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 MANAGER DATE

_____ _____
WATER UTILITY DIRECTOR DATE

ASSURANCES

ASSURANCES IN THE FORM OF THIRD PARTY TRUST AGREEMENT FROM TITLE SECURITY AGENCY OF ARIZONA 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:_____ _____
MAYOR – TOWN OF ORO VALLEY DATE

ASSURANCES IN THE FORM OF A _____ FROM, _____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:_____
WATER UTILITY DIRECTOR

RECORDING DATA

STATE OF ARIZONA) FEE _____
)SS
COUNTY OF PIMA) 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: _____
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, R.L.S., No. 44121

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44121
PETER D.
COTE
Date 12-29-14
Signed
ARIZONA U.S.A.

EXPIRES 3/31/2015

I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE 100–YEAR FLOOD PRONE LIMITS AS NOTED WERE REVIEWED AND SHOWN UNDER MY DIRECTION.

_____
DAVID W. LITTLE, P.E. 36234

Registered Professional Engineer (Civil)
CERTIFICATE NO.
36234
DAVID W.
LITTLE
Date 12.29.14
Signed
ARIZONA U.S.A.

EXPIRES 6/30/2016

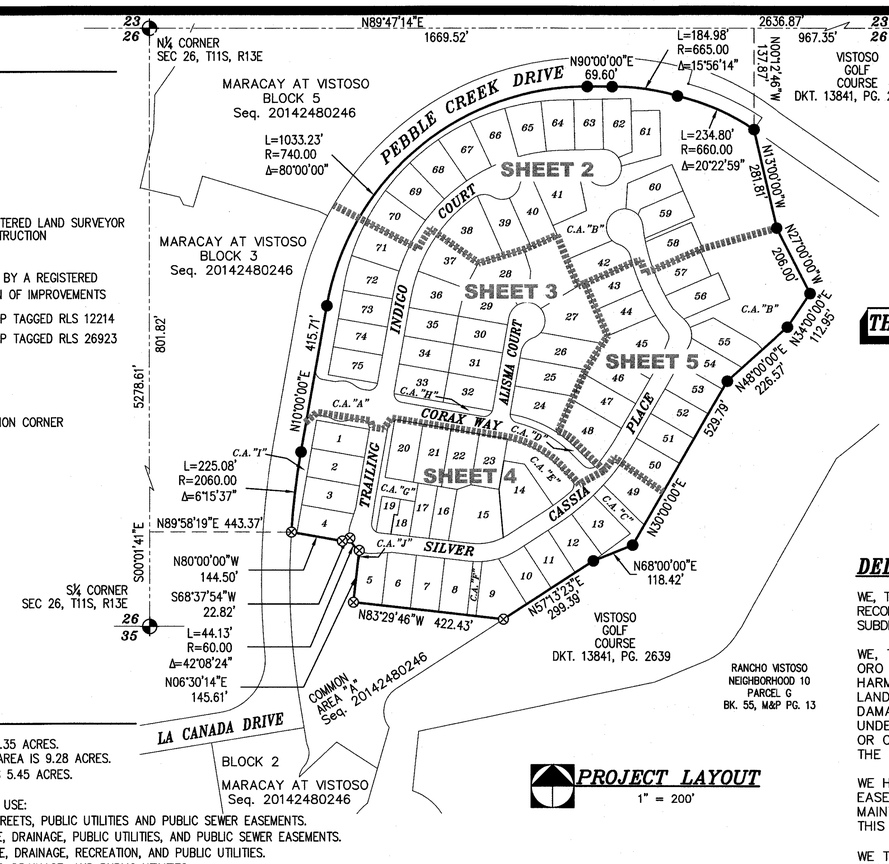
The WLB Group **WLB**
Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in Tucson, Phoenix, Flagstaff, AZ. and Las Vegas, NV.
4444 East Broadway
Tucson, Arizona (520) 881–7480

LEGEND

	SUBDIVISION BOUNDARY
	RIGHT OF WAY
	LOT LINE
	100 YR. FLOOD LINE
	EROSION HAZARD SET–BACK LINE
	EASEMENT LINE
	SECTION LINE
⊡	INDICATES BRASS DISK SURVEY MONUMENT TO BE SET BY A REGISTERED LAND SURVEYOR UPON COMPLETION OF ROAD CONSTRUCTION
■	FOUND MONUMENT AS NOTED
	1/2" IRON PARCEL PIN TO BE SET BY A REGISTERED LAND SURVEYOR UPON COMPLETION OF IMPROVEMENTS
●	EXIST. BOUNDARY CORNERS, 1/2" IP TAGGED RLS 12214
⊗	EXIST. BOUNDARY CORNERS, 1/2" IP TAGGED RLS 26923
N.A.E.	NO ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
SVT	SIGHT VISIBILTY TRIANGLE
✥	SECTION CORNER / QUARTER SECTION CORNER
C.A.	COMMON AREA
EHS	EROSION HAZARD SETBACK
IP	IRON PIN
SVT	SIGHT VISIBILITY TRIANGLE

SHEET INDEX

SHEET 1	COVER SHEET
SHEETS 2 – 5	PLAN SHEETS



PROJECT LAYOUT

1" = 200'

