FINAL PLAT FOR
MAGMA RANCH III - PARCEL 2A

LOCATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTES

1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR UTILITIES, 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 WILL SERVE LETTER, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. AWS NO.2009-001.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230487.
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 THE AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MAGMA RANCH III COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION 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 MAGMA RANCH III COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
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 COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
12. TRACTS A THROUGH Z AND TRACTS AA, BB & CC ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE MAGMA RANCH III 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 APRIL 29, 2024 IN FEE NUMBER 2024-031658 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. THERE WILL BE A MODEL COMPLEX FOR BRIGHTLAND HOMES, AS AN ACCESSORY USE, ON LOTS 284 THROUGH 285 INCLUSIVE. LOT 284 WILL BE A SALES CENTER, LOT 285 WILL BE A PARKING AREA AS WELL AS OVERFLOW PARKING. THERE WILL BE A MODEL COMPLEX FOR CENTURY HOMES, AS AN ACCESSORY USE, ON LOTS 377 THROUGH 378, INCLUSIVE. LOT 377 WILL BE A SALES CENTER, LOT 375 WILL BE A PARKING AREA AND LOT 376 WILL BE OVERFLOW PARKING. THERE WILL BE A MODEL COMPLEX FOR KB HOMES, AS AN ACCESSORY USE, ON LOTS 255 THROUGH 257, INCLUSIVE. LOT 255 WILL BE A SALES CENTER. LOT 258 WILL BE A PARKING AREA, LOT 259 WILL BE OVERFLOW PARKING. LOTS SHALL BE LANDSCAPED WITH CONJUNCTION WITH THE PARKING. UPON COMPLETION OF THE SITES USED AS A MODEL COMPLEX, ALL LOTS WILL REVERT TO RESIDENTIAL UNITS (UPON BUILD-OUT).

BENCHMARK

BENCHMARK DATUM:
HORIZONTAL LOCATION=NORTHEAST CORNER OF SECTION 19, T.3S., R.8E
ELEVATION = 1578.66 "NORTH AMERICAN VERTICAL DATUM 1988"

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, T.3S., R9E. WHICH BEARS SOUTH 00°08'23" EAST WITH A DISTANCE OF 2644.33 FEET.

LAND USE TABLE

GROSS ACREAGE	102.75 ACRES
EXCEPTION PARCEL FEE NO.2021-016856	-0.09 ACRES
NET ACREAGE	102.66 ACRES
AREA OF PUBLIC STREETS	23.29 ACRES
NET ACREAGE MINUS PUBLIC STREETS	79.37 ACRES
AREA OF OPEN SPACE	19.27 ACRES
AREA OF LOTS	60.19 ACRES
PERCENTAGE OF OPEN SPACE	19%
AVERAGE AREA PER LOT	6,424 SF
TOTAL NUMBER OF LOTS	439
DENSITY	4.27 DU/ACRE
BASED ON OVERALL GROSS MINUS EXCEPTION	

LIEN HOLDERS RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARIES INTEREST UNDER DEED OF TRUST DATED APRIL 16, 2024 AND RECORDED ON APRIL 17, 2024, AS INSTRUMENT NO. 2024-028138, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT.

THIS 16th DAY OF MAY, 2024.

MAGMA RANCH III – PHOENIX LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: [signature]

ITS: Authorized Signatory

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF May, 2024.
BY Dean Wingert WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Authorized Signatory OF MAGMA RANCH III – PHOENIX LLC A DELAWARE LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

[signature] NOTARY PUBLIC — March 22, 2026 MY COMMISSION EXPIRES

MAGGIE PRILLAMAN Notary Public - State of Arizona PIMA COUNTY Commission # 625322 Expires March 22, 2026

OWNER

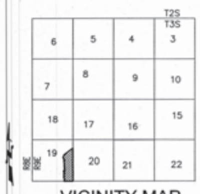
FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566,AND NOT OTHERWISE
6245 E. BROADWAY BLVD., #180
TUCSON, ARIZONA 85711
RACHEL TURNIPSEED
TRUST OFFICER
520-290-6227 (O)
520-751-2944 (D)

DEVELOPER

MAGMA RANCH III – PHOENIX LLC
A DELAWARE LIMITED LIABILITY COMPANY
4248 NORTH CRAFTSMAN COURT #100
SCOTTSDALE, AZ 85251
PHONE: (480) 363-6072
CONTACT: MARK VOIGT

ENGINEER

ATWELL, LLC
4700 E. SOUTHERN AVE.
MESA, AZ 85206
PHONE: (480) 218-8831
CONTACT: MICHAEL PARK, P.E.



VICINITY MAP
N.T.S.

LOCATION MAP
SECTION 19, T.3S., R.9E.

RELEASE OF LIABILITY

PINAL COUNTY AGREES TO INDEMNIFY FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS, FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURRING ON THE PUBLIC ACCESS EASEMENT TO THE EXTENT CAUSED BY OR ARISING AS THE PROXIMATE RESULT OF THE ACTIVITIES OF PINAL COUNTY EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING FROM THE NEGLIGENT, WILLFUL, MALICIOUS, OR GROSSLY NEGLIGENT CONDUCT OF FIDELITY NATIONAL TITLE AGENCY, INC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS, OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS THE CAUSE OF THE INJURY TO THE USER.

TRACT TABLE

SEE SHEET 3

TYPICAL LOT LAYOUT AND BUILDING SETBACKS

SEE SHEET 3

SERVICE PROVIDERS

SEWER	EPCOR UTILITIES
WATER	EPCOR UTILITIES
ELECTRICITY	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
GAS	MESA GAS
CABLE	MEDIACOM
POLICE	PINAL COUNTY SHERIFF'S OFFICE
FIRE	RURAL METRO FIRE DISTRICT
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT #1
SOLID WASTE	PRIVATE HAULER

LEGEND

(line)	SUBDIVISION BOUNDARY
(line)	RIGHT OF WAY LINE
(line)	CENTERLINE
(line)	EXISTING EASEMENT LINE
(line)	PROPOSED EASEMENT LINE
(line)	PROPOSED RETENTION AREA
(line)	SECTION LINE
(symbol)	SUBDIVISION CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
⊙	CENTERLINE MONUMENT
P.C.R.	PINAL COUNTY RECORDS
ESMT	EASEMENT
DOC:	DOCUMENT NUMBER
R/W	RIGHT-OF-WAY (R/W)
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
VNAE	VEHICULAR NON-ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
①	21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
②	33'X33' SIGHT VISIBILITY TRIANGLE EASEMENT

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 MAY, 2024 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.

JAMES G. SPRING, PLS 22282
ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE (480) 218-8831

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 22282 JAMES G. SPRING ARIZONA, U.S.A. 5/14/24

BASE ZONING & ZONING CASE

BASE ZONING: CR-3/PAD CASE NO.: PZ-PD-D031-02
SINGLE FAMILY

	CR-3 P.A.D. APPROVED
MAX BUILDING HEIGHT	30 FEET
MIN LOT AREA	5,400 SF
MIN LOT WIDTH MIN	45 FEET
FRONT YARD SETBACK	20 FEET
MIN SIDE YARD SETBACK	10' (TOTAL)
MIN REAR YARD SETBACK	25 FEET
LOT COVERAGE	51%
TARGET DENSITY	4.0 DU/AC
OPEN SPACE	15%

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

[signature] 5/20/2024
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE
PLANNING DIVISION

[signature] 5/20/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE
AQUIFER PROTECTION DIVISION

[signature] 05/21/2024
PINAL COUNTY PUBLIC WORKS DEPARTMENT — DATE
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST FEE NO. 2024-036576 HAS 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. §11-822, THIS ___ DAY OF ______________, 20___. APPROVAL OR RECORDATION 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

DECLARATION, TITLE, WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "MAGMA RANCH III – PARCEL 2A", LOCATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, 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.

FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE 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. FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE, 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.

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 LOCAL TO ARTERIAL INTERSECTIONS AND ALL RIGHT-OF-WAY SIGHT-VISIBILITY TRIANGLE EASEMENTS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. ANY PLANT MATERIAL AND/OR LANDSCAPE FEATURE NOT MEETING THE HEIGHT RESTRICTIONS MAY BE REMOVED OR REPLACED.

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 COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS A, B, BB, CC, G, J, K, U AND W, AND THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE MAGMA CANYON COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. 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 HOMEOWNERS ASSOCIATION THE COST OF THE 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 HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF WATER AND 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 OF MARKERS USED.

FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE, AS OWNER, HEREBY GRANTS TO PINAL COUNTY, A PUBLIC RECREATION/TRAIL EASEMENT FOR PEDESTRIAN ACCESS, EQUINE ACCESS, BICYCLING, AND OTHER NON-MOTORIZED FORMS OF ACCESS OVER AND ACROSS OWNER'S PROPERTY, INCLUDING THE RIGHT OF INGRESS AND EGRESS ALONG AND ACROSS THE EASEMENT PREMISES, AS SHOWN ON THIS PLAT.

FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE, AS OWNER, HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE, AS OWNER, HEREBY GRANTS TO PINAL COUNTY A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF:

FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS DAY 16th OF MAY, 2024.

OWNER:
FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE.

BY: [signature]
RACHEL TURNIPSEED

TITLE: TRUST OFFICER
~~TITLE~~ Trust OFFICER

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

ON THIS 14th DAY OF MAY, 2024, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RACHEL TURNIPSEED WHO ACKNOWLEDGED HERSELF TO BE AUTHORIZED FIDELITY NATIONAL TITLE AGENCY, INC, AN ARIZONA CORPORATION, AS TRUSTEE UNDER TRUST NO. 60,566, AND NOT OTHERWISE AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

[signature] NOTARY PUBLIC — March 22, 2026 MY COMMISSION EXPIRES

MAGGIE PRILLAMAN Notary Public - State of Arizona PIMA COUNTY Commission # 625322 Expires March 22, 2026

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

FINAL PLAT
MAGMA RANCH III - PARCEL 2A
PINAL COUNTY, ARIZONA

MAY 2024

REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES
JOB NO. 21001929
N.T.S.
21001929 MAGMA RANCH PHASE 2A FP.DWG

SHEET NO. 1 OF 18

FP22-056

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K:\21001929 – MAGMA RANCH 3\DWG\SURVEY\FINAL PLAT\PHASE 2A\21001929 MAGMA RANCH PHASE 2A FP.DWG SAVEDATE:5/14/2024 3:49 PM PLOTDATE:5/15/2024 7:17 AM

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LEGAL DESCRIPTION

LOCATED WITHIN A PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT FLUSH ACCEPTED AS THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 9 EAST, FROM WHICH A FOUND MONUMENT FLUSH ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 9 EAST, THEREOF BEARS S00°08'23"E A DISTANCE OF 2644.33 FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 19, S00°08'23"E, A DISTANCE OF 904.62 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 19, S52°36'39"W, A DISTANCE OF 69.09 FEET TO THE POINT OF BEGINNING;

THENCE, S00°08'23"E A DISTANCE OF 452.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 90°00'01";

THENCE, S00°08'24"E A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00 FEET AND THE RADIAL BEARING OF S00°08'21"E AND A CENTRAL ANGLE OF 89°59'59";

THENCE, S00°08'23"E A DISTANCE OF 1119.59 FEET;

THENCE, S00°08'30"E A DISTANCE OF 1215.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 90°00'03";

THENCE, S00°08'33"E A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00 FEET AND THE RADIAL BEARING OF S00°08'27"E AND A CENTRAL ANGLE OF 89°59'57";

THENCE, S00°08'30"E A DISTANCE OF 1194.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 52.02 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 90°18'44";

THENCE, N89°49'46"W A DISTANCE OF 828.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 89°59'56";

THENCE, N89°49'42"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00 FEET AND THE RADIAL BEARING OF N89°49'49"W AND A CENTRAL ANGLE OF 90°00'03";

THENCE, N89°49'46"W A DISTANCE OF 227.92 FEET;

THENCE, N00°00'30"E A DISTANCE OF 157.66 FEET;

THENCE, EAST A DISTANCE OF 90.00 FEET;

THENCE, S45°00'00"E A DISTANCE OF 42.93 FEET;

THENCE, N47°35'35"E A DISTANCE OF 50.15 FEET;

THENCE, N24°51'38"W A DISTANCE OF 120.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 66.52 FEET, WITH A RADIUS OF 2242.17 FEET AND THE RADIAL BEARING OF S24°51'55"E AND A CENTRAL ANGLE OF 01°42'00";

THENCE, N26°34'11"W A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 71.17 FEET, WITH A RADIUS OF 2280.00 FEET AND THE RADIAL BEARING OF S26°34'11"E AND A CENTRAL ANGLE OF 01°47'19";

THENCE, N23°45'12"W A DISTANCE OF 274.75 FEET;

THENCE, N69°35'25"E A DISTANCE OF 136.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 48.68 FEET, WITH A RADIUS OF 60.00 FEET AND THE RADIAL BEARING OF N47°43'35"E AND A CENTRAL ANGLE OF 46°29'02" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 21.48 FEET, WITH A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 24°37'12";

THENCE, N20°24'35"W A DISTANCE OF 168.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 25.17 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 57°41'29";

THENCE, N21°42'40"W A DISTANCE OF 54.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 162.33 FEET, WITH A RADIUS OF 2860.00 FEET AND THE RADIAL BEARING OF S21°36'50"E AND A CENTRAL ANGLE OF 03°15'07";

THENCE, N18°21'43"W A DISTANCE OF 121.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 46.74 FEET, WITH A RADIUS OF 2981.00 FEET AND THE RADIAL BEARING OF S18°21'43"E AND A CENTRAL ANGLE OF 00°53'54";

THENCE, N22°16'16"W A DISTANCE OF 256.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 81.73 FEET, WITH A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 93°39'20" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE RIGHT;

LEGAL DESCRIPTION

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 157.89 FEET, WITH A RADIUS OF 3290.00 FEET AND A CENTRAL ANGLE OF 02°44'59";

THENCE, N15°51'57"W A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 12.08 FEET, WITH A RADIUS OF 3410.00 FEET AND THE RADIAL BEARING OF S15°51'57"E AND A CENTRAL ANGLE OF 00°12'11";

THENCE, N15°39'46"W A DISTANCE OF 170.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 64.96 FEET, WITH A RADIUS OF 3580.00 FEET AND THE RADIAL BEARING OF S15°39'46"E AND A CENTRAL ANGLE OF 01°02'23";

