



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/17/2024

*= Mandatory, information must be provided

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

***Title:**

A RESUBDIVISION (P24FP00001) OF STAR VALLEY BLOCK 3, PHASE 2 LOTS 1-85 COMMON AREA "A1" THROUGH "A5" AND "B" AND "C"

***Introduction/Background:**

FINAL PLAT PROCESS TO CREATE LEGALLY SUBDIVIDED PROPERTY

***Discussion:**

NA

***Conclusion:**

NA

***Recommendation:**

STAFF RECOMMENDS APPROVAL

***Fiscal Impact:**

NA

***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: _____

8/28/24

Deputy County Administrator Signature: _____

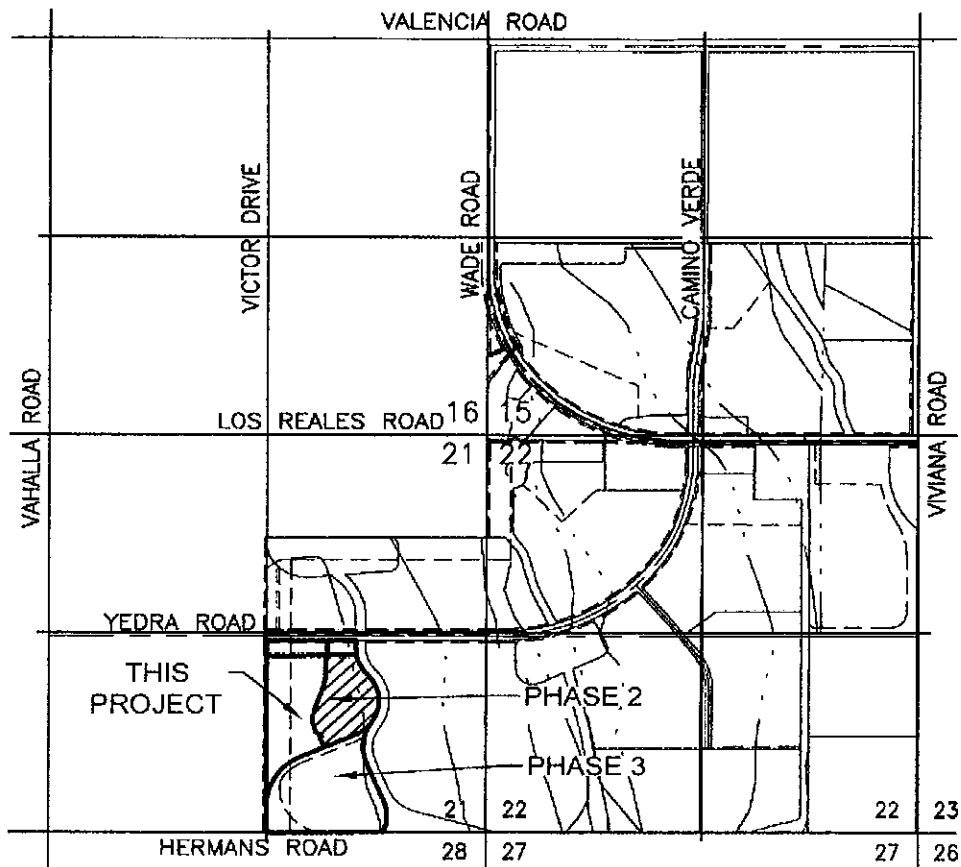
Date: _____

9/3/2024

County Administrator Signature: _____

Date: _____

9/3/2024



LOCATION MAP

(NOT-TO-SCALE)

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



P24FP00001

STAR VALLEY BLOCK 3, PHASE 2

LOTS 1 -85

COMMON AREA "A1" THROUGH "A5", "B", "C".

ASSURANCE:

ASSURANCE IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 202005R 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 18.09 (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 DATE:

BY: 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.

BY: RICHARD G. ALDOGER REGISTRATION NUMBER 33851 4550 N. 17TH STREET PHOENIX, ARIZONA 85014 (602) 264-6831 CVLSURVEY@CVLCO.COM



CERTIFICATION OF ENGINEERING

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

BY: MATTHEW C. OLSEN REGISTRATION NUMBER 19246



RECORDING

STATE OF ARIZONA } COUNTY OF PIMA } 55

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

COUNTY RECORDER DATE

HOMEOWNERS' ASSOCIATION CONSENT

STAR VALLEY MASTER HOMEOWNERS' ASSOCIATION RATIFICATION BY THIS RATIFICATION Gregory Mohl DULY ELECTED PRESIDENT OF STAR VALLEY MASTER HOMEOWNERS' ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

STAR VALLEY MASTER HOMEOWNERS' ASSOCIATION

BY: Gregory Mohl ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } COUNTY OF PIMA } 55

ON THIS 21 DAY OF JULY 2024 Gregory Mohl PRESIDENT 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: Gregory Mohl NOTARY PUBLIC



MY COMMISSION EXPIRES: July 17, 2026

DEDICATION

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

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

WE 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.

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.

COMMON AREAS "A1" THROUGH "A5", INCLUSIVE, (PRIVATE DRAINAGE AND OPEN SPACE), "B" (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD) AND "C" (PRIVATE DRAINAGE AND OPEN SPACE) 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 20042240108, 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.

