

SUB25-02 San Pedro Ranch Estates Final Plat

Board of Supervisors
November 18, 2025



DEVELOPMENT SERVICES

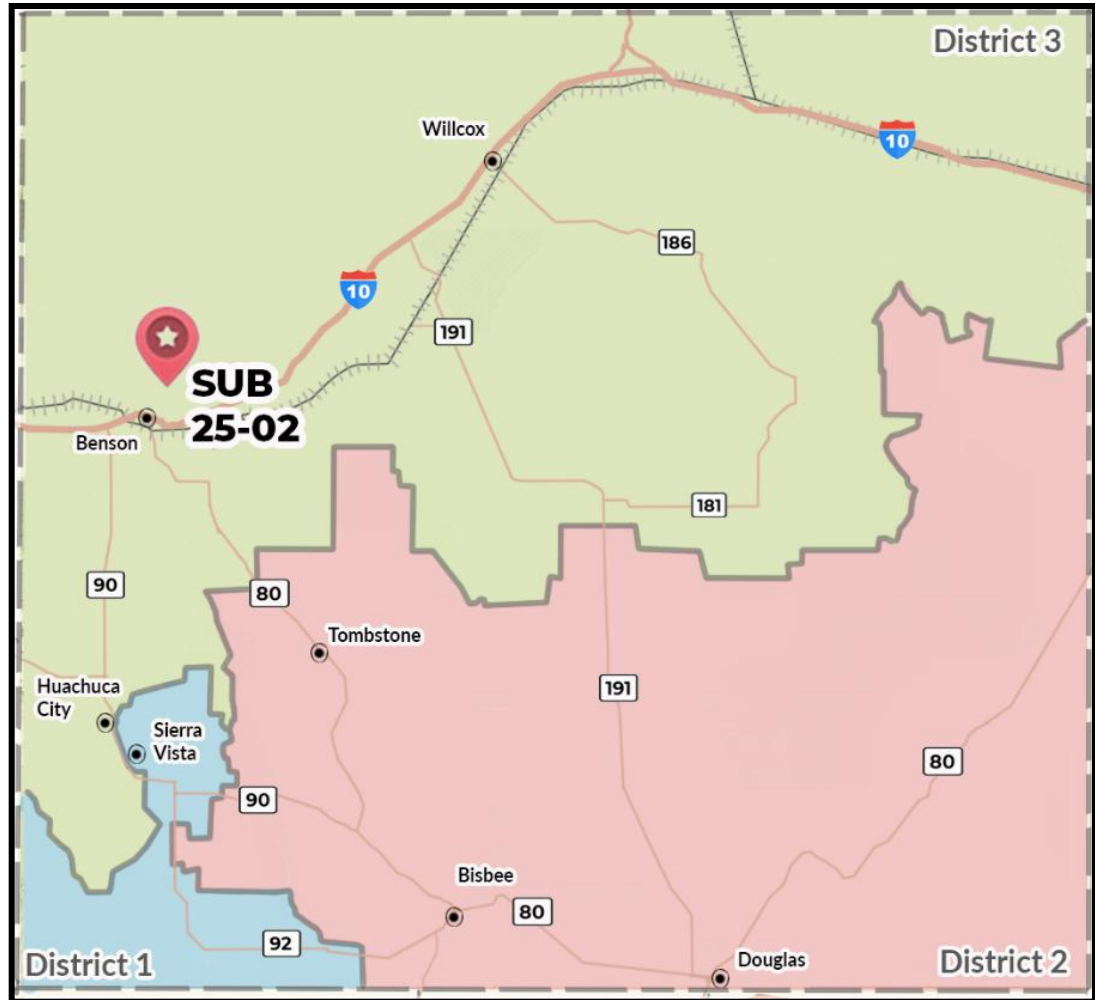
North of Benson in the
Pomerene area

APN 208-36-003, 36.44
acres

