

APPROVED BY COUNTY ADMINISTRATOR

DENIED BY COUNTY ADMINISTRATOR

ADDITIONAL INFORMATION REQUIRED

YES (SEE ATTACHED)

NO

BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

COUNTY ADMINISTRATOR

DATE

ITEM SUMMARY, JUSTIFICATION & SPECIAL CONSIDERATIONS:

Final Plat without Assurances

P1212-049
Olyver Land LLC
Lot 1

SCHEDULED FOR THE BOARD OF SUPERVISORS **April 2, 2013** HEARING
In the Board of Supervisors Hearing Room
First Floor, Superior Courts Building
110 W. Congress, Tucson, AZ

STAFF RECOMMENDATION: APPROVAL

TOTAL COST TO PIMA COUNTY: \$ N/A

FUNDING SOURCE: N/A

HAS FUNDING BEEN APPROVED IN THIS FISCAL YEAR'S BUDGET:

Yes

No

ADVERTISED PUBLIC HEARING:

Yes

No

REQUEST FOR:

Action

Discussion

Discussion/Action

EFFECTIVE DATE: April 2, 2013

TERMINATION DATE: / /

BOARD OF SUPERVISOR DISTRICT

1

2

3

4

5

All

IMPACT:

IF APPROVED: This plat will create a legally subdivided property.

IF DENIED: The property will remain as a single piece of property.

AGENDA ITEM INITIATED BY: Deborah J. Marchbanks Date: March 21, 2013

DEPARTMENT NAME: Development Services Department - Subdivision Coordination

DIVISION MANAGER'S SIGNATURE: Carmine DeBonis, Jr., Director, Development Services Department

DEPARTMENT DIRECTOR'S SIGNATURE: Carmine DeBonis, Jr., Director, Development Services Dept.

CONTACT PERSON: Deborah J. Marchbanks

PHONE: 740 -6515

PROCESSING PERSON: Deborah J. Marchbanks



Board of Supervisors Memorandum

Subject: Final Plat Approval of P1212-049
Olyver Land LLC
Lot 1
For the Board of Supervisors Meeting Date of
April 2, 2013
District 2

Recommendation

The Development Services Director recommends that the Board of Supervisors approve the final plat without assurances.

Report

This plat conforms to County Subdivision Regulations and Conditions of the previously approved tentative plat. This subdivision is located within three (3) miles of the City Limits of Tucson and they have been notified.

Respectfully submitted,

Deborah J. Marchbanks

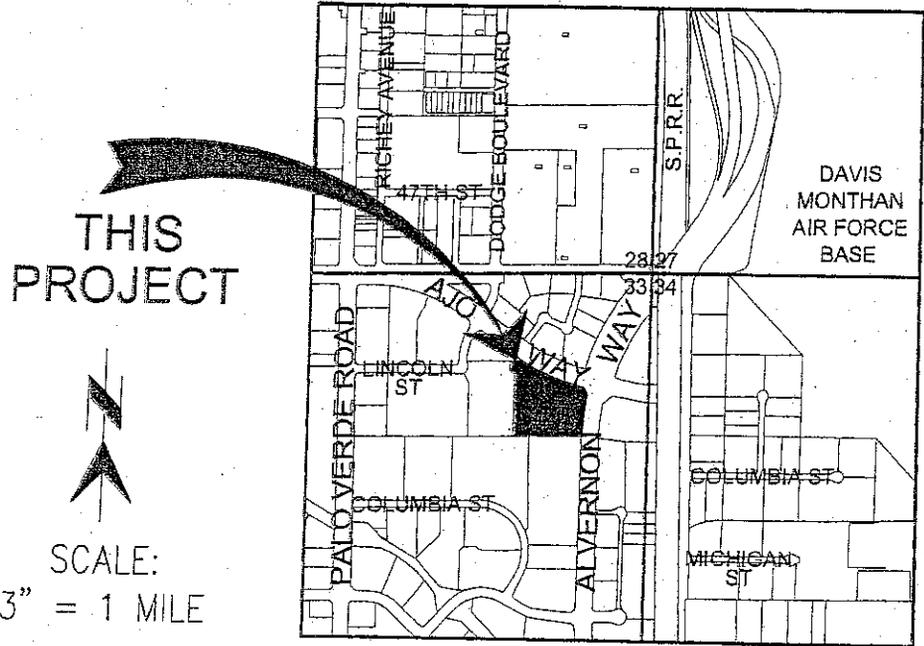
Deborah J. Marchbanks
Subdivision Coordinator

March 21, 2013

encl: Final Plat
Location Map

cc: Nanette Slusser, Assistant County Administrator-Public Works Policy
Development Review (Engineering)
Development Review (Hydrology)
Development Review (Wastewater)
Tucson Electric Power
Environmental Quality
Planning Division
Document Services
A23 Studios
File (2)

LOCATION MAP



LOCATION MAP
SECTION 33, T. 14 S, R 14 E
G&SRM PIMA COUNTY, ARIZONA

Final Plat
P1212-049
Olyver Land LLC
Lot 1

GENERAL NOTES:

1. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. THE TOTAL MILES OF NEW PUBLIC STREETS IS 0.
THE TOTAL MILES OF NEW PRIVATE STREETS IS 0.
3. THE GROSS AREA OF THIS SUBDIVISION IS 7.08 ACRES.
4. THE TOTAL NUMBER OF LOTS IS 1.

