

Notes

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86-401382.0002.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20210394. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. 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.
4. ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PROMONTORY AT MAGIC RANCH COMMUNITY ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
5. 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.
6. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE 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.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE PROMONTORY AT MAGIC RANCH COMMUNITY ASSOCIATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
10. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
11. 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.
12. TRACTS A, B, C, D, E, F, G, H AND I ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE PROMONTORY AT MAGIC RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
13. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
14. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 10/21/22 IN FEE NO. 2022-109384 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. THIS SUBDIVISION IS ADJACENT TO ARIZONA STATE LAND AND BUREAU OF LAND MANAGEMENT LAND, WHICH MAY BE DEVELOPED FOR ANY POSSIBLE LAND USE IN THE FUTURE.

SERVICE PROVIDERS

WATER	EPCOR
SEWER	EPCOR
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURY LINK
REFUSE COLLECTION	BY PRIVATE CONTRACT
FIRE	RURAL/METRO FIRE DEPT.
POLICE	PINAL COUNTY SHERIFF'S OFFICE
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT
NATURAL GAS	CITY OF MESA GAS
CABLE TV	COX COMMUNICATIONS

Base Zoning & Zoning Case #

PLANNED AREA DEVELOPMENT
(PAD) OVERLAY DISTRICT (CR-3)

CASE #: PZ-PD-007-98A

Benchmark

NGS DATA POINT:
FOUND 3.5-INCH BRASS DISK STAMPED "J364 / 1967"
DESIGNATION: J364
PID: DU0556
NAD83 LATITUDE: 33°05'36.47605" NORTH
NAD83 LONGITUDE: 111°28'03.92698" WEST
NAVD-88 ELEV.: 1527.09 FEET / 465.459 METERS

Basis of Bearing

N89°17'04"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

Land Use Table

GROSS ACREAGE	238.3453 ACRES
AREA OF STREETS	17.8659 ACRES
NET ACREAGE	220.4794 ACRES
AREA OF TRACTS	0.2112 ACRES
TOTAL NUMBER OF PARCELS	8 PARCELS
OVERALL DENSITY	N/A
AVERAGE AREA PER LOT	N/A

PARCEL AREA

Parcel Table		
Parcel	Area - Sq. Ft.	Area - Acres
Parcel A	1653922 Sq. Ft.	37.9688 Acres
Parcel B	1508157 Sq. Ft.	34.6225 Acres
Parcel C	1,020,051 Sq. Ft.	23.4172 Acres
Parcel D1	1228985 Sq. Ft.	28.2136 Acres
Parcel D2	864975 Sq. Ft.	19.8571 Acres
Parcel E	1219800 Sq. Ft.	28.0028 Acres
Parcel F	2101373 Sq. Ft.	48.2409 Acres

FINAL BLOCK PLAT

of

PROMONTORY AT MAGIC RANCH

PARCELS A, B, C, D1, D2, E & F AND TRACTS "A" THROUGH "I"

A portion of the North Half of Section 12, Township 4 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona

Owner/Developer #1

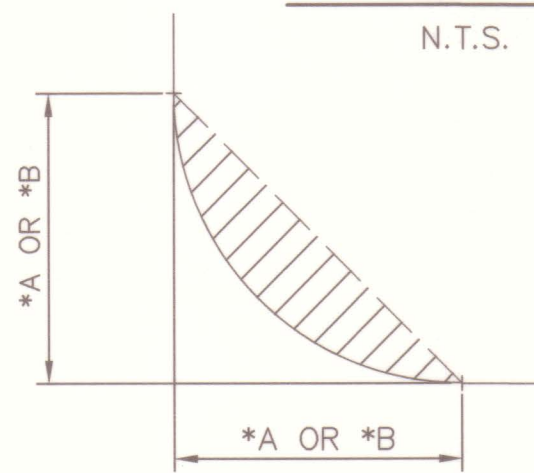
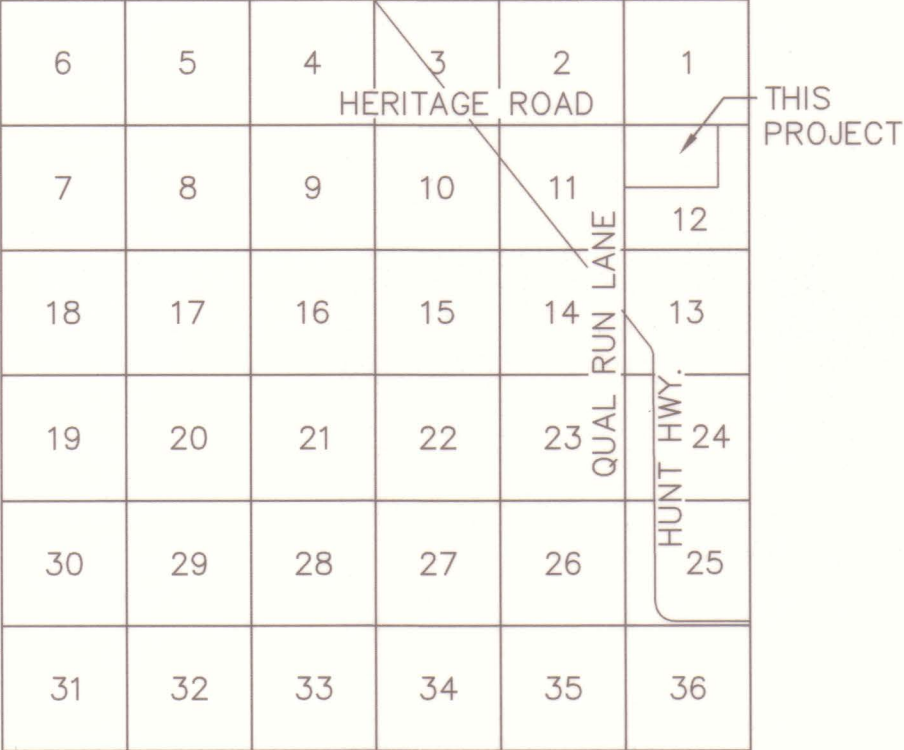
MAGIC RANCH PARTNERS, LLC
3219 E. CAMELBACK ROAD, SUITE #535
PHOENIX, AZ 85018
PHONE: (480) 346-9600
CONTACT: TIM KEENAN

Owner/Developer #2

JOBUZZ MAGIC RANCH, LLC
5827 E. INDIAN SCHOOL ROAD
PHOENIX, AZ 85018
PHONE: (602) 339-5702
CONTACT: JOHN BEERLING

Engineer

UNITED ENGINEERING GROUP, LLC
3205 W. RAY ROAD, SUITE #1
CHANDLER, ARIZONA 85226
OFFICE: (480) 705-5372



SIGHT VISIBILITY TRIANGLE EASEMENT

*A = 21' x 21' FOR LOCAL INTERSECTIONS.
*B = 33' x 33' FOR INTERSECTIONS WITH COLLECTOR/ARTERIAL ROADS

LEGEND

▲	FOUND MONUMENT, AS NOTED
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
AC	ALUMINUM CAP
BLVD.	BOULEVARD
BRG.	BEARING
CAB.	CABINET
COR.	CORNER
DEPT.	DEPARTMENT
DKT.	DOCKET
DR.	DRIVE
EX.	EXISTING
FD.	FOUND
HWY.	HIGHWAY
NE	NORTHEAST
NW	NORTHWEST
PCR	PINAL COUNTY RECORDER
PG.	PAGE
PUE	PUBLIC UTILITIES EASEMENT
R.8E.	RANGE 8 EAST
REBAR	REBAR
RD.	ROAD
R.L.S.	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SLD.	SLIDE
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
T.4S.	TOWNSHIP 4 SOUTH

LIENHOLDER'S RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARY'S INTEREST UNDER DEED OF TRUST DATED DECEMBER 13, 2022 AND RECORDED ON DECEMBER 21, 2021 AS FEE NO. 2021-161369 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT THIS 27 DAY OF MAY, 2023.