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

DRAINAGE WAYS, 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 DRAINAGE WAYS, AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE #20042240108 IN THE PIMA COUNTY RECORDER'S OFFICE. THE ASSOCIATION WILL ACCEPT RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND LIABILITY FOR THE DRAINAGE WAYS, PUBLIC SEWERS, AND COMMON AREAS WITHIN THIS SUBDIVISION.

THIS ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AND VALUATION TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE STREETS, PRIVATE DRAINAGEWAYS, PRIVATE SEWERS AND PRIVATE EASEMENTS, WITHIN THE SUBDIVISION.

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

BY: NAME: Ronda Tatro TRUST OFFICER

STATE OF ARIZONA } COUNTY OF PIMA } 55

ON THIS 31st DAY OF July 2024 BEFORE ME PERSONALLY APPEARED Ronda Tatro WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF TITLE GUARANTY AGENCY OF ARIZONA AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: 4/19/2026 NOTARY PUBLIC



GENERAL NOTES

- 1. THE GROSS AREA OF THIS SUBDIVISION IS 17.166 ACRES.
2. THE BASIS OF BEARING:
3. THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 15 RECORDED IN STAR VALLEY MASTER BLOCK PLAT, BOOK 55 OF MAPS AND PLATS AT PAGE 55, SAID BEARING BEING: N 89°59'34" E
4. TOTAL MILES OF NEW PUBLIC STREETS IS 0.47 MILES.
5. THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

PERMITTING NOTES

- 1. ZONING FOR THIS DEVELOPMENT IS STAR VALLEY SPECIFIC PLAN SFR-1.
2. GROSS DENSITY IS 4.55 RAC (85 LOTS /17.166 ACRES)
3. AVERAGE LOT AREA PER DWELLING UNIT IS 6,797 SQ.FT.
4. THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 1987-212 AS APPROVED ON 12/11/87 AND AMENDED BY ORDINANCE NO. 1592-101 AS APPROVED ON 10/20/92 AND BY ORDINANCE NO. 1996-40 APPROVED ON 6/18/98.

THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS: 1.) THE MAXIMUM NUMBER OF RESIDENCES SHALL BE 7,005. (FOR BLOCKS 1-30)

- SFR-1
1. MINIMUM YARD REQUIREMENTS
A. FRONT: 20 FT.
B. SIDE: 5 FEET FOR ONE-FAMILY DWELLING 9 FEET FOR DUPLEX EXCEPT REMAINING SIDE YARD MUST BE A MINIMUM OF 10 FT.
C. REAR: 20 FEET

*WITH THE APPROVAL OF THE PLANNING OFFICIAL, A 10' REAR YARD SETBACK APPLIES TO LOTS 1 THROUGH 85

- 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 ARE GREATER.

ACCESSORY STRUCTURES

- TO MAIN BUILDINGS: 7 FT. TO FRONT LOT LINE: 10 FT. TO SIDE LOT LINE: 3 FT. TO REAR LOT LINE: 3 FT. MAXIMUM HEIGHT: 24 FT.
5. 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 (30") TO SEVENTY TWO INCHES (72") IN HEIGHT ABOVE ADJACENT CURB WITHIN ALL SITE VISIBILITY TRIANGLES.

THIS PROJECT IS SUBJECT TO THE STAR VALLEY SPECIFIC PLAN, THE RECREATION AREA REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE TO THE RECREATION AREA REQUIREMENTS INDICATED IN THE SPECIFIC PLAN

OWNER

TITLE SECURITY AGENCY LLC TR 202005R GAC STAR VALLEY, LLC 8720 N SCOTTSDALE ROAD, STE 250 SCOTTSDALE, ARIZONA 85253

DEVELOPER

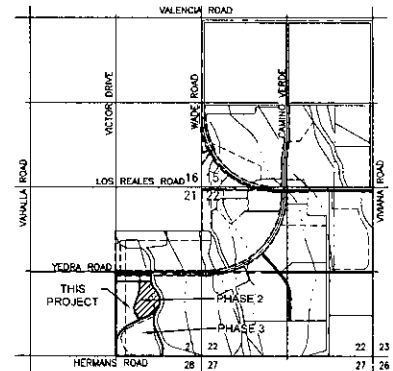
GAC STAR VALLEY, LLC 8720 N SCOTTSDALE ROAD, STE 250 SCOTTSDALE, ARIZONA 85253 CONTACT: GREG MOHL PHONE: (920) 241-1834

SHEET INDEX

- SHEET 1: COVER SHEET/NOTES
SHEET 2: INDEX DRAWING
SHEET 3-5: PLAN SHEETS
SHEET 6: SVI EASEMENT DETAILS

KEYNOTES

- 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) SIGHT VISIBILITY TRIANGLE GRANTED TO PIMA COUNTY BY THIS PLAT.