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 34.35 ACRES. THE DENSITY IS 2.09 UNITS PER ACRE. LOT AREA IS 9.28 ACRES. THE AREA OF PRIVATE STREETS (C.A. "A") IS 5.45 ACRES.
2. TOTAL NUMBER OF RESIDENTIAL LOTS IS 75.
3. COMMON AREA SIZE (ACRES) USE:

C.A. "A"	5.45	PRIVATE STREETS, PUBLIC UTILITIES AND PUBLIC SEWER EASEMENTS.
C.A. "B"	5.80	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC SEWER EASEMENTS.
C.A. "C"	0.21	OPEN SPACE, DRAINAGE, RECREATION, AND PUBLIC UTILITIES.
C.A. "D"	0.12	OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.
C.A. "E"	0.34	OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.
C.A. "F"	0.09	OPEN SPACE, DRAINAGE, SEWER, AND PUBLIC UTILITIES.
C.A. "G"	0.23	OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.
C.A. "H"	0.12	OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.
C.A. "I"	0.24	OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.
C.A. "J"	0.003	OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.

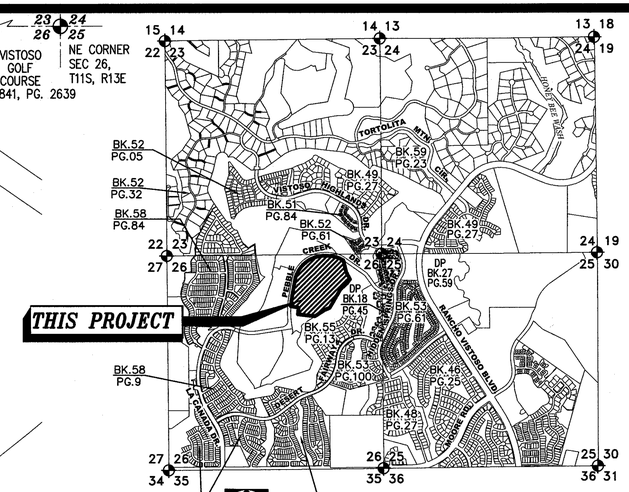
4. ALL STREETS ARE PRIVATE. MILES OF PRIVATE STREETS = 0.83 MILES
5. THE MINIMUM LOT SIZE FOR THIS DEVELOPMENT IS 4,717 S.F. (0.11 AC.)
6. THE MAXIMUM LOT SIZE FOR THIS DEVELOPMENT IS 20,791 S.F. (0.48 AC.)
7. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 12,624 S.F. (0.31 AC.)
8. MAXIMUM PERMITTED BUILDING HEIGHT IS LIMITED TO 30 FEET, TWO (2) STORIES.
9. BUILDING SETBACK PROVISIONS: FRONT–20 FEET
   SIDE–5 OR 0 FEET
   REAR–10 FEET
10. NO ADDITIONAL ON STREET PARKING IS PROVIDED FOR THIS DEVELOPMENT.
11. EXISTING ZONING: RANCHO VISTOSO P.A.D. – MEDIUM DENSITY RESIDENTIAL AND HIGH DENSITY RESIDENTIAL.
12. NO FURTHER SUBDIVISION OF ANY LOT OR PARCEL SHOWN SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
13. THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA. SAID BEARING BEING: N89°47'14"E, PER THE BLOCK PLAT SEQ. NO. 20142480246.
14. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
15. THE PROPERTY OWNER, HIS SUCCESSORS, ASSIGNS, OR A DEDICATED HOMEOWNER'S ASSOCIATION AGREES TO 1) KEEP ALL COMMON AREAS MAINTAINED IN A WEED–FREE, TRASH–FREE CONDITION, 2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 90 DAYS, AND 3) MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER.
16. THIS DEVELOPMENT WILL BE SERVED BY ORO VALLEY WATER UTILITY (OVWU) WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100–YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.
17. UTILITIES WILL BE LOCATED UNDERGROUND IN CONFORMANCE WITH ARIZONA CORPORATION COMMISSION AMENDED GENERAL ORDER U–48.
18. ALL LANDSCAPING WITHIN ALL PUBLIC SEWER EASEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLANTING GUIDELINES PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT, ENGINEERING DESIGN STANDARDS 2012, SUBSECTION 7.7..
19. NO PERMITS FOR PERMANENT STRUCTURES (I.E. MASONRY WALLS, FENCES, ETC.) ON OR THROUGH THE PUBLIC SEWER EASEMENT WILL BE ISSUED WITHOUT SEPARATE WRITTEN CONSENT OF PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
20. NO FINAL INSPECTION FOR ANY LOT WITHIN THE SUBDIVISION SHALL BE APPROVED UNTIL A BUILDING CODE OFFICIAL HAS VERIFIED CONSTRUCTION ON THE LOT IS COMPLETE AND SIDEWALKS HAVE BEEN INSTALLED, PROPERTY LINE TO PROPERTY LINE.
21. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY SANITARY SEWER WORK ON THIS PROJECT.
22. CONSTRUCTION AUTHORIZATION FROM PIMA COUNTY DEPARTMENT OF ENVIRONMENTAL QUALITY IS REQUIRED BEFORE BEGINNING ANY SANITARY SEWER WORK ON THIS PROJECT. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE CONSTRUCTION AUTHORIZATION.
23. 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.
24. THIS SUBDIVISION WILL BE SERVICED BY ORO VALLEY WATER UTILITY.
25. THE AREA BETWEEN 100 YEAR FLOOD 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 FLOOD PLAN MANAGEMENT AS APPROVED BY THE TOWN ENGINEER.
26. 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. 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
27. GATES AND LOCKS LIMITING THE MAINTENANCE AND ACCESS THROUGH THE PUBLIC SEWER EASEMENT SHALL MEET THE REQUIREMENTS OF THE ENGINEERING DESIGN STANDARDS 2012, SUBSECTION 7.5.

