'	23°43'48"	42.65
C22	68.07'	203.00'	19°12'45"	34.36
C23	64.88'	161.00'	23°05'19"	32.89
C24	110.73'	161.00'	39°24'25"	57.66
C25	12.56'	203.00'	3°32'38"	6.28

CURVE TABLE				
CURVE No.	LENGTH	RADIUS	DELTA	TANGENT
C26	107.74'	203.00'	30°24'37"	55.17
C27	65.51'	203.00'	18°29'21"	33.04
C28	75.92'	203.00'	21°25'41"	38.41
C29	74.16'	203.00'	20°55'53"	37.50
C30	42.02'	203.00'	11°51'39"	21.09
C31	79.32'	203.00'	22°23'16"	40.17
C32	90.33'	203.00'	25°29'43"	45.93
C33	81.49'	203.00'	23°00'03"	41.30
C34	38.16'	25.00'	87°27'46"	23.92
C35	132.99'	160.00'	47°37'30"	70.61
C36	20.88'	50.00'	23°55'24"	10.59
C37	25.10'	50.00'	28°45'30"	12.82
C38	108.94'	50.00'	124°50'27"	95.72
C39	106.07'	50.00'	121°32'42"	89.36
C40	19.71'	50.00'	22°35'12"	9.98
C41	35.59'	50.00'	40°47'09"	18.59
C42	60.97'	202.00'	17°17'39"	30.72
C43	131.45'	202.00'	37°17'09"	68.15
C44	36.82'	25.00'	84°22'42"	22.66
C45	73.12'	203.00'	20°38'20"	36.96
C46	56.83'	203.00'	16°02'19"	28.60
C47	34.16'	203.00'	9°38'31"	17.12
C48	92.36'	203.00'	26°04'07"	46.99
C49	60.39'	184.00'	18°48'14"	30.47
C50	158.85'	184.00'	49°27'47"	84.75

CURVE TABLE				
CURVE No.	LENGTH	RADIUS	DELTA	TANGENT
C51	21.26'	203.00'	6°00'04"	10.64
C52	89.35'	203.00'	25°13'02"	45.41
C53	67.85'	203.00'	19°09'06"	34.25
C54	111.54'	202.00'	31°38'20"	57.23
C55	148.04'	229.00'	37°02'18"	76.71
C56	26.77'	229.00'	6°41'48"	13.40
C57	112.24'	229.00'	28°04'59"	57.27
C58	27.59'	229.00'	6°54'09"	13.81
C59	70.34'	979.00'	4°06'59"	35.18
C60	77.62'	979.00'	4°32'34"	38.83
C61	39.56'	50.00'	45°20'03"	20.88
C62	56.33'	51.00'	63°16'52"	31.43
C63	64.14'	51.00'	72°03'11"	37.09
C64	51.01'	182.00'	16°03'31"	25.67
C65	71.98'	182.00'	22°39'38"	36.47
C66	120.46'	51.00'	135°20'03"	124.15
C67	39.56'	50.00'	45°20'03"	20.88
C68	154.31'	1021.00'	8°39'34"	77.30
C69	372.34'	271.00'	78°43'14"	222.29
C70	80.26'	160.00'	28°44'29"	40.99
C71	18.09'	5681.32'	0°10'57"	9.04
C72	52.69'	5681.32'	0°31'53"	26.34

DRAINAGE LINE TABLE		
LINE NO.	LENGTH	BEARING
DR1	66.02'	N57°00'06"E
DR2	62.18'	N44°34'41"E
DR3	44.88'	N52°40'18"E
DR4	66.78'	N22°56'14"E
DR5	37.63'	N76°54'39"E
DR6	34.13'	N82°00'03"E
DR7	121.96'	S89°03'12"E
DR14	33.16'	N27°21'05"E
DR15	43.86'	S8°53'23"E
DR16	38.80'	S7°53'05"E
DR17	20.56'	S14°38'26"W
DR18	27.30'	S18°25'55"W
DR19	47.82'	S23°35'04"W
DR20	51.94'	S31°56'15"W
DR21	79.59'	S33°48'58"W
DR22	47.70'	S42°39'03"W
DR23	32.00'	S56°57'17"W
DR24	56.75'	S15°59'50"E
DR25	36.80'	S9°34'25"E
DR26	22.17'	S79°38'50"W
DR27	37.77'	N13°50'27"W
DR28	58.69'	N15°19'46"W
DR29	54.66'	N40°10'51"W
DR30	29.61'	N7°58'58"E
DR31	55.19'	N12°13'11"W
DR32	36.33'	N27°46'00"E
DR33	37.86'	N10°23'33"W

