

When recorded return to:  
Clerk  
Pinal County Board of Supervisors  
P.O. Box 827  
Florence AZ 85232

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE PINAL COUNTY BOARD OF SUPERVISORS ACCEPTING LETTER OF CREDIT NUMBER 2016489 AS THE REQUIRED FINANCIAL ASSURANCE ASSOCIATED WITH SADDLEBROOKE RANCH, UNIT 16B, LOCATED IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST, WITHIN SUPERVISORY DISTRICT 1.**

WHEREAS, this matter has been brought before the Pinal County Board of Supervisors by a request by the contractor and recommended by the Director of Public Works; and,

WHEREAS, provision has been made by law and ordinance whereby the principal shall provide security to assure complete installation of said improvements in conformance with Pinal County standards and in favor of Pinal County, which shall indemnify said County and secure to said County the actual construction of said improvements in conformance with County standards, in the event said Principal shall fail to install said improvements within the specified period of time described below.

NOW, therefore, the condition of this obligation is such that, if Contractor shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

THEREFORE BE IT RESOLVED, Letter of Credit No. 2016489 in the amount of Five Hundred Eighty One Thousand Two Hundred Fifty and 00/100 Dollars (\$581,250.00) issued by Home Mortgage Financing Corporation is accepted upon execution of this resolution.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon recording of said Resolution with the Office of the County Recorder, Pinal County, Arizona.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the PINAL COUNTY BOARD OF SUPERVISORS.

\_\_\_\_\_  
Chairman of the Board

ATTEST:

\_\_\_\_\_  
Clerk of the Board



**Home Mortgage**  
Financing Corporation

**IRREVOCABLE LETTER OF CREDIT**

NUMBER: 2016489

ISSUE DATE: August 25, 2016

AMOUNT: \$581,250.00

---

**BENEFICIARY:**

PINAL COUNTY  
31 N. PINAL STREET  
FLORENCE, AZ 85232

**APPLICANT:**

ROBSON RANCH MOUNTAINS, LLC  
9532 EAST RIGGS ROAD  
SUN LAKES, AZ 85248

---

**PINAL COUNTY:**

AT THE REQUEST AND ON BEHALF OF THE APPLICANT, WE HEREBY ISSUE THIS IRREVOCABLE LETTER OF CREDIT IN YOUR FAVOR IN THE AGGREGATE AMOUNT OF FIVE HUNDRED EIGHTY ONE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$581,250.00) AS ASSURANCE FOR THE COMPLETION OF CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION KNOWN AS SADDLEBROOKE RANCH UNIT SIXTEEN "B", UPON PRESENTATION TO US OF THE FOLLOWING:

PINAL COUNTY'S SIGNED AND DATED WRITTEN STATEMENT ON PINAL COUNTY LETTERHEAD BEARING REFERENCE TO THIS LETTER OF CREDIT NO. 2016489 STATING THAT THE AMOUNT CLAIMED THEREIN IS DUE AND PAYABLE BY THE APPLICANT FOR THE COMPLETION OF CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION KNOWN AS SADDLEBROOKE RANCH UNIT SIXTEEN "B".

PARTIAL AND MULTIPLE DRAWINGS ARE PERMITTED UNDER THIS LETTER OF CREDIT BUT THE AMOUNT OF THIS LETTER OF CREDIT SHALL BE REDUCED BY THE AMOUNT OF ANY PAYMENTS MADE UNDER THIS LETTER OF CREDIT.

THIS LETTER OF CREDIT SHALL EXPIRE ON DECEMBER 31, 2017, BUT SUCH EXPIRATION DATE SHALL BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR A PERIOD OF ONE YEAR FROM THE PRESENT EXPIRATION DATE OR ANY FUTURE EXPIRATION DATE UNLESS, AT LEAST 30 DAYS PRIOR TO ANY EXPIRATION DATE, WE ARE INFORMED IN WRITING BY PINAL COUNTY THAT THE APPLICANT HAS COMPLETED THE CONSTRUCTION OF REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION KNOWN AS SADDLEBROOKE RANCH UNIT SIXTEEN "B", OR HAS DEPOSITED WITH PINAL COUNTY A GUARANTEE BOND ACCEPTABLE TO PINAL COUNTY FOR THE REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION KNOWN AS SADDLEBROOKE RANCH UNIT SIXTEEN "B".

WHENEVER THIS LETTER OF CREDIT IS DRAWN ON, UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT, WE SHALL DULY HONOR SUCH DRAFT UPON ITS PRESENTATION TO US WITHIN 3 DAYS.