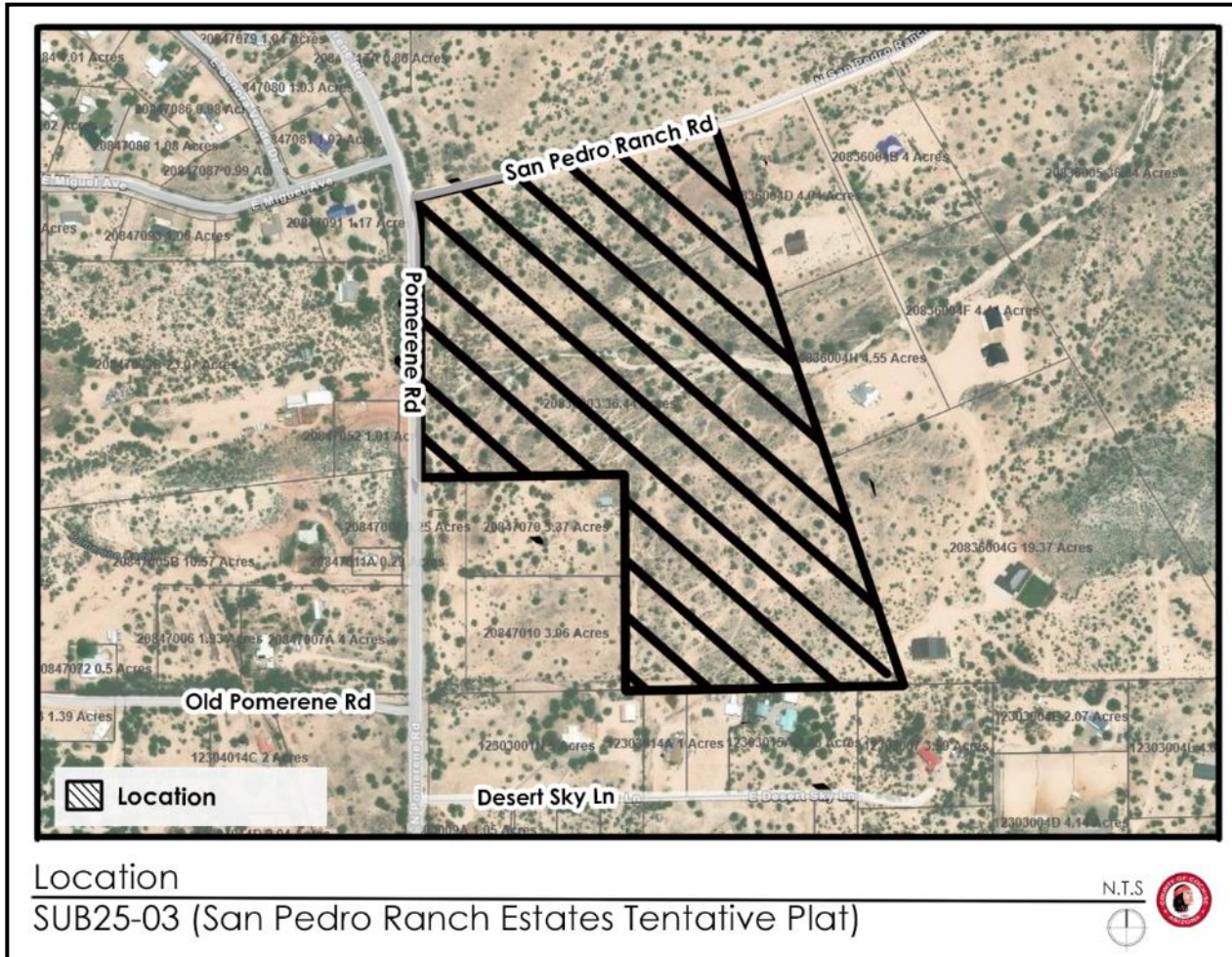
RU-4 zoning

Undeveloped

Calvin Housley,
applicant



Location Map



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Final Plat

VICINITY MAP
SECTION 35, T18S, R10E
N.T.S.