THENCE, N14°37'24"W A DISTANCE OF 290.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 26.35 FEET, WITH A RADIUS OF 3870.00 FEET AND THE RADIAL BEARING OF S14°37'24"E AND A CENTRAL ANGLE OF 00°23'24";

THENCE, N14°13'59"W A DISTANCE OF 120.00 FEET;

THENCE, N76°10'26"E A DISTANCE OF 56.71 FEET;

THENCE, N76°59'18"E A DISTANCE OF 6.31 FEET;

THENCE, N13°19'42"W A DISTANCE OF 170.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 3.73 FEET, WITH A RADIUS OF 4160.00 FEET AND THE RADIAL BEARING OF S13°19'42"E AND A CENTRAL ANGLE OF 00°03'05";

THENCE, N13°16'37"W A DISTANCE OF 120.20 FEET;

THENCE, S76°20'46"W A DISTANCE OF 11.29 FEET;

THENCE, N00°57'47"W A DISTANCE OF 183.51 FEET;

THENCE, N52°37'04"E A DISTANCE OF 103.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 13.77 FEET, WITH A RADIUS OF 740.00 FEET AND THE RADIAL BEARING OF S53°41'03"W AND A CENTRAL ANGLE OF 01°03'59";

THENCE, N37°22'56"W A DISTANCE OF 81.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N35°19'51"W A DISTANCE OF 50.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 37.03 FEET, WITH A RADIUS OF 25.00 FEET AND THE RADIAL BEARING OF N37°22'56"W AND A CENTRAL ANGLE OF 84°51'28" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 173.33 FEET, WITH A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 23°38'43" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 40.31 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°23'24";

THENCE, N04°47'43"E A DISTANCE OF 51.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

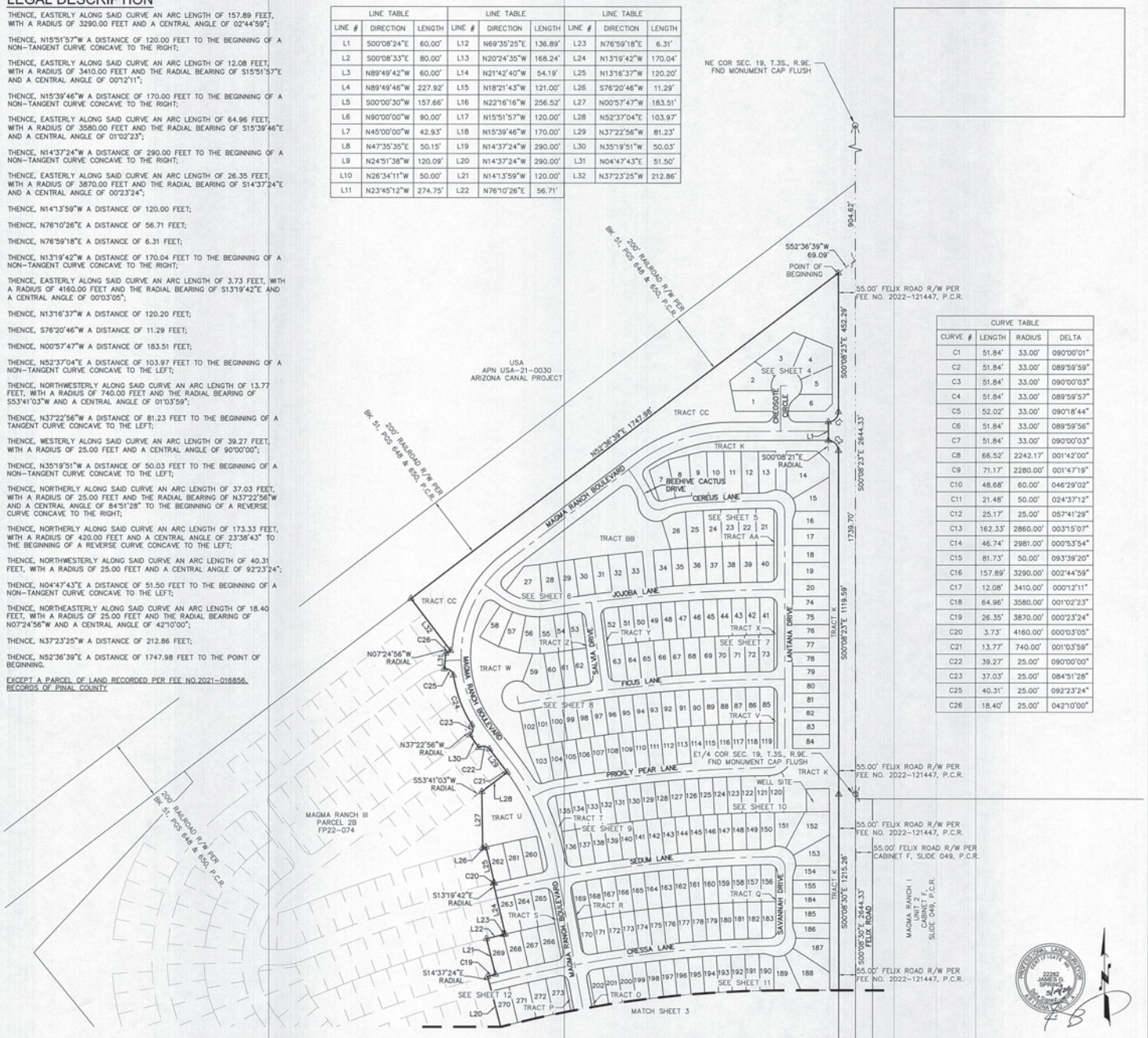
THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 18.40 FEET, WITH A RADIUS OF 25.00 FEET AND THE RADIAL BEARING OF N07°24'56"W AND A CENTRAL ANGLE OF 42°10'00";

THENCE, N37°23'25"W A DISTANCE OF 212.86 FEET;

THENCE, N52°36'39"E A DISTANCE OF 1747.98 FEET TO THE POINT OF BEGINNING.

EXCEPT A PARCEL OF LAND RECORDED PER FEE NO.2021-016856, RECORDS OF PINAL COUNTY

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S00°08'24"E	60.00'	L12	N69°35'25"E	136.89'	L23	N76°59'18"E	6.31'
L2	S00°08'33"E	80.00'	L13	N20°24'35"W	168.24'	L24	N13°19'42"W	170.04'
L3	N89°49'42"W	60.00'	L14	N21°42'40"W	54.19'	L25	N13°16'37"W	120.20'
L4	N89°49'46"W	227.92'	L15	N18°21'43"W	121.00'	L26	S76°20'46"W	11.29'
L5	S00°00'30"W	157.66'	L16	N22°16'16"W	256.52'	L27	N00°57'47"W	183.51'
L6	N90°00'00"W	90.00'	L17	N15°51'57"W	120.00'	L28	N52°37'04"E	103.97'
L7	N45°00'00"W	42.93'	L18	N15°39'46"W	170.00'	L29	N37°22'56"W	81.23'
L8	N47°35'35"E	50.15'	L19	N14°37'24"W	290.00'	L30	N35°19'51"W	50.03'
L9	N24°51'38"W	120.09'	L20	N14°37'24"W	290.00'	L31	N04°47'43"E	51.50'
L10	N26°34'11"W	50.00'	L21	N14°13'59"W	120.00'	L32	N37°23'25"W	212.86'
L11	N23°45'12"W	274.75'	L22	N76°10'26"E	56.71'			