NOTARY

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

ON THIS, THE _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, _____ WHO ACKNOWLEDGED _____SELF TO BE _____ TITLE SECURITY AGENCY OF ARIZONA, INC. AND BEING AUTHORIZED SO TO DO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY _____SELF AS TRUST OFFICER.

_____ _____
MY COMMISSION EXPIRES: NOTARY PUBLIC



3" = 1 MILE

LOCATION MAP

A PORTION OF SECTION 26
T11S, R13E, G & S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

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

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

WE THE UNDERSIGNED HEREBY GRANT TO PIMA COUNTY COMMON AREA "A" AS PUBLIC SEWER EASEMENT FOR THE PURPOSE OF ACCESS, INSTALLATION, MAINTENANCE, CONSTRUCTION AND REPLACEMENT OF PUBLIC SEWERS.

PRIVATE DRAINAGEWAYS AND COMMON AREAS, 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 DRAINAGE WAYS), FOR THE ACCESS, INSTALLATION, MAINTENANCE AND CONSTRUCTION AND REPLACEMENT OF UNDERGROUND UTILITIES AND SEWERS.

THE PUBLIC PEDESTRIAN ACCESS EASEMENT SHOWN ON THIS PLAT IS DEDICATED TO THE PUBLIC TO PROVIDE FOR PEDESTRIAN ACCESS ONLY. THE LOT OWNERS ASSOCIATION ACCEPTS ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF THE EASEMENT AND ANY IMPROVEMENTS WITHIN THE EASEMENT.

TITLE TO THE LAND OF ALL COMMON AREAS AND DRAINAGEWAYS 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 ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL DRAINAGEWAYS AND COMMON AREAS WITHIN THIS SUBDIVISION AS SHOWN HEREON.

TITLE SECURITY AGENCY OF ARIZONA, LLC., A DELAWARE LIMITED LIABILITY COMPANY, DBA TITLE SECURITY AGENCY, LLC, AS TRUSTEE UNDER TRUST NUMBER 201405–T, ONLY AND NOT OTHERWISE.

_____ _____
DATE

BENEFICIARY OF TRUST 201405–T:
MARACAY 91 L.L.C.
15279 N. SCOTTSDALE RD. STE. 300
SCOTTSDALE, AZ 85254

OV1214–26

FINAL PLAT

MARACAY AT VISTOSO BLOCK 4

LOTS 1 THRU 75 AND COMMON AREAS "A" THRU "J"
BEING A RESUBDIVISION OF MARACAY HOMES AT VISTOSO, BLOCKS 1 THROUGH 5 AND COMMON AREA "A" AS RECORDED IN SEQ.# 20142480246, BEING A PORTION OF SECTION 26 TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M. TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF: OV1214–02 OCTOBER 2014 SHEET 1 OF 5

SEQ. #: _____

N:\185050\NEIGH10\MY01 Donut Hole Platting\FP\Block 4\BLOCK-4-SHT_01.dwg

MARACAY AT VISTOSO
BLOCK 5
Seq. 20142480246

PEBBLE CREEK DRIVE
Seq. 20142480246

L=1033.23' R=740.00' Δ=80°00'00"

L=184.98' R=665.00' Δ=15°56'14"

L=234.80' R=660.00'

L=102.52 FL TIE
L=94.22 EHS TIE
Δ=20°22'59"

DRAINAGE CONSTRUCTION SLOPE AND ACCESS ESMT
DKT. 11064, PG. 1464

TRAILING INDIGO COURT
(PRIVATE STREET)

SILVER CASSIA PLACE
(PRIVATE STREET)

C. A. "A"
237,195 SQ. FT.
5.45 acres

C. A. "B"
253,072 SQ. FT.
5.80 acres

EROSION HAZARD SETBACK

100 YEAR FLOOD LINE

VISTOSO GOLF
COURSE DKT.
13841, PG. 2639

SEE SHEET 3

SEE SHEET 5

EROSION HAZARD LINE TABLE		
LINE	LENGTH	BEARING
EHL9	9.17	S66°38'31"W
EHL10	80.98	S23°21'29"E
EHL11	17.12	S30°54'05"W
EHL12	58.26	S23°21'29"E
EHL13	63.85	N05°20'31"W
EHL14	69.13	N15°49'36"E
EHL15	67.37	N26°35'41"E
EHL16	34.64	N42°54'07"E
EHL17	20.34	N55°29'53"E
EHL18	24.32	N64°34'40"E

