



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 10/18/2022

**= Mandatory, information must be provided*

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

***Title:**

Final Plat (P22FP00011) Star Valley Block 3 Phase I Lots 1-126 Common Areas "A" and "B"

***Introduction/Background:**

Final Plat Process to create a 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: 724-9522

Department Director Signature:

Joseph Grotz

Date:

9/19/22

Deputy County Administrator Signature:

[Signature]

Date:

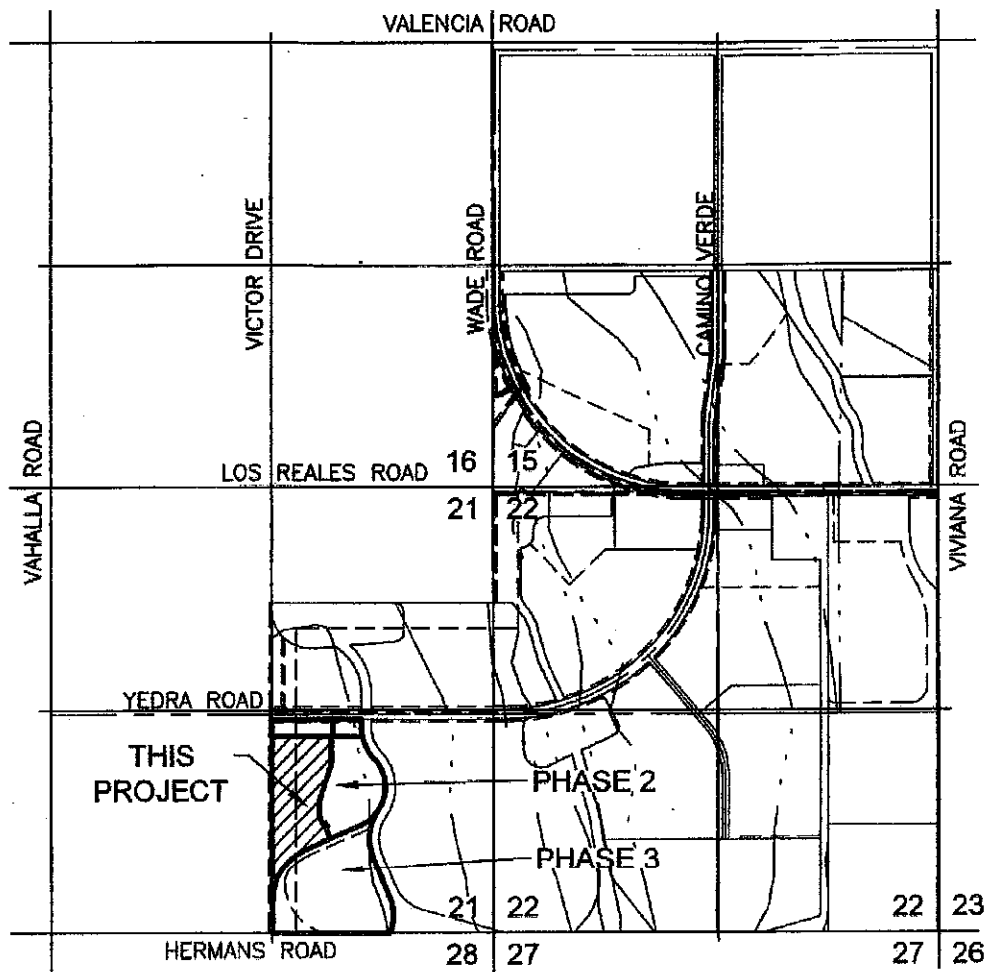
9/26/2022

County Administrator Signature:

[Signature]

Date:

9/27/2022



LOCATION MAP



SEC. 21, T. 15 S., R. 12 E.
PIMA COUNTY, ARIZONA

STAR VALLEY BLOCK 3, PHASE 1

LOTS 1-126

COMMON AREA 'A' AND 'B'



ASSURANCE:

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 202055-S FROM TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS

RECORDED IN SEQUENCE NUMBER _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE CHAPTER 15.09 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

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

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 _____, 2022.

BY: _____ DATE: _____
CLERK, BOARD OF SUPERVISORS
PIMA COUNTY, ARIZONA

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.

SURVEYOR: JAMES G. SPRING
P.L.S. # 22282

CERTIFICATION OF ENGINEERING

I HEREBY CERTIFY THAT THE GEOMETRIC DESIGN, FLOOD PROOF LIMITS, AND/OR EROSION HAZARD SETBACKS SHOWN ON THIS PLAT WERE PREPARED BY ME OR UNDER MY SUPERVISION.

BY: _____
MATTHEW C. OLSEN
REGISTRATION NUMBER 10246

RECORDING

STATE OF ARIZONA }
COUNTY OF PIMA }

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____

ON THIS _____ DAY OF _____, 20____, IN SEQUENCE NO. _____, PIMA COUNTY RECORDS.

COUNTY RECORDER _____ DATE _____

HOME OWNERS ASSOCIATION CONSENT

STAR VALLEY MASTER HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY ELECTED PRESIDENT

OF THE STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

STAR VALLEY MASTER HOMEOWNERS ASSOCIATION

BY: _____

ITS, PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2022

_____ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED HIMSELF TO BE THE _____ OF THE STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, AND AS SUCH AGENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREON CONTAINED.