DRAINAGE LINE TABLE		
LINE NO.	LENGTH	BEARING
DR34	84.35'	N51°56'29"W
DR35	80.57'	N51°56'29"W
DR36	30.61'	N10°23'33"W
DR37	36.51'	N27°46'00"E
DR38	57.05'	N12°13'11"W
DR39	31.48'	N7°58'58"E
DR40	59.18'	N19°17'15"W
DR41	68.37'	N11°19'33"W
DR42	52.07'	N24°09'45"W
DR43	30.43'	N66°08'48"W
DR44	85.65'	N4°03'03"W
DR45	10.87'	N23°51'06"W
DR46	14.39'	N32°57'47"W
DR47	34.03'	N45°21'55"W
DR48	56.75'	N12°34'06"E
DR49	5.64'	N13°09'02"W
DR50	20.07'	N40°02'09"W
DR51	27.10'	N0°21'50"E
DR52	22.52'	N12°40'12"E
DR53	17.03'	N22°00'57"W
DR54	23.29'	N10°17'42"W
DR55	13.60'	N15°08'38"E
DR56	23.58'	N33°45'10"E
DR57	19.10'	N11°35'59"E
DR58	32.98'	N7°33'05"W
DR59	21.48'	N10°40'04"E
DR60	37.04'	N23°46'18"W

DRAINAGE LINE TABLE		
LINE NO.	LENGTH	BEARING
DR61	15.07'	N29°29'01"W
DR62	16.03'	N43°36'28"W
DR63	10.24'	N5°35'45"W
DR64	15.08'	N18°03'45"W
DR65	40.16'	N23°46'18"W
DR66	22.98'	N10°40'04"E
DR67	33.06'	N7°33'05"W
DR68	22.75'	N11°35'59"E
DR69	23.90'	N33°45'10"E
DR70	9.71'	N15°08'38"E
DR71	20.00'	N10°17'42"W
DR72	19.12'	N22°00'57"W
DR73	24.57'	N12°40'12"E
DR74	22.34'	N0°21'50"E
DR75	18.78'	N40°02'09"W
DR76	10.32'	N13°09'02"W
DR77	53.50'	N12°34'06"E
DR78	29.58'	N45°21'55"W
DR79	16.27'	N32°57'47"W
DR80	13.42'	N23°51'06"W
DR81	81.38'	N4°03'03"W
DR82	28.25'	N66°08'48"W
DR83	57.92'	N24°09'45"W
DR84	52.84'	N11°19'33"W
DR85	88.63'	S18°17'13"W
DR86	9.98'	S9°33'21"E
DR87	43.60'	S74°36'13"E

DRAINAGE LINE TABLE		
LINE NO.	LENGTH	BEARING
DR88	11.31'	S12°26'38"W
DR89	48.15'	N78°18'30"W
DR90	15.13'	N32°51'16"W
DR91	103.98'	N18°17'13"E
DR92	36.37'	S13°34'24"E
DR93	30.49'	S4°40'29"W
DR94	64.29'	S26°57'51"W
DR95	25.88'	S29°34'24"W
DR96	96.91'	S53°57'44"W
DR97	29.89'	N21°09'16"E
DR98	24.46'	N28°01'07"E
DR99	34.53'	N8°56'01"E
DR100	30.85'	N11°32'41"W
DR101	40.66'	N9°11'58"W
DR102	35.77'	N11°31'40"W
DR103	10.29'	N76°35'04"E

