



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/13/2024

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

A RESUBDIVISION OF STAR VALLEY BLOCK 8 LOTS 1 THROUGH 312 COMMON AREA 'A1-A19', 'B1-B7', & 'C1-C2'

***Introduction/Background:**

FINAL PLAT PROCESS TO CREATE LEGALLY SUBDIVIDED PROPERTY

***Discussion:**

N/A

***Conclusion:**

N/A

***Recommendation:**

STAFF RECOMMENDS APPROVAL

***Fiscal Impact:**

N/A

***Board of Supervisor District:**

1 2 3 4 5 All

Department: DEVELOPMENT SERVICES

Telephone: 724-6490

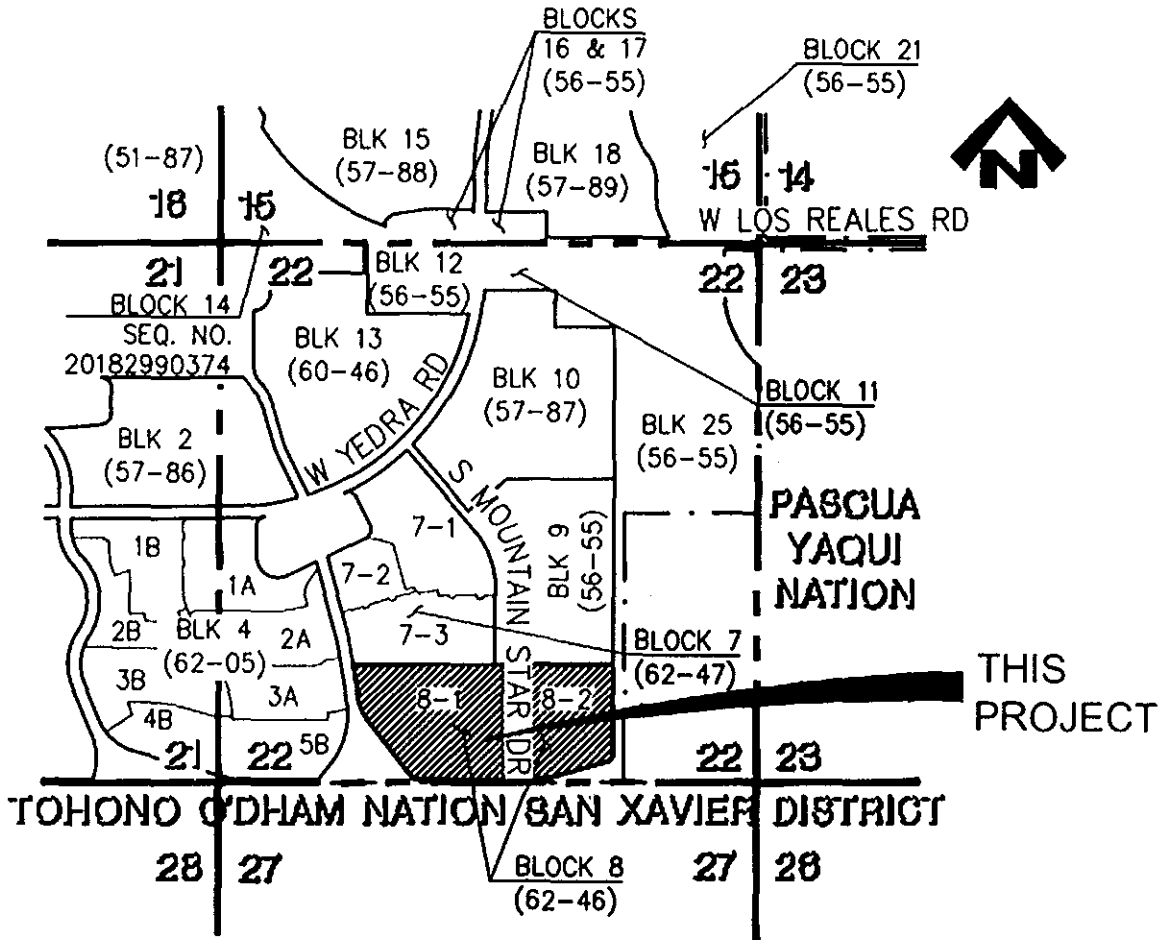
Contact: THOMAS DRZAZGOWSKI

Telephone: 724-6490

Department Director Signature:  Date: 7/25/2024

Deputy County Administrator Signature:  Date: 7/25/2024

County Administrator Signature:  Date: 7/25/2024



LOCATION MAP

LOCATED IN THE SOUTHERN 1/2 PORTION OF SECTION 22
 TOWNSHIP-15-SOUTH, RANGE-12-EAST, G&SRM
 PIMA COUNTY, ARIZONA

P23FP00014

STAR VALLEY BLOCK 8

LOTS 1 THROUGH 312 COMMON AREA 'A1-A19',
 'B1-B7' & 'C1-C2'

ASSURANCE

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 202005R FROM TITLE SECURITY AGENCY, LLC AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS RECORDED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18-89 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: CHAIR, BOARD OF SUPERVISORS PIMA COUNTY, ARIZONA DATE

ATTEST:

I, _____ CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA ON THIS THE _____ DAY OF _____, 20____.

CLERK, BOARD OF SUPERVISORS DATE

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.

GARY WALLACE MARTIN ARIZONA REGISTRATION NO. 37933



CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE FLOODPRONE LIMITS AND EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

RECNA LYN BEEM, P.E. ARIZONA REGISTRATION NO. 40206



RECORDING

STATE OF ARIZONA } PIMA COUNTY }

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PSOMAS ON THIS DAY OF _____ 20____ IN SEQUENCE NO. _____ PIMA COUNTY RECORDS.

GABRIELLA CAZARES-KELLY DATE COUNTY RECORDER

DEDICATION

WE THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE THE UNDERSIGNED DO HEREBY HOLD HARMLESS PIMA COUNTY AND PIMA COUNTY FLOOD CONTROL DISTRICT, THEIR SUCCESSORS, ASSIGNS, EMPLOYEES, OFFICERS AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS, AND ROADS.

WE HEREBY GRANT TO PIMA COUNTY AND ALL UTILITY COMPANIES ALL PUBLIC EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF ACCESS FOR INSTALLATION AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

COMMON AREAS (AND PRIVATE EASEMENTS), AS SHOWN HEREON ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND ARE GRANTED AS EASEMENTS TO PIMA COUNTY AND ALL UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF ABOVEGROUND AND UNDERGROUND UTILITIES AND PUBLIC SEWERS.

TITLE TO THE LAND OF ALL COMMON AREAS SHALL BE VESTED IN THE STAR VALLEY MASTER HOMEOWNERS ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY SECOND AMENDMENT AND RESTATEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN SEQUENCE NO. 20042240108.

AN EASEMENT IS HEREBY GRANTED TO THE PUBLIC, PIMA COUNTY, AND ANY PUBLIC SERVICE CORPORATION REGULATED PURSUANT TO THE ARIZONA REWSED STATUTES, AS SUBSEQUENTLY AMENDED, WHICH PROVIDE FOR ELECTRICAL, SEWER, GAS, WATER, CABLE TELEVISION OR TELEPHONE SERVICE, IN OVER, AND UNDER THE AREAS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UNDERGROUND PUBLIC UTILITIES, DRAINAGE FACILITIES AND PUBLIC SEWER.

COMMON AREAS A1-A19, INCLUSIVE, B1-B7, INCLUSIVE C1 AND C2 ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS FULLY SET FORTH IN THE SECOND AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STAR VALLEY AS SEQUENCE NUMBER 20042240108, AND AMENDED BY DECLARATION OF SCRIVENER'S ERROR RECORDED IN SEQUENCE NUMBER 20140500680, AND BY THE TRACT DECLARATION OF SECOND AMENDMENT AND RESTATEMENT OF COVENANT, CONDITIONS AND RESTRICTIONS FOR STAR VALLEY (AMENDMENT) RECORDED IN SEQUENCE NUMBER 20193107148, OFFICIAL RECORDS OF PIMA COUNTY AND THE AMENDMENT AND ANNEXATION THAT WILL BE RECORDED WITH THIS FINAL PLAT AT SEQUENCE NO. _____. THE STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, SHALL OWN AND BE RESPONSIBLE FOR CONSTRUCTION, MAINTENANCE, AS VALUATION TAXES AND LIABILITY OF THE COMMON AREAS, TO INCLUDE PRIVATE DRAINAGEWAYS AND PRIVATE EASEMENTS WITHIN THIS SUBDIVISION.

OWNER-TRUSTEE OF ASSESSORS PARCELS

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 202005R, ONLY AND NOT OTHERWISE.