IN WITNESS WHEREOF, I SET MY HAND AND SEAL.

BY: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: APRIL 20, 2025

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, HEREBY WARRANT THAT I AM THE ONLY PARTY HAVING ANY TITLE INTEREST IN THE LAND SHOWN ON THE PLAT, AND I CONSENT TO THE DEDICATION OF SAID LAND IN THE MANNER SHOWN HEREON.

I, 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.

I HEREBY DEDICATE AND CONVEY TO PIMA COUNTY ALL RIGHTS-OF-WAY AS SHOWN HEREON, INCLUDING ALL PUBLIC STREETS, ROADS, PARKS, DETENTION (DETENTION/RETENTION) BASINS, ALLEYS, AND DRAINAGE WAYS.

I HEREBY DEDICATE AND CONVEY TO PIMA COUNTY FLOOD CONTROL DISTRICT ALL NATURAL CHANNELS AS SHOWN HEREON FOR THE PURPOSE OF MAINTENANCE AND FLOOD CONTROL.

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

COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE) AND COMMON AREA 'B' (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD) ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE SECOND AMENDMENT AND RESTATMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STAR VALLEY, RECORDED IN SEQUENCE NUMBER #2042240168, OFFICIAL RECORDS OF PIMA COUNTY. THE STAR VALLEY MASTER HOMEOWNERS ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR CONTROL, MAINTENANCE AND LIABILITY OF THE COMMON AREAS.

DRAINAGEWAYS, AND COMMON AREAS, 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 THE PUBLIC AND ALL UTILITY COMPANIES FOR THE PURPOSES OF ACCESS, INSTALLATION, AND MAINTENANCE OF UTILITIES, DRAINAGE, AND PUBLIC SEWERS. TITLE TO THE LAND OF ALL DRAINAGEWAYS, AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE #2042240168 IN THE PIMA COUNTY RECORDER'S OFFICE. THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND LIABILITY FOR THE DRAINAGEWAYS, PUBLIC SEWERS, AND COMMON AREAS WITHIN THIS SUBDIVISION.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 202055-S AND NOT OTHERWISE.

TITLE SECURITY AGENCY LLC TR 202055-S
6300 E. TANQUE VERDE ROAD,
TUCSON, AZ 85715

BY: _____

NAME: Crystal Salcido

ITS: Authorized Signer

STATE OF ARIZONA }
COUNTY OF PIMA }

ON THIS 1st DAY OF August, 2022, BEFORE ME PERSONALLY APPEARED

Crystal Salcido, WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 202055-S AND NOT OTHERWISE, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN.

MY COMMISSION EXPIRES: 8/1/25

NOTARY PUBLIC

LEAS HARLOS

My Commission Expires August 1, 2025

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 24.78 ACRES.
2. THE BASIS OF BEARING: THE WEST LINE OF THE EAST HALF OF SECTION 21 BETWEEN FOUND MONUMENTS AS SHOWN HEREON AND RECORDED IN STAR VALLEY MASTER BLOCK PLAT, BOOK 55 OF MAPS AND PLATS AT PAGE 56, SAID BEARING BEING: N 00°04'23" W A DISTANCE OF 3902.20 FEET.
3. TOTAL MILES OF NEW PUBLIC STREETS IS 1.04 MILES.
4. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

KEYNOTES

1. PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS FINAL PLAT.
2. PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS FINAL PLAT.
3. PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS FINAL PLAT.
4. PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS FINAL PLAT.
5. PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS FINAL PLAT.
6. SIGHT VISIBILITY TRIANGLE GRANTED TO PIMA COUNTY BY THIS FINAL PLAT.

PERMITTING NOTES

1. ZONING FOR THIS DEVELOPMENT IS STAR VALLEY SPECIFIC PLAN SPR-1.
2. GROSS DENSITY IS 5.08 RAC (126 LOTS/24.78 ACRES).
3. AVERAGE LOT AREA PER DWELLING UNIT IS 6,467 SQ.FT.
4. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 1987-212 AS APPROVED ON 12/1/87 AND AMENDED BY ORDINANCE NO. 1992-101 AS APPROVED ON 10/20/92 AND BY ORDINANCE NO. 1998-40 APPROVED ON 8/15/98.

THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:

1. THE MAXIMUM NUMBER OF RESIDENCES SHALL BE 7,065.
(FOR BLOCKS 1-3)
2. DEVELOPMENT STANDARDS
MINIMUM ALLOWABLE LOT SIZE IS 3,200 S.F.

SETBACKS

- A. FRONT: 20 FT.
- B. SIDE: 5 FEET FOR ONE-FAMILY DWELLING
0 FEET FOR DUPLEX EXCEPT REMAINING
SIDE YARD MUST BE A MINIMUM OF 10 FT.
- C. REAR: 20 FEET

2. BUILDING HEIGHT LIMITATIONS:

- A. MAXIMUM HEIGHT: 30 FT.
- B. MAXIMUM NUMBER OF STORIES: 2

3. SETBACKS FOR CORNER LOTS ARE EQUAL TO THE SIGHT VISIBILITY TRIANGLE OR THE ZONING DESIGNATION SETBACKS, WHICHEVER IS GREATER.

