

NOTES

- ROBSON RANCH MOUNTAINS, LLC. HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FOR THIS SUBDIVISION PURSUANT TO A.R.S. 45-576, AND SUBMITS SAID CERTIFICATE WITH THIS PLAT. ADWR CERTIFICATE NO. 27-400761.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220041. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
- STREETS SHOWN AS TRACT "A" ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC., FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS, AND PUBLIC UTILITIES.
- RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS, AS DESIGNATED ON THIS PLAT, SHALL BE GRANTED AND CONVEYED TO THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC. WHERE PRIVATE STREETS INTERSECT INTO PRIVATE STREETS, 21'x21' AT PRIVATE LOCAL TO LOCAL INTERSECTIONS.
- AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS SHALL BE GRANTED AND CONVEYED TO THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC., UPON ALL LOTS ADJACENT TO PRIVATE DRAINAGE EASEMENTS OR FACILITIES AND/OR ADJACENT TO PRIVATE COLLECTOR AND/OR ARTERIAL STREETS.
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING, SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
- ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC. TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- NO STRUCTURE SHALL BE CONSTRUCTED IN, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO, THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE APPLICABLE TO SADDLEBROOKE RANCH HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREAS AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC.
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
- TRACTS "A1"-"O1" ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE SADDLEBROOKE RANCH HOMEOWNERS ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION.
- BUILDING SETBACK LINES ARE MEASURED FROM THE BUILDING WALL, BUILDING EAVES, FIRE PLACES, BAY WINDOWS, AND ARCHITECTURAL FEATURES MAY EXTEND UP TO 2 FEET INTO BUILDING SETBACK LINES.
- COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 10/26/2007 AT FEE NO. 2007-119346, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

FINAL PLAT OF SADDLEBROOKE RANCH UNIT NINETEEN

IN PORTIONS OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G&SRB&M, PINAL COUNTY, ARIZONA

COUNTY SEAL

OWNER/DEVELOPER

ROBSON RANCH MOUNTAINS LLC
A DELAWARE LIMITED LIABILITY COMPANY
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248

ENGINEER

B&R ENGINEERING INC.
9666 E. RIGGS ROAD SUITE 118
SUN LAKES, AZ 85248
PHONE: (480)-895-0799

BENCHMARK:

SECOND ORDER NGS MONUMENT
(DESIGNATION "SANTA" PID CZ 1648) LOCATED APPROX 200 FEET SOUTH OF THE SOUTH QUARTER CORNER OF SECTION 34 T9S R14E, G&SRB&M ELEVATION= 3676.37 NAVD 88 DATUM

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BEARING OF NORTH 89°43'05" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, T10S, R14E, G&SRB&M, PER SADDLEBROOKE RANCH UNIT ONE AS RECORDED IN CABINET 6, SLIDE 39, P.C.R.

LIEN HOLDER'S RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARY'S INTEREST UNDER DEED OF TRUST DATED DECEMBER 16, 2004, AND RECORDED ON DECEMBER 16, 2004, AT FEE NUMBER NO. 2004-103399, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AND DOES HEREBY

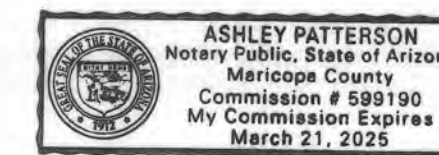
RATIFY THIS PLAT THIS 10 DAY OF November 2022.

FVR LAND INVESTMENT COMPANY, AN ARIZONA CORPORATION.

BY: Paula Robinson
TITLE: Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS.



ON THIS 10 DAY OF November, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Paula Robinson WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Vice President OF FVR LAND INVESTMENT COMPANY, AN ARIZONA CORPORATION AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

BY: Ashley Patterson 03-21-2025
NOTARY PUBLIC MY COMMISSION EXPIRES

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2021, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WILLIE J. KATES
AZ. REGISTERED LAND SURVEYOR # 27744
13845 E. VISTA VERDE DRIVE
CHANDLER, ARIZONA 85249
PHONE: (602) 499-0884



APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

Glenn Bak 11-16-2022
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION DATE

Chris Shal 11/14/2022
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION DATE

Willie J. Kates 11/16/2022
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER DATE

ASSURANCES IN THE FORM OF A LETTER OF CREDIT, FEE NO. 2022-113204 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE THE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 11-822, THIS DAY OF November, 2022, APPROVAL OR RECORDED IN THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS
BY: _____ CHAIR ATTEST: _____ CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: ROBSON RANCH MOUNTAINS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "SADDLEBROOKE RANCH UNIT NINETEEN" LOCATED IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF PINAL, STATE OF ARIZONA AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

COMMON AREA TRACT "A" IS DECLARED A PRIVATE ACCESS WAY FOR DRAINAGE AND FOR INGRESS AND EGRESS TO AND FROM THE LOTS, TRACTS AND OTHER PORTIONS OF THIS SUBDIVISION AND OTHER SADDLEBROOKE RANCH SUBDIVISIONS BY THE OWNERS THEREOF, THEIR GUESTS AND INVITEES, AND OTHER PERSONS AS ARE DESIGNATED BY ROBSON RANCH MOUNTAINS, LLC. ROBSON RANCH MOUNTAINS, LLC HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS ALL PRIVATE STREETS AS DESIGNATED ON THIS PLAT.

ROBSON RANCH MOUNTAINS, LLC A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF FEE TITLE TO THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT. ROBSON RANCH MOUNTAINS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD. ALL EASEMENTS CREATED BY THIS PLAT ARE SUBORDINATE TO DRAINAGE EASEMENTS.

ROBSON RANCH MOUNTAINS, LLC HEREBY GRANTS AND RESERVES, SUBJECT TO ALL MATTERS OF RECORD, TO TRICO ELECTRIC COOPERATIVE, INC., CENTURY LINK COMMUNICATIONS, SOUTHWEST GAS CORPORATION, ARIZONA WATER COMPANY, MOUNTAIN PASS SEWER COMPANY, ROBSON RANCH MOUNTAINS, LLC, AND SUCH OTHER UTILITIES PROVIDERS PUBLIC OR PRIVATE AS MAY BE DESIGNATED IN WRITING FROM TIME TO TIME BY ROBSON RANCH MOUNTAINS, LLC, COLLECTIVELY "UTILITIES PROVIDERS") A NON-EXCLUSIVE UTILITIES EASEMENT, OVER, UNDER AND ACROSS:

- A) COMMON AREA TRACT "A" PRIVATE STREETS;
- B) 4.00 FEET ALONG ALL STREETS ON EACH LOT AND;
- C) ALL AREAS DESIGNATED ON THIS PLAT FOR PUBLIC/PRIVATE UTILITY EASEMENTS (P.U.E.);

