

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, I, J, K, L, M, N AND O 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.

Benchmark

WLB WASHER & NAIL ON THE NORTH END OF THE OASIS GOLF COURSE CLUB HOUSE DRIVEWAY ENTRANCE ON THE WEST SIDE OF THE PARKING LOT. E 1/2 SECTION 11. T4S, R8E, G&SRM, PINAL COUNTY ELEVATION = 1537.39 NAVD 88 DATUM

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.

Tract Use Table

Parcel Table		
Parcel #	Tract Usagee	Area
TRACT A	COMMON AREA, EXISTING DRAINAGE EASEMENT, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS, PUBLIC UTILITIES EASEMENT & RETENTION	45526 Sq. Ft. 1.0451 Acres
TRACT B	COMMON AREA, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS & PUBLIC UTILITIES EASEMENT	6712 Sq. Ft. 0.1541 Acres
TRACT C	COMMON AREA, EXISTING DRAINAGE EASEMENT, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS, PUBLIC UTILITIES EASEMENT, RETENTION & TOT LOT	33814 Sq. Ft. 0.7763 Acres
TRACT D	COMMON AREA, EXISTING DRAINAGE EASEMENT, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS, PUBLIC UTILITIES EASEMENT & RETENTION	25510 Sq. Ft. 0.5856 Acres
TRACT E	COMMON AREA, EXISTING DRAINAGE EASEMENT, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS, PUBLIC UTILITIES EASEMENT & RETENTION	9609 Sq. Ft. 0.2183 Acres
TRACT F	COMMON AREA, EXISTING DRAINAGE EASEMENT, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS & PUBLIC UTILITIES EASEMENT	176928 Sq. Ft. 4.0617 Acres
TRACT G	COMMON AREA, EXISTING DRAINAGE EASEMENT, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS, PUBLIC UTILITIES EASEMENT & RETENTION	53972 Sq. Ft. 1.2390 Acres
TRACT H	COMMON AREA, EXISTING DRAINAGE EASEMENT, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS, PUBLIC UTILITIES EASEMENT, RETENTION & TOT LOT	60639 Sq. Ft. 1.3921 Acres
TRACT I	COMMON AREA, DRAINAGE, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS & PUBLIC UTILITIES EASEMENT	4950 Sq. Ft. 0.1136 Acres
TRACT J	COMMON AREA, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS & PUBLIC UTILITIES EASEMENT	989 Sq. Ft. 0.0227 Acres
TRACT K	COMMON AREA, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS & PUBLIC UTILITIES EASEMENT	1049 Sq. Ft. 0.0241 Acres
TRACT L	COMMON AREA, EXISTING DRAINAGE EASEMENT, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS, PUBLIC UTILITIES EASEMENT & RETENTION	20583 Sq. Ft. 0.4725 Acres
TRACT M	COMMON AREA, EXISTING DRAINAGE EASEMENT, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS, PUBLIC UTILITIES EASEMENT & RETENTION	26426 Sq. Ft. 0.6066 Acres
TRACT N	COMMON AREA, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS & PUBLIC UTILITIES EASEMENT	781 Sq. Ft. 0.0179 Acres
TRACT O	COMMON AREA, LANDSCAPE, OPEN SPACE, PEDESTRAIN ACCESS & PUBLIC UTILITIES EASEMENT	990 Sq. Ft. 0.0227 Acres

* USES LISTED HEREON MAY NOT BE THE ENTIRE TRACT - REFER TO PLAN SHEETS FOR EXACT LOCATION OF EACH USE/EASEMENT WITHIN THE TRACT.

FINAL PLAT
of
PARCEL B - PROMONTORY AT MAGIC RANCH

A Replat of Parcel B of the Final Block Plat of Promontory at Magic Ranch, recorded in Fee No. 20_____, Official Records of Pinal County, Arizona, situated in a portion of the Northwest Quarter of Section 12, Township 4 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona

Owner

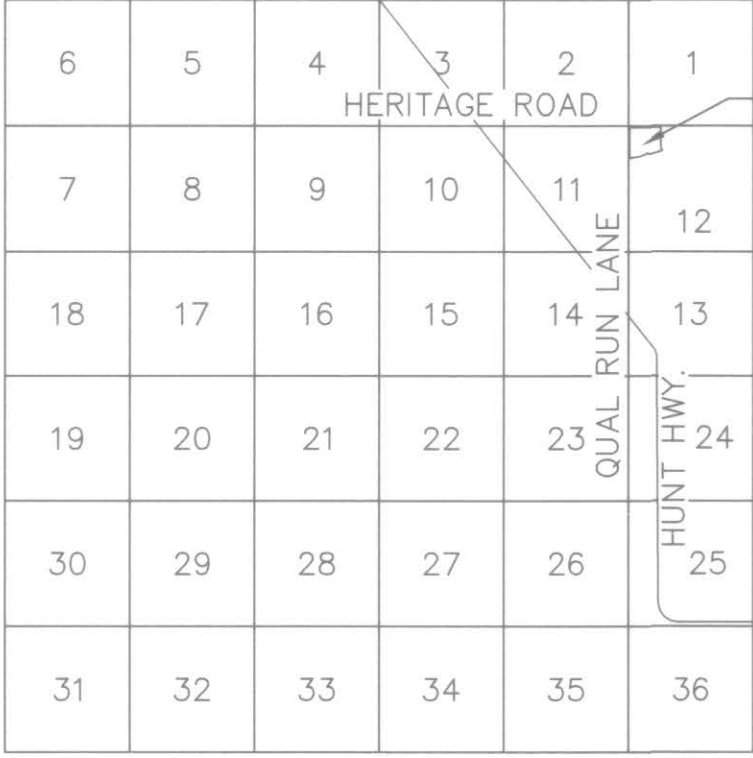
Magic Ranch Partners, L.L.C.
3219 E. Camelback Road, Apt 535
Phoenix, AZ 85018

