

**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 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: \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR - TOWN OF ORO VALLEY

ASSURANCES IN THE FORM OF \_\_\_\_\_ 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: \_\_\_\_\_ DATE \_\_\_\_\_  
WATER UTILITY DIRECTOR

**RECORDING DATA**

STATE OF ARIZONA ) FEE \_\_\_\_\_  
) )  
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: \_\_\_\_\_ 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, R.L.S., No. 44121



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., NO. 36234



**LEGEND**

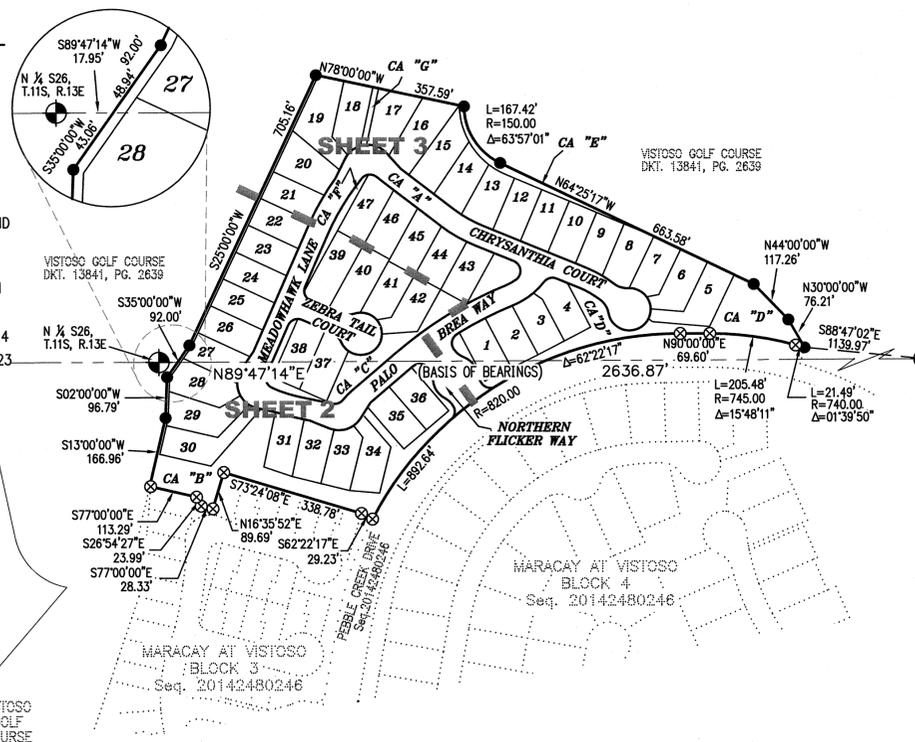
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- 100 YR. FLOOD LINE
- EROSION HAZARD SET-BACK LINE
- EASEMENT LINE
- SECTION LINE
- INDICATES BRASS DISK SURVEY MONUMENT STAMPED TO BE SET BY A REGISTERED LAND UPON COMPLETION OF ROAD CONSTRUCTION
- FOUND MONUMENT AS NOTED
- 1/2" IRON PARCEL PIN TO BE SET; TAGGED RLS 44121 UPON COMPLETION OF IMPROVEMENTS
- EXIST. BOUNDARY CORNERS, 1/2" IP TAGGED RLS 12214
- EXIST. BOUNDARY CORNERS, 1/2" IP TAGGED RLS 26923
- NO ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- SECTION CORNER / QUARTER SECTION CORNER
- COMMON AREA
- EROSION HAZARD SETBACK
- IRON PIN
- SIGHT VISIBILITY TRIANGLE

