RESOLUTION 2023-089

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING SETTLED POLICY BY GRANTING APPROVAL OF THE BUFFALO SOLDIER TRAIL FINAL PLAT, LOTS 1-349 AND ACCEPTING THE SUBDIVIDER'S AGREEMENT AND IMPROVEMENT SECURITY, AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY OR THEIR DULY AUTHORIZED OFFICERS AND AGENTS TO TAKE ALL STEPS NECESSARY TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.

WHEREAS, Section 151.19.004 of the City Code requires a final plat in full compliance with the provisions of the Code to be submitted and approved; and

WHEREAS, Section 151.19.005, Improvement Security, requires the Developer to provide a Subdivider's Agreement and an Improvement Security Guaranty Agreement (hereforth known as associated documents) for proposed public improvements to be submitted and accepted; and

WHEREAS, in accordance with the provisions of Article 151.19 of the City Code, the developer of the Buffalo Soldier Ranch subdivision, Lots 1-349, has submitted a final plat and associated documents; and

WHEREAS, the final plat and all associated documents were reviewed by the City Staff and found to conform to all appropriate provisions of the City Code and Zoning Ordinance; and

WHEREAS, the Development Review Committee approved the final plat on November 3, 2023; and

WHEREAS, it is the policy of the City of Sierra Vista to only approve those plats which: a) provide for the orderly growth and harmonious development of the City of Sierra Vista; b) secure adequate traffic circulation through a coordinated street system in relation to major thoroughfares, adjoining subdivisions and public facilities; c) achieve individual property lots with optimum utility and livability; d) secure adequate provision for water supply distribution, drainage and flood control, sanitary sewerage, street lights and other health and safety requirements; e) ensure and facilitate provision of sites for schools, recreation and other public purposes; and f) conform to all applicable provisions of the City Code and Zoning Ordinance; and

WHEREAS, approval of this resolution reaffirms established policy, granting approval of final subdivision plats

RESOLUTION 2023-089 PAGE ONE OF TWO NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA AS FOLLOWS:

SECTION 1

That the settled policy of approving final subdivision plats, be, and hereby is, reaffirmed.

SECTION 2

That the final plat for Buffalo Soldier Ranch, Lots 1-349, be approved and that the Subdivider's Agreement and Improvement Security Guaranty Agreement, be, and hereby are, accepted.

SECTION 3

The City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS <u>9TH</u> DAY OF NOVEMBER <u>202</u>3.

CLEA MeCAA, I

Mayor

APPROVED AS TO FORM:

NATHAN WILLI

ATTEST:

JILL ADAMS City Clerk

RESOLUTION 2023-089 PAGE TWO OF TWO

GENERAL NOTES ANY RELOCATION, MODIFICATION OR REMBURSHMENT FOR DAMAGES TO DESING UTLIFFES AND/OR PUBLIC MEROMEMINS REQUIRED BY THIS SCIENCEMENT MIL BE AT MO DEPOSE TO SEE PUBLIC. 4) ALL SARRHANS FOR PLEASE OFFUNES SOSTINER WITH THE SHOPL OF MORESS AND CASESS AND THE LOSS OF THESE LOCATIONS, WE THEN THE SOLE PROPOSED OF CASES OF THE SOLE PROPERTY OF THE SOLE PROPERTY OF THE CASES OF MORE THE AREA DODGET FOR AMPLICATIONS TO SOLECULAR ON LOSS OFFUN OWNERS AND ALL DODGETS OFFUN THE SOLECULAR OF THE CASES OFFUN OWNERS AND ALL DODGETS OFFUN THE SOLECULAR OFFUN AND ALL DODGETS OFFUN OWNERS AND ALL DODGETS OFFUN THE SOLECULAR OFFUN PLACED WIPE THE DESCRIPTION OF THE SOLECULAR OWNERS OWNERS AND PLACED WIPE THE DESCRIPTION OF THE SOLECULAR OWNERS OWNERS OF PLACED WIPE THE DESCRIPTION OF THE SOLECULAR OWNERS OWNERS. 5) ALL SCANDARY CORNERS ARE SET NO. 4 REBAR WITH SURVEYING DAP RLS UNLESS CONFRINCE SHOWN.

- 7) ALL PROMETER WALLS WILL REQUIRE A SEPARATE BUILDING PROMET PROOF TO CONSTRUCTION.
- 8) ZOMMO NYOHMATON PROVIDED BY DIVERS. SUPLEYOR DOES NOT GUARANTEE ACCURACY OF THE ZOMMO AFTEMATION SHOWN.
- BOILDING SETSADK FOR LOT NIZ EXCEEDS STANDARD SIZE YARD SETSADK (SEE ZOWAND REDURBORNES).
- 13) THE ARTICLA SEPARAMENT OF MATER RESOURCES ISSUED A DETERMINATION OF ASSOCIATE MATER SUPPLY ON JUNE 8, 2011

DEDICATION

ME, THE UNDERSONED, HEREBY MARRIANT THAT HE ARE THE OWNERS AND THE ONLY PARTIES HAVING ANY RECORD THE INTEREST IN THE LAND SHOWN ON THIS PLAS, AND WE CONSENT TO THE SUBDIVISION OF SAS LAND IN THE MINNER SHOWN ON THIS PLAS

SRUST OFFICER	axis-
STATE OF ARIZONA)	
STATE OF ARCONA COCHSE COUNTY S.S.	
BEFORE WE THIS BAY OF	2010, PERSONALLY
APPEARED	INHO ADVINONCEDDES HINSELF TO BE A OF ARRIONA, INC., AN ARRIONA

COMPONATION, AND AS SUCH OFFICER BEING AUTHORIZED SO TO DOL DECOMED THE FREEDOMS INSTRUMENT FOR THE PLANCESS THERE CONTINUED BY SOUNG THE NAME OF THE COMPONATION AS TRUSTEE, BY MINISTER AS SUCH OFFICER AND NOT OFFICER AND NOT OFFICER AND NOT

NOTHRY PUBLIC MY COMMISSION COMES



LEGAL DESCRIPTION

A PART OF THE NORTHEAST DUMETER AND SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 23 SOUTH, SANCE 21 EAST OF THE GLA AND SALT RIFER BASE AND METROAN, COCKNEC COUNTY PARENCE, ESCREED AS FOLLOWS:

REGISHING AT THE NAZ. AND DISK BOZE IN A CONCRETE POST MONIMENTING THE SOUTHWEST CORNER OF SHARE AS SHOWN TO BE RECIPED OF BOOK 1.0F SUBJECT SHOWN OF CONTRET.

THENCE MONTH OF US' 19" MEST ALONG THE MEST LINE OF SAD NORTHEAST GLARTER A DISTANCE OF 1,985.40 FEET TO A FOLING PL MAR, IN THE COMORETE BASE FOR A FENCE POST,

THENCE SOUTH 88" ME" 40" EAST 130.19 FEET TO A FOUND ACP 16525:

THENCE SOUTH BY SO' 15" EAST BRIZE FEET TO A FORMO WAL AND DOK 19845
WE RECORDED AND THE A FENCE POLIT AT THE SOUTHWEST CORNER OF THE
FEET TO A SET ACP 12722 ON THE WEST LINE OF SAID SOUTHWEST QUARTER,
LAND SECONDED AND DOCKET TOTA, PAGE 387.

THENCE CONTINUE SOUTH BY SO' 15" EAST 60.00 FEET TO THE EAST LINE OF SAID. FEET TO THE POINT OF BECOMBING.