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	51.84'	33.00'	090°00'01"
C2	51.84'	33.00'	089°59'59"
C3	51.84'	33.00'	090°00'03"
C4	51.84'	33.00'	089°59'57"
C5	52.02'	33.00'	090°18'44"
C6	51.84'	33.00'	089°59'56"
C7	51.84'	33.00'	090°00'03"
C8	66.52'	2242.17'	001°42'00"
C9	71.17'	2280.00'	001°47'19"
C10	48.68'	60.00'	046°29'02"
C11	21.48'	50.00'	024°37'12"
C12	25.17'	25.00'	057°41'29"
C13	162.33'	2860.00'	003°15'07"
C14	46.74'	2981.00'	000°53'54"
C15	81.73'	50.00'	093°39'20"
C16	157.89'	3290.00'	002°44'59"
C17	12.08'	3410.00'	000°12'11"
C18	64.96'	3580.00'	001°02'23"
C19	26.35'	3870.00'	000°23'24"
C20	3.73'	4160.00'	000°03'05"
C21	13.77'	740.00'	001°03'59"
C22	39.27'	25.00'	090°00'00"
C23	37.03'	25.00'	084°51'28"
C25	40.31'	25.00'	092°23'24"
C26	18.40'	25.00'	042°10'00"

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Mesa, AZ 85206
480.218.8831

COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

FINAL PLAT
MAGMA RANCH III - PARCEL 2A
PINAL COUNTY, ARIZONA

MAY 2024

REVISIONS:

ATWELL
PM. J. SPRING
DR. R. GILES
JOB NO. 21001929
SCALE 0 75 150
1" = 150 FEET
21001929 MAGMA RANCH PHASE 2A FP.DWG
SHEET NO. 2 OF 18

FP22-056

K:\21001929 - MAGMA RANCH 3\DWG\SURVEY\FINAL PLAT\PHASE 2A\21001929 MAGMA RANCH PHASE 2A FP.DWG SAVEDATE:5/20/2024 9:30 AM PLOTDATE:5/20/2024 9:56 AM

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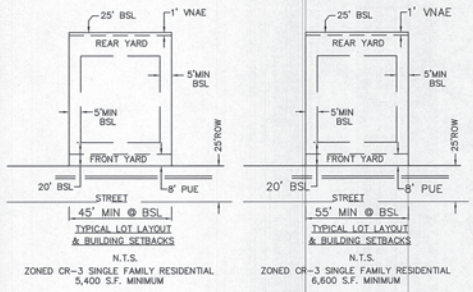
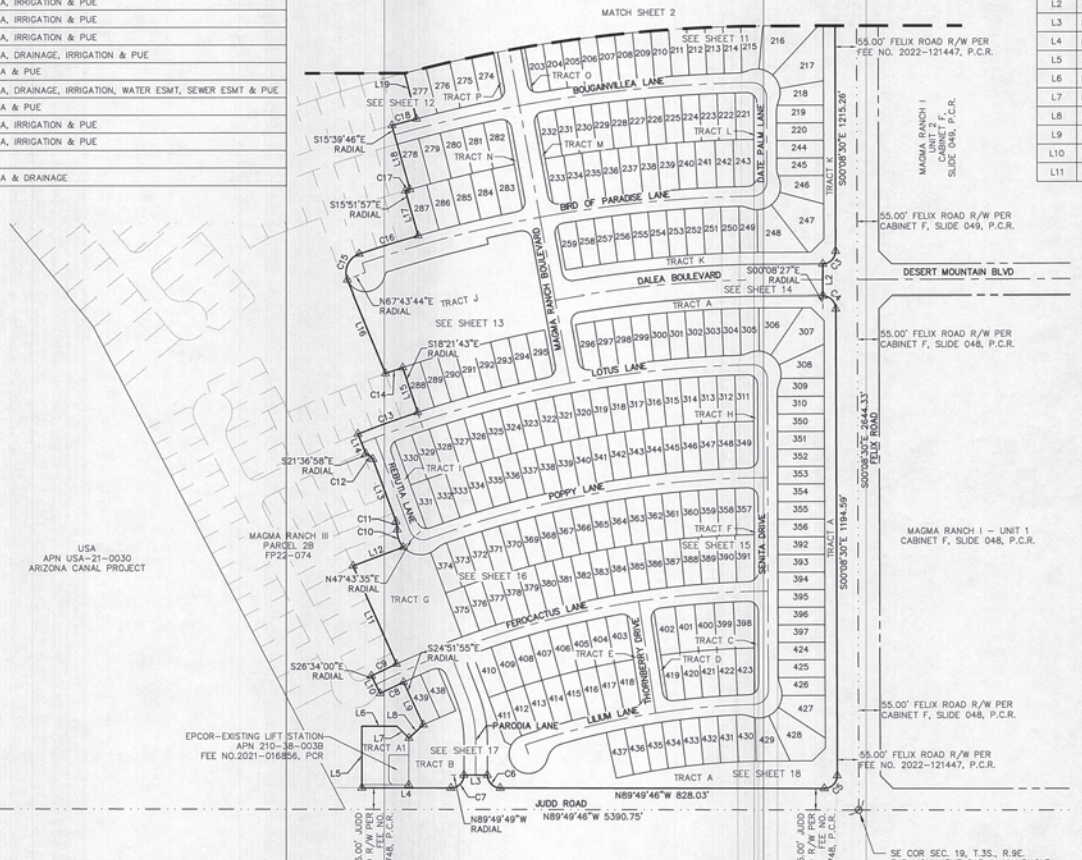
TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT A	127,577	2.93	OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION, WATER ESMT & PUE
TRACT AA	2,180	0.05	OPEN SPACE, COMMON AREA & PUE
TRACT B	26,186	0.60	OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION, SEWER ESMT & PUE
TRACT BB	65,247	1.50	OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION, AMENITY & PUE
TRACT C	2,180	0.05	OPEN SPACE, COMMON AREA & PUE
TRACT CC	170,487	3.91	OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION, PUE, & PUBLIC TRAIL
TRACT D	2,180	0.05	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT E	2,180	0.05	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT F	2,180	0.05	OPEN SPACE, COMMON AREA & PUE
TRACT G	49,405	1.13	OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION, AMENITY, SEWER ESMT & PUE
TRACT H	2,180	0.05	OPEN SPACE, COMMON AREA & PUE
TRACT I	3,885	0.09	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT J	111,585	2.56	OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION & PUE
TRACT K	141,946	3.26	OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION, WATER ESMT, SEWER ESMT & PUE
TRACT L	1,723	0.04	OPEN SPACE, COMMON AREA & PUE
TRACT M	2,180	0.05	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT N	2,180	0.05	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT O	2,180	0.05	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT P	2,180	0.05	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT Q	1,052	0.02	OPEN SPACE, COMMON AREA & PUE
TRACT R	1,052	0.02	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT S	2,180	0.05	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT T	3,346	0.08	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT U	31,923	0.73	OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION & PUE
TRACT V	2,180	0.05	OPEN SPACE, COMMON AREA & PUE
TRACT W	48,226	1.11	OPEN SPACE, COMMON AREA, DRAINAGE, IRRIGATION, WATER ESMT, SEWER ESMT & PUE
TRACT X	2,180	0.05	OPEN SPACE, COMMON AREA & PUE
TRACT Y	2,180	0.05	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
TRACT Z	2,180	0.05	OPEN SPACE, COMMON AREA, IRRIGATION & PUE
WELL SITE	5,625	0.13	WELL SITE & UTILITIES
TRACT A1	13,712	0.31	OPEN SPACE, COMMON AREA & DRAINAGE
TOTAL	835,546	19.18	