ACCESSORY STRUCTURES

- A. TO MAIN BUILDING: 7 FT.
- B. TO FRONT LOT LINE: 10 FT.
- C. TO SIDE LOT LINE: 2 FT.
- D. TO REAR LOT LINE: 2 FT.
- E. MAXIMUM HEIGHT: 24 FT.

*THE REAR YARD SETBACK CAN BE REDUCED TO 10 FEET WITH APPROVAL FROM THE PLANNING OFFICIAL.

4. ALL 100-YEAR FEMA FLOODPLAINS ARE CONTAINED WITHIN THE EXISTING, OFFSITE PUBLIC DRAINAGEWAY.

7. NO LANDSCAPING OR IMPROVEMENTS ARE TO BE CONSTRUCTED OR MAINTAINED BETWEEN THIRTY INCHES (3') TO SEVENTY TWO INCHES (72") IN HEIGHT ABOVE ADJACENT CURB WITHIN ALL SITE VISIBILITY TRIANGLES.

OWNER

TITLE SECURITY AGENCY LLC TR 202055-S
6300 E. TANQUE VERDE ROAD,
TUCSON, AZ 85715

DEVELOPER

GAC STAR VALLEY, LLC
8720 N SCOTTSDALE ROAD, STE 250
SCOTTSDALE, ARIZONA 85253
CONTACT: GREG MOHL
PHONE: (602) 241-1834

BENEFICIARY

LSI HOMES ARIZONA, LLC
8106 E. CAMINO DR SUITE 118
SCOTTSDALE, AZ 85258

SHEET INDEX

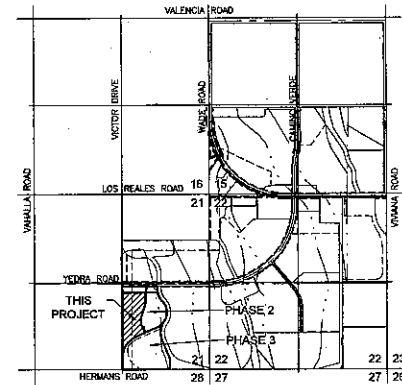
SHEET 1: COVER SHEET/NOTES
SHEET 2: INDEX DRAWING
SHEET 3-4: PLAN SHEETS
SHEET 5-8: SVT EASEMENT DETAILS

ENGINEER

CVL CONSULTANTS, INC.
4530 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: MATT OLSEN
PHONE: (602) 254-6831

SURVEYOR

ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
CONTACT: JIM SPRING
PHONE: (480) 218-8531



LOCATION MAP

SEC. 21, T. 15 S., R. 12 E.
PIMA COUNTY, ARIZONA
G. & S.R.B. & M.
SCALE: NTS

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER (UNLESS OTHERWISE NOTED)
- EASEMENT
- S.V.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- S.W.U.E. SIDEWALK AND PUBLIC UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- S.L.E. SEWER LINE EASEMENT
- A.C. ACRES
- C1 CURVE NUMBER
- L1 LINE NUMBER
- APN ASSESSOR PARCEL NUMBER
- R.W. RIGHT-OF-WAY
- EX EXISTING
- P.C.R. PIMA COUNTY RECORDER
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB (UNLESS OTHERWISE NOTED)
- PROPERTY CORNER
1/2" REBAR TO BE SET WITH YELLOW PLASTIC CAP PLUS 22025 AT COMPLETION OF GRAVING IMPROVEMENTS
- S.F. SQUARE FEET
- SHEET NUMBER
- DOC DOCUMENT NUMBER
- ESMT EASEMENT

FINAL PLAT
STAR VALLEY BLOCK 3, PHASE 1
LOTS 1-126
COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE) AND
COMMON AREA 'B' (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD)
BEING A SUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3
AS RECORDED IN BK 50 MAP 1, PG 55
RECORDS OF PIMA COUNTY, ARIZONA
BEING A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST
63SPM, PIMA COUNTY, ARIZONA

GROSS AREA = 24.78 ACRES

SEE SHEET 3 FOR CURVE
TABLE AND LINE TABLE

P227P0001



COUNTY: PIMA
SECTION: 21
TOWNSHIP: 15 SOUTH
RANGE: 12 EAST

FINAL PLAT
STAR VALLEY BLOCK 3
PHASE 1
PIMA COUNTY, ARIZONA

JUNE 2022

REVISIONS:

PM: J. SPRING
DR: CVL
JOB NO.
21002574

N.T.S.

SURVEYOR

SHEET
NO.
1 OF 6



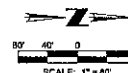
TRACT AREA TABLE			
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	USAGES
TRACT A1	85,580	1.965	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A2	3,747	0.086	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A3	1,452	0.033	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A4	1,054	0.024	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A5	5,915	0.136	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A6	2,125	0.048	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A7	6,518	0.150	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A8	2,134	0.048	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A9	6,988	0.160	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A10	2,129	0.048	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A11	1,591	0.037	PRIVATE DRAINAGE AND OPEN SPACE
TRACT A12	1,175	0.027	PRIVATE DRAINAGE AND OPEN SPACE
TRACT B1	3,915	0.090	PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD
TRACT B2	13,828	0.320	PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD

THE BASIS OF BEARING: THE WEST LINE OF THE EAST HALF OF SECTION 21
BETWEEN FOUND MONUMENTS AS SHOWN HEREIN AND RECORDED IN STA
VALLEY MASTER BLOCK PLAT, BOOK 56 OF MAPS AND PLATS AT PAGE 55.
SAID BEARING BEING: N 00°04'23" W A DISTANCE OF 3832.20 FEET.

COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE) AND
COMMON AREA 'B' (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD)
BEING A SUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3
AS RECORDED IN BK 56 M&P, PG 55
RECORDS OF PIMA COUNTY, ARIZONA
BEING A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST .
GASRM, PIMA COUNTY, ARIZONA

SEE SHEET 3 FOR CURVE
TABLE AND LINE TABLE

P22FP00011



ATWELL
866.950.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.296.8632

1

SECTION: 21

TOWNSHIP: 15 SOUTH

[illegible]

FINAL PLAT

STAR VALLEY BLOCK 3
PHASE 1
PIMA COUNTY, ARIZONA

JUNE 2022

REVISIONS:

A. J. SPRING

CVL

21002574

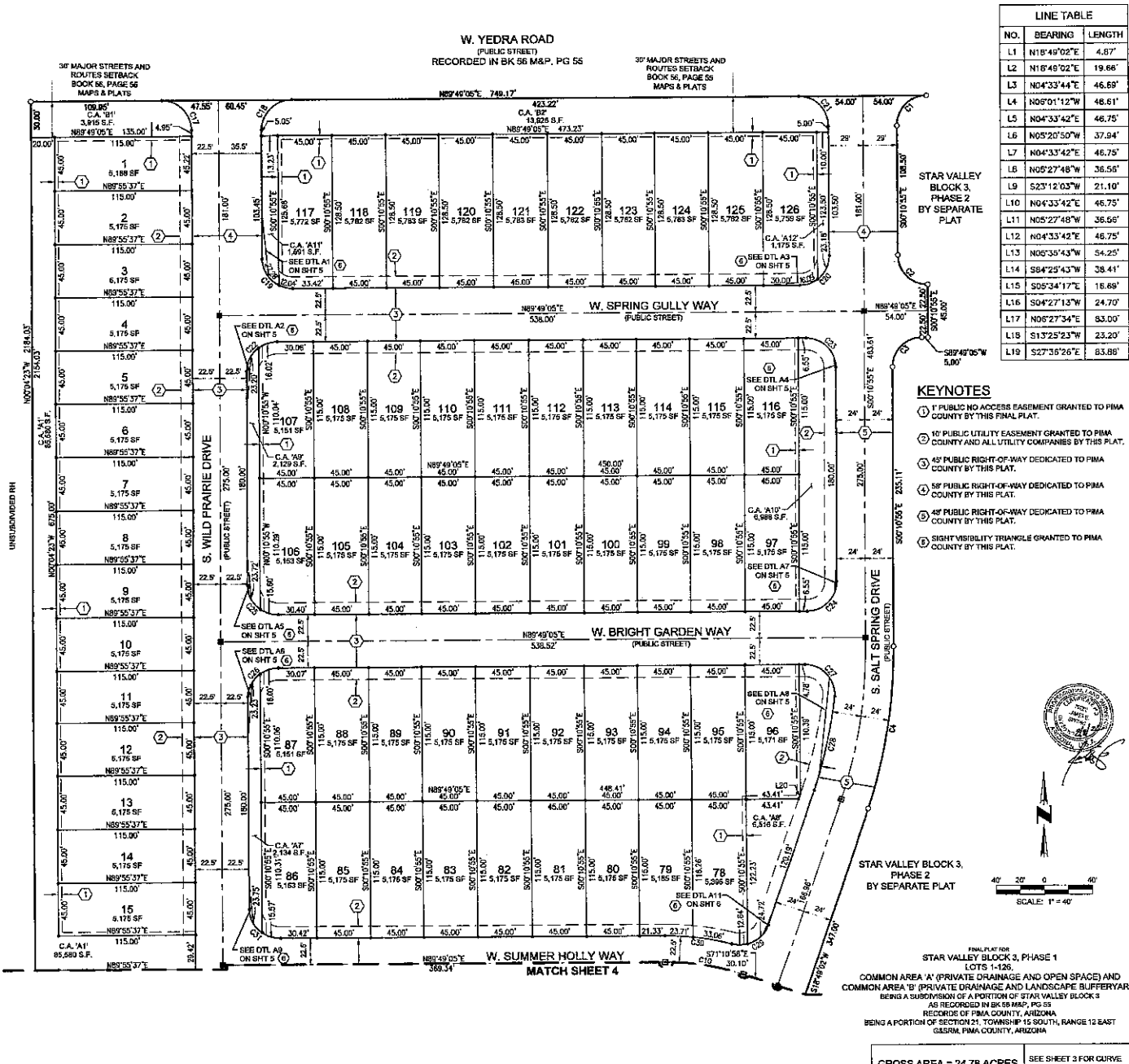
N.T.S.