LOCATION MAP

(100'-10" SCALE) 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.P.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
AC. 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)
1/2" REBAR TO BE SET AND TAGGED AT COMPLETION OF DRAINING IMPROVEMENTS
S.F. SQUARE FEET
DOC SHEET NUMBER
DOCUMENT NUMBER

FINAL PLAT FOR STAR VALLEY BLOCK 3, PHASE 2

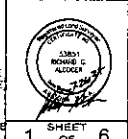
LOTS 1-85 COMMON AREA "A1" THROUGH "A5" (PRIVATE DRAINAGE AND OPEN SPACE) AND COMMON AREA "B" (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD) COMMON AREA "C" (PRIVATE DRAINAGEWAY OPEN SPACE) BEING A RESUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3 AS RECORDED IN BK55 MAP PG. 55 RECORDS OF PIMA COUNTY, ARIZONA LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST, G&SRM, PIMA COUNTY, ARIZONA

GROSS AREA = 17.166 ACRES SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE

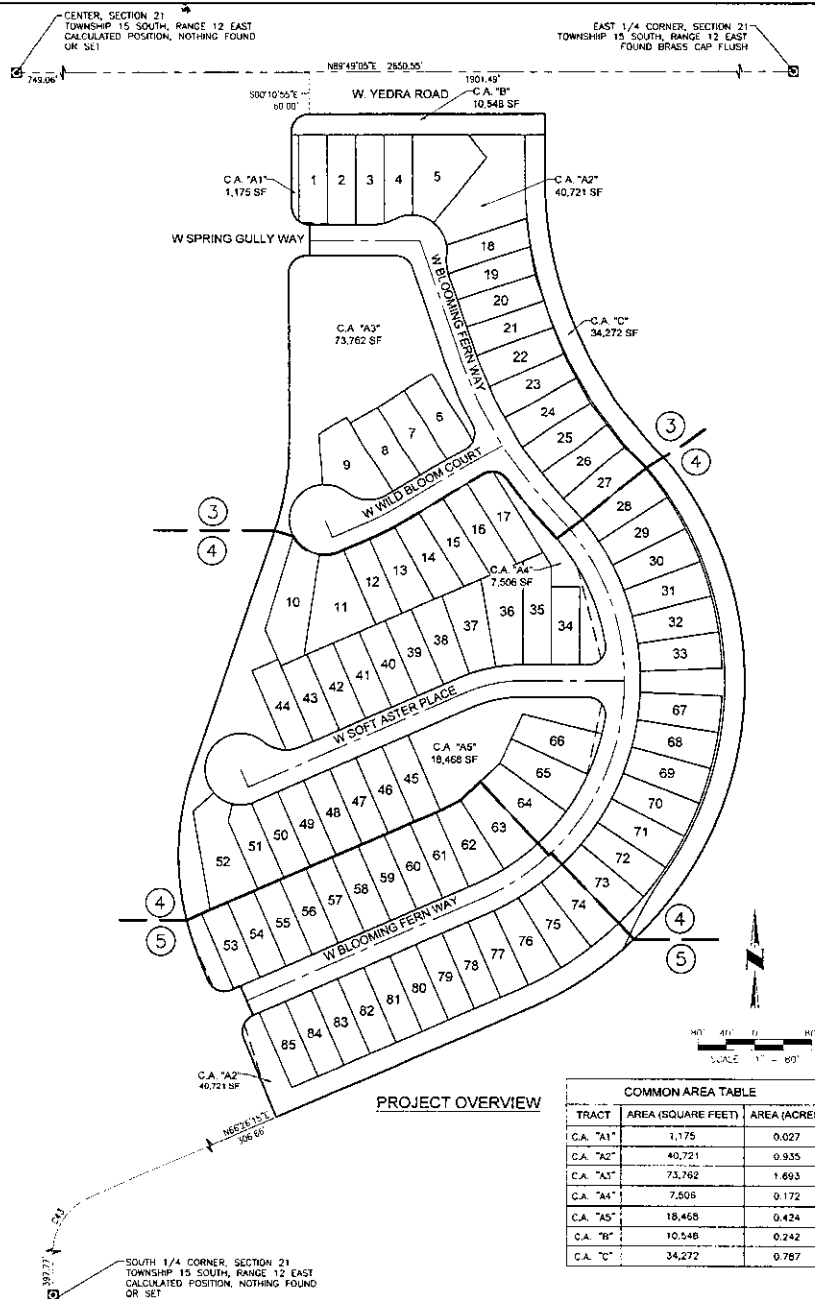


Table with columns: NO., REVISION, DATE

FINAL PLAT STAR VALLEY BLOCK 3 PHASE 2 PIMA COUNTY, ARIZONA



1 SHEET OF 6



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	38.85'	25.00'	088°59'36"	24.41	34.93	S22°06'57"W
C2	39.86'	25.00'	091°21'24"	25.60	35.77	S67°53'03"E
C3	269.21'	376.00'	04°10'23"	140.87	263.50	S01°41'40"E
C4	140.60'	424.00'	018°59'57"	70.95	139.95	N09°19'03"E
C5	39.27'	25.00'	090°00'00"	25.00	35.36	S44°49'05"W
C6	39.27'	25.00'	090°00'00"	25.00	35.36	S45°10'55"E
C7	39.27'	25.00'	090°00'00"	25.00	35.36	S44°49'05"W
C8	410.71'	850.00'	042°47'06"	215.46	401.23	S21°34'28"E
C9	675.45'	500.00'	077°24'04"	400.58	825.25	N04°15'59"W
C10	279.28'	500.00'	032°00'12"	145.39	275.86	N57°26'09"E
C11	275.83'	655.00'	024°07'42"	139.99	275.80	S30°54'09"E
C12	639.67'	335.00'	109°24'16"	473.16	546.83	N11°44'07"E
C13	56.27'	400.00'	008°03'36"	28.18	56.22	N62°24'27"E
C14	82.46'	200.00'	023°37'24"	41.82	81.88	S78°14'57"W
C15	32.67'	67.50'	027°44'07"	16.66	32.36	N75°37'01"E
C16	109.09'	50.00'	129°00'30"	96.07	88.70	N55°24'47"W
C17	30.55'	67.50'	029°55'46"	15.54	30.29	S05°52'25"E
C18	266.36'	632.50'	024°07'42"	135.18	264.40	S30°54'09"E
C19	682.63'	357.50'	109°24'16"	504.96	593.55	N11°44'07"E
C20	310.16'	312.50'	056°52'00"	169.20	297.59	N38°00'15"E
C21	43.42'	25.00'	099°30'36"	29.54	38.16	N40°11'03"W
C22	73.18'	177.50'	023°37'24"	37.12	72.67	S78°14'57"W