(COLLECTIVELY THE "EASEMENT PROPERTY") FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF UNDERGROUND AND, WITH THE PRIOR WRITTEN CONSENT OF ROBSON RANCH MOUNTAINS, LLC, ABOVE-GROUND CABLES, PIPES, WIRES AND RELATED EQUIPMENT (COLLECTIVELY THE "EQUIPMENT") FOR THE DISTRIBUTION OF UTILITY SERVICES. MAINTENANCE OF THE EASEMENT PROPERTY SHALL BE THE RESPONSIBILITY OF THE APPLICABLE LOT OWNER OR, FOR THE COMMON AREA TRACTS, THE HOMEOWNERS ASSOCIATION. EACH UTILITIES PROVIDER'S ACCEPTANCE OF THE TERMS OF THIS EASEMENT SHALL BE EVIDENCED BY THE UTILITIES PROVIDER'S INSTALLATION OF EQUIPMENT WITHIN THE EASEMENT PROPERTY. EACH UTILITY PROVIDER FURTHER AGREES IT SHALL:

- A) NOT ASSIGN THIS EASEMENT (OTHER THAN TO ITS SUCCESSOR AS SUCH UTILITY PROVIDER) WITHOUT THE PRIOR WRITTEN CONSENT OF ROBSON RANCH MOUNTAINS, LLC, AND ANY ASSIGNMENT WITHOUT SUCH CONSENT SHALL BE INVALID;
- B) INDEMNIFY, DEFEND AND HOLD HARMLESS ROBSON RANCH MOUNTAINS, LLC, THE HOMEOWNERS ASSOCIATION, AND THEIR RESPECTIVE AFFILIATES, OFFICERS, DIRECTORS, PARTNERS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, DAMAGES, SUITS, COSTS AND EXPENSES AND ATTORNEYS' FEES ARISING FROM OR RELATING TO ANY PERSONAL INJURY, INCLUDING DEATH, PROPERTY DAMAGE OR OTHERWISE, CAUSED BY THE UTILITIES PROVIDER'S USE OF THE EASEMENT PROPERTY;
- C) REPAIR AND RESTORE ALL STREETS OR OTHER IMPROVEMENTS WITHIN THE EASEMENT PROPERTY DAMAGED BY THE UTILITIES PROVIDER, REASONABLE WEAR AND TEAR EXCEPTED; AND
- D) INFORM ROBSON RANCH MOUNTAINS, LLC 48 HOURS PRIOR TO MAKING NON-EMERGENCY REPAIRS, MODIFICATIONS, INSTALLATIONS OR REMOVALS ON THE EASEMENT PROPERTY.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

NEITHER THE BOARD OF SUPERVISORS, THE PLANNING COMMISSION NOR THE STAFF OF PINAL COUNTY, OR ITS SUCCESSORS, IS RESPONSIBLE OR LIABLE FOR ANY STATEMENTS AND REPRESENTATIONS MADE WITH RESPECT TO UTILITY EASEMENTS OR THE GRANTING OF PRIVATE EASEMENTS SET FORTH IN THE DECLARATION, CERTIFICATE OF TITLE AND DEDICATION SECTION OF THIS PLAT, OR THE ENFORCEMENT THEREOF.

IN WITNESS WHEREOF, ROBSON RANCH MOUNTAINS, LLC, AS OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED COMPANY REPRESENTATIVE, DULY AUTHORIZED,

THIS 10 DAY OF November, 2022.

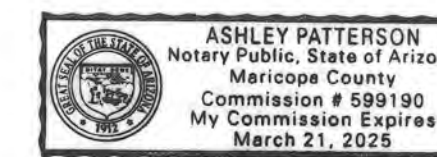
ROBSON RANCH MOUNTAINS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: Paula Robinson
ARLINGTON PROPERTY MANAGEMENT COMPANY, AN ARIZONA CORPORATION, AS MANAGER

ITS: Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.



ON THIS 10 DAY OF November, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Paula Robinson WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Vice President OF ARLINGTON PROPERTY MANAGEMENT COMPANY, AN ARIZONA CORPORATION, AS MANAGER FOR ROBSON RANCH MOUNTAINS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITIES, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