PROJECT #14-019



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**FINAL PLAT  
FOR  
SILVERBELL RIDGE ESTATES  
SUBDIVISION**

**LOTS 1-56 AND COMMON AREAS "A" & "B" (NATURAL  
OPEN SPACE)**

A RESUBDIVISION OF INA & SILVERBELL  
RECORDED IN BOOK 61, PG 20 MAPS & PLATS BEING PORTION OF THE  
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WILDLIFE CORRIDOR SETBACK LINE TABLE			WILDLIFE CORRIDOR SETBACK LINE TABLE			WILDLIFE CORRIDOR SETBACK LINE TABLE			WILDLIFE CORRIDOR SETBACK LINE TABLE		
LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING
WC1	15.44'	N35°33'48"E	WC25	63.25'	N53°33'51"E	WC49	25.00'	N35°38'06"E	WC73	47.23'	N9°45'30"W
WC2	21.01'	N43°47'52"E	WC26	48.00'	N54°00'34"E	WC50	131.15'	N24°56'12"E	WC74	29.30'	N34°21'13"W
WC3	58.10'	N47°59'36"E	WC27	44.39'	N46°08'56"E	WC51	86.80'	N48°02'51"E	WC75	29.61'	N22°34'58"W
WC4	58.10'	N47°59'36"E	WC28	40.68'	N35°08'25"E	WC52	68.16'	N44°05'00"E	WC76	18.48'	N10°39'09"W
WC5	40.34'	N36°34'13"E	WC29	54.66'	N27°37'54"E	WC53	24.66'	N40°34'02"E	WC77	20.34'	N7°42'25"E
WC6	59.11'	N27°36'11"E	WC30	40.53'	N32°46'03"E	WC54	28.41'	N53°06'03"E	WC78	33.21'	N47°20'35"E
WC7	49.50'	N16°08'34"E	WC31	65.89'	N38°38'44"E	WC55	26.96'	N62°54'22"E	WC79	32.15'	N28°18'48"E
WC8	60.09'	N10°58'21"E	WC32	50.25'	N40°17'49"E	WC56	24.05'	N45°57'54"E	WC80	30.92'	N16°50'13"E
WC9	66.23'	N20°16'27"E	WC33	64.23'	N49°30'52"E	WC57	24.79'	N25°20'53"E	WC81	68.12'	N5°33'12"E
WC10	39.60'	N32°30'21"E	WC34	22.00'	N41°51'34"E	WC58	39.19'	N1°26'19"E	WC82	41.36'	N0°50'15"E
WC11	48.00'	N42°54'04"E	WC35	58.59'	N34°24'20"E	WC59	42.45'	N2°15'28"W	WC83	28.29'	N19°32'38"E
WC12	29.20'	N38°44'39"E	WC36	52.23'	N43°18'41"E	WC60	48.45'	N32°24'14"E	WC84	109.25'	N26°29'45"E
WC13	35.76'	N12°03'57"E	WC37	39.71'	N38°24'29"E	WC61	44.78'	N38°00'38"E	WC85	45.00'	N19°39'07"E
WC14	27.74'	N10°51'19"W	WC38	28.27'	N38°56'25"E	WC62	52.12'	N43°30'12"E	WC86	34.30'	N24°54'39"E
WC15	17.26'	N28°12'07"W	WC39	38.14'	N57°18'23"E	WC63	45.78'	N49°05'22"E	WC87	46.50'	N34°10'15"E
WC16	14.70'	N39°25'47"W	WC40	36.00'	N40°55'06"E	WC64	118.14'	N45°32'49"E	WC88	56.22'	N37°10'09"E
WC17	18.34'	N30°12'00"W	WC41	30.62'	N26°26'24"E	WC65	34.70'	N43°35'39"E	WC89	41.43'	N33°06'11"E
WC18	24.72'	N0°08'04"E	WC42	63.30'	N16°12'01"E	WC66	60.00'	N39°10'36"E	WC90	59.41'	N28°03'39"E
WC19	25.96'	N17°20'01"E	WC43	65.50'	N12°33'49"E	WC67	40.42'	N34°44'39"E	WC91	44.08'	N31°10'08"E
WC20	24.85'	N35°22'16"E	WC44	33.71'	N8°52'24"E	WC68	40.11'	N46°17'05"E	WC92	47.75'	N36°53'26"E
WC21	48.45'	N54°50'39"E	WC45	11.12'	N28°32'58"E	WC69	52.79'	N53°18'01"E	WC93	38.25'	N51°27'32"E
WC22	69.62'	N46°49'28"E	WC46	28.57'	N66°58'06"E	WC70	74.90'	N46°21'39"E			
WC23	26.06'	N27°11'07"E	WC47	67.48'	N67°06'06"E	WC71	43.01'	N39°20'55"E			
WC24	29.59'	N40°26'52"E	WC48	23.23'	N60°07'49"E	WC72	36.40'	N22°43'14"E			