TYPICAL LOT LAYOUT AND BUILDING SETBACKS



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
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L7	N45°00'00"W	42.93'	L18	N15°39'46"W	170.00'	L29	N37°22'56"W	81.23'
L8	N47°35'35"E	50.15'	L19	N14°37'24"W	290.00'	L30	N35°19'51"W	50.03'
L9	N24°5'38"W	120.09'	L20	N14°37'24"W	290.00'	L31	N04°47'43"E	51.50'
L10	N26°34'11"W	50.00'	L21	N14°1'59"W	120.00'	L32	N37°23'25"W	212.86'
L11	N23°45'12"W	274.75'	L22	N76°10'26"E	56.71'			

CURVE TABLE			
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ATWELL
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MESA, AZ 85206
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FINAL PLAT
MAGMA RANCH III - PARCEL 2A
PINAL COUNTY, ARIZONA

COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

MAY 2024

REVISIONS:

ATWELL
PM. J. SPRING
DR. R. GILES

JOB NO. 21001929

SCALE 0 75 150
1" = 150 FEET

21001929 MAGMA RANCH PHASE 2A FP.DWG

SHEET NO. 3 OF 18

FP22-056

K:\21001929 - MAGMA RANCH 3\DWG\SURVEY\FINAL PLAT\PHASE 2A\21001929 MAGMA RANCH PHASE 2A FP.DWG SAVEDATE:5/20/2024 9:30 AM PLOTDATE:5/20/2024 9:56 AM

K:\21001929 – MAGMA RANCH 3\DWG\SURVEY\FINAL PLAT\PHASE 2A\21001929 MAGMA RANCH PHASE 2A FP.DWG SAVEDATE:5/20/2024 9:30 AM PLOTDATE:5/20/2024 9:57 AM

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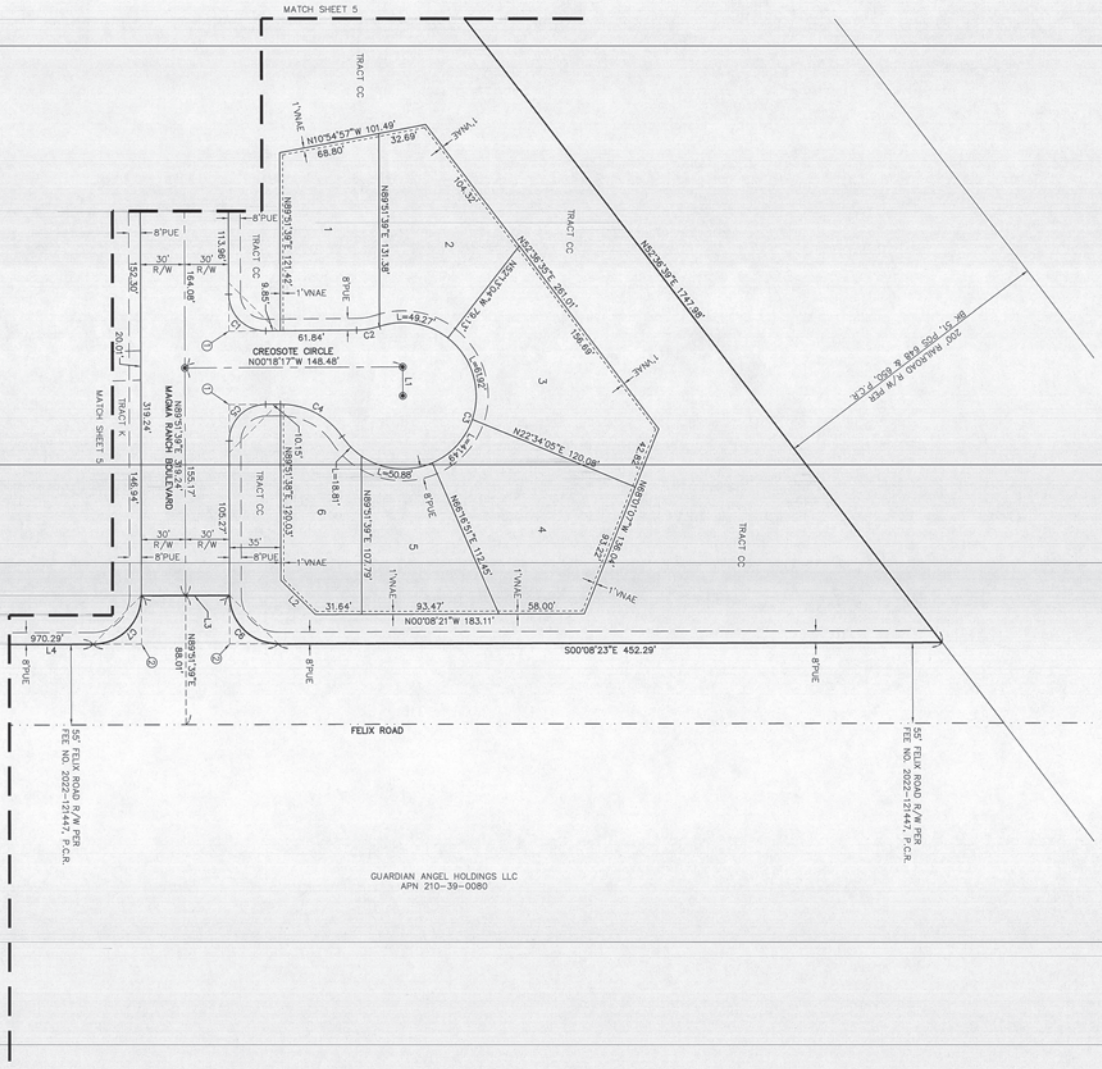

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.42'	25.00'	090°20'40"
C2	15.98'	50.00'	018°11'42"
C3	222.38'	50.00'	254°49'38"
C4	49.42'	50.00'	056°38'00"
C5	39.12'	25.00'	089°39'20"
C6	51.84'	33.00'	090°00'01"
C7	51.84'	33.00'	089°59'59"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°51'39"E	19.76'
L2	N44°51'39"E	33.03'
L3	S00°08'24"E	60.00'
L4	S00°08'23"E	1119.59'

LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
1	8615	0.20
2	9243	0.21
3	11971	0.27
4	11404	0.26
5	7221	0.17
6	6949	0.16

SHEET NO. 4 OF 18	ATWELL	REVISIONS	MAY 2024
FP22-056	PM: J. SPRING DR: R. GILES JOB NO. 21001929 SCALE 0 20 40 1" = 40 FEET		FINAL PLAT MAGMA RANCH III - PARCEL 2A PINAL COUNTY, ARIZONA