BY: Ashley Patterson 03-21-2025
NOTARY PUBLIC MY COMMISSION EXPIRES

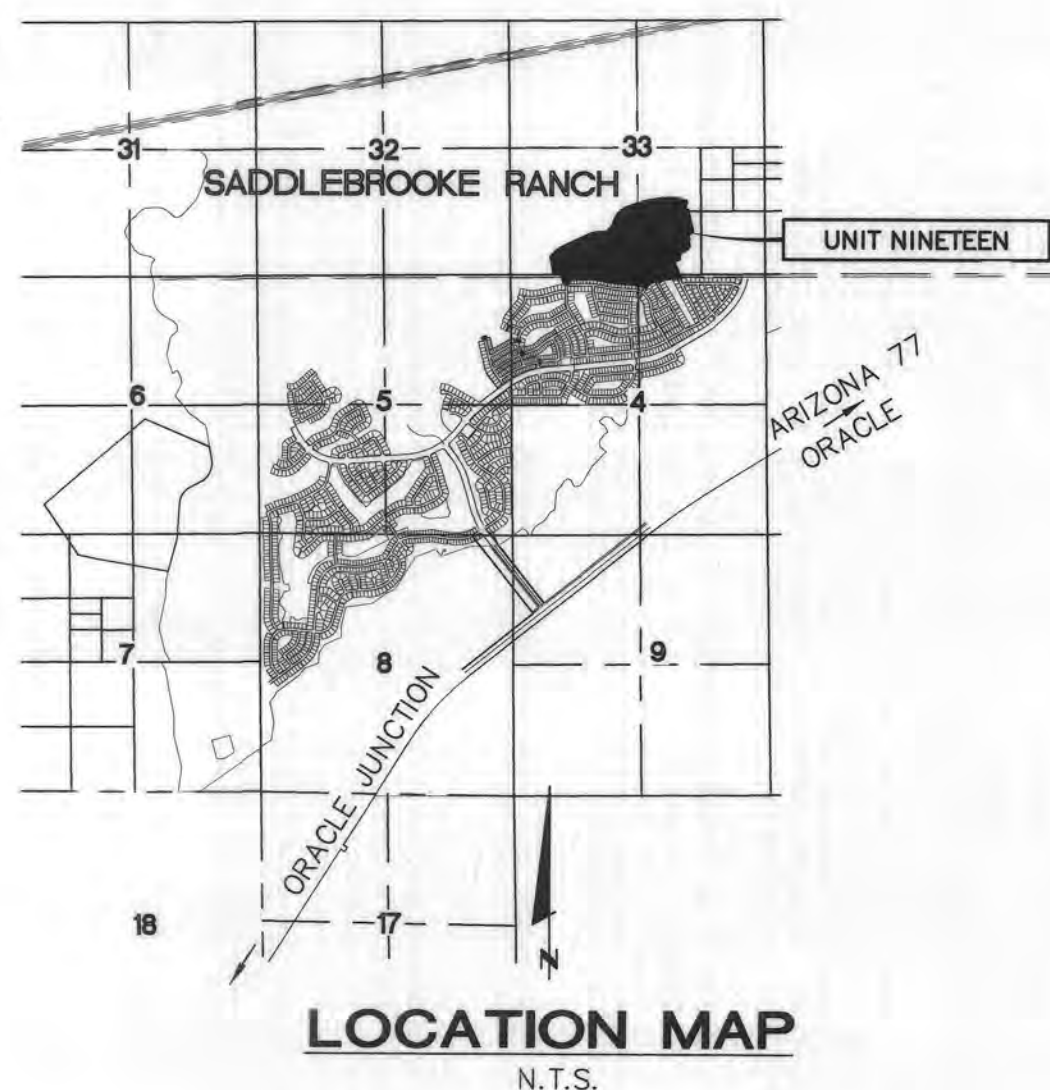
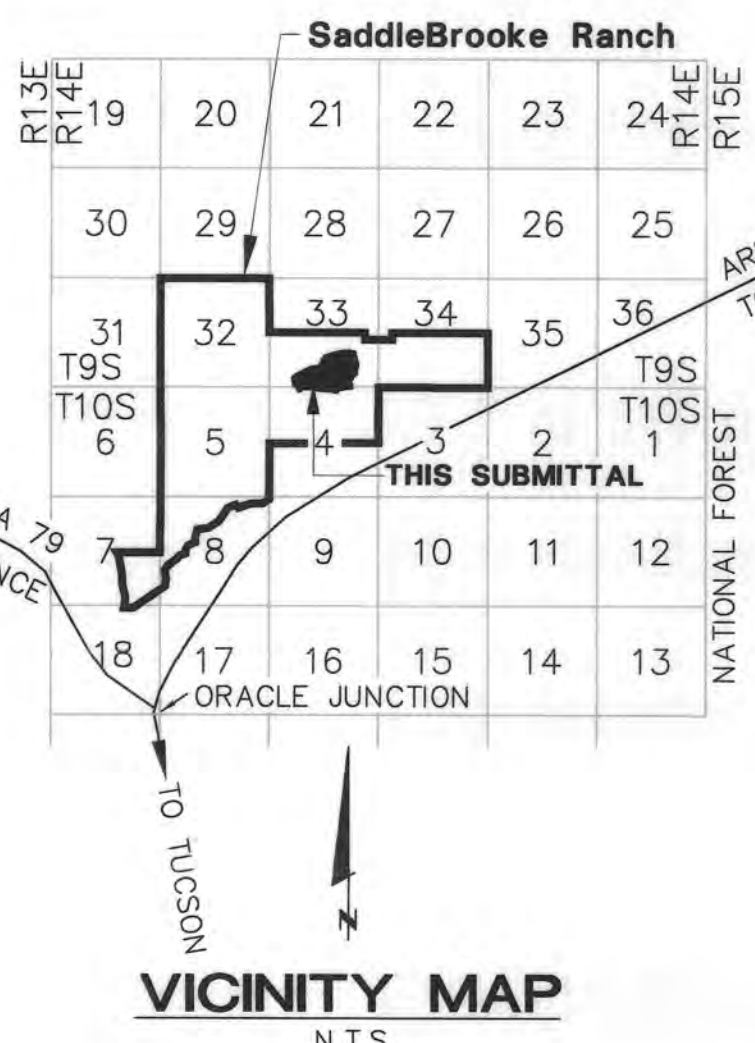
FINAL PLAT OF SADDLEBROOKE RANCH UNIT NINETEEN

IN PORTIONS OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G&SRB&M, PINAL COUNTY, ARIZONA

DATE: 11/09/2022



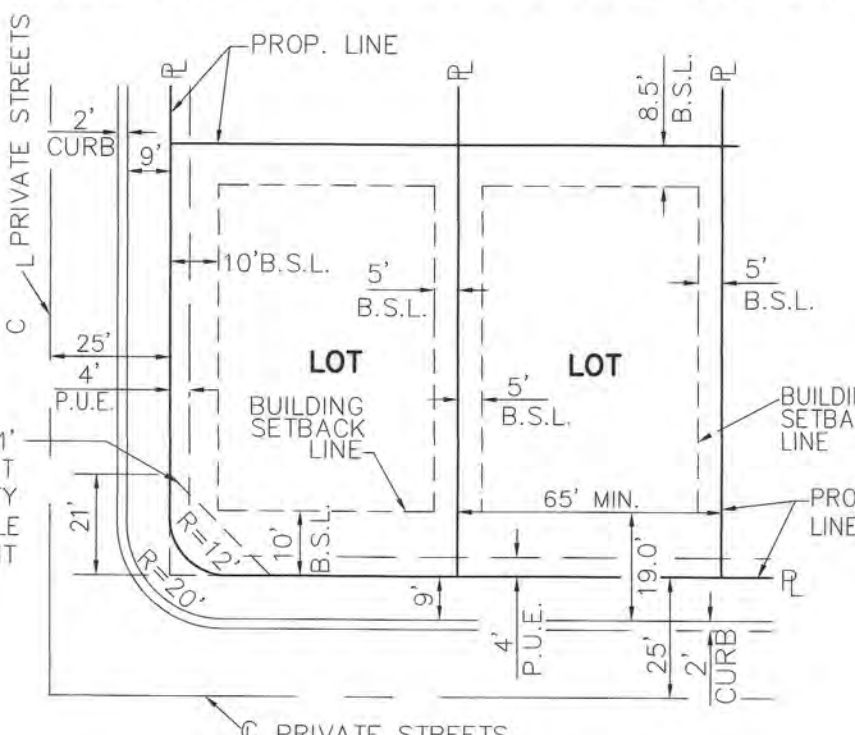
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799



BASE ZONING & ZONING CASE #

PREMIER SERIES HOMES
ZONING: CR-3 PAD (PZ-PD-033-00)
UNIT 19 LOTS: 1-5, 7-27, 30-32, 44-53, 88-97,
150-160, 190-202, 205, 208-221

MINIMUM LOT AREA	7280 SQ. FT
YARD REQUIREMENTS & SETBACKS	
FRONT	10 FT
REAR	8.5 FT
SIDE	5 FT
	(7' BETWEEN BLDG EAVES)
STREET SIDE (CORNER LOT)	10 FT
MINIMUM LOT WIDTH AT SETBACK	65 FT
MAXIMUM BLDG. HEIGHT (2 STORY)	30 FT
MAXIMUM BUILDING COVERAGE	65%
PARKING SPACE	2 PER UNIT