**SHEET INDEX**

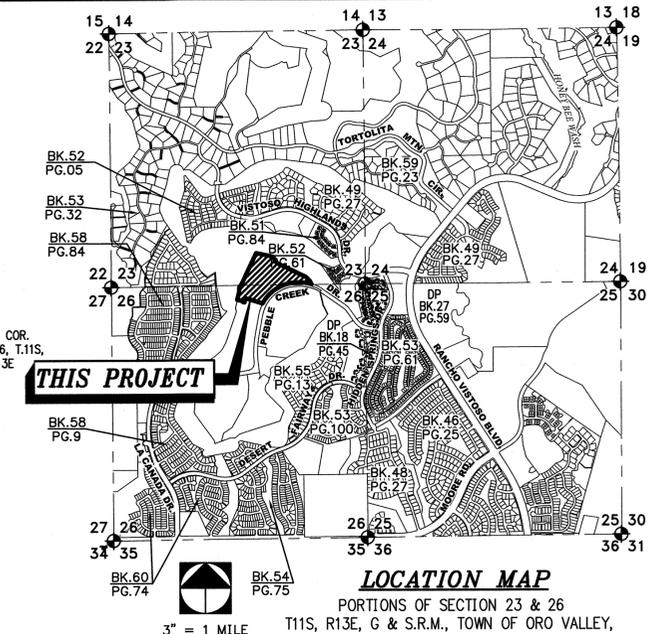
SHEET 1 COVER SHEET  
SHEETS 2 - 3 PLAN SHEETS

**GENERAL NOTES**

- THE GROSS AREA OF THIS SUBDIVISION IS 17.62 ACRES. THE DENSITY IS 2.67 UNITS PER ACRE. AREA IS 10.91 ACRES. THE AREA OF PRIVATE STREETS (C.A. "A") IS 3.35 ACRES.
- TOTAL NUMBER OF RESIDENTIAL LOTS IS 47.
- COMMON AREA SIZE (ACRES) USE:  
C.A. "A" 3.35 PRIVATE STREETS AND PUBLIC UTILITIES.  
C.A. "B" 1.32 OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.  
C.A. "C" 0.61 OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.  
C.A. "D" 0.92 OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, AND PUBLIC SEWER EASEMENTS.  
C.A. "E" 0.15 OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.  
C.A. "F" 0.09 OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.  
C.A. "G" 0.04 OPEN SPACE, DRAINAGE, AND PUBLIC UTILITIES.
- ALL STREETS ARE PRIVATE. MILES OF PRIVATE STREETS = 0.47 MILES.
- THE MINIMUM LOT SIZE FOR THIS DEVELOPMENT IS 9,051 S.F. (0.21 AC.)
- THE MAXIMUM LOT SIZE FOR THIS DEVELOPMENT IS 15,171 S.F. (0.35 AC.)
- THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 10,311 S.F. (0.24 AC.)
- MAXIMUM PERMITTED BUILDING HEIGHT IS LIMITED TO 30 FEET, TWO (2) STORIES.
- BUILDING SETBACK PROVISIONS:  
FRONT-20 FEET  
SIDE-5 FEET  
REAR-10 FEET
- NO ADDITIONAL ON STREET PARKING IS PROVIDED FOR THIS DEVELOPMENT.
- EXISTING ZONING: RANCHO VISTOSO P.A.D. - MEDIUM DENSITY RESIDENTIAL (MDR) AND HIGH DENSITY RESIDENTIAL (HDR).
- NO FURTHER SUBDIVISION OF ANY OR PARCEL SHOWN SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
- 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.
- 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.
- 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.
- 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.
- UTILITIES WILL BE LOCATED UNDERGROUND IN CONFORMANCE WITH ARIZONA CORPORATION COMMISSION AMENDED GENERAL ORDER U-48.
- THE LANDSCAPING WITHIN ALL PUBLIC SEWER EASEMENTS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE AND PLANTING GUIDELINES FOR PUBLIC SEWERS OF THE ENGINEERING DESIGN STANDARDS 2012, SUBSECTION 7.7.
- 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.
- 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.
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY SANITARY SEWER WORK ON THIS PROJECT.
- 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.
- 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.
- THIS SUBDIVISION WILL BE SERVICED BY ORO VALLEY WATER UTILITY.
- 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 COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE TOWN ENGINEER.
- 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
- 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.
- 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.