COUNTY: PINAL	
SECTION: 19	
TOWNSHIP: 3 SOUTH	
RANGE: 9 EAST	

ATWELL
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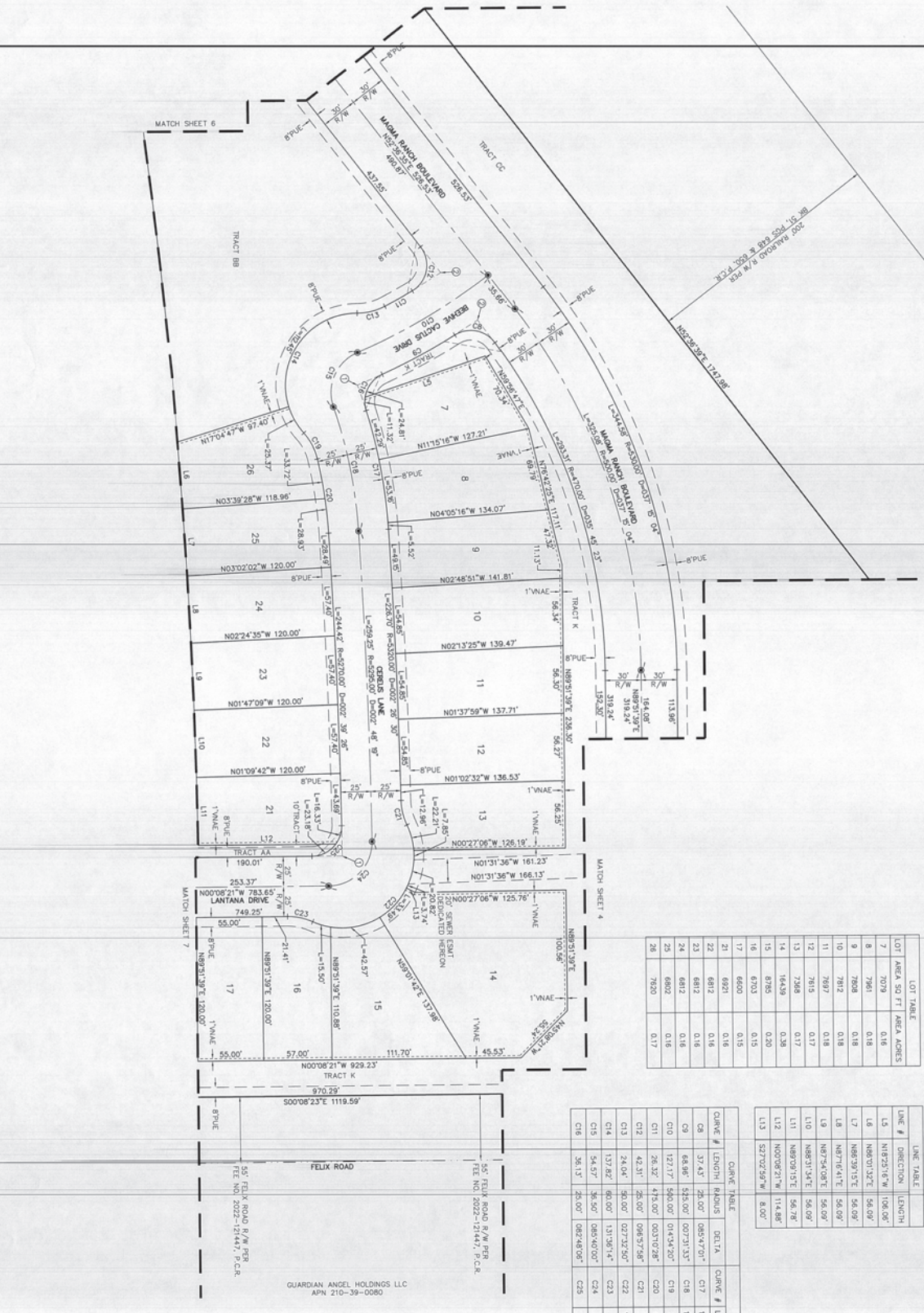

LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
7	7079	0.16
8	7961	0.18
9	7808	0.18
10	7812	0.18
11	7697	0.18
12	7615	0.17
13	7368	0.17
14	16439	0.38
15	8785	0.20
16	6703	0.15
17	6600	0.15
21	6921	0.16
22	6812	0.16
23	6812	0.16
24	6812	0.16
25	6802	0.16
26	7620	0.17

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	N18°25'16"W	106.06'
L6	N88°01'32"E	56.09'
L7	N86°39'15"E	56.09'
L8	N87°16'41"E	56.09'
L9	N87°54'08"E	56.09'
L10	N88°31'34"E	56.09'
L11	N89°09'15"E	56.78'
L12	N00°08'21"W	114.88'
L13	S27°02'59"W	8.00'

CURVE TABLE								
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C8	37.43'	25.00'	085°47'01"	C17	100.97'	425.00'	013°36'43"
C9	68.96'	525.00'	007°31'33"	C18	106.04'	400.00'	015°11'22"
C10	127.17'	500.00'	014°34'20"	C19	24.78'	50.00'	028°23'29"
C11	26.32'	475.00'	003°10'28"	C20	62.64'	375.00'	009°34'17"
C12	42.31'	25.00'	096°57'58"	C21	21.12'	50.00'	024°11'46"
C13	24.04'	50.00'	027°32'50"	C22	146.17'	60.00'	139°34'49"
C14	137.82'	60.00'	131°36'14"	C23	21.48'	50.00'	024°37'12"
C15	54.57'	36.50'	085°40'00"	C24	57.59'	36.50'	090°23'57"
C16	36.13'	25.00'	082°48'06"	C25	39.51'	25.00'	090°32'51"

ATWELL	REVISIONS	MAY 2024	FINAL PLAT MAGMA RANCH III - PARCEL 2A PINAL COUNTY, ARIZONA	COUNTY: PINAL SECTION: 19 TOWNSHIP: 3 SOUTH RANGE: 9 EAST

PM: J. SPRING
DR: R. GILES
JOB NO. 21001929
SCALE 0 20 40
1" = 40' FEET
ZONING MAGMA RANCH PHASE 2A (PCD)
SHEET NO. 5 OF 18
FP22-056