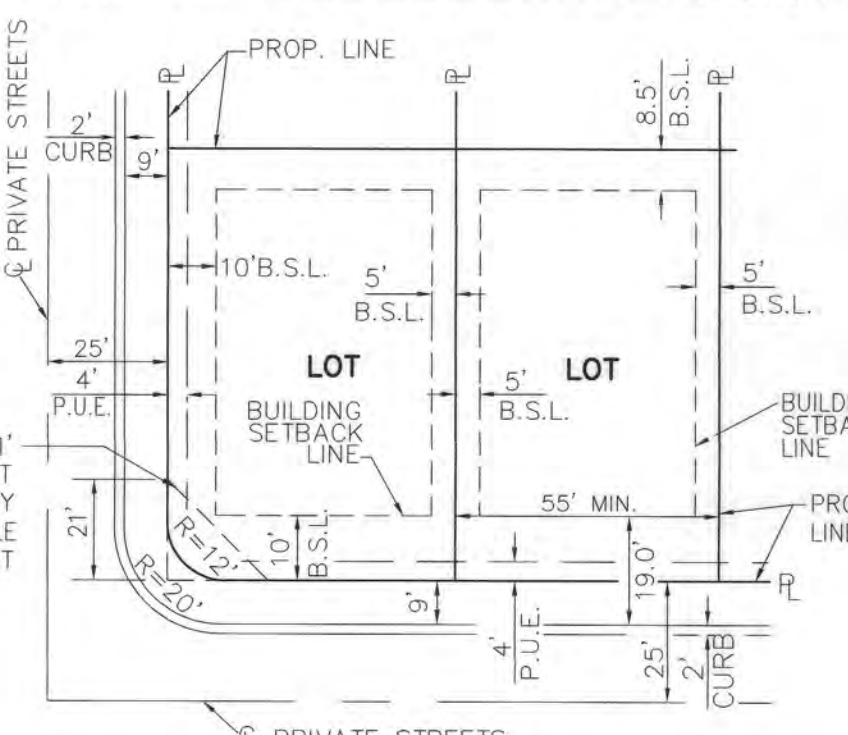
"PREMIER SERIES HOMES" TYPICAL LOT LAYOUT & BUILDING SETBACKS

P.U.E. - INDICATES PUBLIC/PRIVATE UTILITY EASEMENT
B.S.L. - INDICATES MIN. BUILDING SETBACK LINE
TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS SHOWN OTHERWISE)
SCALE: 1"=40'

BASE ZONING & ZONING CASE #

CASITAS SERIES HOMES
ZONING: CR-3 PAD (PZ-PD-033-00)
UNIT 19 LOTS:
6, 28, 29, 33, 43, 54-87, 98-149, 161-189, 203, 204, 206-207

MINIMUM LOT AREA	4950 SQ. FT
YARD REQUIREMENTS & SETBACKS	
FRONT	10 FT
REAR	8.5 FT
SIDE	5 FT
	(7' BETWEEN BLDG EAVES)
STREET SIDE (CORNER LOT)	10 FT
MINIMUM LOT WIDTH AT SETBACK	55 FT
MAXIMUM BLDG. HEIGHT (2 STORY)	30 FT
MAXIMUM BUILDING COVERAGE	65%
PARKING SPACE	2 PER UNIT



"CASITAS SERIES HOMES" TYPICAL LOT LAYOUT & BUILDING SETBACKS

P.U.E. - INDICATES PUBLIC/PRIVATE UTILITY EASEMENT
B.S.L. - INDICATES MIN. BUILDING SETBACK LINE
TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS SHOWN OTHERWISE)
SCALE: 1"=40'

LAND USE TABLE

GROSS AREA	77.18 AC.
AREA OF STREETS	13.05 AC.
NET ACREAGE	77.18 AC.
TOTAL NUMBER OF LOTS	221 LOTS
OVERALL DENSITY	2.86 DU/Gross AC.
AVERAGE AREA PER LOT	7,935 S.F.

LEGEND

- ◆ INDICATES SECTIONAL MONUMENT FOUND AS NOTED
- ⊗ INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" SURVEY MONUMENT
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH RLS TAG #27744, UNLESS NOTED OTHERWISE
- INDICATES BOUNDARY MONUMENT FOUND 1/2" IRON BAR WITH RLS TAG #27744 UNLESS NOTED OTHERWISE
- INDICATES SUBDIVISION BOUNDARY
- - - INDICATES SECTION LINE
- - - INDICATES CENTER LINE
- - - INDICATES EASEMENT LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- ▲ 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
- 10 LOT NUMBER

SERVICE PROVIDERS

GAS	SOUTHWEST GAS CORPORATION
ELECTRICITY	TRICO ELECTRIC COOPERATIVE, INC.
WATER	ARIZONA WATER COMPANY
SEWER	MOUNTAIN PASS SEWER COMPANY (PRIVATE)
TELEPHONE	CENTURYLINK
POLICE	PINAL COUNTY SHERIFF'S DEPARTMENT
FIRE	GOLDER RANCH FIRE DISTRICT
AMBULANCE	GOLDER RANCH FIRE DISTRICT
SOLID WASTE	PRIVATE CONTRACT
CABLE TV	ORBITAL COMMUNICATIONS

LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.	LOT #	SQ. FT.
1	9345	41	7379	81	6644	121	8235	161	6638	201	8813
2	9237	42	7433	82	6710	122	8253	162	6638	202	8597
3	9169	43	7609	83	6732	123	8253	163	6635	203	7451
4	10049	44	9205	84	6732	124	6600	164	6789	204	7686
5	11432	45	9632	85	8024	125	6600	165	7051	205	10149
6	7904	46	9285	86	6710	126	6707	166	7010	206	8482
7	9284	47	8969	87	6597	127	6834	167	7248	207	8390
8	9100	48	9124	88	8400	128	6762	168	7272	208	8450
9	9126	49	9364	89	8568	129	6979	169	7248	209	8496
10	9100	50	9166	90	8592	130	6963	170	7344	210	8448
11	9100	51	8594	91	8912	131	6963	171	8493	211	8738
12	9100	52	8544	92	9435	132	8318	172	8828	212	9153
13	9100	53	8544	93	9440	133	8335	173	6778	213	8755
14	9230	54	7320	94	9411	134	6814	174	7079	214	8459
15	9775	55	7818	95	9386	135	6600	175	7403	215	8448
16	10299	56	9881	96	9413	136	6600	176	7548	216	8448
17	10459	57	8007	97	9440	137	6600	177	7563	217	8448
18	10493	58	7312	98	6985	138	6595	178	6997	218	10003
19	9541	59	7070	99	6693	139	6600	179	6765	219	8496
20	8907	60	6935	100	6681	140	6754	180	6732	220	8400
21	8400	61	6882	101	6939	141	6776	181	6732	221	8626
22	10427	62	6793	102	7053	142	6597	182	6754		
23	10147	63	6817	103	7029	143	6600	183	6732		
24	9541	64	7817	104	7052	144	6600	184	6810		
25	10336	65	7843	105	6777	145	6600	185	7328		
26	10336	66	7818	106	6688	146	6600	186	7068		
27	10336	67	7861	107	6710	147	6743	187	6641		
28	7597	68	7127	108	6666	148	7645	188	6641		
29	7392	69	7150	109	6597	149	7990	189	6828		
30	8813	70	7127	110	7225	150	8536	190	8559		
31	8978	71	7063	111	6666	151	9860	191	8521		
32	9224	72	6747	112	6710	152	9911	192	8400		
33	7596	73	6732	113	6688	153	9244	193	8592		
34	7784	74	6713	114	7423	154	8590	194	8592		
35	7077	75	6600	115	7225	155	8400	195	8616		
36	6882	76	6717	116	7197	156	8400	196	8631		
37	6884	77	7866	117	6950	157	8424	197	9272		
38	7174	78	7897	118	6859	158	8400	198	9380		
39	7090	79	8458	119	6710	159	8400	199	9380		
40	7312	80	6666	120	6982	160	8533	200	9372		