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

WE HEREBY CONVEY TO THE TOWN OF ORO VALLEY, PIMA COUNTY 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.

COMMON AREAS A-G, COMMON ACCESS DRIVES AND DRAINAGE WAYS AND DRAINAGE EASEMENTS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND 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. NO NEW OVERHEAD LINES SHALL BE USED.

THE PUBLIC PEDESTRIAN ACCESS EASEMENT SHOWN ON THIS PLAT IS DEDICATED TO THE PUBLIC TO PROVIDE FOR PEDESTRIAN ACCESS ONLY. THE 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 PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. 20143420490 IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY 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. ACCESS TO COMMON AREA "E" WILL BE THROUGH THE ADJOINING GOLF COURSE PER AGREEMENT WITH SAME.

TITLE SECURITY AGENCY OF ARIZONA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, D.B.A. TITLE SECURITY AGENCY L.L.C., AS TRUSTEE UNDER TRUST NUMBER 201405-T, ONLY AND NOT OTHERWISE.

**NOTARY**

STATE OF ARIZONA ) FEE \_\_\_\_\_  
) )  
COUNTY OF PIMA ) No. \_\_\_\_\_

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, 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

**OV1215-07**  
**FINAL PLAT**  
**MARACAY AT VISTOSO**  
**BLOCK 5**  
**LOTS 1 THRU 47 AND COMMON AREAS "A" THRU "G"**  
**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 SECTIONS 23 & 26**  
**TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M. TOWN OF ORO**  
**VALLEY, PIMA COUNTY, ARIZONA**

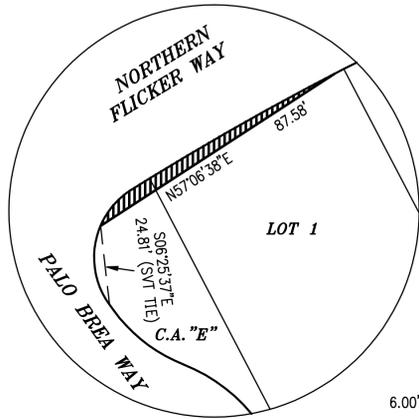
REF: OV1214-02  
OV1213-08  
AUGUST 2015  
SHEET 1 OF 3

The WLB Group  
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

SEQ. #:

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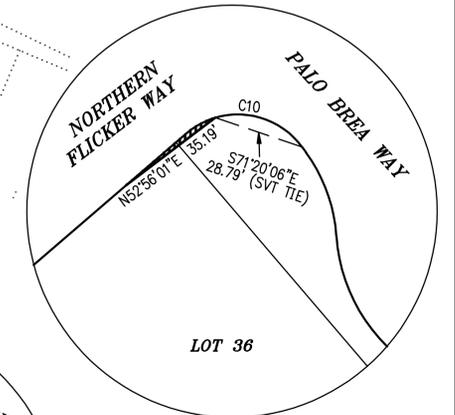
DETAIL "A"



FAR SIDE SIGHT VISIBILITY TRIANGLE  
SCALE: 1"=30'

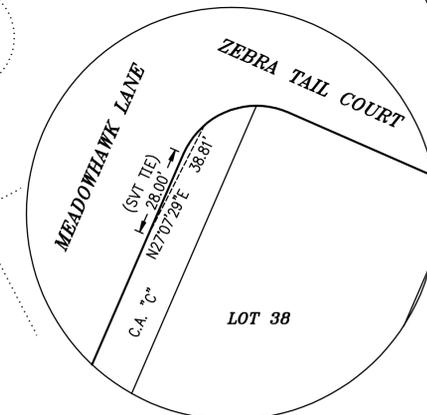
VISTOSO GOLF COURSE  
DKT. 13841, PG. 2638