BY: DAVID LEVENTHAL, TRUSTEE OF THE PINAL COUNTY PRESERVATION TRUST DATED DECEMBER 7, 2021

STATE OF CA)
COUNTY OF Los Angeles) S.S.

ON THIS 27 DAY OF May, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LEVENTHAL, WHO ACKNOWLEDGED HIMSELF TO BE THE TRUSTEE OF THE PINAL COUNTY PRESERVATION TRUST DATED DECEMBER 7, 2021, AND BEING AUTHORIZED TO DO SO ON BEHALF OF THE TRUST, EXECUTED THE FOREGOING RATIFICATION.

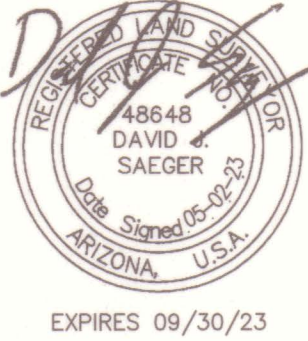
NOTARY PUBLIC MY COMMISSION EXPIRES 7-27-2025



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 SEPTEMBER, 2020, 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.

DAVID J. SAAGER
RLS #48648
UNITED ENGINEERING GROUP, LLC
3205 W. RAY ROAD, CHANDLER, AZ 85226
PHONE: (480) 705-5372



APPROVALS:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

GLENN BAK 6-2-2023
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION
DATE
ATMs Shol 6/2/23
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION
DATE
06/05/2023
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER
DATE

ASSURANCES IN THE FORM OF A _____, FEE NO. _____ 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 _____, APPROVAL OR RECORDEATION OF 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: _____ ATTEST: _____
CHAIR CLERK

Acknowledgement

STATE OF ARIZONA)
COUNTY OF Maricopa) S.S.

ON THIS 23 DAY OF May 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, John Beerling WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE member OF MAGIC RANCH PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: Debbie A. Eden 11-14-2025
NOTARY PUBLIC MY COMMISSION EXPIRES:



DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT MAGIC RANCH PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND JOBUIZZ MAGIC RANCH, L.L.C., AS OWNERS, HAS SUBDIVIDED UNDER THE NAME OF "PROMONTORY AT MAGIC RANCH", LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID PARCELS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

MAGIC RANCH PARTNERS, L.L.C. AND JOBUIZZ MAGIC RANCH, L.L.C., ARE THE OWNERS OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. MAGIC RANCH PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND JOBUIZZ MAGIC RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC 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 ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS, AND THROUGH PARCELS A, B, C, D1, D2, AND F. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE AND MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROMONTORY AT MAGIC RANCH COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE ASSOCIATION THE COST OF MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF WATER AND/OR SEWER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

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 MARKERS USED.

IN WITNESS WHEREOF:

MAGIC RANCH PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED IT'S NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS 23 DAY OF May, 2023.

BY: MAGIC RANCH PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: Manager
TITLE:

JOBUIZZ MAGIC RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED IT'S NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS 22 DAY OF MAY, 2023.

BY: JOBUIZZ MAGIC RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: John Beerling
TITLE: member

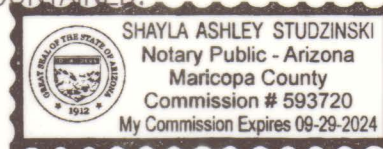
Acknowledgement

STATE OF ARIZONA)
COUNTY OF Maricopa) S.S.

ON THIS 22 DAY OF May 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, John Beerling WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE member OF JOBUIZZ MAGIC RANCH, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: John Beerling 09/29/2024
NOTARY PUBLIC MY COMMISSION EXPIRES:

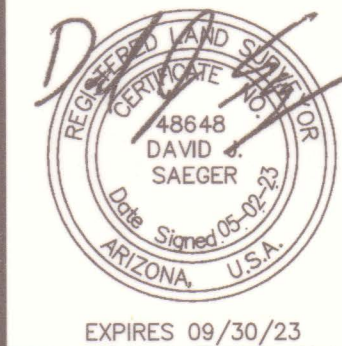


REVISIONS		DATE	DESCRIPTION
NO.			

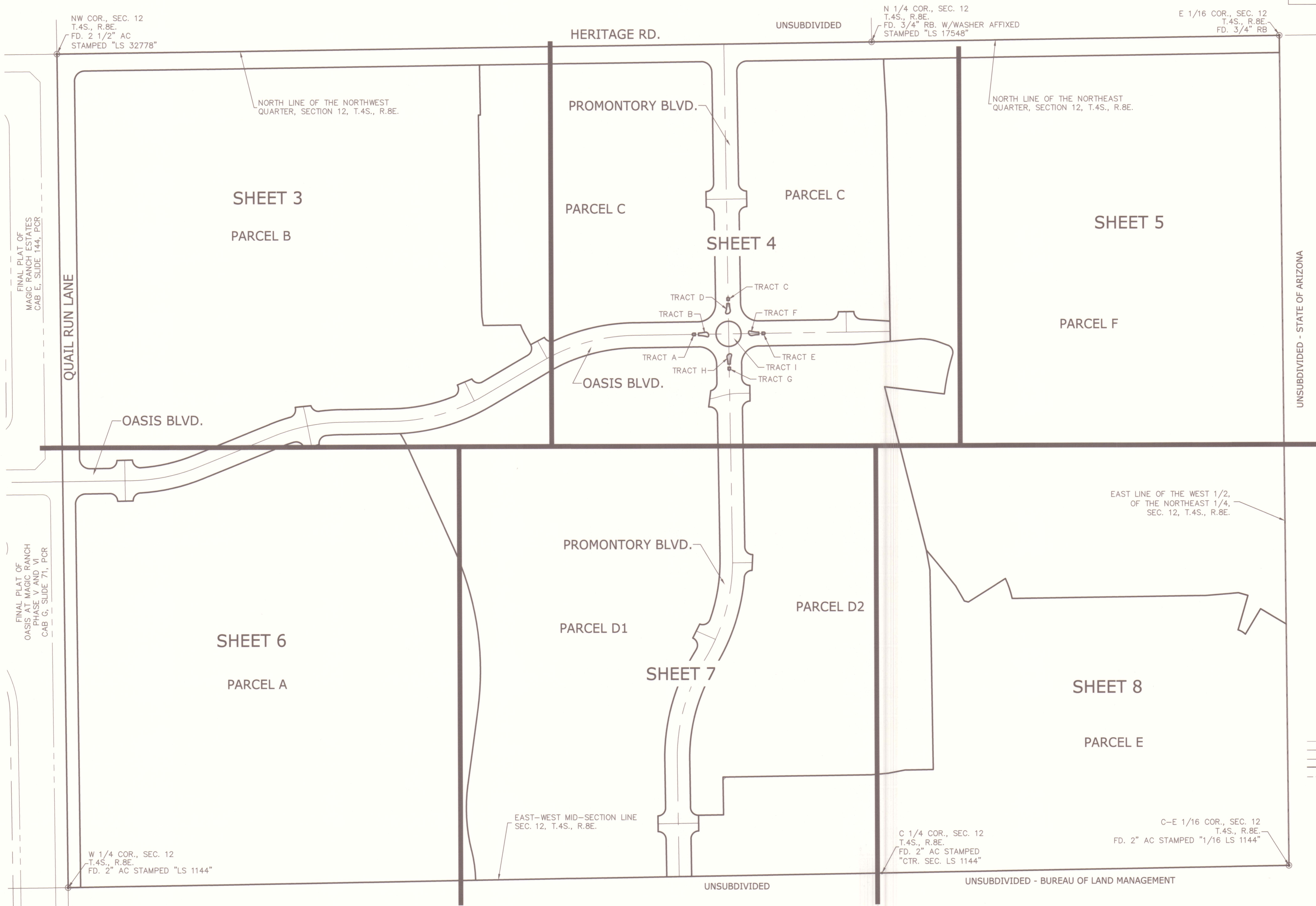
FINAL BLOCK PLAT
PROMONTORY AT MAGIC RANCH
PARCELS A, B, C, D1, D2, E & F AND TRACTS "A" THROUGH "I"
PINAL COUNTY, ARIZONA