COUNTY SEAL

UNSUBDIVIDED
APN 30503007F
ROBSON RANCH MOUNTAINS, LLC
ZONING CR-3 PAD

UNSUBDIVIDED
APN 30503007F
ROBSON RANCH MOUNTAINS, LLC
ZONING CR-3 PAD

SECTION 33 T9S, R14E G&SRM

TEMPORARY DRAINAGE EASEMENT
PER FEE #2021-153510

UNSUBDIVIDED
APN 30503007F
ROBSON RANCH MOUNTAINS, LLC
ZONING CB-2 PAD

UNSUBDIVIDED
APN 30503004C
ROBSON RANCH MOUNTAINS, LLC
ZONING CR-3 PAD



NW CORNER SEC. 4
T10S, R14E, G&SRB&M
FD, G.L.O. STONE

NE CORNER SEC. 4
T10S, R14E, G&SRM
FD GLO STONE

60' EX. TRANSMISSION
EASEMENT
DOCKET 345, PAGE 312

60' EX. TRANSMISSION
EASEMENT
DOCKET 345, PAGE 312

915.53' (TIE)
S89°36'46"W 2651.11'

N0°23'14"W
21.07' (TIE)

1735.58' (TIE)
NORTH LINE OF THE NW QUARTER OF SECTION 4

S89°34'30"W 2651.67'

S0°25'30"E
69.16' (TIE)

1789.37' (TIE)

SADDLEBROOKE
RANCH UNIT 18B
FEE# 2020-133456

SADDLEBROOKE
RANCH UNIT 18A
FEE# 2020-096311

SADDLEBROOKE
RANCH UNIT 21A
FEE# 2020-011223

SADDLEBROOKE
RANCH UNIT 18C
FEE# 2021-147356

KEY MAP

LEGEND

- ◆ INDICATES SECTIONAL MONUMENT FOUND AS NOTED
- INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" SURVEY MONUMENT
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH RLS TAG #27744, UNLESS NOTED OTHERWISE
- INDICATES BOUNDARY MONUMENT FOUND 1/2" IRON BAR WITH RLS TAG #27744 UNLESS NOTED OTHERWISE
- INDICATES SUBDIVISION BOUNDARY
- - - INDICATES SECTION LINE
- · - · - INDICATES CENTER LINE
- · - · - INDICATES EASEMENT LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- ▲ 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
- 10 LOT NUMBER



FINAL PLAT OF
SADDLEBROOKE RANCH
UNIT NINETEEN

IN PORTIONS OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST
AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G&SRB&M,
PINAL COUNTY, ARIZONA

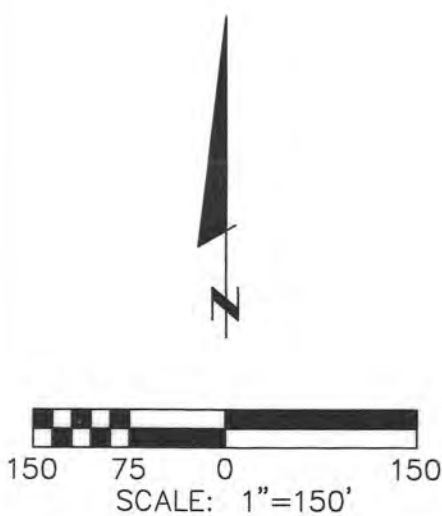
DATE: 11/09/2022

BR ENGINEERING, INC.

9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

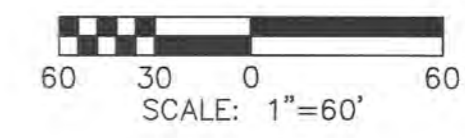
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SR 19 FINAL PLAT



UNSUBDIVIDED
 APN 30503004C
 ROBSON RANCH MOUNTAINS, LLC
 ZONING CR-3 PAD

TEMPORARY DRAINAGE EASEMENT
 PER FEE #2021-153510



COUNTY SEAL



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	90°00'00"	18.85'	12.00'
C2	100°44'59"	21.10'	12.00'

- LEGEND**
- ◆ INDICATES SECTIONAL MONUMENT FOUND AS NOTED
 - INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
 - INDICATES FOUND 3" SURVEY MONUMENT
 - INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH RLS TAG #27744, UNLESS NOTED OTHERWISE
 - INDICATES BOUNDARY MONUMENT FOUND 1/2" IRON BAR WITH RLS TAG #27744 UNLESS NOTED OTHERWISE
 - INDICATES SUBDIVISION BOUNDARY
 - - - INDICATES SECTION LINE
 - · - · - INDICATES CENTER LINE
 - · - · - INDICATES EASEMENT LINE
 - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
 - VNAE 1' VEHICULAR NON-ACCESS EASEMENT
 - △ 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
 - 10 LOT NUMBER

NW CORNER SEC. 4
 T10S, R14E, G&SRB&M
 FD. G.L.O. STONE

SADDLEBROOKE
 RANCH UNIT 18B
 FEE# 2020-133456



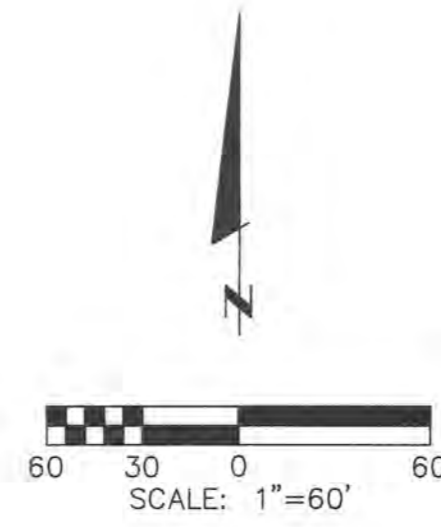
**FINAL PLAT OF
 SADDLEBROOKE RANCH
 UNIT NINETEEN**
 IN PORTIONS OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST
 AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G&SRB&M,
 PINAL COUNTY, ARIZONA
 DATE: 11/09/2022

SADDLEBROOKE
 RANCH UNIT 18C
 FEE# 2021-147356

B&R ENGINEERING INC.
 9666 E. RIGGS RD. SUITE 118
 SUN LAKES, ARIZONA 85248
 PHONE: (480) 895-0799

ARIZONA, U.S.A.