C23	212.28'	50.00'	243°15'23"	-81.18	85.15	S09°03'56"W
C24	65.20'	50.00'	063°19'23"	30.79	52.44	S81°56'04"E
C25	91.74'	222.50'	023°37'24"	46.53	91.09	S78°14'57"W
C26	43.42'	25.00'	099°30'36"	29.54	38.16	N40°18'22"E
C27	182.81'	312.50'	033°31'04"	94.11	180.22	N29°12'28"W
C28	88.30'	677.50'	007°28'03"	44.21	88.24	S39°13'59"E
C29	37.58'	25.00'	086°07'23"	23.36	34.14	N78°33'39"W
C30	59.43'	422.50'	008°03'36"	29.77	59.39	N62°24'27"E
C31	210.91'	50.00'	241°41'04"	-83.74	85.86	S07°16'47"W
C32	59.93'	90.00'	068°40'21"	34.15	56.40	S86°12'52"E
C33	7.08'	377.50'	001°04'18"	3.53	7.05	N58°54'49"E
C34	37.58'	25.00'	086°07'23"	23.36	34.14	N15°16'58"E
C35	105.32'	677.50'	008°54'25"	52.77	105.22	S23°17'31"E
C36	31.13'	25.00'	071°20'37"	17.95	29.16	N54°30'37"W
C37	431.61'	578.00'	042°47'08"	226.43	421.66	S21°34'28"E
C38	837.83'	472.00'	077°24'04"	378.15	590.24	S04°15'59"W
C39	124.00'	668.00'	011°41'06"	62.21	123.79	S28°35'31"W
C40	217.93'	517.50'	024°07'42"	110.60	218.32	S30°54'09"E
C41	336.24'	472.50'	040°46'23"	175.80	329.19	N22°34'49"W
C42	527.40'	472.50'	063°57'10"	294.98	500.44	N34°27'40"E
C43	812.58'	700.00'	066°30'38"	459.03	767.72	N33°10'56"E
C44	14.18'	25.00'	032°29'29"	7.28	13.99	N73°56'11"W
C45	4.86'	25.00'	011°08'57"	2.44	4.86	S43°47'16"E
C46	115.17'	312.50'	021°06'50"	58.25	114.52	S20°00'25"E
C47	22.48'	25.00'	051°30'33"	12.06	21.73	S16°18'20"W
C48	21.27'	25.00'	048°45'28"	11.33	20.64	S14°48'29"E
C49	85.71'	312.50'	015°42'52"	43.13	85.44	S17°25'41"W
C50	24.30'	376.00'	003°42'08"	12.15	24.29	N29°21'17"W
C51	12.88'	25.00'	029°30'38"	6.59	12.73	N36°57'40"W
C52	20.94'	25.00'	047°58'55"	11.13	20.33	N01°47'07"E

LINE TABLE

NO.	BEARING	LENGTH
L1	N18°27'44"W	10.82'
L2	S18°50'18"E	17.88'
L3	S42°58'01"E	6.10'
L4	S80°32'47"E	48.42'
L5	N43°47'16"W	4.86'
L6	N14°28'28"W	132.65'
L7	N11°19'17"E	103.48'
L8	S17°34'45"E	102.48'
L9	S24°06'58"E	73.78'

LOT AREA TABLE

LOT #	AREA (SQUARE FEET)
1	5,116
2	2,140
3	5,128
4	4,774
5	8,999
6	5,157
7	5,175
8	5,175
9	7,242
10	8,073
11	8,634
12	4,600
13	5,129
14	5,098
15	5,030
16	5,257
17	5,465
18	4,834
19	4,738
20	4,608
21	4,719
22	5,015
23	5,015
24	5,015
25	5,015
26	5,015
27	4,898
28	5,197
29	5,197
30	5,197
31	5,197
32	5,197
33	5,197
34	4,400
35	6,048
36	8,703
37	5,815
38	4,991
39	4,600
40	4,600
41	4,600
42	4,600
43	4,600