AS A CONDITION OF PINAL COUNTY'S ACCEPTANCE OF THIS LETTER OF CREDIT, WE SHALL GIVE IMMEDIATE NOTICE TO PINAL COUNTY OF (1) ANY NOTICE RECEIVED OR ACTION FILED ALLEGING (A) THE INSOLVENCY OR BANKRUPTCY OF THIS FINANCIAL INSTITUTION OR (B) ANY VIOLATION OF REGULATORY REQUIREMENTS THAT COULD RESULT IN SUSPENSION OR REVOCATION OF THIS FINANCIAL INSTITUTION'S CHARTER OR LICENSE TO DO BUSINESS, OR (2) ANY INABILITY OF THIS FINANCIAL INSTITUTION TO FULFILL ITS OBLIGATIONS UNDER THIS LETTER OF CREDIT.

THIS LETTER OF CREDIT IS GOVERNED BY THE LAWS OF THE STATE OF ARIZONA AND, WHERE NOT INCONSISTENT, THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS, INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 600. DISPUTES ARISING UNDER THIS LETTER OF CREDIT SHALL BE GOVERNED FIRST BY THE LAWS OF THE STATE OF ARIZONA.

HOME MORTGAGE FINANCING  
CORPORATION, AN ARIZONA  
CORPORATION

BY: 

NAME: BEVERLY LACY HAMPTON

TITLE: VICE PRESIDENT



PINAL COUNTY  
*wide open opportunity*

**Letter of Project Approval**

August 24, 2016

B&R Engineering Inc.  
9666 E. Riggs Road Suite 118  
Sun Lakes, AZ, 85248

Project: **Saddlebrooke Ranch Unit 16B**  
"S" Number: **FP16-003**  
Engineer Job Number: **950116**

The **Water and Sewer & Grading, Paving, and Drainage** plans for the above project have been reviewed and approved by Pinal County. The Engineer's Cost Estimates, dated 8/11/2016 for these improvements in the amount of \$581,250.00 has been accepted. A financial assurance guaranteeing the completion of these subdivision improvements in the amount of \$581,250.00 is required. This assurance may be in the form cash, bond, letter of credit or Third Party Trust Agreement and is required prior to the final plat approval by the Board of Supervisors.

A right-of-way use permit and a grading permit will also be required. The right-of-way use permit fee is \$18,174.26. The grading permit fee is \$682.65. **A copy of this letter must be attached to all permit applications or the application will not be processed.**

**Please submit with all permit applications, a copy of the Storm Water Pollution Prevention Plan (SWPPP), Notice of Intent Certificate, and the ADEQ Construction SWPPP Checklist (sealed by the engineer).**

All permit fees must be paid at the time permits are issued.

Please contact our office at 520-866-6033 for any questions regarding fees, for any questions regarding permits please contact the Inspection Section at 520-866-6454.

Sincerely,

**Lester Chow**  
*Engineering Division Manager*  
*Pinal County, Community Development Department*

Cc: Planning & Development  
File: Bond  
Permit  
Development

Financial Assurance (Bond/Letter of Credit/Cash) \_\_\_\_\_  
**date received**      **reference#**

COMMUNITY DEVELOPMENT  
ENGINEERING DIVISION

NOTES

- ROBSON RANCH MOUNTAINS, LLC. HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FOR THIS SUBDIVISION PURSUANT TO A.R.S. 45-576, AND SUBMITS SAID CERTIFICATE WITH THIS PLAT.
- STREETS SHOWN AS TRACT "A" ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC., FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.
- RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE GRANTED AND CONVEYED TO THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC., BY THIS PLAT, WHERE PRIVATE STREETS INTERSECT INTO PRIVATE STREETS, 21'x21' AT PRIVATE LOCAL TO LOCAL INTERSECTIONS AND 33'x33' AT PRIVATE ARTERIAL OR COLLECTOR INTERSECTIONS.
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS.
- TRACTS "B", "C", "D" AND "E" ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION.
- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE APPLICABLE TO SADDLEBROOKE RANCH HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREAS AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC..
- ALL WORK WITHIN THE PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- BUILDING SETBACK LINES ARE MEASURED FROM THE BUILDING WALL, BUILDING EAVES, FIRE PLACES, BAY WINDOWS, AND ARCHITECTURAL FEATURES MAY EXTEND UP TO 2 FEET INTO BUILDING SETBACK LINES.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 8/28/2000 AT FEE NO. 2007-119346, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
- THIS SUBDIVISION IS ADJACENT TO ARIZONA STATE LAND, WHICH MAY BE DEVELOPED FOR ANY POSSIBLE LAND USE IN FUTURE.
- AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY GRANTED AND CONVEYED TO THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC., UPON ALL LOTS ADJACENT TO PRIVATE DRAINAGE EASEMENTS OR FACILITIES AND/OR ADJACENT TO PRIVATE ARTERIAL STREET OR COLLECTOR STREETS.