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C3	79°18'22"	16.61'	12.00'
C4	89°00'25"	18.64'	12.00'
C5	82°56'23"	17.37'	12.00'
C6	84°30'38"	17.70'	12.00'
C2B	0°37'26"	3.54'	325.00'



- LEGEND**
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 - INDICATES FOUND 3" SURVEY MONUMENT
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 - INDICATES BOUNDARY MONUMENT FOUND 1/2" IRON BAR WITH RLS TAG #27744 UNLESS NOTED OTHERWISE
 - INDICATES SUBDIVISION BOUNDARY
 - - - INDICATES SECTION LINE
 - INDICATES CENTER LINE
 - - - INDICATES EASEMENT LINE
 - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
 - VNAE 1' VEHICULAR NON-ACCESS EASEMENT
 - ▲ 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
 - 10 LOT NUMBER

**UNSUBDIVIDED
APN 30503007F
ROBSON RANCH MOUNTAINS, LLC
ZONING CR-3 PAD**

TEMPORARY DRAINAGE EASEMENT
PER FEE #2021-153510



**FINAL PLAT OF
SADDLEBROOKE RANCH
UNIT NINETEEN**

IN PORTIONS OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST
AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G&SR&M,
PINAL COUNTY, ARIZONA

DATE: 11/09/2022

BR ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C7	89°04'58"	18.66'	12.00'
C8	90°55'02"	19.04'	12.00'
C21	88°46'08"	18.59'	12.00'
C29	88°46'08"	18.59'	12.00'

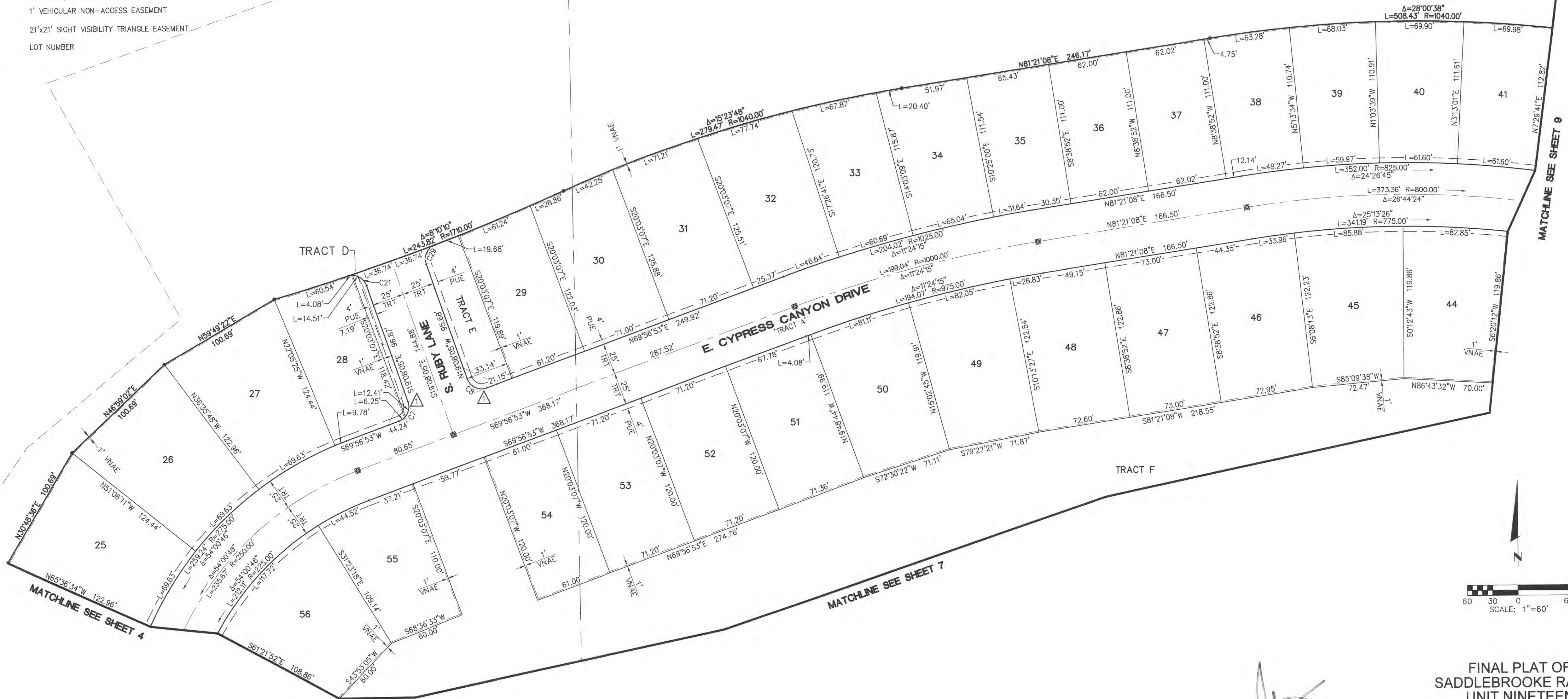
LEGEND

- ◆ INDICATES SECTIONAL MONUMENT FOUND AS NOTED
- ⊙ INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" SURVEY MONUMENT
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- INDICATES BOUNDARY MONUMENT FOUND 1/2" IRON BAR WITH RLS TAG #27744 UNLESS NOTED OTHERWISE
- INDICATES SUBDIVISION BOUNDARY
- - - INDICATES SECTION LINE
- · - · - INDICATES CENTER LINE
- · - · - INDICATES EASEMENT LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- ▲ 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
- 10 LOT NUMBER

TEMPORARY DRAINAGE EASEMENT
PER FEE #2021-153510

**UNSUBDIVIDED
APN 30503007F
ROBSON RANCH MOUNTAINS, LLC
ZONING CR-3 PAD**

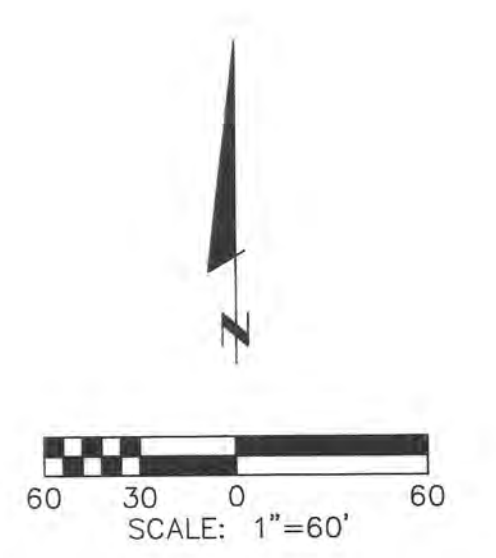
COUNTY SEAL



MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 4



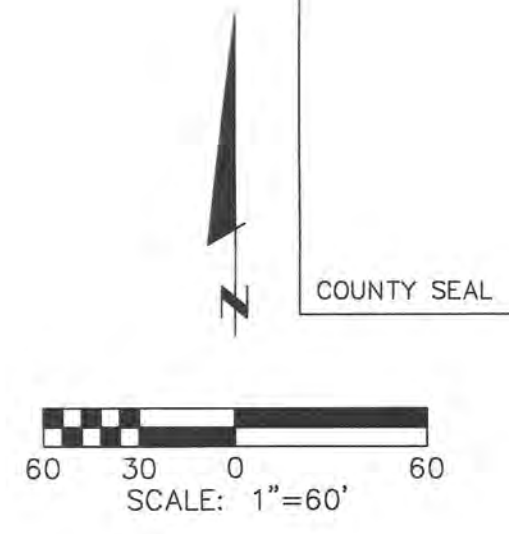
**FINAL PLAT OF
SADDLEBROOKE RANCH
UNIT NINETEEN**