LOT AREA TABLE

LOT #	AREA (SQUARE FEET)
45	4,600
46	4,600
47	4,600
48	4,600
49	4,600
50	4,600
51	4,694
52	8,275
53	4,600
54	4,600
55	4,600
56	4,600
57	4,600
58	4,600
59	4,600
60	4,600
61	4,600
62	5,436
63	3,753
64	5,758
65	5,755
66	5,755
67	5,197
68	5,197
69	5,197
70	5,197
71	5,197
72	5,197
73	5,197
74	5,197
75	5,197
76	5,197
77	4,741
78	4,800
79	4,600
80	4,600
81	4,600
82	4,600
83	4,600
84	4,600
85	4,600

THE BASIS OF BEARING FOR THIS PROJECT IS:
 THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 15
 RECORDED IN STAR VALLEY MASTER BLOCK PLAT, BOOK 58 OF
 MAPS AND PLATS AT PAGE 55. SAID BEARING BEING: N 89°59'34" E

FINAL PLAT FOR
STAR VALLEY BLOCK 3, PHASE 2
 LOTS 1-85
 COMMON AREA "A1" THROUGH "A5" (PRIVATE DRAINAGE AND OPEN SPACE) AND COMMON AREA "B" (PRIVATE DRAINAGE AND LANDSCAPE BUFFERZONES) COMMON AREA "C" (PRIVATE DRAINAGEWAY/OPEN SPACE) BEING A RESUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3 AS RECORDED IN BKS5 MAP, PG 55 RECORDS OF PINA COUNTY, ARIZONA
 LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST, 68&39M, PINA COUNTY, ARIZONA

GROSS AREA = 17,166 ACRES
 SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE

CVC
 CONSULTANTS
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-964-6983
 www.cvc.com