FLOOD LINE TABLE			FLOOD LINE TABLE			FLOOD LINE TABLE			FLOOD LINE TABLE			FLOOD LINE TABLE		
LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING
FL1	7.72'	N27°02'25"W	FL30	26.86'	N56°57'49"E	FL59	76.20'	N58°08'53"E	FL88	14.57'	S3°19'22"W	FL117	80.66'	N39°35'44"E
FL2	52.82'	N25°50'43"W	FL31	87.99'	N69°18'43"E	FL60	43.80'	N50°47'58"E	FL89	9.89'	S4°50'27"W	FL118	63.73'	N21°52'10"E
FL3	41.98'	N37°35'38"W	FL32	52.56'	N63°26'57"E	FL61	51.66'	N35°01'05"E	FL90	8.99'	S26°32'06"W	FL119	69.59'	N17°20'36"E
FL4	36.34'	N23°53'00"W	FL33	67.40'	N65°36'36"E	FL62	25.49'	N43°13'40"E	FL91	10.92'	S80°23'06"W	FL120	38.81'	N2°25'01"E
FL5	31.19'	N2°13'57"E	FL34	59.55'	N38°37'06"E	FL63	37.74'	N65°09'27"E	FL92	10.43'	N53°25'14"W	FL121	63.72'	N14°40'25"E
FL6	43.50'	N18°52'36"W	FL35	40.45'	N23°05'03"E	FL64	53.63'	S88°53'57"E	FL93	17.73'	N29°01'00"W	FL122	39.70'	N32°39'11"E
FL7	36.74'	N31°50'29"W	FL36	45.12'	N16°06'29"E	FL65	64.98'	N38°05'05"E	FL94	11.84'	N25°52'49"W	FL123	57.56'	N23°22'01"E
FL8	27.43'	N37°07'30"W	FL37	84.40'	N2°33'47"E	FL66	28.26'	N9°24'27"W	FL95	10.33'	S11°50'50"W	FL124	71.09'	N30°24'44"E
FL9	39.50'	N20°38'43"W	FL38	55.06'	N5°34'05"E	FL67	21.35'	N1°50'13"W	FL96	18.98'	S15°57'17"W	FL125	43.14'	N51°24'16"E
FL10	46.32'	N3°54'16"E	FL39	58.82'	N17°47'07"E	FL68	23.26'	N0°58'58"W	FL97	6.14'	S9°54'43"W	FL126	42.00'	N46°33'07"E
FL11	10.38'	N12°06'48"E	FL40	28.48'	N38°21'19"E	FL69	29.30'	N4°31'28"E	FL98	8.62'	S39°01'11"E	FL127	35.60'	N23°57'36"E
FL12	35.04'	N17°30'33"E	FL41	127.07'	N52°09'44"E	FL70	30.44'	N19°45'29"E	FL99	34.08'	S61°04'53"E	FL128	19.41'	N49°06'11"E
FL13	32.95'	N47°46'08"E	FL42	20.54'	N59°54'14"E	FL71	54.29'	N32°29'14"E	FL100	6.73'	S52°44'44"E	FL129	18.86'	N31°14'03"E
FL14	14.57'	N16°06'02"E	FL43	57.32'	N52°59'12"E	FL72	39.86'	N39°16'55"E	FL101	7.61'	S50°45'33"E	FL130	15.94'	N19°01'25"E
FL15	34.29'	N5°43'23"E	FL44	39.99'	N57°43'51"E	FL73	45.17'	N30°01'16"E	FL102	6.15'	S75°02'48"E	FL131	12.91'	N82°20'09"E
FL16	6.81'	N23°03'51"E	FL45	71.49'	N59°34'51"E	FL74	29.51'	N7°52'43"E	FL103	7.64'	N77°14'52"E	FL132	13.06'	N3°14'26"E
FL17	15.50'	N60°13'36"E	FL46	34.85'	N52°25'05"E	FL75	21.88'	N1°10'19"E	FL104	4.57'	N54°26'43"E	FL133	35.87'	N23°03'51"W
FL18	21.88'	N79°10'04"E	FL47	35.53'	N37°37'30"E	FL76	28.62'	N9°47'42"W	FL105	22.28'	N28°11'00"E	FL134	21.85'	N3°22'06"W
FL19	15.16'	N28°23'36"E	FL48	44.62'	N24°09'38"E	FL77	50.31'	N14°29'30"W	FL106	36.52'	N8°57'39"E	FL135	27.56'	N2°09'35"E
FL20	18.88'	N13°21'48"E	FL49	15.74'	N20°57'28"E	FL78	36.87'	N19°27'46"E	FL107	69.86'	N7°22'38"W	FL136	58.40'	N2°38'39"E
FL21	41.69'	N10°12'35"E	FL50	39.84'	N7°36'40"E	FL79	27.05'	N3°28'13"E	FL108	48.98'	N10°46'03"W	FL137	70.04'	N5°29'51"W
FL22	30.29'	N10°09'24"W	FL51	52.08'	N15°18'04"W	FL80	42.01'	N3°14'05"W	FL109	54.55'	N6°11'41"W			
FL23	25.18'	N12°14'49"W	FL52	40.70'	N8°11'38"W	FL81	27.87'	N20°54'32"E	FL110	80.68'	N0°09'26"E			
FL24	17.84'	N1°50'00"E	FL53	36.43'	N5°18'01"E	FL82	16.45'	N1°09'29"W	FL111	44.34'	N4°07'03"E			
FL25	54.98'	N14°18'17"E	FL54	26.20'	N26°57'22"E	FL83	24.90'	N14°41'37"W	FL112	152.29'	N12°54'45"E			
FL26	46.65'	N27°33'43"E	FL55	60.62'	N48°00'52"E	FL84	16.57'	N4°45'11"W	FL113	66.52'	N26°28'53"E			
FL27	42.78'	N36°36'37"E	FL56	32.92'	N58°39'55"E	FL85	26.33'	N53°33'30"E	FL114	47.48'	N49°59'30"E			
FL28	40.06'	N47°03'47"E	FL57	69.44'	N72°05'38"E	FL86	44.12'	S87°33'07"E	FL115	39.76'	N70°02'22"E			
FL29	71.01'	N31°35'46"E	FL58	44.12'	N67°37'56"E	FL87	72.89'	N61°45'35"E	FL116	59.60'	N52°02'38"E			

