

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 REQUIRED BY THE PIMA COUNTY ZONING CODE, CHAPTER 18.69 (SUBDIVISION STANDARDS) IN THIS SUBDIVISION.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, BOARD OF SUPERVISORS  
PIMA COUNTY, ARIZONA

ATTEST:

I, JULIE CASTAÑEDA, 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 \_\_\_\_\_, 2020, 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 AND ROADS.

WE HEREBY DEDICATE AND CONVEY TO PIMA COUNTY EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPLACEMENT OF DRAINAGE FACILITIES, DETENTION BASINS, CHANNELS OR OTHER NECESSARY DRAINAGE INFRASTRUCTURE.

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 REVISED STATUTES, AS SUBSEQUENTLY AMENDED, WHICH PROVIDED 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-A20, COMMON AREA B1, AND COMMON AREA C1, 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 (ANNEXATION) RECORDED IN SEQUENCE NUMBER 20193120748, OFFICIAL RECORDS OF PIMA COUNTY AND THE AMENDMENT AND ANNEXATION THAT WILL BE RECORDED WITH THIS FINAL PLAT AT SEQUENCE NO. \_\_\_\_\_. THE STAR VALLEY HOMEOWNERS ASSOCIATION, SHALL OWN AND BE RESPONSIBLE FOR CONTROL, MAINTENANCE, AD VALOREM 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: \_\_\_\_\_  
DIANE L. SLOANE

ITS: \_\_\_\_\_ TRUST OFFICER

DATE: 4/10/20

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
PIMA COUNTY } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF April, 2020, BY \_\_\_\_\_, 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

5/25/2021  
MY COMMISSION EXPIRES



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 20193120748, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON BY THE STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_ PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF PIMA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April, 2020, BY \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF STAR VALLEY MASTER HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

\_\_\_\_\_  
NOTARY PUBLIC: Julie M. King

3/14/2021  
MY COMMISSION EXPIRES

PERMITTING NOTES:

- ZONING FOR THIS DEVELOPMENT IS STAR VALLEY SPECIFIC PLAN SFR-1.
- GROSS DENSITY IS 6.63 RAC. (320 LOTS/48.26 ACRES=6.63).
- AVERAGE LOT AREA PER DWELLING UNIT IS 4,735 SQ. FT.
- 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.
- ALL 100-YR FEMA FLOODPLAINS ARE CONTAINED WITHIN THE EXISTING, OFFSITE PUBLIC DRAINAGEWAY PER LOMR DATED APRIL 18, 2005.
- 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.
- DEVELOPMENT STANDARDS  
MINIMUM ALLOWABLE LOT SIZE IS 3200 S.F.

SFR-1

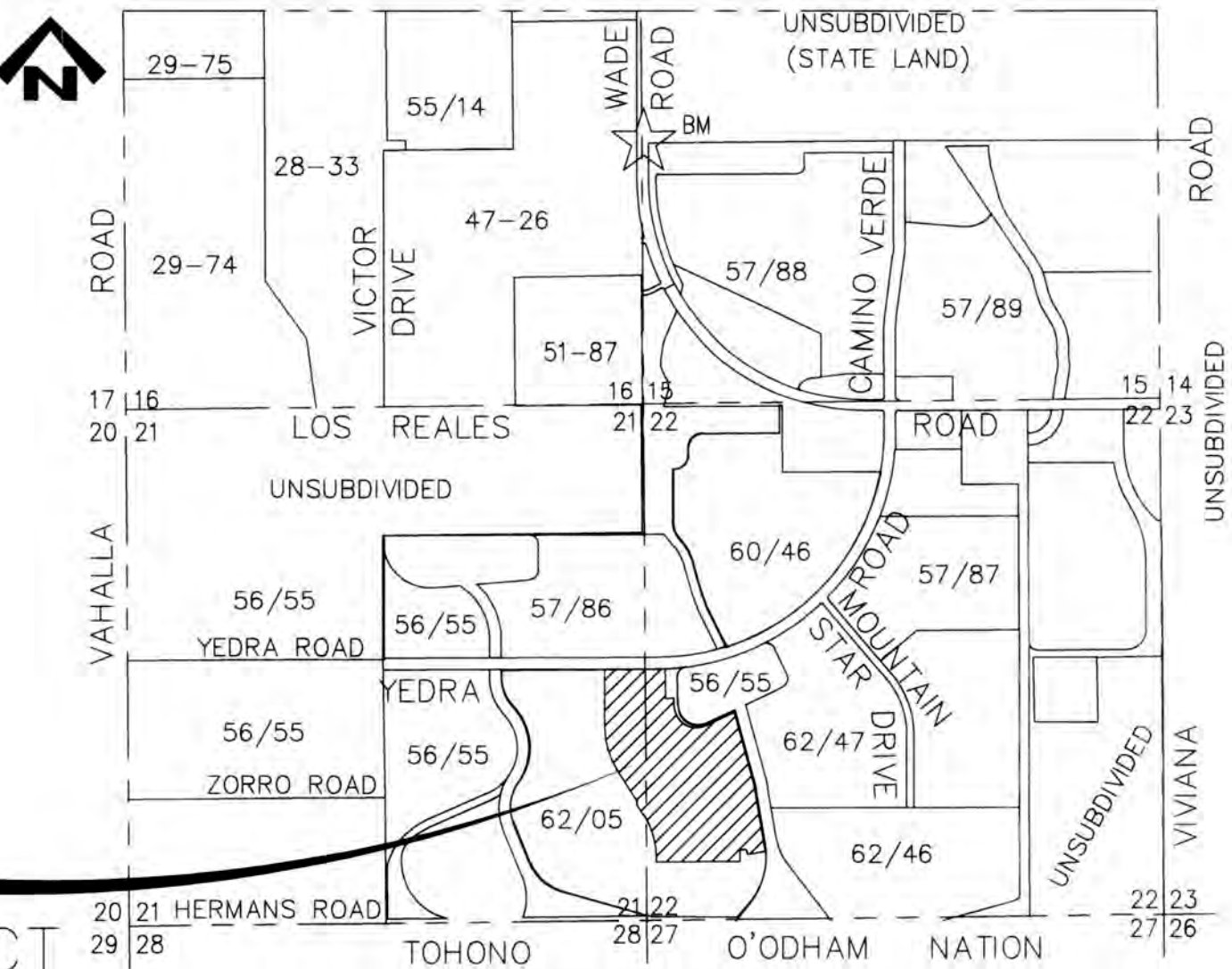
- MINIMUM YARD REQUIREMENTS:
    - FRONT: 20 FT.
    - SIDE: 5 FEET FOR ONE-FAMILY DWELLING  
0 FEET FOR DUPLEX EXCEPT REMAINING  
SIDE YARD MUST BE A MINIMUM OF 10 FT.
    - REAR: 20 FT.\*
  - BUILDING HEIGHT LIMITATIONS:
    - MAXIMUM HEIGHT: 30 FT
    - MAXIMUM NUMBER OF STORIES: TWO
  - SETBACKS FOR CORNER LOTS ARE EQUAL TO THE SIGHT VISIBILITY TRIANGLE OR THE ZONING DESIGNATION SETBACKS, WHICHEVER ARE GREATER.
- 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.
- \* WITH THE APPROVAL OF THE PLANNING OFFICIAL, A 10' REAR YARD SETBACK APPLIES TO LOTS 573 THROUGH 892.

GENERAL NOTES:

- THE GROSS AREA OF THE SUBDIVISION IS 48.26 ACRES.
- TOTAL MILES OF RE-DEDICATED PUBLIC STREETS IS 1.29 MILES.  
TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES.
- THIS SUBDIVISION LIES WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- THE EXISTING EASEMENTS RECORDED IN BOOK 62, MAPS & PLATS, PAGE 5, LOCATED WITHIN THE BOUNDARY OF THIS PLAT ARE REVISED AND RE-DEDICATED SHOWN HEREIN.
- THE TOTAL NUMBER OF LOTS IS 320.

LEGEND

_____	RIGHT-OF-WAY CENTERLINE
_____	LOT LINE
_____	SIGHT VISIBILITY TRIANGLE (SVT)
_____	EASEMENT LINE
_____	SUBDIVISION BOUNDARY
_____	SECTION LINE
_____	RIGHT-OF-WAY LINE
●	CENTERLINE SURVEY MONUMENT STAMPED RLS 27739 TO BE SET AT COMPLETION OF PAVING
1	LOT NUMBER
△	SIGHT VISIBILITY TRIANGLE
○	KEYNOTE
●	FOUND MONUMENT DESCRIBED AS NOTED
●	1/2" REBAR TAGGED RLS 27739 TO BE SET AT COMPLETION OF GRADING



A PORTION OF THE SE 1/4 OF SECTION 21 &  
A PORTION OF THE SW 1/4 OF SECTION 22  
T-15-S, R-12-E, G&SRM, PIMA COUNTY, ARIZONA  
SCALE: 3" = 1 MILE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER
2	OVERVIEW SHEET
3 - 6	PLAN SHEETS
7 - 8	DETAIL SHEETS

THE BASIS OF BEARING:

THE NORTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 21 BETWEEN FOUND MONUMENTS AS SHOWN HEREIN AND RECORDED IN STAR VALLEY MASTER BLOCK PLAT, BOOK 56 OF MAPS AND PLATS AT PAGE 55 AND THE FINAL PLAT FOR STAR VALLEY BLOCK 4 RECORDED IN BOOK 62 OF SURVEYS AT PAGE 5.  
SAID BEARING BEING: N 89°49'05" E AT A DISTANCE OF 2650.55'

PSOMAS

333 E. Wetmore Road, Suite 450  
Tucson, AZ 85705  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

REF: P1205-093

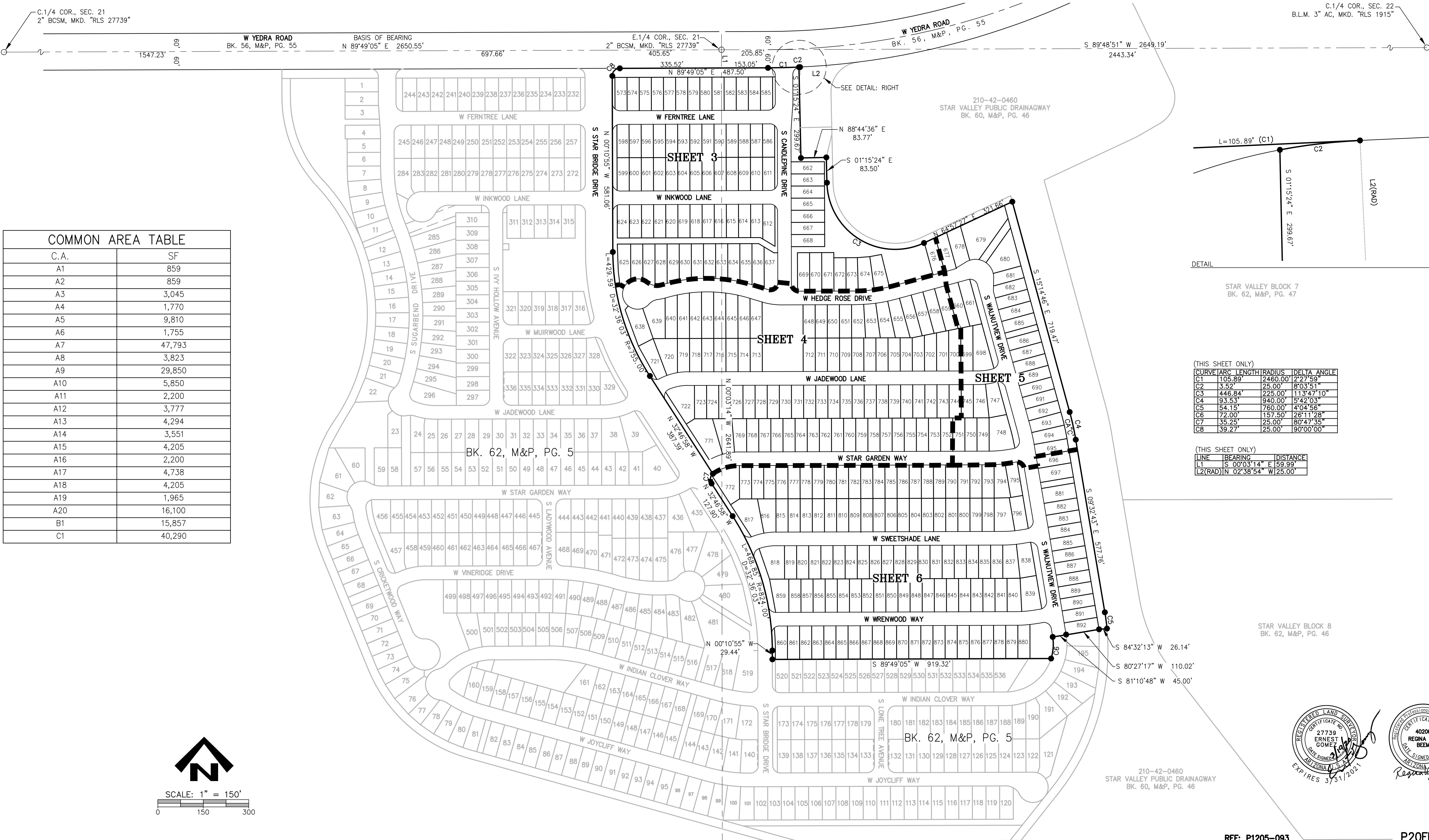
P20FP00001

FINAL PLAT  
FOR A PORTION OF  
**STAR VALLEY BLOCK 4**  
LOTS 573-892 AND COMMON AREA 'A'  
(OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN).  
COMMON AREA 'B' (PRIVATE DRAINAGE & LANDSCAPE BUFFERYARD)  
AND COMMON AREA 'C' (PRIVATE DRAINAGEWAY OPEN SPACE)  
BEING A RESUBDIVISION OF LOTS 196-231, 258-271, 337-434 AND 537-572 AND A  
PORTION OF COMMON AREAS A, B & C OF  
STAR VALLEY BLOCK 4 AS RECORDED IN BOOK 62, M&P, PG. 5 THEREOF.  
RECORDS OF PIMA COUNTY, ARIZONA, SITUATED IN THE SOUTHEAST  
ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF SECTION  
22, OF TOWNSHIP 15 SOUTH, RANGE 12 EAST,  
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

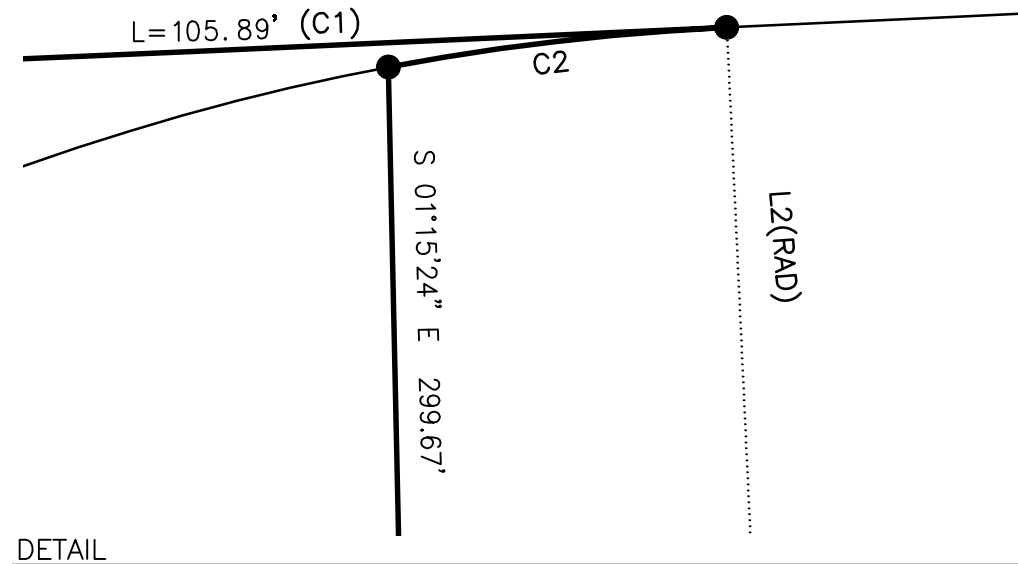
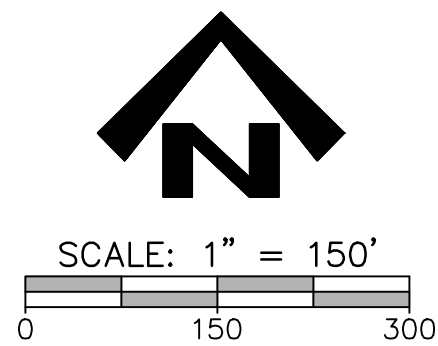
PROJ NO: 75VD180101 SCALE: HORIZ N/A  
DATE: MARCH 2020 VERT N/A

1 of 8





COMMON AREA TABLE	
C.A.	SF
A1	859
A2	859
A3	3,045
A4	1,770
A5	9,810
A6	1,755
A7	47,793
A8	3,823
A9	29,850
A10	5,850
A11	2,200
A12	3,777
A13	4,294
A14	3,551
A15	4,205
A16	2,200
A17	4,738
A18	4,205
A19	1,965
A20	16,100
B1	15,857
C1	40,290

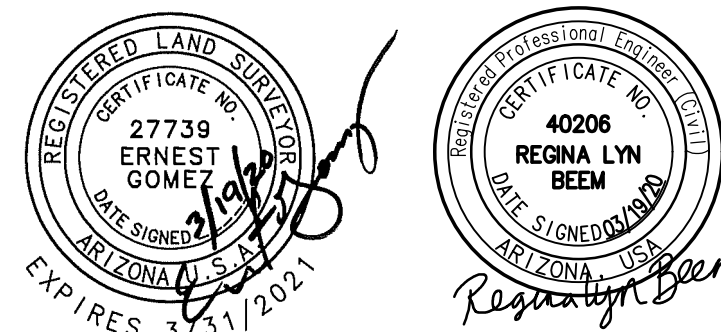


STAR VALLEY BLOCK 7  
BK. 62, M&P, PG. 47

(THIS SHEET ONLY)			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	105.89'	2460.00'	2°27'59"
C2	3.52'	25.00'	8°03'51"
C3	446.84'	225.00'	113°47'10"
C4	93.53'	940.00'	5°42'03"
C5	54.15'	760.00'	4°04'56"
C6	72.00'	157.50'	26°11'28"
C7	35.25'	25.00'	80°47'35"
C8	39.27'	25.00'	90°00'00"

(THIS SHEET ONLY)		
LINE	BEARING	DISTANCE
L1	S 00°03'14" E	59.99'
L2(RAD)	N 02°38'54" W	25.00'

STAR VALLEY BLOCK 8  
BK. 62, M&P, PG. 46



210-42-0460  
STAR VALLEY PUBLIC DRAINAGEWAY  
BK. 60, M&P, PG. 46

REF: P1205-093 P20FP00001

FINAL PLAT  
FOR A PORTION OF  
**STAR VALLEY BLOCK 4**  
LOTS 573-892 AND COMMON AREA 'A'  
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AND COMMON AREA 'C' (PRIVATE DRAINAGEWAY OPEN SPACE)  
BEING A RESUBDIVISION OF LOTS 196-231, 258-271, 337-434 AND 537-572  
AND A PORTION OF COMMON AREAS A, B & C OF  
STAR VALLEY BLOCK 4 AS RECORDED IN BOOK 62, M&P, PG. 5 THEREOF,  
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ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF  
SECTION 22, OF TOWNSHIP 15 SOUTH, RANGE 12 EAST,  
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJ. NO: 75VD180101  
DATE: MARCH 2020

SCALE: HORIZ 1" = 150'  
VERT N/A

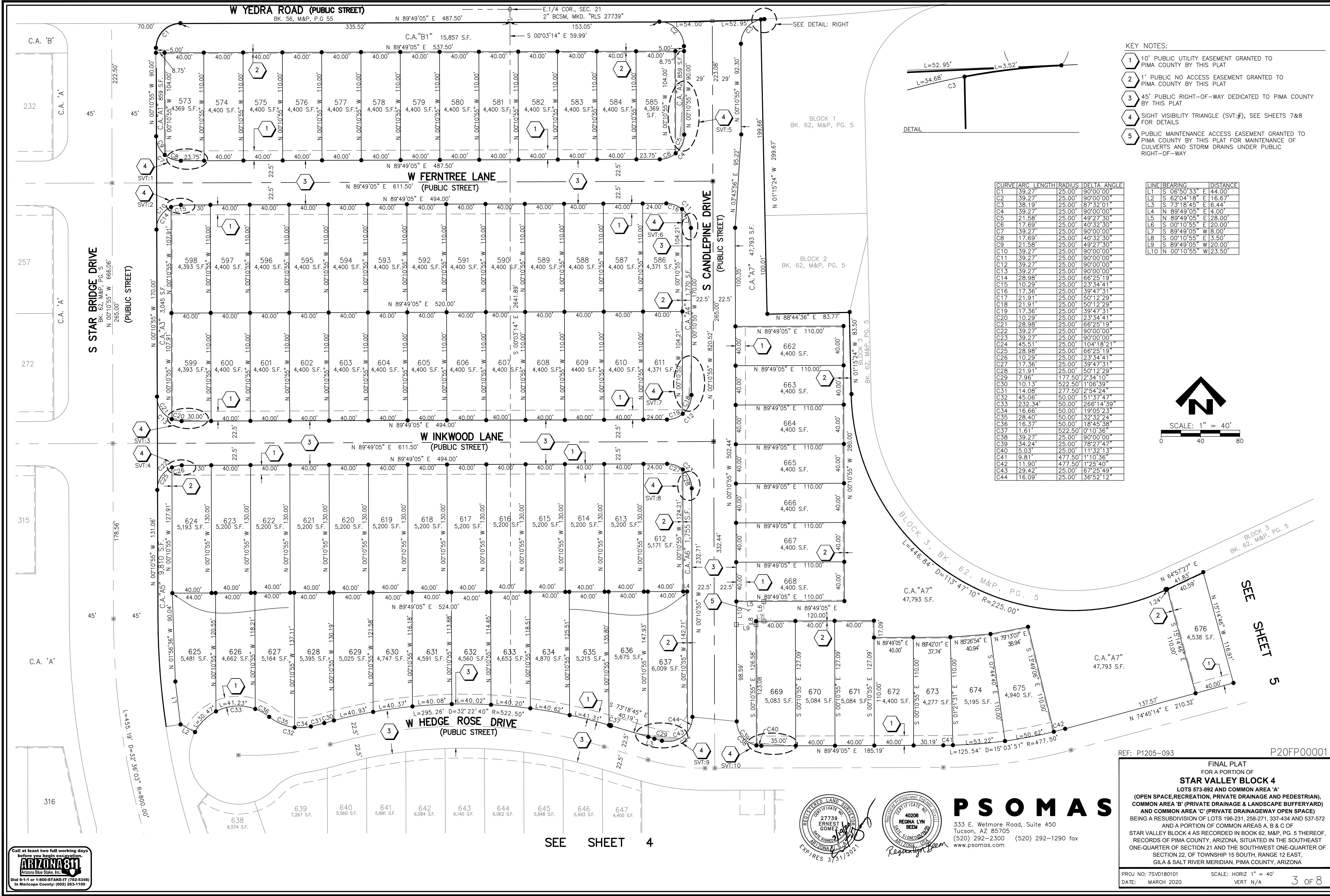
2 OF 8

**PSOMAS**

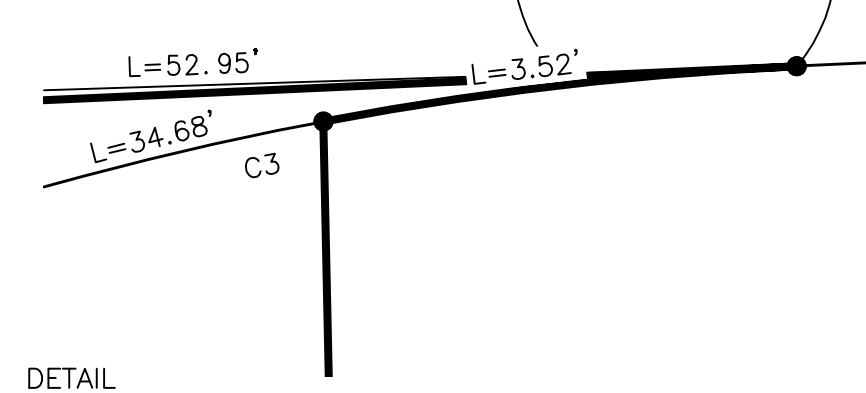
333 E. Wetmore Road, Suite 450  
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(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

SE. COR., SEC. 21  
3-1/4" G.L.O. BRASS CAP  
MKD. "1915"



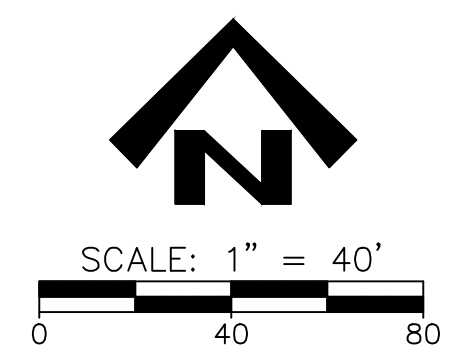


- KEY NOTES:
- 1 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT
  - 2 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT
  - 3 45' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT
  - 4 SIGHT VISIBILITY TRIANGLE (SVT:#), SEE SHEETS 7&8 FOR DETAILS
  - 5 PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS UNDER PUBLIC RIGHT-OF-WAY



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	39.27'	25.00'	90°00'00"
C2	39.27'	25.00'	90°00'00"
C3	38.19'	25.00'	87°32'01"
C4	39.27'	25.00'	90°00'00"
C5	21.58'	25.00'	49°27'30"
C6	17.69'	25.00'	40°32'30"
C7	39.27'	25.00'	90°00'00"
C8	17.69'	25.00'	40°32'30"
C9	21.58'	25.00'	49°27'30"
C10	39.27'	25.00'	90°00'00"
C11	39.27'	25.00'	90°00'00"
C12	39.27'	25.00'	90°00'00"
C13	39.27'	25.00'	90°00'00"
C14	28.98'	25.00'	66°25'19"
C15	10.29'	25.00'	23°34'41"
C16	17.36'	25.00'	39°47'31"
C17	21.91'	25.00'	50°12'29"
C18	21.91'	25.00'	50°12'29"
C19	17.36'	25.00'	39°47'31"
C20	10.29'	25.00'	23°34'41"
C21	28.98'	25.00'	66°25'19"
C22	39.27'	25.00'	90°00'00"
C23	39.27'	25.00'	90°00'00"
C24	45.51'	25.00'	104°18'21"
C25	28.98'	25.00'	66°25'19"
C26	10.29'	25.00'	23°34'41"
C27	17.36'	25.00'	39°47'31"
C28	21.91'	25.00'	50°12'29"
C29	7.96'	177.50'	2°34'10"
C30	10.13'	522.50'	1°06'39"
C31	14.08'	277.50'	2°54'24"
C32	45.06'	50.00'	51°37'47"
C33	232.34'	50.00'	266°14'39"
C34	16.66'	50.00'	19°05'23"
C35	28.40'	50.00'	32°32'24"
C36	16.37'	50.00'	18°45'38"
C37	1.61'	522.50'	0°10'36"
C38	39.27'	25.00'	90°00'00"
C39	34.24'	25.00'	78°27'47"
C40	5.03'	25.00'	11°32'13"
C41	9.81'	477.50'	1°10'36"
C42	11.90'	477.50'	1°25'40"
C43	29.42'	25.00'	67°23'49"
C44	16.09'	25.00'	36°52'12"

LINE	BEARING	DISTANCE
L1	S 06°50'33" E	44.00'
L2	S 62°04'18" E	18.67'
L3	S 73°18'45" E	6.44'
L4	N 89°49'05" E	4.00'
L5	N 89°49'05" E	28.00'
L6	S 00°10'55" W	20.00'
L7	S 89°49'05" W	8.00'
L8	S 00°10'55" E	3.50'
L9	S 89°49'05" W	20.00'
L10	N 00°10'55" W	23.50'



REF: P1205-093

P20FP00001

FINAL PLAT  
FOR A PORTION OF  
**STAR VALLEY BLOCK 4**  
LOTS 573-892 AND COMMON AREA 'A'  
(OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN),  
COMMON AREA 'B' (PRIVATE DRAINAGE & LANDSCAPE BUFFERYARD)  
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GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJ. NO: 75VD180101  
DATE: MARCH 2020

SCALE: HORIZ 1" = 40'  
VERT N/A

3 OF 8

Call at least two full working days  
before you begin excavation.  
**ARIZONA 811**  
Arizona Blue Stake, Inc.  
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)  
In Maricopa County: (602) 263-1100

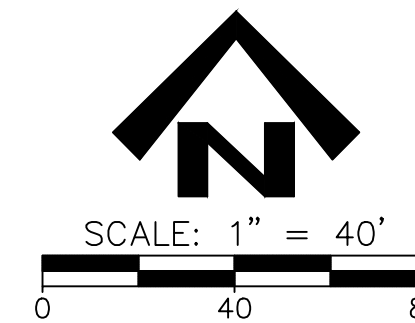
REGISTERED LAND SURVEYOR  
27739  
ERNEST GOMEZ  
ARIZONA  
EXPIRES 3/31/2021

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
40206  
REGINA LYN BEEM  
ARIZONA  
EXPIRES 3/31/2021

**PSOMAS**  
333 E. Wetmore Road, Suite 450  
Tucson, AZ 85705  
(520) 292-2300 (520) 292-1290 fax  
www.psomas.com

SEE SHEET 4





SEE SHEET 6

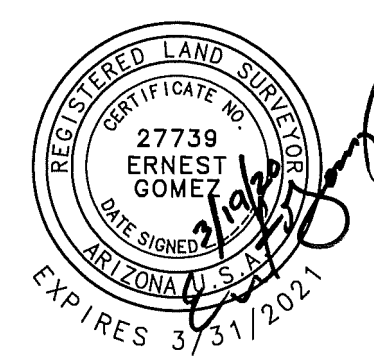
## KEY NOTES:

- |   |   |   |   |
|---|---|---|---|
| 1 | 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY FINAL PLAT  | 4 | SIGHT VISIBILITY TRIANGLE (SVT: #), SEE SHEETS 7&8 FOR DETAILS  |
| 2 | 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY FINAL PLAT | 5 | PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS UNDER PUBLIC RIGHT-OF-WAY |
| 3 | 45' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT     |   |   |

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C43	59.10'	50.00'	79°11'09"
C44	50.46'	50.00'	57°49'03"
C45	24.72'	50.00'	28°19'22"
C46	33.11'	50.00'	37°56'17"
C47	25.61'	322.50'	4°33'03"
C48	65.51'	222.50'	16°52'10"
C49	27.67'	522.50'	3°02'02"
C50	40.01'	522.50'	4°23'14"
C51	40.01'	522.50'	4°23'14"
C52	29.69'	522.50'	3°15'20"
C53	9.45'	322.50'	1°40'47"
C54	36.86'	25.00'	84°28'24"
C55	43.42'	25.00'	93°31'05"
C56	63.45'	157.50'	23°04'57"
C57	36.86'	25.00'	84°28'24"
C58	102.42'	180.00'	32°36'03"

LINE	BEARING	DISTANCE
L11	S 38°44'32" W	16.36'
L12	N 57°13'02" E	32.47'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C59	55.69'	202.50'	27°04'27"
C60	28.98'	25.00'	86°25'19"
C61	7.88'	25.00'	18°03'05"
C62	40.08'	202.50'	11°20'27"
C63	40.07'	202.50'	11°20'10"
C64	15.54'	202.50'	4°23'50"
C65	28.98'	25.00'	66°25'19"
C66	14.44'	25.00'	33°05'47"
C67	27.06'	25.00'	62°00'40"
C68	9.80'	25.00'	22°27'44"
C69	26.16'	202.50'	7°24'09"
C70	36.00'	202.50'	10°11'05"
C71	33.53'	202.50'	9°29'14"
C102	39.44'	25.00'	90°23'37"



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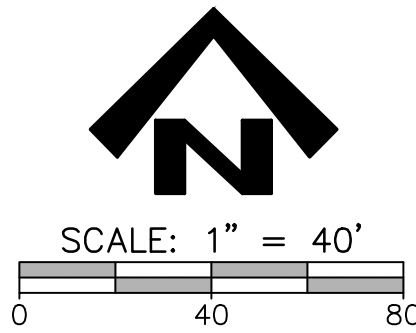
FINAL PLAT  
FOR A PORTION OF  
**STAR VALLEY BLOCK 4**  
LOTS 673-892 AND COMMON AREA 'A'

(OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN),  
COMMON AREA 'B' (PRIVATE DRAINAGE & LANDSCAPE BUFFERYARD)  
AND COMMON AREA 'C' (PRIVATE DRAINAGEWAY OPEN SPACE)  
BEING A RESUBDIVISION OF LOTS 196-231, 258-271, 337-434 AND 537-572  
AND A PORTION OF COMMON AREAS A, B & C OF  
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ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF  
SECTION 22, OF TOWNSHIP 15 SOUTH, RANGE 12 EAST,  
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJ. NO.: 75VD180101  
DATE: MARCH 2020

SCALE: HORIZ 1" = 40'  
VERT N/A

4 OF 8



SEE SHEET 3

SEE SHEET 4

SEE SHEET 6

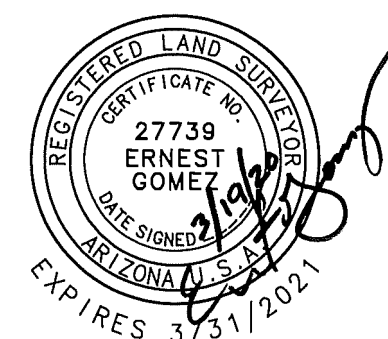
SEE SHEET 6

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C72	128.30'	60.00'	122°31'13"
C73	13.82'	60.00'	1°12'03"
C74	30.32'	60.00'	28°57'18"
C75	25.79'	60.00'	24°37'28"
C76	43.81'	60.00'	41°49'56"
C77	14.56'	60.00'	13°54'29"
C78	39.27'	25.00'	90°00'00"
C79	39.27'	25.00'	90°00'00"
C80	46.67'	177.50'	15°03'51"
C81	52.58'	200.00'	15°03'51"
C82	58.50'	222.50'	15°03'51"
C83	23.59'	222.50'	6°04'25"
C84	35.97'	222.50'	8°15'44"
C86	39.27'	25.00'	90°00'00"
C87	5.03'	25.00'	11°32'13"
C88	34.24'	25.00'	78°27'47"
C89	40.29'	25.00'	92°20'44"
C90	61.69'	377.50'	9°21'48"
C91	65.37'	400.00'	9°21'48"
C92	69.05'	422.50'	9°21'48"
C93	34.65'	25.00'	79°25'12"
C94	5.64'	25.00'	12°55'31"
C95	79.80'	802.00'	5°42'03"
C96	32.52'	802.00'	2°19'23"
C97	40.00'	802.00'	2°51'29"
C98	7.28'	802.00'	0°31'11"
C99	5.03'	25.00'	11°32'13"
C100	34.24'	25.00'	78°27'47"
C101	8.27'	912.00'	0°31'11"
C155	67.74'	737.00'	5°15'58"
C156	44.33'	757.00'	3°21'19"

LINE	BEARING	DISTANCE
L13	S 29°45'14" W	31.82'
L14	S 15°14'46" E	25.00'
L15	S 74°45'14" W	20.00'
L16	N 15°14'46" W	25.00'
L17	N 74°45'14" E	20.00'
L24	N 74°45'14" E	1.06'
L25	N 80°27'17" E	17.80'
L34	N 78°06'33" E	20.00'

KEY NOTES:

- 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY FINAL PLAT
- 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY FINAL PLAT
- 45' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT
- SIGHT VISIBILITY TRIANGLE (SVT:#), SEE SHEETS 7&8 FOR DETAILS
- PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS UNDER PUBLIC RIGHT-OF-WAY
- WALL SETBACK REQUIREMENT



REF: P1205-093

P20FP00001

FINAL PLAT  
FOR A PORTION OF  
STAR VALLEY BLOCK 4

LOTS 573-892 AND COMMON AREA 'A'  
(OPEN SPACE, RECREATION, PRIVATE DRAINAGE AND PEDESTRIAN),  
COMMON AREA 'B' (PRIVATE DRAINAGE & LANDSCAPE BUFFERYARD)  
AND COMMON AREA 'C' (PRIVATE DRAINAGEWAY OPEN SPACE)  
BEING A RESUBDIVISION OF LOTS 196-231, 258-271, 337-434 AND 537-572  
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STAR VALLEY BLOCK 4 AS RECORDED IN BOOK 62, M&P, PG. 5 THEREOF,  
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ONE-QUARTER OF SECTION 21 AND THE SOUTHWEST ONE-QUARTER OF  
SECTION 22, OF TOWNSHIP 15 SOUTH, RANGE 12 EAST,  
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJ. NO: 75VD180101  
DATE: MARCH 2020

SCALE: HORIZ. 1" = 40'  
VERT. N/A

5 OF 8

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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C6	72.00'	157.50'	26°11'28"
C102	39.44'	25.00'	90°00'00"
C103	38.53'	157.50'	32°12'26"
C104	28.98'	25.00'	66°25'19"
C105	10.46'	25.00'	23°58'19"
C106	15.91'	422.50'	2°09'28"
C107	36.54'	422.50'	4°57'19"
C108	16.59'	422.50'	2°15'01"
C109	39.27'	25.00'	90°00'00"
C110	5.03'	25.00'	11°32'13"
C111	34.24'	25.00'	78°27'47"
C112	39.27'	25.00'	90°00'00"
C113	34.24'	25.00'	78°27'47"
C114	5.03'	25.00'	11°32'13"
C115	61.69'	377.50'	9°21'48"
C116	21.60'	377.50'	3°16'39"
C117	40.10'	400.00'	6°05'09"
C118	65.37'	400.00'	9°21'48"
C119	69.05'	422.50'	9°21'48"
C120	39.27'	25.00'	90°00'00"
C121	45.02'	422.50'	6°06'19"
C122	24.02'	422.50'	3°15'29"
C123	5.03'	25.00'	11°32'13"
C124	34.24'	25.00'	78°27'47"
C125	39.27'	25.00'	90°00'00"
C126	34.24'	25.00'	78°27'47"
C127	5.03'	25.00'	11°32'13"
C128	61.69'	377.50'	9°21'48"
C129	43.24'	377.50'	6°33'45"
C130	18.45'	377.50'	2°48'03"
C131	65.37'	400.00'	9°21'48"
C132	69.05'	422.50'	9°21'48"
C133	39.27'	25.00'	90°00'00"
C134	5.03'	25.00'	11°32'13"
C135	40.09'	422.50'	5°26'10"
C136	23.77'	422.50'	3°13'24"
C137	53.96'	824.00'	3°45'08"
C138	40.91'	25.00'	93°45'08"
C139	22.89'	25.00'	52°27'08"
C140	18.02'	25.00'	41°18'00"
C141	74.44'	834.00'	5°06'51"
C142	34.81'	25.00'	79°47'07"
C143	40.69'	25.00'	93°01'42"
C144	57.55'	177.50'	18°34'39"
C145	86.83'	200.00'	24°52'30"
C146	81.47'	222.50'	20°58'48"
C147	36.19'	25.00'	82°56'11"
C148	65.54'	824.00'	4°33'26"
C149	0.61'	222.50'	0°09'25"
C150	40.05'	222.50'	10°18'51"
C151	40.81'	222.50'	10°30'32"
C152	2.35'	25.00'	5°23'43"
C153	33.83'	25.00'	77°32'28"
C154	2.56'	222.50'	0°43'51"
C156	636.14'	760.00'	47°57'30"

LINE BEARING	DISTANCE
L18 N 80°27'17" E	18.41'
L19 S 80°27'17" W	18.41'
L20 S 80°27'17" W	18.41'
L21 S 80°27'17" W	18.41'
L22 S 80°27'17" W	18.41'
L23 N 00°10'55" E	29.44'
L24 N 81°10'48" E	45.00'
L25 N 80°27'17" E	110.02'
L26 N 84°32'13" E	26.14'
L27 S 09°32'43" W	20.00'
L28 S 80°27'17" E	20.00'
L29 S 09°32'43" W	20.00'
L30 S 80°27'17" E	20.00'
L31 S 09°32'43" W	20.00'
L32 N 80°27'17" E	20.00'
L33 N 09°32'43" W	25.00'

## KEY NOTES:

- 1 10' PUBLIC UTILITY EASEMENT GRANTED TO PIMA COUNTY BY FINAL PLAT
- 2 1' PUBLIC NO ACCESS EASEMENT GRANTED TO PIMA COUNTY BY FINAL PLAT
- 3 45' PUBLIC RIGHT-OF-WAY DEDICATED TO PIMA COUNTY BY THIS PLAT
- 4 SIGHT VISIBILITY TRIANGLE (SVT:#), SEE SHEETS 7&8 FOR DETAILS
- 5 PUBLIC MAINTENANCE ACCESS EASEMENT GRANTED TO PIMA COUNTY BY THIS PLAT FOR MAINTENANCE OF CULVERTS AND STORM DRAINS UNDER PUBLIC RIGHT-OF-WAY
- 6 WALL SETBACK REQUIREMENT

BK. 62, M&amp;P, PG. 5



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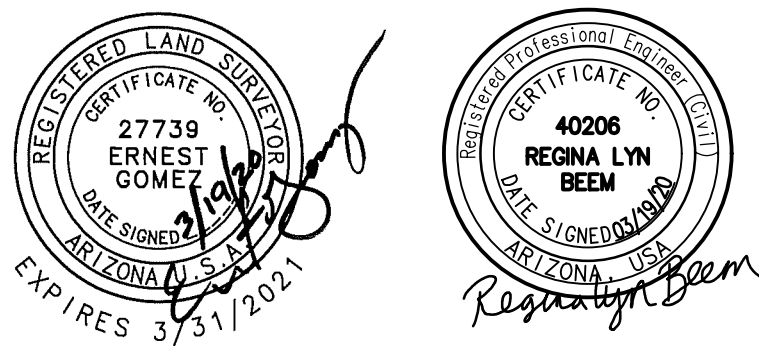
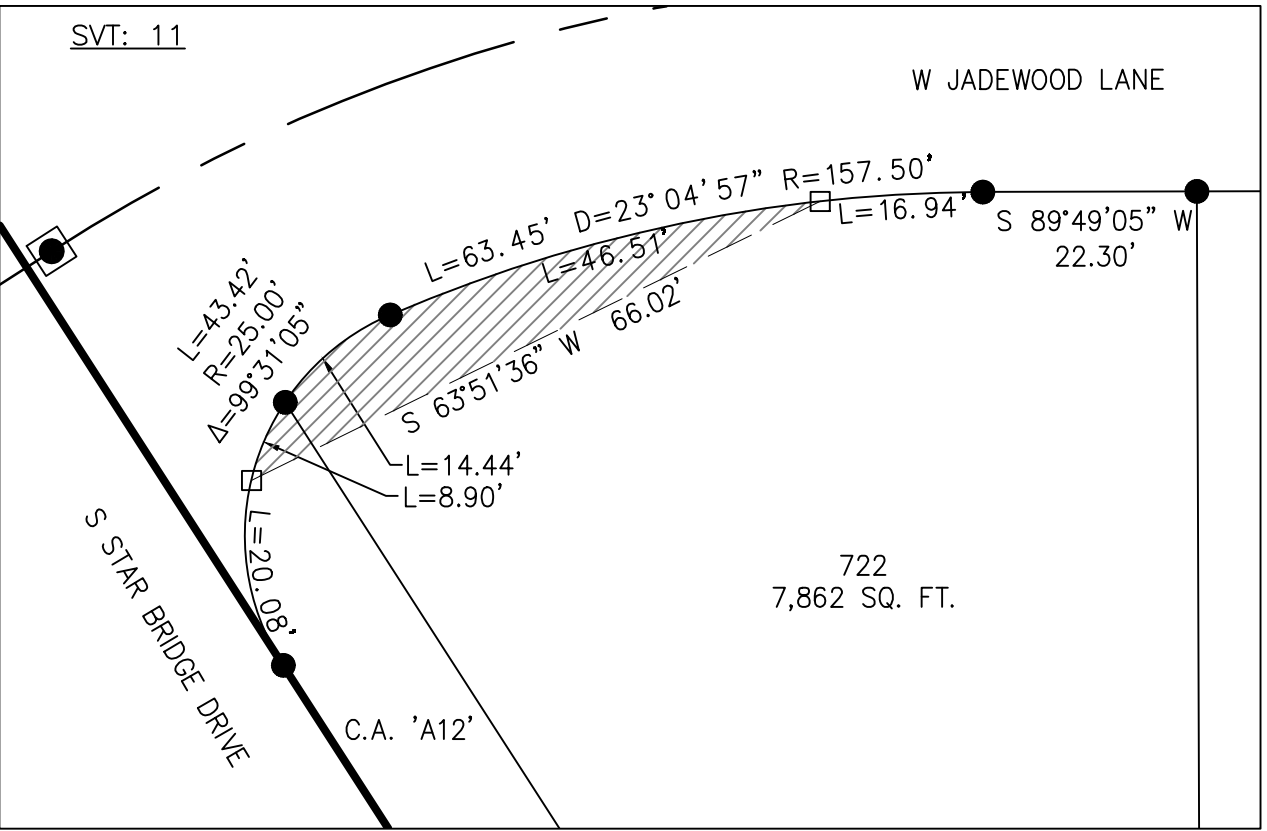
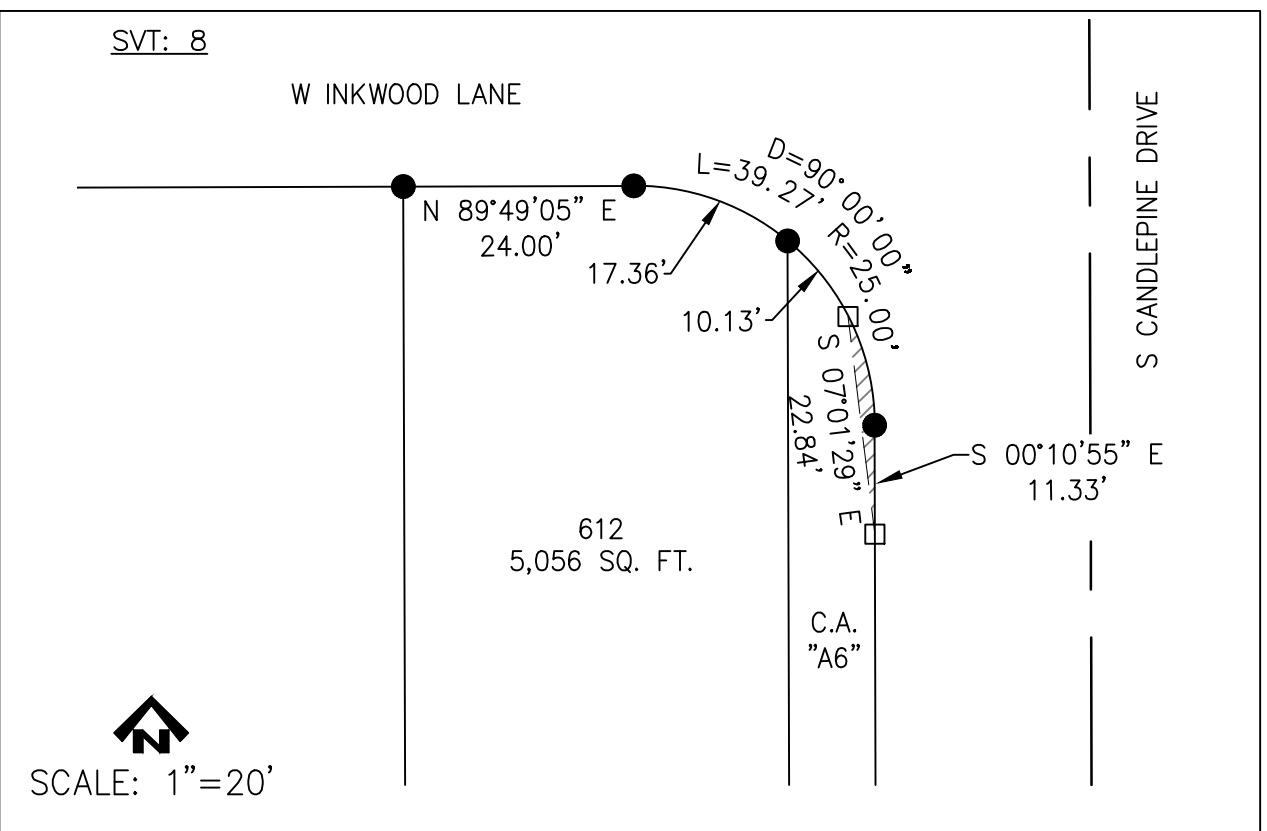
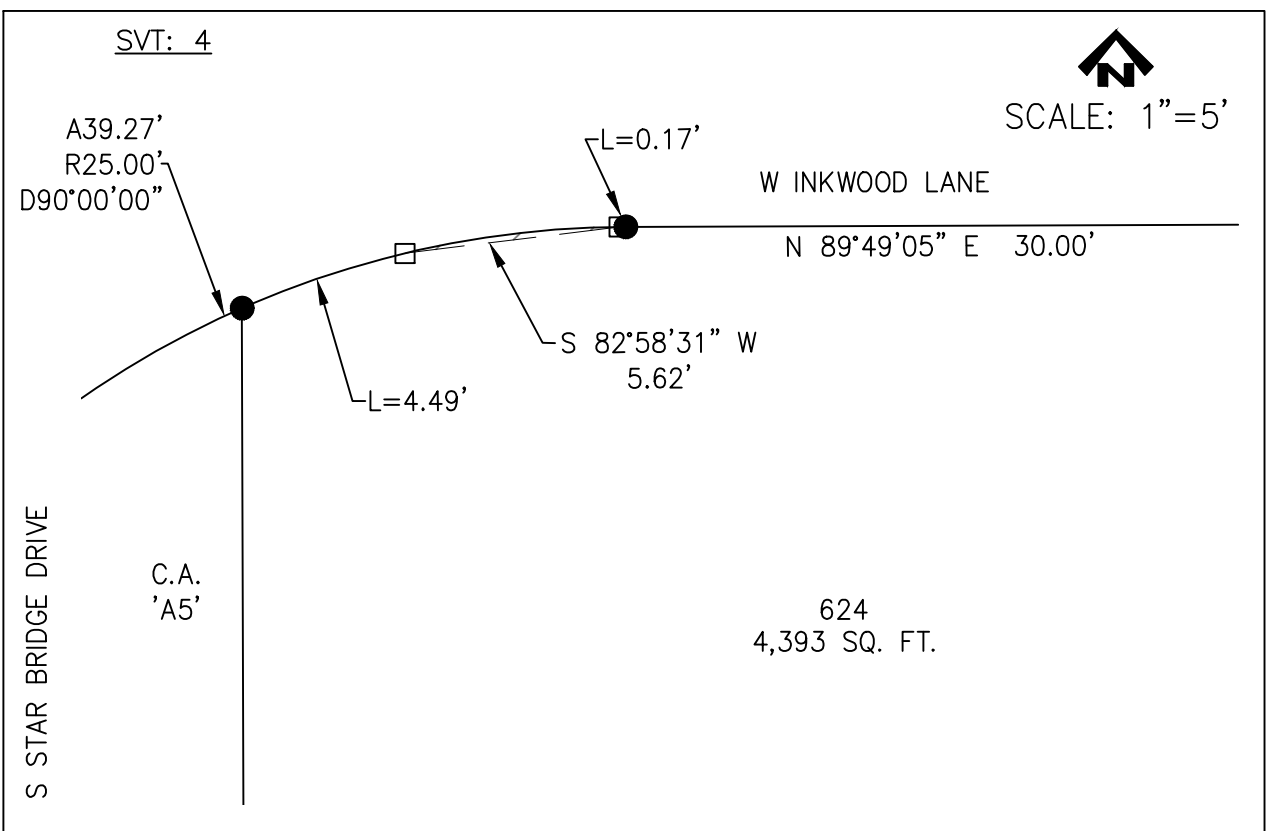
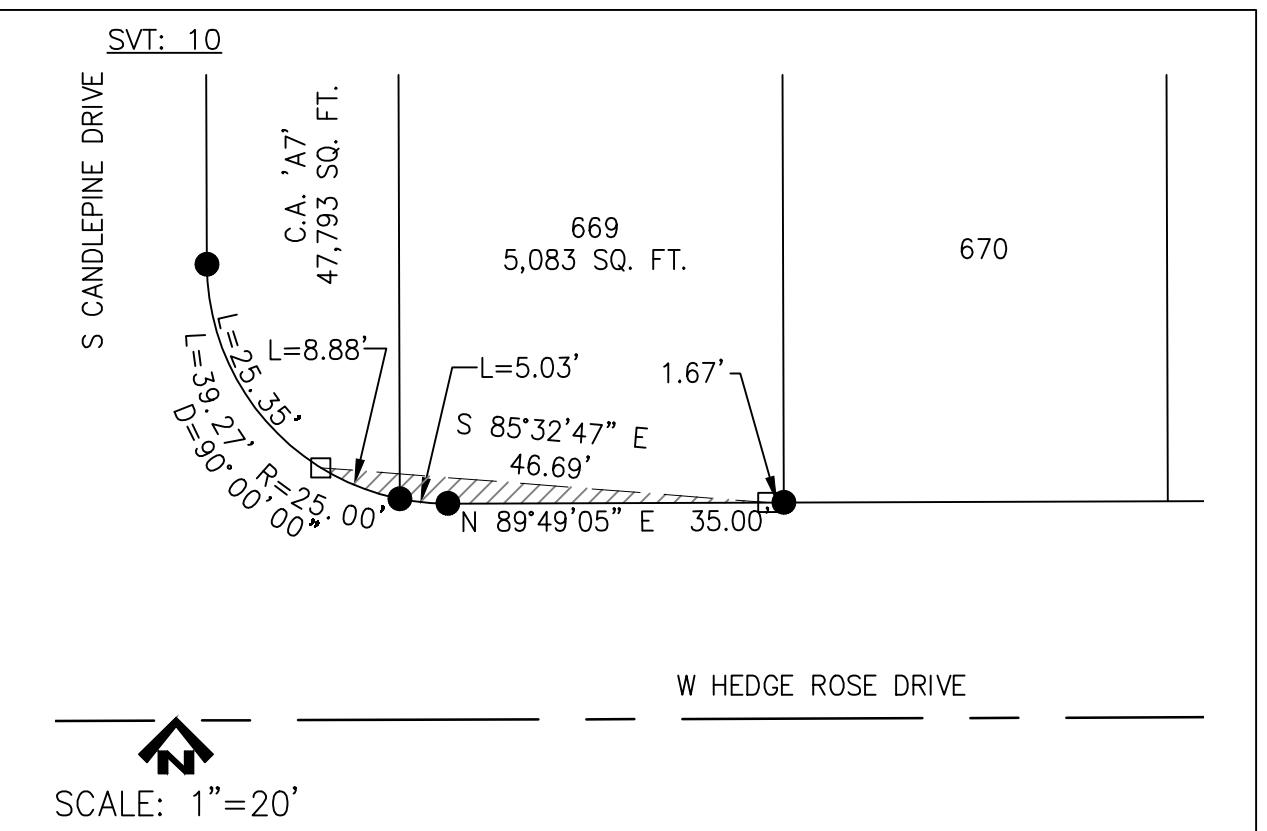
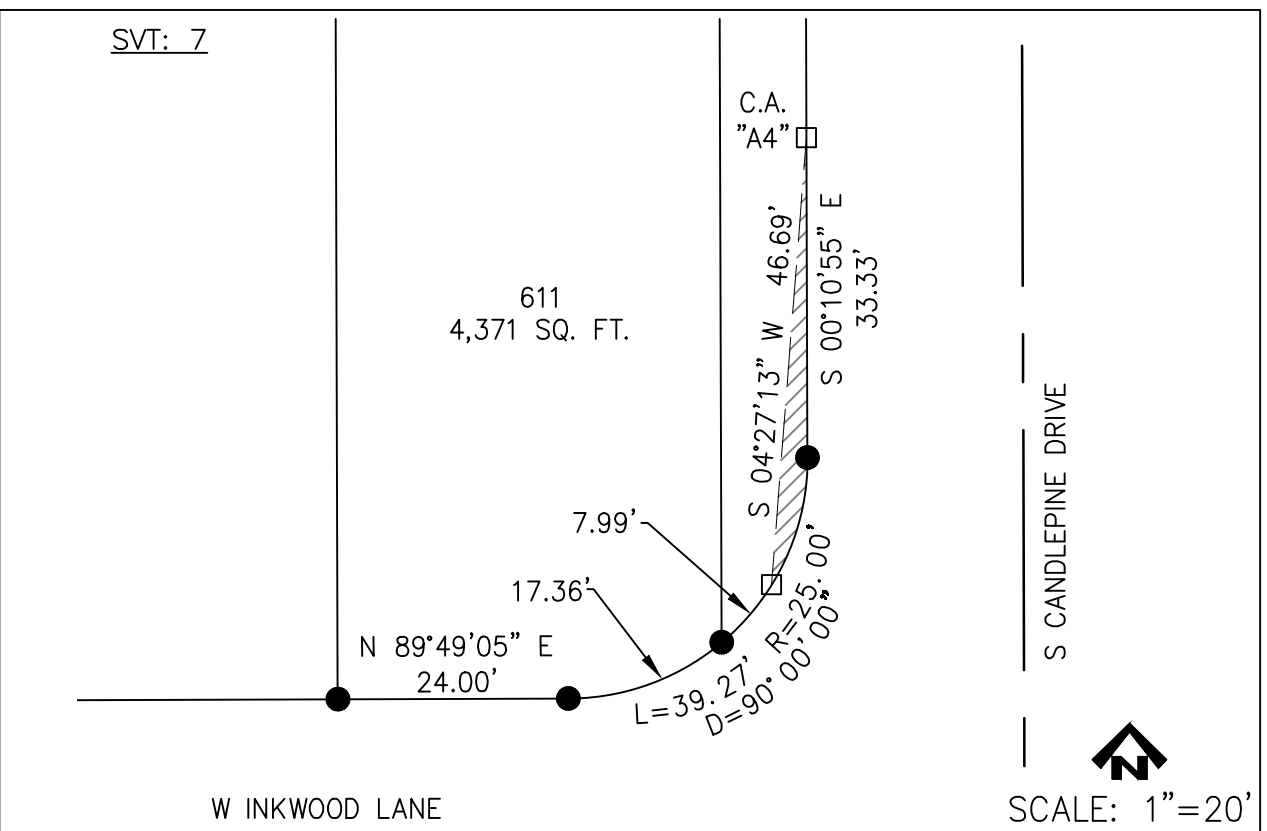
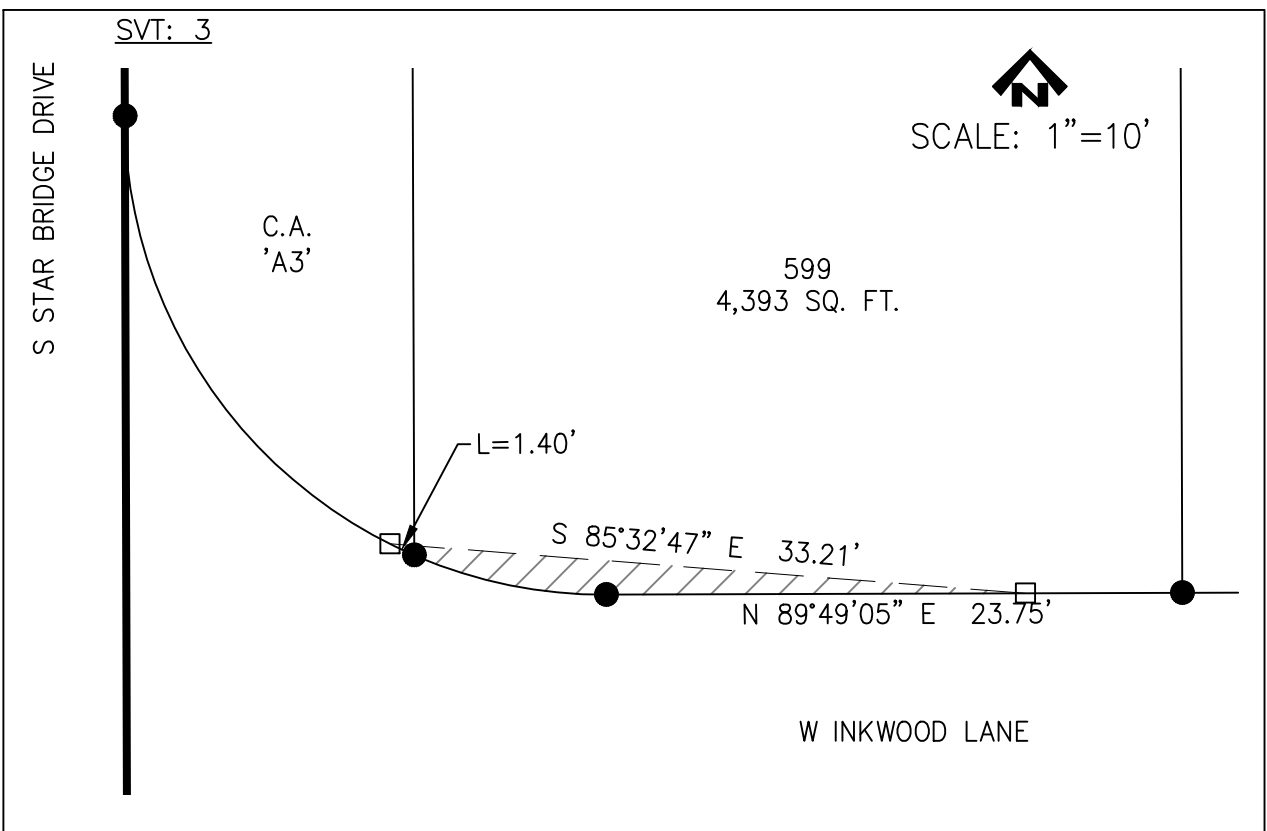
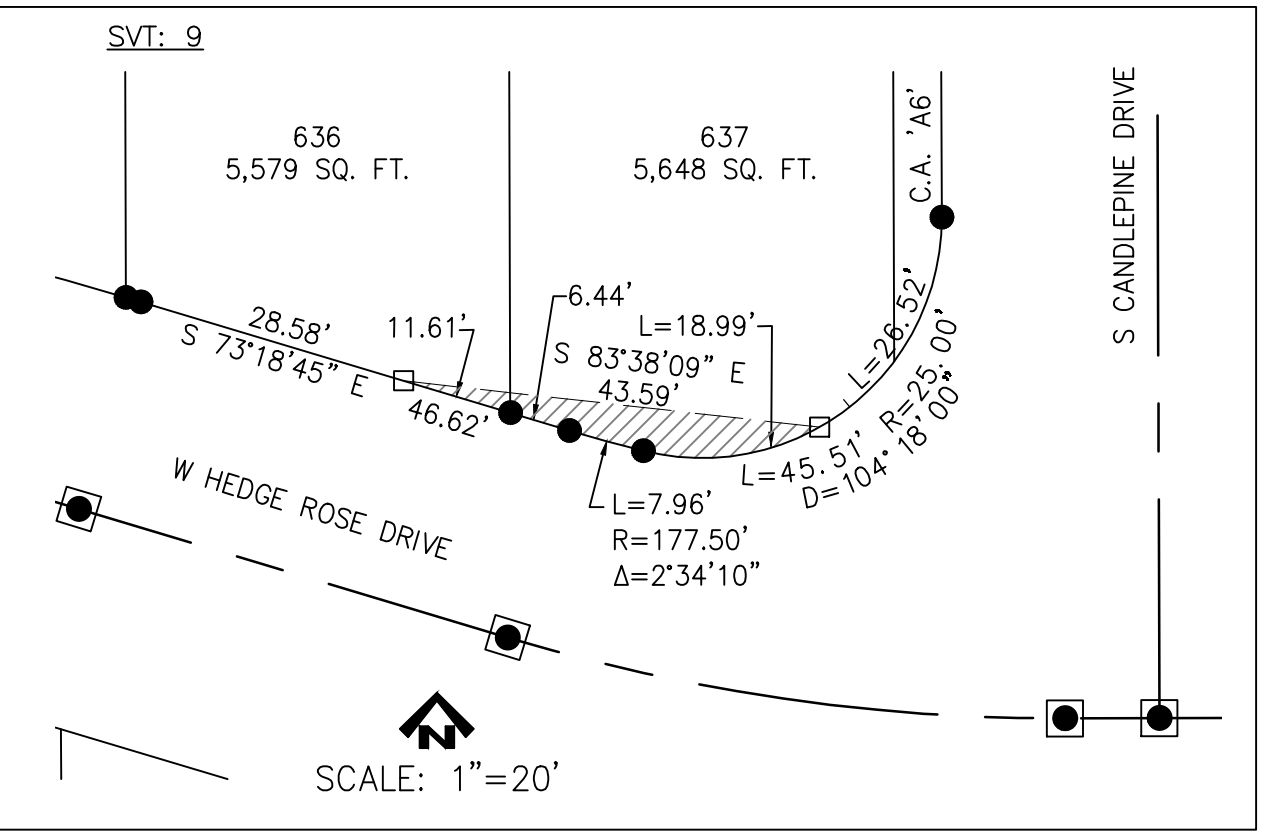
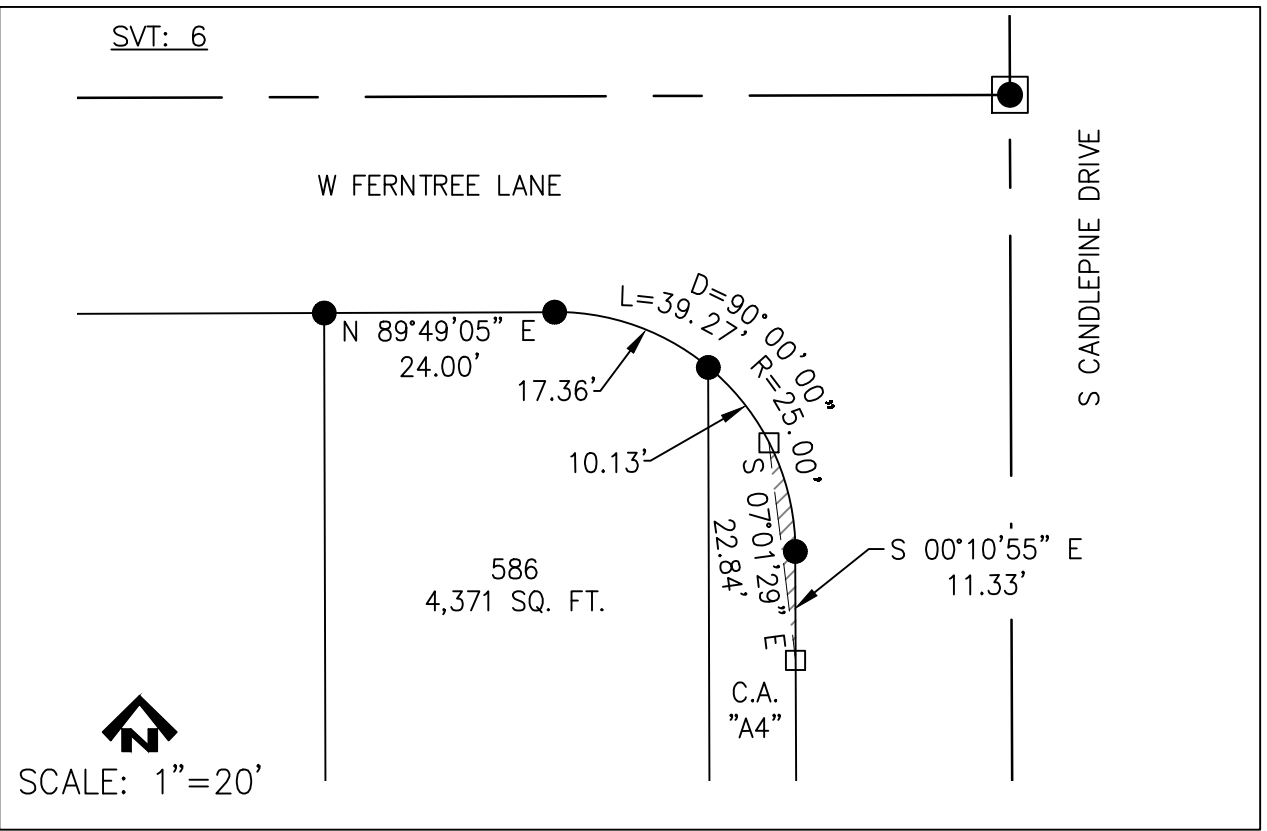
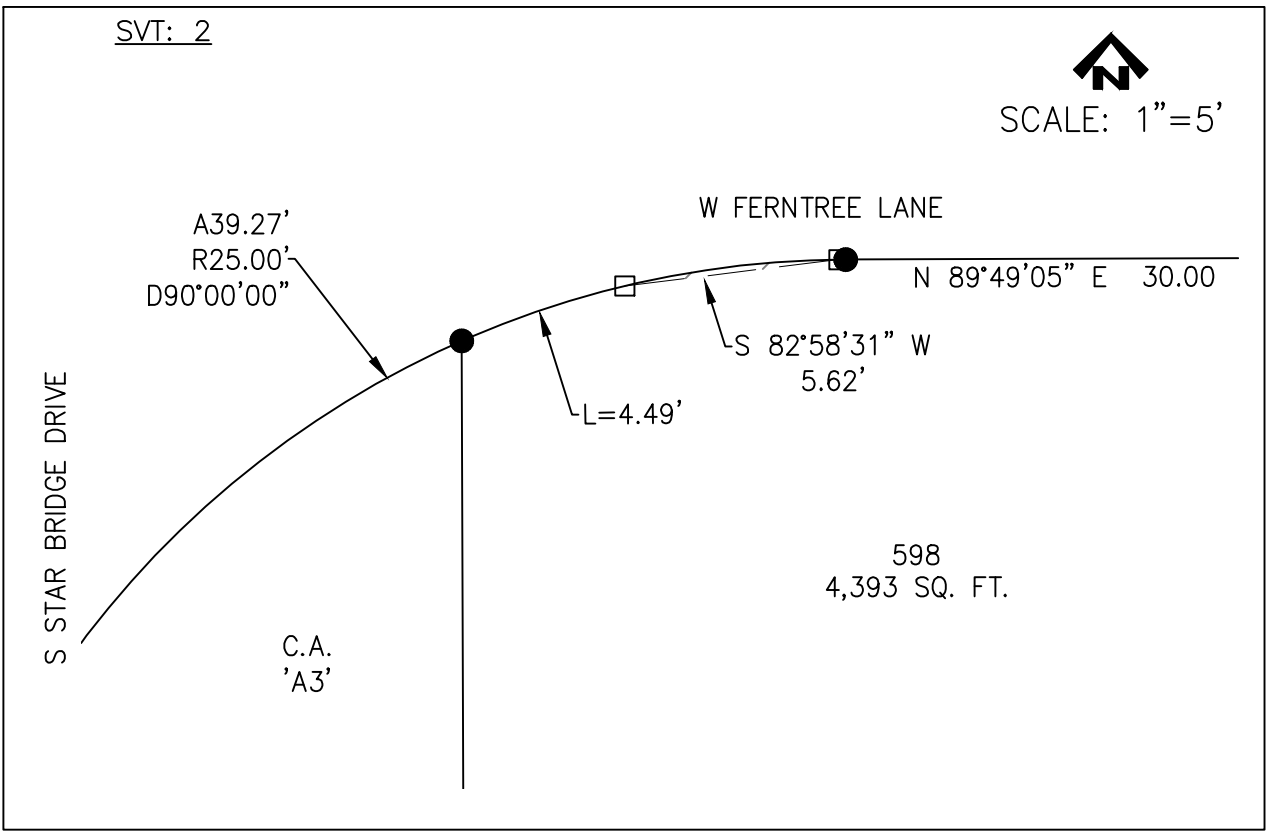
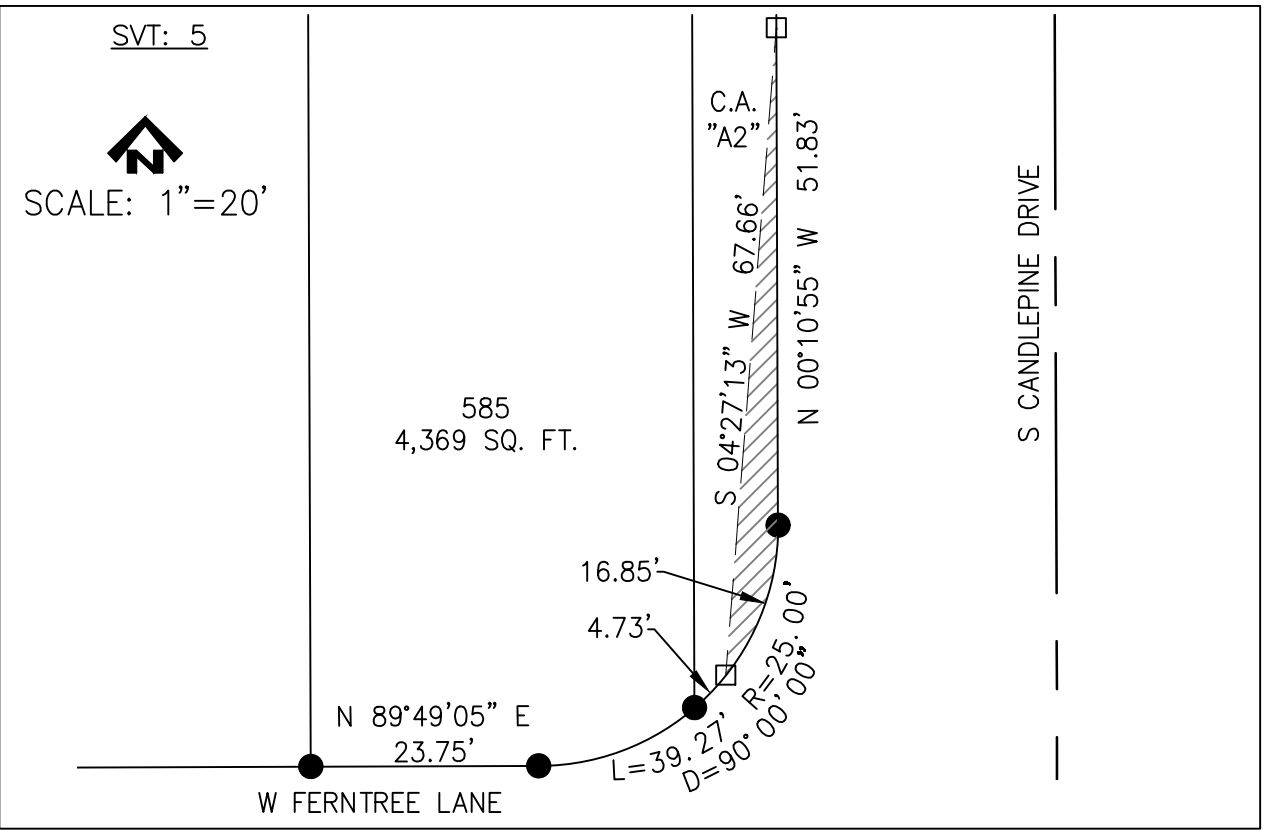
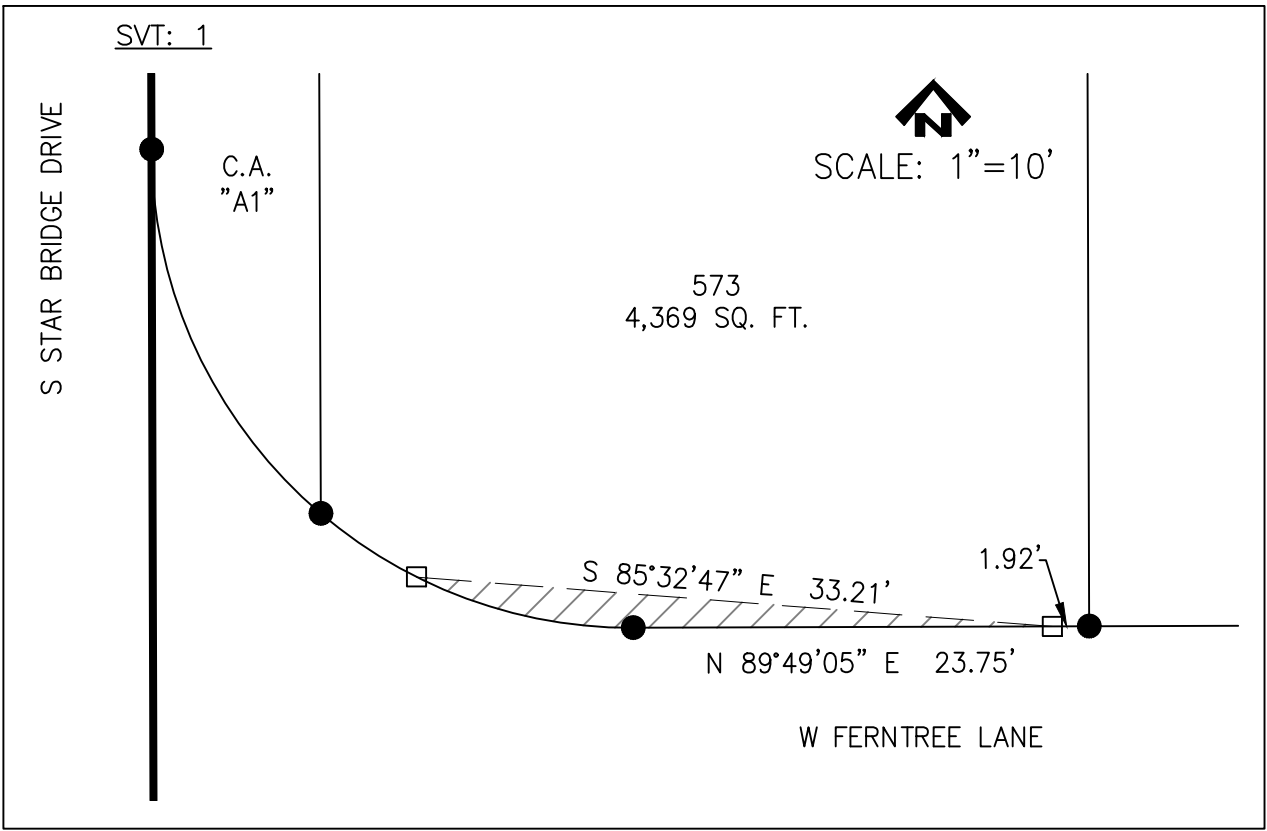
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GLA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

PROJ. NO: 75VD180101  
DATE: MARCH 2020

SCALE: HORIZ 1" = 40'  
VERT N/A

6 OF 8



REF: P1205-093 P20FP00001

FINAL PLAT  
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