SUBMITTALS:	
1	DEC. 2017
2	AUG. 2018
3	OCT. 2019
4	MAY 2023

DESIGNED BY:
DRAWN BY:
CHECKED BY:



1
SHEET 1 OF 8
PROJECT NUMBER
14402



KEY MAP

LEGEND

▲	FOUND MONUMENT, AS NOTED
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
AC	ALUMINUM CAP
BLVD.	BOULEVARD
BRG.	BEARING
CAB.	CABINET
COR.	CORNER
DKT.	DOCKET
EX.	EXISTING
FD.	FOUND
NE	NORTHEAST
NW	NORTHWEST
PCR	PINAL COUNTY RECORDER
PG.	PAGE
PUE.	PUBLIC UTILITIES EASEMENT
R.8E.	RANGE 8 EAST
RD.	ROAD
R.L.S.	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
SLD.	SLIDE
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
T.4S.	TOWNSHIP 4 SOUTH
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE



NOT TO SCALE

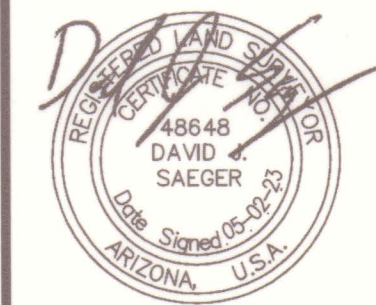
3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5376
www.unitedeng.com

ueg
united engineering group

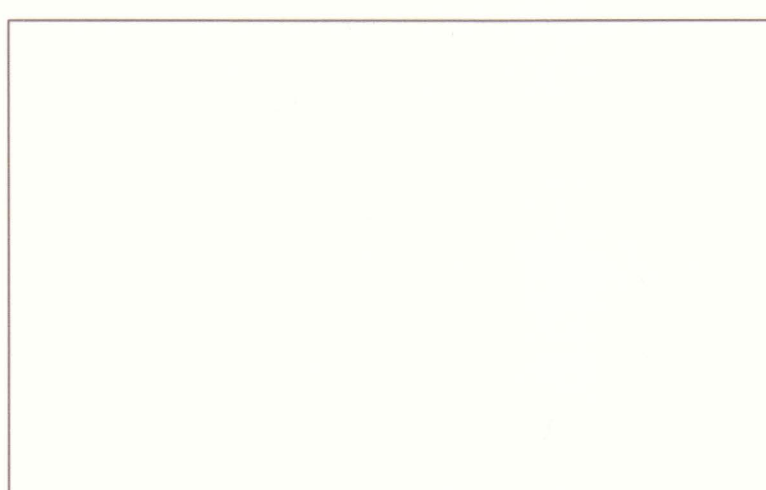
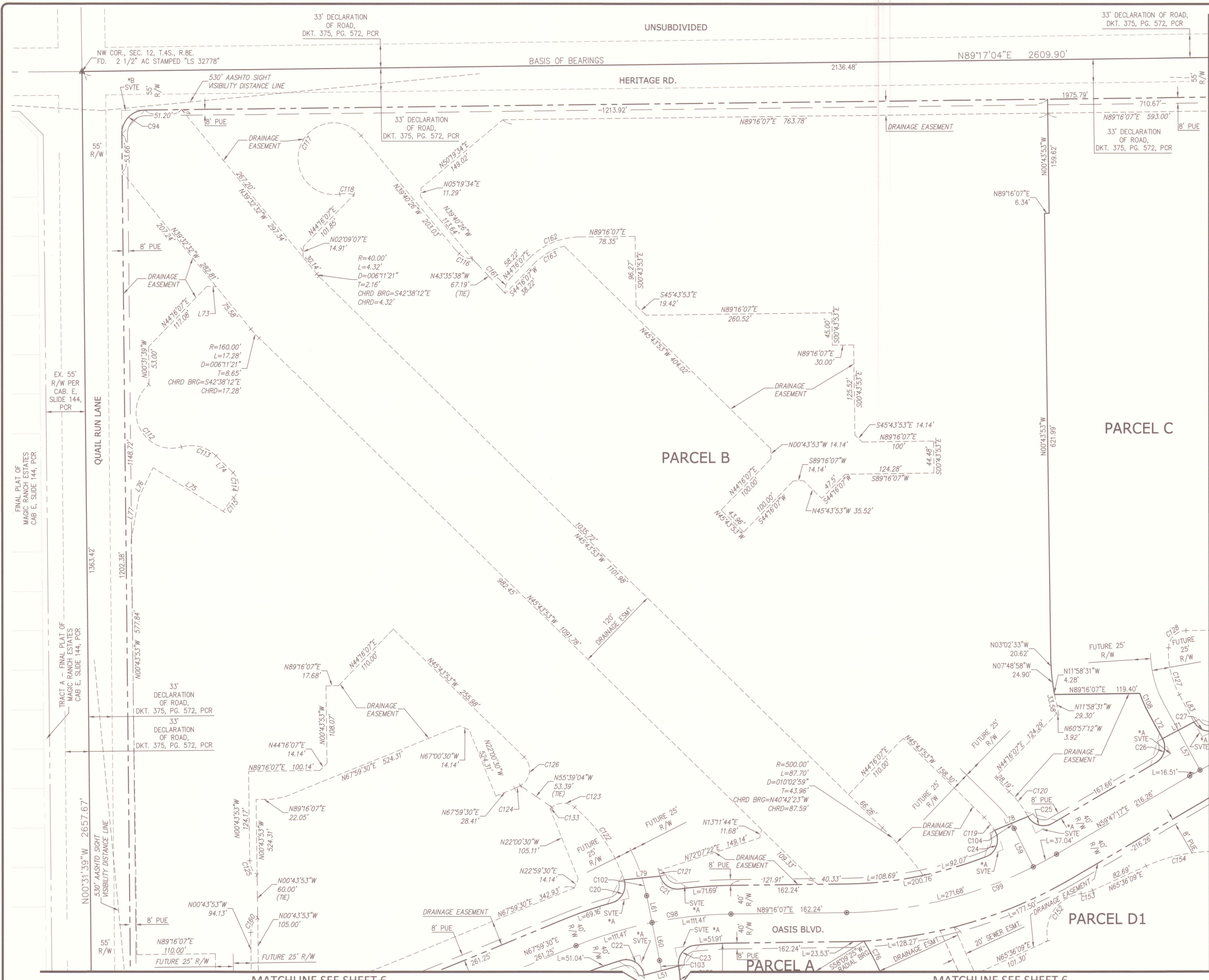
NO.	REVISIONS	
	DESCRIPTION	DATE

FINAL BLOCK PLAT
PROMONTORY AT MAGIC RANCH
PARCELS A, B, C, D1, D2, E & F AND TRACTS "A" THROUGH "I"
PINAL COUNTY, ARIZONA

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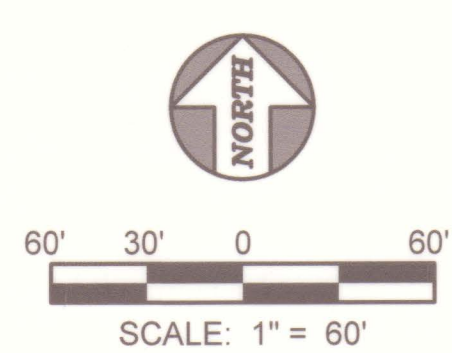
EXPIRES 09/30/23
2
SHEET 2 OF 8
PROJECT NUMBER
14402