100 YEAR FLOOD LINE TABLE		
LINE	LENGTH	BEARING
FL1	13.06	S43°16'11"W
FL2	29.53	S58°34'50"W
FL3	48.36	S40°35'13"W
FL4	67.30	S22°38'53"W
FL5	22.33	S10°04'45"W
FL6	30.86	S60°18'59"E
FL7	11.99	S11°00'13"W
FL8	17.58	S46°48'22"W
FL9	20.29	S28°59'00"W
FL10	16.68	S06°59'02"E
FL11	15.12	S37°31'02"W
FL12	68.68	S22°12'52"E
FL13	10.09	S30°54'05"W

100 YEAR FLOOD LINE TABLE		
LINE	LENGTH	BEARING
FL14	17.03	S05°38'04"E
FL15	68.86	S22°54'40"E
FL16	9.16	S66°38'31"W
FL33	18.30	S21°06'11"E
FL34	9.98	S01°58'24"W
FL35	18.26	N36°07'02"W
FL36	19.71	N24°04'35"W
FL37	35.23	N01°27'00"W
FL38	26.93	N30°13'51"W
FL39	15.54	N00°02'42"W
FL40	10.38	N40°56'00"E
FL41	30.86	S54°53'32"E
FL42	18.83	S13°22'30"E

0' 40' 80' 120'

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44121
PETER D. COTE
12-29-14
DATE SIGNED
ARIZONA U.S.A.

EXPIRES 3/31/2015

IN COMPLIANCE WITH CERTIFICATION SHOWN ON SHEET ONE

REF: OV1214-02 OCTOBER 2014

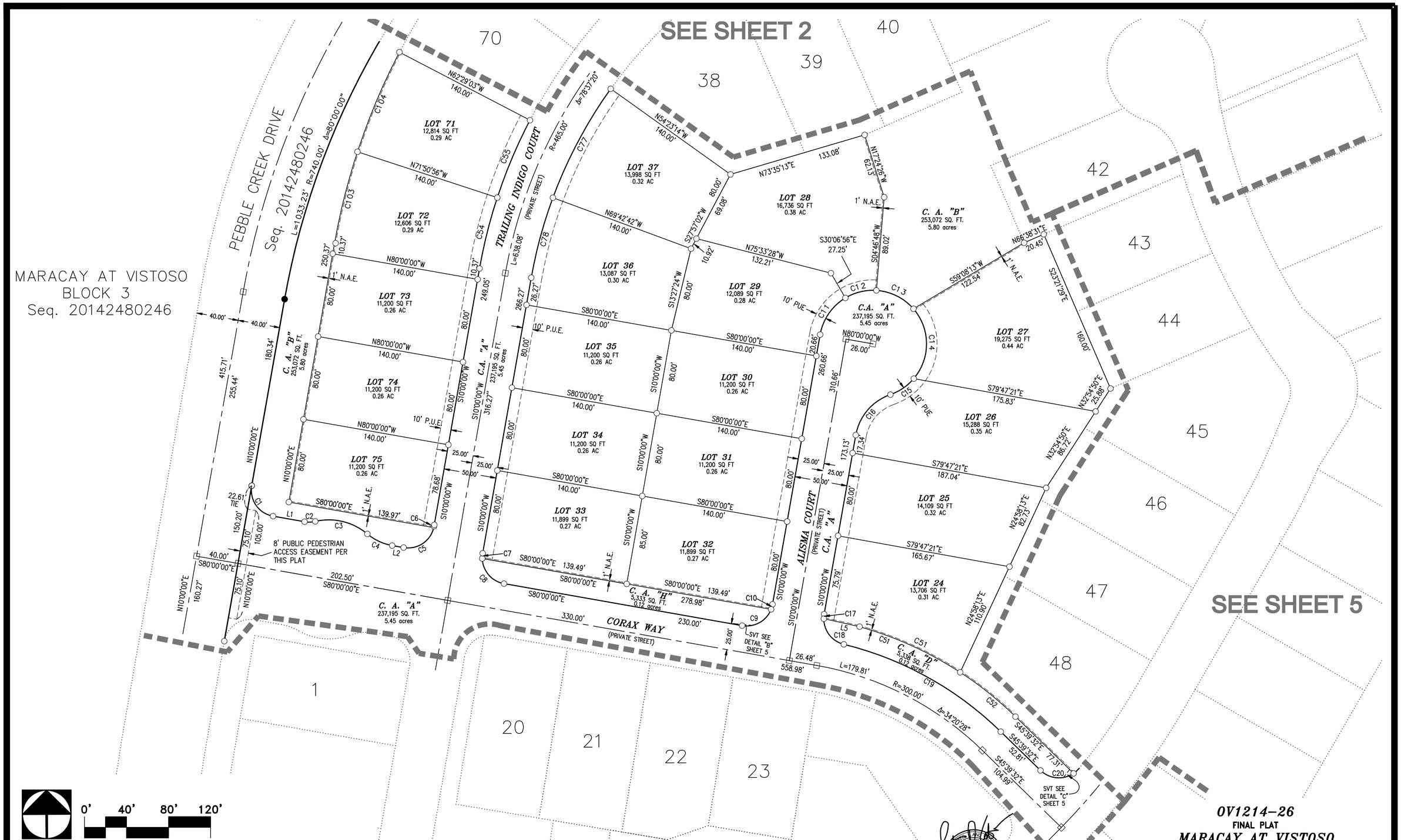
OV1214-26
FINAL PLAT
MARACAY AT VISTOSO BLOCK 4

LOTS 1 THRU 75 AND COMMON AREAS "A" THRU "J"
BEING A RESUBDIVISION OF MARACAY HOMES AT VISTOSO, BLOCKS 1 THROUGH 5 AND COMMON AREA "A" AS RECORDED IN SEQ.# 20142480246, BEING A PORTION OF SECTION 26 TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M. TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SHEET 2 OF 5

SEQ. #: _____

N:\185050\WEIGH10\MY01 Donut Hole Platting\FP\Block 4\BLOCK-4-SHT_02.dwg



The WLB Group **WLB**

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

REGISTERED LAND SURVEYOR
44121
PETER D. COTE
10-19-14
Date Signed
Arizona U.S.A.