BY: RONDA TATRO TRUST OFFICER DATE: 7-16-2024

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S. PIMA COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF June, 2024, BY RONDA TATRO, WHO ACKNOWLEDGED HERSELF TO BE THE TRUST OFFICER FOR TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 202005R.

Notary Public, My Commission Expires 10/14/26

BENEFICIARY

GAC STAR VALLEY LLC 6720 N SCOTTSDALE ROAD, SUITE 250 SCOTTSDALE, ARIZONA 85253

STAR VALLEY MASTER HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION GAC STAR VALLEY, LLC, THE DECLARANT OF STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS RECORDED IN SEQUENCE NUMBER 20193107148, ACKNOWLEDGES THE RESPONSIBILITIES DESIGNATED HEREON BY THE STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

BY: GARY WALLACE MARTIN TRUST OFFICER DATE: 7/15/2024

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S. PIMA COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF July 2024, BY GARY WALLACE MARTIN, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUST OFFICER OF STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

Notary Public, My Commission Expires July 17, 2026

PERMITTING NOTES

- 1. ZONING FOR THIS DEVELOPMENT IS STAR VALLEY SPECIFIC PLAN SFR-1.
- 2. GROSS DENSITY IS 5.30 RAC. (312 LOTS/58.86 ACRES=5.30).
- 3. AVERAGE LOT AREA PER DWELLING UNIT IS 5,341 SQ. FT.
- 4. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 1987-212 AS APPROVED ON 12/1/87 AND AMENDED BY ORDINANCE NO. 1982-101 AS APPROVED ON 10/20/82 AND BY ORDINANCE NO. A998-40 APPROVED ON 6/16/98.
- 5. ALL 100-YR FEMA FLOODPLAINS ARE CONTAINED WITHIN THE EXISTING, OFFSITE PUBLIC DRAINAGEWAY PER LOWR DATED APRIL 18, 2005.
- 6. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30 INCHES AND 72 INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
- 7. DEVELOPMENT STANDARDS MINIMUM ALLOWABLE LOT SIZE IS 3200 S.F.

ACCESSORY STRUCTURES

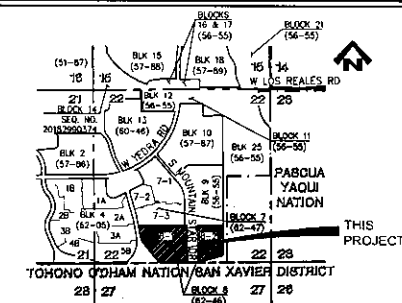
- TO MAIN BUILDING: 7 FT.
- TO FRONT LOT LINE: 20 FT.
- TO SIDE LOT LINE: 3 FT.
- TO REAR LOT LINE: 3 FT.
- MAXIMUM HEIGHT: 24 FT.
- * A 10' REAR YARD SETBACK APPLIES TO LOTS 1 THROUGH 312. PER VERBO APPROVAL BY THE PLANNING OFFICIAL.

GENERAL NOTES

- 1. THE GROSS AREA OF THE SUBDIVISION IS 58.86 ACRES.
- 2. THE BASE OF BEARING FOR THIS SUBDIVISION: THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, BETWEEN MONUMENTS SHOWN HEREIN AND RECORDED IN STAR VALLEY BLOCK 7, BK. 52 W&P, PG. 47 AND PLAT SEQUENCE NO. 20070800591 SAID BEARING BEING N00°06'00"W AT A DISTANCE OF 1322.08'
- 3. TOTAL MILES OF RE-DEDICATED PUBLIC STREETS IS 1.90 MILES. TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES.
- 4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 5. THE EXISTING EASEMENTS RECORDED IN BOOK 82, MAPS & PLATS, PAGE 47, LOCATED WITHIN THE BOUNDARY OF THIS PLAT ARE REVISED AND RE-DEDICATED AS SHOWN HEREIN.
- 6. THE TOTAL NUMBER OF LOTS IS 312.

SHEET INDEX

- 1 COVER SHEET AND NOTES
- 2 PARCEL BOUNDARY MAP
- 3-8 PLAN SHEETS



LOCATION MAP

LOCATED IN THE SOUTHERN 1/2 PORTION OF SECTION 22 TOWNSHIP-15-SOUTH, RANGE-12-EAST, CO-58M PIMA COUNTY, ARIZONA SCALE: 3" = 1 MILE 4-1A SEQ. NO. 20201610143 7-3 SEQ. NO. 202112940490 4-2A SEQ. NO. 20201610143 4-3A SEQ. NO. 20201610143

LEGEND

- 1 LOT NUMBER
- (2) KEYNOTE
- ⊕ SURVEY MONUMENT TO BE SET BY A REGISTERED LAND SURVEYOR AT COMPLETION OF PAVING.
- 1/2" REBAR TO BE SET BY A REGISTERED LAND SURVEYOR AT COMPLETION OF GRADING.
- FOUND SURVEY MONUMENT, AS NOTED
- (1) LINE NUMBER - SEE LINE DATA TABLE
- C1 CURVE NUMBER - SEE CURVE DATA TABLE
- (R) RADIAL BEARING
- SIGHT VISIBILITY EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BLOCK BOUNDARY
- EASEMENT LINE
- SECTION LINE
- PARCEL BOUNDARY
- ★ GENERAL ACCESS LOCATION

KEYNOTES

- (1) 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- (2) 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- (3) 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- (4) 60' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- (5) 75' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- (6) 15' PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS
- (7) PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS

PSOMAS 333 E. Wetmore Road, Suite 450 Tucson, AZ 85706 (520) 292-2300 (520) 292-1290 fax www.psomas.com

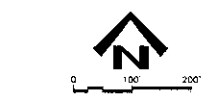
STAR VALLEY BLOCK 8 FINAL PLAT FOR LOTS 1 THROUGH 312 COMMON AREA "A1-A19" (OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN), COMMON AREA "B1-B7"(PRIVATE DRAINAGE AND LANDSCAPE SURFACES) AND COMMON AREA "C1-C2" (PRIVATE DRAINAGEWAY OPEN SPACE) A RESUBDIVISION OF BLOCK 8 AS RECORDED IN BOOK 82, AT PAGE 46 OF MAPS AND PLATS-SITUATED IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 12 EAST, S&A AND S&T OVER HEREON, PIMA COUNTY, ARIZONA. PHUJ NO 750160101 SCALE: HORIZ = N/A DATE: JULY 2024 VERT = N/A 1 OF 8

C.A.	SF
A1	10,638
A2	15,756
A3	2,028
A4	48,838
A5	1,951
A6	3,067
A7	2,214
A8	4,401
A9	4,402
A10	73,002
A11	4,428
A12	4,467
A13	1,952
A14	787
A15	679
A16	4,133
A17	4,132
A18	4,137
A19	2,200

C.A.	SF
B1	7,949
B2	2,618
B3	2,962
B4	62,311
B5	6,985
B6	6,952
B7	6,987
C1	110,602
C2	28,390

BLOCK 7
STAR VALLEY
SFG. NO. 2021294049H
MAPS AND PLATS
(SFR-1)

BLOCK 9
STAR VALLEY
SFG. NO. 2062216069H
MAPS AND PLATS
(SFR-1)