PERMITTING NOTES:

1. ZONING IS CI-1.
2. THE BASIS OF BEARING FOR THIS SUBDIVISION IS TRUE NORTH LINE FROM GPS OBSERVATIONS, DERIVING A BEARING OF S89°44'22"W FOR THE SOUTH LINE OF ALVERNON CORNERS INDUSTRIAL CENTER II, LOT 12-14.
3. REGULATORY FLOODPLAINS AND EROSION HAZARD SETBACKS DO NOT IMPACT THIS SUBDIVISION.
4. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING BLANKET EASEMENT: A BLANKET EASEMENT FOR PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCRWRD) ACCESS OVER ANY "ALL WEATHER" ACCESS ROAD, ESTABLISHED PER SEQUENCE NO. 20120110085.

ASSURANCES

NO ASSURANCES ARE REQUIRED FOR THIS SUBDIVISION. ALL NECESSARY IMPROVEMENTS ARE EXISTING.

BY: _____ DATE _____
CHAIR, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

ATTEST

I, ROBIN BRIGODE, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, ON THIS THE _____ DAY OF _____, 2012.

CLERK, BOARD OF SUPERVISORS DATE

DEDICATIONS

I, THE UNDERSIGNED, HEREBY WARRANT THAT I AM ALL AND THE ONLY PARTY HAVING AND TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND I CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

I, THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS, AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL.

I HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

OLYVER LAND, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: Harold S. Tracey [Signature] 3/15/13
PRINTED NAME SIGNATURE DATE

ACKNOWLEDGEMENT

STATE OF ~~ARIZONA~~ Connecticut)
PIMA COUNTY)
Fairfield) SS

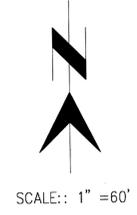
CHRISTOPHER BLACK
Notary Public
State of Connecticut
My Commission Expires
March 31, 2017

ON THIS 15th DAY OF March, 2013, BEFORE ME PERSONALLY APPEARED Harold S. Tracey, WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF Olyver Land LLC AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

March 31, 2017 MY COMMISSION EXPIRES [Signature] NOTARY PUBLIC

BENEFICIARY

OLYVER LAND LLC
P.O. BOX 419
RIDGEFIELD, CT 06877



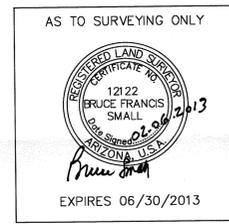
LEGEND

ITEM	SYMBOL
PROPERTY LINE	— — — — —
RIGHT-OF-WAY LINES	— — — — —
ADJACENT PROPERTY LINES	— — — — —
EASEMENT BOUNDARY	— — — — —
YARD SETBACK LIMITS	— — — — —
FLOW CONDITIONS	— — — — — 0 ₁₀₀ = 100 cfs
FLOW ARROW FOR 0 ₁₀₀ DISCHARGE	— — — — —
ABANDONED AND RELEASED EASEMENT	— — — — —

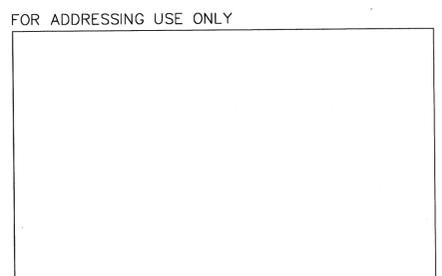
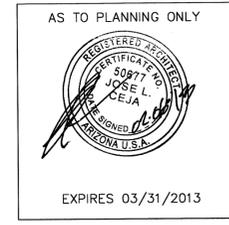
CERTIFICATIONS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

BRUCE F. SMALL, RLS
ARIZONA REGISTRATION NO. 12122
BRUCE SMALL SURVEYS, INC.
3040 N. CONESTOGA AVE.
TUCSON AZ 85749
(520) 444-7186



I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.