EXPIRES 3/31/2015

IN COMPLIANCE WITH CERTIFICATION SHOWN ON SHEET ONE

REF: OV1214-02 OCTOBER 2014

OV1214-26

FINAL PLAT

MARACAY AT VISTOSO
BLOCK 4

LOTS 1 THRU 75 AND COMMON AREAS "A" THRU "J"
BEING A RESUBDIVISION OF MARACAY HOMES AT VISTOSO, BLOCKS 1 THROUGH 5 AND COMMON AREA "A" AS RECORDED IN SEQ.# 20142480246, BEING A PORTION OF SECTION 26 TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M. TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SHEET 3 OF 5

SEQ. #: _____

N:\185050\NEIGH10\M101 Donut Hole Platting\FP\Block 4\BLOCK-4-SHT_03.dwg

MARACAY AT VISTOSO
BLOCK 3
Seq. 20142480246

SEE SHEET 3

SEE SHEET 5

CORAX WAY
(PRIVATE STREET)

TRAILING INDIGO COURT
(PRIVATE STREET)

SILVER CASSIA PLACE
(PRIVATE STREET)

PEBBLE CREEK DRIVE
Seq. 20142480246

LOT 1 12,000 SQ FT 0.28 AC
LOT 2 12,000 SQ FT 0.28 AC
LOT 3 11,985 SQ FT 0.28 AC
LOT 4 11,513 SQ FT 0.26 AC
LOT 5 11,334 SQ FT 0.26 AC
LOT 6 11,989 SQ FT 0.28 AC
LOT 7 10,500 SQ FT 0.24 AC
LOT 8 13,501 SQ FT 0.31 AC
LOT 9 15,565 SQ FT 0.36 AC
LOT 10 11,529 SQ FT 0.26 AC
LOT 11 11,251 SQ FT 0.26 AC
LOT 12 11,921 SQ FT 0.27 AC
LOT 13 12,886 SQ FT 0.30 AC
LOT 14 19,274 SQ FT 0.44 AC
LOT 15 20,791 SQ FT 0.48 AC
LOT 16 8,054 SQ FT 0.18 AC
LOT 17 8,213 SQ FT 0.19 AC
LOT 18 4,717 SQ FT 0.11 AC
LOT 19 4,720 SQ FT 0.11 AC
LOT 20 13,145 SQ FT 0.30 AC
LOT 21 13,096 SQ FT 0.30 AC
LOT 22 12,691 SQ FT 0.29 AC
LOT 23 11,429 SQ FT 0.26 AC
LOT 49 13,814 SQ FT 0.32 AC

C. A. "A" 237,195 SQ. FT. 5.45 acres
C. A. "B" 3,784 SQ. FT. 0.09 acres
C. A. "C" 9,148 SQ. FT. 0.21 acres
C. A. "E" 15,021 SQ. FT. 0.34 acres
C. A. "G" 9,887 SQ. FT. 0.23 acres
C. A. "I" 10,423 SQ. FT. 0.24 acres
C. A. "J" 115 SQ. FT. 0.003 acres

SVT SEE DETAIL "A" SHEET 5
SVT SEE DETAIL "C" SHEET 5

PUBLIC SEWER EASEMENT SEQ. 20143100808

VISTOSO GOLF COURSE
DKT. 13841, PG. 2639

MARACAY AT VISTOSO
C.A. "A"
Seq. 20142480246

0' 40' 80' 120'

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

REGISTERED LAND SURVEYOR
44121
PETER D. COTE
1-28-15
Date Signed
Arizona U.S.A.

EXPIRES 3/31/2015

IN COMPLIANCE WITH CERTIFICATION SHOWN ON SHEET ONE

REF: OV1214-02 OCTOBER 2014

OV1214-26
FINAL PLAT
MARACAY AT VISTOSO BLOCK 4

LOTS 1 THRU 75 AND COMMON AREAS "A" THRU "J"
BEING A RESUBDIVISION OF MARACAY HOMES AT VISTOSO, BLOCKS 1 THROUGH 5 AND COMMON AREA "A" AS RECORDED IN SEQ.# 20142480246, BEING A PORTION OF SECTION 26 TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M. TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SHEET 4 OF 5