Developer

Montage Holdings, LLC
3219 East Camelback Road, #535
Phoenix, AZ 85018-2307
Office: 480.346.9600
Fax: 480.346.9696

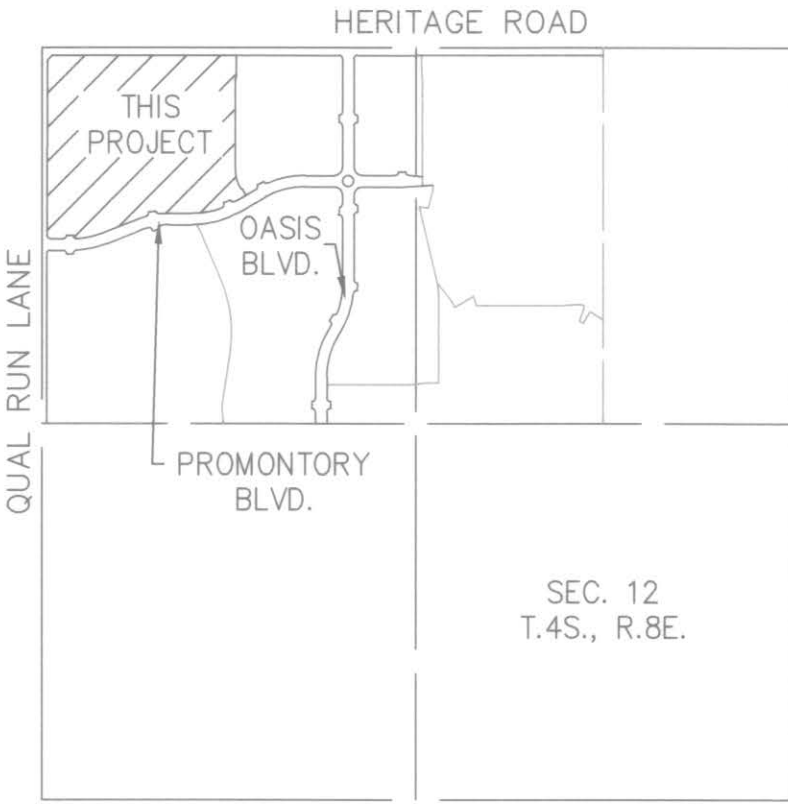
Engineer

United Engineering Group
3205 W. Ray Road
Chandler, Az 85226
Phone: 480.705.5372



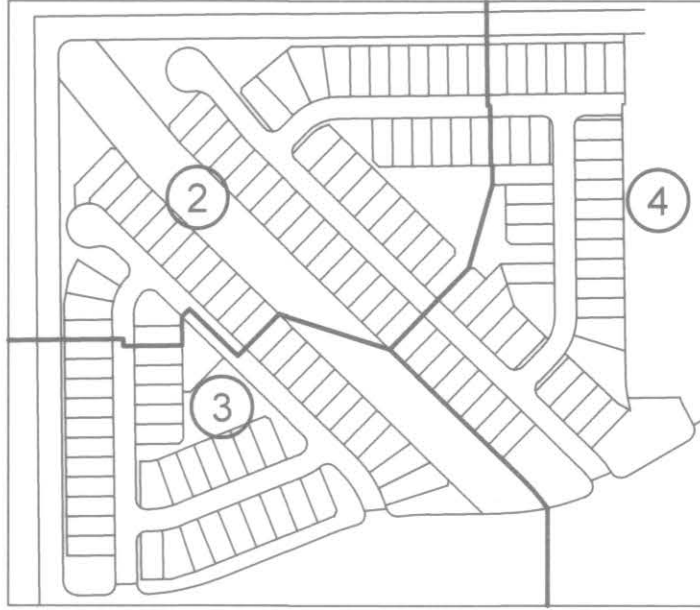
VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.



KEY MAP

N.T.S.