SAN PEDRO RANCH ESTATES FINAL PLAT

LOT 1 OF SAN PEDRO RANCH ACCORDING TO RECORD OF SURVEY MAP BOOK 21, PAGE 22, OFFICIAL RECORDS OF COCHISE COUNTY, ARIZONA AND LYING IN A PORTION OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

LEGAL DESCRIPTION
FINAL PLAT FOR SAN PEDRO RANCH ESTATES LOTS 1 THROUGH 8

Lot 1 of San Pedro Ranch according to Record of Survey Map Book 21, Page 22, Official Records of Cochise County, Arizona and lying in a portion of Section 35, Township 18 South, Range 20 East of the Gila and Salt River Meridian, County of Cochise, State of Arizona, more particularly described as follows:

Commencing at a 3" Iron Nail at the Southwest corner of said Section 35, thence along the South line of said Section 35, South 89°33'40" West, 1106.30 feet to an aluminum capped rebar stamped RLS 12514 at the Southwest corner of said Lot 1; and the True Point of Beginning

Thence along the South line of said Lot 1, South 89°33'40" West, 857.18 feet to a 1/2" ACP stamped RLS 12514 at the Southwest corner of said Lot 1;

Thence along the boundary of said Lot 1, North 02°09'14" East, 653.02 feet to a 1/2" ACP stamped RLS 12514;

Thence North 89°50'12" West, 650.28 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence North 02°02'21" East, 914.89 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence South 89°42'31" East, 103.34 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence North 72°20'20" East, 844.83 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence North 79°20'44" East, 388.37 feet to a 1/2" rebar with aluminum cap stamped RLS 51987;

Thence South 89°47'03" East, 1015.03 feet;

Thence South 79°32'01" West, 111.62 feet;

Thence South 02°09'14" East, 753.52 feet to the True Point of Beginning.

ACKNOWLEDGED

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CALVIN ROUSLEY, ACKNOWLEDGED AS THE OWNED DEVELOPER OF SAN PEDRO RANCH ESTATES, EXCERPT THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

DEDICATION

WE, THE UNDERSIGNED, OWNERS AND THE ONLY PARTY HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAT DO HEREBY CONSENT TO THE SURVEYING OF SAID LAND IN THE MANNER SHOWN HEREON, AND HEREBY DEDICATE TO THE USE OF THE OWNERS OF THESE LOTS FOREVER THE EASEMENTS AS DESCRIBED HEREON FOR THE PURPOSES OF HIGHWAYS, CEMETERY AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, WITHIN THE BOUNDARIES OF SAID SUBDIVISION ONLY.

CALVIN ROUSLEY (OWNER) _____ DATE _____

APPROVALS

COUNTY PLANNING DIRECTOR _____ DATE _____

COUNTY ENGINEER _____ DATE _____

DIRECTOR OF ENVIRONMENTAL HEALTH _____ DATE _____

COUNTY ASSESSOR _____ DATE _____

CHAIRMAN OF THE BOARD OF SUPERVISORS _____ DATE _____

CLERK OF THE BOARD OF SUPERVISORS _____ DATE _____

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT CONSISTS OF 3 SHEETS, HEREBY SETS FORTH THE TRUE AND CORRECT LOCATION OF THE CORNERS, POINTS OF BEGINNING AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

J. H. Hale
JESSICA H. HALE, REGISTERED LAND SURVEYOR NO. 51987

GENERAL NOTES:

- THIS SUBDIVISION HAS PRIVATE STREETS THAT ARE NOT MAINTAINED BY COCHISE COUNTY.
- THE MINIMUM FLOOR ELEVATIONS INCLUDING FINISHMENTS FOR LOTS 6, 7 & 8 SHALL BE 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ELEVATION AT THE BUILDING PAD, AND LOTS 1, 2, 3, 4, 5, SHALL BE 12" ABOVE THE HIGHEST NATURAL GROUND AT THE BUILDING PAD. NO BUILDING SHALL BE CONSTRUCTED IN SUCH A WAY AS TO BLOCK THE NEUTRAL DRAINAGE RUNOFF. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS OF THE HYDROLOGY AND HYDRAULIC STUDY PREPARED FOR THIS SUBDIVISION AND ON FILE WITH THE COCHISE COUNTY ENVIRONMENTAL AND NATURAL RESOURCES DEPARTMENT. FACTORS AND/OR COORDINATING AGENCIES THAT MAY AFFECT MINIMUM LOT DIMENSIONS, NO PROPERTY OWNERS SHALL CONFLICT OR ALTER ANY DRAINAGE EXISTENCE, SHAPE, OR NATURAL DRAINAGE PATTERN THAT EXISTS TO IMPROVE ACCESS, LOTS 1-8, SHOWN ON THIS INSTRUMENT, CEMETERY, AND DRAINAGE PLAN. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE FACILITIES LOCATED ON THEIR LOT IN A MANNER THAT ALLOWS FOR THE UNIMPACTED FLOW OF WATERWAYS.
- INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE PROPOSED (SEPTIC TANK AND LEACH FIELD) PRIOR TO BUILDING PERMIT ISSUANCE. PERMITS, PERCOLATION OR USE EVALUATION WILL BE REQUIRED FOR ALL LOTS. A MINIMUM ONE-FOURTH FOOT SETBACK IS REQUIRED FROM ALL WELLS AND 50 FEET FROM ALL LOT LINES.
- IF SEWERage DISPOSAL SYSTEMS OTHER THAN CONVENTIONAL LEACH FIELD SYSTEMS ARE REQUIRED, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION OF THE SYSTEM.
- DUST AND EMISSION CONTROL MEASURES SHALL BE EMPLOYED DURING AND POST-CONSTRUCTION AND SHALL COMPLY WITH THE COCHISE COUNTY LAND CLEARING ORDINANCE.
- STORMS ARE 10-14 AND SHALL BE BARRIERS.
- STORMS ARE 0.25 MILES OF STREETS PROPOSED WITHIN THE SUBDIVISION.
- STORMS WILL NOT BE A GATED SUBDIVISION.
- PROPOSED LOTS 1 THROUGH 8 ARE SINGLE FAMILY LOTS.
- THE GROSS AREA OF THE SUBDIVISION IS 32.68 ACRES.
- THE TOTAL NUMBER OF LOTS IS 8.
- THE MINIMUM LOT SIZE IS 4 ACRES.
- THE SUBDIVISION NAME IS "SAN PEDRO RANCH ESTATES" THE SUBDIVISION IS CALVIN ROUSLEY.
- ALL LOTS OWNERS WILL BE SET BY AN ARIZONA LICENSED SURVEYOR.
- RAILROAD RIGHT-OF-WAY AND USE SHALL BE INSTALLED, WHERE PRACTICAL.
- WHERE PRESENTATION IS USED, THEMES WILL BE INSTALLED.
- SPRINKLER HEADS SHALL BE INSTALLED NO CLOSER THAN 60" (5) INCHES FROM IMPERMEABLE SURFACES.

STREET R-O-W 60.00' (MIN.) STREET R-O-W

2% SLOPE 24' 2% SLOPE 6" COMPACTED FILL 2% SLOPE

DRAINAGE AS REQUIRED DRAINAGE AS REQUIRED

TYPICAL ROAD SECTION - 21
N.T.S.

RECORDING DATA

- ALL LINES SHALL BE PROTECTED AND SUPPORTED AS NECESSARY.
- THE CONTRACTOR SHALL BEEN FIELD VERIFICATION OF EXISTING UTILITIES AND CONNECTION LOCATIONS PRIOR TO CONSTRUCTION, INCLUDING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEARING FIELD VERIFICATION, INCLUDING EXISTING UTILITIES, AND CONDUCTING A MINIMUM OF ONE (1) MILE PER HOUR OF PLANNED CONSTRUCTION AT ALL LOCATIONS.
- SHAWNEE SIGN AS REQUIRED.
- SHAWNEE SIGNMENT TO BE COMPLETED TO ONE (1) OF THE MINIMUM CITY DENSITY.