SEQ. #: _____

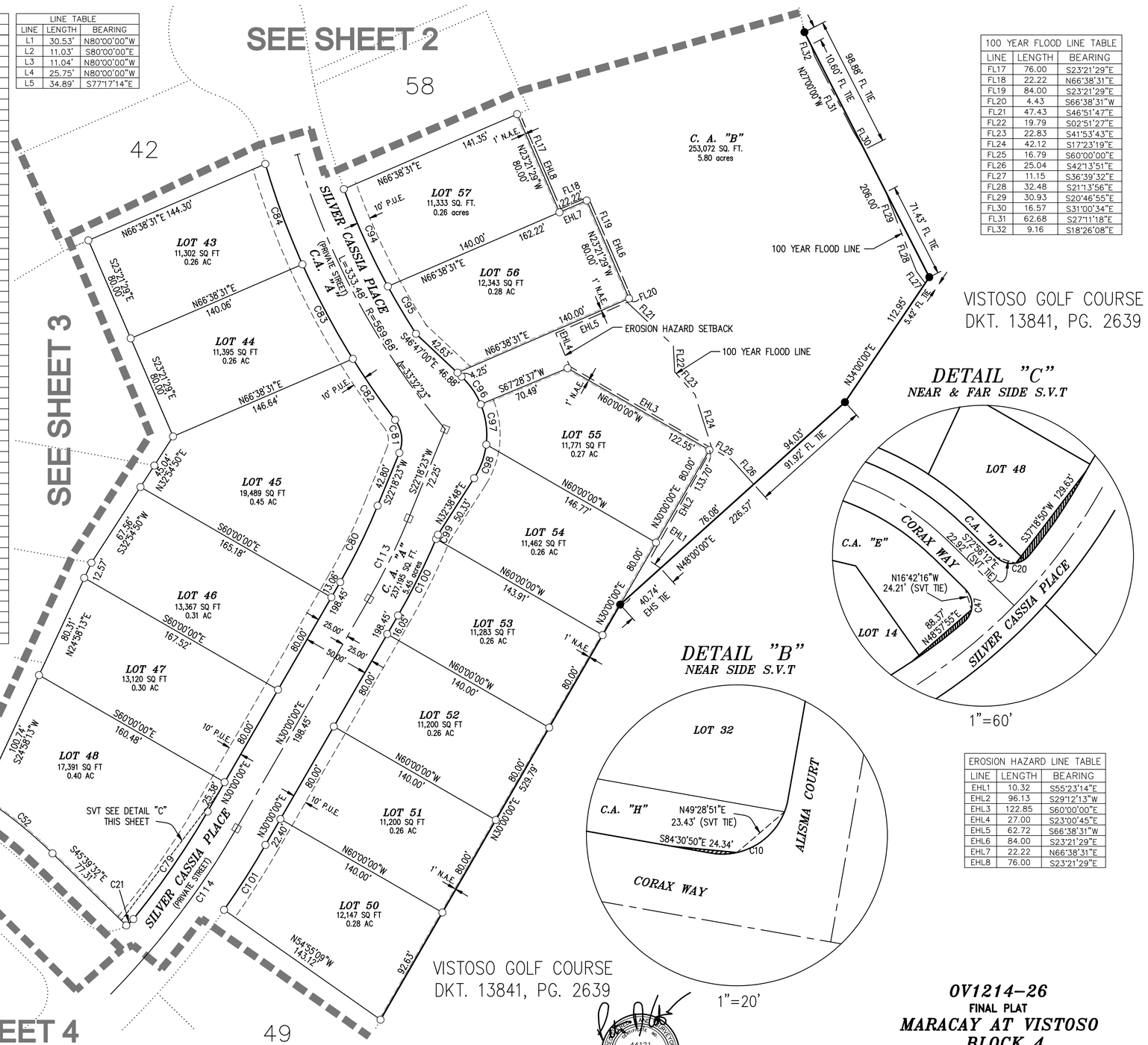
N:\185050\NEIGH10\M101 Donut Hole Platting\FP\Block 4\BLOCK-4-SHT_04.dwg