4544 EAST CAMP LOWELL DRIVE, SUITE 146
TUCSON, ARIZONA 85712
520.877.3177 PHONE
520.877.3182 FAX
WWW.A23STUDIOS.COM

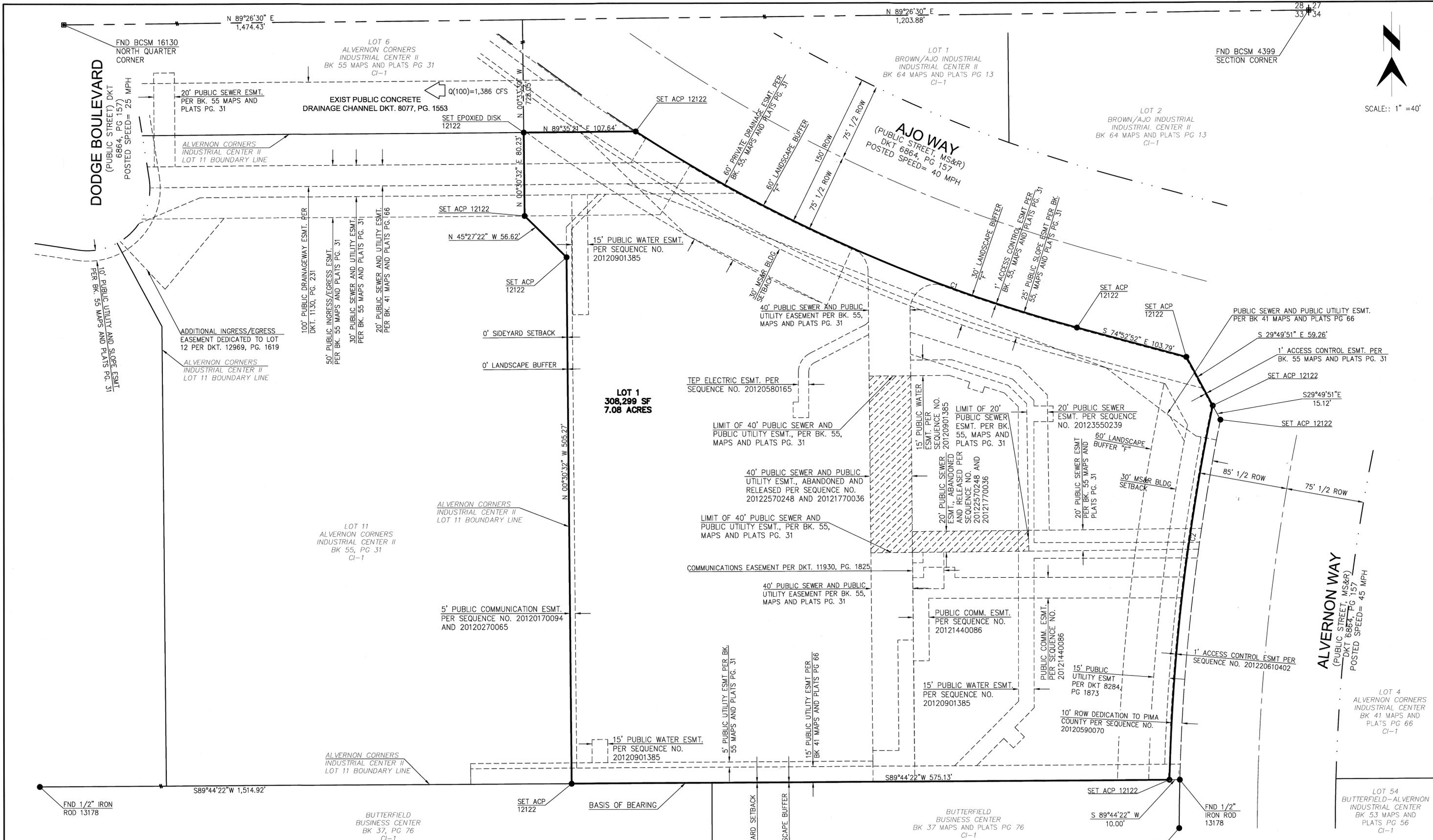


P1212-049
P1211-051
P1200-174
Co12-87-10
Co9-82-104B
Co13-77-3

FINAL PLAT
OLYVER LAND
LLC
LOT 1
A RESUBDIVISION OF ALVERNON CORNERS INDUSTRIAL CENTER II, LOTS 13-14 AND A PORTION OF LOT 12, AS RECORDED IN BOOK 55 MAPS AND PLATS PAGE 31, SECTION 33, TOWNSHIP 14 SOUTH, RANGE 14 EAST GILA & SALT RIVER MERIDIAN PIMA COUNTY, ARIZONA

SCALE: 1" = 40'

SEQUENCE NO. _____

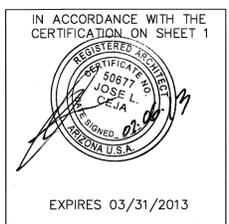


4544 EAST CAMP LOWELL DRIVE, SUITE 146
TUCSON, ARIZONA 85712
520.877.3177 PHONE
520.877.3182 FAX
WWW.A23STUDIOS.COM



PROPERTY LINE-- CURVE TABLE

CURVE#	DELTA	RADIUS	ARC	CHORD	BEARING
C1	17°43'40"	1,507.39'	466.40'	464.54'	S66°01'02"E
C2	10°18'29"	1,994.86'	358.89'	358.41'	S06°34'50"W



P1212-049
P1211-051
P1200-174
Co12-87-10
Co9-82-104B
Co13-77-3

FINAL PLAT
OLYVER LAND LLC
LOT 1
A RESUBDIVISION OF ALVERNON CORNERS INDUSTRIAL CENTER II, LOTS 13-14 AND A PORTION OF LOT 12, AS RECORDED IN BOOK 55 MAPS AND PLATS PAGE 31, SECTION 33, TOWNSHIP 14 SOUTH, RANGE 14 EAST GILA & SALT RIVER MERIDIAN PIMA COUNTY, ARIZONA
SHEET 2 OF 2

SEQUENCE NO. _____