10/24/2014

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COMMON AREA "A" (PRIVATE DRAINAGE AND OPEN SPACE) AND COMMON AREA "B" (PRIVATE DRAINAGE AND LANDSCAPE BUFFER) BEING A SUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3 AS RECORDED IN BK 58 MAP, PG 55 RECORDS OF PIMA COUNTY, ARIZONA BEING A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST GASM, PIMA COUNTY, ARIZONA

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD-BEARING
C1	39.27'	25.00'	090°00'00"	25.00	35.36 S44°49'05"W
C2	39.27'	25.00'	090°00'00"	25.00	35.38 S45°10'55"E
C3	39.27'	25.00'	090°00'00"	25.00	35.36 S44°49'05"W
C4	140.60'	424.00'	018°59'57"	70.95	139.95 N08°19'03"E
C5	209.21'	376.00'	041°01'23"	140.67	263.50 S01°41'40"E
C6	39.88'	25.00'	091°21'24"	25.60	35.77 S57°53'03"E
C7	36.68'	25.00'	088°38'36"	24.41	34.93 S22°06'57"W
C8	812.88'	700.00'	056°30'36"	459.03	767.72 S33°10'56"W
C9	81.89'	200.00'	023°28'22"	41.58	81.42 N78°10'56"E
C10	66.32'	200.00'	018°59'57"	33.47	68.02 N80°40'57"W
C11	286.39'	400.00'	041°01'23"	149.65	280.32 S01°41'40"E
C12	38.86'	25.00'	091°21'24"	25.60	35.77 N67°53'03"W
C13	91.22'	222.50'	023°28'22"	48.26	90.58 N78°10'56"E
C14	39.27'	25.00'	090°00'00"	25.00	35.36 S44°50'37"W
C15	55.20'	50.00'	063°15'23"	30.79	52.44 S31°42'06"E
C16	212.28'	50.00'	243°15'24"	-81.18	85.15 N58°17'56"E
C17	39.32'	25.00'	090°06'32"	25.05	35.39 N45°07'39"W
C18	39.22'	25.00'	089°53'28"	24.95	35.32 S44°52'21"W
C19	39.32'	25.00'	090°06'32"	25.05	35.39 S45°07'39"E
C20	39.27'	25.00'	090°00'00"	25.00	35.36 N44°49'05"E
C21	39.27'	25.00'	090°00'00"	25.00	35.36 N45°10'55"W
C22	39.22'	25.00'	089°53'28"	24.95	35.32 S44°52'21"W
C23	39.27'	25.00'	090°00'00"	25.00	35.36 N46°10'56"W
C24	39.27'	25.00'	090°00'00"	25.00	35.36 N44°49'05"E
C25	39.32'	25.00'	090°06'32"	25.05	35.39 S45°07'39"E
C26	39.22'	25.00'	089°53'28"	24.95	35.32 S44°52'21"W
C27	42.12'	25.00'	095°31'35"	28.02	37.31 N41°55'08"W
C28	81.88'	376.00'	012°28'22"	41.09	81.69 N12°34'51"E
C29	37.36'	25.00'	085°37'15"	23.16	33.98 N61°37'39"E
C30	56.77'	222.50'	014°37'12"	28.54	56.62 N87°52'18"W
C31	39.32'	25.00'	090°06'32"	25.05	35.39 S45°07'39"E
C32	39.22'	25.00'	089°53'28"	24.95	35.32 S44°52'21"W
C33	36.81'	177.50'	011°52'50"	18.47	36.74 N84°14'30"W
C34	42.38'	25.00'	097°07'06"	28.32	37.48 N29°44'31"W
C35	51.52'	424.00'	006°57'42"	25.79	51.49 S15°20'11"W
C36	34.02'	25.00'	077°57'45"	20.23	31.45 N85°50'13"E
C37	39.32'	25.00'	090°06'32"	25.05	35.39 S45°07'39"E
C38	39.22'	25.00'	089°53'28"	24.95	35.32 S44°52'21"W
C39	39.19'	25.00'	089°49'35"	24.92	35.30 N45°16'07"W
C40	161.70'	424.00'	021°51'01"	81.84	160.72 S11°16'50"E
C41	72.77'	177.50'	023°28'22"	36.90	72.26 N78°10'56"E
C42	39.27'	25.00'	090°00'00"	25.00	35.36 S45°04'23"E
C43	138.36'	337.50'	023°28'22"	70.17	137.40 N78°10'56"E
C44	13.91'	25.00'	031°53'27"	7.14	13.74 S15°52'20"W
C45	18.15'	25.00'	037°00'30"	8.37	18.87 S18°34'38"E
C46	13.92'	25.00'	031°54'25"	7.15	13.74 S15°52'49"W
C47	13.36'	25.00'	030°37'40"	6.86	13.21 S15°23'13"E
C48	13.92'	25.00'	031°54'25"	7.15	13.74 S15°52'49"W
C49	13.26'	25.00'	030°23'16"	6.79	13.10 S15°16'01"E
C50	9.03'	25.00'	020°41'36"	4.56	8.89 N28°09'51"E
C51	13.02'	25.00'	031°54'25"	7.15	13.74 S15°52'49"W
C52	13.26'	25.00'	030°23'16"	6.79	13.10 S15°16'01"E
C53	13.92'	25.00'	031°54'25"	7.15	13.74 S15°52'49"W
C54	16.45'	25.00'	037°42'16"	8.54	16.16 S18°55'31"E
C55	13.05'	25.00'	031°09'41"	6.97	13.43 N74°11'41"E
C56	8.80'	25.00'	020°23'42"	4.50	8.89 N10°22'48"W
C57	10.06'	25.00'	023°03'11"	5.10	9.89 N11°20'41"E
C58	17.44'	25.00'	039°57'58"	8.09	17.09 N13°38'19"W
C59	67.30'	376.00'	010°15'17"	33.74	67.21 N11°28'18"E
C60	10.52'	25.00'	024°06'28"	5.34	10.44 N06°45'47"E
C61	20.43'	25.00'	046°48'50"	10.83	19.87 N45°37'18"W