THENEX SOUTH BY 44 45' EAST 1380.71 FEET (PEICRO) SOUTH BY 45' 20" EAST 1380.33 FEET) TO BEE EAST USE OF SHIP WESTERS COLUNTAR PASSION THROUGH THE SOUTH 10-44'20" SAST MORD THE MESTERY LINE OF SHIP PARCOL, A A CADAD 3" BY AND COMPUTE DEST), HINCH IS GIT SET OF THE LIST LINE OF SHIP THE STATE OF SHIP PARCOL, A

THEMES SOUTH BUT DZ ZUT EAST ALOND SAID EAST LINE A DISTANCE OF 1,035.77 TEET TO A SET ALP 12:22;

THENCE SOUTH 58' 50' 58" NEST 124.38 FEET TO A SET ACP 12122 AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN DOCKET 1778, PAGE 215;

THE OF CHAIN IT IN 27 MET LANG DE EAST LANG OF SAD LAND A DESIMAL.

THE TO A SET AND THE TO A SET AND THE CHAIN A DESIMAL OF SAD LAND, AND THE TO A SET AND THE TO A SET AND THE CHAIN A

THENCE SOUTH 59" 50" 58" WEST 358.79 FEET TO A SET ACP 12122

THENCE NORTH 72" 38" 59" WEST ALONG SAID MORTH LINE A DISTANCE OF 100.48
FEET TO A SET ACP 12122 ON A CORNER OF SAID PLAT,

THENCE NORTH 42"43" 27" MEST ALONG SAID NIGHTH LINE A DISTANCE 100.00 FEET TO A SET ALP 12122;

THENCE SOUTH 4717 17" MEST ALONG SHID MORTH LINE A TISTANCE OF 466-20 FEET TO A SET AGP 12422;

CERTIFICATION OF SURVEY

I CERTY THAT THE BOUNDARY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL DISTRICTS CONSERVED MODIADOUTS AND MARKERS SHOWN AND CONSERVED A DISTRICT.

EMPET THAT PORTION LYING MOTION THE FOLLOWING DESCRIBED PARCEL

POWER SOUTH OF CE' 15' EAST ALONG DIE SOUTHERF FROLDWALTION OF THE LAST LINE OF SAO LIND A SISTANCE OF SAR AF FEET TO A FRANG N° HOW ROY AMOUNT RECORDED THE STATE OF THE STAT

THENCE SOUTH 20' 42' 26' EAST ALDRO THE WEST LINE OF SAID LAND A DISTANCE OF SAID LINE OF A SET TO A SET ACT TO THE ABIL OF A ROSE-LUNGINT CAPACT OF 442 88 FEET TO A SET ACT TOZZ AT THE SUITAMEST SORNER OF SAID LAND.

WHIND A RELAND OF SOUTH THEST LAND LAND THEN SAID LAND.

WHIND A RELAND OF SOUTH THEST LAND.

THEMES SOUTHERNY, ALONG SAID NORTH LINE, RLONG THE LINE OF SAID CLARK, TO BE BRITH HAVING A RAIGHS OF 332.44 FETT, WITH A DURBE OF SOUTH 1475/YZ MEST, 1.59 FETT, MED A CENTRE LANGE OF GROUND'S FOR AN ARC DISTINCE OF LYB FEET TO A FOUND & P. TRES LEIZZY ON A NON-TAMBERY LINE;

THENCE MORTH 7236'59" MEST, ALONG SAID NORTH LINE, A SISTANCE OF 101.48 FEET TO A FOLING MCP "MLS 12422":

THENCE NORTH 41"58">7" EAST 256.82 FEET,

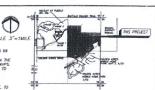
THENCE NORTH 6831'14" EAST 150.00 FEET TO THE POINT OF BEGIN

EXCEPT AN UNDIVIDED & WITEPEST IN AND TO ALL DE, GAS AND WINEFALS AS RESERVED IN DEED RECORDED IN DOCKET 256, PACE 556, RECORDS OF COCHESE COUNTY, AND THE

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE FLOORPRINE LIMITS AND/OR ENDSION HAZARD SETBACKS SHOWN ON THIS PLAT MERE PREPARED BY ME OR LINCER MY SUPERVISION.

RYAN R. STUCKS P.E. NO. 39526



LOCATION MAP SECTION 19, TOWNSHIP 22 SOUTH BUNGE 21 EAST, S. & S.R.B. COCHSE COUNTY, ARROWS

BASIS OF BEARING

THE WEST LINE OF THE MORTHEAST OLUMBER OF SECTION TR, ACCORDING TO A RECORD OF SURFICE BY BRUCE SMALL PLS 17122, RECORDED IN THE CHTEC OF SECONDER, COOPER COUNTY ARETON A RECORD OF SURFICE BOOK 24, PAGE 84 BEARING BEAGN IN COSTS'S IN.

APPROVAL

I, ALL ADMAS, CLEWN OF THE CITY OF SERRA VISTA, ARIZONA, HEREBY CERTRY BASE THIS FLAT BASE APPROVED BY THE MAYOR AND COUNCE OF THE CITY OF SERRA MISTA, ARIZONAL THE THIS

 DAY OF	 2010.

RECORDING DATA

FLED FOR SECOND AT THE RELATEST OF THE DITY OF SERRA WISTA CN: THIS DAY OF JOHN JOHN BOOK OF MARPS AND PLATS AT PAGE. THEREOF WHITESS MY PHAND AND OFFICIAL SEAL, THE WAY AND YEAR ABOVE AS INSTITUTE.

CODHSE COUNTY RECORDER DEPUTY COUNTY RECORDER

KEY NOTES

SYSTEMENT (NAME)

1, NON-ADMICITER WOOSZZ

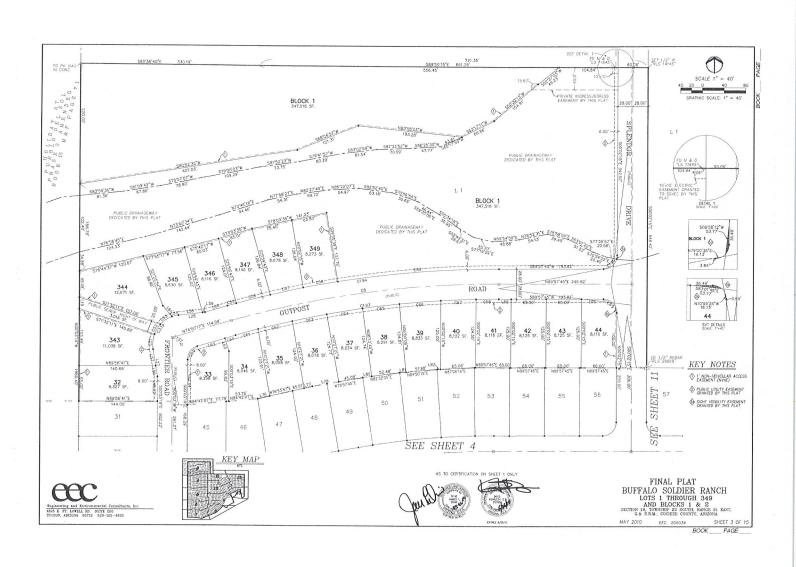
SHEET INDEX

PLISUE UTUITY EASEMENT CRANTED BY THIS PLAT

FINAL PLAT
BUFFALO SOLDIER RANCH
LOTS 1 THROUGH 349
AND BLOCKS 1 & 2
SECTION 19, TOWNSHIP 22 SOLTIN, RANGE 22 RAST,
G.A. S.R.M., COCHISTS COUNTY, AREZONA