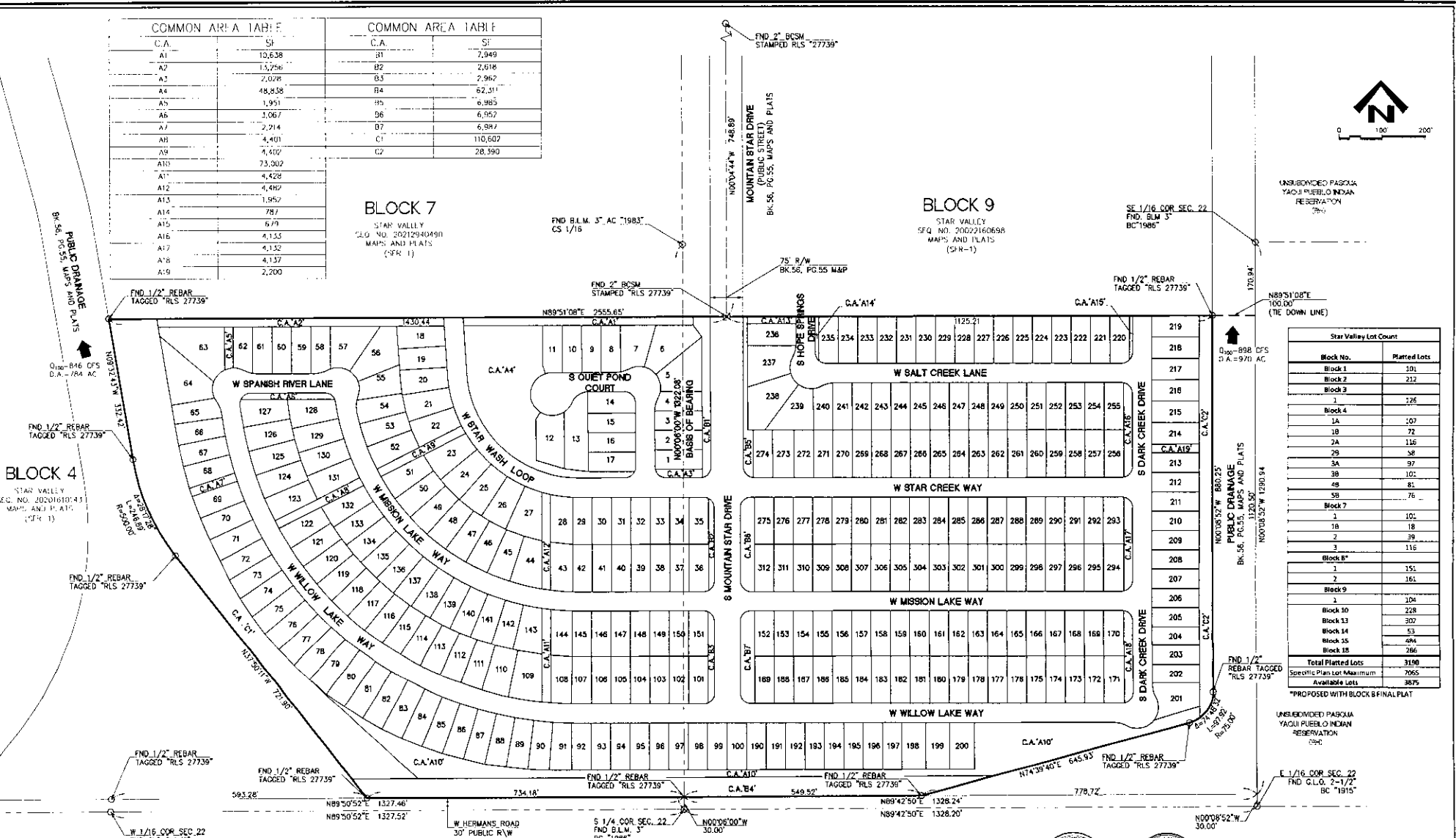


UNSUBDIVIDED PASOCLA
YAGUI PUEBLO INDIAN
RESERVATION

Block No.	Platted Lots
Block 1	101
Block 2	232
Block 3	1
Block 4	126
1A	107
1B	72
2A	116
2B	38
3A	97
3B	102
4B	81
5B	76
Block 7	1
1A	101
1B	18
2	39
3	116
Block 8*	1
1	151
2	161
Block 9	1
1	104
Block 10	228
Block 13	307
Block 14	53
Block 15	494
Block 16	296
Total Platted Lots	3198
Specific Platted Lot Maximum	7055
Available Lots	3875

*PROPOSED WITH BLOCK 8 FINAL PLAT

BLOCK 4
STAR VALLEY
SFG. NO. 2021610104H
MAPS AND PLATS
(SFR-1)



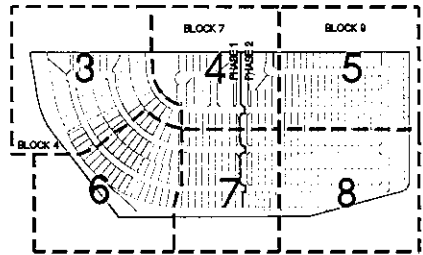
PSOMAS
333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2100 (520) 292-1290 fax
www.psomas.com

P1206-075 P23FP0014
FINAL PLAT FOR STAR VALLEY BLOCK 8
LOTS 1 THROUGH 312 COMMON AREA "A1-A19" (OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN), COMMON AREA "B1-B7" (PRIVATE DRAINAGE AND LANDSCAPE SUBTERRANEAN) AND COMMON AREA "C1-C2" (PRIVATE DRAINAGEWAY OPEN SPACE)
A RESUBDIVISION OF BLOCK 8 AS RECORDED IN BOOK 82, AT PAGE 48 OF MAPS AND PLATS SITUATED IN THE SOUTH 1/4 OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.
PLAT NO. P23FP0014H DATE JULY 2024 SCALE: HORIZ. 1" = 100' VERT. = N/A

BLOCK 7

STAR VALLEY
 J.O. NO.
 2021240010
 MAPS AND PLATS
 (194-1)

FOUND 1/2" REBAR
 TAGGED "RLS 27739"



SHEET INDEX
 NTS

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	39.35'	49.50'	45°33'02"	C101	28.98'	25.00'	66°25'19"
C2	33.11'	67.50'	28°06'32"	C102	6.71'	25.00'	15°50'47"
C3	6.74'	832.50'	0°77'50"	C103	39.25'	567.50'	35°7'46"
C4	43.95'	832.50'	3°01'29"	C104	48.31'	567.50'	4°52'40"
C5	43.95'	832.50'	3°01'29"	C105	48.31'	567.50'	4°52'40"
C6	43.95'	832.50'	3°01'29"	C106	48.05'	567.50'	4°57'06"
C7	20.00'	832.50'	12°2'36"	C107	20.00'	567.50'	2°01'11"
C8	48.16'	832.50'	3°18'52"	C108	42.80'	567.50'	4°19'15"
C9	48.16'	832.50'	3°18'52"	C109	43.48'	567.50'	4°23'23"
C10	48.16'	832.50'	3°18'52"	C110	43.48'	567.50'	4°23'23"
C11	43.95'	832.50'	3°01'29"	C116	55.68'	522.50'	6°06'19"
C12	43.95'	832.50'	3°01'29"	C117	60.47'	522.50'	6°37'50"
C13	43.95'	832.50'	3°01'29"	C118	20.00'	522.50'	2°11'37"
C14	51.50'	787.50'	3°45'03"	C119	55.68'	522.50'	6°06'19"
C15	51.50'	787.50'	3°45'03"	C120	60.47'	522.50'	6°37'50"
C16	54.46'	787.50'	3°57'46"	C121	29.34'	522.50'	3°13'01"
C17	20.00'	787.50'	12°7'19"	C122	28.98'	67.50'	22°44'43"
C18	57.29'	787.50'	4°10'04"	C123	10.44'	67.50'	8°51'37"
C19	57.29'	787.50'	4°10'04"	C124	35.23'	49.50'	4°04'46'35"
C20	57.29'	787.50'	4°10'04"	C125	30.48'	49.50'	35°8'46"
C21	57.29'	787.50'	4°10'04"	C126	28.69'	302.50'	5°26'05"
C22	38.89'	787.50'	2°49'47"	C127	46.95'	302.50'	8°53'31"
C23	13.44'	25.00'	30°48'44"	C128	48.95'	302.50'	8°53'31"
C24	28.98'	25.00'	66°25'19"	C129	20.01'	302.50'	5°47'27"
C25	38.24'	49.50'	44°15'30"	C130	45.37'	302.50'	8°55'51"
C26	20.67'	49.50'	23°59'24"	C131	48.95'	302.50'	8°53'31"
C27	25.28'	49.50'	29°15'45"	C132	46.95'	302.50'	8°53'31"
C28	21.99'	67.50'	18°39'59"	C133	46.95'	302.50'	8°53'31"
C29	11.37'	67.50'	9°39'00"	C134	41.46'	302.50'	7°51'08"
C30	33.56'	67.50'	28°18'59"	C135	9.40'	49.50'	10°52'42"
C31	6.96'	49.50'	80°3'41"				
C100	47.08'	49.50'	54°29'47"				

LINE TABLE

LINE #	LENGTH	BEARING
L1	18.66'	S48°45'53"W
L2	17.56'	S42°04'38"W
L3	17.16'	S54°15'52"E

KEYNOTES

- 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- 60' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- 75' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- 15' PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS
- PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS



PSOMAS

333 E. Wetmore Road, Suite 450
 Tucson, AZ 85705
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 www.psomas.com

P1206-075 **FINAL PLAT** FOR **P23FP00014**
STAR VALLEY BLOCK 8
 LOTS 1 THROUGH 312 COMMON AREA "A1-A19" (OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN), COMMON AREA "B1-B17" (PRIVATE DRAINAGE AND LANDSCAPE BUFFERED) AND COMMON AREA "C1-C12" (PRIVATE DRAINAGEWAY OPEN SPACE).
 A RESUBDIVISION OF BLOCK 8 AS RECORDED IN BOOK 52, AT PAGE 48 OF MAPS AND PLATS OBTAINED IN THE SOUTH 1/4 OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 12 EAST, COLE AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.
 PLOTTED BY: [Signature]
 DATE: JULY 2024 SCALE: HORIZ 1" = 40' VERT = N/A 3 of 8