CURVE TABLE					
No.	RADIUS	LENGTH	CHORD	DIST.	DELTA
C1	25.00'	39.27'	S35°00'00"E	35.36'	90°00'00"
C2	25.00'	10.13'	N88°23'26"E	10.06'	23°13'08"
C3	56.72'	52.91'	N76°29'57"W	51.01'	53°26'22"
C4	50.00'	26.37'	S64°53'23"E	26.07'	30°13'14"
C5	25.00'	37.95'	N56°30'36"E	34.41'	86°58'48"
C6	25.00'	1.32'	N11°30'36"E	1.32'	3°01'12"
C7	25.00'	5.03'	S04°13'53"W	5.03'	11°32'13"
C8	25.00'	34.24'	S40°46'07"E	31.62'	78°27'47"
C9	25.00'	34.24'	N60°46'07"E	31.62'	78°27'47"
C10	25.00'	5.03'	N15°46'07"E	5.03'	11°32'13"
C11	51.00'	43.64'	S34°30'45"W	42.32'	49°01'30"
C12	51.00'	30.83'	S76°20'36"W	30.36'	34°38'10"
C13	51.00'	40.42'	N63°37'58"W	39.37'	45°24'42"
C14	51.00'	72.40'	N00°15'20"W	66.48'	81°20'35"
C15	51.00'	27.20'	N55°41'49"E	26.88'	30°33'42"
C16	50.00'	53.21'	S40°29'20"W	50.74'	60°58'40"
C17	25.00'	4.23'	S05°09'08"W	4.23'	9°41'44"
C18	25.00'	33.36'	S37°55'17"E	30.94'	76°27'06"
C19	325.00'	172.94'	N60°54'11"W	170.91'	30°29'18"
C20	25.00'	34.24'	S84°53'25"E	31.62'	78°27'47"
C21	25.00'	7.21'	N47°36'55"E	7.19'	16°31'32"
C22	650.00'	80.05'	N38°36'32"E	80.00'	7°03'22"
C23	650.00'	40.57'	N43°55'30"E	40.56'	3°34'33"
C24	650.00'	80.05'	N49°14'27"E	80.00'	7°03'22"
C25	650.00'	50.58'	N54°59'54"E	50.56'	4°27'30"
C26	206.00'	59.63'	N65°31'10"E	59.42'	16°35'04"
C27	206.00'	46.57'	N80°17'18"E	46.47'	12°57'12"
C28	206.00'	25.16'	S89°44'08"E	25.15'	6°59'57"
C29	206.00'	9.85'	S84°51'58"E	9.85'	2°44'23"
C30	60.00'	29.95'	S78°26'25"E	29.64'	28°35'54"
C31	60.00'	5.88'	S61°19'59"E	5.88'	5°36'59"
C32	60.00'	44.13'	S37°27'17"E	43.14'	42°08'24"
C33	60.00'	36.05'	S00°49'36"W	35.51'	34°25'23"
C34	25.00'	2.33'	N07°19'45"E	2.33'	5°20'29"
C35	25.00'	36.94'	N37°40'15"W	33.67'	84°39'31"
C36	50.00'	26.37'	S84°53'31"W	26.06'	30°12'58"
C37	56.72'	50.00'	S84°57'55"E	48.39'	50°30'04"
C38	50.00'	17.70'	N69°51'27"W	17.61'	20°17'07"
C39	25.00'	39.27'	S55°00'00"W	35.36'	90°00'00"
C40	25.00'	29.00'	S43°13'59"W	27.40'	66°27'57"
C41	1532.50'	62.35'	S08°50'04"W	62.34'	2°19'52"
C42	25.00'	29.59'	S26°14'29"E	27.89'	67°49'14"
C43	25.00'	10.19'	S71°49'26"E	10.12'	23°20'40"
C44	156.00'	91.24'	N79°44'54"E	89.95'	33°30'39"
C45	600.00'	19.55'	N56°17'37"E	19.55'	1°52'02"
C46	600.00'	63.15'	N52°20'42"E	63.12'	6°01'49"
C47	25.00'	41.45'	N01°50'08"E	36.86'	94°59'19"
C48	275.00'	161.30'	N62°27'42"W	158.99'	33°36'21"
C49	275.00'	3.53'	N79°37'56"W	3.53'	0°44'07"
C50	25.00'	10.27'	S88°13'59"W	10.20'	23°32'03"
C51	345.00'	105.51'	N65°37'40"W	105.10'	17°31'23"
C52	345.00'	67.48'	N51°15'45"W	67.38'	11°12'27"
C53	1582.50'	28.76'	S09°28'45"W	28.76'	1°02'29"
C54	490.00'	69.71'	S14°04'32"W	69.65'	8°09'04"
C55	490.00'	80.09'	S22°50'01"W	80.00'	9°21'53"
C56	490.00'	80.09'	S32°11'54"W	80.00'	9°21'53"
C57	490.00'	80.09'	S41°33'47"W	80.00'	9°21'53"