INDICATES SHEET NUMBER

SHEET 1 = COVER SHEET
SHEETS 2 THRU 4 = PLAN SHEETS
SHEET 5 = LOT TABLE

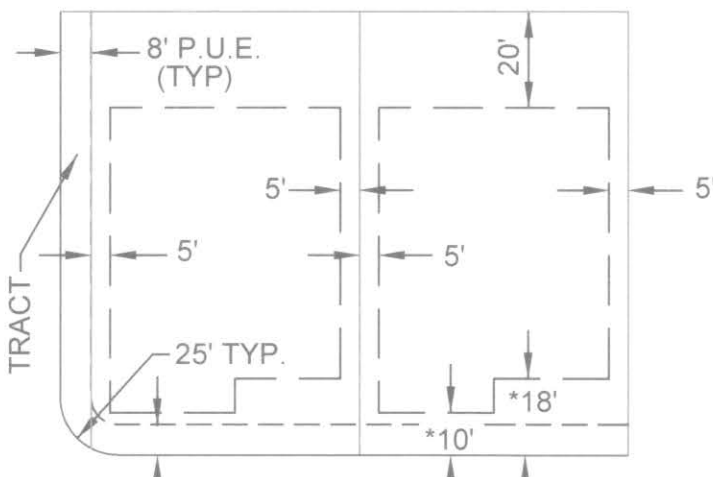
Base Zoning & Zoning Case #

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

CASE #: PZ-PD-007-098A

MAX. BUILDING HEIGHT: 30' OR 2 STORIES
MIN. LOT AREA: 4,950 SQUARE FEET (45' X 110')
6,095 SQUARE FEET (53' X 115')
8,125 SQUARE FEET (65' X 125')
43,560 SQUARE FEET (1 ACRE LOTS)

MIN. LOT WIDTH: 45' / 53' / 65'
MIN. FRONT YARD SETBACK: 10' / 20' (SEE TYPICAL LOT LAYOUT & BUILDING SETBACK)
MIN. SIDE YARD SETBACK: 5' / 10' (SEE TYPICAL LOT LAYOUT & BUILDING SETBACK)
MIN. REAR YARD SETBACK: 20'



NOTES:

1. 8' P.U.E. ALONG STREET FRONTAGE AND SIDE STREETS (TYP).
2. 20' DRIVEWAY FOR FRONT ENTRY GARAGE MEASURED FROM FACE OF GARAGE TO BACK OF SIDEWALK.

TYPICAL LOT LAYOUT AND
BUILDING SETBACKS

N.T.S.

LEGEND

- MATCHLINE
- PROPERTY BOUNDARY
- CENTERLINE
- EASEMENT LINE
- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- ⊙ CENTERLINE MONUMENT, TO BE SET BY OTHERS
- PCR PINAL COUNTY RECORDER
- PUE PUBLIC UTILITIES EASEMENT
- R/W RIGHT-OF-WAY
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT

Land Use Table

GROSS ACREAGE	34.6225 ACRES
AREA OF STREETS	5.9262 ACRES
NET ACREAGE	28.6963 ACRES
AREA OF TRACTS	10.7525 ACRES
TOTAL NUMBER OF LOTS	146 LOTS
OVERALL DENSITY	5.09 DWELLING UNITS/AC
AVERAGE AREA PER LOT	5,354 SQ. FT.

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

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



EXPIRES 09/30/23

APPROVALS:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

GLENN BAK 6-2-2023
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

6/2/23
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION

6/6/2023
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

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 RECORDED 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

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 } S.S.
COUNTY OF Los Angeles

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.

GLENN BAK 7-27-2025
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, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PARCEL B - PROMONTORY AT MAGIC RANCH", A PLAT OF PARCEL B OF THE FINAL BLOCK PLAT OF PROMONTORY AT MAGIC RANCH, RECORDED IN FEE NO. 20_____, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED IN A PORTION OF THE NORTHWEST QUARTER 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., IS THE OWNER 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, 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 TRACTS A, C, D, E, F, G, H, I, L AND M. 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.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO PUBLIC DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR LOCAL STREETS.

BEFORE THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMIT, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS SHOWN 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: DAVID LEVENTHAL
TITLE: TRUSTEE OF THE PINAL COUNTY PRESERVATION TRUST

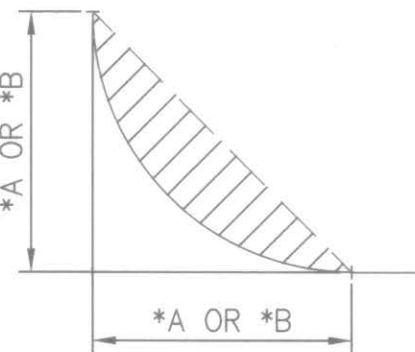
Acknowledgement

STATE OF ARIZONA }
COUNTY OF Maricopa } S.S.

ON THIS 23 DAY OF May, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, DAVID LEVENTHAL, WHO ACKNOWLEDGED HIMSELF TO BE DAVID LEVENTHAL, 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:



SIGHT VISIBILITY TRIANGLE EASEMENT

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



NO.	REVISIONS	DESCRIPTION	DATE						

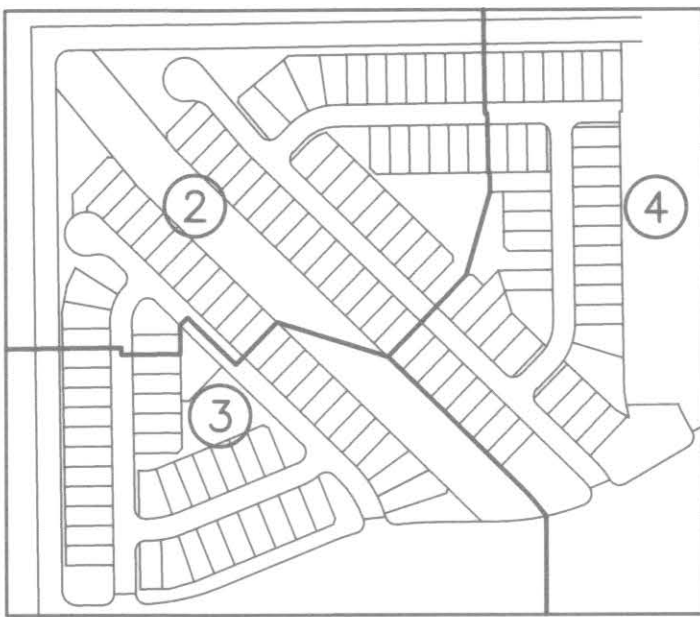
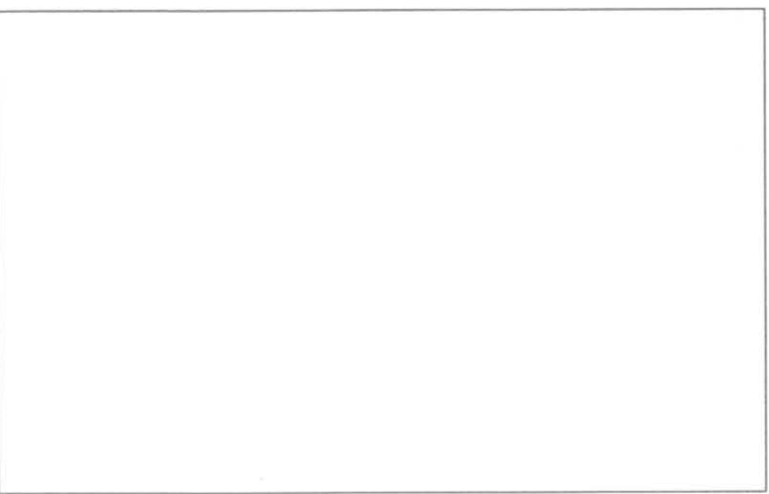
PARCEL B
PROMONTORY AT MAGIC RANCH
FINAL PLAT

A Plat of PARCEL B of the Final Block Plat of Promontory at Magic Ranch, recorded in Fee No. 20_____, Official Records of Pinal County, Arizona, situated 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

SUBMITTALS:	
1	DEC. 2017
2	AUG. 2018
3	OCT. 2019
4	APRIL 2023
DESIGNED BY: BM	
DRAWN BY: BM	
CHECKED BY: DJS	



EXPIRES 09/30/23



KEY MA
N.T.S.

INDICATES SHEET NUMBER

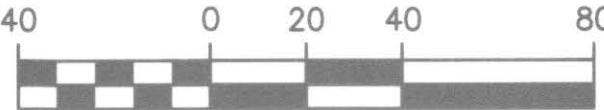
RECORDED DOCUMENTS:
R1 = FINAL BLOCK PLAT OF PROMONTORY AT
MAGIC RANCH AS RECORDED IN FEE
NO. _____-_____.

Line Table		
Line #	Direction	Length
L7	N44°16'07"E	25.00'
L8	S50°19'34"W	25.00'
L10	N01°38'46"E	12.09'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Brg	Chord
C1	51.73'	33.00'	089°48'43"	32.89'	S44°22'43"W	46.56'
C21	98.17'	125.00'	045°00'00"	51.78'	S66°46'07"W	95.67'
C22	13.22'	125.00'	06°00'32.7"	6.61'	S42°42'10"E	13.21'
C23	17.28'	160.00'	006°11'21"	8.65'	S42°38'12"E	17.28'
C24	4.32'	40.00'	006°11'21"	2.16'	S42°38'12"E	4.32'
C28	40.97'	25.00'	093°53'09"	26.76'	S87°19'33"W	36.53'
C29	38.71'	25.00'	088°42'20"	24.44'	N01°22'43"W	34.95'
C30	52.36'	50.00'	06°00'00"	28.87'	N75°43'53"E	50.00'
C31	209.44'	50.00'	240°00'00"	86.60'	S14°16'07"W	86.60'
C36	39.27'	25.00'	090°00'00"	25.00'	S00°43'53"E	35.36'
C37	39.27'	25.00'	090°00'00"	25.00'	N89°16'07"E	35.36'
C38	52.36'	50.00'	06°00'00"	28.87'	N69°40'26"W	50.00'
C39	209.44'	50.00'	240°00'00"	86.60'	S20°19'34"W	86.60'



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



united engineering group

[illegible]

PARCEL B
PROMONTORY AT MAGIC RANCH
FINAL PLAT

A Plat of PARCEL B of the Final Block Plat of Promontory at Magic Ranch, recorded in Fee No. 20_____, Official Records of Pinal County, Arizona, situated 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

SUBMITTALS:

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

DESIGNED BY: BM

DRAWN BY: BM

CHECKED BY: DJS



EXPIRES 09/30/23

2

SHEET 2 OF 5

SHEET 2 OF 3

14402



REVISIONS		
NO.	DESCRIPTION	DATE

A Plat of PARCEL B of the Final Black Plat of Promontory at Magic Ranch, recorded in Fee No. 20_____, Official Records of Pinal County, Arizona, situated 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