				BOOK	PA	10	Æ
٧	2010	EEC	205034		SHEET	ï	OF
	G.A.	S.R.M., COL	HESK COU	NIT, ARIZU	200 A		



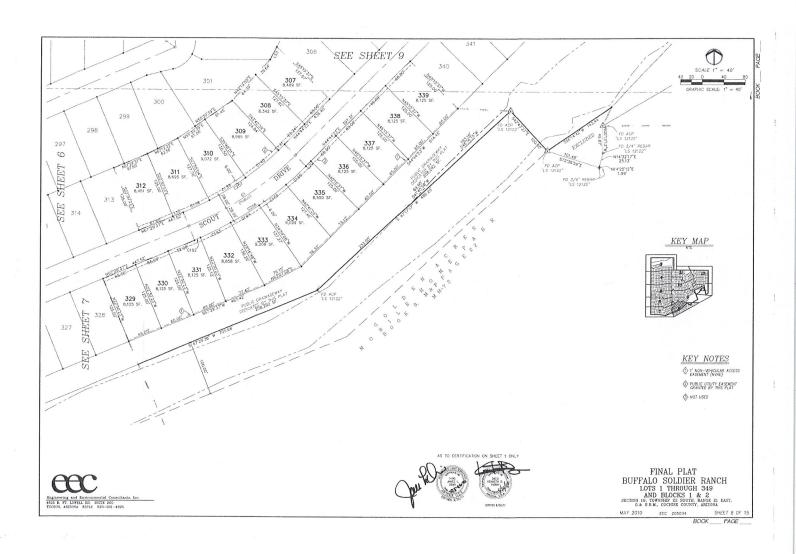






















URVE	LENGTH		RVE TABLE DELTA	CHOSE	CH. BEARING
C1	238.28		22'45'14"	236.71	N56'07'00"E
C2	238.28	600.00			
C3	119.01'	250.00	26"13"36" 3"33"51"	117.98'	N80'36'25"E N88'03'42"V
C4	54.91	260.00	12'06'01"	54.81	NO4'05'07"E
C5	15.77	260.00	3'28'31"	15.77	S08*23'52"V
C6	106.24	260.00	23'24'44"	105.50	S01'34'14"E
C7	102.73	260.00	22"38"17"	102.06	N01'57'28"W
C8	501.33	1800.00	15'57'28"	499.71	S81"59"01"W
C9	93.54	260.00"	20'36'51"	93.04	S10'21'44"E
C10	93.54	260.00	20'36'51"	93.04	N10"21"44"W
C11	95.80	260.00	21'06'38"	95.26	N10'30'00"E
C12	146.91	260.00	21'06'38" 32'22'30"	144.97	S04'52'04 W
C13	44.09"	260.00	9'42'57"	44.04"	NO6"27"42"W
C14	8.00'	260.00	1'45'48"	8.00"	N00'43'19"W
C15	137.20	260.00	30'14'04"	135,61	
C16	56.09	260.00	12"21"36"	55.98	N03'51'27"W
C17	45.38	260.00	10'00'00"	45.32	N03'51'27'W S05'02'15"E
C18	181.03	400.00	25'55'52"	179.49	
C19	256.18	566.00'	25'55'57"	253.99	N76'59'47'E
C20	140.67	806.00	10'00'00"	140.50	S84'57'45"W
C21	208.02	1194.00	9'58'56"	207.76	N84'57'13"E
C22	290.73	260.00	64'04'03"	275,82	N58'00'13"W
C23	247.49	1418.00	10'00'00"	247.17	\$84'57'45"W
C24	101.40	582.00	9'58'56"	101.27	N84'57'13"E
C25	271.55	600.00	25'55'52"	269.24	N84"57"13"E S76"59"44"W
C26	117.68	260.00	25'55'57"	116.68	N76'59'47"E
C27	194.08	1112.00	10'00'00"	193.83	S84'57'45"W
C28	154.71	888.00	9'58'56"	154.51	N84'57'13"E
C29	223.88	872.00	14'42'37"	223.27	N71'23'07"E
030	170.79	872.00	1113'20"	170.52	N84'21'05"E
C31	77.70	500.00	8'54'14"	77.62	S85"30"38"W
C32	265.11	1500.00"	10"07"35"	264.76	N86'07'18"E
233	52.09'	260.00	11"28'45"	52.00"	N05'34'48"W
234	106.24	260.00"	23'24'44"	105.50"	S01'34'14"E
C35	394.67	872.00"	25'55'57"	391.31	N76"59"46"E
036	39.27	25.00"	89'59'51"	35.35	N45'09'30"E
C37	45.48	232.00"	11"28"45"	46.40	N05'34'48"W
C38	14.47	288.00"	2'52'44"	14.47	S09'52'49"E
239	65.17	288.00"	12'57'58"	65.04	S01'57'28"E
240	61.17	288.00"	12'10'10"	61.05	S10'36'36"W
C41	21.92'	288.00"	12'10'10" 4'21'38"	21.91	
042	5.53'	288.00"	1'06'04"	5.53	S09'35'06"W
C43	85.48	232.00	21'06'38"	85.00	S10'30'00"W
44	10.77	288.00"	2'08'30"	10.76	S01'00'56"W
45	15.99"	232.00"	3'56'55"	15,99"	S02'01'46"E
046	61.42"	232,00"	15'10'03"	61.24	\$11'35'15"E
247	6.07	232.00	1"29"53"	6.07"	S19"55"13"E
248	68.51	288.00"	13'37'46"	68.35	S11"27"02"E
249	23.02	288.00"	4'34'50"	23.02"	S02"20'44"E
50	102.74	54.00	109'00'50"	87.93	N45'02'20"W
C51	28.05	54.00'	29'45'50"	27.74	S05'19'11"W
52	20.63	54.00"	21"53"02"	20.50	\$31'08'37"W
253	26.74	54.00"	28"22"29"	26.47	\$5616'23"W
54	12.30"	54.00	13'03'05"	12.27	S76'59'10'W
55	17.06	1828.00	0'32'05"	17.06	S74"16"20"W
56	65.03	1828.00"	2'02'17"	65.02"	\$75'33'31"W
57	62.25	1828.00"	1'57'04"	62.25"	S77'33'12"W
58	64.81	1828.00	2'01'53"	64.81	S79'32'40"W
259		1828.00	9"24"08"	299.64	S85"15'41"W
60	32.31	25.00	74'03'36"	30.11	\$36'58'29"W
61	43.20'	1772.00	1'23'49"	43.20	S74'42'12"W
62		1772.00	2'06'17"	65.09"	S76'27'15"W
63		1772.00	2'06'08"	65.01	S78'33'28"W
64		1772.00	2709'43"	66.86	S80'41'23"W
265		1772.00	21336	68.86	S82'53'03"W
266		1772.00	2'29'51"	77.23'	S8514'46"W
67	65.06	1772.00	2'29'51"	65,06	S8574'46"W S87'32'48"W S8976'50"W
C68		1772.00	1"21"50"	42.18	S8976'50"W
369	39.27	25.00	90'00'00"	35.36	N45'02'15"W
70	39.27	25.00	90'00'00"	35.36'	N44'57'45"E
C71	34.88	1446.00	1"22"56"	34.88	S8916'17"W
272		1446.00	2'28'37"	62.50	\$87'20'31"W
73	63.90	1446.00	2'31'55"	63.90	S84'50'15"W