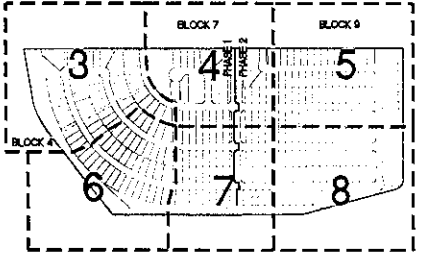


BLOCK 7

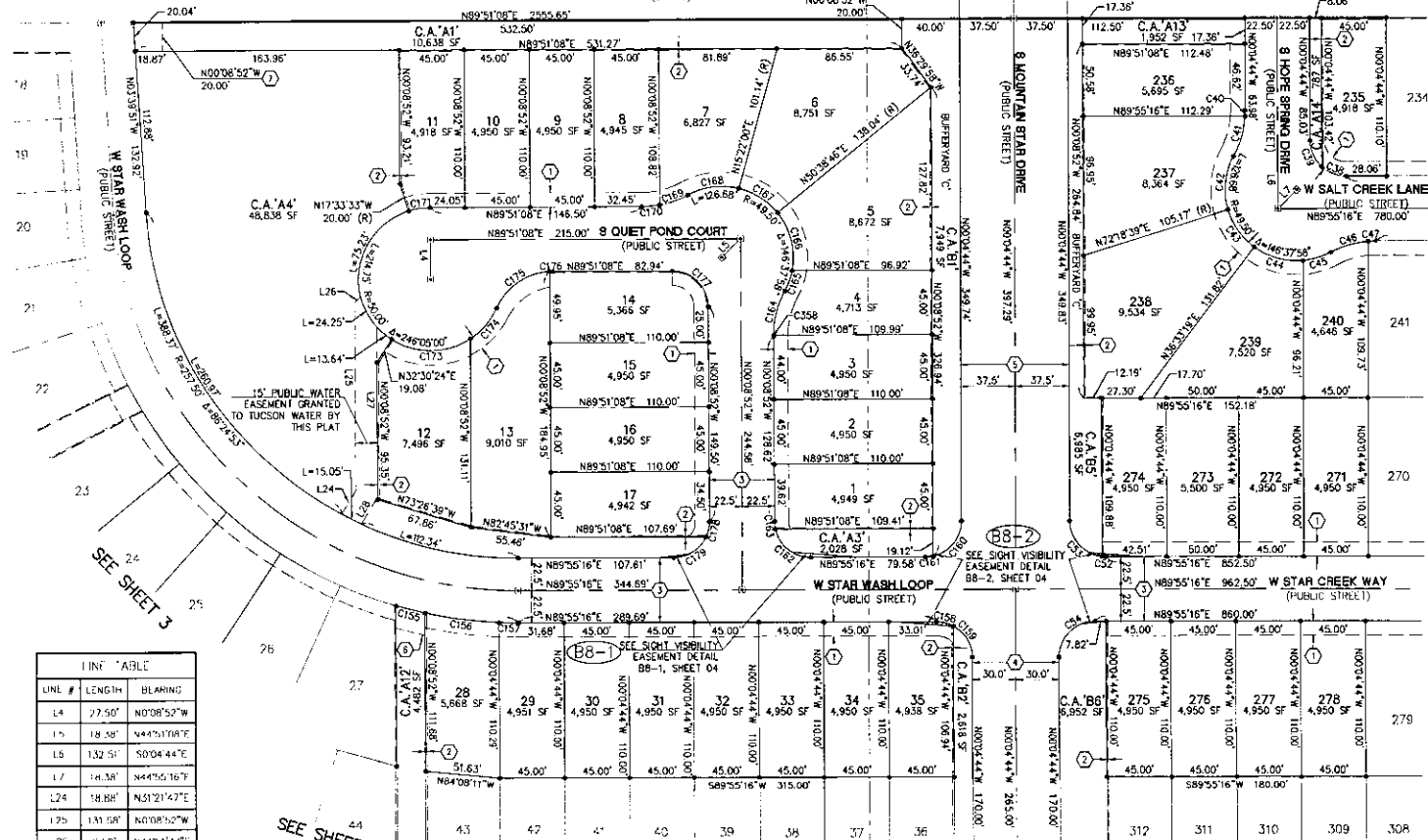
STAR VALLEY
 FLD. NO. 20212940490
 MAPS AND PLATS
 (SFR-1)

BLOCK 9

STAR VALLEY
 FLD. NO. 2022180899
 MAPS AND PLATS
 (SFR-1)



SHEET INDEX
 NTS



LINE TABLE

LINE #	LENGTH	BEARING
L4	27.50'	N0°38'52"W
L5	18.48'	S44°51'08"E
L6	132.51'	S0°04'44"E
L7	14.38'	S44°51'16"E
L24	18.88'	N51°21'42"E
L25	131.58'	N0°08'52"W
L26	15.52'	N44°51'31"E
L27	118.42'	N0°08'52"W
L28	21.85'	N31°51'47"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C38	18.62'	25.00'	42°40'12"
C39	20.65'	25.00'	47°19'48"
C40	4.10'	67.50'	3°28'38"
C41	29.26'	67.50'	24°50'21"
C42	38.34'	49.50'	44°25'13"
C43	32.19'	49.50'	37°15'43"
C44	36.16'	49.50'	41°51'08"
C45	19.96'	49.50'	23°05'53"
C46	27.36'	67.50'	23°13'13"
C47	6.00'	67.50'	5°05'46"
C52	2.50'	25.00'	5°43'33"
C53	36.77'	25.00'	84°16'27"
C54	39.27'	25.00'	90°00'00"
C155	20.65'	307.50'	3°54'42"
C156	51.99'	307.50'	9°50'53"
C157	13.32'	307.50'	7°31'29"
C158	12.50'	25.00'	26°39'03"
C159	26.77'	25.00'	61°20'57"
C160	33.78'	25.00'	77°24'35"
C161	5.48'	25.00'	12°35'29"
C162	33.81'	25.00'	77°28'40"
C163	5.43'	25.00'	12°26'12"
C164	32.36'	67.50'	27°28'10"
C165	14.90'	49.50'	17°15'06"
C166	43.15'	49.50'	49°56'26"
C167	32.16'	49.50'	37°13'18"
C168	36.47'	49.50'	42°13'09"
C169	20.75'	67.50'	17°36'00"
C170	12.62'	67.50'	10°42'59"
C171	15.19'	50.00'	17°24'41"
C173	57.88'	50.00'	66°19'50"
C174	28.55'	50.00'	39°42'58"
C175	46.96'	42.50'	63°18'30"
C177	39.27'	25.00'	80°00'00"
C178	10.83'	25.00'	2°49'48"
C179	28.47'	25.00'	65°14'20"
C180	10.83'	25.00'	2°49'48"
C181	28.47'	25.00'	65°14'20"
C182	10.83'	25.00'	2°49'48"
C183	28.47'	25.00'	65°14'20"
C184	10.83'	25.00'	2°49'48"
C185	12.50'	25.00'	26°39'03"
C186	26.77'	25.00'	61°20'57"
C187	33.78'	25.00'	77°24'35"
C188	5.48'	25.00'	12°35'29"
C189	33.81'	25.00'	77°28'40"
C190	5.43'	25.00'	12°26'12"
C191	32.36'	67.50'	27°28'10"
C192	14.90'	49.50'	17°15'06"
C193	43.15'	49.50'	49°56'26"
C194	32.16'	49.50'	37°13'18"
C195	36.47'	49.50'	42°13'09"

SEE SHEET 5
 SEE SHEET 5
 SEE SHEET 8

KEYNOTES

- 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- 60' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- 75' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- 15' PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS
- PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS



PSOMAS

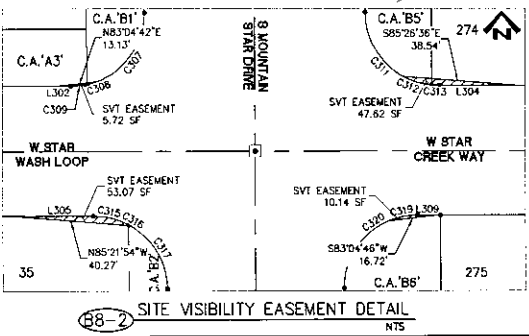
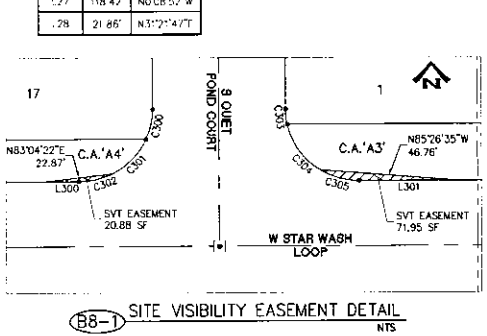
333 E. Wainwright Road, Suite 450
 Tucson, AZ 85718
 (520) 292-2300 (520) 292-1250 fax
 www.psomas.com