C58	490.00'	80.09'	S50°55'41"W	80.00'	9°21'53"
C59	490.00'	80.09'	S60°17'34"W	80.00'	9°21'53"
C60	490.00'	80.09'	S69°39'28"W	80.00'	9°21'53"
C61	490.00'	80.09'	S79°01'21"W	80.00'	9°21'53"
C62	490.00'	42.05'	S86°09'49"W	42.04'	4°55'03"
C63	51.00'	2.17'	S89°50'19"W	2.17'	2°25'58"
C64	51.00'	49.30'	N61°15'10"W	47.40'	55°23'04"
C65	51.00'	25.35'	N19°19'23"W	25.09'	28°28'31"
C66	51.00'	137.69'	N72°15'27"E	99.52'	154°41'08"
C67	50.00'	34.88'	N50°23'07"W	34.18'	39°58'15"
C68	50.00'	18.33'	N80°52'27"W	18.23'	21°00'25"
C69	440.00'	79.56'	S83°26'32"W	79.45'	10°21'37"
C70	50.00'	11.56'	S71°38'21"W	11.53'	13°14'45"
C71	50.00'	46.19'	S38°32'54"W	44.57'	52°56'07"
C72	50.00'	47.28'	N39°10'17"E	45.54'	54°10'51"
C73	50.00'	47.28'	S86°38'52"E	45.54'	54°10'51"
C74	50.00'	46.19'	N86°01'30"W	44.57'	52°56'07"
C75	50.00'	11.56'	S60°53'04"W	11.53'	13°14'45"
C76	440.00'	143.21'	S44°56'14"W	142.58'	18°38'56"
C77	440.00'	117.68'	S27°57'02"W	117.33'	15°19'28"
C78	440.00'	79.01'	S15°08'39"W	78.90'	10°17'18"
C79	600.00'	97.94'	N34°40'35"E	97.83'	9°21'10"
C80	475.00'	63.78'	N26°09'12"E	63.73'	7°41'37"
C81	25.00'	26.00'	N07°29'27"W	24.85'	59°35'41"
C82	594.68'	55.64'	S34°36'27"E	55.62'	5°21'40"
C83	594.68'	80.33'	S28°03'26"E	80.27'	7°44'23"
C84	594.68'	80.17'	S20°19'31"E	80.11'	7°43'28"
C85	594.68'	17.67'	S15°36'43"E	17.67'	1°42'08"
C86	50.00'	49.72'	N43°14'49"W	47.69'	56°58'20"
C87	51.00'	21.99'	S59°22'58"E	21.82'	24°42'01"
C88	51.00'	125.74'	S23°35'46"W	96.23'	141°15'28"
C89	51.00'	38.13'	N64°21'19"W	37.25'	42°50'21"
C90	51.00'	32.35'	N24°45'43"W	31.81'	36°20'51"
C91	544.68'	37.58'	S08°33'52"E	37.57'	3°57'10"
C92	544.68'	10.23'	S11°04'45"E	10.23'	1°04'36"
C93	544.68'	80.76'	S15°51'55"E	80.69'	8°29'44"
C94	544.68'	80.08'	S24°19'30"E	80.01'	8°25'27"
C95	544.68'	41.24'	S30°42'21"E	41.23'	4°20'16"
C96	60.00'	25.41'	N34°39'12"W	25.22'	24°15'37"
C97	60.00'	30.79'	N07°49'13"W	30.46'	29°24'20"
C98	60.00'	26.98'	N19°45'52"E	26.75'	25°45'51"
C99	525.00'	3.42'	N22°49'01"E	3.42'	0°22'25"
C100	525.00'	64.11'	N26°30'07"E	64.07'	6°59'46"
C101	650.00'	57.64'	N32°32'25"E	57.62'	5°04'51"
C102	156.00'	15.70'	N60°06'37"E	15.69'	5°45'56"
C103	630.00'	89.63'	S14°04'32"W	89.55'	8°09'04"
C104	630.00'	102.97'	S22°50'01"W	102.86'	9°21'53"
C105	630.00'	102.97'	S32°11'54"W	102.86'	9°21'53"
C106	630.00'	102.97'	S41°33'47"W	102.86'	9°21'53"
C107	630.00'	102.97'	S50°55'41"W	102.86'	9°21'53"
C108	630.00'	102.97'	S60°17'34"W	102.86'	9°21'53"
C109	630.00'	102.97'	S69°39'28"W	102.86'	9°21'53"
C110	630.00'	102.97'	S79°01'21"W	102.86'	9°21'53"
C111	630.00'	54.07'	S86°09'49"W	54.05'	4°55'03"
C112	345.00'	67.48'	N51°15'45"W	67.38'	11°12'27"
C113	500.00'	67.14'	N26°09'12"E	67.09'	7°41'37"
C114	625.00'	156.44'	N37°10'14"E	156.03'	14°20'28"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.53'	N80°00'00"W
L2	11.03'	S80°00'00"E
L3	11.04'	N80°00'00"W
L4	25.75'	N80°00'00"W
L5	34.89'	S77°17'14"E

100 YEAR FLOOD LINE TABLE		
LINE	LENGTH	BEARING
FL17	76.00	S23°21'29"E
FL18	22.22	N66°38'31"E
FL19	84.00	S23°21'29"E
FL20	4.43	S66°38'31"W
FL21	47.43	S46°51'47"E
FL22	19.79	S02°51'27"E
FL23	22.83	S41°53'43"E
FL24	42.12	S17°23'19"E
FL25	16.79	S60°00'00"E
FL26	25.04	S42°13'51"E
FL27	11.15	S36°39'32"E
FL28	32.48	S21°13'56"E
FL29	30.93	S20°46'55"E
FL30	16.57	S31°00'34"E
FL31	62.68	S27°11'18"E
FL32	9.16	S18°26'08"E



EROSION HAZARD LINE TABLE		
LINE	LENGTH	BEARING
EHL1	10.32	S55°23'14"E
EHL2	96.13	S29°12'13"W
EHL3	122.85	S60°00'00"E
EHL4	27.00	S23°00'45"E
EHL5	62.72	S66°38'31"W
EHL6	84.00	S23°21'29"E
EHL7	22.22	N66°38'31"E
EHL8	76.00	S23°21'29"E

The WLB Group **WLB**

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

0' 40' 80' 120'

REGISTERED LAND SURVEYOR
44121
PETER D. COTE
12-29-14
Arizona U.S.A.

EXPIRES 3/31/2015

IN COMPLIANCE WITH CERTIFICATION SHOWN ON SHEET ONE

REF: OV1214-02 OCTOBER 2014

OV1214-26
FINAL PLAT
MARACAY AT VISTOSO
BLOCK 4

LOTS 1 THRU 75 AND COMMON AREAS "A" THRU "J"
BEING A RESUBDIVISION OF MARACAY HOMES AT VISTOSO, BLOCKS 1 THROUGH 5 AND COMMON AREA "A" AS RECORDED IN SEQ.# 20142480246, BEING A PORTION OF SECTION 26 TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M. TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SHEET 5 OF 5

SEQ. #: _____

N:\VISOSO\NEIGH10\M101 Donut Hole Platting\FP\Block 4\BLOCK-4-SHT_05.dwg

SEQ. #: _____