DETAIL "B"



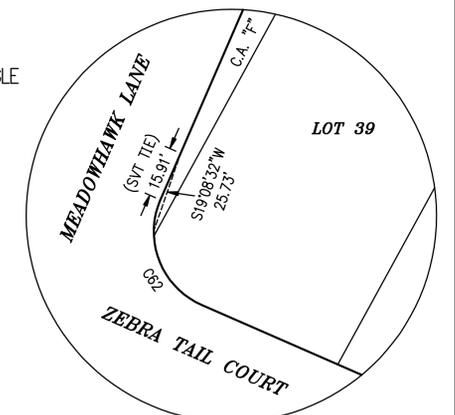
FAR SIDE SIGHT VISIBILITY TRIANGLE  
SCALE: 1"=30'

DETAIL "C"



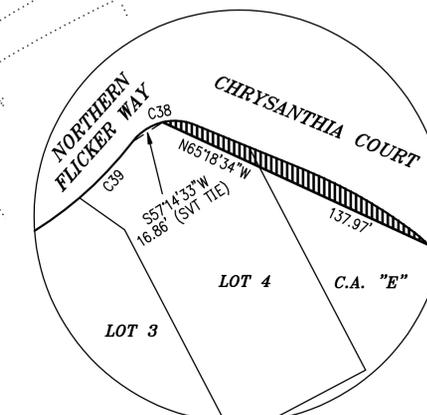
FAR SIDE SIGHT VISIBILITY TRIANGLE  
SCALE: 1"=30'

DETAIL "D"



FAR SIDE SIGHT VISIBILITY TRIANGLE  
SCALE: 1"=30'

DETAIL "E"



FAR SIDE SIGHT VISIBILITY TRIANGLE  
SCALE: 1"=40'



EXPIRES 3/31/2018  
IN COMPLIANCE WITH CERTIFICATION  
SHOWN ON SHEET ONE

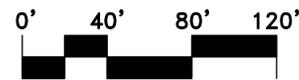
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OV1213-08

