

# **Rancho Agua Verde**

**Stunning • Private • Exclusive  
Gated Community!**

**2  
Only 5 Lots left!**

**Minimum parcel size: 36 Acres@**

**Call to arrange your private showing  
of these magnificent Riparian and  
Foothill lots.**

**Bill Arnold**

**William G. Arnold, Ltd.**

**520.247.4592 (c)**

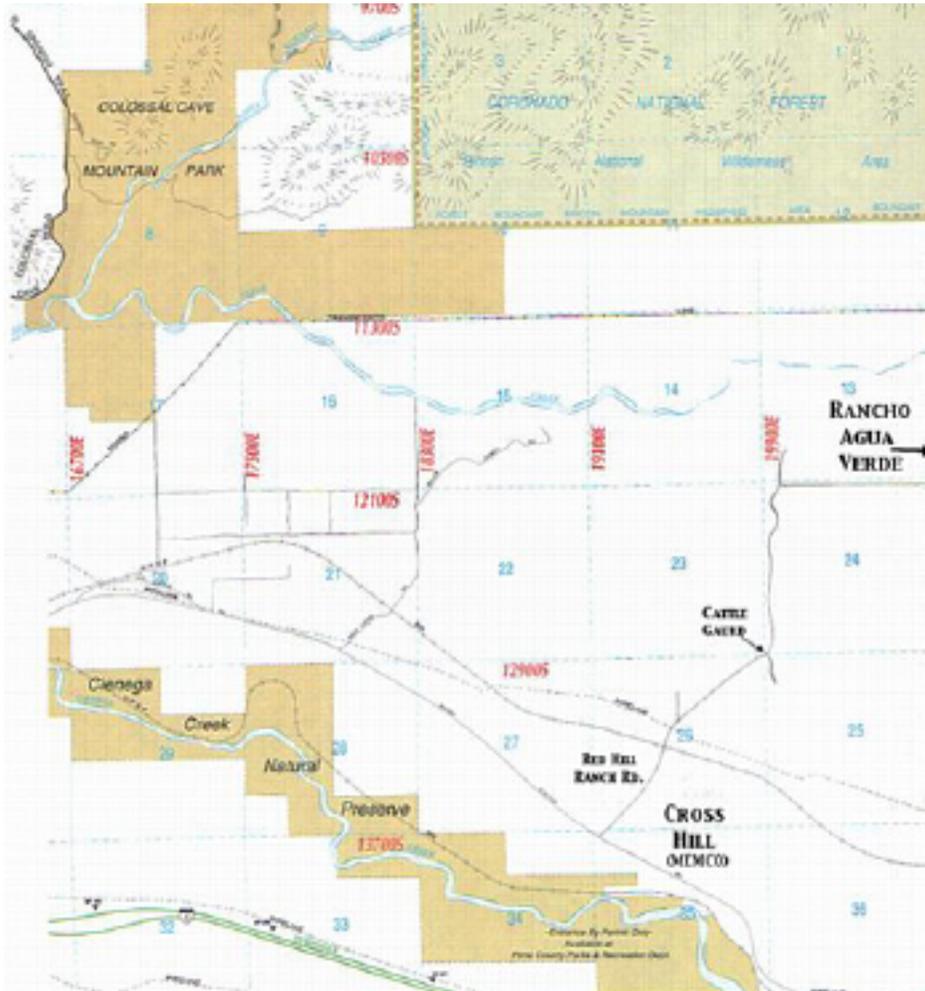
**tucsonbil@icloud.com**

**www.tucsonland.info**

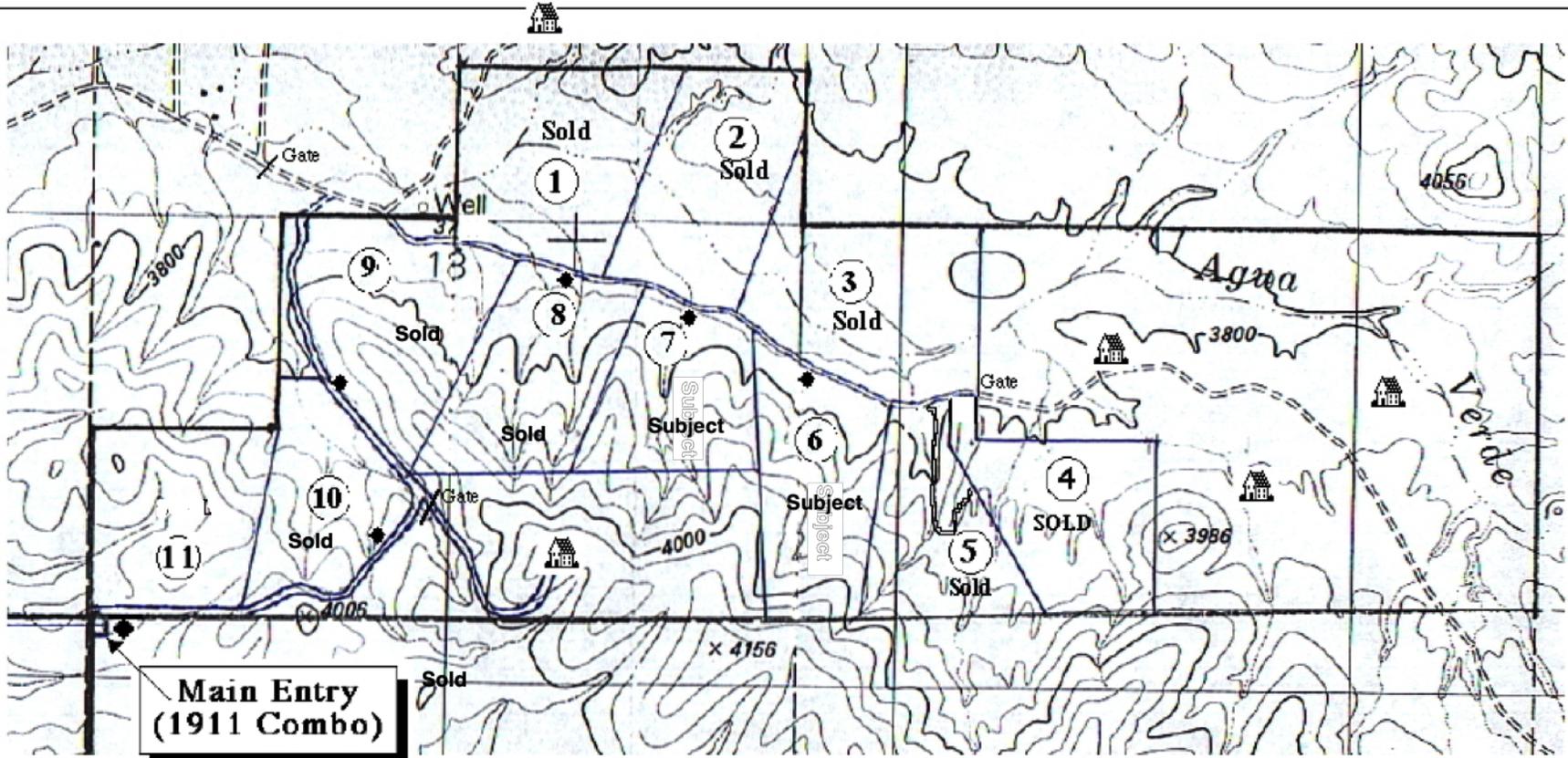
# General Location Map



# Area Map







LISTING AGENT: Bill Arnold: (520) 247.4592 | MLS# Varies by Lot | MAP REVISION DATE 25 Sep 25

**the land man**

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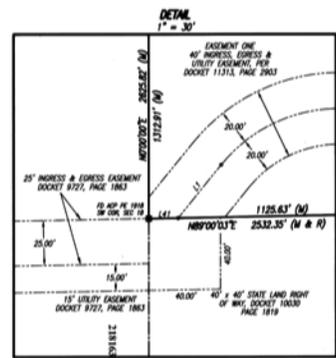
**Bill Arnold**  
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**tucsonbil@icloud.com**

This is NOT a survey plat. Use for reference only. This information is subject to change without notice.