C75	27.18	1446.00	1'04'37"	27.18	\$80'30'04"
C76	23.02	554.00	2'22'53"	23.02	N81'09'11"E
C77	73.49	554.00	7'36'03"	73.44	N86'08'39"
C78	39.27	25.00"	90'00'00"	35.36	\$45'03'19"
C79	38.61	25.00	88'29'28" 91'27'12"	34.89	S44'05'10"8
080	39.90	25.00'	91"27"12"	35.80	
C81	47.16	2114.86	1'16'40"	47.16	
C82	30.63	2114.86	0'49'47"	30.63	N86'41'40" N N38'27'33" N
C83	41,73	25.00"	95'38'27" 88'29'13"	37.05	N38"27"33"V
C84	38.61	25.00	88"29"13"	34.89	IN53'36'17"8
C85	43.75	1984.86	115'46"	43.75	N82'47'00"V
C86	64.01	1984.86	1'50'52"	64.01	N84'20'19"V
C87	64.06	1984.86	1'50'57"	64.06	N86"11"14"W
C88	42.25	1984.86	11312	42.26	N87'43'18"V
C89	38.19"	25.00"	87'31'27"	34.58	N49'57'30"8
C90	88.35	2170.86	2"19"54"	88.34	N87'26'44"
C91	33.87	25.00"	77'37'37"	31.34	549'47'52"
C92	73.35	472 00'	8"54"14"	73.28	\$49*47*52*1 \$85*30*38*V
C93	59.20	232.00	14'37'15"	59.04	S03'27'31"8
C94	60.64	232.00	14.20,12	60.47	511'20'24"
C95	12.62	288.00	14'58'35" 2'30'39"		
C96	62.63	200.00	12'27'38"	12.62	\$19'48'00"\ \$12'18'51"\
C97	02.63	288.00	122/38	62.51	\$19'48'00"\ \$12'18'51"\ \$04'05'06"\
C98	20.09	288.00"	3'59'51" 89'14'33"	20.09	504 05 06 1
	38.94	25.00	691433	35.12	
C99	103.87	1528.00	3'53'41"	103.85	S87'14'23'V
C100	95.66	1528.00	3'35'13"	95.64	S83"29'56" V N50'07'47" V
	42.03	25.00	9519'47"	37.25	N50'07'47"V
C102	45.33	232.00	1171'38"	45.25	N04'32'19"6
C103	59.28	288.00"	11'47'39"	59.18	S03'08'14"V
C104	52.86	288.00"	10'31'01"	52.79	S08'01'06"E
C105	24.29	232.00	5'59'55"	24.28	
C106	54.56	232.00	13'28'27"	54.43	500.32.57.6
C107	54.71	472.00	6'38'28"	54.68	584"22"44"V
C108	18.64	472.00	6"38"28" 2"15"47"	18.64	
C109	40.22"	25.00	92'10'25"	36.02	N43'57'02'V
C110	27.94	25.00	64'01'44"	26.51	N34"20"13"E
C111	2.61	232.00	0'38'41"	2.61"	N66'40'26"E
C112	55.80"	232.00	13'46'47"	55.66	N73'53'10"F
C113	47.72	25.00"	109'21'34"	40.80	S44'32'40'E
C114	60.82	288.00"	12'06'01"	60.71	N04'05'07"E
C115	36.23	25.00"	83'01'24"	33.14	539'32'49"W
C116	54.48	1222.00	2'33'16"	54.48	N81"14"23"E
C117	66.64	1222.00	3'07'29"	66.64	N84'04'45"E
C118	66.64	1222.00	3'07'29"	66.64	N871215°E
C119	25.13	1222.00	1"10"42"	25.13	N89'21'20'F
C120	45.74	25.00'	104'50'05"	39.62	S37'31'38'V
C121	23.40	232.00	5'46'44"	23.39	S17'46'48'E
C122	73.11	288.00"	14'32'39"	72.91	N13'23'50"V
C123	35.95	25.00	84'40'25"	33.67	\$48'27'43"8
C124	41.44	1472.00	1'36'45"	41,44	N88'23'41"E
C125	69.74	1472.00	2'42'53"	69.74	N86"3"51"E
C126	69.74	1472.00	2'42'53"	69.74	N83'30'58'E
C127	28,27	1472.00	1,09,01,	28.27	N81'36'31"E
C128	34.59	528.00	3'45'13"	34.59	S82'56'07"
C129	47.46	528.00	5'09'01"		S87"23"14"W
C130	43.63	25.00	100,00,00,	47.45° 38.30°	N39'57'45"E
C131	50.27	288.00			S05'02'15"E
C132	39.27	25.00	1000'00"	50.20	
C133			20,00,00	35,36	
C134	51.21	778.00	3'46'16"	51.20'	
C135	84.58	778.00	01344	84.54	S83'04'37'W
C136	86.07	288.00	17'07'26"	85.75	N04'42'53"V S49'19'51"E
C136	46.41	25.00"	105"21"22"	40.03	S49"19"51"E
	40.48	232.00	9"59"51"	40.43	
C138	54.02	572.00'	5'24'41"	54.00	N64'47'17"E
C139	78.83	572.00'	7'53'48"	78.77	IN58"08"02"E
C140	78.83	572.00	7'53'48"	78.77	N50'14'15"E
C141	15.47	572.00	1'32'58"	15.47"	N45'30'52"E
C142	18.50	25.00'	42"24"22"	18.08	N09*56'36*E
C143	37.84	25.00"	86"42"55"	34.33	N54'37'02"W
C144	38.64	25.00'	88'33'45"	34.91	S45'40'52"W
C145	4.64	288.00"	0.55,52	4.64"	N01"51"40"E
C146	0.75	232.00	0"11"11" 1"19"12" 3"50"56"	0.75	N02'13'46"E
C147	20.74	900.00	1'19'12"	20.73	N89'18'09"E
			3'50'56"	60.45	N86'43'05"E
C148	60.46	900.00			
C148 C149 C150	60.46' 43.49' 54.66'	900.00	2'46'06"	43.48	N83"24"33"E N08"13"58"E