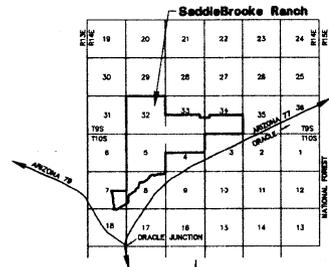
# FINAL PLAT OF SADDLEBROOKE RANCH UNIT SIXTEEN "B"

BEING A PORTION OF THE NORTH HALF OF SECTION 4 TOWNSHIP 10 SOUTH, RANGE 14 EAST G. & S.R.B.&M., PINAL COUNTY, ARIZONA

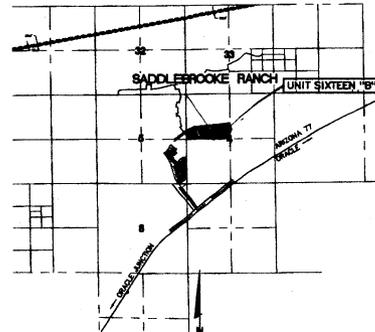
STATE OF ARIZONA } SS  
 COUNTY OF PINAL }  
 I hereby certify that the within instrument is filed in the official records of this county in Fee No. \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 Virginia Ross Pinal County Recorder  
 COUNTY SEAL By: \_\_\_\_\_ Deputy

OWNER/DEVELOPER  
 ROBSON RANCH MOUNTAINS LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 6532 E. RIGGS ROAD  
 SUN LAKES, ARIZONA 85248

ENGINEER  
 B&R ENGINEERING INC.  
 9666 E. RIGGS ROAD SUITE 118  
 SUN LAKES, AZ 85248  
 PHONE: (480)-895-0799



VICINITY MAP  
 N.T.S.



LOCATION MAP  
 N.T.S.

BASE ZONING & ZONING CASE #

CASE NO. PZ-PD-033-00  
 BASE ZONING CR-3 PAD PZ-PD-033-00

MINIMUM LOT AREA	4950 SQ. FT
YARD REQUIREMENTS & SETBACKS	
FRONT	10 FT
REAR	8.5 FT
SIDE	5 FT
	(7' BETWEEN BLDG EAVES)
STREET SIDE (CORNER LOT)	10 FT
MINIMUM LOT WIDTH AT SETBACK MAXIMUM	55 FT
BLDG. HEIGHT (2 STORY) MAXIMUM BUILDING	30 FT
COVERAGE	65%
PARKING SPACE	2 PER UNIT

LAND USE TABLE

GROSS AREA	25.63 AC.
AREA OF STREETS	7.10 AC.
NET ACREAGE	18.53 AC.
TOTAL NUMBER OF LOTS	70 LOTS
OVERALL DENSITY	2,890 DU/GROSS AC.
AVERAGE AREA PER LOT	8,736.89 SF.

TRACT TABLE

TRACT "A"	7.10 AC.	COMMON AREA, PRIVATE STREET'S, UTILITIES, ON-SITE DRAINAGE
TRACT "B"	2.79 AC.	COMMON AREA, OPEN SPACE, UTILITIES, ON-SITE DRAINAGE
TRACT "C"	1.15 AC.	COMMON AREA, OPEN SPACE, UTILITIES, ON-SITE DRAINAGE
TRACT "D"	0.52 AC.	COMMON AREA, OPEN SPACE, UTILITIES, ON-SITE DRAINAGE
TRACT "E"	0.03 AC.	COMMON AREA, OPEN SPACE, UTILITIES, ON-SITE DRAINAGE
TOTAL	11.59 AC.	

BENCHMARK:

SECOND ORDER NGS MONUMENT (DESIGNATION "SANTA" PID C2 1648) LOCATED APPROX 200 FEET SOUTH OF THE SOUTH QUARTER CORNER OF SECTION 34 T10S R14E, G4S8RB&M ELEVATION= 3678.37 NAVD 83 DATUM

BASIS OF BEARINGS:

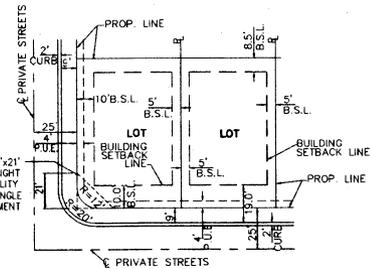
THE BEARING OF NORTH 89°30'40" EAST ALONG THE MID SECTION LINE OF SECTION 4, T10S, R14E, G4S8RB&M, PER RECORD OF SURVEY AS RECORDED AT FEE #2009-124031.

