

ASSURANCE

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, TRUST NO. 201650-S FROM TITLE SECURITY AGENCY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE IMPROVEMENTS AS REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: CHAIRMAN, BOARD OF SUPERVISORS DATE
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 _____, 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.

ERNEST GOMEZ, R.L.S.
ARIZONA REGISTRATION NO. 27739



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.



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

RECORDING

STATE OF ARIZONA

PIMA COUNTY } S.S.

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

F. ANN RODRIGUEZ COUNTY RECORDER DATE

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, ROADS, PARKS, AND ALLEYS.

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 DOCKET 12432 AT PAGE 415, AND BY THE TRACT DECLARATION AND ANNEXATION OF BLOCK 14 RECORDED IN DOCKET 13544 AT PAGE 3094, IN THE OFFICE OF THE PIMA COUNTY RECORDER. THIS MASTER ASSOCIATION SHALL ACCEPT THE RESPONSIBILITY FOR CONTROL, MAINTENANCE, AD VALOREM TAXES AND LIABILITY FOR THE COMMON AREAS, TO INCLUDE PRIVATE DRAINAGEWAYS, AND PRIVATE EASEMENTS, WITHIN THIS SUBDIVISION.

OWNER-TRUSTEE OF ASSESSORS PARCELS

TITLE SECURITY AGENCY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TRUSTEE UNDER TRUST NO. 201650-S, AND NOT IN ITS CORPORATE CAPACITY

BY: DIANE SLOANE

ITS: TRUST OFFICER

DATE: 9/16/18

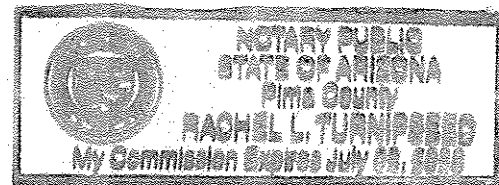
FOR: LENNAR ARIZONA INC.

ACKNOWLEDGEMENT

STATE OF ARIZONA } S.S.

PIMA COUNTY

ON THIS 18th DAY OF SEP, 2018, BEFORE ME PERSONALLY APPEARED DIANE SLOANE, WHO ACKNOWLEDGED TO BE THE TRUST OFFICIAL OF TITLE SECURITY AGENCY, L.L.C., AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.



MY COMMISSION EXPIRES: 7-2-2020

NOTARY PUBLIC

BENEFICIARY
PURSUANT TO THE PROVISIONS OF A.R.S. 33-404, NAME AND ADDRESS OF THE BENEFICIARY OF SAID TRUST IS: LENNAR ARIZONA, INC. 3275 WEST INA ROAD, SUITE 275 TUCSON ARIZONA 85741-2338, AN ARIZONA CORPORATION UNDER TRUST NO. 201650-S.

GENERAL NOTES:

1. THE GROSS AREA OF THE SUBDIVISION IS 11.84 ACRES.
2. TOTAL MILES OF NEW PUBLIC STREETS IS 0.36 MILES. TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES.
3. 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 4.48 RAC. (53 LOTS/11.84 ACRES=4.48).
3. AVERAGE LOT AREA PER DWELLING UNIT IS 6,563 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. A998-40 APPROVED ON 6/16/98. THE FOLLOWING CONDITIONS AFFECT THE ISSUANCE OF BUILDING PERMITS:
 - 1.) THE MAXIMUM NUMBER OF RESIDENCES SHALL BE 7,065. (FOR BLOCKS 1-30)
5. DEVELOPMENT STANDARDS

1. SFR-1 MINIMUM SITE AREA: 5,000 SQ. FT.
2. MINIMUM AREA PER DWELLING UNIT: 5,000 SQ. FT.
3. MINIMUM LOT AREA: 3,200 SQ. FT.
4. MINIMUM LOT WIDTH: NONE
5. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 20 FT.
 - b. SIDE: 5 FT. FOR ONE-FAMILY DWELLING 0 FT. FOR DUPLEX EXCEPT REMAINING SIDE YARD MUST BE A MINIMUM OF 10 FT.
 - c. REAR: LOTS 1-53: 10 FT.

THE ACCESSORY STRUCTURE SETBACK REQUIREMENTS ARE THE FOLLOWING MINIMUM DISTANCES:

- SFR-1 TO MAIN BUILDING: 7 FT.
- TO FRONT LOT LINE: 20 FT.
- TO SIDE LOT LINE: 3 FT.
- TO REAR LOT LINE: 3 FT.

6. ALL 100-YR FEMA FLOODPLAINS ARE CONTAINED WITHIN THE EXISTING, OFFSITE PUBLIC DRAINAGEWAY PER LOMR DATED APRIL 18, 2005.
7. 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.
8. THE TEMPORARY DRAINAGE EASEMENT RECORDED IN DOCKET 11759, PAGE 1248 AND SHOWN IN BOOK 56 M&P, PAGE 55 WAS PARTIALLY RELEASED BY SEQ. NO. 20182260203.

THE BASIS OF BEARING:

THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 15 BETWEEN FOUND MONUMENTS AS SHOWN HEREIN AND RECORDED IN STAR VALLEY MASTER BLOCK PLAT, BOOK 56 OF MAPS AND PLATS AT PAGE 55 AND STAR VALLEY BLOCK 14 RECORDED IN BOOK 65 OF SURVEYS AT PAGE 65. SAID BEARING BEING: N 89°50'34" E AT A DISTANCE OF 2649.94'

CURVE TABLE - APPLICABLE TO THIS SHEET ONLY

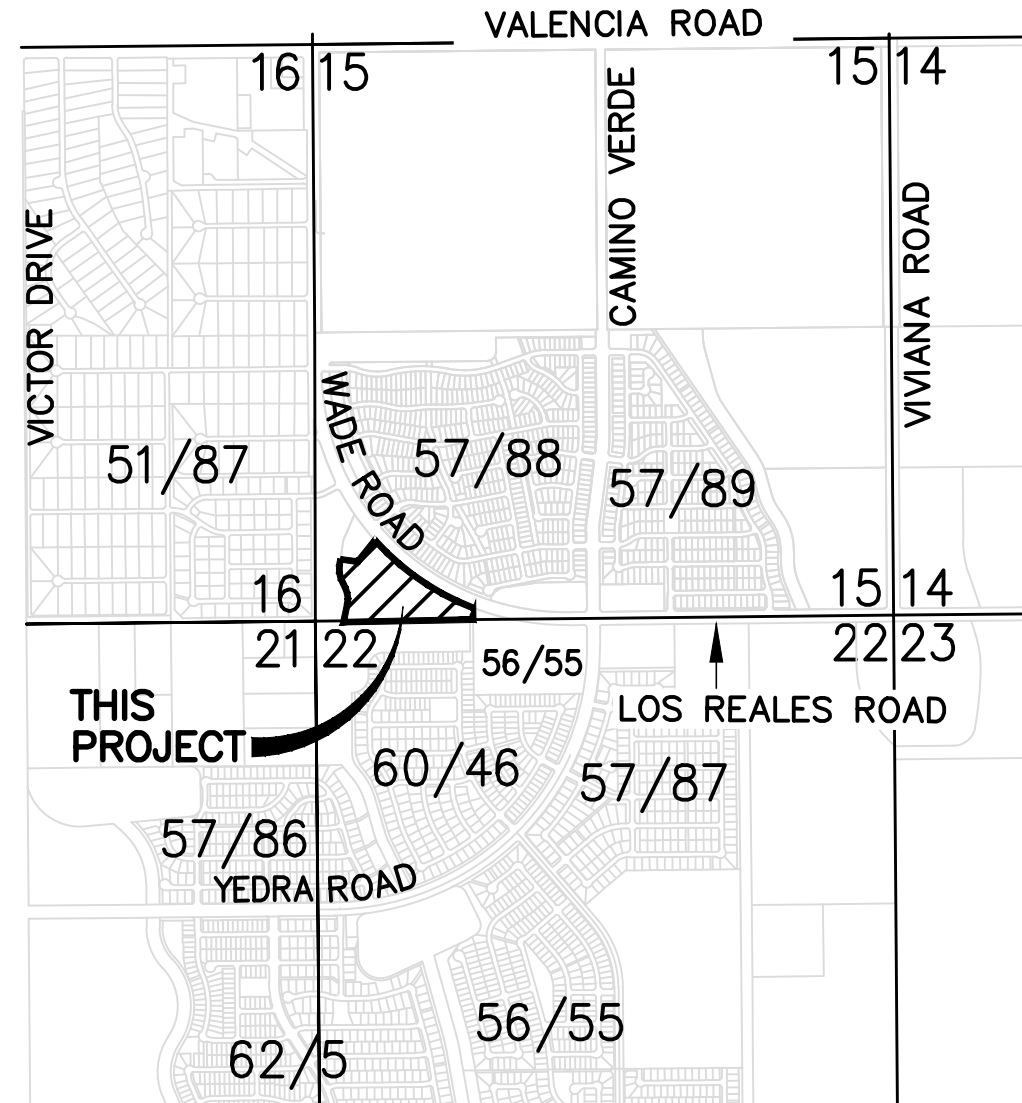
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.33'	550.00'	5°58'20"	S 10°30'39" W	57.30'
C2	153.24'	225.00'	39°01'21"	N 06°00'52" W	150.30'
C3	104.15'	175.00'	34°05'53"	S 08°28'36" E	102.62'
C4	1103.21'	2360.00'	26°47'01"	S 55°00'57" E	1093.20'
C5	11.86'	550.00'	1°14'09"	N 08°08'33" E	11.86'

LINE TABLE - APPLICABLE TO THIS SHEET ONLY

LINE	BEARING	DISTANCE
L1	N 1°29'49" E	108.31'
L2	N 25°31'32" W	92.46'
L3	N 08°34'21" E	80.64'
L4	S 81°25'39" E	133.05'
L5	S 83°16'04" E	33.77'
L6	N 38°16'04" E	241.17'
L7	S 00°14'44" E	117.50'

LEGEND

- 1 LOT NUMBER
- SIGHT VISIBILITY TRIANGLE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- EROSION HAZARD SETBACK
- 2" BRASS CAP SURVEY MONUMENT TO BE SET PER PAG SD 103
- KEYNOTE
- SHEET INDEX
- 4 SHEET NUMBER
- FOUND 1/2" REBAR TAGGED RLS 27739 UNLESS OTHERWISE NOTED
- 1/2" REBAR TAGGED RLS 27739 TO BE SET AT COMPLETION OF GRADING
- (R) RADIAL LINE
- ★ LOT ACCESS

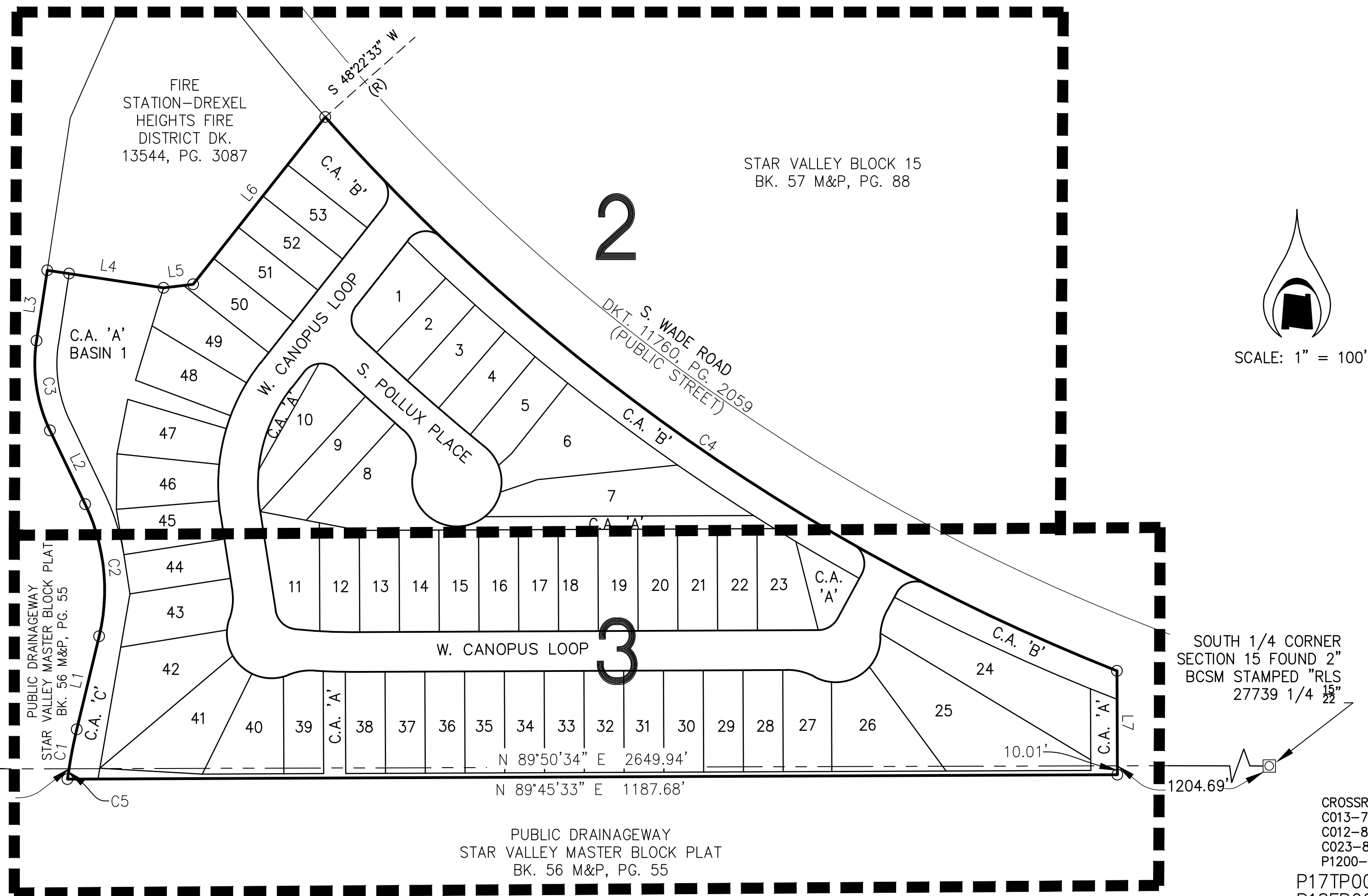


LOCATION MAP

SCALE: 3" = 1 mile



SECTION 15 AND 22, T-15-S, R-12-E, G&SRM, PIMA COUNTY, ARIZONA



SCALE: 1" = 100'

CROSSREF.
C013-76-1
C012-88-13
C023-87-1
P1200-184

P17TP00006
P18FP00001

FINAL PLAT

STAR VALLEY BLOCK 14

LOTS 1-53 AND COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), COMMON AREA 'B' (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD), AND COMMON AREA 'C' (PRIVATE DRAINAGEWAY OPEN SPACE)

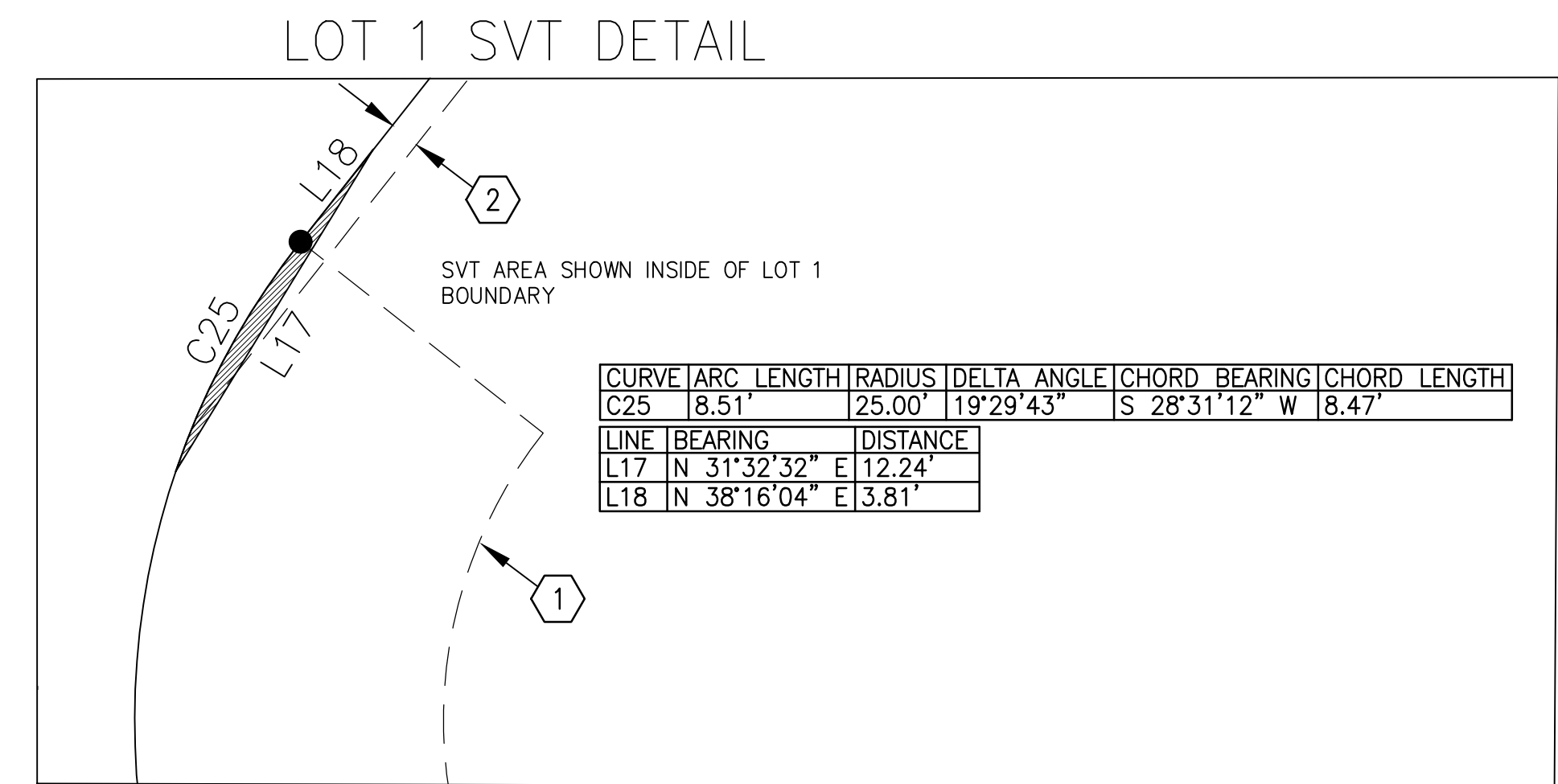
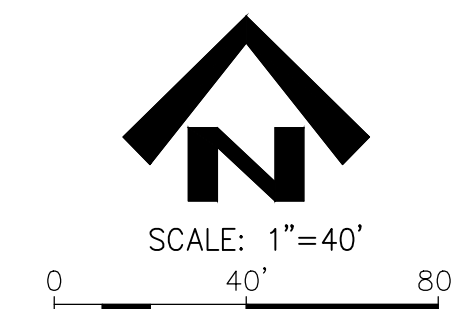
A RESUBDIVISION OF STAR VALLEY BLOCK 14 AS RECORDED IN BOOK 56 OF MAPS AND PLATS AT PAGE 55 AND BEING PARCELS B AND C AS SHOWN IN BOOK 65 OF SURVEYS AT PAGE 65, SITUATED IN SECTIONS 15 AND 22, T-15-S, R-12-E, G&SRM, PIMA COUNTY, AZ

PROJ No: 7USH160101 SCALE: HORIZ 1" = 40'
DATE: SEPTEMBER, 2018 VERT 1" = N/A

1 OF 3

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333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
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- KEYNOTES
- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
 - ② 1' PUBLIC NO ACCESS EASEMENT GRANTED BY THIS PLAT
 - ③ 45' PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT
 - ④ 50' EROSION HAZARD SETBACK
 - ⑤ 30' PUBLIC SEWER EASEMENT, DKT. 12103, PG. 3976
 - ⑥ 30' PUBLIC SEWER EASEMENT, DKT. 13417, PG. 187
 - ⑦ 10' ELECTRIC EASEMENT GRANTED BY THIS PLAT
 - ⑧ COMMON AREA "A" ADJOINING LOT 10 IS COMPLETELY CONSTRAINED BY SIGHT VISIBILITY TRIANGLE
 - ⑨ 30' PRIVATE DRAINAGE EASEMENT REMAINING PORTION DKT. 11759, PG. 1248
 - ⑩ 30' PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT

CURVE TABLE-APPLICABLE TO THIS SHEET ONLY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.86'	25.00'	82°11'15"	N 02°49'34" W	32.86'
C2	28.09'	2390.00'	0°40'24"	S 57°58'01" E	28.09'
C3	28.07'	2390.00'	0°40'23"	S 58°38'25" E	28.07'
C4	89.27'	150.00'	34°05'53"	S 08°28'36" E	87.96'
C5	68.57'	250.23'	15°42'04"	S 17°40'43" E	68.36'
C6	104.15'	175.00'	34°05'53"	S 08°28'36" E	102.62'
C8	15.28'	222.50'	3°56'06"	S 18°33'07" W	15.28'
C9	15.94'	222.50'	4°06'16"	S 06°45'46" E	15.94'
C10	19.79'	25.00'	45°21'41"	S 60°56'54" W	19.28'
C11	21.71'	25.00'	49°44'42"	N 71°29'54" W	21.03'
C12	41.50'	25.00'	95°06'23"	S 85°49'15" W	36.90'
C13	12.49'	2550.00'	0°16'50"	S 48°46'35" E	12.49'
C14	47.82'	41.50'	66°01'30"	N 15°54'15" W	45.22'
C15	36.96'	25.00'	84°41'51"	S 04°04'52" E	33.68'
C16	41.68'	25.00'	95°30'53"	S 86°01'30" W	37.02'
C17	28.02'	2505.00'	0°38'27"	S 46°45'01" E	28.02'
C18	47.17'	2505.00'	1°04'44"	S 47°36'36" E	47.17'
C19	47.17'	2505.00'	1°04'44"	S 48°41'20" E	47.17'
C20	46.77'	2505.00'	1°04'11"	S 49°45'48" E	46.77'
C21	22.02'	2505.00'	0°30'13"	S 50°33'00" E	22.02'
C22	25.95'	50.50'	29°26'35"	N 36°04'49" W	25.67'
C23	30.66'	50.50'	34°47'06"	N 03°57'58" W	30.19'
C24	33.49'	50.50'	38°00'04"	N 32°25'37" E	32.88'

LINE TABLE-APPLICABLE TO THIS SHEET ONLY

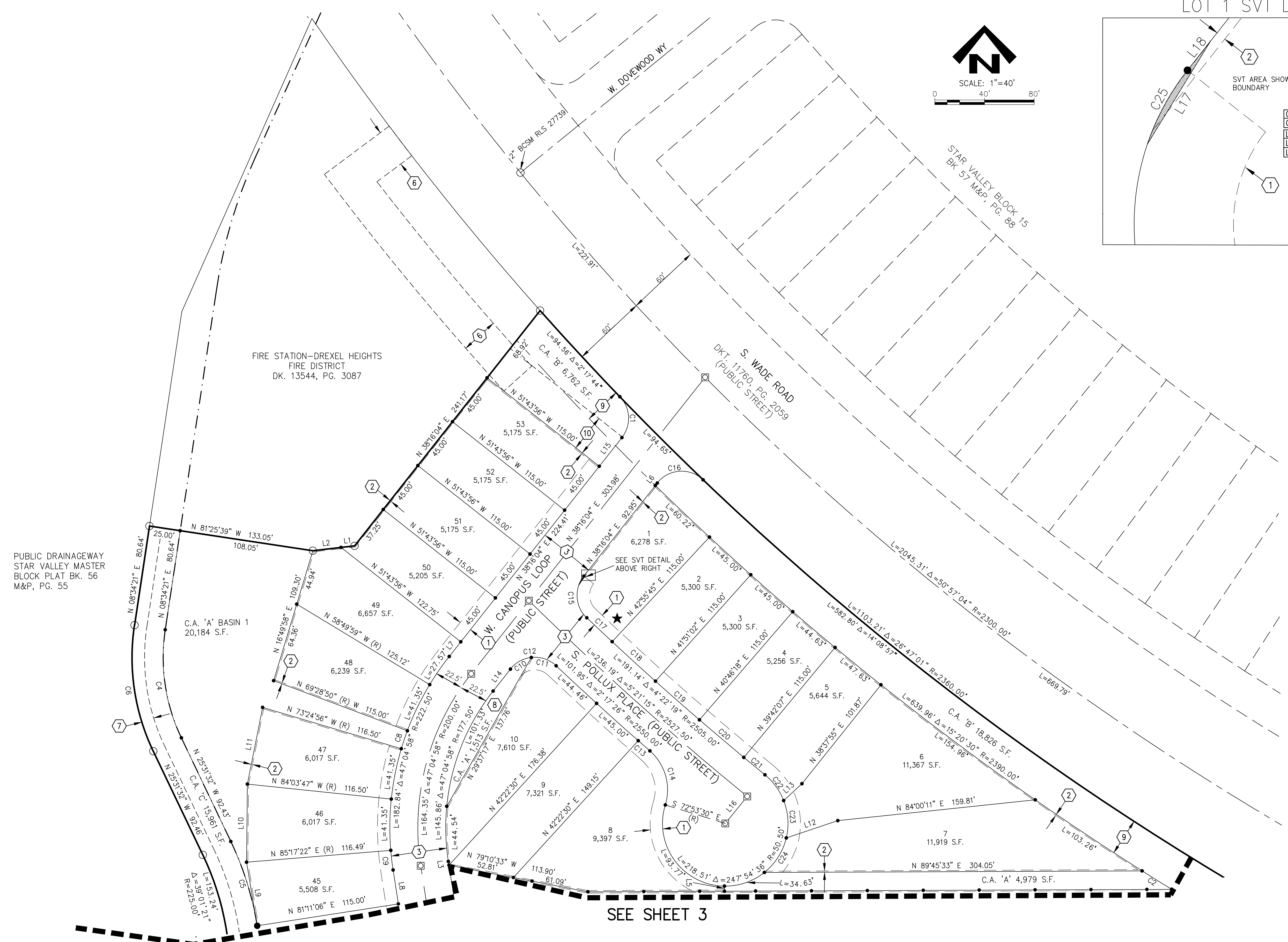
LINE	BEARING	DISTANCE
L1	S 83°16'04" W	10.96'
L2	S 83°16'04" W	22.81'
L3	S 08°48'54" E	3.11'
L4	S 79°10'33" E	15.23'
L5	S 00°14'27" E	4.12'
L6	N 38°16'04" E	2.49'
L7	N 38°16'04" E	14.99'
L8	N 08°48'54" W	27.64'
L9	N 09°30'16" W	51.91'
L10	N 00°36'21" E	62.91'
L11	N 11°15'39" E	62.91'
L12	N 71°23'01" E	43.78'
L13	N 47°15'32" E	20.00'
L14	N 38°16'04" E	22.49'
L15	N 38°16'04" E	29.43'
L16	N 39°11'54" E	28.00'

FINAL PLAT
STAR VALLEY BLOCK 14
LOTS 1-53 AND COMMON AREA 'A' (PRIVATE DRAINAGE AND OPEN SPACE), COMMON AREA 'B' (PRIVATE DRAINAGE AND LANDSCAPE BUFFERYARD), AND COMMON AREA 'C' (PRIVATE DRAINAGEWAY OPEN SPACE)

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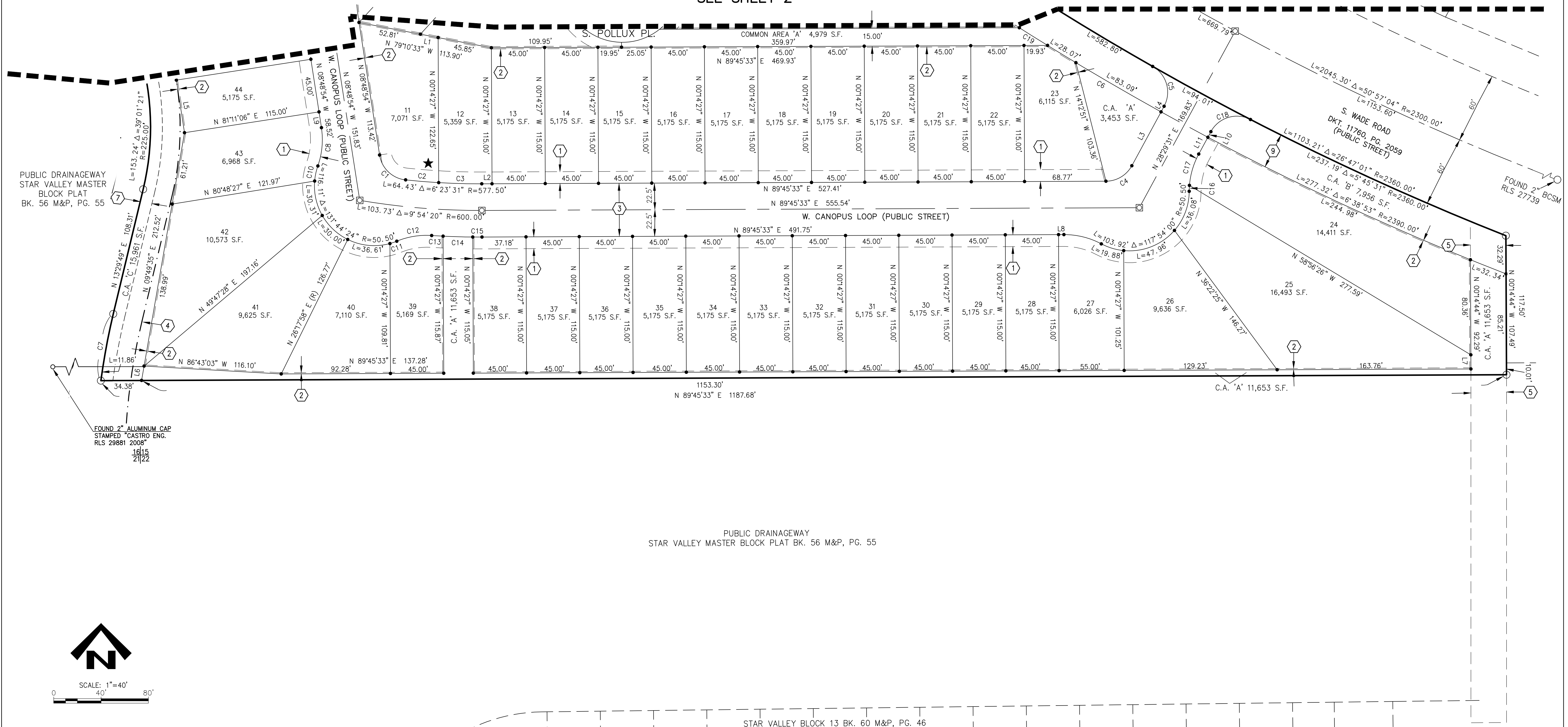
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SEE SHEET 3

SEE SHEET 2



PUBLIC DRAINAGEWAY
STAR VALLEY MASTER BLOCK PLAT BK. 56 M&P, PG. 55



SCALE: 1"=40'
0 40' 80'

KEYNOTES

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ② 1' PUBLIC NO ACCESS EASEMENT GRANTED BY THIS PLAT
- ③ 45' PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT
- ④ 50' EROSION HAZARD SETBACK
- ⑤ 30' PUBLIC SEWER EASEMENT, DKT. 12103, PG. 3976
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CURVE TABLE-APPLICABLE TO THIS SHEET ONLY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.74'	25.00'	75°02'02"	S 46°19'55" E	30.45'
C2	28.04'	577.50'	2°48'54"	S 85°14'23" E	28.04'
C3	36.39'	577.50'	3°36'37"	S 88°26'09" E	36.38'
C4	26.73'	25.00'	61°16'02"	N 59°07'32" E	25.48'
C5	38.77'	25.00'	88°51'32"	N 15°56'15" W	35.00'
C6	111.17'	2390.00'	2°39'54"	S 59°38'11" E	111.16'
C7	57.33'	550.00'	5°58'20"	S 10°30'39" W	57.30'
C8	32.87'	66.50'	28°18'59"	N 05°20'35" E	32.53'
C9	13.03'	50.50'	14°46'48"	S 12°06'41" W	12.99'
C10	6.17'	50.50'	7°00'00"	N 71°15'41" E	6.17'
C11	30.08'	66.50'	25°54'53"	S 80°43'07" W	29.82'
C12	9.72'	622.50'	0°53'40"	S 86°48'17" E	9.72'
C13	25.02'	622.50'	2°18'09"	S 88°22'11" E	25.01'
C14	7.82'	622.50'	0°43'11"	S 89°52'51" E	7.82'
C15	5.02'	66.50'	4°19'36"	S 02°20'21" W	5.02'
C16	27.84'	66.50'	23°59'23"	S 16°29'50" W	27.64'
C17	38.77'	25.00'	88°51'32"	S 72°55'17" W	35.00'
C18	28.09'	2390.00'	0°40'24"	S 57°58'01" E	28.09'

LINE TABLE-APPLICABLE TO THIS SHEET ONLY

LINE	BEARING	DISTANCE
L1	S 79°10'33" E	15.23'
L2	N 89°45'33" E	8.64'
L3	N 28°29'31" E	51.81'
L4	N 28°29'31" E	5.37'
L5	S 08°48'54" E	45.00'
L6	S 09°49'35" W	12.32'
L7	N 00°14'44" W	11.93'
L8	N 89°45'33" E	4.57'
L9	S 08°48'54" E	13.52'
L10	N 28°29'31" E	5.37'
L11	N 28°29'31" E	16.15'



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P17TP00006
P18FP00001

3 OF 3