LINE TABLE		
NO.	BEARING	LENGTH
L1	N16°45'02"E	4.87'
L2	N16°45'02"E	19.66'
L3	N04°33'44"E	46.69'
L4	N05°01'12"W	46.61'
L5	N04°33'42"E	46.75'
L6	N05°20'50"W	37.94'
L7	N04°33'42"E	46.75'
L8	N05°27'48"W	36.56'
L9	S23°12'03"W	21.10'
L10	N04°33'42"E	46.75'
L11	N05°27'48"W	36.56'
L12	N04°33'42"E	46.75'
L13	N05°35'43"W	54.25'
L14	S84°29'43"W	38.41'
L15	S05°34'17"E	18.68'
L16	S04°27'13"W	24.70'
L17	N05°27'34"E	63.00'
L18	S27°25'23"W	23.20'
L19	S27°35'26"E	53.86'

ATWELL

800.830.4200 www.atwell.com
4701 E. SOUTHERN AVENUE
SUITE 100
TUCSON, AZ 85712

COUNTY: PIMA
SECTION: 21
TOWNSHIP: 15 SOUTH
RANGE: 12 EAST

FINAL PLAT
STAR VALLEY BLOCK 3
PHASE 1
PIMA COUNTY, ARIZONA

JUNE 2022

REVISIONS:

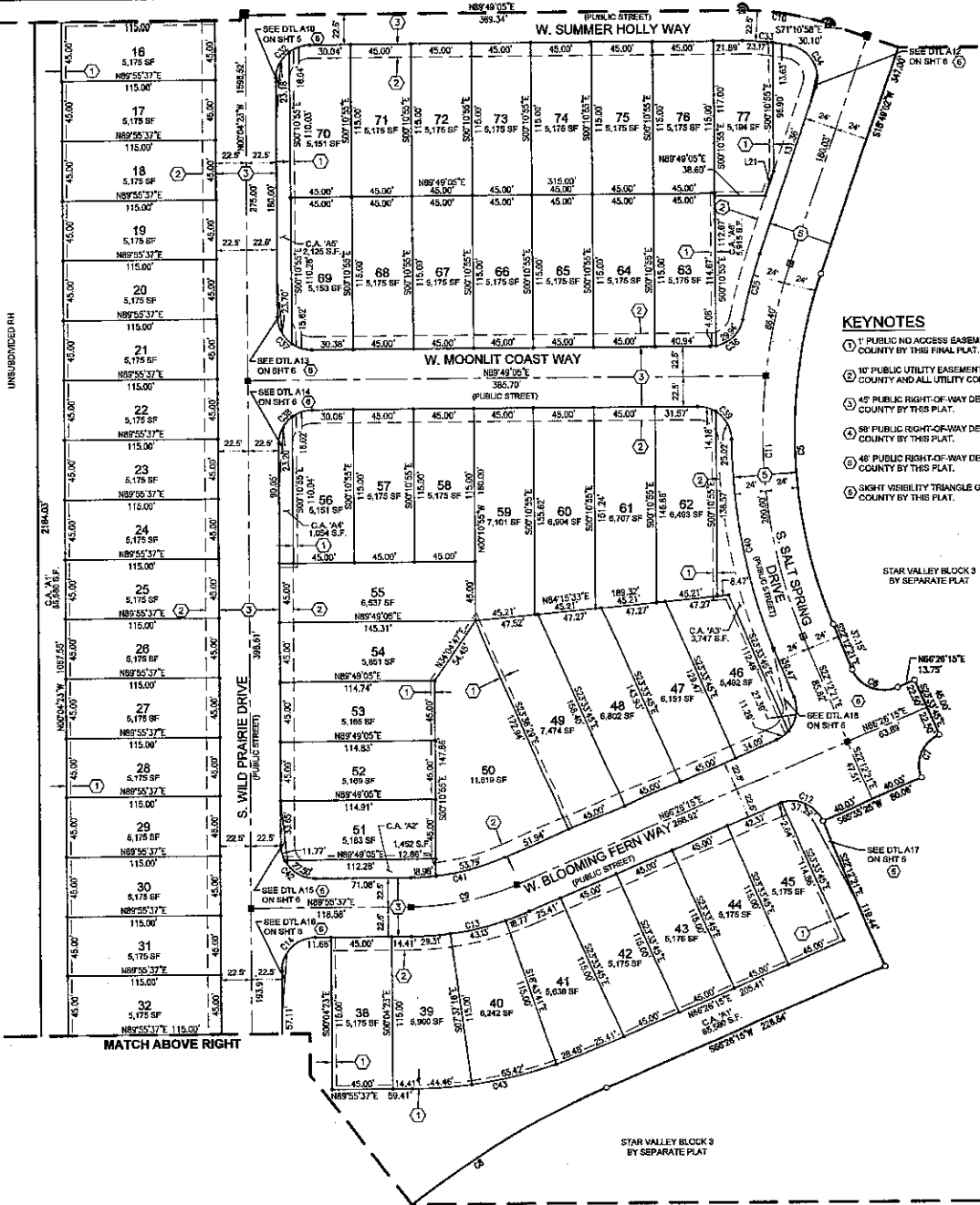
PH. J. SPRING
DRL. C.V.
JOB NO.
21002574

N.T.S.