SERVICE PROVIDERS

GAS	SOUTHWEST GAS CORPORATION
ELECTRICITY	TRICO ELECTRIC COOPERATIVE, INC.
WATER	ARIZONA WATER COMPANY
SEWER	MOUNTAIN PASS SEWER COMPANY (PRIVATE)
TELEPHONE	CENTURYLINK
POLICE	PINAL COUNTY SHERIFF'S DEPARTMENT
FIRE	GOLDER RANCH FIRE DISTRICT
AMBULANCE	GOLDER RANCH FIRE DISTRICT
SOLID WASTE	PRIVATE CONTRACT
CABLE TV	ORBITAL COMMUNICATIONS

LEGEND

- INDICATES SECTIONAL MONUMENT FOUND AS NOTED
- INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" SURVEY MONUMENT
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH RLS TAG #27744, UNLESS NOTED OTHERWISE
- INDICATES BOUNDARY MONUMENT FOUND 1/2" IRON BAR WITH RLS TAG #25889 OR #27744 AS AND UNLESS NOTED OTHERWISE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SECTION LINE
- INDICATES CENTER LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VMAC 1' VEHICULAR NON-ACCESS EASEMENT
- 33'x33' SIGHT VISIBILITY TRIANGLE EASEMENT
- 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT



TYPICAL LOT LAYOUT & BUILDING SETBACKS

P.U.E. - INDICATES PUBLIC/PRIVATE UTILITY EASEMENT  
 B.S.L. - INDICATES MIN. BUILDING SETBACK LINE

TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS SHOWN OTHERWISE)  
 SCALE: 1"=40'

LIEN HOLDER'S RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARY'S INTEREST UNDER DEED OF TRUST DATED DECEMBER 16, 2004, AND RECORDED ON DECEMBER 16, 2004, AT FEE NUMBER NO. 2004-103396, AND BY SUBORDINATION AGREEMENT DATED MAY 21, 2008 AND RECORDED JUNE 18, 2008 AT FEE NUMBER 2008-050804, BOTH IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT THIS 30 DAY OF September, 2016.

FVR LAND INVESTMENT COMPANY, AN ARIZONA CORPORATION  
 BY: Shelvia  
 TITLE: VP

ACKNOWLEDGMENT

STATE OF ARIZONA }  
 COUNTY OF PINAL }  
 ON THIS 30 DAY OF September, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Shelvia or Shelvia WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Vice President OF FVR LAND INVESTMENT COMPANY, AN ARIZONA CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.  
 BY: Debbie Singer 12-14-19  
 MY COMMISSION EXPIRES

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2016, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY ACTUALLY AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



9/23/16  
 DATE

WILLIE J. KATES  
 AZ. REGISTERED LAND SURVEYOR # 27744  
 13845 W. VISTA VERDE DR.  
 CHANDLER, ARIZONA 85249  
 PHONE: (602) 499-0884

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION	DATE
PINAL COUNTY COMMUNITY DEVELOPMENT DIVISION ACQUIFER PROTECTION DIVISION	DATE
PINAL COUNTY ENGINEER	DATE

ASSURANCE IN THE FORM OF A LETTER OF CREDIT HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. § 11-822, THIS DAY OF \_\_\_\_\_, 2016.  
 APPROVAL OR THE RECORDED OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THE PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS

BY: \_\_\_\_\_ CHAIR ATTEST: \_\_\_\_\_ CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: ROBSON RANCH MOUNTAINS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "SADDLEBROOKE RANCH UNIT SIXTEEN "B" LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST, G1A AND SALT RIVER BASE AND MOUNTAIN, STATE OF ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND QUES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

COMMON AREA TRACT "A" IS DECLARED A PRIVATE ACCESS WAY FOR DRAINAGE AND FOR INGRESS AND EGRESS TO AND FROM THE LOTS, TRACTS AND OTHER PORTIONS OF THIS SUBDIVISION AND OTHER SADDLEBROOKE RANCH SUBDIVISIONS BY THE OWNERS THEREOF, THEIR GUESTS AND INVITES, AND SUCH OTHER PERSONS AS ARE DESIGNATED BY ROBSON RANCH MOUNTAINS, LLC. ROBSON RANCH MOUNTAINS, LLC HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS ALL PRIVATE STREETS AS DESIGNATED ON THIS PLAT.

ROBSON RANCH MOUNTAINS, LLC A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF FEE TITLE TO THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT. ROBSON RANCH MOUNTAINS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD, ALL EASEMENTS CREATED BY THIS PLAT ARE SUBORDINATE TO DRAINAGE EASEMENTS.