Line Table		
Line #	Direction	Length
L51	N75°11'48"E	50.35'
L57	N28°38'07"W	63.50'
L59	N26°40'31"W	59.88'
L60	N11°22'12"W	53.26'
L61	N11°22'12"W	38.06'
L71	N62°13'59"E	50.01'
L72	S28°38'07"E	42.36'
L73	S87°38'12"E	13.44'
L74	N45°43'53"W	33.52'
L75	S58°09'31"E	115.68'
L76	N25°43'03"E	46.29'
L77	N10°19'27"E	60.30'
L78	N67°41'10"E	50.52'
L79	N84°16'06"E	51.04'
L83	N28°38'07"W	43.12'

SEE SHEET 5
FOR CURVE
TABLE

- LEGEND**
- FOUND MONUMENT, AS NOTED
 - ⊙ BRASS CAP TO BE SET AT CONSTRUCTION
 - AC BLVD.
 - BRG.
 - CAB.
 - COR.
 - DKT.
 - EX.
 - FD.
 - NE
 - NW
 - PCR
 - PG.
 - PUE
 - R.BE.
 - RD.
 - R.L.S.
 - R/W
 - SLD.
 - SVTE
 - T.4S.
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE





united engineering group

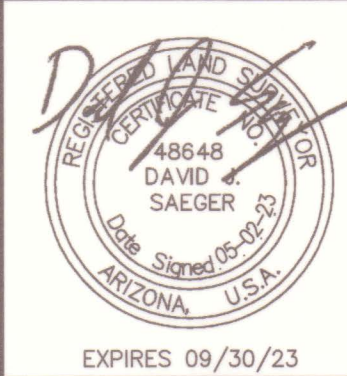
NO.	REVISIONS	DESCRIPTION	DATE

FINAL BLOCK PLAT
PROMONTORY AT MAGIC RANCH
PARCELS A, B, C, D1, D2, E & F AND TRACTS "A" THROUGH "I"
PINAL COUNTY, ARIZONA

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1	DEC. 2017
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CHECKED BY:



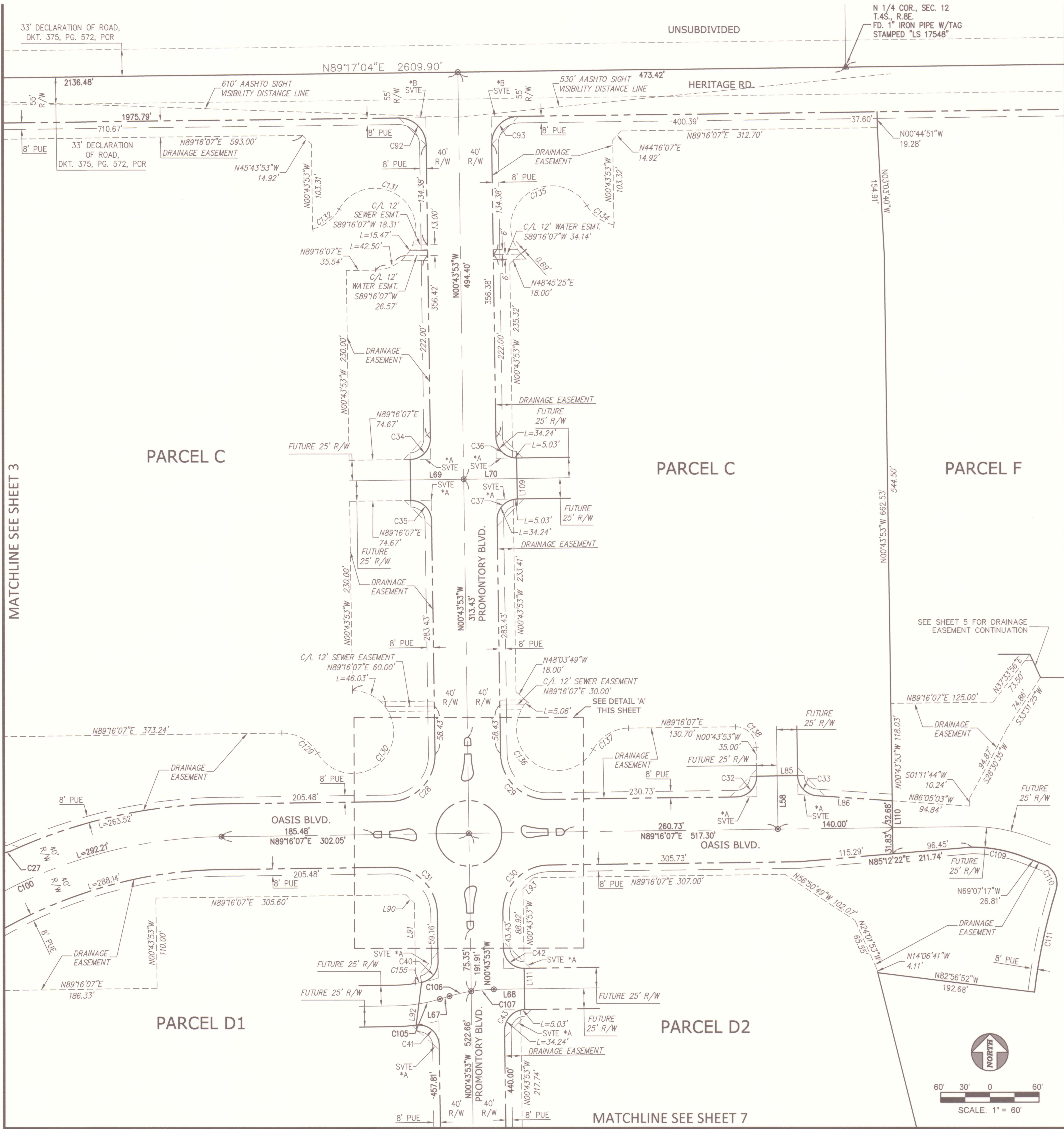
EXPIRES 09/30/23

3

SHEET 3 OF 8

PROJECT NUMBER
14402

FP17-009

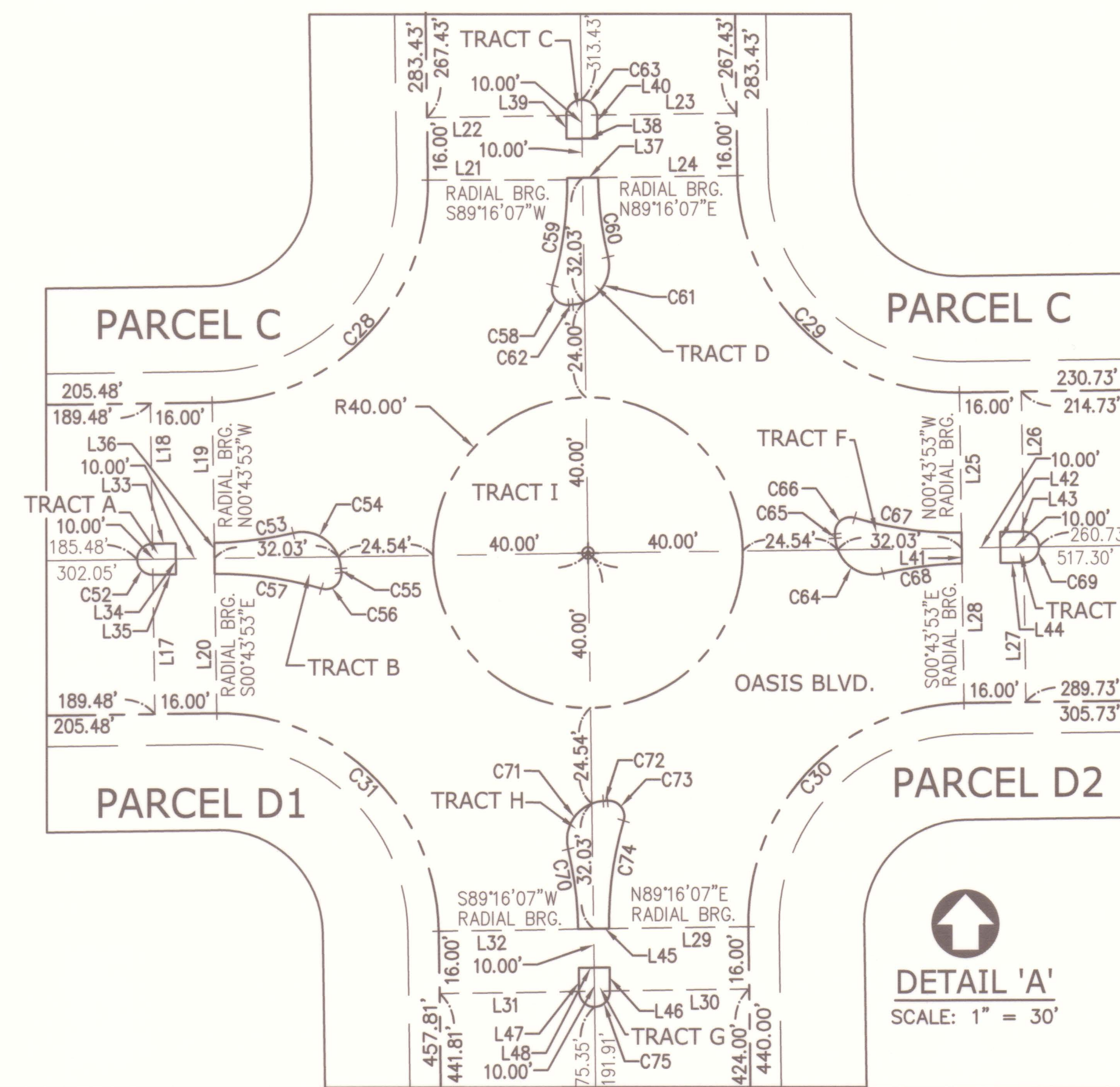


Line Table		
Line #	Direction	Length
L17	S00°43'53"E	36.00'
L18	N00°43'53"W	36.00'
L19	N00°43'45"W	36.00'
L20	S00°44'02"E	36.00'
L21	N90°00'00"E	36.00'
L22	S89°16'07"W	36.00'
L23	N89°16'07"E	36.00'
L24	N89°16'15"E	36.00'
L25	N00°44'02"W	36.00'
L26	N00°43'53"W	36.00'
L27	S00°43'53"E	36.00'
L28	S00°43'45"E	36.00'
L29	N89°15'58"E	36.00'
L30	N89°16'07"E	36.00'
L31	S89°16'07"W	36.00'
L32	N89°16'15"E	36.00'
L33	S89°16'07"W	6.00'
L34	N00°43'53"W	8.00'
L35	N89°16'07"E	6.00'
L36	S00°43'53"E	8.00'
L37	S89°16'07"W	8.00'
L38	N89°16'07"E	8.00'
L39	S00°43'53"E	6.00'

Line Table		
Line #	Direction	Length
L40	N00°43'53"W	6.00'
L41	N00°43'53"W	8.00'
L42	S00°43'53"E	8.00'
L43	S89°16'07"W	6.00'
L44	N89°16'07"E	6.00'
L45	N89°16'07"E	8.00'
L46	N00°43'53"W	6.00'
L47	S00°43'53"E	6.00'
L48	S89°16'07"W	8.00'
L49	S00°43'53"E	65.04'
L50	S73°33'07"W	12.32'
L51	S89°16'07"W	37.40'
L52	N89°16'07"E	65.00'
L53	N89°16'07"E	65.00'
L54	N89°10'27"E	50.00'
L55	N86°05'03"W	92.33'
L56	S45°43'53"E	14.14'
L57	S00°43'53"E	98.23'
L58	S07°23'07"W	52.14'
L59	N44°16'07"E	18.50'
L60	N00°43'53"W	50.00'
L61	N00°43'53"W	64.52'
L62	N00°43'53"W	50.00'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Brg	Chord
C58	7.75'	4.00'	110°58'35"	5.82'	S38°55'29"E	6.59'
C59	27.94'	92.57'	01°17'42"	14.08'	N07°54'58"E	27.84'
C60	20.61'	92.57'	01°24'52"	10.35'	S07°06'37"E	20.57'
C61	17.74'	10.00'	100°04'17"	11.93'	N36°32'48"E	15.33'
C62	1.11'	64.00'	00°59'43"	0.56'	S86°05'06"W	1.11'
C63	12.57'	4.00'	180°00'00"	INFINITY	S89°16'07"W	8.00'
C64	17.74'	10.00'	100°04'17"	11.93'	S53°27'12"E	15.33'
C65	1.11'	64.00'	00°59'43"	0.56'	N03°54'54"W	1.11'
C66	7.75'	4.00'	110°58'35"	5.82'	S51°04'31"W	6.59'
C67	27.94'	92.57'	01°17'42"	14.08'	S82°05'02"E	27.84'
C68	20.61'	92.57'	01°24'52"	10.35'	S82°53'23"W	20.57'
C69	12.57'	4.00'	180°00'00"	INFINITY	N00°43'53"W	8.00'
C70	20.61'	92.57'	01°24'52"	10.35'	N07°06'37"W	20.57'
C71	17.47'	10.00'	100°04'17"	11.93'	S36°32'48"W	15.33'
C72	1.11'	64.00'	00°59'43"	0.56'	N86°05'06"E	1.11'
C73	7.75'	4.00'	110°58'35"	5.82'	N38°55'29"W	6.59'
C74	27.94'	92.57'	01°17'42"	14.08'	S07°54'58"W	27.84'
C75	12.57'	4.00'	180°00'00"	INFINITY	N89°16'07"E	8.00'
C92	51.83'	33.00'	089°59'03"	32.99'	N45°43'24"W	46.66'
C93	51.85'	33.00'	090°00'57"	33.01'	S44°16'36"W	46.68'
C109	64.33'	175.24'	021°01'56"	32.53'	N79°38'42"W	63.97'
C110	37.63'	25.00'	086°14'44"	23.41'	N25°59'55"W	34.18'
C111	127.45'	725.00'	010°04'19"	63.89'	S12°05'18"W	127.28'
C129	52.36'	50.00'	060°00'00"	28.87'	N60°43'53"W	50.00'
C130	209.11'	50.00'	239°37'19"	87.27'	N29°27'28"E	86.77'
C131	209.44'	50.00'	240°00'01"	86.60'	N30°43'53"W	86.60'
C132	41.65'	50.00'	047°43'57"	22.12'	N53°08'05"E	40.46'
C134	41.73'	50.00'	047°49'09"	22.17'	S54°38'27"E	40.53'
C135	166.25'	50.00'	190°30'41"	54.55'	S54°00'46"W	99.58'
C136	168.13'	50.00'	192°40'05"	45.04'	S54°23'51"E	99.39'
C137	52.36'	50.00'	060°00'00"	28.87'	S59°16'07"W	50.00'
C138	39.27'	25.00'	090°00'00"	25.00'	N45°43'53"W	35.36'
C155	7.50'	175.00'	002°27'25"	3.75'	N79°53'34"E	7.50'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Brg	Chord
C27	37.39'	25.00'	085°41'17"	23.19'	S71°28'45"E	34.00'
C28	88.86'	56.57'	090°00'00"	56.57'	N44°16'07"E	80.00'
C29	88.86'	56.57'	090°00'00"	56.57'	S45°43'53"E	80.00'
C30	88.86'	56.57'	090°00'00"	56.57'	S44°16'07"W	80.00'
C31	88.86'	56.57'	090°00'00"	56.57'	N45°43'53"W	80.00'
C32	39.27'	25.00'	090°00'00"	25.00'	N44°16'07"E	35.36'
C33	37.24'	25.00'	085°21'10"	23.05'	S43°24'28"E	33.89'
C34	39.27'	25.00'	090°00'00"	25.00'	N44°16'07"E	35.36'
C35	39.27'	25.00'	090°00'00"	25.00'	N45°43'53"W	35.36'
C36	39.27'	25.00'	090°00'00"	25.00'	S45°43'53"E	35.36'
C37	39.27'	25.00'	090°00'00"	25.00'	S44°16'07"W	35.36'
C40	34.64'	25.00'	079°23'44"	20.75'	N38°57'59"E	31.94'
C41	42.04'	25.00'	096°20'21"	27.93'	N48°34'04"W	37.26'
C42	39.27'	25.00'	090°00'00"	25.00'	S45°43'53"E	35.36'
C52	12.57'	4.00'	180°00'00"	INFINITY	S00°43'53"E	8.00'
C53	20.61'	92.57'	12°45'27"	10.35'	N82°53'23"E	20.57'
C54	17.74'	10.00'	100°04'17"	11.93'	N53°27'12"W	15.33'
C55	1.11'	64.00'	0°59'43"	0.56'	S03°54'54"E	1.11'
C56	7.75'	4.00'	110°58'35"	5.82'	N51°04'31"E	6.59'
C57	27.94'	92.57'	01°17'42"	14.08'	N82°05'02"W	27.84'



united engineering group

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REVISIONS

NO.	DESCRIPTION	DATE

FINAL BLOCK PLAT

PROMONTORY AT MAGIC RANCH

PARCELS A, B, C, D1, D2, E & F AND TRACTS "A" THROUGH "I"

