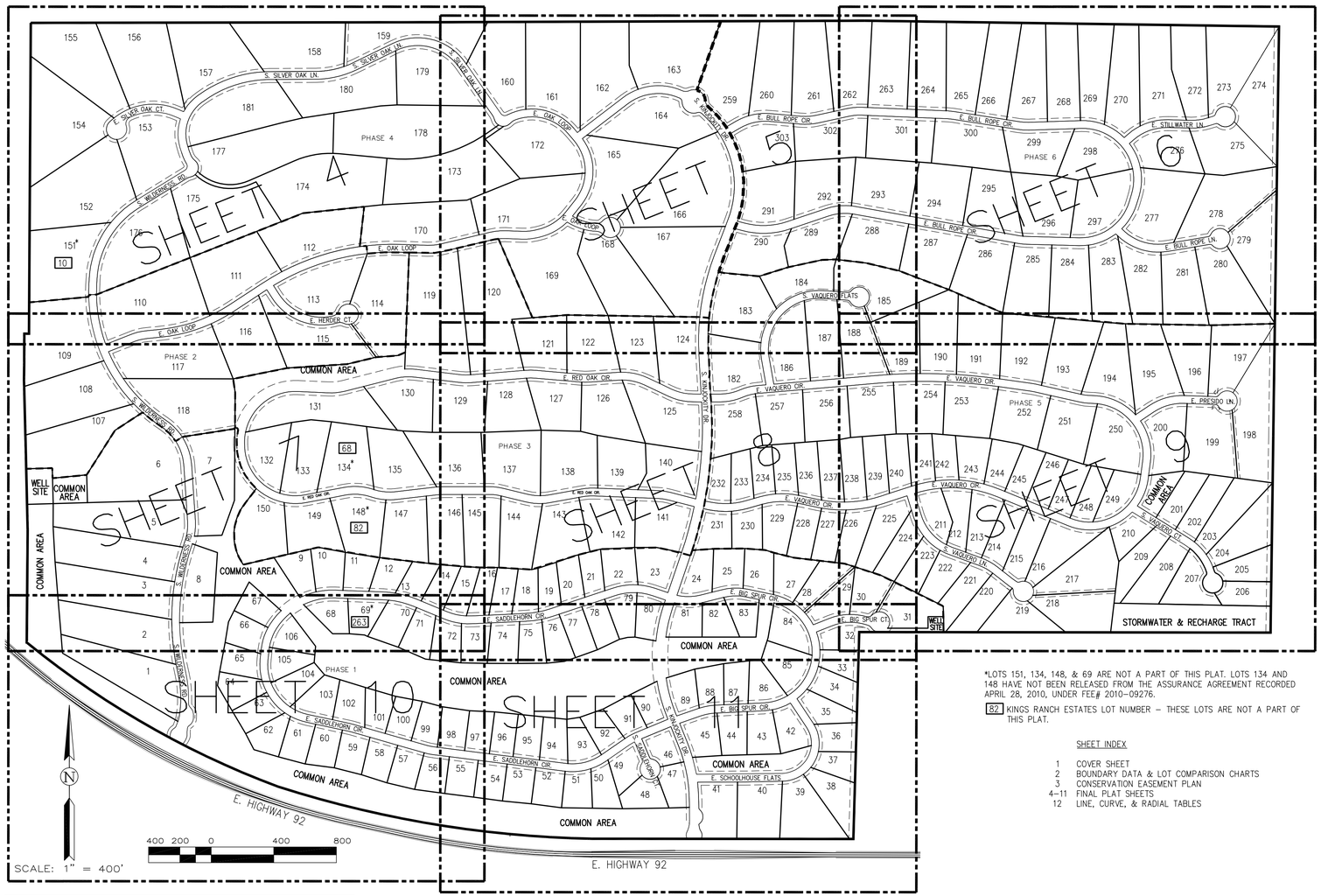
FINAL PLAT
KINGS RANCH AT CORONADO

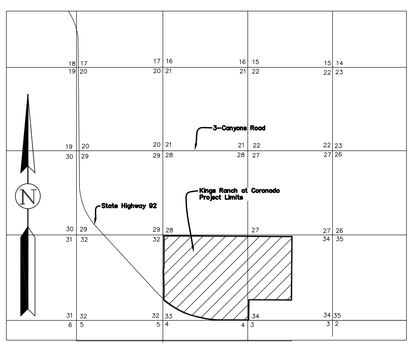


*LOTS 151, 134, 148, & 69 ARE NOT A PART OF THIS PLAT. LOTS 134 AND 148 HAVE NOT BEEN RELEASED FROM THE ASSURANCE AGREEMENT RECORDED APRIL 28, 2010, UNDER FEE# 2010-09276.