◆ WGA, Ltd Sign

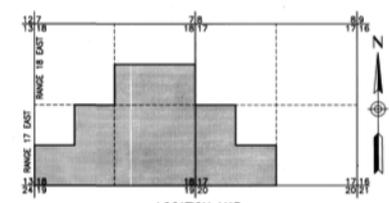
Rancho Agua Verde Record of Survey



LINE	DEPT	BEARING	LINE	DEPT	BEARING
L1	38.27	N43°02'00\"	L34	44.26	S70°42'12\"
L2	136.81	N42°42'30\"	L35	81.22	S07°04'54\"
L3	87.03	N40°00'00\"	L36	153.79	S40°24'30\"
L4	34.74	N44°17'00\"	L37	51.18	S37°40'51\"
L5	136.81	S42°37'00\"	L38	48.40	S27°32'42\"
L6	153.87	N17°00'00\"	L39	112.80	N07°34'04\"
L7	363.50	N40°00'00\"	L40	73.18	S40°42'42\"
L8	102.86	N07°17'42\"	L41	74.35	N40°00'00\"
L9	82.84	N05°45'11\"	L42	5.50	S40°42'42\"
L10	25.79	N43°59'42\"	L43	83.88	S47°48'08\"
L11	75.44	S01°46'34\"	L44	101.41	S70°33'50\"
L12	172.52	N05°18'54\"	L45	134.50	S07°05'30\"
L13	106.00	S15°18'54\"	L46	168.74	S47°42'55\"
L14	322.81	S07°34'30\"	L47	232.00	S07°04'42\"
L15	11.01	N14°17'42\"	L48	263.79	S70°02'54\"
L16	158.62	N40°02'51\"	L49	167.25	S71°02'52\"
L17	40.00	N40°00'00\"	L50	277.05	S40°42'30\"
L18	17.94	N02°36'48\"	L51	181.80	S70°02'54\"
L19	12.11	N10°28'53\"	L52	274.82	S05°18'52\"
L20	143.00	S10°28'53\"	L53	129.00	S02°36'30\"
L21	103.83	N03°04'24\"	L54	172.71	S02°36'30\"
L22	181.42	S40°53'24\"	L55	155.38	S71°06'03\"
L23	182.04	N40°42'24\"	L56	208.18	S47°30'34\"
L24	118.24	N07°02'00\"	L57	272.20	S03°02'30\"
L25	36.81	S11°44'30\"	L58	148.38	S03°02'30\"
L26	72.80	S11°44'30\"	L59	102.74	S70°34'03\"
L27	138.34	N07°02'00\"	L60	175.00	S03°02'30\"
L28	236.81	N17°19'33\"	L61	255.30	S47°30'30\"
L29	118.84	N40°00'00\"	L62	233.00	S07°34'42\"
L30	182.74	N07°02'00\"	L63	262.00	N07°02'00\"
L31	139.22	N07°02'00\"	L64	80.88	N07°48'24\"
L32	173.31	N17°30'00\"	L65	172.88	S30°01'18\"
L33	248.81	S34°27'29\"			

GENERAL NOTES:

1. THIS SURVEY IS BEING PERFORMED TO CORRECT THE RECORD OF SURVEY FOR RANCHO AGUA VERDE RECORDED IN BOOK 2 AT PAGE 55.
2. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION SEARCH FOR EASEMENTS OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT MAY ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL. ALL EASEMENTS HAVE NOT BEEN SHOWN HEREON, NOR ARE THEY INTENDED TO BE SHOWN.
3. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT IS THE BEST WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 18 EAST, GLA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 13 AT PAGE 61. SAID BEARING BEING: N40°00'00\"
4. REFERENCES USED AS A PART OF THIS SURVEY:
  - A. RECORD OF SURVEY BOOK 13, PAGE 76.
  - B. RECORD OF SURVEY BOOK 22, PAGE 55.
5. THIS SURVEY WAS PERFORMED BY DAVID L. PUTT, RLS 13019



RECORDING DATA:

STATE OF ARIZONA NO. 2024000506  
 COUNTY OF PIMA REC. # 2352

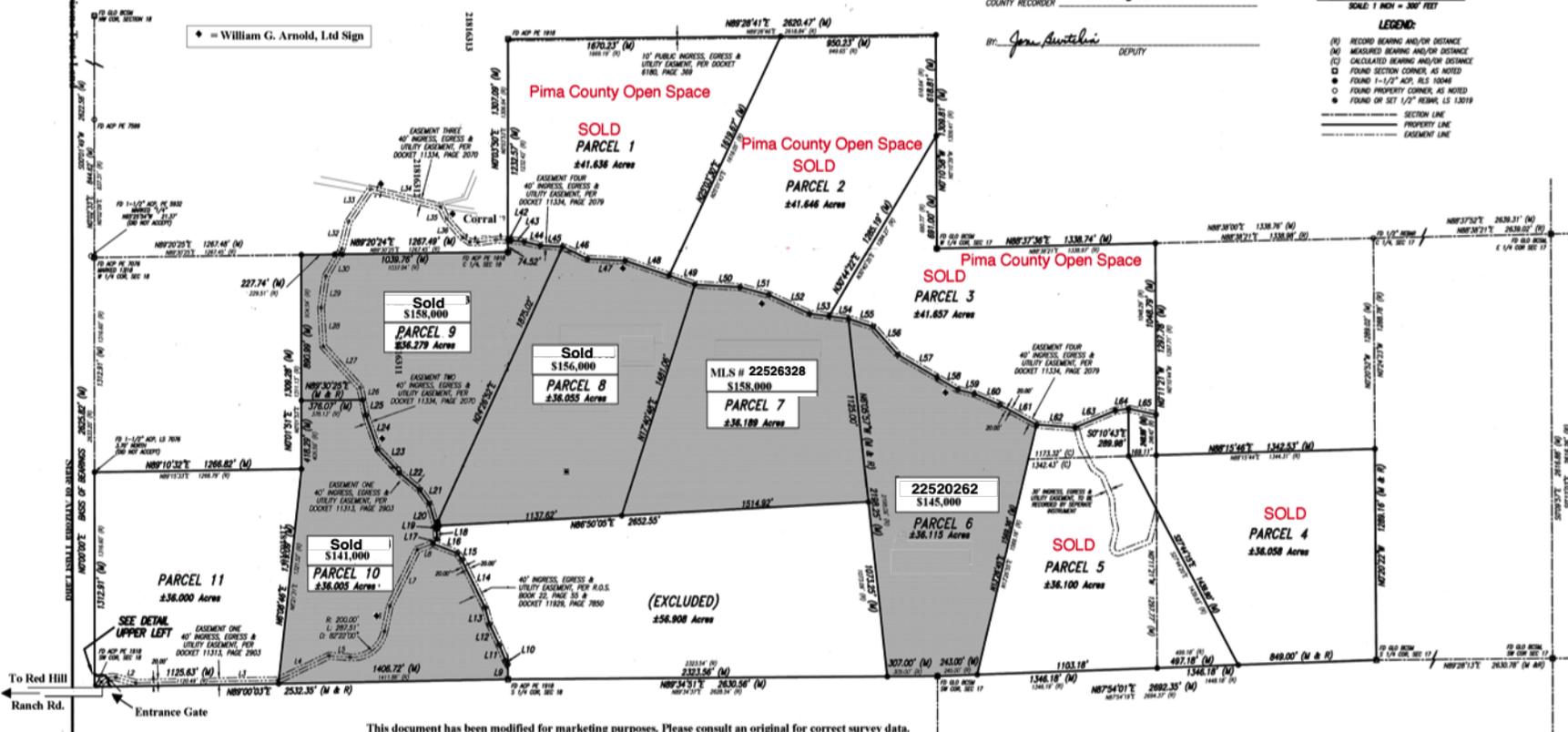
FILED FOR RECORD AT THE REQUEST OF CARLSON-PUTT SURVEYORS  
 ON THIS 15<sup>TH</sup> DAY OF MARCH, 2024  
 IN BOOK 35 RECORD OF SURVEYS AT  
 COUNTY RECORDER F. Ann Rodriguez

By Jan Austelia DEPUTY



LEGEND:

- (B) RECORD BEARING AND/OR DISTANCE
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) CALCULATED BEARING AND/OR DISTANCE
- (F) FOUND SECTION CORNER, AS NOTED
- (F) FOUND 1-1/2\"
- (C) FOUND PROPERTY CORNER, AS NOTED
- (S) FOUND OR SET 1/2\"



This document has been modified for marketing purposes. Please consult an original for correct survey data.