ROBSON RANCH MOUNTAINS, LLC HEREBY GRANTS AND RESERVES, SUBJECT TO ALL MATTERS OF RECORD, TO TRICO ELECTRIC COOPERATIVE, INC., CENTURY LINK COMMUNICATIONS, SOUTHWEST GAS CORPORATION, ARIZONA WATER COMPANY, MOUNTAIN PASS SEWER COMPANY, ROBSON RANCH MOUNTAINS, LLC, AND SUCH OTHER UTILITIES PROVIDERS AS MAY BE DESIGNATED IN WRITING FROM TIME TO TIME BY ROBSON RANCH MOUNTAINS, LLC, (COLLECTIVELY "UTILITIES PROVIDERS") A NON-EXCLUSIVE UTILITIES EASEMENT, OVER, UNDER AND ACROSS:

- COMMON AREA TRACT "A" PRIVATE STREETS.
- 4.00 FEET ALONG "X" STREETS ON EACH LOT AND;
- ALL AREAS DESIGNATED ON THIS PLAT FOR PUBLIC/PRIVATE UTILITY EASEMENTS (P.U.E.); (COLLECTIVELY THE "EASEMENT PROPERTY") FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND AND, WITH THE PRIOR WRITTEN CONSENT OF ROBSON RANCH MOUNTAINS, LLC, ABOVE-GROUND CABLES, PIPES, WIRES AND RELATED EQUIPMENT (COLLECTIVELY THE "EQUIPMENT") FOR THE DISTRIBUTION OF UTILITY SERVICES. MAINTENANCE OF THE EASEMENT PROPERTY SHALL BE THE RESPONSIBILITY OF THE APPLICABLE LOT OWNER OR, FOR THE COMMON AREA TRACTS, OF SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC. EACH UTILITIES PROVIDER'S PORTION OF THE TERMS OF THIS EASEMENT SHALL BE EMBODIED BY THE UTILITIES PROVIDER'S INSTALLATION OF EQUIPMENT WITHIN THE EASEMENT PROPERTY. EACH UTILITY PROVIDER FURTHER AGREES IT SHALL:
  - NOT ASSIGN THIS EASEMENT (OTHER THAN TO ITS SUCCESSOR AS SUCH UTILITY PROVIDER) WITHOUT THE PRIOR WRITTEN CONSENT OF ROBSON RANCH MOUNTAINS, LLC, AND ANY ASSIGNMENT WITHOUT SUCH CONSENT SHALL BE INVALID;
  - INDEMNIFY, DEFEND AND HOLD HARMLESS ROBSON RANCH MOUNTAINS, LLC, SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC., AND THEIR RESPECTIVE AFFILIATES, OFFICERS, DIRECTORS, PARTNERS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, DAMAGES, SUITS, COSTS AND EXPENSES AND ATTORNEYS' FEES ARISING FROM OR RELATING TO ANY PERSONAL INJURY, INCLUDING DEATH, PROPERTY DAMAGE OR OTHERWISE, CAUSED BY THE UTILITIES PROVIDER'S USE OF THE EASEMENT PROPERTY;
  - REPAIR AND RESTORE ALL STREETS OR OTHER IMPROVEMENTS WITHIN THE EASEMENT PROPERTY DAMAGED BY THE UTILITIES PROVIDER, REASONABLE WEAR AND TEAR EXCEPTED;
  - INFORM ROBSON RANCH MOUNTAINS, LLC 48 HOURS PRIOR TO MAKING NON-EMERGENCY REPAIRS, MODIFICATIONS, INSTALLATIONS OR REMOVALS ON THE EASEMENT PROPERTY.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

NEITHER THE BOARD OF SUPERVISORS, THE PLANNING COMMISSION NOR THE STAFF OF PINAL COUNTY, OR ITS SUCCESSORS, IS RESPONSIBLE OR LIABLE FOR ANY STATEMENTS AND REPRESENTATIONS MADE WITH RESPECT TO UTILITY EASEMENTS OR THE GRANTING OF PRIVATE EASEMENTS SET FORTH IN THE DECLARATION, CERTIFICATE OF TITLE AND DEDICATION SECTION OF THIS PLAT, OR THE ENFORCEMENT THEREOF.

IN WITNESS WHEREOF, ROBSON RANCH MOUNTAINS, LLC, AS OWNER, HAS HERELIQUO CAUSED ITS COMPANY NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED COMPANY REPRESENTATIVE, DULY AUTHORIZED.

THIS 30 DAY OF September, 2016.