PINAL COUNTY, ARIZONA

SUBMITTALS:

1	DEC. 2017
2	AUG. 2018
3	OCT. 2019
4	MAY 2023

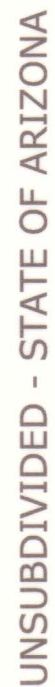
DESIGNED BY:
DRAWN BY:
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EXPIRES 09/30/23

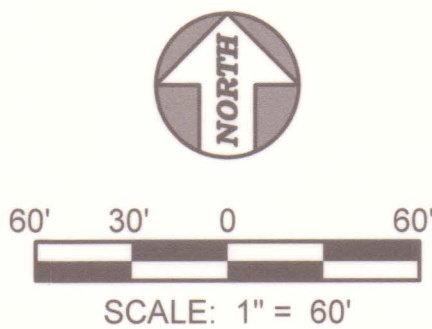
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SHEET 4 OF 8

PROJECT NUMBER
14402



	FOUND MONUMENT, AS NOTED
AC.	BRASS CAP TO BE SET AT
BLVD.	CONSTRUCTION
BKG.	ALUMINUM CAP
CB.	BOULEVARD
CR.	BEARING
DKT.	CABINET
EX.	CORNER
FD.	DOCKET
NE	EXISTING
NW	FOUND
PCR	NORTHEAST
PG.	NORTHWEST
PUE	PINAL COUNTY RECORDER
R.8E.	PAGE
RD.	PUBLIC UTILITIES EASEMENT
R.L.S.	RANGE 8 EAST
R/W	ROAD
SLD.	REGISTERED LAND SURVEYOR
SVTE	RIGHT-OF-WAY
TS.	SLIDE
	SIGHT VISIBILITY TRIANGLE
	EASEMENT
	TOWNSHIP 4 SOUTH
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE



FINAL BLOCK PLAT
PROMONTORY AT MAGIC RANCH
PARCELS A, B, C, D1, D2, E & F AND TRACTS "A" THROUGH "I"
PINAL COUNTY, ARIZONA

SUBMITTALS:

1	DEC. 2017
2	AUG. 2018
3	OCT. 2019
4	MAY 2023

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

David A. Saegebarth

REGISTERED PROFESSIONAL ENGINEER
NO. 48648
DAVID A. SAEGER
JULY 2006-05-07
ARIZONA U.S.A.

EXPIRES 09/30/23

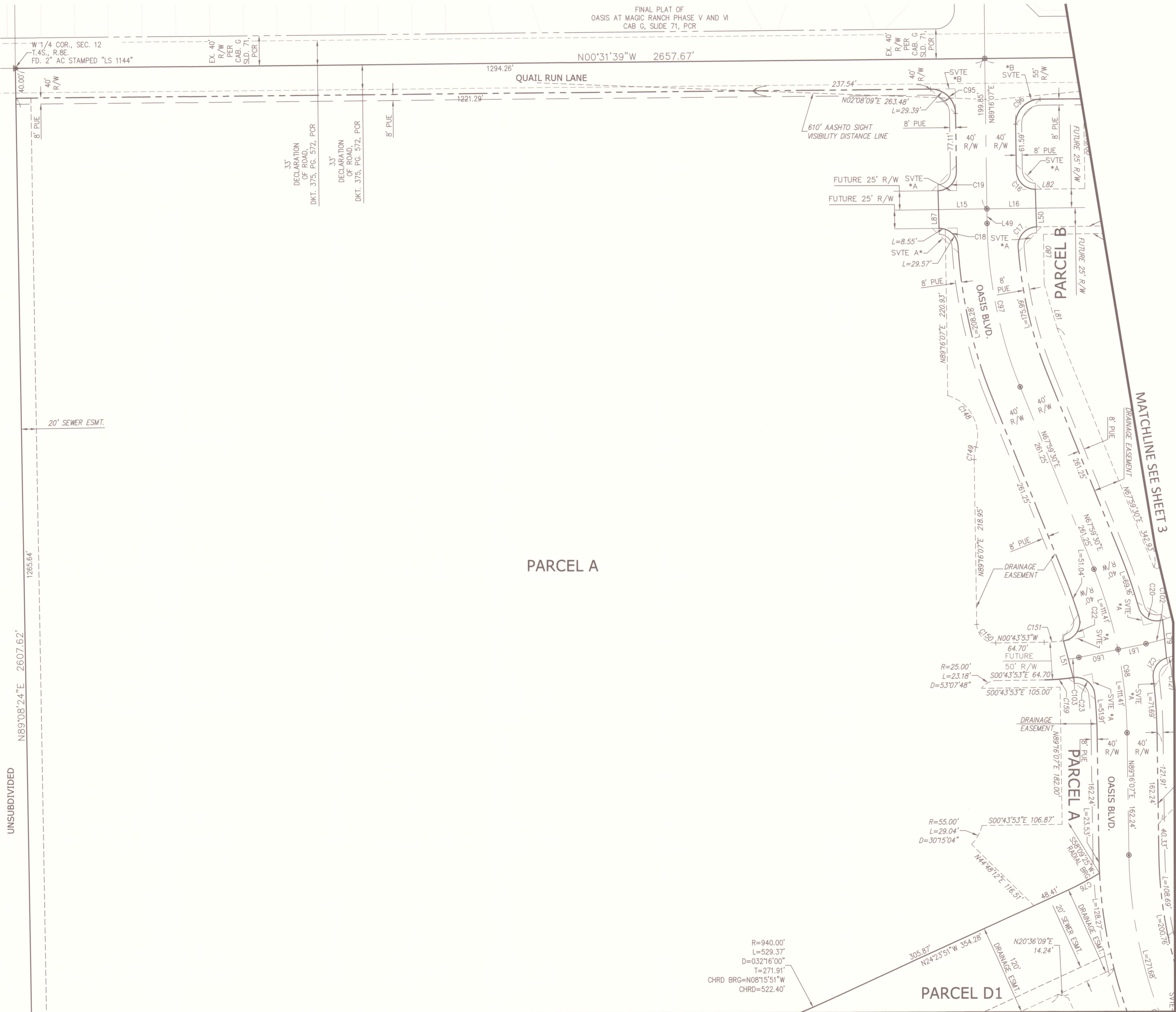
5

SHEET 5 OF 8

PROJECT NUMBER
14402



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Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Brg	Chord
C16	39.27'	25.00'	090°00'00"	25.00'	N44°16'07"E	35.36'
C17	40.70'	25.00'	093°16'14"	26.47'	S47°22'00"E	36.35'
C18	38.12'	25.00'	087°22'10"	23.88'	S42°57'12"W	34.53'
C19	39.27'	25.00'	090°00'00"	25.00'	N45°43'53"W	35.36'
C20	40.46'	25.00'	092°43'00"	26.21'	N27°49'29"E	36.18'
C21	35.33'	25.00'	080°58'20"	21.34'	S56°39'46"E	32.46'
C22	43.40'	25.00'	099°28'05"	29.51'	N57°03'08"W	38.15'
C23	40.42'	25.00'	092°38'32"	26.18'	S37°38'10"W	36.16'
C76	49.38'	380.00'	007°26'44"	24.73'	N28°07'13"W	49.35'
C95	51.72'	33.00'	089°47'46"	32.88'	S44°22'14"W	46.59'
C96	51.95'	33.00'	090°12'14"	33.12'	S45°37'46"E	46.75'
C148	86.81'	55.00'	090°25'45"	55.41'	S61°23'44"W	78.07'
C149	16.65'	55.00'	017°20'29"	8.39'	S82°03'38"E	16.58'
C150	39.27'	25.00'	090°00'00"	25.00'	N44°16'07"E	35.36'
C151	25.87'	225.00'	006°35'12"	12.95'	N04°01'29"W	25.85'
C159	38.17'	275.00'	007°57'13"	19.12'	N04°42'29"W	38.14'