SHEET INDEX

COVER PAGE SHEET 1 OF 2
SUBDIVISION PLAT SHEET 2 OF 2

BASIS OF BEARINGS

LINEAR UNIT INTERNATIONAL FOOT
GENERAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
SYSTEM: ARIZONA LIP
ZONE: COCHISE COUNTY
PROJECTION: TRANSVERSE MERCATOR
LATITUDE OF GRID CENTER: 31°07'00" N
LONGITUDE OF CENTRAL MERIDIAN: 109°46'00" W
NORTHING AT GRID CENTER: 3,000 FT
EASTING AT CENTRAL MERIDIAN: 740,000.000 FT
SCALE FACTOR ON CENTRAL MERIDIAN: 1.000198 (EXACT)

ALL DISTANCES AND BEARINGS SHOWN HEREON ARE GRID VALUES BASED ON THE PRECEDING PROJECTION INFORMATION. THE PROJECTION WAS SELECTED SINCE THAT DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.

THE BASIS OF BEARINGS IS GEODETIC NORTH. NOTE THAT THE GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

RECORDING DATA

STATE OF ARIZONA
COUNTY OF COCHISE
FILED FOR RECORD AT THE REQUEST OF JESSICA H. HALE ON _____ DAY OF _____, 20____, AT _____ A.M. IN BOOK _____ OF MAPS AND PLATS AT PAGE _____ THEREOF.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