C151	16.04	54.00	17'00'53"	15.98	N45'44'22"E	C227	71.11	1166.00	3'29'39"	71.10	N81'42'3
C152	35.76	288.00	7'06'49"	35.73	N81"16"09"E	C228	47.11	834.00	3'14'11"	47.10	S81'34'5
C153						C229					\$85'22'0
C154	32.93	25.00	75'27'53"	30.60	\$47'05'37'W		63.12	834.00	4'20'12"	63.11	
C155	51.36	288.00"	10"13"07"	51.30	N72"36"11"E	C230	35.33	834.00	2"25"38"	35.33	\$88'44'5
	38.61	25.00	88'29'28"	34.89	S34'53'03'E	C231	55.08"	916.00	3'26'43"	55.07	N88'13'2
C156	93.99	1984.86	2'42'47"	93.98	N77"46'24"W	C232	63.29	915.00	3'57'31"	63.27	N84'31'1.
C157	37.84	25.00	86'42'55°	34.33	\$32'05'53"W	C233	41.22	916,00	2'34'43"	41,22"	N8175'0
C158	41.92	900.00	2'40'07"	41.91	N74'07'17"E	C234	5.33	1084.00	016'54"	5.33	\$80'06'1
C159	63.26	900.00	4'01'37"	63.24	N70'46'25"E	C235	72.16'	1084.00	3'48'51"	72.15	\$82,09,0
C160	63.26	900.00	4'01'37"	63.24	N66'44'48"E	C236	71.62		3'47'08"	71.61	S85'57'0
C161								1084.00			
	11.04	900.00	0'42'11"	11.04	N64'22'54"E	C237	40.08	1084.00	2'07'07"	40.08	S88'54'1
C162	12.02	628.00	1'05'48"	12.02	N66'56'43"E	C238	64.10	860.00	4'16'13"	64.08	N87'48'3
C163	52.22	628.00"	5'40'37"	62.20"	N63'33'30"E	C239	73.58	860.00	4'54'06"	73.55	N8313'2
C164	62.54	628.00	5"42"20"	62.51	N57'52'02"E	C240	12.16	860.00	0'48'36"	12.16	N80°22'0
C165	62.54	628.00	5'42'20"	62.51	N52'09'42"E	C241	36.14	1140.00	1"48"58"	36.13	\$80'52'1
C166	50.08	628.00	4'34'08"	50.07	N47'01'27"E	C242	63.61	1140.00	3"11"50"	63.61	S83'22'3
C167	40.49	232.00	10'00'00"	40.44	S05'02'15"E	C243			311'50"	63.61	S86'34'2
			10 00 00				63.61	1140.00			
C168	39.27	25.00"	90,00,00,	35.36	S44'57'45"W	C244	35.60	1140.00	1'47'22"	35.60	\$89'04'0
C169	34.91	25.00	80'00'00"	32.14	S50'02'15"E	C245	54.45	610.00	5'06'51"	54.43	N87'23'1
C170	212.90	1222.00	9'58'56"	212.63	N84'57'13"E	C246	51.83	610.00	4'52'05"	51.81	N82'23'4
C171	203.14	1166.00	9'58'56"	202.89	N84'57'13"E	C247	39.21	1390.00	1'36'58"	39.20	\$89'09'18
C172	135.79	778.00	10'00'00"	135.61	S84*57'45"W	C248		1390.00	2'53'14"	70.04	S86'54'11
C173							70.05	1700.00			
C174	145.56	834.00	10,00,00,	145.38	\$84"57"45"W	C249	70.05	1390.00	2'53'14"	70.04	\$84'00'5
	39.27	25.00'	90,00,00,	35.36	\$45'03'19"E	C250	63.30	1390.00	2'36'34"	63.30	\$81'16'02
C175	39.27	25.00	90,00,00,	35,36"	S44'56'41"W	C251	6.50"	844.00	0'25'28"	6.50	N89'44'3
C176	159.59"	916.00"	9"58"55"	159.39	N84'57'13"E	C252	73.76	844.00	5'00'25"	73.74	N87'01'0
C177	149.83	860.00"	9'58'56"	149.64	NB4'57'13"E	C253	73.76	844.00	5'00'26"	73.74	N82'00'3
C178	198.97	1140.00	10'00'00"	198.72	S84'57'45"W	C254	73.76	844.00	5'00'26"	73.74	N77'00'1
C179	189.19					C255				73.74	
C180		1084.00	10'00'00"	188.95	S84'57'45"W		73.76	844.00	5'00'26"		N71'59'4
	39.27	25.00	90,00,00,	35.36	N45'02'15"W	C256	73.76	844.00	5'00'26"	73.74	N66'59'2
C181	39.27	25.00	90,00,00,	35.36	N44'57'45"E	C257	6.70"	844.00"	0'27'18"	6.70	N64'15'2
C182	39.27	25.00"	90'00'00"	35.36	S45'03'19"E	C258	64.33	594.00	612'17"	64.29	N86'51'3
C183	39.27	25.00	90,00,00	35.36	S44'56'41"W	C259	64.33	594.00	6"12"17"	64.29	N80'39'2
C184	106.28	610.00	9'58'56"	106.14	N84*57'13"E	C260	64.33	594.00	6'12'17"	64.29	N74'27'0
C185	96.52	554.00	9"58"56"	96.40	N84 57 13 E N84 57 13 E	C261		594.00		66.55	N58'08'1
							66.58		6'25'20"		
C186	252.37*	1446.00	10'00'00"	252.05	S84'57'45"W	C262	9.29"	594.00	0'53'46"	9.29	N64'28'4
C187	242.60	1390.00	10'00'00"	242.29"	S84'57'45"W	C263	243.50	538.00"	25'55'57"	241.43	N76'59'4
C188	39.27	25.00"	90'00'00"	35.36	N45'02'15"W	C264	268.85	594.00"	25'55'57"	266.56	N76'59'4
C189	39.27	25.00"	90'00'00"	35.36	N44'57'45"E	C265	57,43	538.00	6'06'57"	57.40	N86'54'1
C190	39.27	25.00	90,00,00	35.36	S44'57'45"W	C266		538.00	9"10"00"	85.98	N7915'4
C191						C267	86.07	530.00	910,00	05.90	
C192	39.27	25.00"	90,00,00	35.36	S45'02'15"E		86.07	538.00	9"10"00"	85.98	N70'05'4
	39.27	25.00	80.00,00,	35.36	S44'57'45"W	C268	13.93	538.00	1'29'00"	13.93	N64'46'1
C193	493.53	1772.00	15'57'28"	491.93"	\$81.59.01 W	C269	39.27	25.00	90.00,00	35.36	N19'01'4
C194	509.12	1828.00	15'57'28"	507.48	S81"59'01"W	C270	39.27	25.00'	90'00'00"	35.36	N70'58'1:
0195	39.27	25.00'	90'00'00"	35.36	N44"57"45"E	C271	7,46'	288.00"	1'29'00"	7.46'	N64'46'1
C196	39.27	25.00'	90,00,00,	35.36	S45'02'15"E	C272	62.69	288.00	12'28'20"	62.57	N71'44'5
C197	209.19	1472.00				C273					
0197			8'08'33"	209.02	N85'07'47"E	C274	60.20	288 00"	11'58'37"	60.09	N83'58'2
	199.53	1528.00	7'28'54"	199.38	N85'26'47"E		39.27	25.00"	90'00'00"	35.36	\$45'02'1
0199	82.05	528.00"	8'54'14"	81.97	\$85'30'38"W	C275	46.38	288.00"	913'36"	46.33	N85'25'2
0200		INTENT		LETED		C276	55.26	288.00"	10"59"34"	55.17	N7518'5:
C201	78.27	54.00"	83'02'34"	71.59	N34'20'13"E	C277	52.07	288.00	10'21'33"	52.00	N64'38'18
202	97.88	288.00"	19"28"23"		N76'05'16"E	C278	259.42	232.00	64'04'03"	246.11	N58'00'1-
203	162.73	288.00	32,55,30,		S04*52'04"W	C279	322.04	288.00	64'04'03"		N58'00'1
204											
	87.12	288,00"	17"19"56"		N76'09'35"E	C280	93.88	288.00"	18'40'34"		N50'07'1
205	78.85	232.00	19"28"22"		N03'32'25"W	C281	74.46	288.00"	14'48'46"		N33'22'3
206	249.40"	628.00"	22'45'14"	247.76	N56'07'00'E	C282	71.30	628.00"	6'30'18"	71.26	\$6776'5
207	227.16	572.00'	22'45'14"		N56'07'00'E	C283	59.02	628.00"	5'23'06"	59.00	\$73"13"39
208	70.70	54.00"	75'00'48"	65.76	N16'44'24"E	C284	59.02	628.00"	5'23'06"	59.00"	S78'36'4
209	382.00	844.00	25'55'57"		N76'59'47"E	C285	60.60	628.00		62.56	\$84'09'3
210	104.00		200001	3/6./3	11/0 09 4/ E		62.58		5'42'35"		
	124.68	900.00	7'56'15"	124.58	N85'59'38"E	C286	32.30	628.00"	2'56'48"	32.29	\$88'29'16
2211	179.47	900.001	11'25'33"	179.18	N69'44'34"E	C287	39.27	25.00	80,00,00,	35,36	\$70'58'1;
2212	131.09"	232 00'	32'22'30"		S04'52'04"W	C288	39.27	25.00	90'00'00"	35.36'	\$19'01'48
213	85.48	232.00	21'06'38"	85.00	N10'30'00"E	C289	3.90'	54.00	4'08'12"	3.90	582'31'2
214	106.11	288.00	21'06'38"		N10.30,00,E	C290	30.40	54.00	32'15'19"		N7916'5
215						C291					
	83.47	232.00	20'36'51"	83.02	N10'21'44"W		20.12	54.00	21"20"38"		N27'02'3
216	40,32	25.00	92"24"26"	36.09	\$39'37'15"W	C292	24.35	54.00"	25'50'19"		N03'27'0
2217	27.10	232.00"	6'41'38"	27.09	S09'55'47"E	C293	2.95"	54.00"	3'07'39"	2.95	N07'58'5
218	5.93"	25.00	13'35'36"	5.92"	N37'56'35"E	C294	102.74	54.00"	109'00'50"	87.93	N44'57'4
2219	57.58	232.00"	14'13'13"	57.43	N82'51'08"E	C295	39.27	25.00"	90'00'00"	35.36	N44'57'4
2220	47.42	232.00	11'42'44"	47.34	N69'53'10"E	C296			27'45'16"	25.90	N85'35'2
0221				+1.34			26.16"	54.00	6/ 90 10		
	39,27"	25.00"	90,00,00,	35.36	N19"01'48"E	C297	30.40	54.00"	32"15"19"	30.00	N55'35'1
2222	34.41	232.00"	8'29'52"	34.38	N3013'08"W	C298	43.24	54.00	45'52'36"	42.09	N16'31'12
223	122.98	232.00"	30'22'14"	121.54	N49'39'11"W	C299	39.27	25.00"	90'00'00"	35.36	N45'02'20
224	102.04	232.00	25"11"57"	101.22	N77'26'17"W	C300	15.42"	372.00	2'22'32"	15.42"	S65'13'04
225		1166.00	2"59"38"	60.92	N88"26"52"E	C301	7.85	428.00	1'03'03"	7.85	S64'33'19
		1166.00	3,59,39,		N85'12'14"E	C302	67.92	428.00	9'05'32"		S69'37'37
226											