IN PORTIONS OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST
AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G&SRB&M,
PINAL COUNTY, ARIZONA

DATE: 11/09/2022

BR ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C22	90°00'00"	18.85'	12.00'
C23	90°00'00"	18.85'	12.00'
C24	94°46'18"	19.85'	12.00'
C25	75°57'54"	15.91'	12.00'



- LEGEND**
- INDICATES SECTIONAL MONUMENT FOUND AS NOTED
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 - INDICATES SUBDIVISION BOUNDARY
 - INDICATES SECTION LINE
 - INDICATES CENTER LINE
 - INDICATES EASEMENT LINE
 - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
 - VNAE 1' VEHICULAR NON-ACCESS EASEMENT
 - 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
 - 10 LOT NUMBER



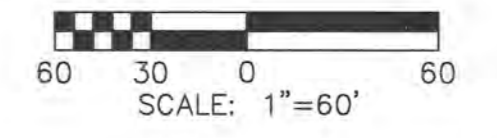
SADDLEBROOKE RANCH UNIT 18B
FEE# 2020-133456



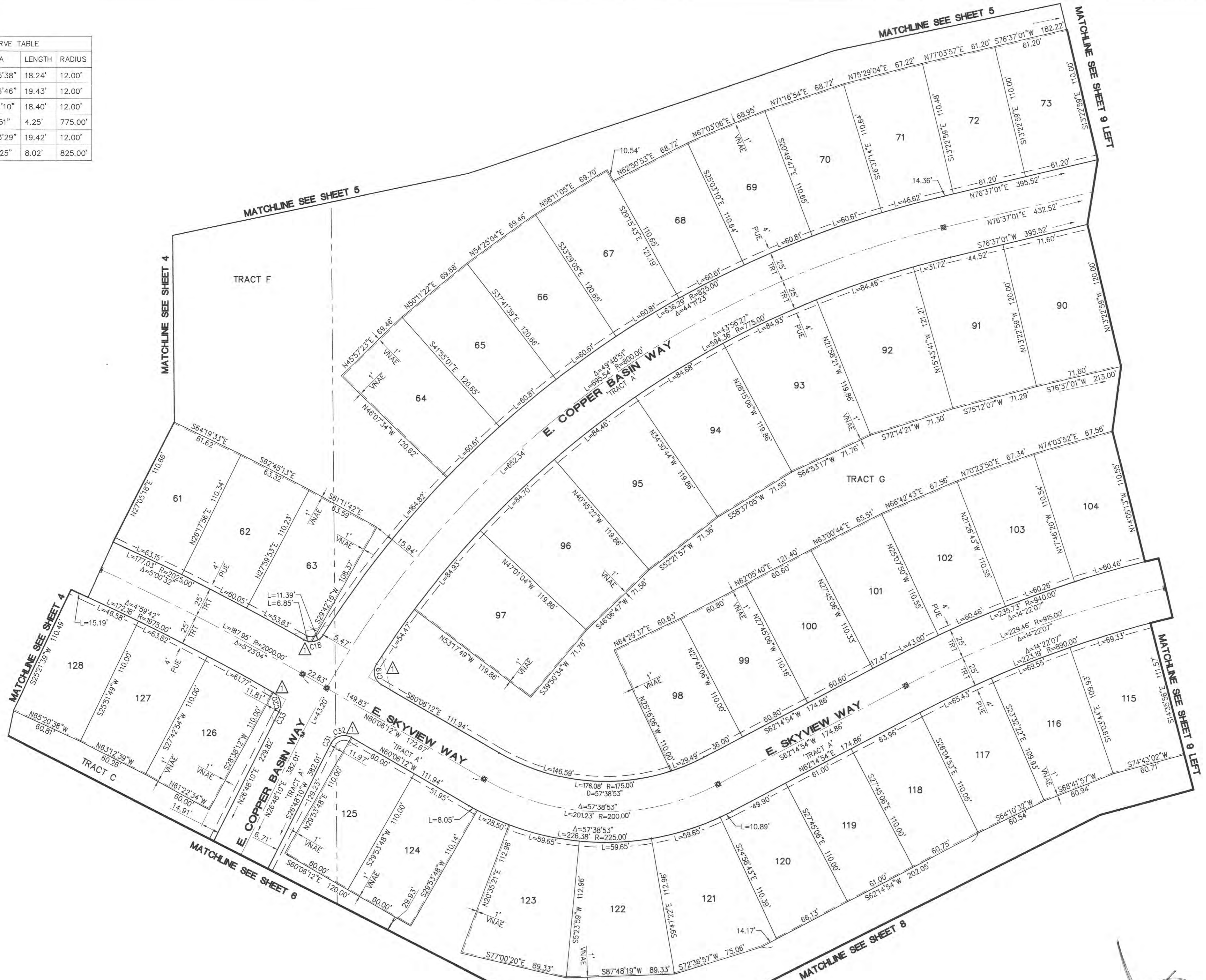
FINAL PLAT OF SADDLEBROOKE RANCH UNIT NINETEEN
IN PORTIONS OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G&SRM, PINAL COUNTY, ARIZONA
DATE: 11/09/2022

BR ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C18	87°05'38"	18.24'	12.00'
C19	92°46'46"	19.43'	12.00'
C20	87°51'10"	18.40'	12.00'
C31	0°18'51"	4.25'	775.00'
C32	92°43'29"	19.42'	12.00'
C33	0°33'25"	8.02'	825.00'



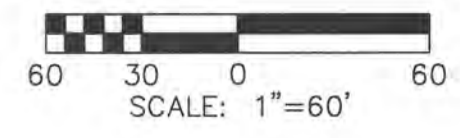
- LEGEND**
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 - INDICATES BOUNDARY MONUMENT FOUND 1/2" IRON BAR WITH RLS TAG #27744 UNLESS NOTED OTHERWISE
 - INDICATES SUBDIVISION BOUNDARY
 - INDICATES SECTION LINE
 - INDICATES CENTER LINE
 - INDICATES EASEMENT LINE
 - 4' PUBLIC/PRIVATE UTILITY EASEMENT
 - 1' VEHICULAR NON-ACCESS EASEMENT
 - 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
 - LOT NUMBER



FINAL PLAT OF SADDLEBROOKE RANCH UNIT NINETEEN
 IN PORTIONS OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 14 EAST AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G8SRB&M, PINAL COUNTY, ARIZONA
 DATE: 11/09/2022

BR ENGINEERING INC.
 9666 E. RIGGS RD. SUITE 118
 SUN LAKES, ARIZONA 85248
 PHONE: (480) 895-0799

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C26	91°59'06"	19.27'	12.00'
C27	93°48'07"	19.65'	12.00'