ROBSON RANCH MOUNTAINS, LLC  
 A DELAWARE LIMITED LIABILITY COMPANY  
 BY ARLINGTON PROPERTY MANAGEMENT COMPANY,  
 AN ARIZONA CORPORATION, AS MANAGER

BY: Shelvia  
 TITLE: VP

ACKNOWLEDGMENT

STATE OF ARIZONA }  
 COUNTY OF MARICOPA }  
 ON THIS 20 DAY OF September, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Shelvia or Shelvia WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Vice President OF ARLINGTON PROPERTY MANAGEMENT COMPANY, AN ARIZONA CORPORATION, AS MANAGER FOR ROBSON RANCH MOUNTAINS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITIES, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.  
 BY: Debbie Singer 12-14-19  
 NOTARY PUBLIC MY COMMISSION EXPIRES

FINAL PLAT OF SADDLEBROOKE RANCH UNIT SIXTEEN "B" A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST G. & S.R.B.&M., PINAL COUNTY, ARIZONA

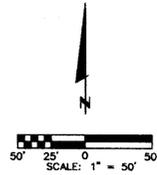
DATE: 09/23/16  
 DESERT SKY SURVEYING, INC.  
 A.L.T.A. AND TOPOGRAPHIC SURVEYS-AERIAL MAPPING G.I.S.-CONSTRUCTION LAYOUT  
 13845 W. VISTA VERDE DR. CHANDLER, AZ 85249  
 PH 602-499-0884 FAX 480-883-4326  
 © 2016 DESERT SKY SURVEYING, INC. SR 108 FINAL PLAT

REVIEWED  
 By Iesterc at 7:58 am, Oct 24, 2016

FP16-003

NW COR. SEC. 4  
T.10S, R.14E, G&S.R.B.&M  
FD. GLO STONE

STATE OF ARIZONA } SS  
COUNTY OF PINAL }  
I hereby certify that the within instrument is  
filed in the official records of this county in  
Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross Pinal County Recorder  
By: \_\_\_\_\_ Deputy



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S58°55'20"E	15.96'

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIUS
C1	90°00'00"	18.85'	12.00'
C2	90°00'00"	18.85'	12.00'
C3	85°53'46"	17.99'	12.00'
C4	85°53'46"	17.99'	12.00'
C5	52°59'30"	11.10'	12.00'
C6	31°47'18"	27.74'	50.00'
C10	81°2'28"	72.34'	505.00'

- LEGEND**
- ◆ INDICATES SECTIONAL MONUMENT FOUND AS NOTED
  - ◻ INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
  - INDICATES FOUND 3" SURVEY MONUMENT
  - INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH RLS TAG #27744, UNLESS NOTED OTHERWISE
  - INDICATES BOUNDARY MONUMENT FOUND 1/2" IRON BAR WITH RLS TAG #35869 OR #27744 AS AND UNLESS NOTED OTHERWISE
  - INDICATES SUBDIVISION BOUNDARY
  - - - INDICATES SECTION LINE
  - INDICATES CENTER LINE
  - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
  - VWAE 1' VEHICULAR NON-ACCESS EASEMENT
  - ▲ 33'x33' SIGHT VISIBILITY TRIANGLE EASEMENT
  - ▲ 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT

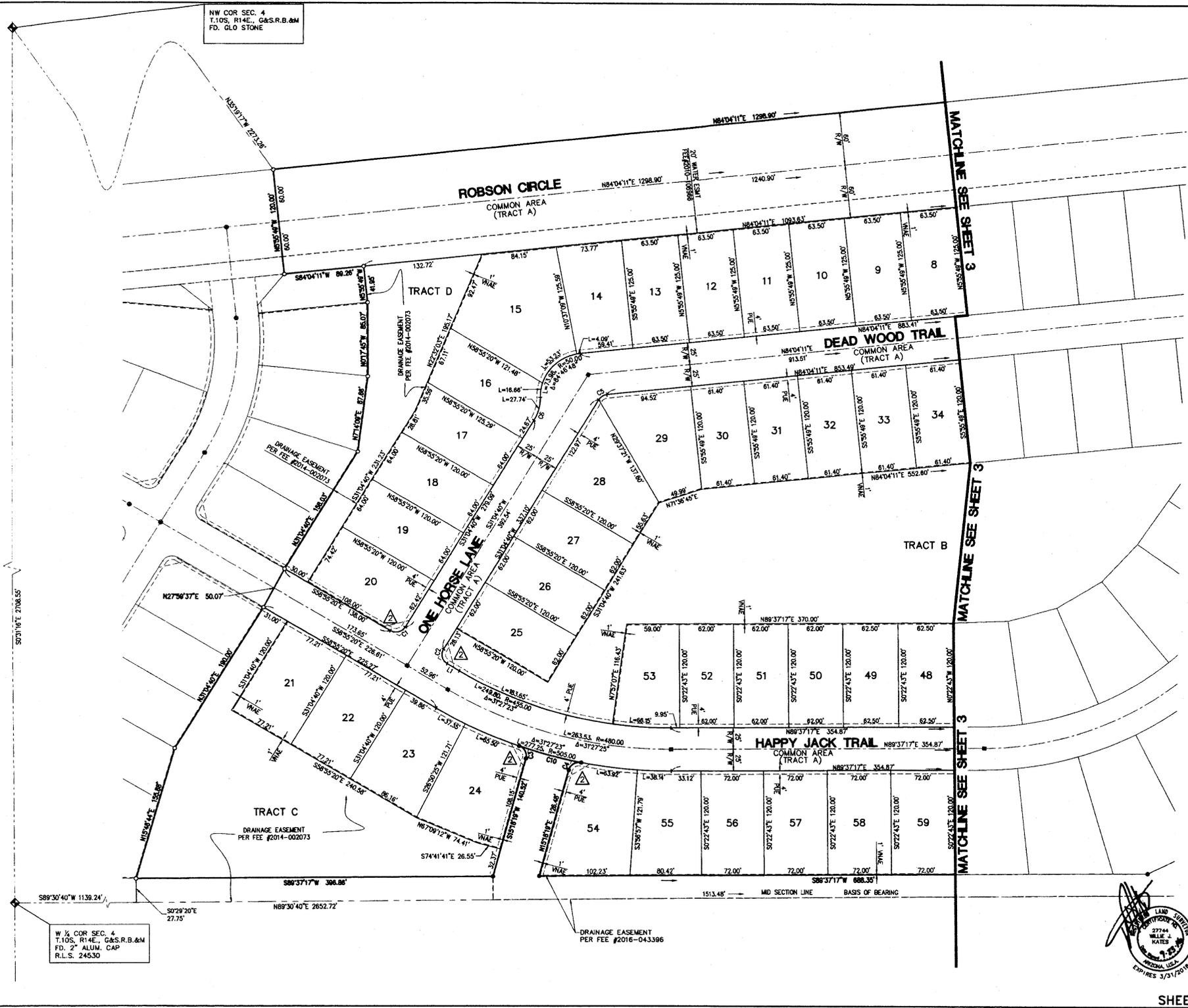
**FINAL PLAT OF  
SADDLEBROOKE RANCH UNIT SIXTEEN 'B'**  
A PORTION OF THE NORTH HALF OF SECTION 4,  
TOWNSHIP 10 SOUTH, RANGE 14 EAST  
G. & S.R.B.&M., PINAL COUNTY, ARIZONA

DATE: 8/23/16

**DESERT SKY SURVEYING, INC**  
A.L.T.A. AND TOPOGRAPHIC  
SURVEYS—AERIAL MAPPING  
C.I.S.—CONSTRUCTION LAYOUT

13845 N. VISTA VERDE DR. CHANDLER, AZ 85244  
PH 802-498-0884 FAX 480-883-4326

© 2016 DESERT SKY SURVEYING, INC. SR 16B FINAL PLAT



W 1/4 COR. SEC. 4  
T.10S, R.14E, G&S.R.B.&M  
FD. 2" ALUM. CAP  
R.L.S. 24530

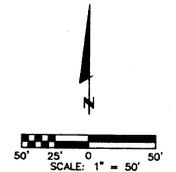
FP16-003

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this county in Fee No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 Virginia Ross Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S79°51'07"W	16.23

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C7	80°14'43"	16.81	12.00'
C8	100°14'52"	21.00'	12.00'
C9	90°00'00"	18.85'	12.00'