	71,10	N81'42'35"E	C:
-	47.10	S81'34'50"W S85'22'02"W	C
	63.11	S85'22'02"W S88'44'56"W	0.0
	35.33° 55.07°	S88'44'56"W	C3
-		N88'13'20"E N84'31'13"E	C3
	41,22° 5.33°		C3
	5.33	IS80'06'12"W	C:
			C.
_	71.61	S85'57'04"W	C.
_	40.08°	S88'54'11"W N87'48'34"E	0.0
-		N87'48'34'E	0.
-	73.55' 12.16' 36.13' 63.61'	N87 48 34 E N8313'25"E N80'22'03"E S80'52'14"W S83'22'38"W S86'34'28'W	C.
	36.13' 63.61'	S80'52'14"W	C.
-	63.61	S83'22'38"W	C
	63.61	S86'34'28"W	C.
	35.60		C3
			C
	51.81	N82"23"48"E	C3
	39.20	\$89'09'16"W	C
_	70.04	N82*23*48*E S89*09*16*W S86*54*10*W S84*00*56*W S81*16*02*W N89*44*31*E	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
-	70.04' 63.30'	584'00'56"W	CJ
-	63.30 6.50 73.74 73.74 73.74 73.74 73.74	S8116 02 W	C3
-	73.74	N89 44 31 E N87 01 04 E	C3
-	73.74	N8200'38"F	C.3
-	73.74	N77'00'12"E	C3
_	73.74	N71'59'46'E	C
	73.74	N66"59'20"E	00 00 00 00 00 00 00 00
	6.70	N64"15"27"E	C3
_	64.29	N86'51'37"E	C3
	64.29	N80'39'20"E	C3
1	64.29	N74"27"03"E	
-	66.55	N58 08 14 E	C3
-	9.29'	N87'01'04' E N82'00'38' E N77'00'12' E N71'59' 45' E N66'59'20' E N86'51'37' E N80'51'37' E N80'39'20' E N80'39'20' E N54'28' 41' E N76'59'47' E N86'54'16' E N79'15' 48' E N79'15' 48' E	C3 C3 C3
,	266.56	N76'50'47'E	C3
-	57.40	N86"54'16"E	C3
	85.98	N79"15"48"E	C3
			-
_	35.36	N19'01'48'E	
-	35.36' 7.46' 62.57'	N70'58'12"W	
_	7.46	N64'46'18"E	
-	60.09	N64'46'18"E N19'01'48"E N70'58'12"W N64'46'18"E N71'44'58"E N83'58'26"E S45'02'15"E N85'25'27"W N75'18'52"W	
,-	35.36	C45'03'15"E	
	46.33	NR5'25'27'W	
	55.17	N7518'52"W	
	245 11'	NERMOTATW	
_	305.52	N58'00'13"W	
	93.46	N58'00'13"W N50'07'15"W	
_	74.25	N50°0715°W N33°22'35°W S67°16'57°W S73°13'39°W S78'36'44°W S84'09'34°W	
_	71.26	56716'57"W	
-	59.00	S/313'39"W	
-	59.00	576'35 44 W	
	62.56' 32.29'	S84'09'34"W	
-		\$70'58'12"F	/
	35.36	\$88'29'16"W \$70'58'12"E \$19'01'48"W	(
7	35.36'	S82'31'21"W	
	30.00	N7916'53"W	
	20.00	N27'02'33'W	
	24.15	N03'27'05"W	
	2.95° 87.93°	N07'58'55"W	
-	87.93	N44'57'40"E	
	87.93 35.36 25.90	S19'01'48" W S82'31'21" W N79'16'53" W N27'02'33" W N03'27'05" W N07'58'55" W N44'57'40" E N85'35'27" E	

C303	98.18	372.00	15'07'17"	97.89	\$73'57'58"W
C304	54.76	372.00	8'26'04"	54.71	S85'44'38"W
C305	50.58	428.00"	6'46'15"	50.55	S86'34'33"W
C306	67.36	428.00	9'01'02"	67.29	578'40'54"W
C307	39.27	25.00"	90,00,00,	35.36	S70'58'12"E
C308	39.27	25.00"	90,00,00	35.36	S19"01"48"W
C309	39.27	25.00	90,00,00,	35.36"	N70'58'12'W
C310	39.27	25.00"	90,00,00,	35.36	N19'01'48"E
C311	39.27	25.00	90,00,00,	35.36	S70"58"12"E
C312	53.18	50.00	60'56'27"	50.71	N85'29'59"W
C313	11.00	55.00	11'27'27"	10.98	S69'45'32"W
C314	36.60	55.00"	38'07'23"	35.92"	N85'27'03"W
C315	39.80	55.00"	41"27"40"	38.94"	N45'39'31"W
C316	64.78	572.00	6"29"18"	64.74	S67'16'27"W
C317	79.25	572.00	7'56'17"	79.18	S74"29"15"W
C318	79.19	572.00	7'55'54"	79.12	S82*25'20*W
C319	35.67	572.00	3'34'22"	35.66"	S8810'29"W
C320	143.89	55.00	149'53'56"	106.23	N50'01'17"E
C321	33.93	288.00	6'45'01"	33.91	N82"26"58"E
C322	63.95	288.00"	12'43'22"	63.82	N72'42'46"E
C323	46.02	54.00	48'49'37"	44.64	N51"26"42"E
C324	32.25	54.00	34"12"57"	31.77	N09'55'25"E
C325	258.88	572.00	25'55'52"	256.67	S76'59'44"W
C326	284.22"	628.00	25'55'52"	281.80	S75'59'44"W
C327	12.08	288.00	2'24'15"	12.08	S19'28'02"E
C328	103.62	288.00'	20'36'51"	103.06	S10°21'44"E
C329	2.23	232.00	0.33,03,	2.23	S11'02'39"E
C330	1.69"	288.00"	0"20"07"	1.69	S11'09'07"E
C331	77.79	2114.86	2'06'27"		S87"20"00"E
C332	58.41	232.00	14"25"28"	58.25	S73'33'49"W
C333	24.43	25.00	55'59'58"	23.47	S16"44'24"W
C334	231.29	55.00	240'56'27"	94.81	S04"30"01"W
C335	105.00"	232.00"	25'55'57"	104.11	S76'59'47"W
C335	130.35	288.00"	25'55'57"	129.24	S76'59'46"W
C337	168.36	372.00	25'55'52"	166.93	S76'59'44"W
C338	193.71	428.00	25'55'52"	192.06	S76'59'44"W
C339	87.72'	54.00	93'04'26"	78.39	S36'58'29"W
C340	117.68	288.00"	23'24'44"	116.87	S01"34"14"E
C341	3.67	232.00	0"54'23"	3.67	501'30'42"E
C342	9.02"	232.00'	213'37"	9.02	S19'56'30"W



FINAL PLAT
BUFFALO SOLDIER RANCH
LOTS 1 THROUGH 349
AND BLOCKS 1 & 2
SECTION 18 COLUMN, MARIONA SI EAST,
CASE M. COLUMN, MARIONA SHEET 14 OF 15
BOOK ____ PAGE ___