SHEET 3 OF 5

PROJECT NUMBER
14402

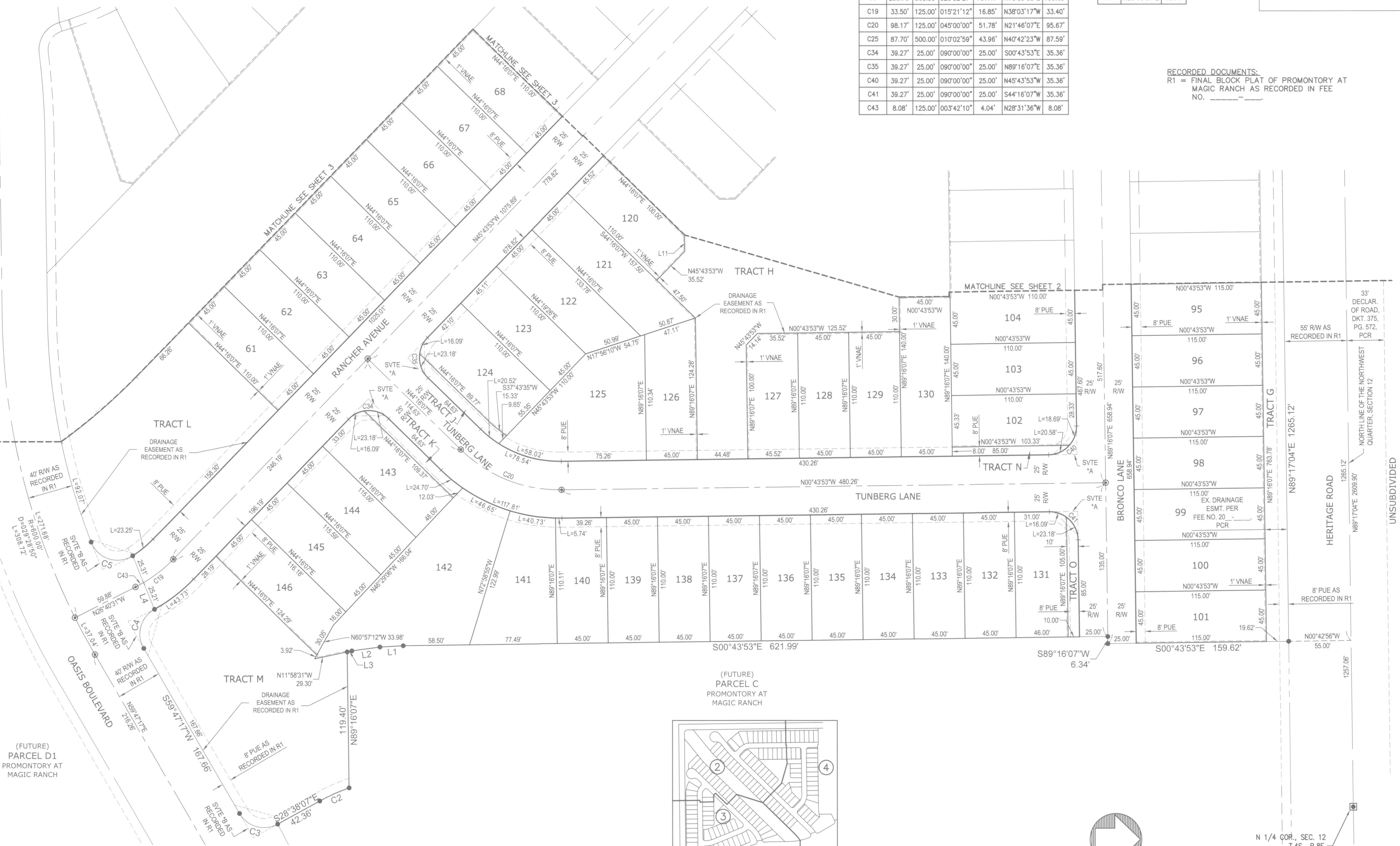
Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Brg	Chord
C6	200.76'	560.00'	020°32'27"	101.47'	N78°59'53"E	199.69'
C7	71.69'	640.00'	006°25'04"	35.88'	S86°03'35"W	71.65'
C8	35.33'	25.00'	080°58'20"	21.34'	S56°39'46"E	32.46'
C9	40.46'	25.00'	092°43'00"	26.21'	N27°49'29"E	36.18'
C10	175.99'	560.00'	018°00'23"	88.73'	N76°59'41"E	175.27'
C11	40.70'	25.00'	093°16'14"	26.47'	S47°22'00"E	36.35'
C12	39.27'	25.00'	090°00'00"	25.00'	N44°16'07"E	35.36'
C13	51.95'	33.00'	090°12'14"	33.12'	S45°37'46"E	46.75'
C14	70.56'	190.00'	021°16'37"	35.69'	N76°37'48"E	70.15'
C15	41.40'	100.00'	023°43'23"	21.05'	N56°07'48"E	41.11'
C16	124.34'	250.00'	028°29'48"	63.48'	N31°28'59"W	123.06'
C18	69.16'	640.00'	006°11'30"	34.61'	S71°05'14"W	69.13'
C26	39.27'	25.00'	090°00'00"	25.00'	S44°16'07"W	35.36'
C27	39.27'	25.00'	090°00'00"	25.00'	S45°43'53"E	35.36'
C32	46.63'	25.00'	106°52'13"	33.71'	N07°42'14"E	43.66'
C33	36.85'	25.00'	084°25'56"	22.69'	N87°52'21"E	30.10'
C42	25.59'	250.00'	005°51'54"	12.81'	N18°18'09"W	25.58'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