COCHISE COUNTY REGISTER _____ DEPUTY COUNTY REGISTER _____

Fee: \$14.00

FINAL PLAT FOR
SAN PEDRO RANCH ESTATES
LOTS 1 THRU 8

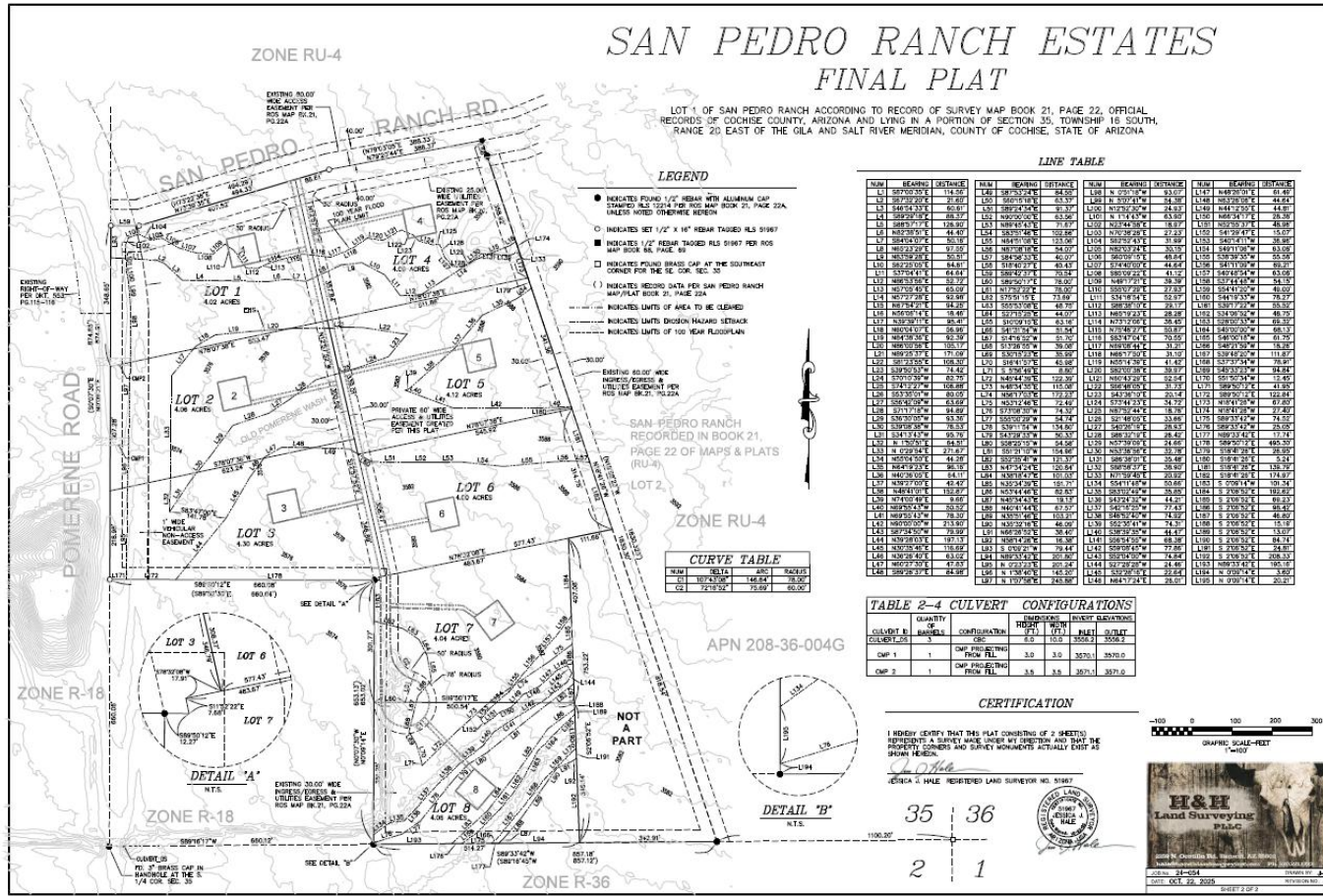
LOCATED IN A PORTION OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 20 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF COCHISE, STATE OF ARIZONA

DATE: 05/21/2025
DRAWN BY: J.H.