AUGUST 2015

SHEET 2 OF 3

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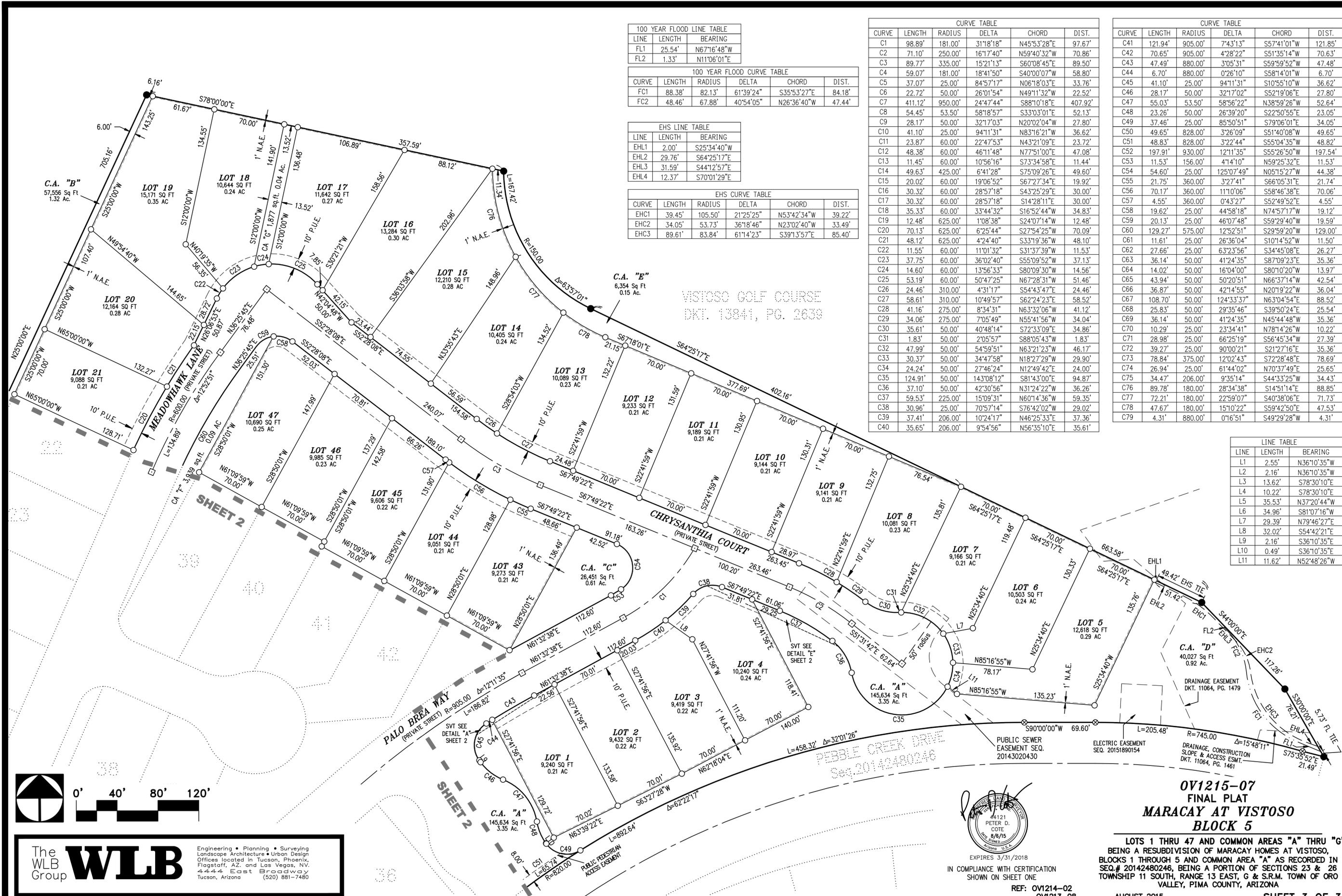


OV1215-07  
FINAL PLAT  
MARACAY AT VISTOSO  
BLOCK 5

LOTS 1 THRU 47 AND COMMON AREAS "A" THRU "G"  
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 SECTIONS 23 & 26  
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M. TOWN OF ORO  
VALLEY, PIMA COUNTY, ARIZONA

SEQ. #:

SEQ. #:



100 YEAR FLOOD LINE TABLE

LINE	LENGTH	BEARING
FL1	25.54'	N67°16'48"W
FL2	1.33'	N11°06'01"E

100 YEAR FLOOD CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST.
FC1	88.38'	82.13'	61°39'24"	S35°53'27"E	84.18'
FC2	48.46'	67.88'	40°54'05"	N26°36'40"W	47.44'

EHS LINE TABLE

LINE	LENGTH	BEARING
EHL1	2.00'	S25°34'40"W
EHL2	29.76'	S64°25'17"E
EHL3	31.59'	S44°12'57"E
EHL4	12.37'	S70°01'29"E

EHS CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST.
EHC1	39.45'	105.50'	21°25'25"	N53°42'34"W	39.22'
EHC2	34.05'	53.73'	36°18'46"	N23°02'40"W	33.49'
EHC3	89.61'	83.84'	61°14'23"	S39°13'57"E	85.40'