P1208-025 FINAL PLAT FOR STAR VALLEY BLOCK 8
 P23FP00014

LOTS 1 THROUGH 312 COMMON AREA "A1-A15" (OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN), COMMON AREA "B1-B7" (PRIVATE DRAINAGE AND LANDSCAPE SURFACING) AND COMMON AREA "C1-C2" (PRIVATE DRAINAGEWAY OPEN SPACE)

A RESUBDIVISION OF BLOCK 8 AS RECORDED IN BOOK 92, AT PAGE 48 OF MAPS AND PLATS FILED IN THE SOUTH 1/4 OF SECTION 22, TOWNSHIP 15 SOUTH RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJECT NO. 25048001 SCALE: HORIZ 1" = 40'
 DATE: JULY 2024 VERT = N/A 4 OF 8



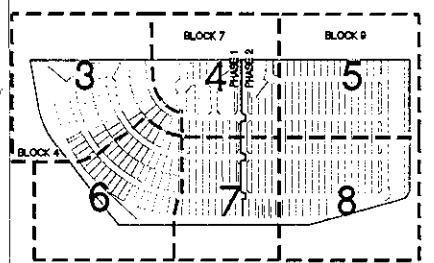
BLOCK 9

STAR VALLEY
BLOCKS 1-30
BK 56, PG 54
MAPS AND PLATS
(SFR-1)



0.0688 AC'S
D.A. #970 AC

PUBLIC DRAINAGE
BK 56, PG 55, MAPS AND PLATS
N08°32'44" W 880.25'



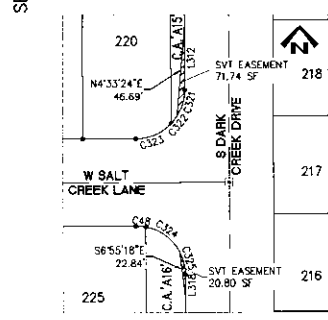
SHEET INDEX
NTS

KEYNOTES

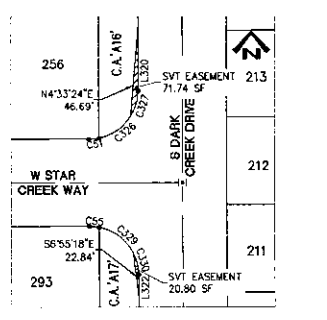
- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
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- ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
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- ⑥ 15' PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS.
- ⑦ PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C36	19.09'	25.00'	43°45'42"
C37	20.18'	25.00'	46°74'18"
C47	6.00'	67.50'	5°05'46"
C48	5.04'	25.00'	11°32'30"
C49	34.23'	25.00'	78°27'30"
C50	34.23'	25.00'	78°27'30"
C51	5.04'	25.00'	11°32'30"
C55	5.05'	25.00'	11°35'00"
C56	34.22'	25.00'	78°25'00"
C321	13.91'	25.00'	31°53'27"
C322	19.09'	25.00'	43°45'42"
C323	20.18'	25.00'	46°74'18"
C324	34.23'	25.00'	78°27'30"
C325	11.77'	25.00'	26°58'52"
C326	34.23'	25.00'	78°27'30"
C327	13.91'	25.00'	31°53'27"
C329	34.27'	25.00'	78°25'00"
C330	11.77'	25.00'	26°58'52"

LINE TABLE		
LINE #	LENGTH	BEARING
L29	55.63'	N0°04'51"W
L30	20.00'	N0°04'44"W
L51	33.86'	N0°04'32"W
L32	109.49'	N0°04'44"W



(88-3) SITE VISIBILITY EASEMENT DETAIL
NTS



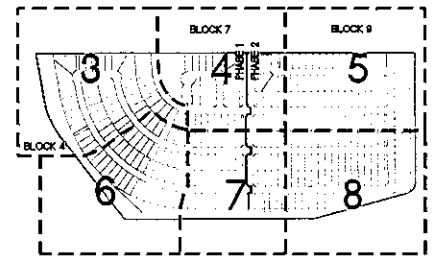
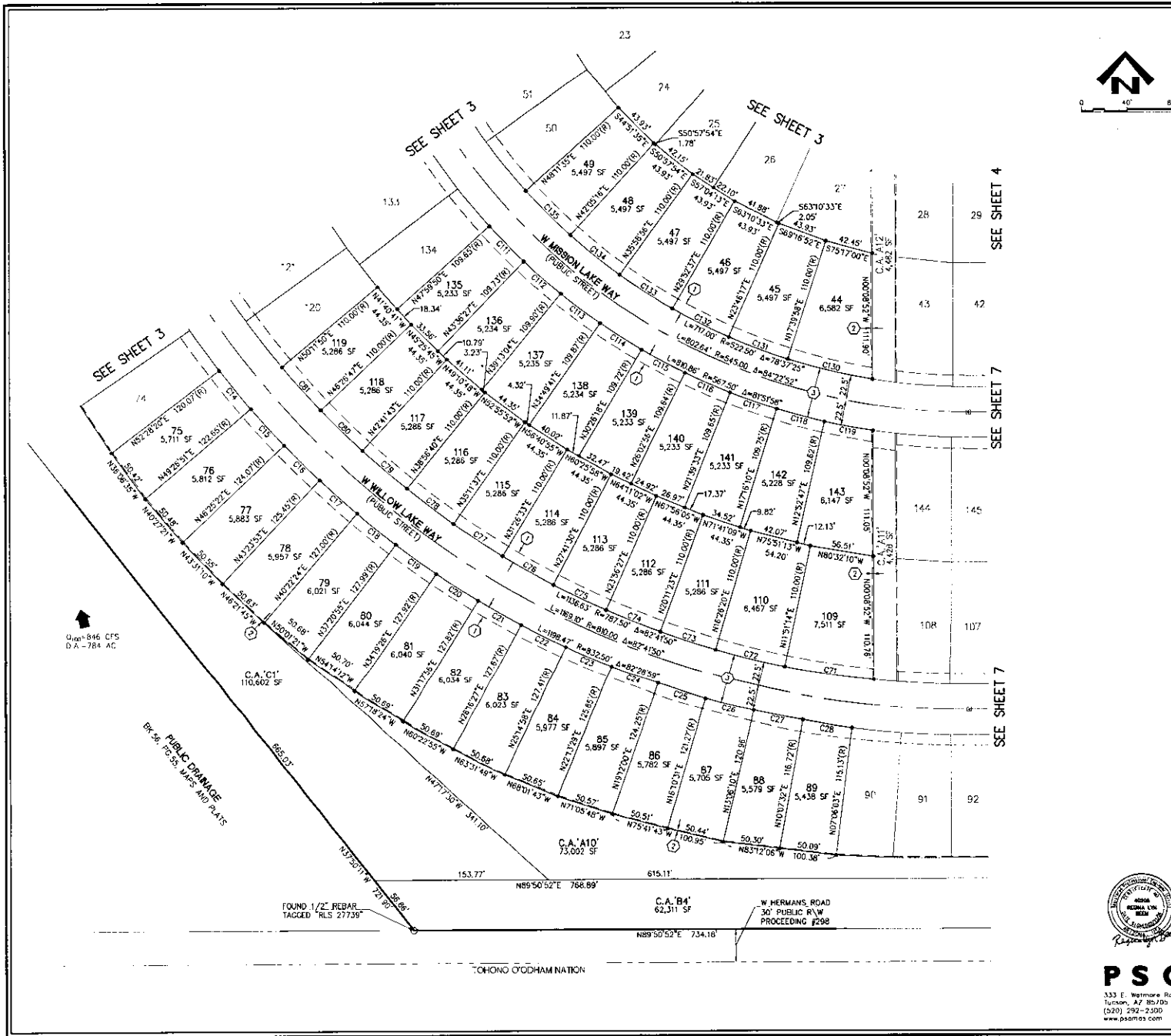
(88-4) SITE VISIBILITY EASEMENT DETAIL
NTS



PSOMAS

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Tucson, AZ 85705
(520) 282-2100
www.psomas.com

P1206-075 FINAL PLAT FOR STAR VALLEY BLOCK 8
LOTS 1 THROUGH 312 COMMON AREA A1-A19' (OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN), COMMON AREA B1-B7 (PRIVATE DRAINAGE AND LANDSCAPE BUFFERLAND) AND COMMON AREA C1-C2 (PRIVATE DRAINAGEWAY OPEN SPACES)
A RESUBDIVISION OF BLOCK 8 IS RECORDED IN BOOK 52, AT PAGE 46 OF MAPS AND PLATS-DRAWN IN THE SOUTH 1/4 OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.
PSOMAS
333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 282-2100
www.psomas.com
DATE: JULY 2024
SCALE: HORIZ 1" = 40'
VERT 1" = 40'
5 OF 8