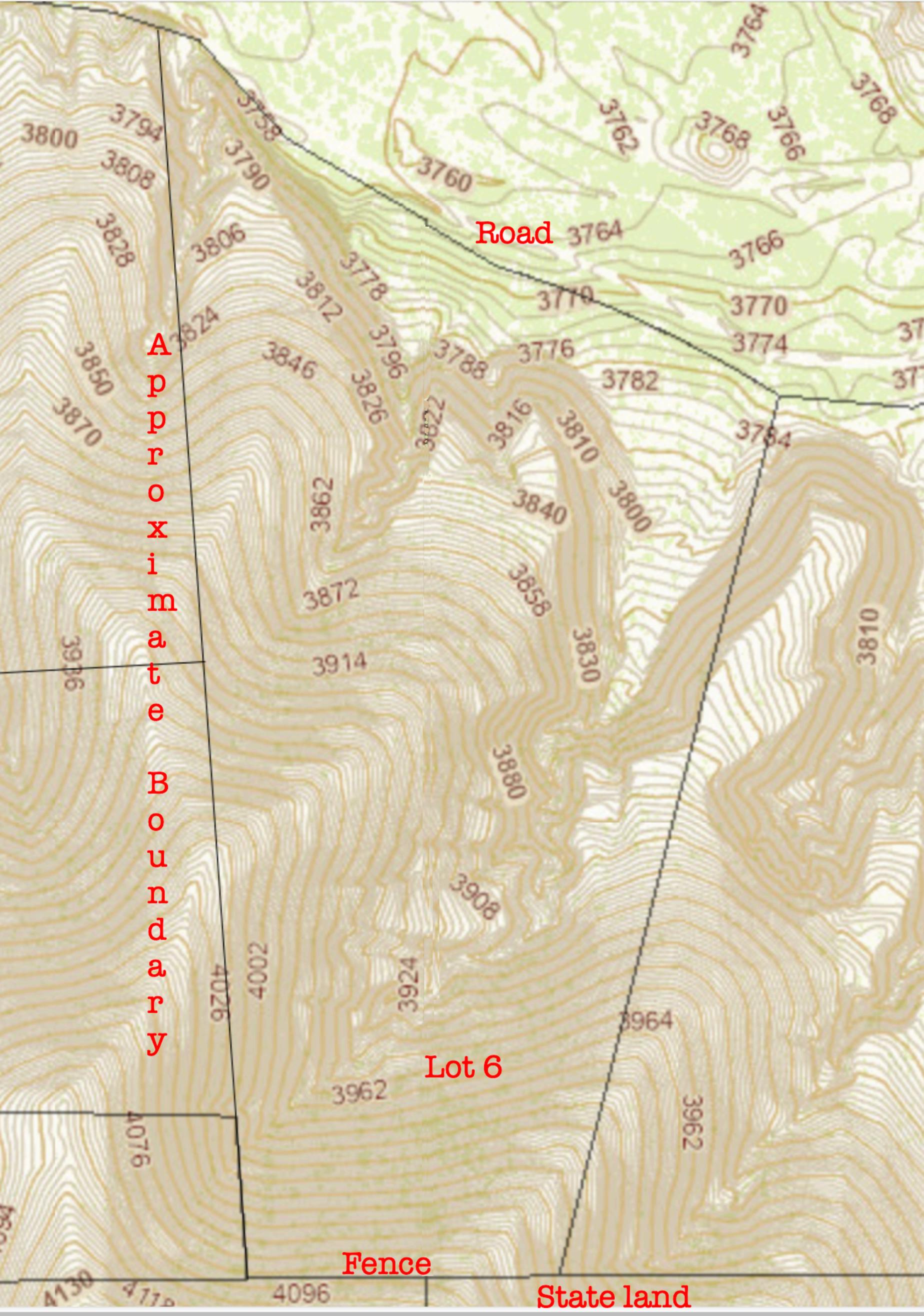
AMENDED RECORD OF SURVEY  
 AMENDING RANCHO AGUA VERDE, AS RECORDED  
 IN BOOK 22, PAGE 55, RECORDS OF SURVEY  
 BEING A PORTION OF SECTIONS 17 & 18,  
 TOWNSHIP 18 SOUTH, RANGE 18 EAST, GLA AND  
 SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PLUS PUTT LAND SURVEYING, INC.  
 630 N. CRAWFORD RD., SUITE 171, TUCSON, AZ 85711  
 TELEPHONE: (520) 790-8073 FAX: (520) 512-8073