DATE: _____
 REVISION: _____

NO. _____

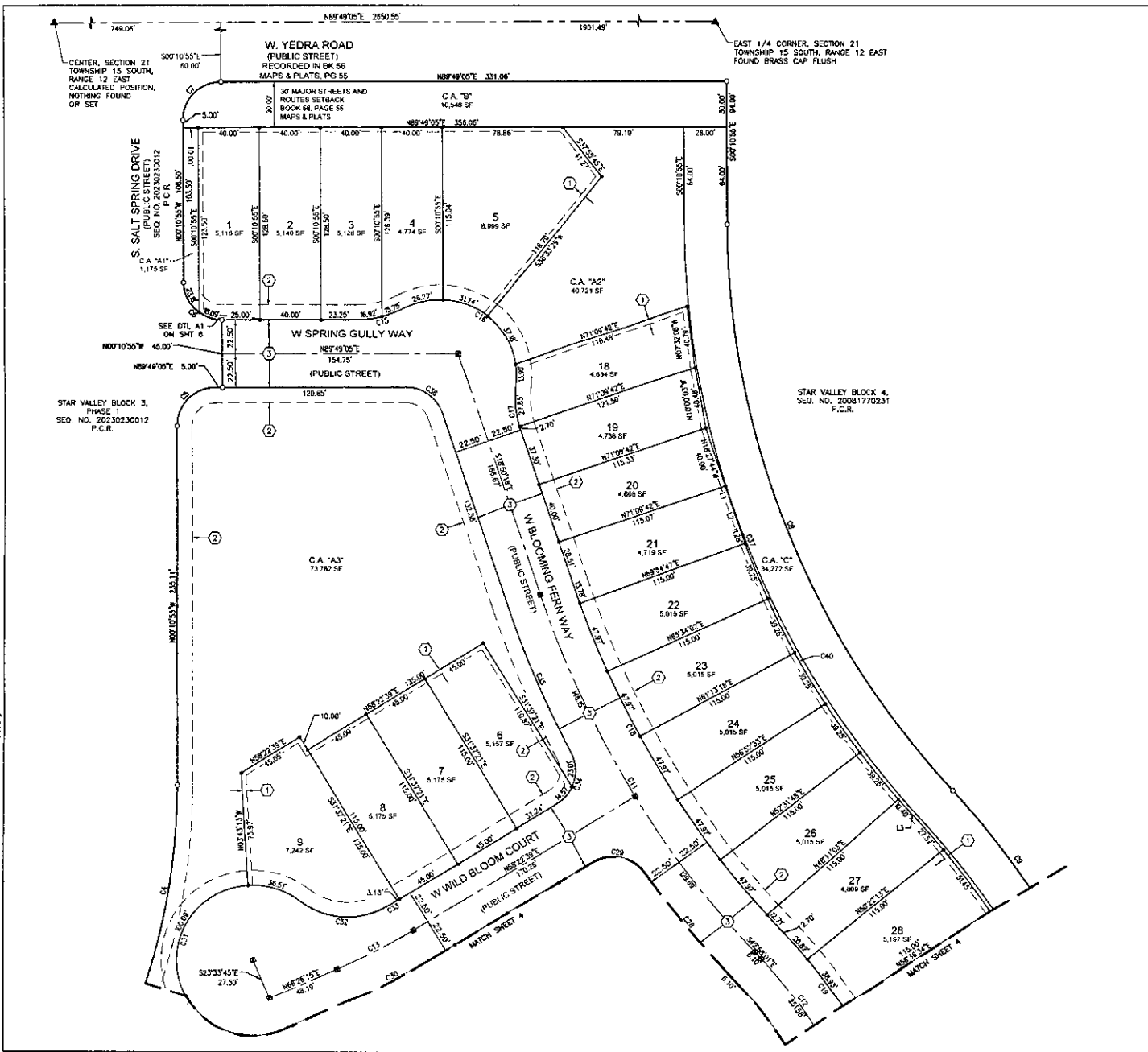
FINAL PLAT

STAR VALLEY BLOCK 3 PHASE 2
 PINA COUNTY, ARIZONA

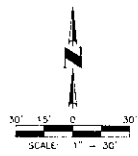
Coe & Van Loo Consultants, Inc.

2 SHEET OF 6
 PREPARED BY: M. OLSEN
 DATE: 01-03-23
 24PFO001

Project: Star Valley Block 3, Phase 2
 Date: 01/20/2024
 File: N:\01\01\STAR VALLEY BLOCK 3 PHASE 2\STAR VALLEY BLOCK 3 PHASE 2.dwg



- 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 SIGHT VISIBILITY TRIANGLE GRANTED TO PIMA COUNTY BY THIS PLAT.



STAR VALLEY BLOCK 3, PHASE 2
 FINAL PLAT FOR
 LOTS 1-85
 COMMON AREA "A1" THROUGH "A5" (PRIVATE DRAINAGE AND OPEN SPACE) AND COMMON AREA "A6" (PRIVATE DRAINAGE AND LANDSCAPE BUFFER) AND COMMON AREA "A7" (PRIVATE DRAINAGE AND OPEN SPACE) BEING A RESUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3 AS RECORDED IN BK56 MAP, PG 55 RECORDS OF PIMA COUNTY, ARIZONA
 LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST, G&SRM, PIMA COUNTY, ARIZONA

GROSS AREA = 17.166 ACRES
 SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE



NO.	REVISION	DATE

FINAL PLAT
STAR VALLEY BLOCK 3 PHASE 2
 PIMA COUNTY, ARIZONA



3 SHEETS OF 6
 DRAWN BY: M. OLSEN
 CHECKED BY: J. M. OLSEN
 DATE: 01-20-2024

P24FPO001

STAR VALLEY BLOCK 3,
PHASE 1
SFG. NO. 20230220012
P.C.R.

S SALT SPRING DRIVE
(PUBLIC STREET)
SEC NO 20230220012
P.C.R.

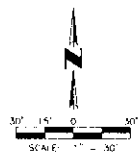
NEVEREST DRIVE
(PUBLIC STREET)

W SOFT ASTER PLACE
(PUBLIC STREET)

W BLOOMING FERN WAY
(PUBLIC STREET)

- KEYNOTES**
- ① 11' PUBLIC NO ACCESS EASEMENT GRANTED TO PINA COUNTY BY THIS FINAL PLAT.
 - ② 10' PUBLIC UTILITY EASEMENT GRANTED TO PINA COUNTY AND ALL UTILITY COMPANIES BY THIS PLAT.
 - ③ 45' PUBLIC RIGHT-OF-WAY DEDICATED TO PINA COUNTY BY THIS PLAT.
 - ④ SIGHT VISIBILITY TRIANGLE GRANTED TO PINA COUNTY BY THIS PLAT.

STAR VALLEY BLOCK 3,
SEC. NO. 20081702231
P.C.R.



STAR VALLEY BLOCK 3, PHASE 2
LOTS 1-85
COMMON AREA "A1" THROUGH "A5" (PRIVATE DRAINAGE AND OPEN SPACE) AND COMMON AREA "B" (PRIVATE DRAINAGE AND LANDSCAPE BUFFER/ARD) COMMON AREA "C" (PRIVATE DRAINAGEWAY OPEN SPACE) BEING A RESUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3 AS RECORDED IN BK56 MAP, PG 55 RECORDS OF PINA COUNTY, ARIZONA LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST, G&SRM, PINA COUNTY, ARIZONA

LOT AREA TABLE
GROSS AREA = 17,186 ACRES
SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE.



NO.	REVISION	DATE

FINAL PLAT
STAR VALLEY BLOCK 3 PHASE 2
PINA COUNTY, ARIZONA



4 SHEET OF 6
CIVIL ENGINEER M. OLSEN
CIVIL ENGINEER LICENSE NO. 3861
STATE OF ARIZONA
1001 N. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
P24FP0001

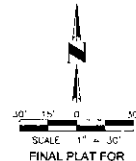
STAR VALLEY BLOCK 3,
PHASE 3
SEQ. NO. 2022-00230012
P.C.K.



STAR VALLEY BLOCK 3,
PHASE 3
BY SEPARATE PLAT

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 SIGHT VISIBILITY TRIANGLE GRANTED TO PIMA COUNTY BY THIS PLAT.



STAR VALLEY BLOCK 3, PHASE 2

LOTS 1-85
COMMON AREA "A1" THROUGH "A5" (PRIVATE DRAINAGE AND OPEN SPACE) AND COMMON AREA "A6" (PRIVATE DRAINAGE AND LANDSCAPE BUFFER/PAVING) COMMON AREA "A7" (PRIVATE DRAINAGE/WAY OPEN SPACE) BEING A RESUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3 AS RECORDED IN 6856 MAP, PG 55 RECORDS OF PIMA COUNTY, ARIZONA
LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST, G&SRM, PIMA COUNTY, ARIZONA

GROSS AREA = 17.166 ACRES

SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE



NO.	REVISION	DATE

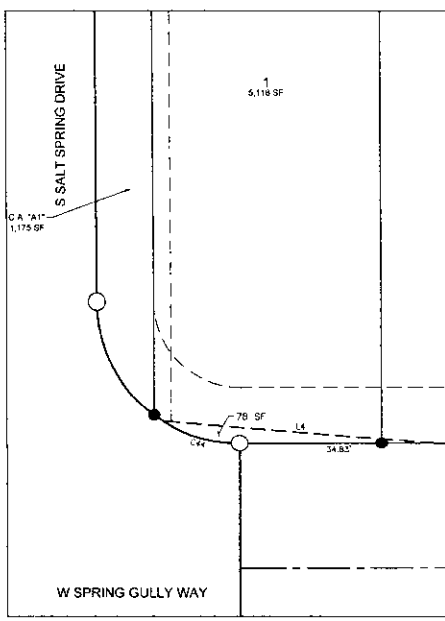
FINAL PLAT
STAR VALLEY BLOCK 3 PHASE 2
PIMA COUNTY, ARIZONA



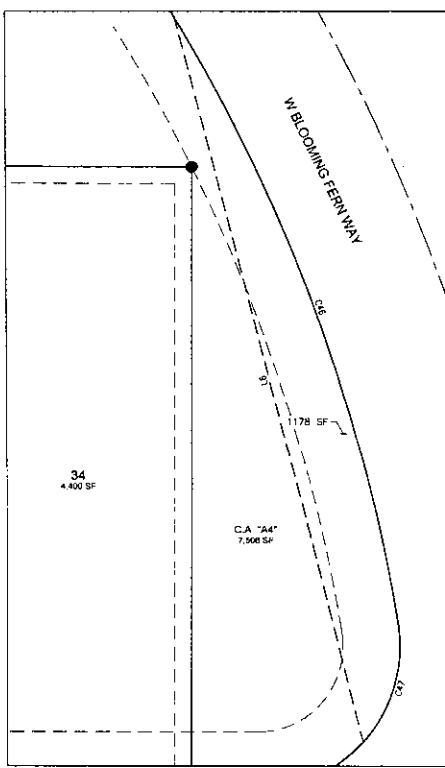
5 SHEET OF 6
C.V. Coe, INC. DESIGN
C.V. Project # 01-0357901
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P24FP0001

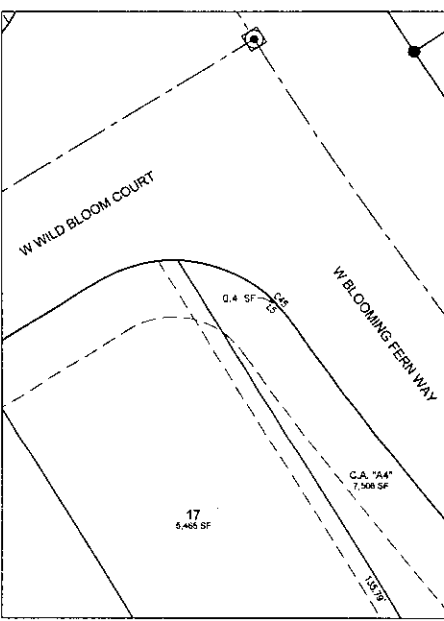
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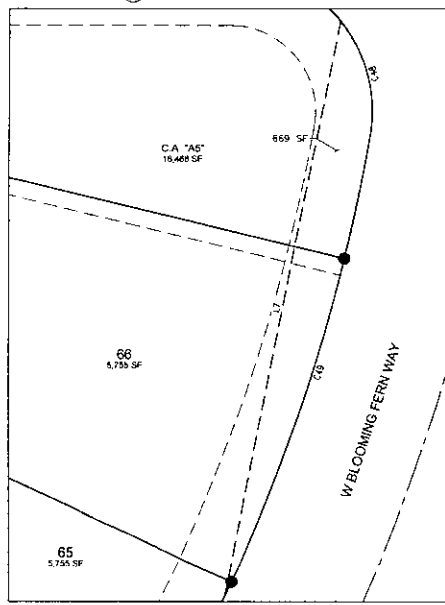
A1 SIGHT VISIBILITY EASEMENT



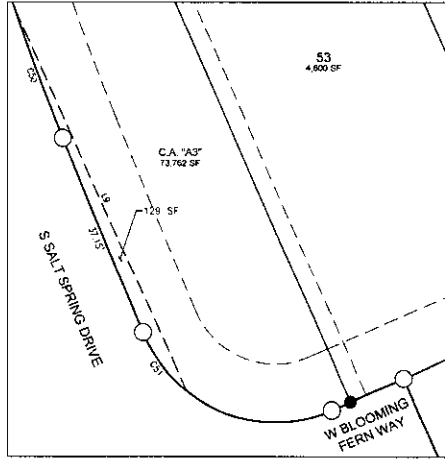
A2 SIGHT VISIBILITY EASEMENT



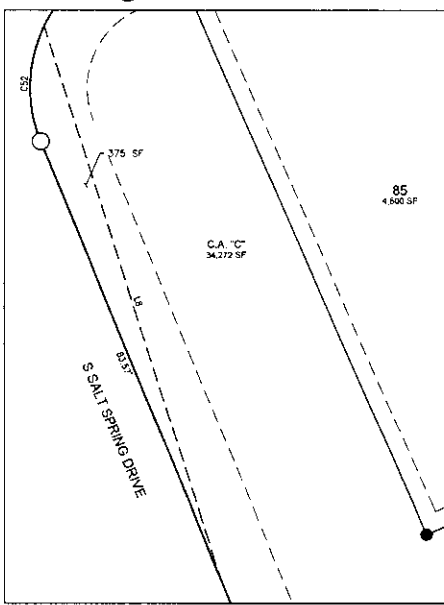
A3 SIGHT VISIBILITY EASEMENT



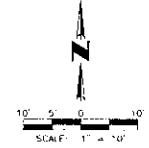
A4 SIGHT VISIBILITY EASEMENT



A5 SIGHT VISIBILITY EASEMENT



A6 SIGHT VISIBILITY EASEMENT



**FINAL PLAT FOR
STAR VALLEY BLOCK 3, PHASE 2**
LOTS 1-85
COMMON AREA "A1" THROUGH "A5" (PRIVATE DRAINAGE AND OPEN SPACE) AND COMMON AREA "B" (PRIVATE DRAINAGE AND LANDSCAPE BUTTERFLY) COMMON AREA "C" (PRIVATE DRAINAGEWAY OPEN SPACE) BEING A RESUBDIVISION OF A PORTION OF STAR VALLEY BLOCK 3 AS RECORDED IN BK56 MAP, PG 55 RECORDS OF PIMA COUNTY, ARIZONA
LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 12 EAST, G&SRM, PIMA COUNTY, ARIZONA

GROSS AREA = 17.166 ACRES SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE



NO.	REVISION	DATE

FINAL PLAT
STAR VALLEY BLOCK 3 PHASE 2
PIMA COUNTY, ARIZONA



6 SHEET OF 6
DATE: 07/15/14
DRAWN BY: M. OLSEN
CHECKED BY: D1-EG03701
SCALE: AS SHOWN

P24FP0001

**ASSURANCE AGREEMENT FOR CONSTRUCTION OF
SUBDIVISION IMPROVEMENTS (Third Party Trust)
P24FP00001**

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 3, Phase 2 Lots 1-85, Common Area "A1" through "A5" (Private Drainage and Open Space) and Common Area "B" (Private Drainage and Landscape Bufferyard) Common Area "C" (Private Drainageway and 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

Chair, Board of Supervisors

By TJS Star Valley LP, an Arizona limited partnership, its Manager

By: AGS LLC, an Arizona limited liability company, its General Partner

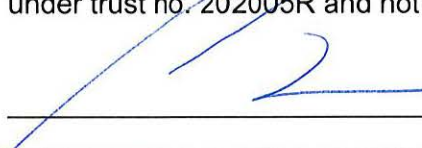
ATTEST:



Sean T. Walters, Its Manger

Clerk of the Board

TRUSTEE: Title Security Agency LLC, a Delaware limited liability company as trustee under trust no. 202005R and not otherwise



By: Ronda Tatro, Trust Officer

STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 29th day of July, 2024, by SEAN T. WALTERS, MANAGER of AGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MANAGER FOR TJS STAR VALLEY LLC, AN ARIZONA LIMITED PARTNERSHIP, MANGER FOR GAC STAR VALLEY, LLC("Subdivider"), AN ARIZONA LIMITED LIABILITY COMPANY on behalf of the limited liability company



Notary Public

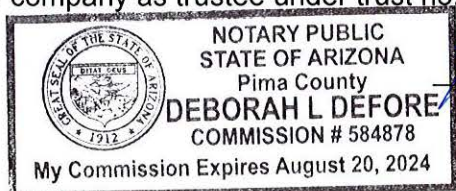
My Commission Expires:
3/14/2025



STATE OF ARIZONA)
County of Pima)

The foregoing instrument was acknowledged before me this 30th day of July, 2024, by RONDA TATRO AS TRUST OFFICER of TITLE SECURITY AGENCY LLC ("Trustee"), A DELAWARE LIMITED LIABILITY COMPANY, an behalf of the limited liability company as trustee under trust no. 202005R

My Commission Expires:
8/20/24





Notary Public