		ABLE
LINE	LENGTH	BEARING
L1		S81'03'31"W
L2	12.41	S81'03'31"W N79'57'45"E N89'56'41"E
L3		
L4	33.74	N20'40'10"W
L5	19.29	
L6	43.00	N89'57'45"F
L7	28.62° 5.06°	N89'57'45"E
L8	5.06"	N13'16'36"W S67'29'37"W
L9	34.43'	S67'29'37'W
L10	20.49"	\$67'29'37'W \$67'29'37'W \$44'44'23'W \$65'46'47'E
L11	53.49	\$44'44'23'W
L12	25.88'	\$44'44'23'W \$85'46'47"E N57'58'01"W N20'45'59"W N54'14'48"E N67'29'37"E
L13	25.63	N57'58'01"W
L14	25.63' 1.91'	N20'45'59"W
L15	50.00'	N54"14"48"E
L16	4.54	NG7100'377F
L17	48.09	NO/ 29 3/ E
L18	48.09	N20 45 59 W
L19	19.95	N673708 E
	21.09"	N00'03'19 W
L20	12.95	N44'44'23'E
	51.47	S89'56'41"W
L22	51.47	N89'56'41"E
L23	51.47	\$89'56'41"W
1.24	51.47 17.72	N89'56'41"E
L25	17.72	N25*58'12"W
L26	17.72	153-14-48 E. M67-29-37-E. N20-24-59-W. N57-37-09-E. N20-23-19-W. N57-37-09-E. N20-23-19-W. N57-37-09-E. N20-23-19-W. N59-36-41-E. N25-58-12-W. N25-58-12-W. N25-58-12-W. N25-58-12-W. N25-58-12-W. N20-23-59-W. N20-23-59-E. N20-23-59-E. N20-23-59-W. N20-2
L27	50.00'	S09'33'44"E
L2B	50.00	S83'30'42"W
L29	50.00	N20'45'59"W
L30	50.00'	\$80°31'55"E
L30	50.00'	N09'32'45"W
L32	50.00	N09*28'05"E
L33	50.00'	N09*28'05*E S80*27'15*W
L34	16.05	S10"08"08"W
	16.05	510 08 08 W
L36 L37	54.65	S10*08'08"W
L37	8.43'	N84"48"23"E
1.70	9.72'	N82'54'01"E N89'57'45"E
L38	5.17	N89"57"45"E
L39	21.82	N79°57'45"E
L40	22.66	N79'57'45"E N82'48'57"E
L41		N82'48'57"E
L42	32.75	N66"21"05"E
L43	26.02'	N75'51'30"E N75'51'30"E N75'51'30"E N07'11'04"W N07'11'04"W
L44	23.98'	N75'51'30"E
L45	22.78'	N07'11'04"W
L46	27.22	N07'11'04"W
L47	4.88"	N02"19"21"E
L4B	20.00'	\$62*58'07*F
L49	44.51	N65"29"37"E N68"04"56"E
L50	20.49	N68'04'56"E
L51	20.55'	
L52	42.02'	N6312'23'€
L53	26.63'	N27"13"08"E
L54	1.44'	N66"21"05"E
L55	26.07	N89'57'45"E
L56	26.07	N09 37 45 E
L57	20.05	N09'33'44"W N09'33'44"W
L58	29.94"	NO9 33 44 W
L59	45.01'	N83'30'42"E
	4.99'	N83'30'42"E
L60	43.02	N74'00'17"E
L61	26.30	N41'33'25"W
L62		N74'00'17"E
L63	25.02' 1	S18'22'38'E
L64		N74'00'17"E
L65	22.62	N89'57'45"E
L66	41.00	N83'30'42'E N74'00'17'E N41'33'25'W N74'00'17'E S18'22'38'E N74'00'17'E N89'57'45'E N89'57'45'E
L67	28,62	N89'57'45"E S89'57'45"W S79'57'45"W
L68	37.35	S89'57'45'W S79'57'45'W S89'56'41'W
L69	4.00'	
L70	47.47	S89'56'41"W

L71	16.33	S01'57'53"E
L72	38.42'	S11719'11"E S13'16'36"E
	6.72	S13'16'36"E
L74	18.82	
L75	29.19"	\$0002'15"E N76'53'47"E
L76	22.95	N76'53'47'E
L77	15.70	N76'53'47"E N76'53'47"E N79'57'45"E
L78	49.32	N79'57'45"E
L79 L80	27.51	N79'57'45"E
L81	16.94	N82'32'05"E N84'50'15"E
L82	11.54	N84'50'15"E N87'06'16"E
L83	6.36' 2.35'	N87'06'16"E N87'06'16"E
L84	9.47	N89'56'41"E
L85	16.49	N79'57'45"E
L86	28.62	N79'57'45"E N89'57'45"E N89'56'41"E
L87	9.47	N89'56'41"E
L88	42.00'	N89"56'41"E
L89	9.47	N89'56'41"E
L90	42.00	N89'56'41"E N89'56'41"E N79'57'45"E N89'57'45"E N87'42'36"E N82'01'48"E N83'53'35'E
L91	22.66	N79'57'45"E
L92	28.62	N89'57'45"E
L93	10.83	N87'42'36"E
L94	21.47	N82"01'48"E
L95	17.52'	N83'53'35'E
L96		N86'04'25"E N89'57'45"E
L97	3.83'	N89°57°45°E
L98	42.00	N89'56'41"E
	9.47	N89'56'41"E
L100	11.07'	N79'57'45"E
L101 L102	6.26'	N79"57"45"E N79"57"45"E N89"57"45"E
L102	28.62	N89"57"45"E N89"57"45"E
L104	5,53'	N89'57'45"E
L105	24.52	N75'59'15"E N75'59'15"E N89'57'45"E
L106	23.47	N/55915 E.
1107	23.07'	N895/45 E
L108	23.84	N895/45 E
L109	18.82	N/15014 E
L110	25.00'	N89'57'45'E N89'57'45'E N71'50'14'E N89'57'45'E S2010'55'W S30'32'28'W
L111	42.59	520 10 33 W
L112	15.75'	N64'01'48'E
L113	20.16"	N80"27"15"E
L114	29.84	N80°27'15"E
L115	10.91	S09"28"05"W
L116	13.77	\$00'02'20"E
L117	39.09'	509'28'05"W
L118		
L119	72.30	200 07 50 F
L120	20.00	
L121	8.48	N64'01'48"E
L122	13.77'	N00'02'20"W
L123 L124	24.86	\$80'31'55"E \$80'31'55"E
L125	25.14' 7.77'	280.31.22,E
L126	17.17	N89'57'40'E N89'57'40'E
L127	17.48	N77'57'38"E
L128	13.30'	N69'48'08"E
L129	38.53	N03 40 US E
L130	16.31	N77'57'38"E N78'37'47"E
L131	35.12'	\$64'01'48'W
1132	36.56'	
1133	20.05'	\$55'39'47"F
L134	19.25	S73'15'36"F
L135	24.04'	S55'39'47'E S73'15'36"E S45'02'20"E N44'57'40"E
L136	24.04'	N44'57'40"E N53'01'31"W
L137	21.29	N44'57'40"E N53'01'31"W N00'02'15"W
L138	0.26	
L139	42.00	\$89'56'41"W
L140 L141	5.40'	S01'57'53"E
L141	50.00"	\$89.56'41"W \$01.57'53"E \$75'51'30"W
L143	6.47'	\$73'20'07'W \$73'20'07'W \$07'11'04"E \$09'07'39"W
L144	12.03' 50.00'	S73'20'07'W



FINAL PLAT

BUFFALO SOLDIER RANCH

LOTS 1 THROUGH 349

AND BLOCKS 1 & 2

SECTION 16. PROSSINE 22 SOUTH ABERON.
24 SEM. COCINE CONSTIT. ABERON.

MAY 2010 EEC 200034 SHEEL 15 OF 15

BOOK ____FAGE____

THIRD PARTY TRUST AGREEMENT

This AGREEMENT made and entered into this <u>9th</u> day of <u>November</u>, 2023, between <u>Pioneer Title Agency</u>, <u>Inc.</u> an Arizona Corporation, as Trustee Under Trust No. <u>74307096</u> (hereinafter referred to as TRUSTEE), and the City of Sierra Vista, Arizona, (hereinafter referred to as the CITY).