DESIGNED: N/A  
 DRAWN: PMC  
 CHECKED: DLP  
 DATE: 2/26/24  
 JOB No. 107-836





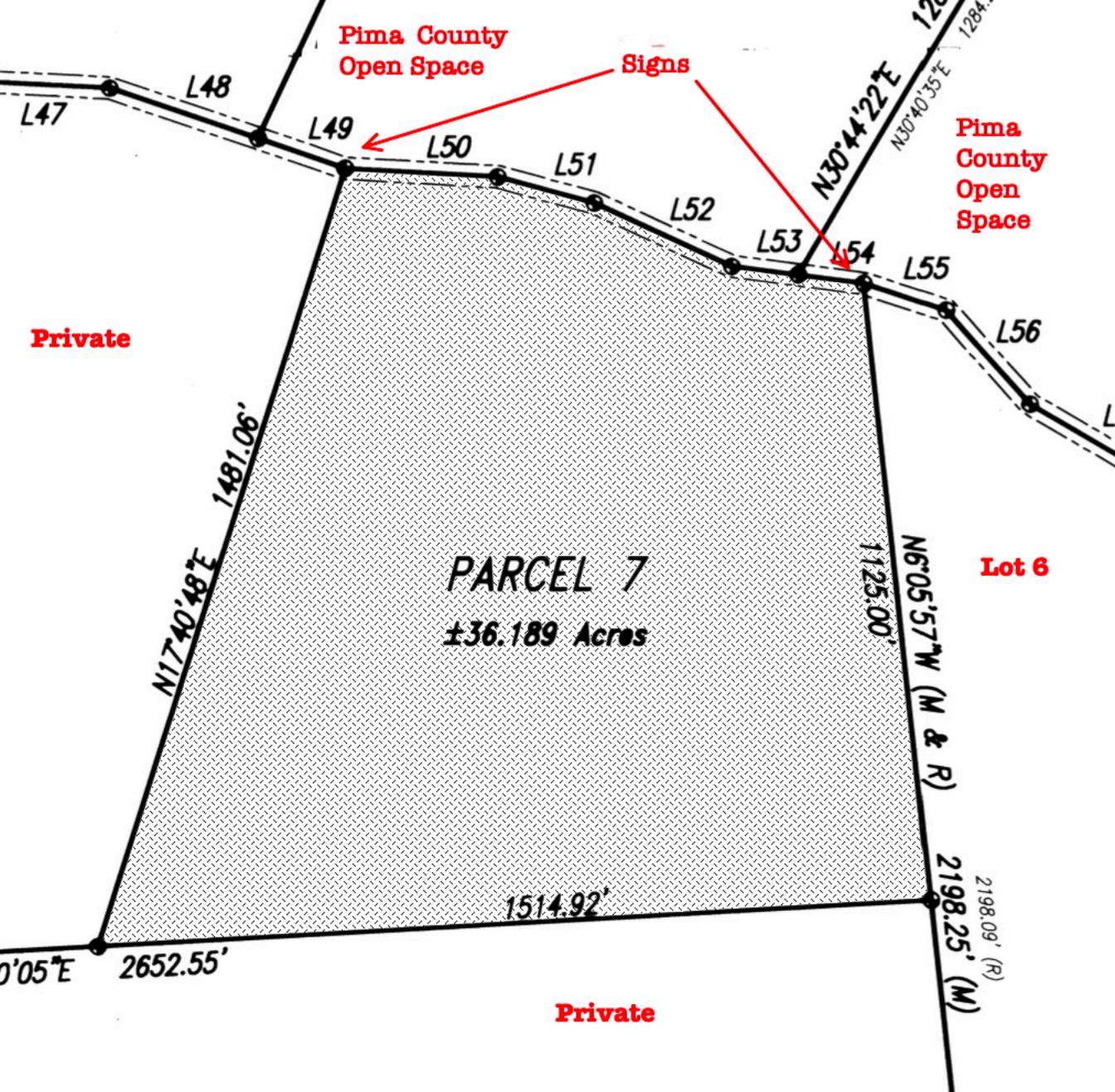
Road

Approximate Boundary

Lot 6

Fence

State land



Pima County  
Open Space

Signs

Pima  
County  
Open  
Space

Private

Lot 6

Private

PARCEL 7  
±36.189 Acres

L47

L48

L49

L50

L51

L52

L53

L54

L55

L56

N17°40'48"E  
1481.06'