222700011

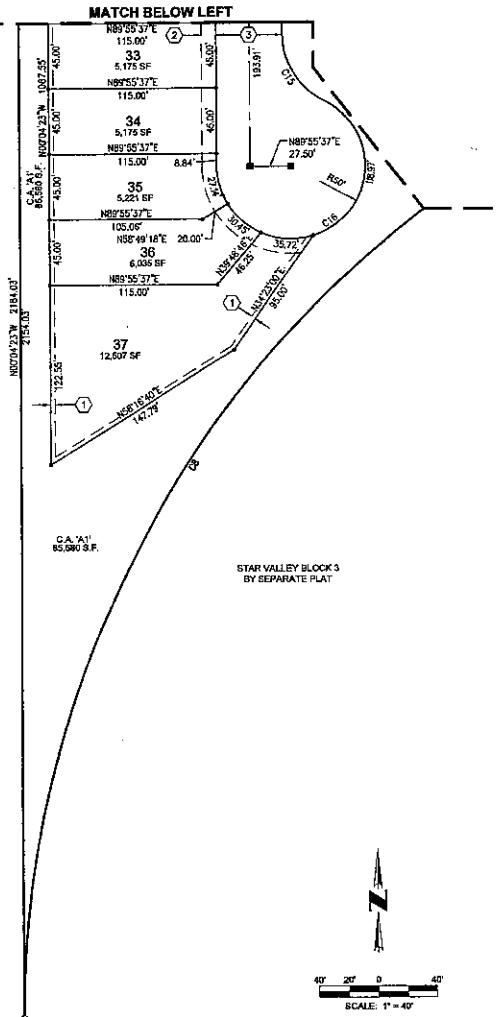
GROSS AREA = 24.78 ACRES
SEE SHEET 3 FOR CURVE TABLE AND LINE TABLE

SHEET NO.
3 OF 6



KEYNOTES

- ① 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS FINAL PLAT.
- ② 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY AND ALL UTILITY COMPANIES BY THIS PLAT.
- ③ 45' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ④ 50' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑤ 40' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT.
- ⑥ 50' VISIBILITY TRIANGLE GRANTED TO PIMA COUNTY BY THIS PLAT.



STAR VALLEY BLOCK 3, PHASE 1
COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE) AND
COMMON AREA 'B' (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD)
BEING A SUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3
AS RECORDED IN BK 55 MAP, PG 55
RECORDS OF PIMA COUNTY, ARIZONA
BEING A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST
GASPAR, PIMA COUNTY, ARIZONA

GROSS AREA = 24.78 ACRES
SEE SHEET 3 FOR CURVE
TABLE AND LINE TABLE



COUNTY: PIMA
SECTION: 21
TOWNSHIP: 15 SOUTH
RANGE: 12 EAST

FINAL PLAT
STAR VALLEY BLOCK 3
PHASE 1
PIMA COUNTY, ARIZONA

JUNE, 2022

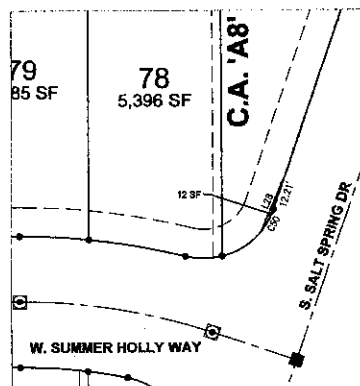
REVISIONS:

PM: J. SPRING
DL: C.V.
JOB NO.
21002574

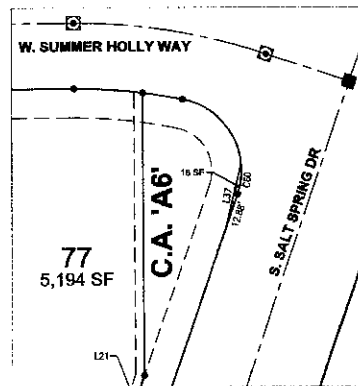
N.T.S.

SHEET NO.