- LEGEND**
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 - - - INDICATES EASEMENT LINE
 - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
 - VNAE 1' VEHICULAR NON-ACCESS EASEMENT
 - ▲ 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
 - 10 LOT NUMBER

UNSUBDIVIDED
 APN 30503007F
 ROBSON RANCH MOUNTAINS, LLC
 ZONING CB-2 PAD

SADDLEBROOKE
 RANCH UNIT 21A
 FEE# 2020-011223

SADDLEBROOKE
 RANCH UNIT 18A
 FEE# 2020-096311



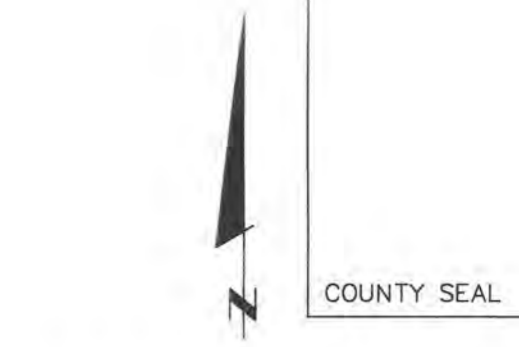
**FINAL PLAT OF
 SADDLEBROOKE RANCH
 UNIT NINETEEN**
 IN PORTIONS OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST
 AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G&SRM,
 PINAL COUNTY, ARIZONA
 DATE: 11/09/2022

BR ENGINEERING INC.
 9666 E. RIGGS RD. SUITE 118
 SUN LAKES, ARIZONA 85248
 PHONE: (480) 895-0799



UNSUBDIVIDED
 APN 30503007F
 ROBSON RANCH MOUNTAINS, LLC
 ZONING CB-2 PAD

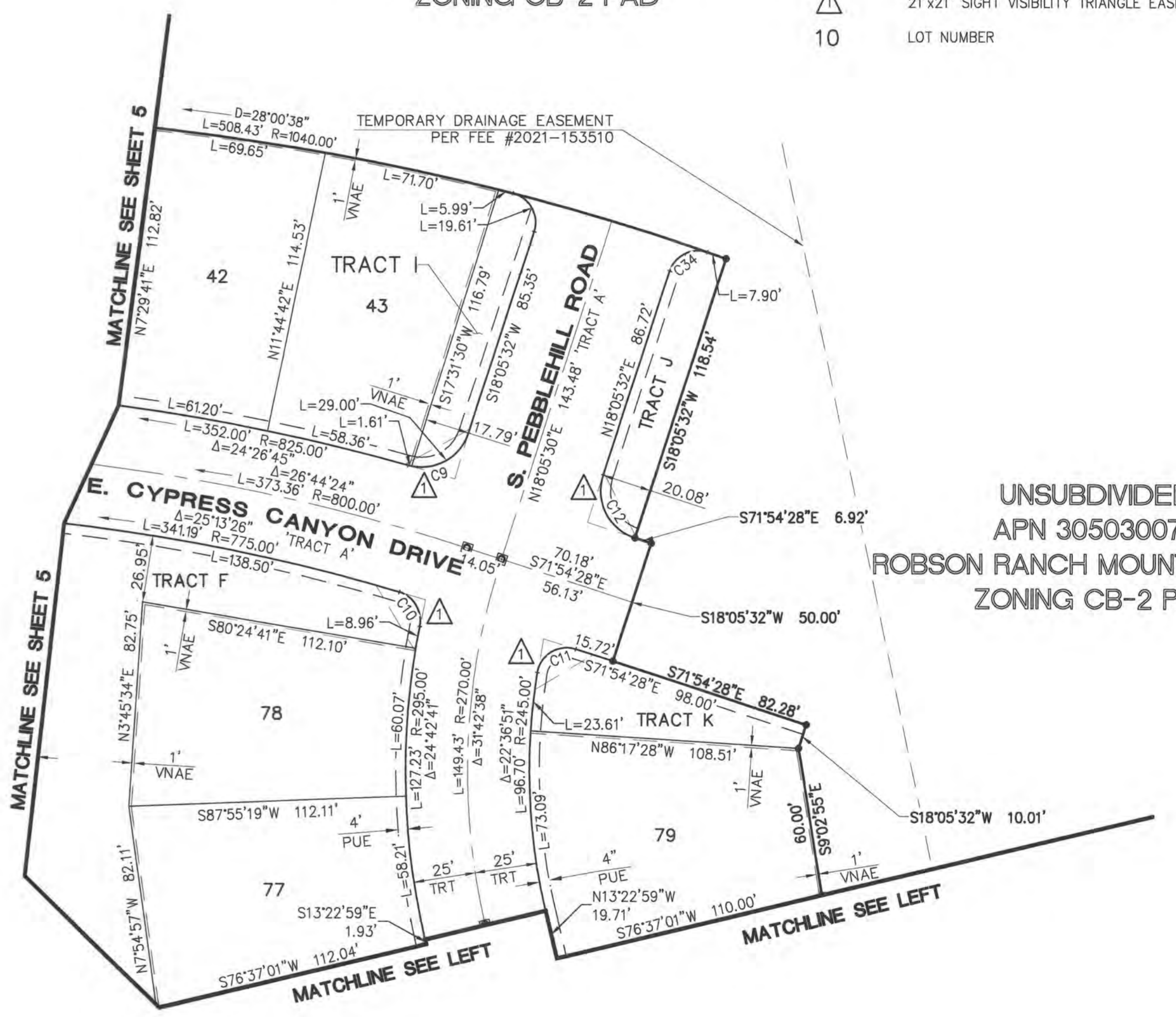
CURVE #	DELTA	LENGTH	RADIUS
C9	87°42'22"	30.62'	20.00'
C10	84°45'07"	17.75'	12.00'
C11	98°51'40"	20.71'	12.00'
C12	90°13'03"	31.49'	20.00'
C13	90°00'00"	18.85'	12.00'
C14	90°00'00"	18.85'	12.00'
C15	90°00'00"	18.85'	12.00'
C16	90°00'00"	18.85'	12.00'
C17	90°00'00"	18.85'	12.00'
C34	90°37'55"	18.98'	12.00'



SCALE: 1"=60'

- LEGEND**
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 - 10 LOT NUMBER

UNSUBDIVIDED
 APN 30531014E
 ROBSON RANCH MOUNTAINS, LLC
 ZONING CB-2 PAD



UNSUBDIVIDED
 APN 30503007F
 ROBSON RANCH MOUNTAINS, LLC
 ZONING CB-2 PAD



**FINAL PLAT OF
 SADDLEBROOKE RANCH
 UNIT NINETEEN**
 IN PORTIONS OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 14 EAST
 AND SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST G&SRB&M,
 PINAL COUNTY, ARIZONA
 DATE: 11/09/2022

B&R ENGINEERING INC.
 9666 E. RIGGS RD. SUITE 118
 SUN LAKES, ARIZONA 85248
 PHONE: (480) 895-0799