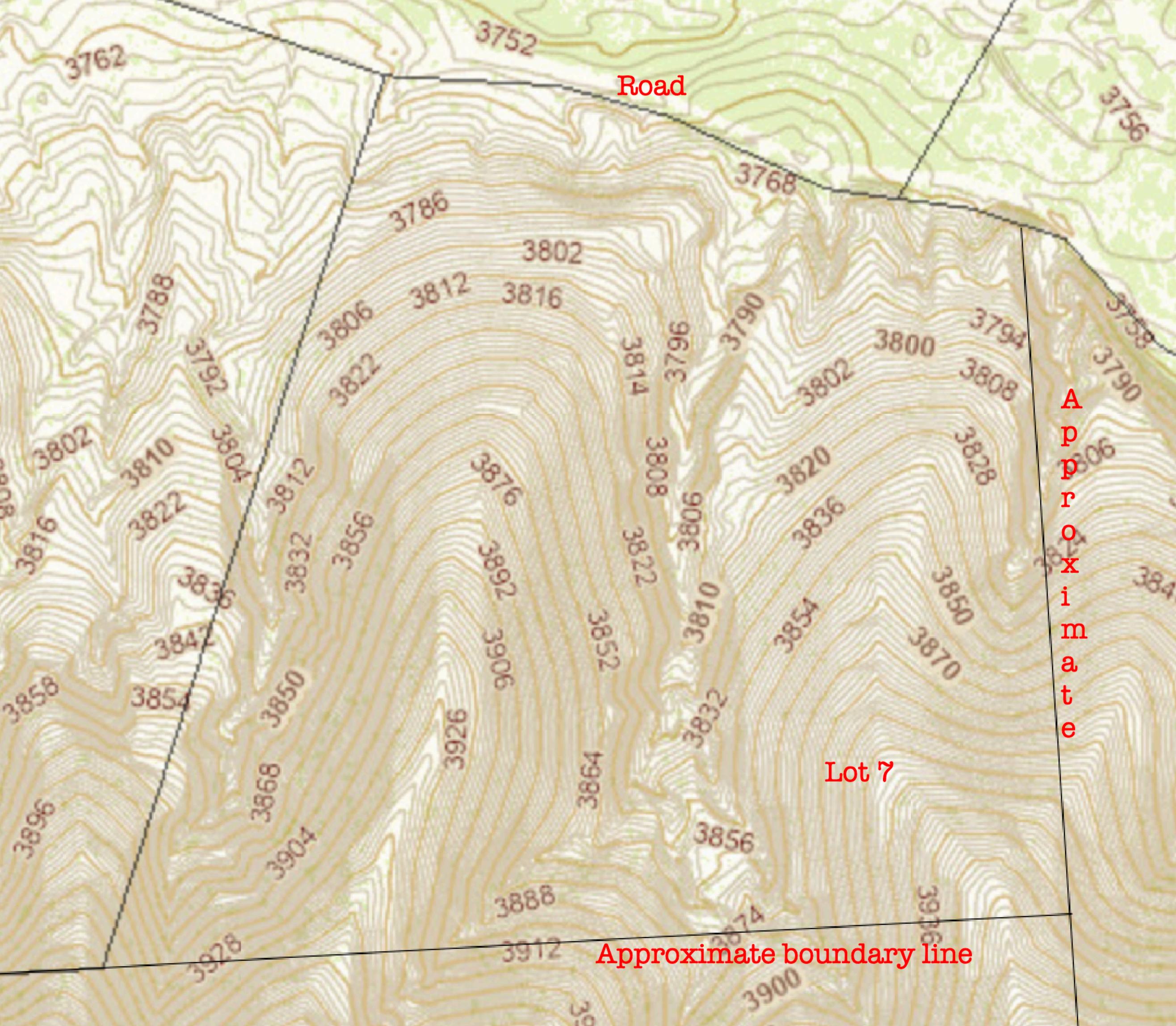
N30°44'22"E  
1284.00'

N6°05'57"W (M & R)  
1125.00'

0°05'E  
2652.55'

1514.92'

2198.25' (M)  
2198.09' (R)



Road

A  
p  
p  
r  
o  
x  
i  
m  
a  
t  
e

Lot 7

Approximate boundary line

**The Entry (looking north)  
Gate Code = 1911**



**Spring is on it's way**



**View looking West (over Lot 11)**



**View looking Southeast (over Lots 1 & 2)**



**(lots 4 and 5 can be seen in the distance)**

**View looking north (from lot 2)**



**The main channel (Agua Verde)**