INDICATES SHEET NUMBER

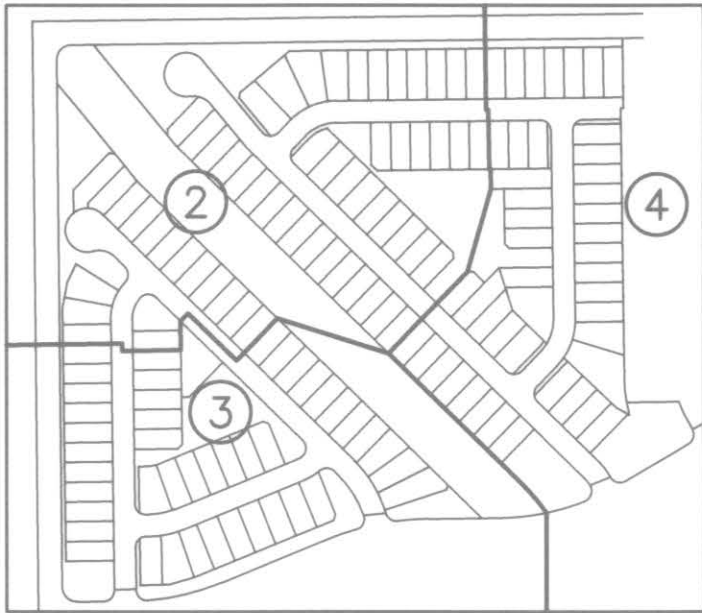




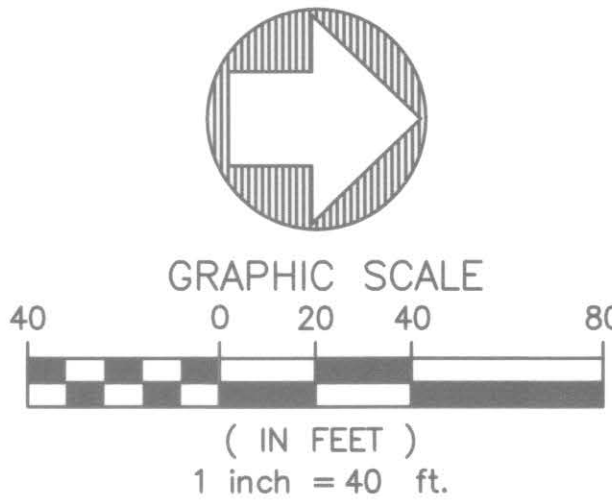
Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Brg	Chord
C2	28.41'	175.00'	009°18'09"	14.24'	S23°59'03"E	28.38'
C3	38.58'	25.00'	088°25'24"	24.32'	N15°34'35"E	34.87'
C4	39.79'	25.00'	091°11'06"	25.52'	S74°37'11"E	35.72'
C5	44.13'	25.00'	101°08'26"	30.40'	N18°09'27"E	38.62'
C6	200.76'	560.00'	020°32'27"	101.47'	N78°59'53"E	199.69'
C19	33.50'	125.00'	015°21'12"	16.85'	N38°03'17"W	33.40'
C20	98.17'	125.00'	045°00'00"	51.78'	N21°46'07"E	95.67'
C25	87.70'	500.00'	010°02'59"	43.96'	N40°42'23"W	87.59'
C34	39.27'	25.00'	090°00'00"	25.00'	S00°43'53"E	35.36'
C35	39.27'	25.00'	090°00'00"	25.00'	N89°16'07"E	35.36'
C40	39.27'	25.00'	090°00'00"	25.00'	N45°43'53"W	35.36'
C41	39.27'	25.00'	090°00'00"	25.00'	S44°16'07"W	35.36'
C43	8.08'	125.00'	003°42'10"	4.04'	N28°31'36"W	8.08'

Line Table		
Line #	Direction	Length
L1	S03°02'33"E	20.62'
L2	S07°48'58"E	24.90'
L3	S11°58'31"E	4.28'
L4	N67°41'10"E	50.52'
L11	N89°16'07"E	14.14'

RECORDED DOCUMENTS:
R1 = FINAL BLOCK PLAT OF PROMONTORY AT
MAGIC RANCH AS RECORDED IN FEE
NO. _____



KEY MAP
N.T.S.
INDICATES SHEET NUMBER



N 1/4 COR., SEC. 12
T.4S., R.8E.
FD. 3/4" RB. W/WASHER
AFFIXED
STAMPED "LS 17548"

ueq

united engineering group

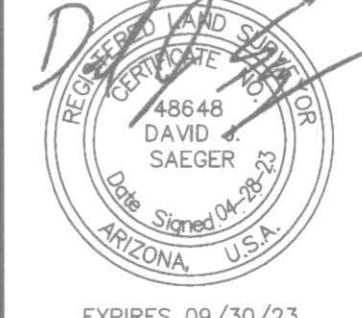
3205 W. Ray Road
Chandler, AZ 85226
Phone 480.705.5372
Fax 480.705.5376
www.unitedeng.com

REVISIONS		DATE
NO.	DESCRIPTION	

PARCEL B
PROMONTORY AT MAGIC RANCH
FINAL PLAT

A Plat of PARCEL B of the Final Block Plat of Promontory at Magic Ranch, recorded in Fee No. 20, is a portion of the Final Block Plat of Promontory at Magic Ranch, recorded in Fee No. 20, and is located in the South, Range 8 East of the Old Salt River Base and Meridian, Pinal County, Arizona.