82 KINGS RANCH ESTATES LOT NUMBER – THESE LOTS ARE NOT A PART OF THIS PLAT.

SHEET INDEX

1	COVER SHEET
2	BOUNDARY DATA & LOT COMPARISON CHARTS
3	CONSERVATION EASEMENT PLAN
4–11	FINAL PLAT SHEETS
12	LINE, CURVE, & RADIAL TABLES



VICINITY MAP

LOCATION PLAN
SECTION 32/33/34 T/23S., R.21E.
COCHISE COUNTY, ARIZONA

LEGAL DESCRIPTION

BEING THAT PORTION OF SECTION (32), SECTION (33) AND SECTION (34), TOWNSHIP 23 SOUTH, RANGE 21 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCHISE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION (33), SAID POINT BEING AN ALUMINUM CAP ON A STEEL ROD MARKED S28/S29/S32/S33 USFS RLS 4080;

THENCE NORTH 89°53'49" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION (33) A DISTANCE OF 2691.84 FEET TO A FOUND MARKED STONE AND AN IRON PIN LYING ON IT'S SIDE, SAID POINT BEING THE NORTH 1/4 CORNER OF SAID SECTION (33);

THENCE NORTH 89°48'19" EAST, A DISTANCE OF 2635.95 FEET TO A FOUND IRON PIN WITH AN ALUMINUM CAP, SAID POINT BEING THE NORTHEAST CORNER OF SAID SECTION (33);

THENCE SOUTH 89°11'31" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION (34), A DISTANCE OF 2648.29 FEET (AS SHOWN IN A RECORD OF SURVEY BOOK 9, PAGE 88, COCHISE COUNTY, ARIZONA) TO AN ANGLE IRON IN CONCRETE, SAID POINT BEING THE NORTH 1/4 CORNER OF SAID SECTION (34);

THENCE SOUTH 00°48'03" WEST, A DISTANCE OF 2617.06 FEET TO A FOUND IRON PIN MARKED RLS 11845 IKE, SAID POINT BEING THE CENTER 1/4 OF SAID SECTION (34);

THENCE SOUTH 00°48'01" WEST, A DISTANCE OF 1256.07 FEET TO A FOUND IRON PIN MARKED LS 23379, SAID POINT BEING THE NORTHEAST CORNER OF THE VALLEY VIEW ELEMENTARY SCHOOL AS SHOWN IN FEE # 980205232, COCHISE COUNTY RECORDER, ARIZONA;

THENCE NORTH 89°55'13" WEST, ALONG THE NORTH LINE OF SAID SCHOOL PROPERTY, A DISTANCE OF 2628.13 FEET TO A FOUND IRON PIN MARKED LS 23379, SAID POINT BEING THE NORTHWEST CORNER OF SAID SCHOOL PROPERTY;

THENCE SOUTH 01°36'42" WEST, ALONG THE WEST LINE OF SAID SCHOOL PROPERTY, A DISTANCE OF 1322.85 FEET TO A FOUND IRON PIPE FOUND MARKED LS 23379, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 92;

THENCE NORTH 89°56'01" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 92, A DISTANCE OF 1670.57 FEET TO AN ARIZONA DEPARTMENT OF TRANSPORTATION MONUMENT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 6,660.53 FEET;

THENCE WESTERLY, ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 16°47'31" AND AN ARC DISTANCE OF 2048.74 FEET TO AN ARIZONA DEPARTMENT OF TRANSPORTATION MONUMENT, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5679.58 FEET, FROM WHICH POINT A RADIAL LINE BEARS NORTH 17°51'28" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 18°40'31" AND AN ARC DISTANCE OF 1851.24 FEET TO A FOUND IRON PIN MARKED RLS 11845 IKE;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 00°27'26" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION (33), A DISTANCE OF 720.93 FEET TO A FOUND IRON PIN MARKED LS 14181;

THENCE ACCORDING TO INFORMATION SHOWN ON RECORD OF SURVEY BOOK 6 AT PAGE 91, COCHISE COUNTY, ARIZONA, THE FOLLOWING COURSES:

THENCE NORTH 01°23'32" WEST, A DISTANCE OF 590.09 FEET TO A POINT;

THENCE NORTH 01°24'12" WEST, A DISTANCE OF 358.95 FEET TO A POINT;

THENCE NORTH 00°20'10" EAST, A DISTANCE OF 129.98 FEET TO A POINT;

THENCE NORTH 00°19'50" EAST, A DISTANCE OF 173.18 FEET TO A POINT;

THENCE NORTH 89°56'45" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION (33);

THENCE NORTH 00°19'50" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION (33), A DISTANCE OF 1986.29 FEET TO THE POINT OF BEGINNING

CONTAINING 840.72 ACRES OF LAND, MORE OR LESS.