WITNESSETH:

WHEREAS, TRUSTEE is the owner of a certain parcel of property located; situated and lying in the City of Sierra Vista, Arizona; and

WHEREAS, the parties hereto wish to establish specific terms, conditions and guidelines for compliance with the provisions of A.R.S. 9-463.01 and Chapter 151 of the Sierra Vista City Code.

NOW THEREFORE, in consideration of the CITY approving a final plat, it is understood and agreed that the following conditions are established for the property described herein:

1

PROPERTY DESCRIPTION

The property which is the subject matter of this Agreement is the <u>Buffalo Soldier</u> Ranch Subdivision, Lots <u>1-349</u>

11

CONSTRUCTION OF IMPROVEMENTS

TRUSTEE will not transfer, enter contracts for sale of property, lease, or in any way convey, in whole or in part, any of the property described herein without obtaining the prior Assurances, except that the TRUSTEE may sell and convey all of the property described herein in one transaction to a single purchase, provided that such purchaser shall, prior to conveyance, have entered into an acceptable assurance agreement with the CITY or have provided other security acceptable to the City for completion of the required improvements.

The TRUSTEE may convey all or part of the property described herein to the subdivider or beneficiary(ies) of the trust solely for the purpose of encumbering the property by the recording of mortgages or deeds of trust, provided the property is thereafter immediately re-conveyed into the trust.

The CITY may provide the TRUSTEE with a Release of Assurances at any time prior to completion of the required improvements upon acceptance of substitute assurances or security in conformance with the Sierra Vista City Code.

The CITY, in its discretion, and upon receipt of a written request from the TRUSTEE, may issue a Partial Release of Assurances for a portion of the lots only upon a determination that all of the improvements required in connection with such lots have been completed and accepted for maintenance by the CITY; and provided further that such improvements can be used and maintained separately from the improvements required for the entire subdivision plat.

Before written approval in the form of a Release of Assurance shall be given by the CITY, the improvements required by Chapter 151 of the Sierra Vista City Code and set forth in the Plans and Specifications approved by the Department of Community Development and on file with the CITY shall first be installed in accordance with all applicable Sierra Vista City Codes and specifications and the same shall have been accepted for maintenance by the CITY after the filing of required lien waivers and guarantees.

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ABANDONMENT AND REVERSION

TRUSTEE, shall petition the CITY after ten (10) years from the approval date to abandon the remaining portions of the subdivision for which written approval to transfer, lease or convey has not been received, so that the remaining portions of the subdivision shall revert to undeveloped property.

TRUSTEE, hereby designates the CITY as its agent to institute proceedings to abandon the remaining portions of the subdivision for which written approval to transfer, lease or convey has not been received, so that the remaining portions of the subdivision shall revert to undeveloped property.

TRUSTEE, hereby designates the CITY as its agent to institute proceedings to abandon the remaining portions of the subdivision for which TRUSTEE has failed to apply for abandonment as provided herein.

IN WITNESS WHERE OF the parties hereto have set their hands and seals on the date first above written.

Pioneer Title Agency, Inc. An Arizona Corporation, as Trustee under Trust No. <u>74307096</u> only and not otherwise. By: R. Keith Newlon, trustee STATE OF ARIZONA) COUNTY OF COCHISE) Before me, Shipah Radaw, a Notary Public, in and for the County of and the State of Arizona, on this day personally appeared leith newlon _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office this 20 day of 100 emper, 2023. Notary Public SHILOAH RAE PLATTER Notary Public - State of Arizona COCHISE COUNTY My Commission Expires: \\ \ \ 2024 Commission # 591155 Expires November 1, 2024 APPROVED AS TO FOR THE CITY OF SIERRA VISTA ATTEST:

SUBDIVIDER'S AGREEMENT

WITNESS THIS AGREEMENT, made and entered into this 9^{TH} day of November, 2023, by and between , Canyon Vista Land, LLC hereinafter referred to as Subdivider, and the City of Sierra Vista, hereinafter referred to as City.

WITNESSETH:

WHEREAS, Subdivider intends to subdivide certain lands located in the <u>City of Sierra Vista</u> in a portion of the <u>NE and SW Quarters</u> of Section <u>19</u>, Township <u>22</u> South, Range <u>21</u> East, of the Gila and Salt River Base and meridian, Cochise County, State of Arizona, more particularly described and shown on that certain plat known as the <u>Buffalo Soldier Ranch Final Plat, Lots 1-349</u>, a copy of which is attached hereto, and by reference thereto, made a part hereof; and

WHEREAS, Subdivider has presented said subdivision plat to the City for approval which, upon approval thereof, shall be filed with the County Recorder; and

WHEREAS, Subdivider intends to proceed with the development of said lands upon approval and recordation of said plat by the City in accordance with Chapter 151 of the City Code of the City of Sierra Vista, and to comply with Section 151.19.005 thereof, Subdivider must provide security to assure performance; and

WHEREAS, Subdivider has provided security by either; (1) posting of a performance bond, (2) establishing a cash trust, said funds to be deposited with the City to the credit of the Subdivider, (3) depositing with the City a certificate of deposit issued by a banking institution authorized to issue same, (4) filing with the City an executed contract of guaranty between the City and a trust company, banking institution, or other financial institution authorized to enter into such contracts, or (5) a Third Party Trust Agreement; and

WHEREAS, the amount of said security shall be based on a cost estimate prepared by a registered professional civil engineer in an amount to cover the completed installation of the improvements; and

WHEREAS, the estimate has been submitted as required to the Director of Community Development of the City of Sierra Vista for approval as to the amount, prior to final plat approval by the City Council of the City of Sierra Vista.

NOW, THEREFORE, in consideration of the covenants and promises of the parties hereinafter set forth and other valuable considerations, the adequacy of which is hereby acknowledged, the parties hereto agree as follows:

- This agreement, together with the security provided herewith in the form of a improvement security guaranty agreement, in accordance with Section 151.19.005 of the City Code, is acceptable to the Director of Community Development of the City of Sierra Vista in the amount of \$______. Security is attached hereto and therefore made a part thereof.
 - In general terms, the improvements contemplated include: Water and sewerage facilities, curb, gutters and sidewalks, street pavement, street lights, road signage, drainage facilities and utilities.
- Subdivider has or will employ a contractor or contractors to construct said subdivision improvements, pursuant to the accompanying plat and the respective improvement plans and specifications of said Subdivision as submitted to the City, and as approved by the Director of Community Development of the City of Sierra Vista.
- 3. The Subdivider agrees to carry out the public improvements in accordance with configuration and general sequence of development and dedication depicted and described in the approved phasing plan. The approved commencement and completion dates in the phasing plan may be extended by the City Council upon written request of the Subdivider if evidence of reasonable cause for delay is presented to the City.
- 4. Subdivider agrees that upon thirty (30) days written notice from the City of their failure to perform in accordance herewith, the City may take any action necessary under the terms of the security arrangement to assure completion of the improvements contemplated hereby.
- 5. The City agrees that it will accept for maintenance all subdivision improvements contemplated by this agreement and release the security, subject to the two-year guarantee, upon satisfactory completion of said improvements and approval thereof by the City, and upon the submittal of (1) as-built improvement plans, (2) two-year guarantee from the contractor(s) and subdivider, (3) an affidavit regarding settlement of claims.

Subdivider's Agreement	
Page 3	
IN WITNESS WHEREOF, the parties hereto year first above written.	executed this agreement the day and
	SUBDIVIDER: BY: The Manual Control of the Ma
	TITLE: Marager
	BY:
	TITLE:
STATE OF ARIZONA) COUNTY OF (COUNTY OF (CO	e me this day of Notary Public
1 202, by	Notary Public
My Commission expires on: (3-18-27	
$-\mathcal{O}_{0}$	CITY OF SIERRA VISTA Director of Community Development
APPROVED AS TO FORM: City Attorney	ATTEST: City Clerk