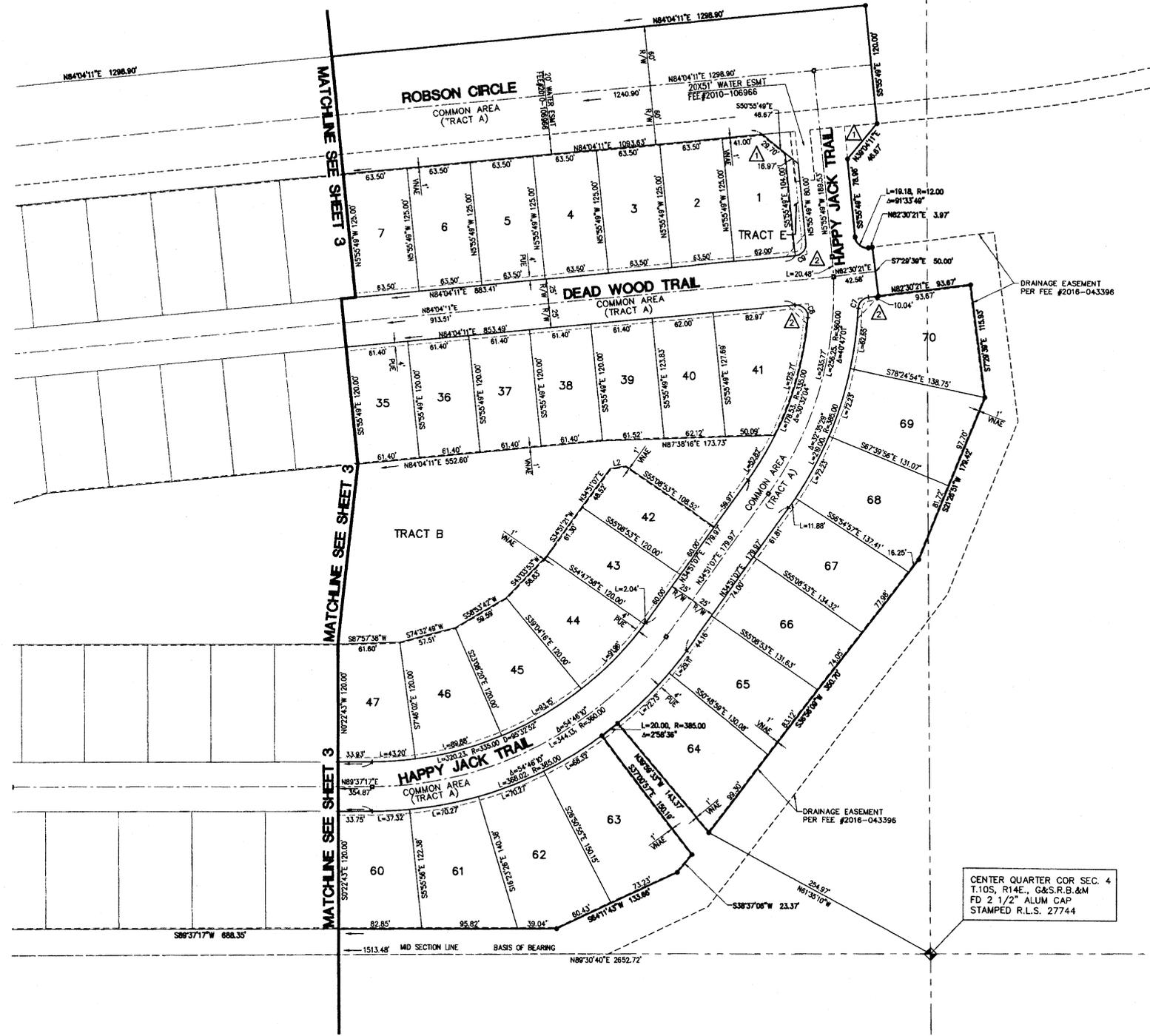


- LEGEND**
- ◆ INDICATES SECTIONAL MONUMENT FOUND AS NOTED
  - ◆ INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
  - INDICATES FOUND 3" SURVEY MONUMENT
  - INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH RLS TAG #27744, UNLESS NOTED OTHERWISE
  - INDICATES BOUNDARY MONUMENT FOUND 1/2" IRON BAR WITH RLS TAG #35689 OR #27744 AS AND UNLESS NOTED OTHERWISE
  - INDICATES SUBDIVISION BOUNDARY
  - - - INDICATES SECTION LINE
  - INDICATES CENTER LINE
  - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
  - W/AE 1' VEHICULAR NON-ACCESS EASEMENT
  - ▲ 33'x33' SIGHT VISIBILITY TRIANGLE EASEMENT
  - ▲ 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT

**FINAL PLAT OF SADDLEBROOKE RANCH UNIT SIXTEEN 'B'**  
 A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST, G. & S.R.B.M., PINAL COUNTY, ARIZONA



**DESERT SKY SURVEYING, INC.**  
 A.L.T.A. AND TOPOGRAPHIC SURVEYS-AERIAL MAPPING G.I.S.-CONSTRUCTION LAYOUT  
 13845 W. VISTA VERDE DR. CHANDLER, AZ 85248  
 PH 602-499-0884 FAX 480-283-4328  
 © 2018 DESERT SKY SURVEYING, INC. SR 106 FINAL PLAT



CENTER QUARTER COR SEC. 4  
 T.10S, R.14E., G.&S.R.B.&M  
 FD 2 1/2" ALUM CAP  
 STAMPED R.L.S. 27744