DEVELOPMENT SERVICES

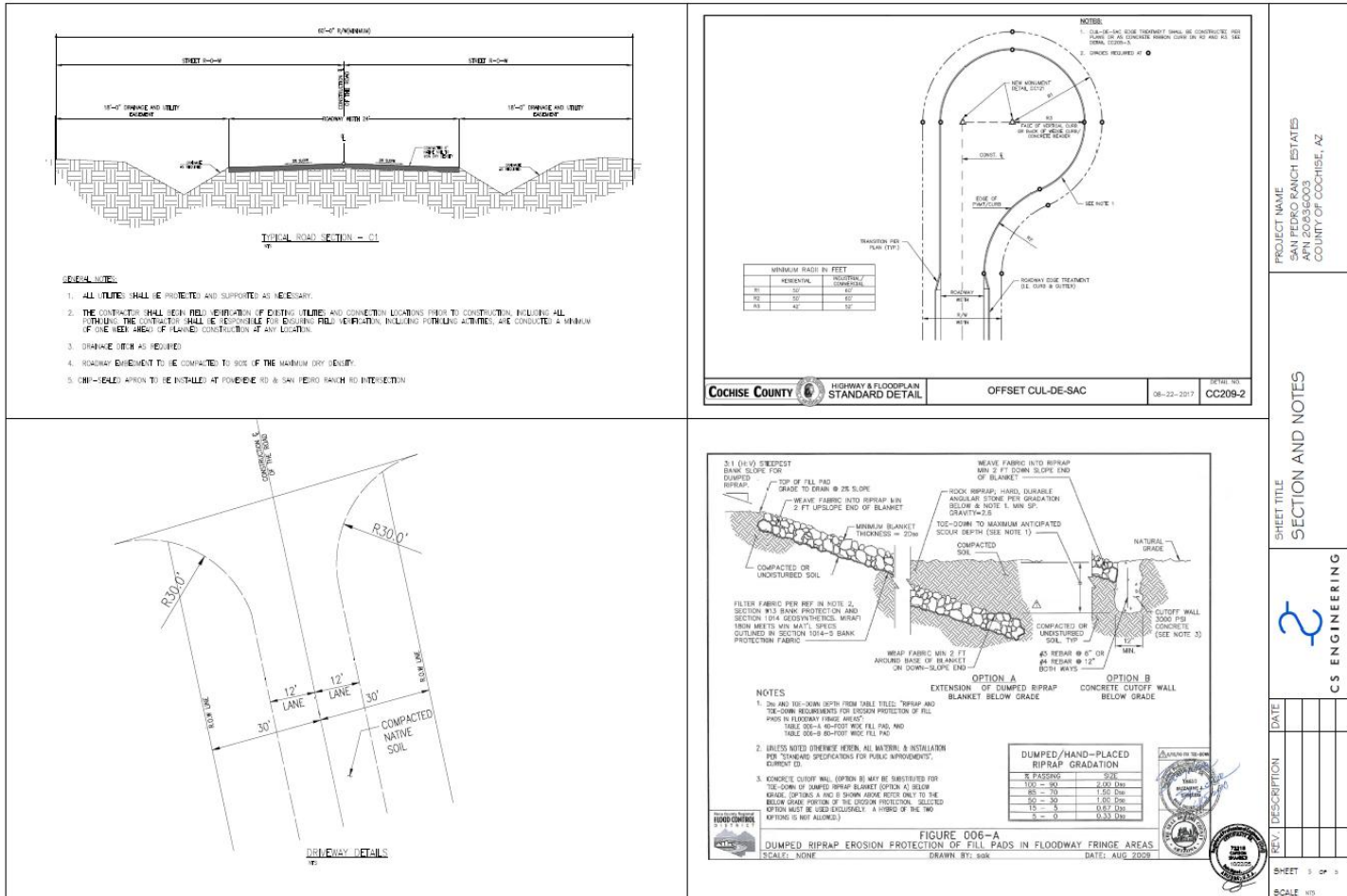


Final Plat (cont.)



DEVELOPMENT SERVICES

Final Plat (cont.)



PROJECT NAME
SAN PEDRO RANCH ESTATES
APN: 20434003
COUNTY OF COCHISE, AZ

SHEET TITLE
SECTION AND NOTES

CS ENGINEERING

DATE	REV.	DESCRIPTION

SHEET 3 OF 3
SCALE 1/8" = 1'

Recommendation

The Planning and Zoning Commission recommended conditional approval of SUB25-02 (8-0) during its meeting on October 8, 2025:

1. Provide the County with Homeowner Association (HOA) covenants and restrictions governing the association, including a comprehensive road/common area maintenance plan (to be recorded with the final plat). Homeowner membership is mandatory. All private streets and common areas shall be maintained by the HOA, and covenants shall provide a means for obtaining adequate financial support for the Association. *(Road maintenance agreement provided by applicant and will be recorded with final plat)*

2. A chip-sealed apron shall be built on San Pedro Ranch Road at Pomerene Road. *(Condition will be met and verified by the county prior to the release of lots)*

3. Include dedication statements for access and utility easements on Sheet 5. *(Condition met)*

Recommendation (cont.)

4. Plat Revisions (*Condition met*)

- a. Revise cover sheet by adding revision number and date of revision.
- b. Revise description on plat indicating “Lots 1 thru 8.”
- c. Add the following general notes to the plat: “Rainwater harvesting and re-use shall be utilized, where practical” and “Sprinkler heads shall be installed no closer than eight (8) inches from impermeable surfaces.”

5. An assurance agreement shall be submitted prior to the Board of Supervisors public hearing and recorded in conjunction with the final plat.
(Assurance agreement provided by applicant and will be recorded with final plat)

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