EXCEPTING THEREFROM LOTS 69, 134, 148, AND 151 PER THE AMENDED FINAL PLAT OF KINGS RANCH ESTATES, FILED IN BOOK 16 OF MAPS, PAGE 6 (FORMERLY KNOWN AS KINJOCKITY RANCH ESTATES, ACCORDING TO BOOK 15 OF MAPS, PAGE 78 THROUGH 78K) ARE NOT A PART OF THIS PLAT.

GENERAL NOTES

1. All streets within this subdivision are public streets owned and maintained by Cochise County. All streets within the subdivision shall be constructed in accordance with the Cochise County Road Design and Construction Standards and Specifications for Public Improvements.
2. All current easements are abandoned and replaced with the new easements depicted.
3. Prior to construction each lot must have a sewage disposal site investigation and soil evaluation that meets the requirements of Arizona Administrative Code Title 18, R18-9-A310. If the SAR is less than 0.2 gallons per day per square foot of soil or limiting conditions are found then the lot shall have an appropriate alternative system designed for that lot. County approval for all conventional septic systems must be obtained prior to commencement of construction. All alternative systems may require ADEQ or County plan review and construction approval Conventional leach fields or subsurface elements of alternative individual sewage treatment systems may be installed within the conservation easements so long as any disturbed land within such easements is restored to a natural condition, consistent with the surrounding terrain. Any land restoration of areas over surrounding septic systems must be accompanied in such a manner so as not to damage said systems. A minimum 100-foot setback is required from all wells and five (5) feet from all lot lines.
4. Dust and erosion control measures shall be employed during and post-construction and shall comply with the Cochise County Land Clearing Ordinance and ADEQ stormwater permit requirements.
5. It is the subdivider's responsibility to obtain any additional State or Federal permits.
6. Zoning is RU-4 and shall remain.
7. The length of streets is 10.43 miles.
8. In lots 1 thru 5 and 7 thru 109 and 111 thru 303, the proposed use of this plat is single family. A special use permit will be requested for lot 6 and lot 110 to allow for commercial use of the existing structures on these 2 lots.
9. No buildings \ structures shall be allowed within the building setback line.
10. The gross area of this subdivision is 840.72 acres.
11. Development density is 0.334 rac. (303 lots/840.72 acres=0.334)
12. The total number of lots is 303 including lot 6 and lot 110 (commercial use).
13. The minimum lot size is 0.86 acres.
14. The Growth Area is category "D".

WATER ADEQUACY NOTE

THE ARIZONA DEPARTMENT OF WATER RESOURCES ISSUED A DETERMINATION OF ADEQUATE WATER SUPPLY ON OCTOBER 6, 2005.

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ , 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TITLE SECURITY AGENCY AS TRUSTEE UNDER TRUST NO. 321365, ACKNOWLEDGED AS THE OWNER/DEVELOPER OF K RANCH, LLC EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

DEDICATION

WE THE UNDERSIGNED OWNER OF SAID LAND SHOWN ON THIS PLAT DO HEREBY CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON. WE FURTHER DEDICATE AND CONVEY ALL RIGHTS OF WAY AND EASEMENTS FOR THE PURPOSES STATED THEREON.

WE HEREBY GRANT TO ALL UTILITY COMPANIES ALL EASEMENT AND TO COCHISE COUNTY ALL STREETS AS SHOWN HEREON FOR THE PURPOSED OF ACCESS, INSTALLATION AND MAINTENANCE OF STREETS, ROADS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

_____ _____
PIONEER TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE OF TRUST NO. 321365. (NOT ACTING IN ITS CORPORATE CAPACITY) DATE

CONSENTED TO BY DECLARANT:

K RANCH LLC, AND ARIZONA LIMITED LIABILITY COMPANY

_____ _____
KAROL GEORGE DATE
ITS: MANAGER

PROPERTY OWNER/DEVELOPER

PIONEER TITLE AGENCY, INC., AN ARIZONA CORPORATION, AS TRUSTEE OF TRUST NO. 321365.

DATUM

NGS ASH (PID CG1156) 1992 (NAVD 88)
NORTHING: 13736.036
EASTING: 1723.632
ELEVATION: 5052.98 LOCATED ALONG STATE HIGHWAY 92, AT MILE POST 332.8