SHEET INDEX
NTS

KEYNOTES

- ① 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
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- ③ 45' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
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- ⑤ 75' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑥ 15' PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS
- ⑦ PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C14	43.95'	832.50'	3'01'29"
C15	43.95'	832.50'	3'01'29"
C16	43.95'	832.50'	3'01'29"
C17	43.95'	832.50'	3'01'29"
C18	43.95'	832.50'	3'01'29"
C19	43.95'	832.50'	3'01'29"
C20	43.95'	832.50'	3'01'29"
C21	43.95'	832.50'	3'01'29"
C22	43.95'	832.50'	3'01'29"
C23	43.95'	832.50'	3'01'29"
C24	43.95'	832.50'	3'01'29"
C25	43.95'	832.50'	3'01'29"
C26	43.95'	832.50'	3'01'29"
C27	43.95'	832.50'	3'01'29"
C28	43.95'	832.50'	3'01'29"
C71	79.62'	787.50'	5'47'35"
C72	63.02'	787.50'	4'25'06"
C73	51.55'	787.50'	3'45'03"
C74	51.55'	787.50'	3'45'03"
C75	51.55'	787.50'	3'45'03"
C76	51.55'	787.50'	3'45'03"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C77	51.55'	787.50'	3'45'03"
C78	51.55'	787.50'	3'45'03"
C79	51.55'	787.50'	3'45'03"
C80	51.55'	787.50'	3'45'03"
C81	51.55'	787.50'	3'45'03"
C111	43.48'	567.50'	4'23'23"
C112	43.48'	567.50'	4'23'23"
C113	43.48'	567.50'	4'23'23"
C114	43.48'	567.50'	4'23'23"
C115	43.48'	567.50'	4'23'23"
C116	43.48'	567.50'	4'23'23"
C117	43.48'	567.50'	4'23'23"
C118	43.48'	567.50'	4'23'23"
C119	43.48'	567.50'	4'23'23"
C130	76.90'	522.50'	8'25'59"
C131	55.68'	522.50'	6'06'19"
C132	55.68'	522.50'	6'06'19"
C133	55.68'	522.50'	6'06'19"
C134	55.68'	522.50'	6'06'19"
C135	55.68'	522.50'	6'06'19"

Q=101.846 CFS
D.A. - 784 AC

PUBLIC DRAINAGE
BR. 36, 1P. 55, 1A. 15, AND 2A. 15

FOUND 1/2" REBAR
TAGGED "RLS 27735"

W HERMANDS ROAD
30' PUBLIC R/W
PROCEEDING #298



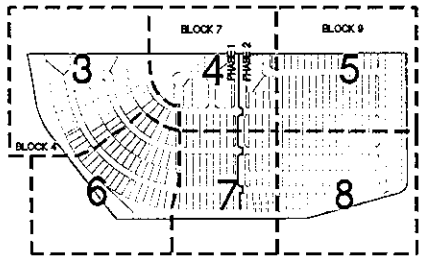
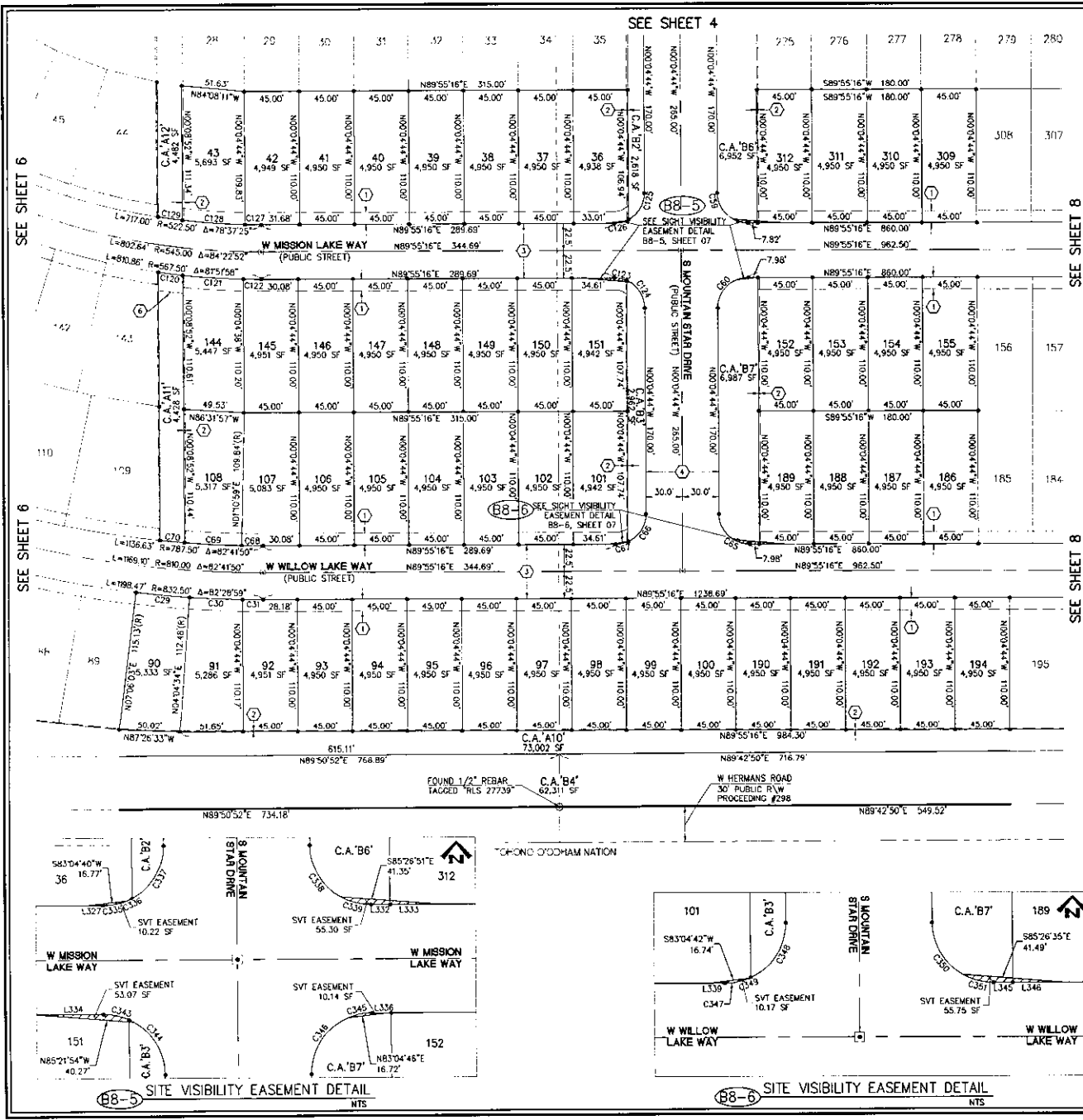
PSOMAS
333 E. Wetmore Road, Suite 430
Tucson, AZ 85710
(520) 292-2300 (520) 292-1250 fax
www.psomas.com

P1206-075 FINAL PLAT FOR STAR VALLEY BLOCK 8 P23FP00014

LOTS 1 THROUGH 312 COMMON AREA "A1-A19" (OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN), COMMON AREA "B1-B7" (PRIVATE DRAINAGE AND LANDSCAPE (SERVICED) AND COMMON AREA "C1-C2" (PRIVATE DRAINAGEWAY OPEN SPACE)

A RESUBDIVISION OF BLOCK 8 AS RECORDED IN BOOK 62 AT PAGE 46 OF MAPS AND PLATS SITUATED IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 12 EAST, COA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PHD: RD / P230180101 SCALE: 1/8" = 1' - 10' DATE: JULY 2024 VERT: N/A 6 OF 8



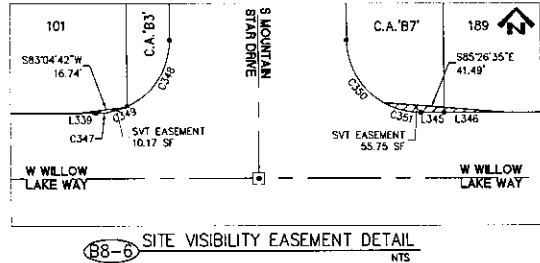
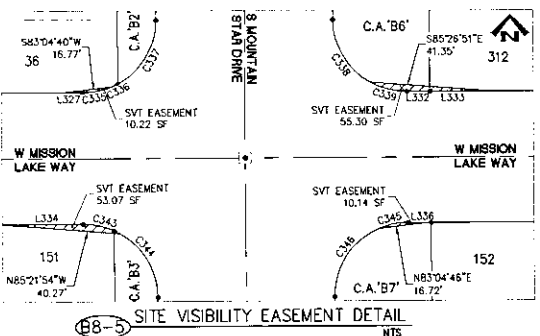
SHEET INDEX
NTS