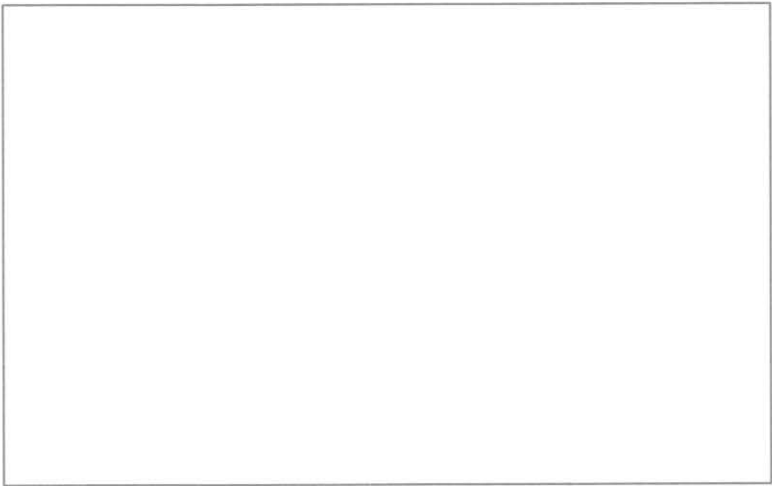
SUBMITTALS:	
1	DEC. 2017
2	AUG. 2018
3	OCT. 2019
4	APRIL 2023
DESIGNED BY:	BM
DRAWN BY:	BM
CHECKED BY:	DJS



Lot Table		
Lot No.	Area - Sq. Ft.	Area - Acres
1	4950 Sq. Ft.	0.1136 Acres
2	4950 Sq. Ft.	0.1136 Acres
3	4950 Sq. Ft.	0.1136 Acres
4	4950 Sq. Ft.	0.1136 Acres
5	4950 Sq. Ft.	0.1136 Acres
6	4950 Sq. Ft.	0.1136 Acres
7	4950 Sq. Ft.	0.1136 Acres
8	4950 Sq. Ft.	0.1136 Acres
9	4950 Sq. Ft.	0.1136 Acres
10	4950 Sq. Ft.	0.1136 Acres
11	4950 Sq. Ft.	0.1136 Acres
12	4950 Sq. Ft.	0.1136 Acres
13	5785 Sq. Ft.	0.1328 Acres
14	6812 Sq. Ft.	0.1564 Acres
15	6521 Sq. Ft.	0.1497 Acres
16	5290 Sq. Ft.	0.1214 Acres
17	4952 Sq. Ft.	0.1137 Acres
18	4950 Sq. Ft.	0.1136 Acres
19	4950 Sq. Ft.	0.1136 Acres
20	4950 Sq. Ft.	0.1136 Acres
21	4950 Sq. Ft.	0.1136 Acres
22	4950 Sq. Ft.	0.1136 Acres
23	4950 Sq. Ft.	0.1136 Acres
24	4950 Sq. Ft.	0.1136 Acres
25	4950 Sq. Ft.	0.1136 Acres
26	4950 Sq. Ft.	0.1136 Acres
27	4950 Sq. Ft.	0.1136 Acres
28	4950 Sq. Ft.	0.1136 Acres
29	4950 Sq. Ft.	0.1136 Acres
30	4950 Sq. Ft.	0.1136 Acres
31	4950 Sq. Ft.	0.1136 Acres
32	4950 Sq. Ft.	0.1136 Acres
33	4950 Sq. Ft.	0.1136 Acres
34	4950 Sq. Ft.	0.1136 Acres
35	5825 Sq. Ft.	0.1337 Acres
36	6387 Sq. Ft.	0.1466 Acres
37	7710 Sq. Ft.	0.1770 Acres
38	5588 Sq. Ft.	0.1283 Acres
39	5574 Sq. Ft.	0.1280 Acres
40	5574 Sq. Ft.	0.1280 Acres
41	5574 Sq. Ft.	0.1280 Acres
42	5574 Sq. Ft.	0.1280 Acres
43	5574 Sq. Ft.	0.1280 Acres
44	5192 Sq. Ft.	0.1192 Acres
45	6426 Sq. Ft.	0.1475 Acres
46	5477 Sq. Ft.	0.1257 Acres
47	6413 Sq. Ft.	0.1472 Acres
48	5195 Sq. Ft.	0.1193 Acres
49	4950 Sq. Ft.	0.1136 Acres
50	4950 Sq. Ft.	0.1136 Acres