15. Outside lighting shall not be directed or reflected onto other parcels. All outdoor lighting shall conform with the Cochise County Light Pollution Code.
16. Crossings or culverts shall be constructed as needed to ensure unaltered water flow. The hydrology and culverts have been designed to pass the 100 year storm so that it deposits 12 inches or less of water on any road.
17. Any lot fencing along the ingress/egress easements shall be on the easement lines.
18. Fire protection shall be provided by Palominas Fire.
19. All easements for public utilities, together with the right of ingress and egress and the use of these utilities are for the sole purposes of construction, inspection, repair, removal, replacement, and maintenance of public utilities at will. No construction within these areas shall occur, except for improvements for driveway and landscaping purposes. Such improvements shall not interfere with the primary use by public utility companies, who shall not be liable for any damages to improvements placed upon these easements due to necessary operations using reasonable care.
20. This subdivision shall be served by the Bella Vista Water Co.
21. A total area equal to 426.72 ac, or 50.76% of the total land shall be designated as a conservation easement subject to the recorded easement at fee # 060519938.
22. No fencing or structure shall be installed\erected within any conservation easement area.
23. The design of the subdivision provides for cross lot drainage and the existing natural terrain needs to be maintained such that the cross lot drainage will continue to flow in the historical pattern, across and over the developed lots. the natural storm water flow that crosses a lot shall not be diverted onto another lot or blocked from crossing a lot.
24. All lots, tracts, and private and/or public conservation easements shall not be further subdivided.
25. The existing perimeter fencing shall remain or replaced with fencing of equal or better condition to protect subdivision from roaming livestock.
26. Residential drip irrigation systems and turf irrigation systems shall be encouraged to have seasonal and rain adjustment capabilities. All must comply with water conservation measures as outlined in Section 412 of the Subdivision Regulations. This subdivision lies within the Sierra Vista Sub-Watershed Water Conservation and Management Policy Plan Area as adopted by the Board of Supervisors on March 21, 2006.
27. The County has approved the Hydrology and Hydraulic study and the Board of Supervisors has approved the signage and marking plan.
28. Maintenance of all drainageways within this subdivision shall be the responsibility of the Kings Ranch at Coronado HOA in accordance with the Kings Ranch at Coronado covenants and restrictions except as follows. Cochise County will be constructing stormwater capture and recharge facilities on the conservation easement of Kings Ranch, as outlined in the Memorandum of Understanding between Cochise County and Arizona Conservation Easement Stewards. The maintenance of the stormwater capture and recharge facilities shall be the responsibility of Cochise County. Said responsibilities shall include, but are not limited to the prevention of health hazards such as the breeding of mosquitoes. Cochise County is granted access to these facilities through King's Ranch for the purpose of constructing and maintaining these facilities.
29. All corner lots must comply with the sight distance triangle standards/requirements.
30. In 100-year (1% chance) floodplains, the minimum finished floor elevations including basements shall be (12) inches above the calculated 1% chance water surface elevation at the building pad. No building shall be oriented in such a way as to block the natural storm runoff. All lots are subject to the requirements of the approved Hydrology and Hydraulic study prepared for this subdivision and on file with the Cochise County Highway and Floodplain Department.

SURVEYORS CERTIFICATE

I hereby certify that this revised final plat, consisting of twelve (12) sheets, represents a survey by me or under my direction and that the property corners and the legal description shown hereon do correctly represent the land being surveyed. All monumentation and bearings shown hereon are based on the actual relation to the Gila and Salt River Base and Meridian. All lots shall be staked in accordance to the Cochise County subdivision regulations.

_____ _____
Kevin Patrick Gilbert, RLS No 14181 DATE
Gilbert Technical Services
1601 S. Paseo San Luis, Suite 203
Sierra Vista, AZ 85635 (520) 458-5730

APPROVALS

_____
COUNTY PLANNING DIRECTOR

_____
COUNTY ENGINEER

_____
DIRECTOR OF ENVIRONMENTAL HEALTH

_____
COUNTY ASSESSOR

_____
CHAIRMAN OF THE BOARD OF SUPERVISORS

_____
CLERK OF THE BOARD OF SUPERVISORS

RECORDING DATA

STATE OF ARIZONA)
) SS
COUNTY OF COCHISE)

THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF COCHISE COUNTY ON THIS _____ DAY OF _____ , 20__ AT _____ m IN BOOK _____ OF MAPS AND PLATS AT PAGE _____

FEE # _____

_____ _____
COCHISE COUNTY RECORDER DEPUTY RECORDER

GILBERT TECHNICAL SERVICES
1601 PASEO SAN LUIS, SUITE 203
SIERRA VISTA, ARIZONA 85635
(520) 458-5730

GILBERT TECHNICAL SERVICES INC.
1601 PASEO SAN LUIS, SUITE 203
SIERRA VISTA, ARIZONA 85635
(520) 458-5730

JOB NO. 11-025
DATE: 11/22/2011
DRAWN BY: AM
CHECKED BY:

REVISIONS:

DATE	BY
12/21/2011	AM
1/12/2012	AM

REV. DEDICATION, NOTES, AND WATER ADEQ. NOTE
ADDED LOT NUMBER COMPARISON.

FINAL PLAT
KINGS RANCH AT CORONADO

AUTOCAD FILE: 11025FINTESEQUENTIAL

SHEET 1 OF 12 SHEETS