EROSION HAZARD SETBACK LINE TABLE			EROSION HAZARD SETBACK LINE TABLE			EROSION HAZARD SETBACK LINE TABLE		
LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING	LINE NO.	LENGTH	BEARING
EH1	58.52'	S26°31'36"E	EH22	78.29'	S9°03'41"E	EH43	20.29'	S13°37'22"W
EH2	57.56'	S54°32'47"E	EH23	25.98'	S13°43'55"W	EH44	33.12'	S4°51'29"E
EH3	34.24'	S1°51'15"E	EH24	58.04'	S30°01'16"W	EH45	56.94'	S23°01'02"W
EH4	56.58'	S1°19'48"E	EH25	59.82'	S37°31'10"W	EH46	50.95'	S7°57'53"W
EH5	106.24'	S17°26'54"E	EH26	36.80'	S30°27'06"W	EH47	32.75'	S2°13'11"E
EH6	95.86'	S15°04'06"W	EH27	33.92'	S49°43'34"W	EH48	44.88'	S10°23'06"E
EH7	97.54'	S33°55'57"W	EH28	122.61'	S41°29'43"W	EH49	31.14'	S2°56'12"E
EH8	106.63'	S13°24'08"W	EH29	79.77'	S38°54'34"W	EH50	48.49'	S15°37'54"E
EH9	68.22'	S12°31'08"E	EH30	75.05'	S14°00'15"W	EH51	36.28'	S2°10'36"W
EH10	70.16'	S26°25'41"W	EH31	79.88'	S42°00'19"W	EH52	45.51'	S2°17'02"E
EH11	143.26'	S45°51'13"W	EH32	82.42'	S59°05'40"W	EH53	48.60'	S3°38'38"W
EH12	101.07'	S68°44'28"W	EH33	115.10'	S68°28'51"W	EH54	91.97'	S14°34'10"W
EH13	93.13'	S64°57'02"W	EH34	67.35'	S32°22'18"W	EH55	44.89'	S9°06'18"W
EH14	34.15'	S58°03'57"W	EH35	81.61'	S10°20'50"E	EH56	32.84'	S26°18'57"W
EH15	78.60'	S36°35'14"W	EH36	37.73'	S1°26'00"E	EH57	73.42'	S64°37'55"W
EH16	119.81'	S17°00'19"W	EH37	37.73'	S13°29'39"W	EH58	62.73'	S49°06'48"W
EH17	7.31'	S69°43'00"W	EH38	54.34'	S23°24'14"W	EH59	53.06'	S41°54'21"W
EH18	112.81'	S55°59'37"W	EH39	40.43'	S29°26'35"W	EH60	56.56'	S34°41'48"W
EH19	83.80'	S23°38'33"W	EH40	34.13'	S43°40'39"W	EH61	52.01'	S21°52'10"W
EH20	67.60'	S1°21'44"E	EH41	46.90'	S52°13'14"W			
EH21	71.25'	S27°09'02"E	EH42	78.21'	S60°57'05"W			

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