CURVE TABLE

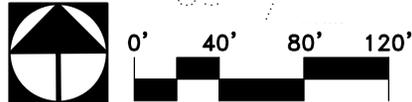
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST.
C1	98.89'	181.00'	31°18'18"	N45°53'28"E	97.67'
C2	71.10'	250.00'	16°17'40"	N59°40'32"W	70.86'
C3	89.77'	335.00'	15°21'13"	S60°08'45"E	89.50'
C4	59.07'	181.00'	18°41'50"	S40°00'07"W	58.80'
C5	37.07'	25.00'	84°57'17"	N06°18'03"E	33.76'
C6	22.72'	50.00'	26°01'54"	N49°11'32"W	22.52'
C7	411.12'	950.00'	24°47'44"	S88°10'18"E	407.92'
C8	54.45'	53.50'	58°18'57"	S33°03'01"E	52.13'
C9	28.17'	50.00'	32°17'03"	N20°02'04"W	27.80'
C10	41.10'	25.00'	94°11'31"	N83°16'21"W	36.62'
C11	23.87'	60.00'	22°47'53"	N43°21'09"E	23.72'
C12	48.38'	60.00'	46°11'48"	N77°51'00"E	47.08'
C13	11.45'	60.00'	10°56'16"	S73°34'58"E	11.44'
C14	49.63'	425.00'	6°41'28"	S75°09'26"E	49.60'
C15	20.02'	60.00'	19°06'52"	S67°27'34"E	19.92'
C16	30.32'	60.00'	28°57'18"	S43°25'29"E	30.00'
C17	30.32'	60.00'	28°57'18"	S14°28'11"E	30.00'
C18	35.33'	60.00'	33°44'32"	S16°52'44"W	34.83'
C19	12.48'	625.00'	1°08'38"	S24°07'14"W	12.48'
C20	70.13'	625.00'	6°25'44"	S27°54'26"W	70.09'
C21	48.12'	625.00'	4°24'40"	S33°19'36"W	48.10'
C22	11.55'	60.00'	11°01'32"	S31°37'39"W	11.53'
C23	37.75'	60.00'	36°02'40"	S55°09'52"W	37.13'
C24	14.60'	60.00'	13°56'33"	S80°09'30"W	14.56'
C25	53.19'	60.00'	50°47'25"	N67°28'31"W	51.46'
C26	24.46'	310.00'	4°31'17"	S54°43'47"E	24.46'
C27	58.61'	310.00'	10°49'57"	S62°24'23"E	58.52'
C28	41.16'	275.00'	8°34'31"	N63°32'06"W	41.12'
C29	34.06'	275.00'	7°05'49"	N55°41'56"W	34.04'
C30	35.61'	50.00'	40°48'14"	S72°33'09"E	34.86'
C31	1.83'	50.00'	2°05'57"	S88°05'43"W	1.83'
C32	47.99'	50.00'	54°59'51"	N63°21'23"W	46.17'
C33	30.37'	50.00'	34°47'58"	N18°27'29"W	29.90'
C34	24.24'	50.00'	27°46'24"	N12°49'42"E	24.00'
C35	124.91'	50.00'	143°08'12"	S81°43'00"E	94.87'
C36	37.10'	50.00'	42°30'56"	N31°24'22"W	36.26'
C37	59.53'	225.00'	15°09'31"	N60°14'36"W	59.35'
C38	30.96'	25.00'	70°57'14"	S76°42'02"W	29.02'
C39	37.41'	206.00'	10°24'17"	N46°25'33"E	37.36'
C40	35.65'	206.00'	9°54'56"	N56°35'10"E	35.61'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST.
C41	121.94'	905.00'	7°43'13"	S57°41'01"W	121.85'
C42	70.65'	905.00'	4°28'22"	S51°35'14"W	70.63'
C43	47.49'	880.00'	3°05'31"	S59°59'52"W	47.48'
C44	6.70'	880.00'	0°26'10"	S58°14'01"W	6.70'
C45	41.10'	25.00'	94°11'31"	S10°55'10"W	36.62'
C46	28.17'	50.00'	32°17'02"	S52°19'06"E	27.80'
C47	55.03'	53.50'	58°56'22"	N38°59'26"W	52.64'
C48	23.26'	50.00'	26°39'20"	S22°50'55"E	23.05'
C49	37.46'	25.00'	85°50'51"	S79°06'01"E	34.05'
C50	49.65'	828.00'	3°26'09"	S51°40'08"W	49.65'
C51	48.83'	828.00'	3°22'44"	S55°04'35"W	48.82'
C52	197.91'	930.00'	12°11'35"	S55°26'50"W	197.54'
C53	11.53'	156.00'	4°14'10"	N59°25'32"E	11.53'
C54	54.60'	25.00'	125°07'49"	N05°15'27"W	44.38'
C55	21.75'	360.00'	3°27'41"	S66°05'31"E	21.74'
C56	70.17'	360.00'	11°10'06"	S58°46'38"E	70.06'
C57	4.55'	360.00'	0°43'27"	S52°49'52"E	4.55'
C58	19.62'	25.00'	44°58'18"	N74°57'17"W	19.12'
C59	20.13'	25.00'	46°07'48"	S59°29'40"W	19.59'
C60	129.27'	575.00'	12°52'21"	S29°59'20"W	129.00'
C61	11.61'	25.00'	26°36'04"	S101°45'20"W	11.50'
C62	27.66'	25.00'	63°23'56"	S34°45'08"E	26.27'
C63	36.14'	50.00'	41°24'35"	S87°09'23"E	35.36'
C64	14.02'	50.00'	16°04'00"	S80°10'20"W	13.97'
C65	43.94'	50.00'	50°20'51"	N66°37'14"W	42.54'
C66	36.87'	50.00'	42°14'55"	N20°19'22"W	36.04'
C67	108.70'	50.00'	124°33'37"	N63°04'54"E	88.52'
C68	25.83'	50.00'	29°35'46"	S39°50'24"E	25.54'
C69	36.14'	50.00'	41°24'35"	N45°44'48"W	35.36'
C70	10.29'	25.00'	23°34'41"	N78°14'26"W	10.22'
C71	28.98'	25.00'	66°25'19"	S56°45'34"W	27.39'
C72	39.27'	25.00'	90°00'21"	S21°27'16"E	35.36'
C73	78.84'	375.00'	12°02'43"	S72°28'48"E	78.69'
C74	26.94'	25.00'	61°44'02"	N70°37'49"E	25.65'
C75	34.47'	206.00'	9°35'14"	S44°33'25"W	34.43'
C76	89.78'	180.00'	28°34'38"	S14°51'14"E	88.85'
C77	72.21'	180.00'	22°59'07"	S40°38'06"E	71.73'
C78	47.67'	180.00'	15°10'22"	S59°42'50"E	47.53'
C79	4.31'	880.00'	0°16'51"	S49°29'28"W	4.31'