KEYNOTES

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- ② 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT.
- ③ 45' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ④ 60' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 75' PUBLIC RIGHT OF WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑥ 15' PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS
- ⑦ PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C29	43.95'	832.50'	301°29'
C30	43.85'	832.50'	259°51'
C31	16.82'	832.50'	109°27'
C39	39.27'	25.00'	90°00'00"
C60	39.27'	25.00'	90°00'00"
C65	39.27'	25.00'	90°00'00"
C66	28.56'	25.00'	65°27'07"
C67	10.71'	25.00'	74°32'53"
C68	17.34'	787.50'	115°43'
C69	46.95'	787.50'	374°58'
C70	20.09'	787.50'	127°43'
C120	20.18'	567.50'	202°14'
C121	49.71'	567.50'	501°06'
C122	14.92'	567.50'	1°30'24"
C123	10.71'	25.00'	243°25'33"
C124	28.56'	25.00'	65°27'07"
C125	26.77'	25.00'	61°20'57"
C126	12.50'	25.00'	28°39'03"
C127	13.32'	527.50'	177°39'
C128	51.39'	527.50'	5°38'06"
C129	20.21'	527.50'	2°2'59"

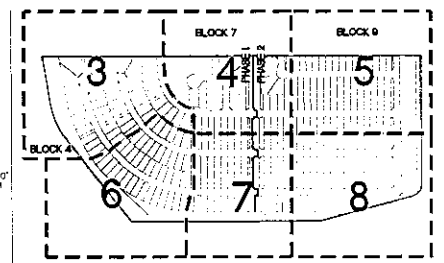
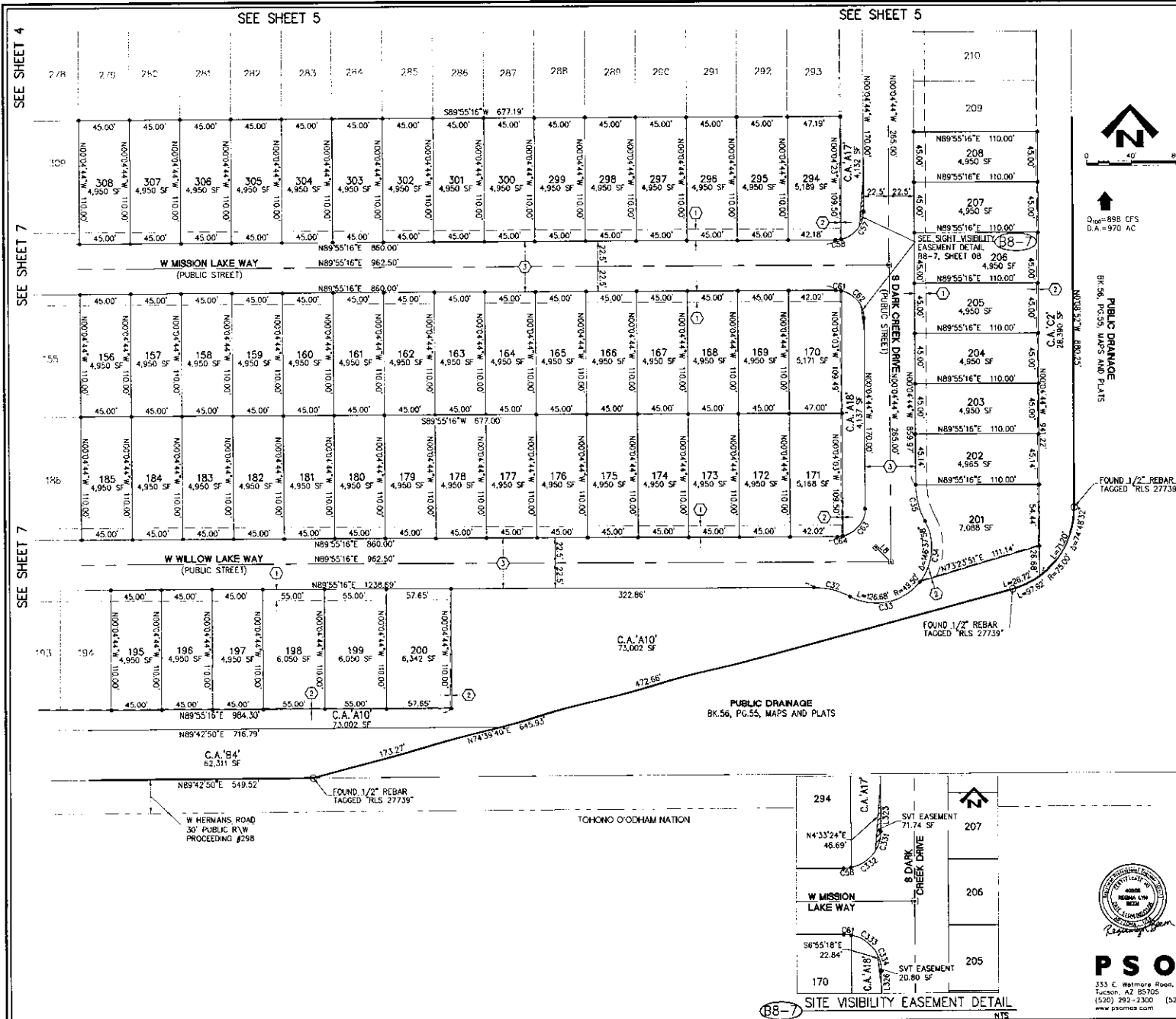
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C335	10.06'	25.00'	230°3'44"
C336	12.50'	25.00'	28°39'03"
C337	26.77'	25.00'	61°20'57"
C338	39.27'	25.00'	90°00'00"
C339	13.07'	75.00'	79°57'04"
C343	13.01'	75.00'	79°48'53"
C344	28.56'	25.00'	65°27'07"
C345	10.05'	25.00'	230°1'25"
C346	39.27'	25.00'	90°00'00"
C347	10.05'	25.00'	230°2'22"
C348	28.56'	25.00'	65°27'07"
C349	10.71'	25.00'	74°32'53"
C350	39.27'	25.00'	90°00'00"
C351	13.10'	25.00'	300°1'05"



PSOMAS

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(520) 282-2300 (520) 282-1290 fax
www.psomas.com

P1206-075 FINAL PLAT FOR STAR VALLEY BLOCK 8
 P23FP00014
 FINAL PLAT FOR
STAR VALLEY BLOCK 8
 LOTS 1 THROUGH 312 COMMON AREA 'A1-A19' (OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN), COMMON AREA 'B1-B7'(PRIVATE DRAINAGE AND LANDSCAPE SUSTAINMENT) AND COMMON AREA 'C1-C7' (PRIVATE DRAINAGEWAY OPEN SPACE)
 A RESUBDIVISION OF BLOCK 8 AS RECORDED IN BOOK 62, AT PAGE 46 OF MAPS AND PLATS SITUATED IN THE SOUTH 1/4 OF SECTION 32, TOWNSHIP 15 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.
 PROJ. NO. /S/010101 SCALE: HORIZ 1" = 40'
 DATE: JULY 2024 VERT 1" = 40'
 7 OF 8



SHEET INDEX
NTS

KEYNOTES

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- ⑦ PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS

LINE TABLE		
LINE #	LENGTH	BEARING
1A	18.38'	S45°04'44"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C32	33.36'	67.50'	78°18'59"
C33	69.29'	49.50'	80°12'18"
C34	57.39'	49.50'	66°25'40"
C35	33.36'	67.50'	78°18'59"
C37	34.24'	25.00'	78°28'12"
C38	5.03'	25.00'	11°31'48"
C61	5.04'	25.00'	11°31'41"
C62	34.23'	25.00'	78°27'19"
C63	34.28'	25.00'	78°33'29"
C64	4.99'	25.00'	11°26'35"
C331	13.91'	25.00'	31°53'27"
C332	34.24'	25.00'	78°28'12"
C333	34.23'	25.00'	78°27'19"
C334	11.77'	25.00'	26°58'52"



D_{REF}=898 CFS
D.A.=970 AC

PUBLIC DRAINAGE
BK.56, PG.55, MAPS AND PLATS

FOUND 1/2" REBAR TAGGED 'RLS 27739'

FOUND 1/2" REBAR TAGGED 'RLS 27739'

FOUND 1/2" REBAR TAGGED 'RLS 27739'



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Tucson, AZ 85705
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P1206-075 FINAL PLAT FOR P23FP00014

STAR VALLEY BLOCK 8
LOTS 1 THROUGH 312 COMMON AREA 'A1-A19' (OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN), COMMON AREA 'B1-B7' (PRIVATE DRAINAGE AND LANDSCAPE BUFFERING) AND COMMON AREA 'C1-C7' (PRIVATE DRAINAGEWAY OPEN SPACE)

A RESUBDIVISION OF BLOCK 8 AS REDRAWN IN BOOK 62 AT PAGE 46 OF MAPS AND PLATS SITUATED IN THE SOUTH 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 12 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA.

PKUJ NO. P23FP000101 SCALE: HORIZ. 1" = 40' DATE: JULY 2024 VERT. = N/A 8 OF 8

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P23FP00014**

THIS AGREEMENT is made and entered into by and between GAC STAR VALLEY, LLC, an Arizona limited liability company or successors in interest ("Subdivider"), TITLE SECURITY AGENCY LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 202005R; and Pima County, Arizona ("County").

1. RECITALS

1.1. Subdivider is the beneficiary and Trustee is the trustee of a trust which owns land ("the Land") located in Pima County, Arizona and described in paragraph 2.1 of this agreement.

1.2. County, Subdivider and Trustee wish to establish specific terms, conditions, and guidelines relating to the subdivision of the Land and construction of related improvements to comply with A.R.S. § 11-821.

2. AGREEMENT

Based on the foregoing recitals, which are incorporated here as the intent of the parties, and in consideration of County's approval of a final plat for the Land, County, Subdivider and Trustee agree as follows:

2.1. *Property Description.* The Land is all of the real property which is the subject of the subdivision plat ("the Subdivision Plat") identified as STAR VALLEY BLOCK 8, LOTS 1 THROUGH 312, INCLUSIVE AND COMMON AREA "A1-A19" (OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN), COMMON AREA "B1-B7" (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD) AND COMMON AREA "C1-C2" (PRIVATE DRAINAGEWAY OPEN SPACE) recorded in Sequence number _____ on the _____ day of _____, 20____, in the Office of the Pima County Recorder.

2.2. *Construction of Subdivision Improvements.* As a condition of subdivision approval, Subdivider hereby agrees to construct all subdivision improvements ("the Subdivision Improvements") contemplated by the Subdivision Plat, rezoning conditions, and any associated site construction permits, including but not limited to onsite and offsite streets, sanitary sewers (if necessary), water and electric utilities, drainage and flood control improvements, parks, trails or other recreational facilities, other required infrastructure, and riparian habitat mitigation or payment of the riparian habitat mitigation in-lieu fee.

2.3. *Existing Utilities.* Any relocation or modification of existing utilities or public improvements required in order to construct the Subdivision Improvements shall be done at no expense to the public. Subdividers performance of this requirement shall be considered in determining whether to release assurances under paragraphs 2.5 and 2.6.

2.4. *Assurance of Construction.* This agreement is submitted as an assurance that Subdivider will construct the Subdivision Improvements, as required by A.R.S. § 11-821 and Pima County Zoning Code Chapter 18.69.

2.5. *Limitation on Transfer of Title.* Trustee shall not convey title to any of the Land without obtaining prior written approval from County in the form of a Release of Assurance. A Release of Assurance shall not be provided by County until the Subdivision Improvements are completed in accordance with paragraph 2.12.

2.6. *Partial Release of Assurances.* County shall issue a Release of Assurance for some of the lots depicted on the Subdivision Plat if all of the following have occurred:

A. All of the Subdivision Improvements required in connection with the released lots have been completed in accordance with paragraph 2.12, and

B. County finds that the released lots and the Subdivision Improvements required in connection with them can be used and maintained separately from the Subdivision Improvements not yet completed in accordance with paragraph 2.12, and

C. Recreation area in-lieu fee, if applicable, has been paid to the county for the entire subdivision, prior to a release of greater than 75% of total subdivision lots.

2.7. *Deposit Receipt Agreements.* Notwithstanding paragraph 2.5, Trustee may enter into a deposit receipt agreement for the sale of the Land or any portion of it if the agreement clearly states that no portion of the Land shall be conveyed until Subdivider performs its obligations under this agreement.

2.8. *Bulk Sales.* Notwithstanding paragraph 2.5, Trustee may sell and convey all of the Land in one transaction to a single purchaser who has entered into a satisfactory assurance agreement with County, assuring completion of the Subdivision Improvements.

2.9. *Conveyance Out of Trust for the Purpose of Encumbrance.* Notwithstanding paragraph 2.5, Trustee may convey all or part of the Land to the Subdivider for the sole purpose of encumbering the Land by the recording of mortgages or deeds of trust, provided that the Land is thereafter immediately reconveyed into the trust.

2.10. *Real Property Taxes.* All real property taxes on the Land shall be paid before the taxes are delinquent as defined by A.R.S. 42-18052(B). If the real property taxes on the Land, including any lot or portion of common area, become delinquent, this agreement will be in default.

2.11. *Substitution of Assurances.* Subdivider may submit substitute assurances in a form and amount acceptable to County at any time during which this agreement is not in default.

2.12. *Completion of the Subdivision Improvements.* The Subdivision Improvements shall be completed by Subdivider not more than four years after the date of this agreement. The Subdivision Improvements shall not be considered completed until after they have been constructed in accordance with the Subdivision Plat, rezoning conditions, associated site construction permits, and after County has inspected them and finds them to be in compliance with the plans.

2.13. *Acceptance of the Subdivision Improvements.* County shall not accept maintenance responsibility for any of the Subdivision Improvements unless and until all of the following have occurred:

A. They have been completed in accordance with paragraph 2.12.

B. They have been dedicated to County by the Subdivision Plat or by some other instrument of record.

C. The dedication has been accepted by the Pima County Board of Supervisors as evidenced by approval of the dedication on the Subdivision Plat or by some other formal action.

2.14. *Default, Non-Compliance; County's Options.* This agreement is in default if either the Subdivider or Trustee fails to comply with obligations under this agreement. If this agreement is in default, the County may exercise any or all options below at its sole discretion:

A. The County may re-plat all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plat to approximately the same boundary configurations of record which existed before the recording of the Subdivision Plat. The Subdivider authorizes the County to execute, on behalf of Subdivider, the re-plat described in this section. The re-plat may exclude any dedications to the public which were made on the Subdivision Plat which are necessary to serve either portions of the Land which are not re-platted, or to serve the public. Subdivider shall pay the reasonable costs incurred in re-platting. Notice of default and intent to re-plat will be sent to the last known address of Subdivider and Trustee by certified mail not less than thirty days before County exercises its option to re-plat under this paragraph.

B. If site conditions change after the Subdivider fails to comply with this agreement, the County may require that Subdivider submit evidence that the Tentative and Final Plat comply with current regulations, under current site conditions. If the County determines that the Tentative Plat or Final Plat does not comply, Subdivider shall submit revisions to the plat, to the County with applicable fees. If the revisions are approved by the Board of Supervisors, the date specified in Section 2.12 of this agreement may be extended by up to four years from the approval date. This subsection is not applicable to Block Plats for master planned communities.

C. The County may withhold the issuance of permits for building regulated by Title 15 of the Pima County Code or work regulated by Title 18 of the Pima County Code.

2.15. *Incorporation and Annexation.* If the Land is incorporated as or annexed by a city or town, the city or town shall automatically succeed to all benefits and duties of County under this agreement.

2.16. *Termination.* This agreement shall remain in full force and effect until one of the following has occurred:

A. The Subdivision Improvements have been completed and approved by County in accordance with paragraph 2.11 and a Release of Assurances with respect to all the Land has been recorded in the Office of the Pima County Recorder in accordance with paragraph 2.5; or

B. A new subdivision plat has been recorded for the Land in compliance with any and all applicable laws and regulations; or

C. A substitute assurance agreement has been executed by and between Subdivider and County in accordance with paragraph 2.11.

2.17. *Effective Date.* This Agreement is effective on the _____ day of _____, 20____, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: GAC STAR VALLEY, LLC, an Arizona limited liability company BY: TJS Star Valley LP, an Arizona limited liability company, it's Manager BY: AGS LLC, an Arizona limited liability company, it's General Partner

Chair, Board of Supervisors

By: [Signature]
Sean T. Walters
Its: Manager

ATTEST:

Trustee: Title Security Agency, LLC, a Delaware limited liability company, as Trustee under Trust No. 202005R and not in its corporate capacity

Clerk of the Board

By: [Signature]
Ronda Tatro
Its: Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 15th day of July, 2024, by Sean T. Walters as Manager of AGS LLC, an Arizona limited liability company, as General Partner of TJS Star Valley LP, an Arizona limited liability company as Manager of GAC Star Valley, LLC, an Arizona limited liability company ("Subdivider"),

[Signature]
Notary Public

My Commission Expires:
3/14/2025



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 16th day of July, 2024, by Ronda Tatro as Trust Officer of Title Security Agency, LLC, a Delaware limited liability company ("Trustee"), as Trustee under trust number 202005R.

[Signature]
Notary Public

My Commission Expires:
4/4/2026