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866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
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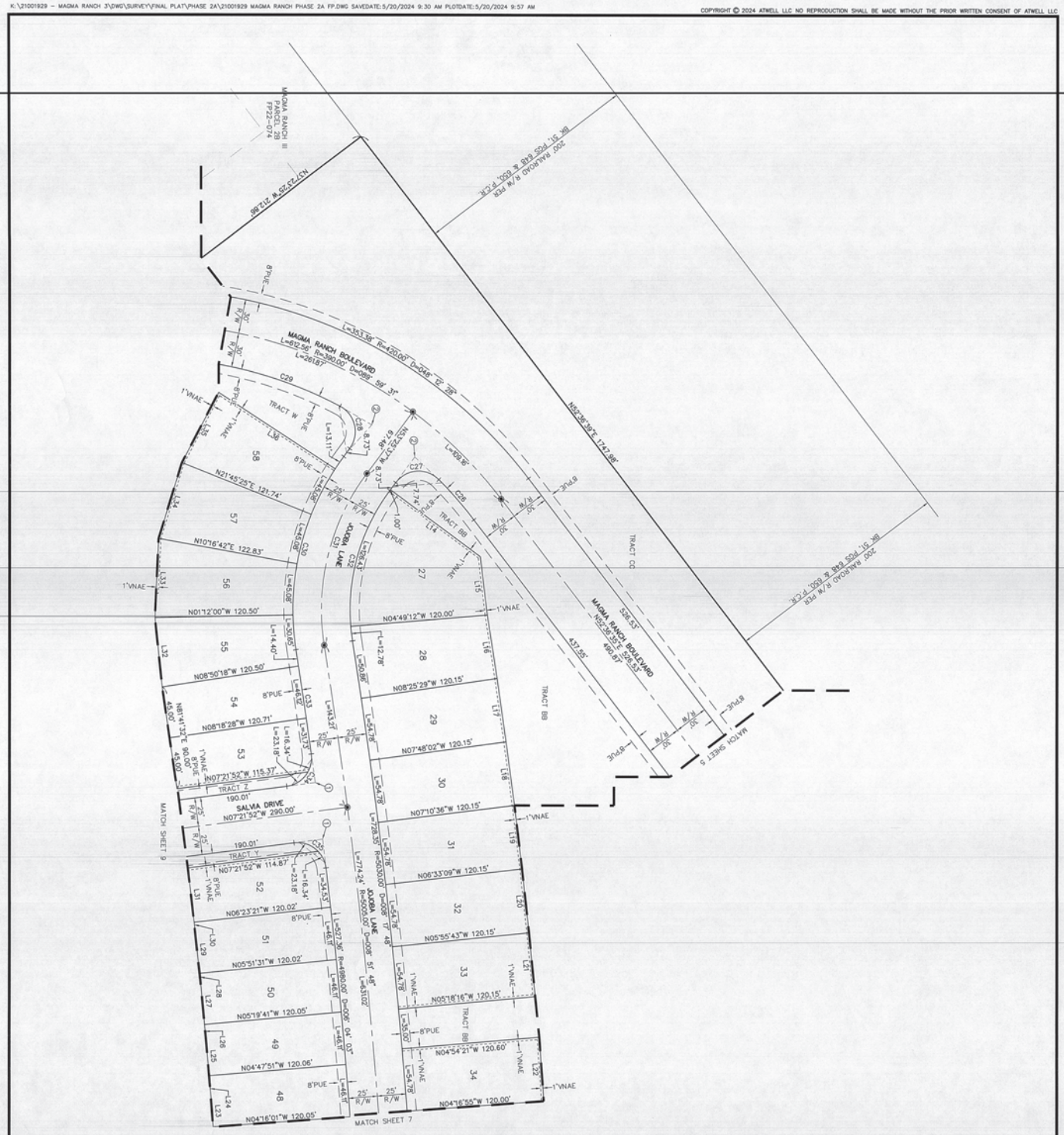

LOT	AREA SQ FT	AREA ACRES
27	9784	0.22
28	7188	0.17
29	6658	0.15
30	6658	0.15
31	6658	0.15
32	6658	0.15
33	6658	0.15
34	6666	0.15
48	5468	0.13
49	5469	0.13

LOT	AREA SQ FT	AREA ACRES
50	5469	0.13
51	5468	0.13
52	5828	0.13
53	5823	0.13
54	5496	0.13
55	6349	0.15
56	6886	0.16
57	6929	0.16
58	6891	0.16

LINE #	DIRECTION	LENGTH
L1	N36°34'23"E	98.35'
L2	N83°07'55"E	51.46'
L3	N81°15'48"E	56.08'
L4	N81°53'14"E	56.09'
L5	N82°30'41"E	56.09'
L6	N83°08'07"E	56.09'
L7	N83°45'34"E	56.09'
L8	N84°23'00"E	56.09'
L9	N86°01'32"E	56.10'
L10	S85°41'16"W	26.91'
L11	S85°06'49"W	18.09'
L12	S85°06'49"W	33.18'

LINE #	DIRECTION	LENGTH
L13	S84°30'33"W	11.82'
L14	S84°30'33"W	39.44'
L15	S83°56'06"W	5.55'
L16	S83°56'06"W	40.58'
L17	S83°21'20"W	4.42'
L18	S83°21'20"W	47.74'
L19	N84°01'11"E	61.05'
L20	N87°32'32"W	69.37'
L21	N73°05'11"W	69.47'
L22	N82°01'4"W	69.35'
L23	N33°14'07"E	121.74'
L24		
L25		

CURVE #	LENGTH	RADIUS	DELTA
C26	46.83'	360.00'	007°27'11"
C27	43.02'	25.00'	098°35'01"
C28	43.02'	25.00'	098°35'01"
C29	410.74'	360.00'	065°22'18"
C30	178.98'	225.00'	045°34'38"
C31	159.09'	200.00'	045°34'38"
C32	139.21'	175.00'	045°34'38"
C33	92.25'	4980.00'	001°03'41"
C34	39.52'	25.00'	090°34'41"
C35	39.52'	25.00'	090°34'41"

ATWELL

REVISIONS

PM: J. SPRING	
DR: R. GILES	
JOB NO.	21001929
SCALE	1" = 40 FEET
SHEET NO.	6 OF 18

FINAL PLAT

MAGMA RANCH III - PARCEL 2A

PINAL COUNTY, ARIZONA

MAY 2024

COUNTY:	PINAL
SECTION:	19
TOWNSHIP:	3 SOUTH
RANGE:	9 EAST

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MESA, AZ 85206
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FP22-056

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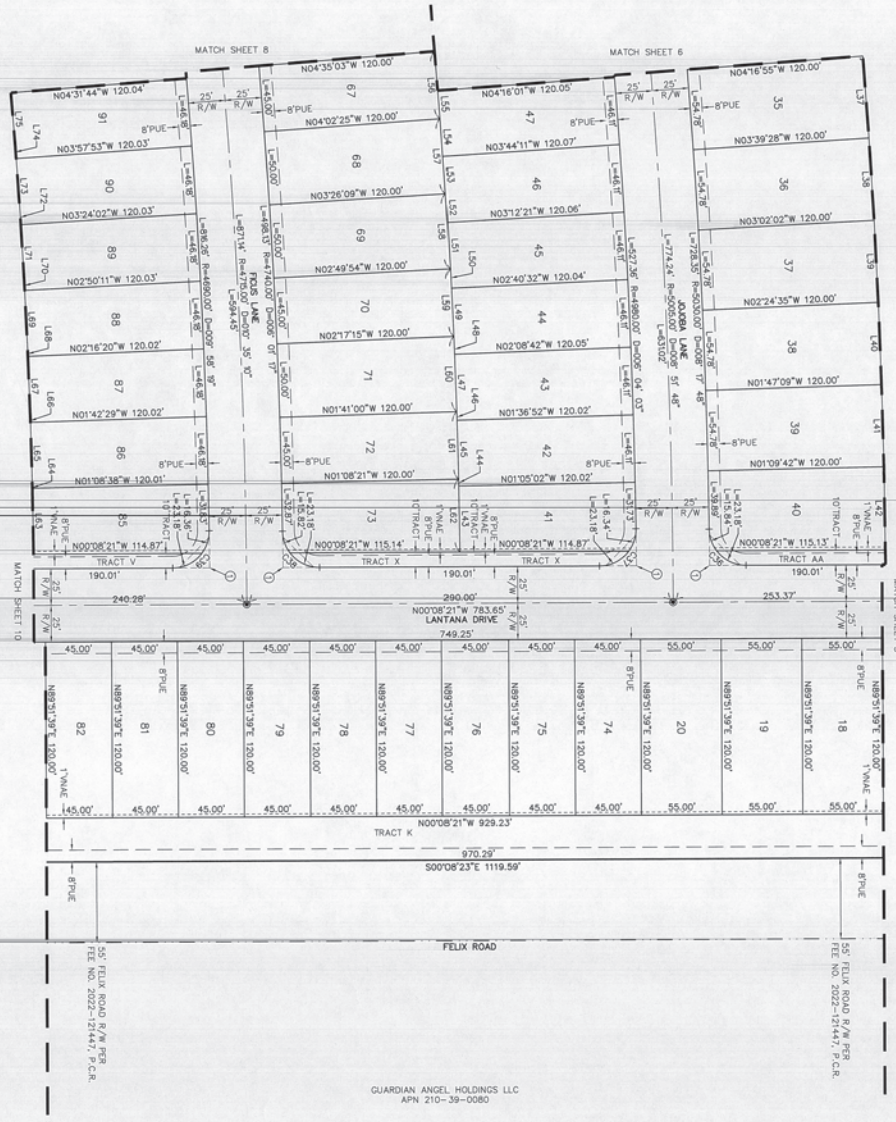