Lot Table		
Lot No.	Area - Sq. Ft.	Area - Acres
51	4950 Sq. Ft.	0.1136 Acres
52	4950 Sq. Ft.	0.1136 Acres
53	5450 Sq. Ft.	0.1251 Acres
54	8956 Sq. Ft.	0.2056 Acres
55	4956 Sq. Ft.	0.1138 Acres
56	4956 Sq. Ft.	0.1138 Acres
57	4956 Sq. Ft.	0.1138 Acres
58	4956 Sq. Ft.	0.1138 Acres
59	4956 Sq. Ft.	0.1138 Acres
60	4961 Sq. Ft.	0.1139 Acres
61	4950 Sq. Ft.	0.1136 Acres
62	4950 Sq. Ft.	0.1136 Acres
63	4950 Sq. Ft.	0.1136 Acres
64	4950 Sq. Ft.	0.1136 Acres
65	4950 Sq. Ft.	0.1136 Acres
66	4950 Sq. Ft.	0.1136 Acres
67	4950 Sq. Ft.	0.1136 Acres
68	4950 Sq. Ft.	0.1136 Acres
69	4950 Sq. Ft.	0.1136 Acres
70	4950 Sq. Ft.	0.1136 Acres
71	4950 Sq. Ft.	0.1136 Acres
72	4950 Sq. Ft.	0.1136 Acres
73	4950 Sq. Ft.	0.1136 Acres
74	4950 Sq. Ft.	0.1136 Acres
75	4950 Sq. Ft.	0.1136 Acres
76	4950 Sq. Ft.	0.1136 Acres
77	4950 Sq. Ft.	0.1136 Acres
78	4950 Sq. Ft.	0.1136 Acres
79	4950 Sq. Ft.	0.1136 Acres
80	4971 Sq. Ft.	0.1141 Acres
81	5150 Sq. Ft.	0.1182 Acres
82	5365 Sq. Ft.	0.1232 Acres
83	5334 Sq. Ft.	0.1225 Acres
84	7024 Sq. Ft.	0.1612 Acres
85	8681 Sq. Ft.	0.1993 Acres
86	8011 Sq. Ft.	0.1839 Acres
87	6348 Sq. Ft.	0.1457 Acres
88	5175 Sq. Ft.	0.1188 Acres
89	5175 Sq. Ft.	0.1188 Acres
90	5175 Sq. Ft.	0.1188 Acres
91	5175 Sq. Ft.	0.1188 Acres
92	5175 Sq. Ft.	0.1188 Acres
93	5175 Sq. Ft.	0.1188 Acres
94	5175 Sq. Ft.	0.1188 Acres
95	5175 Sq. Ft.	0.1188 Acres
96	5175 Sq. Ft.	0.1188 Acres
97	5175 Sq. Ft.	0.1188 Acres
98	5175 Sq. Ft.	0.1188 Acres
99	5175 Sq. Ft.	0.1188 Acres
100	5175 Sq. Ft.	0.1188 Acres

Lot Table		
Lot No.	Area - Sq. Ft.	Area - Acres
101	5175 Sq. Ft.	0.1188 Acres
102	4951 Sq. Ft.	0.1137 Acres
103	4950 Sq. Ft.	0.1136 Acres
104	4950 Sq. Ft.	0.1136 Acres
105	4950 Sq. Ft.	0.1136 Acres
106	4950 Sq. Ft.	0.1136 Acres
107	4950 Sq. Ft.	0.1136 Acres
108	4950 Sq. Ft.	0.1136 Acres
109	4950 Sq. Ft.	0.1136 Acres
110	4957 Sq. Ft.	0.1138 Acres
111	5754 Sq. Ft.	0.1321 Acres
112	5401 Sq. Ft.	0.1240 Acres
113	5401 Sq. Ft.	0.1240 Acres
114	5401 Sq. Ft.	0.1240 Acres
115	4950 Sq. Ft.	0.1136 Acres
116	4950 Sq. Ft.	0.1136 Acres
117	4950 Sq. Ft.	0.1136 Acres
118	4950 Sq. Ft.	0.1136 Acres
119	4957 Sq. Ft.	0.1138 Acres
120	4957 Sq. Ft.	0.1138 Acres
121	6554 Sq. Ft.	0.1505 Acres
122	5492 Sq. Ft.	0.1261 Acres
123	4956 Sq. Ft.	0.1138 Acres
124	6244 Sq. Ft.	0.1433 Acres
125	9357 Sq. Ft.	0.2148 Acres
126	5279 Sq. Ft.	0.1212 Acres
127	4957 Sq. Ft.	0.1138 Acres
128	4950 Sq. Ft.	0.1136 Acres
129	4950 Sq. Ft.	0.1136 Acres
130	6300 Sq. Ft.	0.1446 Acres
131	5036 Sq. Ft.	0.1156 Acres
132	4950 Sq. Ft.	0.1136 Acres
133	4950 Sq. Ft.	0.1136 Acres
134	4950 Sq. Ft.	0.1136 Acres
135	4950 Sq. Ft.	0.1136 Acres
136	4950 Sq. Ft.	0.1136 Acres
137	4950 Sq. Ft.	0.1136 Acres
138	4950 Sq. Ft.	0.1136 Acres
139	4950 Sq. Ft.	0.1136 Acres
140	4950 Sq. Ft.	0.1136 Acres
141	6703 Sq. Ft.	0.1539 Acres
142	12516 Sq. Ft.	0.2873 Acres
143	5481 Sq. Ft.	0.1258 Acres
144	5188 Sq. Ft.	0.1191 Acres
145	5215 Sq. Ft.	0.1197 Acres
146	5350 Sq. Ft.	0.1228 Acres





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www.unitedeng.com

REVISIONS		DATE
NO.	DESCRIPTION	

PARCEL B

PROMONTORY AT MAGIC RANCH

FINAL PLAT

A Plat of PARCEL B of the Final Block Plat of Promontory at Magic Ranch, recorded in Fee No. 20, _____, Township 4

Official Records of Pinal County, Arizona, situated 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

SUBMITTALS:	
1	DEC. 2017
2	AUG. 2018
3	OCT. 2019
4	APRIL, 2023
DESIGNED BY: BM	
DRAWN BY: BM	
CHECKED BY: DJS	