Line Table		
Line #	Direction	Length
L15	N00°43'53"W	65.32'
L16	N00°43'53"W	65.44'
L49	N89°16'07"E	19.48'
L50	N88°16'13"E	50.01'
L60	N11°22'12"W	53.26'
L61	N11°22'12"W	38.06'
L80	N89°16'07"E	66.28'
L81	N73°45'59"E	60.63'
L82	N00°43'53"W	66.16'
L87	N88°27'56"E	50.00'

LEGEND

▲ FOUND MONUMENT, AS NOTED

⊙ BRASS CAP TO BE SET AT CONSTRUCTION

AC CONSTRUCTION

BLVD. ALUMINUM CAP

BRG. BOULEVARD

CAB. BEARING

 COR. CABINET DKT. CORNER EX. DOCKET FD. EXISTING NE. FOUND NW. NORTHWEST PCR. NORTHWEST PC. PINAL COUNTY RECORDER PAGE PUE. PUBLIC UTILITIES EASEMENT R.8E. RANGE 8 EAST RD. ROAD R.L.S. REGISTERED LAND SURVEYOR R/W. RIGHT-OF-WAY SLD. SLIDE SVTE. SIGHT VISIBILITY TRIANGLE T.4S. EASEMENT T.4S. TOWNSHIP 4 SOUTH |

BOUNDARY LINE

SECTION LINE

CENTER LINE

RIGHT-OF-WAY LINE

EASEMENT LINE

60' 30' 0 60'

SCALE: 1" = 60'

NORTH

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Chandler, AZ 85226
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ueq

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REVISIONS	DATE	DESCRIPTION
NO.		

FINAL BLOCK PLAT

PROMONTORY AT MAGIC RANCH

PARCELS A, B, C, D1, D2, E & F AND TRACTS "A" THROUGH "I"

PINAL COUNTY, ARIZONA

SUBMITTALS:

1	DEC. 2017
2	AUG. 2018
3	OCT. 2019
4	MAY 2023

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

REGISTERED LAND SURVEYOR

48848

DAVID

SAEGER

ARIZONA

EXPIRES 09/30/23

6

SHEET 6 OF 8

PROJECT NUMBER

14402

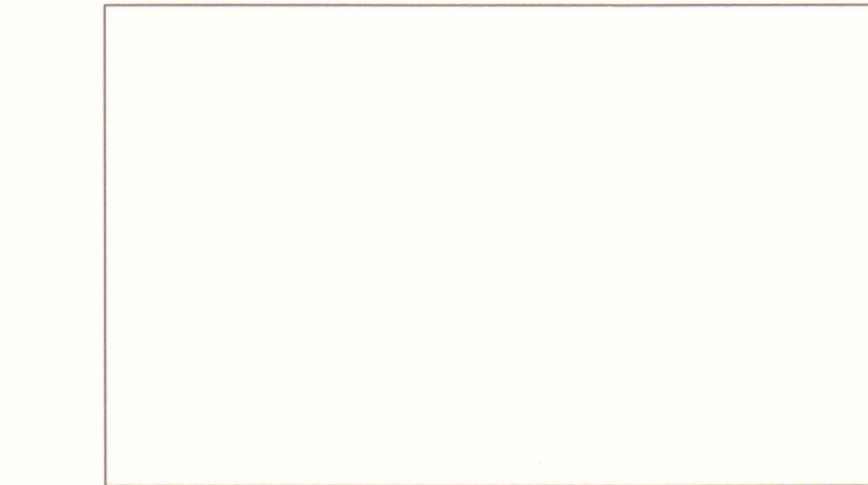
FP17-009

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 8



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Brg	Chord
C11	267.85'	600.00'	025°34'39"	136.19'	N12°03'26"E	265.63'
C12	325.00'	600.00'	031°02'06"	166.59'	N16°15'34"E	321.04'
C44	39.27'	25.00'	090°00'00"	25.00'	S45°43'53"W	35.36'
C45	36.81'	25.00'	084°21'14"	22.65'	S47°05'30"W	33.57'
C46	40.91'	25.00'	093°45'04"	26.69'	N66°32'17"E	36.49'
C47	42.31'	25.00'	096°58'42"	28.25'	N18°05'51"W	37.44'
C48	39.27'	25.00'	090°00'00"	25.00'	N44°16'07"E	35.36'
C49	39.27'	25.00'	090°00'00"	25.00'	N45°43'53"W	35.36'
C50	39.27'	25.00'	090°00'00"	25.00'	S45°43'53"E	35.36'
C51	39.27'	25.00'	090°00'00"	25.00'	S44°16'07"W	35.36'
C124	8.97'	75.00'	006°51'09"	4.49'	N64°33'55"E	8.96'
C125	23.18'	25.00'	053°07'48"	12.50'	S27°17'47"E	22.36'
C126	46.63'	25.00'	106°52'13"	33.71'	N07°42'14"E	40.16'
C127	67.98'	125.00'	031°09'32"	34.85'	S13°03'21"E	67.14'
C128	37.85'	25.00'	086°44'42"	23.62'	S45°53'46"W	34.34'
C129	52.36'	50.00'	060°00'00"	28.87'	N60°43'53"W	50.00'
C130	209.11'	50.00'	239°37'19"	87.27'	N29°27'28"E	86.77'
C131	209.44'	50.00'	240°00'01"	86.60'	N30°43'53"W	86.60'
C132	41.65'	50.00'	047°43'57"	22.12'	N53°08'05"E	40.46'
C133	3.32'	125.00'	001°31'12"	1.66'	N50°47'56"E	3.32'
C134	41.73'	50.00'	047°49'09"	22.17'	S54°38'27"E	40.53'
C135	166.25'	50.00'	190°30'41"	543.55'	S54°00'46"W	99.58'
C156	174.15'	50.00'	199°33'37"	290.07'	S50°57'05"E	98.55'
C157	52.36'	50.00'	060°00'00"	28.87'	S59°16'07"W	50.00'
C158	77.08'	55.00'	080°18'01"	46.40'	S24°54'45"E	70.93'

*SEWER EASEMENT NOTE:
THAT PORTION OF THE HATCHED SEWER EASEMENT
ON THIS FINAL BLOCK PLAT IS TO BE
SELF-REVOKING UPON THE RECORDING OF THE FINAL
PLAT OF PROMONTORY AT MAGIC RANCH PARCEL D1.

LEGEND

- ▲ FOUND MONUMENT, AS NOTED
● BRASS CAP TO BE SET AT CONSTRUCTION
AC ALUMINUM CAP
BLVD. BOULEVARD
BRG. BEARING
CAB. CABINET
COR. CORNER
DKT. DOCKET
EX. EXISTING
FD. FOUND
NE NORTHEAST
NW NORTHWEST
PCR PINAL COUNTY RECORDER
PG. PAGE
PUE PUBLIC UTILITIES EASEMENT
R.8E. RANGE 8 EAST
RD. ROAD
R.L.S. REGISTERED LAND SURVEYOR
R/W RIGHT-OF-WAY
SLD. SLIDE
SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
T.4S. TOWNSHIP 4 SOUTH
- BOUNDARY LINE
--- SECTION LINE
--- CENTER LINE
--- RIGHT-OF-WAY LINE
--- EASEMENT LINE



60' 30' 0 60'
SCALE: 1" = 60'

Line Table		
Line #	Direction	Length
L54	N00°43'53"W	50.00'
L62	N89°16'07"E	63.59'
L63	N66°35'12"W	67.37'
L64	S89°16'07"W	65.00'
L65	S89°16'07"W	65.00'
L94	N02°57'38"E	50.10'
L95	S89°16'07"W	19.63'
L96	N00°43'53"W	22.16'
L97	N00°17'02"E	40.00'
L98	N05°24'31"E	45.00'
L99	N11°01'18"E	45.01'
L100	N16°34'05"E	45.01'
L101	N22°07'01"E	45.00'
L102	N27°40'02"E	45.00'
L103	N38°55'07"E	45.28'
L104	N25°52'45"E	62.60'
L105	N22°13'47"E	59.43'
L106	N13°43'00"E	59.77'
L107	N01°10'43"E	49.75'
L108	N44°46'35"W	13.90'
L112	S26°38'18"W	50.08'
L113	N00°43'53"W	50.00'

PARCEL D1

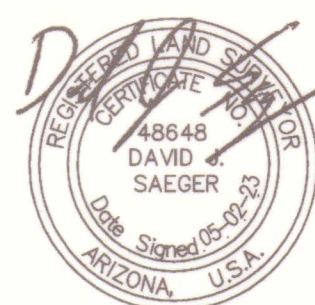
PARCEL D2

PARCEL E

FINAL BLOCK PLAT
PROMONTORY AT MAGIC RANCH
PARCELS A, B, C, D1, D2, E & F AND TRACTS "A" THROUGH "I"
PINAL COUNTY, ARIZONA

SUBMITTALS:	
1	DEC. 2017
2	AUG. 2018
3	OCT. 2019
4	MAY 2023

DESIGNED BY:
DRAWN BY:
CHECKED BY:



EXPIRES 09/30/23

7

SHEET 7 OF 8

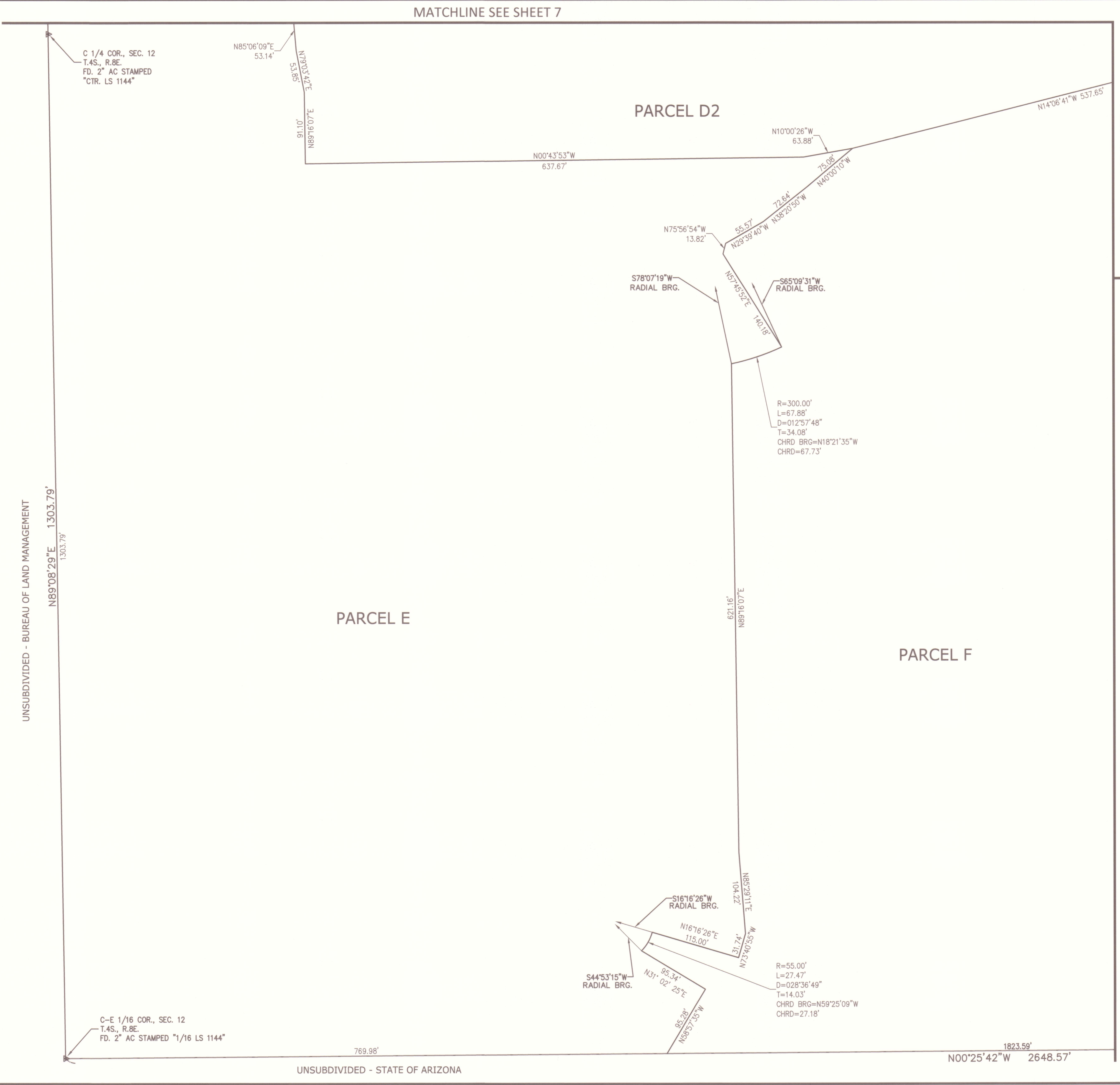
PROJECT NUMBER

14402

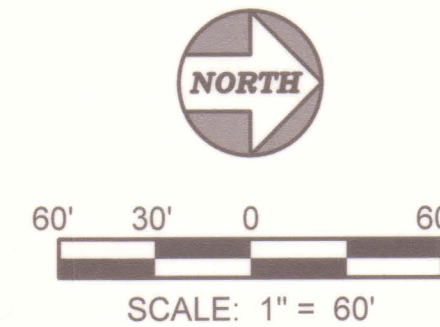
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Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5376
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- LEGEND**
- ▲ FOUND MONUMENT, AS NOTED
 - ⊙ BRASS CAP TO BE SET AT CONSTRUCTION
 - AC ALUMINUM CAP
 - BLVD. BOULEVARD
 - BRG. BEARING
 - CAB. CABINET
 - COR. CORNER
 - DKT. DOCKET
 - EX. EXISTING
 - FD. FOUND
 - NE NORTHEAST
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 - PG. PAGE
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 - EASEMENT LINE





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REVISIONS		DATE
NO.	DESCRIPTION	

FINAL BLOCK PLAT

PROMONTORY AT MAGIC RANCH

PARCELS A, B, C, D1, D2, E & F AND TRACTS "A" THROUGH "I"

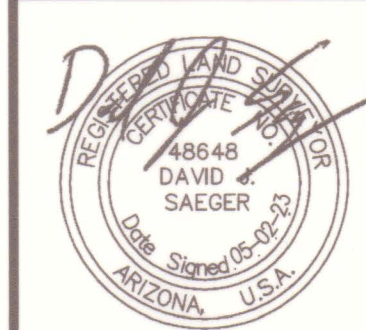
PINAL COUNTY, ARIZONA

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DESIGNED BY: _____

DRAWN BY: _____

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8

SHEET 8 OF 8

PROJECT NUMBER 14402

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