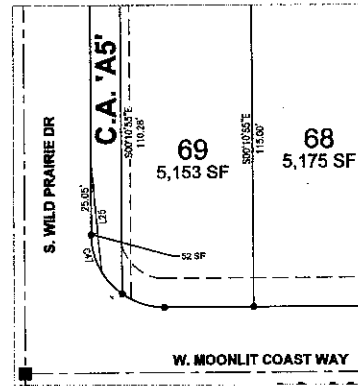
4 OF 6



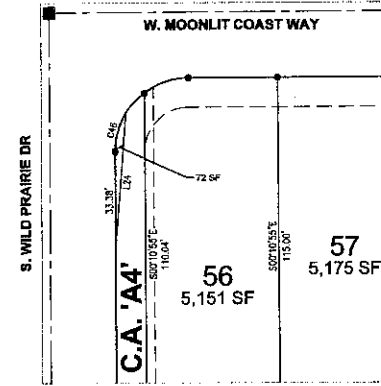
A1) SIGHT VISIBILITY EASEMENT



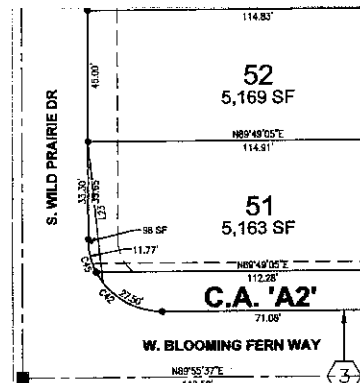
A12 SIGHT VISIBILITY EASEMENT



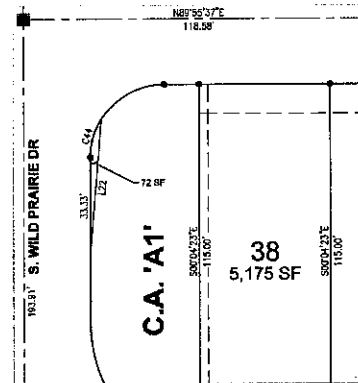
A13 SIGHT VISIBILITY EASEMENT



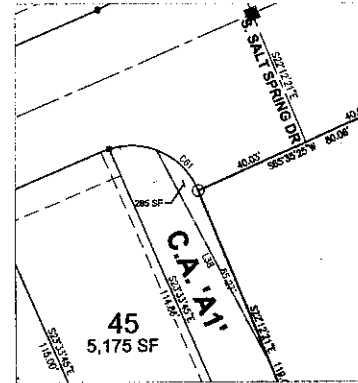
A14 SIGHT VISIBILITY EASEMENT



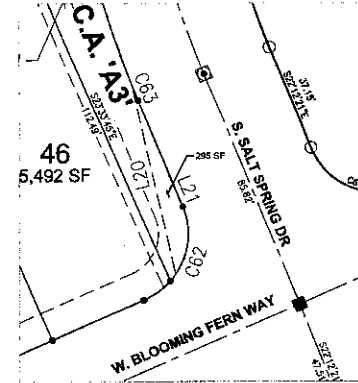
A15 SIGHT VISIBILITY EASEMENT



A16 SIGHT VISIBILITY EASEMENT



A17 SIGHT VISIBILITY EASEMENT



A18 SIGHT VISIBILITY EASEMENT

NO.	BEARING	LENGTH
L20	S12°41'46"E	66.95'
L21	N22°12'21"W	39.47'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C62	24.44'	25.00'	056°00'07"	13.29	23.47	N05°47'43"E
C63	5.84'	424.00'	806°47'19"	2.92	5.84	S21°48'42"E



FINAL PLAT FOR
STAR VALLEY BLOCK 3, PHASE 1
LOTS 1-126
COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE) AND
COMMON AREA 'B' (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD)
BEING A SUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3
AS RECORDED IN BK 56 MAP, PG 56
RECORDS OF PIMA COUNTY, ARIZONA
BEING A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST
GASTRI, PIMA COUNTY, ARIZONA

GROSS AREA = 24.78 ACRES

SEE SHEET 3 FOR CURV
TABLE AND LINE TABLE

P22FP0001



COUNTRY: BILM

FINAL PLAT

STAR VALLEY BLOCK 3
PHASE 1
PIMA COUNTY, ARIZONA

JUNE 2022

REVISIONS

PM.	J. SPRING
DR.	CVL
JOB NO. 2100257	

N.T.S.

DISCUSSION

SHEET
NO.

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)**
P22FP00011

THIS AGREEMENT is made and entered into by and between LGI Homes-Arizona, LLC, a Arizona limited liability company or successors in interest ("Subdivider"), Title Security Agency, LLC, a Delaware limited liability company ("Trustee"), as trustee under Trust No. 202055-S; 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 3, Phase 1 Lots 1-126, Common Area 'A' (Private Drainage and Open Space) and Common Area 'B' (Private Drainage and Landscape Bufferyard) recorded in Sequence number _____ on the _____ day of _____, 2022, 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 _____, 2022, which is the date of approval of this agreement by the Pima County Board of Supervisors.

PIMA COUNTY, ARIZONA

SUBDIVIDER: LGI Homes-Arizona, LLC, a
Arizona limited liability company
LGI Homes Group, LLC, an Arizona limited
liability company

Chair, Board of Supervisors

By: Rick Tayrien
Its: Officer

ATTEST:

TRUSTEE: Title Security Agency, LLC, a
Delaware limited liability company, as Trustee
under Trust N. 202055-S, and not in its
corporate capacity

Clerk of the Board

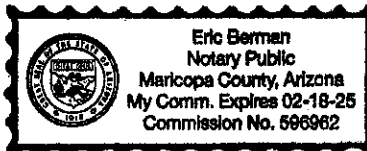
By: Cysaleido
Its: Authorized Signer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 29 day of
July, 2022, by Rick Tayrien of
LGI Homes Group, LLC, an Arizona limited liability company, as Manager of LGI Homes-Arizona
LLC ("Subdivider"),
an Arizona limited liability company, on behalf of the corporation.

Eric Berman
Notary Public

My Commission Expires:
2-18-25



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 2nd day of
August, 2022, by Crystal Salcido of
Title Security Agency, LLC ("Trustee"),
a Delaware limited liability company, on behalf of the corporation, as trustee under trust number
202055-S.

Benigna Aboytes
Notary Public

My Commission Expires:
02/11/2026