LINE TABLE

LINE	LENGTH	BEARING
L1	2.55'	N36°10'35"W
L2	2.16'	N36°10'35"W
L3	13.62'	S78°30'10"E
L4	10.22'	S78°30'10"E
L5	35.53'	N37°20'44"W
L6	34.96'	S81°07'16"W
L7	29.39'	N79°46'27"E
L8	32.02'	S54°42'21"E
L9	2.16'	S36°10'35"E
L10	0.49'	S36°10'35"E
L11	11.62'	N52°48'26"W



**The WLB Group**  
 Engineering • Planning • Surveying  
 Landscape Architecture • Urban Design  
 Offices located in Tucson, Phoenix, Flagstaff, AZ, and Las Vegas, NV.  
 4444 East Broadway  
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EXPIRES 3/31/2018  
 IN COMPLIANCE WITH CERTIFICATION  
 SHOWN ON SHEET ONE

REF: OV1214-02  
 OV1213-08

**OV1215-07**  
**FINAL PLAT**  
**MARACAY AT VISTOSO**  
**BLOCK 5**  
 LOTS 1 THRU 47 AND COMMON AREAS "A" THRU "G"  
 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 SECTIONS 23 & 26  
 TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M. TOWN OF ORO  
 VALLEY, PIMA COUNTY, ARIZONA  
 AUGUST 2015  
 SHEET 3 OF 3

SEQ. #:

SEQ. #: