SEQ NO. _____

GENERAL NOTES

1. GROSS AREA OF SUBDIVISION IS 14,536,436 S.F. (333.72 ACRES)
   AREA OF COMMON AREA "A" (ACCESS) IS 649,698 S.F. (14.92 ACRES)
   AREA OF COMMON AREA "B" (OPEN SPACE) IS 6,332,534 S.F. (145.37 ACRES)
   AREA OF COMMON AREA "C" (LINEAR RECREATION AREA) IS 986,188 S.F. (22.64 ACRES)

2. TOTAL MILES OF NEW PUBLIC STREET IS 0 MILES.

3. TOTAL NUMBER OF BLOCKS IS 11.

4. BLOCK A1 SIZE = 927,785 SQ. FT. (21.30 ACRES); ZONING = CPI (CAMPUS PARK INDUSTRIAL).
   BLOCK B1 SIZE = 987,297 SQ. FT., (22.67 ACRES); ZONING = CPI (CAMPUS PARK INDUSTRIAL).
   BLOCK B2 SIZE = 566,059 SQ. FT. (12.99 ACRES); ZONING = CPI (CAMPUS PARK INDUSTRIAL).
   BLOCK B3 SIZE = 791,992 SQ. FT. (18.18 ACRES); ZONING = CPI (CAMPUS PARK INDUSTRIAL).
   BLOCK B4 SIZE = 89,772 SQ. FT. (2.06 ACRES); ZONING = CPI (CAMPUS PARK INDUSTRIAL).
   BLOCK D1 SIZE = 1,393,238 SQ. FT. (31.98 ACRES); ZONING = CPI (CAMPUS PARK INDUSTRIAL).
   BLOCK D2 SIZE = 333,942 SQ. FT. (7.67 ACRES); ZONING = CPI (CAMPUS PARK INDUSTRIAL).
   BLOCK D3 SIZE = 273,905 SQ. FT. (6.29 ACRES); ZONING = CPI (CAMPUS PARK INDUSTRIAL).
   BLOCK E1 SIZE = 304,179 SQ. FT. (6.98 ACRES); ZONING = CPI (CAMPUS PARK INDUSTRIAL).
   BLOCK E2 SIZE = 438,895 SQ. FT. (10.08 ACRES); ZONING = C-1 (COMMERCIAL).
   BLOCK E3 SIZE = 460,682 SQ. FT. (10.58 ACRES); ZONING = C-1 (COMMERCIAL).

5. MAXIMUM BUILDING HEIGHT FOR CPI ZONED PARCELS IS THREE (3) STORIES OR THIRTY SIX (36) FEET.
   MAX BUILDING HEIGHT ON 15%-25% SLOPES IS 44'.
   MAXIMUM BUILDING HEIGHT FOR C-1 ZONED PARCELS IS THREE (3) STORIES OR THIRTY FOUR (34) FEET.

6. NO FURTHER SUBDIVISION OF ANY LOT OR PARCEL SHOWN WILL BE DONE WITHOUT THE WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.

7. THE BASIS OF BEARING FOR THIS PROJECT IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER BASE & MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA. BEARING BEING N89°49'22"W.

8. EXISTING ZONING IS RANCHO VISTOSO P.A.D.

9. DEVELOPER WILL CONVENANT TO HOLD TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.

10. DRAINAGE WILL NOT BE ALTERED OR DISTURBED WITHOUT THE APPROVAL OF THE TOWN OF ORO VALLEY TOWN COUNCIL.

LEGEND

- ● SET 1/2" IRON PIN TAGGED RLS 12214
- ○ TO BE SET UPON COMPLETION OF DEVELOPEMNT OF EACH BLOCK
- ⚠ FOUND BRASS CAP SURVEY MONUMENT STAMPED "RLS 12214"
- LCP INDICATES LEAD CAPPED PIPE
- ACP INDICATES ALUMINIUM CAPPED PIPE

- —·—·— CENTERLINE
- – – – – EASEMENT
- ———— SECTION LINE
- . . . . . TIE LINE
- ▬▬▬▬ BOUNDARY LINE
- ———— LOT LINE

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON. UTILITY EASEMENTS AS SHOWN HEREON ARE GRANTED TO THE TOWN OF ORO VALLEY AND PIMA COUNTY FOR THE PURPOSE OF INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC SEWERS.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL. IT IS FURTHER UNDERSTOOD AND AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT APPROVAL OF THE ORO VALLEY TOWN COUNCIL.

PRIVATE DRAINAGEWAYS AND COMMON AREAS AS SHOWN HEREON, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND (EXCEPT FOR DRAINAGEWAYS), FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES AND PUBLIC SEWERS. TITLE TO THE LAND OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS, AND RESTRICTIONS IN SEQUENCE NO._____ IN THE OFFICE OF THE PIMA COUNTY RECORDER. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF THE PRIVATE DRAINAGEWAYS, PRIVATE SEWERS AND COMMON AREAS WITHIN THIS SUBDIVISION, AS SHOWN HEREON.

VWI/VISTOSO DEVELOPMENT INC., AN ARIZONA CORPORATION

BY:_____

NOTARY

STATE OF ARIZONA)
)SS
COUNTY OF PIMA)

ON THIS THE ____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE _____ OF VWI/VISTOSO DEVELOPMENT INC., AN ARIZONA CORPORATION BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY SIGNING AS _____.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

WATER ADEQUACY

THE TOWN OF ORO VALLEY HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO ARS §45-576 AND HERBY CERTIFIES IN WRITING TO SUPPLY WATER TO THIS SUBDIVISION.

BY:_____ _____
WATER UTILITY DIRECTOR DATE:

RECORDING DATA

STATE OF ARIZONA)
)SS
COUNTY OF PIMA)

NO: _____
FEE:_____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE WLB GROUP, INC., ON THIS _____ DAY OF _____, 20____, AT _____ M. IN SEQ. NO. _____, THEREOF.
F. ANN RODRIGUEZ, PIMA COUNTY RECORDER

BY: _____
DEPUTY FOR PIMA COUNTY RECORDER

APPROVALS

I _____, CLERK OF THE TOWN OF ORO VALLEY, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF ORO VALLEY ON THE _____ DAY OF _____, 20____.

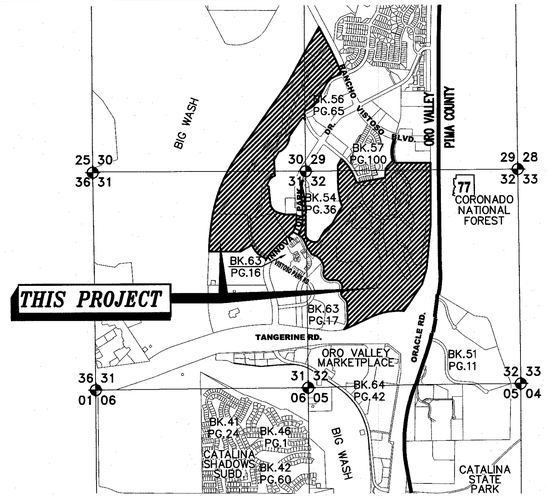
_____ _____
CLERK, TOWN OF ORO VALLEY DATE

_____ _____
PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPT. DATE

_____ _____
TOWN ENGINEER DATE

_____ _____
PLANNING & ZONING ADMINISTRATOR DATE

_____ _____
WATER UTILITY DIRECTOR DATE



3" = 1 MILE

LOCATION MAP

A PORTION OF SECTIONS 29, 30, 31 & 32
TOWNSHIP 11 SOUTH, RANGE 14 EAST, G. & S.R.M.,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

ASSURANCES

ASSURANCES IN THE FORM OF _____ FROM _____
AS RECORDED IN SEQ NO. _____, HAS BEEN PROVIDED TO GUARANTEE DRAINAGE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS) AND UTILITY IMPROVEMENTS (ELECTRIC, TELEPHONE, GAS, SEWER, WATER) IN THIS SUBDIVISION.

BY:_____ _____
MAYOR - TOWN OF ORO VALLEY DATE:

ASSURANCES IN THE FORM OF _____, FROM _____
IN THE AMOUNT OF $_____ HAVE BEEN PROVIDED TO GUARANTEE THE RESEEDING OF THIS SUBDIVISION IN THE EVENT THE PROJECT IS ABANDONED.

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

_____
ROBERT L. LARSON, R.L.S. NO. 26923

REGISTERED LAND SURVEYOR 26923 ROBERT L. LARSON DATE SIGNED 12-2-14 ARIZONA U.S.A.
EXPIRES 3/31/2017

FINAL PLAT
INNOVATION PARK
BLOCKS A1, B1-B4, D1-D3, E1-E3 AND COMMON AREA "A" (ACCESS) COMMON AREA "B" (OPEN SPACE) COMMON AREA "C" (LINEAR RECREATION AREA)

WITHIN SECTIONS 29, 30, 31 & 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF: OV112-025
OV12-06-14B
OV09-07-07

OV1214-03
SCALE: AS NOTED

NOVEMBER 2013
WLB NO. 185050-VW-05-0106

SHEET 1 OF 8

The WLB Group Inc. **WLB**
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Flagstaff, AZ. and Las Vegas, NV.
4444 East Broadway
Tucson, Arizona (520) 881-7480

N:\185050\NEIGH3\Venture West\FP\FP-SHT 01.dwg Plotted: Jun. 02, 2014

SEQ NO. _____

SEQ NO. _____

STATE ROUTE 77–ORACLE ROAD (PUBLIC STREET)
DKT. 548, PG. 385

STATE ROUTE 989 TANGERINE ROAD (PUBLIC STREET)
DKT. 8300, PG. 502 SUPERCEDES ALIGNMENT RECORDED IN DKT. 7786, PG. 966

VISTOSO COMMERCE LOOP (PUBLIC STREET)
DKT. 8979, PG. 212

RANCHO VISTOSO BOULEVARD (PUBLIC STREET)
DKT. 7868, PG. 1468

INNOVATION PARK DRIVE (PUBLIC STREET)

VISTOSO VILLAGE DR. Seq. 20112020597

PARK DRIVE (PUBLIC STREET) BK.21, M&P, PG.84

VISTOSO PARK ROAD (PUBLIC STREET) BK.54, M&P, PG.36

VISTOSO VILLAGE DRIVE (PUBLIC STREET)

INNOVATION WAY

VISTOSO PARK ROAD BK.63, PG.17

(PUBLIC STREET)

COMMON AREA "A"

COMMON AREA "B"

COMMON AREA "C"

C.A."B"

C.A. "B" (DRAINAGE)

BLOCK A1

BLOCK B1

BLOCK B2

BLOCK B3

BLOCK B4

BLOCK C1

BLOCK D1

BLOCK D2

BLOCK D3

BLOCK E1

BLOCK E2

BLOCK E3

BLOCK 2 LOT 1

BLOCK 2 LOT 2

BLOCK 3 (BK.63, PG.17)

BLOCK 5 (BK.63, PG.17)

BLOCK 6 (BK.63, PG.17)

LOT 3

LOT 8 (BK.54, M&P, PG.36)

SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

¼ CORNER FND 1" OPEN PIPE

¼ CORNER FND STONE

¼ CORNER FND ACP RLS 12214

SECTION CORNER FND ACP RLS 12214

GAS STATION

OVERLAND VISTOSO LTD. DKT. 9510, PG. 2865

TOWN OF ORO VALLEY
RANCHO VISTOSO NH3
LOTS 1 THRU 72
COMMON AREAS A, B, &C
Seq. No. 20040190007

SANOFI AVENTIS U.S. INC.
RANCHO VISTOSO NH3
LOTS 9 & 10
Seq. No. 20022390046

RANCHO VISTOSO NH3 LOT 6 (SEQ. NO. 20022390046)

ROCHE VENTANA MEDICAL SYSTEMS
RANCHO VISTOSO NH3
LOT 7
Seq. No. 20022390046

ROCHE VENTANA MEDICAL SYSTEMS
RANCHO VISTOSO NH3
LOT 4
Seq. No. 20202390046

VWI INVESTMENTS RV NH3 LOT 1 Seq. 20202390046

VWI INVESTMENTS RV NH3 LOT 11 Seq. 20202390046

VWI INVESTMENTS RV NH3 LOT 12 Seq. 20202390046

VWI INVESTMENTS RV NH3 LOT 13 Seq. 20202390046

O.V. WATER

IP BUILDING LLC
LOT 2
Seq. No.
201300053

LOT 1
Seq. No.
201300053

VWI/VISTOSO DEVELOPEMENT INC.

RONCO INNOVATION LLC
BLOCK 6
(BK.63, PG.17)

VWI/VISTOSO
BLOCK 3
(BK.63, PG.17)

INNOVATION CORP. CENTER LOTS 1 THRU 3 BK. 63, PG. 16 (RESUBDIVIDED BY BK. 63, PG. 16)

BLOCK 1 (RESUBDIVIDED BY BK. 63, PG. 16)

ORO VALLEY MARKETPLACE
BK.64, M&P, PG.42

ORO VALLEY HOSPITAL
PARCEL 3
DKT. 12912, PG. 3609

UNSUBDIVIDED

TOWN OF ORO VALLEY
DKT. 11365, PG. 665

BIG WASH

0' 300' 600' 900'

ARIZONA LAND SURVEYOR
CERTIFICATE NO.
26923
ROBERT L. LARSON
DATE SIGNED 6-27-14
ARIZONA U.S.A.
EXPIRES 3/31/2017

The WLB Group Inc. **WLB**

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Tucson, Arizona (520) 881-7480

FINAL PLAT
INNOVATION PARK
BLOCKS A1, B1–B4, D1–D3, E1–E3 AND
COMMON AREA "A" (ACCESS) COMMON AREA "B" (OPEN SPACE)
COMMON AREA "C" (LINEAR RECREATION AREA)
WITHIN SECTIONS 29, 30, 31 & 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF: OV112-025
OV12-06-14B
OV09-07-07

OV1214-03
SCALE: 1"=300'

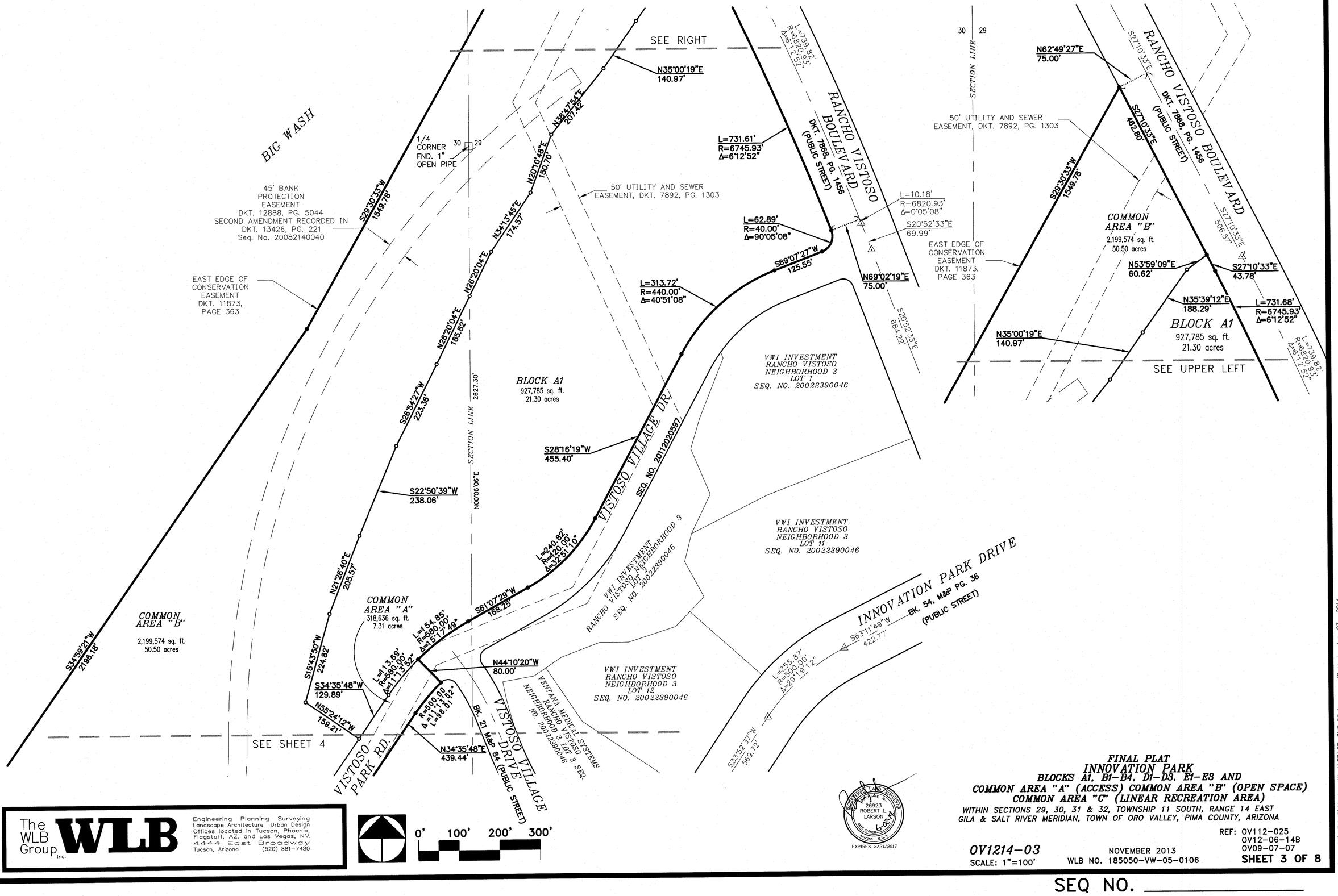
NOVEMBER 2013
WLB NO. 185050-VW-05-0106

SHEET 2 OF 8

N:\185050\NEIGH3\Venture West\FP\FP-SHT 02.dwg Plotted: Jun. 03, 2014

SEQ NO. _____

SEQ NO. _____



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REGISTERED LAND SURVEYOR
26923
ROBERT L. LARSON
Arizona U.S.A.
EXPIRES 3/31/2017

FINAL PLAT
INNOVATION PARK
BLOCKS A1, B1–B4, D1–D3, E1–E3 AND
COMMON AREA "A" (ACCESS) COMMON AREA "B" (OPEN SPACE)
COMMON AREA "C" (LINEAR RECREATION AREA)
WITHIN SECTIONS 29, 30, 31 & 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF: OV112-025
OV12-06-14B
OV09-07-07

OV1214-03
SCALE: 1"=100'

NOVEMBER 2013
WLB NO. 185050-VW-05-0106

SHEET 3 OF 8

N:\185050\NEIGH3\Venture West\FP\FP-SHT 03.dwg Plotted: Jun. 03, 2014

SEQ NO. _____

SEQ NO. _____

BIG WASH

N34°59'21"E
2196.18'

EAST EDGE OF
CONSERVATION EASEMENT
DKT. 11873, PAGE 363

90' SOIL CEMENT ACCESS
AND MAINTENANCE EASEMENT
DKT. 11983, PG. 1195
DKT. 11983, PG. 1113
DKT. 12475, PG. 653
DKT. 12475, PG. 683

L=1533.56'
R=3747.66'
Δ=23°26'40"

30' TRICO
ELECTRIC EASEMENT
DKT. 7268, PAGE 1190

N38°49'23"E
1235.61'

SECTION LINE

45' BANK
PROTECTION
EASEMENT
DKT. 12888, PG. 5044
SECOND AMENDMENT RECORDED IN
DKT. 13426, PG. 221
Seq. No. 20082140040

COMMON
AREA "B"
2,199,574 sq. ft.
50.50 acres

SEE SHEET 3

VISTOSO PARK ROAD COMMON AREA "A"
318,654 sq. ft. 7.32 acres

VISTOSO PARK ROAD
COMMON AREA "B"
23,741 sq. ft. 0.55 acres

N34°35'48"E
887.29'

N34°35'48"E
439.44'

N34°35'48"E
483.52'

L=511.91'
R=440.00'
Δ=66°39'35"

VENTANA MEDICAL SYSTEMS INC.
RANCHO VISTOSO
NEIGHBORHOOD 3
LOT 4
SEQ. NO. 20022390046

50' UTILITY AND SEWER
EASEMENT, DKT. 7892, PG. 1303

N34°35'48"E
94.22'

L=158.77'
R=580.00'
Δ=15°41'04"

L=100.34'
R=580.00'
Δ=9°54'44"

S71°05'16"E
106.55'

L=521.84'
R=430.00'
Δ=20°54'31"

L=122.75'
R=500.00'
Δ=14°03'56"

L=100.63'
R=500.00'
Δ=11°31'52"

COMMON
AREA "B"
22,565 sq. ft.
0.52 acres

N09°00'00"E
218.19'

N09°00'00"E
218.19'

N02°26'39"W
391.07'

L=125.88'
R=420.00'
Δ=17°10'22"

L=149.86'
R=500.00'
Δ=17°10'22"

60' PUBLIC
SEWER EASEMENT
DKT. 11841, PAGE 2232

R=410.00'
Δ=23°09'26"
L=165.71'

S26°10'22"W
32.18'

N55°15'15"W
62.09'

BLOCK B1
987,297 sq. ft.
22.67 acres

S26°10'22"W
400.54'

400.54'

173.94'

S26°10'22"W
194.42'

COMMON
AREA "B"
147,004 sq. ft.
3.37 acres

N05°23'29"W
361.71'

L=45.23'
R=500.00'
Δ=5°10'59"

L=98.43'
R=420.00'
Δ=13°25'58"

L=71.94'
R=500.00'
Δ=8°14'39"

S39°36'00"W
252.45'

50' UTILITY AND SEWER
EASEMENT, DKT. 7892, PG. 1303

SEE SHEET 6

VISTOSO VILLAGE DRIVE
BK. 21, M&P PG. 84
(PUBLIC STREET)

VENTANA MEDICAL SYSTEMS
NEIGHBORHOOD 3 VISTOSO
NO. 20022390046

20' SEWER EASEMENT
BK. 56, M&P, PG. 65

SECTION LINE 2627.30'

N00°06'06"E

INNOVATION PARK DRIVE
BK. 54, M&P PG. 36
(PUBLIC STREET)

SEE SHEET 5

S33°52'37"W
795.22'

SECTION CORNER
FND ACP RLS
12214

S¼ COR
SEC 29
FND
STONE

N89°49'22"W 2611.79'

BASIS OF BEARINGS

30 29 29
31 32 32

R=1000.00'
Δ=9°23'29"
L=338.40'

2633.31'

L=50.07'
R=25.36'
Δ=113°07'35"

N75°30'43"W
75.00'

S33°41'51"W
49.76'

S11°46'18"W
96.79'

L=450.12'
R=1000.00'
Δ=25°47'24"

L=416.34'
R=925.00'
Δ=25°47'20"

S12°31'56"E
121.40'

S12°21'57"E
147.53'

N00°00'48"E

VENTANA MEDICAL SYSTEMS INC.
RANCHO VISTOSO
NEIGHBORHOOD 3
LOT 7
BK. 54 PG. 36

VENTANA MEDICAL
SYSTEMS INC.
RANCHO VISTOSO
NEIGHBORHOOD 3
LOT 8
BK. 54 PG. 36

COMMON
AREA "B"
210,693 sq. ft.
4.84 acres

FINAL PLAT
INNOVATION PARK
BLOCKS A1, B1–B4, D1–D3, E1–E3 AND
COMMON AREA "A" (ACCESS) COMMON AREA "B" (OPEN SPACE)
COMMON AREA "C" (LINEAR RECREATION AREA)
WITHIN SECTIONS 29, 30, 31 & 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
26923
ROBERT L.
LARSON
ARIZONA U.S.A.
EXPIRES 3/31/2017

REF: OV112-025
OV12-06-14B
OV09-07-07

OV1214-03
SCALE: 1"=100'

NOVEMBER 2013
WLB NO. 185050-VW-05-0106

SHEET 4 OF 8

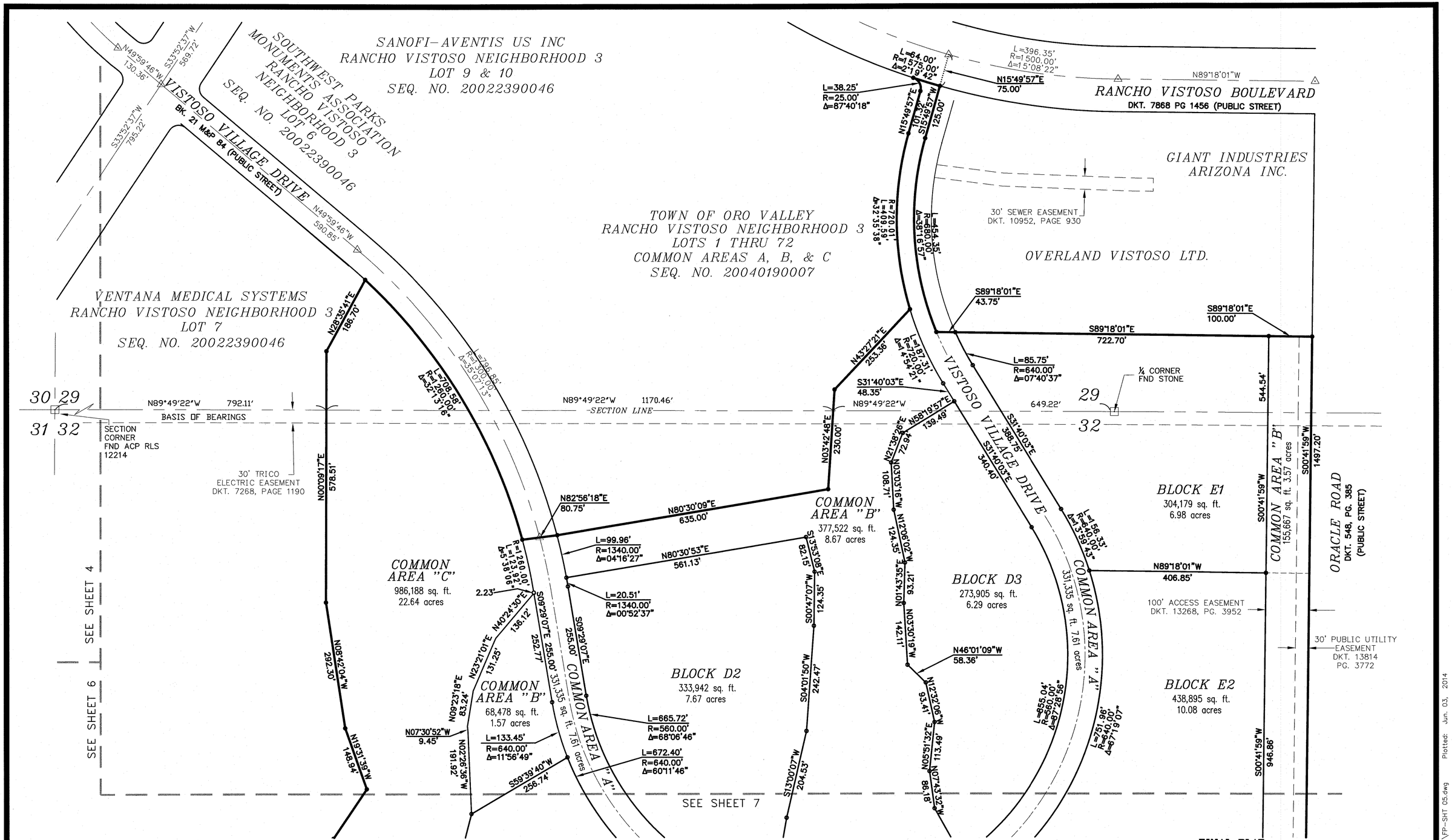
The WLB Group Inc. **WLB**
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix,
Flagstaff, AZ. and Las Vegas, NV.
4444 East Broadway
Tucson, Arizona (520) 881-7480

0' 100' 200' 300'

N:\185050\WEIGH3\Venture West\FP\FP-SHT 04.dwg Plotted: Jun. 03, 2014

SEQ NO. _____

SEQ NO. _____



FINAL PLAT
INNOVATION PARK
BLOCKS A1, B1-B4, D1-D3, E1-E3 AND
COMMON AREA "A" (ACCESS) COMMON AREA "B" (OPEN SPACE)
COMMON AREA "C" (LINEAR RECREATION AREA)
WITHIN SECTIONS 29, 30, 31 & 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

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4444 East Broadway
Tucson, Arizona (520) 881-7480

0' 100' 200' 300'

REGISTERED LAND SURVEYOR
26923
ROBERT L. LARSON
DATE SIGNED 6-02-14
ARIZONA U.S.A.
EXPIRES 3/31/2017

OV1214-03
SCALE: 1"=100'

NOVEMBER 2013
WLB NO. 185050-VW-05-0106

REF: OV112-025
OV12-06-14B
OV09-07-07

SHEET 5 OF 8

N:\185050\NEIGH3\Venture West\FP\FP-SHT 05.dwg Plotted: Jun. 03, 2014

SEQ NO. _____

SEQ NO. _____

SEE SHEET 4

SEE SHEET 5

SEE SHEET 7

SEE SHEET 8

COMMON AREA "B"
2,199,574 sq. ft.
50.50 acres

N38°49'23"E
1235.61'

90' SOIL CEMENT ACCESS AND MAINTENANCE EASEMENT
DKT. 11983, PG. 1195
DKT. 11983, PG. 1113
DKT. 12475, PG. 653
DKT. 12475, PG. 683

L=1533.56'
R=3747.86'
Δ=23°26'40"

L=70.83'
R=980.00'
Δ=4°08'27"

N88°37'29"W
95.43'

L=344.61'
R=3747.86'
Δ=5°16'06"

BLOCK B1
987,297 sq. ft.
22.67 acres

S01°45'00"E
298.63'

S90°00'00"E
881.11'

S01°45'00"E
91.46'

N01°45'00"W
396.39'

GRADING AND DRAINAGE EASEMENT
DKT. 12745, PG. 7599

L=609.68'
R=1290.00'
Δ=27°05'44"

BLOCK B2
566,058 sq. ft.
12.99 acres

EAST EDGE OF CONSERVATION EASEMENT
DKT. 11873, PAGE 363

S89°33'39"E
773.59'

N60°10'16"E
307.70'

40' INGRESS/EGRESS & UTILITY EASEMENT
DKT. 12745, PG. 7599

UNSUBDIVIDED

L=139.06'
R=750.00"
Δ=10°37'24"

S60°00'00"E
19.06'

L=58.77'
R=40.00'
Δ=84°11'15"

L=502.91'
R=675.00'
Δ=42°41'17"

S65°48'43"E
75.00'

L=418.00'
R=790.00'
Δ=30°18'15"

L=387.15'
R=790.00'
Δ=28°04'44"

L=721.82'
R=710.00'
Δ=58°15'00"

COMMON AREA "A"
318,636 sq. ft. 7.31 acres

VISTOSO PARK ROAD

S39°36'00"W
252.45'

S39°36'00"W
252.45'

L=317.54'
R=440.00'
Δ=41°21'00"

L=259.81'
R=360.00'
Δ=41°21'00"

N59°48'55"W
144.47'

L=71.94'
R=500.00'
Δ=8°14'39"

20' SEWER EASEMENT
BK. 56 OF M&P, PG. 65

50' UTILITY AND SEWER EASEMENT, DKT. 7892, PG. 1303

VENTANA MEDICAL SYSTEMS INC
RANCHO VISTOSO
NEIGHBORHOOD 3
LOT 4
SEQ. NO. 20022390046

N05°23'29"W
361.71'

N03°21'46"W
120.60'

N15°41'43"W
94.68'

N21°29'24"W
244.90'

L=261.80'
R=250.00'
Δ=60°01'25"

TOWN OF ORO VALLEY WATER PLANT

L=788.52'
R=1000.00'
Δ=45°10'44"

L=416.34'
R=925.00'
Δ=25°47'20"

L=197.22'
R=1000.00'
Δ=11°17'59"

L=212.03'
R=1017.00'
Δ=11°56'03"

S12°21'57"E
147.53'

S06°20'31"E
196.63'

S02°54'40"E
194.40'

S01°16'02"E
171.79'

S04°30'55"W
150.49'

S02°02'46"W
221.23'

N90°00'00"E
75.00'

DRAINAGE EASEMENT
BK. 56 OF M&P, PG. 65

S00°00'00"E
333.59'

N00°00'00"E
333.59'

DRAINAGE EASEMENT
BK. 56 OF M&P, PG. 65

N75°43'05"W
178.22'

S90°00'00"E
267.96'

S00°00'00"E
142.51'

N57°53'04"E
48.78'

N00°02'24"E
30.19'

N80°37'46"W
56.53'

N34°05'42"W
128.29'

N37°53'42"W
61.88'

N29°53'51"W
51.30'

N23°24'01"W
72.92'

N10°07'55"W
102.89'

N30°53'40"W
135.34'

N32°01'05"E
46.64'

N25°03'43"W
38.62'

N20°10'48"W
39.70'

N02°06'10"W
41.48'

N10°00'23"W
46.10'

N44°29'53"W
59.71'

N77°23'51"W
29.63'

COMMON AREA "B"
147,004 sq. ft. 3.37 acres

BLOCK B4
89,771 sq. ft.
2.06 acres

L=197.98'
R=425.00'
Δ=26°41'26"

L=332.74'
R=500.00'
Δ=38°07'45"

L=382.65'
R=575.00'
Δ=38°07'45"

S83°39'23"W
72.08'

S63°03'34"W
25.18'

L=152.50'
R=425.00'
Δ=20°33'34"

N59°51'32"W
97.49'

N40°07'06"W
140.07'

N47°15'00"E
111.04'

N47°15'00"W
615.17'

N51°52'15"W
75.00'

BLOCK B3
791,992 sq. ft.
18.18 acres

SLOPE EASEMENT
BK. 56 OF M&P, PG. 65

20' SEWER EASEMENT
BK. 56 OF M&P, PG. 65

N47°15'00"E
504.14'

INNOVATION PARK DRIVE
BK. 54 M&P 36 (PUBLIC STREET)

L=37.17'
R=25.00'
Δ=85°11'21"

N60°00'00"W
32.73'

L=162.82'
R=750.00'
Δ=12°26'20"

L=203.72'
R=675.00'
Δ=17°17'00"

75.00'

N60°00'00"W
451.88'

VISTOSO PARK ROAD
BK. 63, PG. 17 (PUBLIC STREET)

L=68.47'
R=675.00'
Δ=5°48'44"

L=79.60'
R=500.00'
Δ=9°07'18"

L=314.50'
R=860.00'
Δ=20°57'37"

SECTION LINE

L=291.30'
R=580.00'
Δ=28°45'35"

N30°40'23"E
94.50'

L=26.58'
R=345.00'
Δ=04°24'49"

L=94.17'
R=700.00'
Δ=7°42'30"

L=487.51'
R=345.00'
Δ=80°57'47"

S14°52'40"W
319.88'

C.A."C"

S47°29'52"E
96.42'

N47°50'33"E
88.59'

S85°49'09"E
93.91'

S68°58'04"E
82.51'

S30°32'12"E
89.38'

INNOVATION CORPORATE CENTER EAST
LOTS 1 THRU 37 & COMMON AREA "A"
BK. 63 M&P PG. 16

VENTANA MEDICAL SYSTEMS, INC.
RANCHO VISTOSO
NEIGHBORHOOD 3
LOT 8
BK. 54 M&P PG. 36

ARIZONA LAND SURVEYOR
CERTIFICATE NO.
26923
ROBERT L. LARSON
DATE SIGNED 12/31/14
REGISTERED
EXPIRES 3/31/2017

FINAL PLAT
INNOVATION PARK
BLOCKS A1, B1–B4, D1–D3, E1–E3 AND
COMMON AREA "A" (ACCESS) COMMON AREA "B" (OPEN SPACE)
COMMON AREA "C" (LINEAR RECREATION AREA)
WITHIN SECTIONS 29, 30, 31 & 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF: OV112-025
OV12-06-14B
OV09-07-07

OV1214-03
SCALE: 1"=100'

NOVEMBER 2013
WLB NO. 185050-VW-05-0106

SHEET 6 OF 8

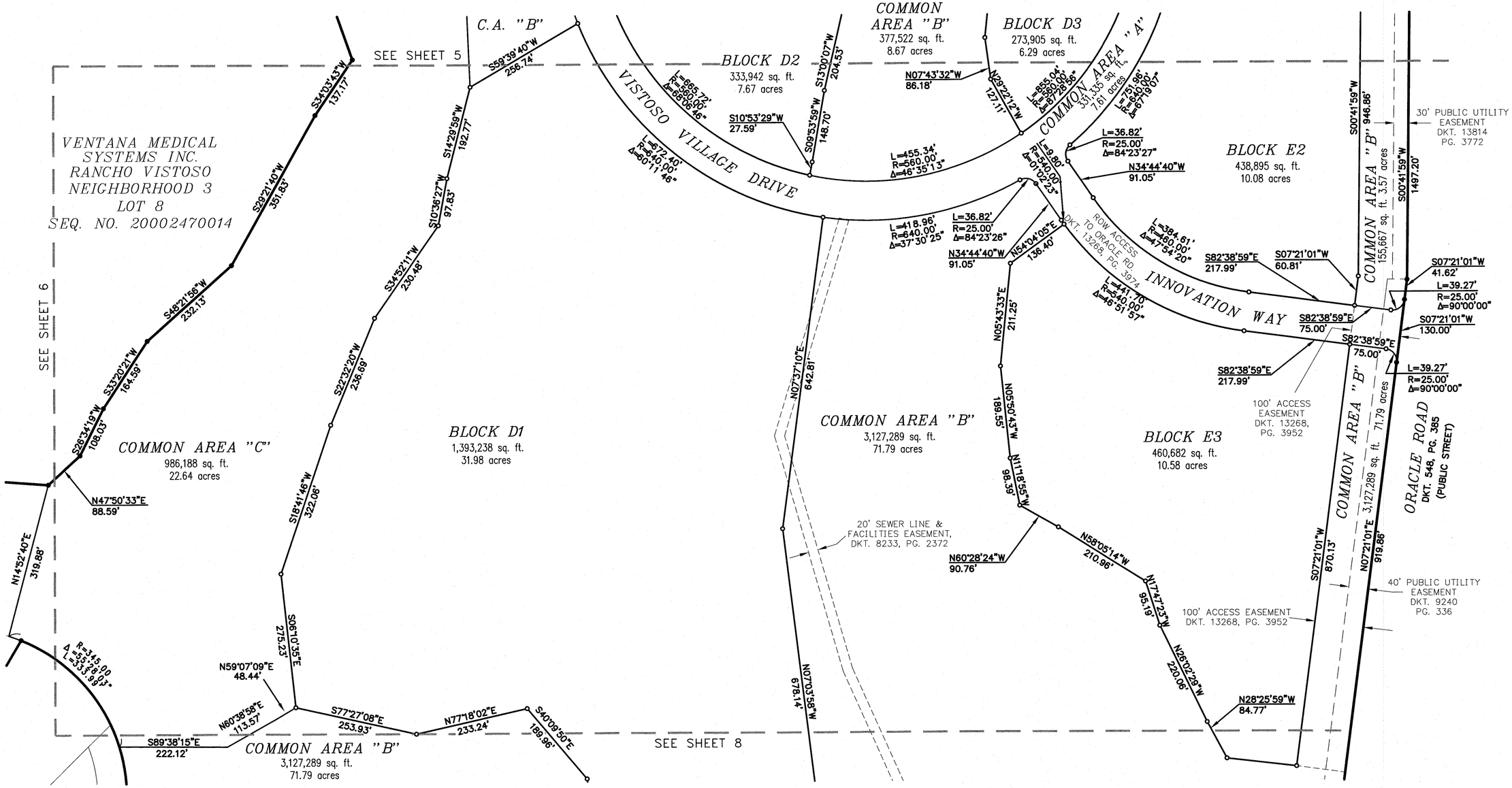
The WLB Group Inc. **WLB**
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Flagstaff, AZ. and Las Vegas, NV.
4444 East Broadway
Tucson, Arizona (520) 881-7480

0' 100' 200' 300'

N:\185050\NEIGH3\Venture West\FP\FP-SHT 06.dwg Plotted: May. 30, 2014

SEQ NO. _____

SEQ NO. _____



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0' 100' 200' 300'

REGISTERED LAND SURVEYOR 28923 ROBERT L. LARSON ARIZONA U.S.A. EXPIRES 3/31/2017

FINAL PLAT
INNOVATION PARK
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REF: OV112-025
OV12-06-14B
OV09-07-07

OV1214-03
SCALE: 1"=100'

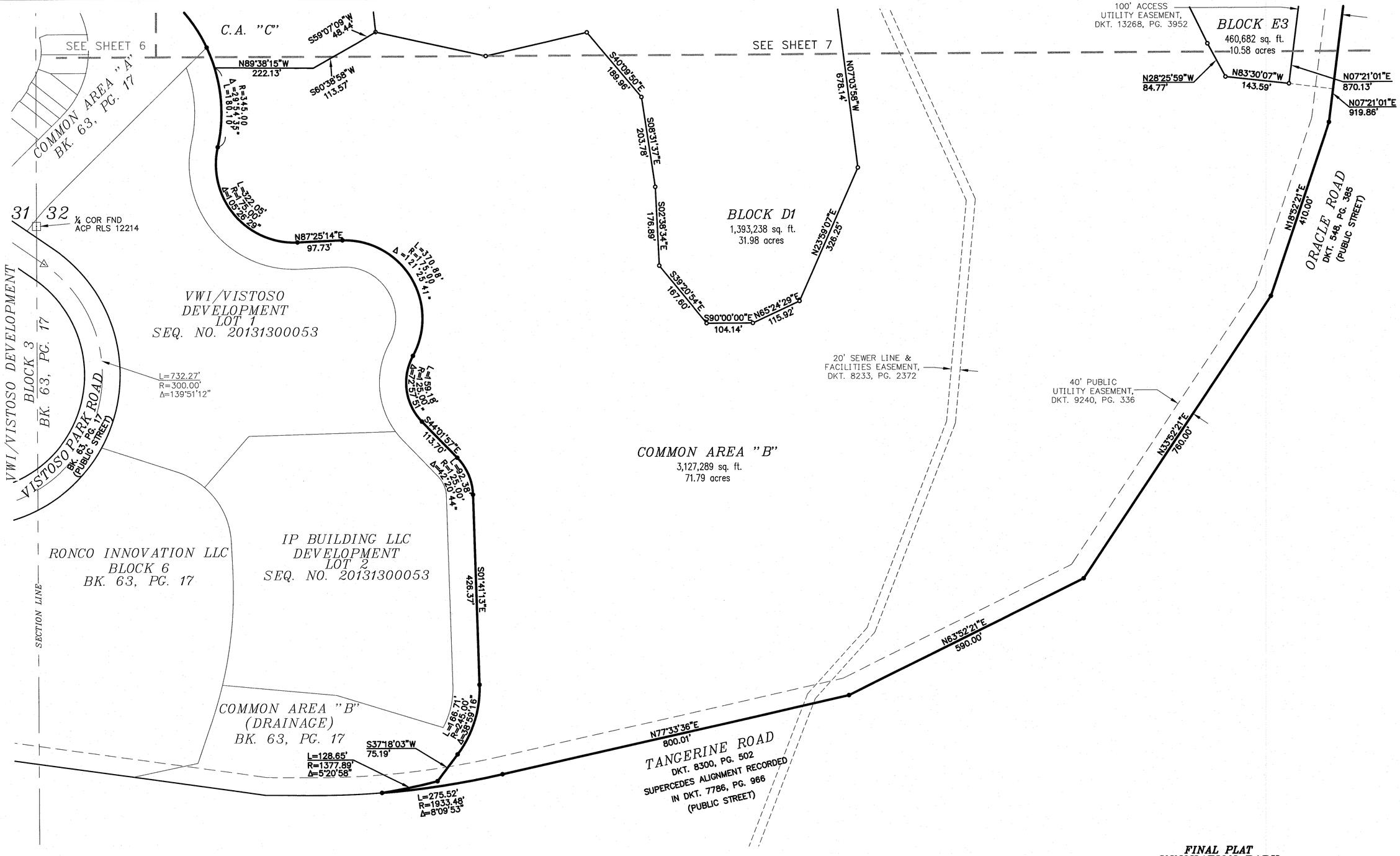
NOVEMBER 2013
WLB NO. 185050-VW-05-0106

SHEET 7 OF 8

N:\185050\NEIGH3\Venture West\FP\FP-SHT 07.dwg Plotted: May. 28, 2014

SEQ NO. _____

SEQ NO. _____



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0' 100' 200' 300'

REGISTERED LAND SURVEYOR
26923
ROBERT L. LARSON
Arizona U.S.A.
EXPIRES 3/31/2017

FINAL PLAT
INNOVATION PARK
BLOCKS A1, B1–B4, D1–D3, E1–E3 AND
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GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF: OV112-025
OV12-06-14B
OV09-07-07

OV1214-03
SCALE: 1"=100'
NOVEMBER 2013
WLB NO. 185050-VW-05-0106
SHEET 8 OF 8

N:\185050\NE(GH3)\Venture West\FP\FP-SHT 08.dwg Plotted: Jun. 03, 2014

SEQ NO. _____