LOT TABLE			
LOT	AREA SQ FT	AREA ACRES	
18	6600	0.15	
19	6600	0.15	
20	6600	0.15	
35	6649	0.15	
36	6649	0.15	
37	6649	0.15	
38	6649	0.15	
39	6649	0.15	
40	6660	0.15	
41	5496	0.13	
42	5468	0.13	
43	5469	0.13	
44	5468	0.13	
45	5469	0.13	
46	5469	0.13	
47	5468	0.13	
67	5467	0.13	
68	6074	0.14	
69	6074	0.14	
70	5467	0.13	

LOT TABLE			
LOT	AREA SQ FT	AREA ACRES	
71	6074	0.14	
72	5467	0.13	
73	5813	0.13	
74	5400	0.12	
75	5400	0.12	
76	5400	0.12	
77	5400	0.12	
78	5400	0.12	
79	5400	0.12	
80	5400	0.12	
81	5400	0.12	
82	5400	0.12	
85	5503	0.13	
86	5473	0.13	
87	5473	0.13	
88	5473	0.13	
89	5473	0.13	
90	5473	0.13	
91	5473	0.13	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	N86°01'32"E	56.09'
L38	N86°39'52"E	56.09'
L39	N87°16'41"E	56.09'
L40	N87°54'28"E	56.09'
L41	N88°31'14"E	56.09'
L42	N89°09'03"E	56.78'
L43	S89°09'13"W	45.00'
L44	S89°09'13"W	4.70'
L45	S88°33'20"W	40.30'
L46	S88°33'20"W	5.84'
L47	S88°10'51"W	39.16'
L48	S88°10'51"W	12.10'
L49	S87°28'36"W	32.90'
L50	S87°26'50"W	13.24'
L51	S86°51'39"W	31.76'
L52	S86°51'39"W	19.51'
L53	S86°15'57"W	25.49'
L54	S86°15'57"W	25.77'
L55	S85°41'16"W	19.23'
L56	N85°41'16"E	46.14'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L57	N86°15'43"E	51.27'
L58	N86°51'59"E	51.27'
L59	N87°28'28"E	46.14'
L60	N88°05'03"E	51.27'
L61	N88°35'20"E	46.14'
L62	N89°09'13"E	49.70'
L63	S89°07'29"W	45.00'
L64	S89°07'29"W	2.16'
L65	S88°32'22"W	42.84'
L66	S88°32'22"W	3.37'
L67	S87°57'36"W	41.63'
L68	S87°57'36"W	4.59'
L69	S87°22'50"W	40.41'
L70	S87°22'50"W	5.80'
L71	S86°48'04"W	39.20'
L72	S86°48'04"W	7.01'
L73	S86°13'18"W	37.99'
L74	S86°13'18"W	8.23'
L75	S85°36'33"W	36.77'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C36	39.02'	25.00'	089°25'56"
C37	39.52'	25.00'	090°34'47"
C38	39.01'	25.00'	089°23'50"
C39	39.54'	25.00'	090°36'56"

ATWELL	REVISIONS	FINAL PLAT	COUNTY: PINAL
PM: J. SPRING		MAGMA RANCH III - PARCEL 2A	SECTION: 19
DR: R. GILES		PINAL COUNTY, ARIZONA	TOWNSHIP: 3 SOUTH
JOB NO. 21001929		MAY 2024	RANGE: 9 EAST
SCALE 0 20 40 1" = 40 FEET			
SHEET NO. 7 OF 18			
FP22-056			

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LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
59	7539	0.17	94	5473	0.13
60	5510	0.13	95	5473	0.13
61	5440	0.12	96	5473	0.13
62	5469	0.13	97	5473	0.13
63	6104	0.14	98	5473	0.13
64	5467	0.13	99	5473	0.13
65	6074	0.14	100	5473	0.13
66	6074	0.14	101	5473	0.13
92	5473	0.13	102	5475	0.13
93	5473	0.13			

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L76	N85°06'49"E	51.27'	L94	S80°25'40"W	25.85'
L77	N84°30'33"E	51.27'	L95	S81°00'26"W	19.15'
L78	N83°56'06"E	46.14'	L96	S81°00'26"W	27.06'
L79	N83°21'20"E	52.15'	L97	S81°35'12"W	17.94'
L80	S84°01'11"W	3.16'	L98	S81°35'12"W	28.28'
L81	S84°01'11"W	46.22'	L99	S82°09'58"W	16.72'
L82	S84°01'11"W	11.68'	L100	S82°09'58"W	29.49'
L83	S87°22'32"E	23.84'	L101	S82°44'43"W	15.51'
L84	N10°43'36"W	25.00'	L102	S82°44'43"W	30.70'
L85	N37°23'25"W	212.86'	L103	S83°19'29"W	14.30'
L86	S88°06'02"W	28.28'	L104	S83°19'29"W	31.92'
L87	N04°47'43"E	51.50'	L105	S83°54'15"W	13.08'
L88	N35°19'51"W	50.03'	L106	S83°54'15"W	33.13'
L89	N52°37'04"E	54.10'	L107	S84°29'01"W	11.87'
L90	N37°22'56"W	81.23'	L108	S84°29'01"W	34.34'
L91	S79°42'06"W	45.00'	L109	S85°03'47"W	10.66'
L92	S79°42'06"W	24.64'	L110	S85°03'47"W	35.56'
L93	S80°25'40"W	20.36'	L111	S85°38'33"W	9.44'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C40	498.13'	4740.00'	006°01'17"
C41	39.01'	25.00'	089°23'56"
C42	39.01'	25.00'	089°23'56"
C43	142.27'	4740.00'	001°43'11"
C44	51.91'	50.00'	059°28'50"
C45	353.38'	420.00'	048°12'28"
C46	15.71'	25.00'	036°00'57"
C47	18.40'	25.00'	042°10'00"
C48	24.68'	200.00'	007°04'15"
C49	40.31'	25.00'	092°23'24"
C50	173.33'	420.00'	023°38'43"
C51	37.03'	25.00'	084°51'28"
C52	39.27'	25.00'	090°00'00"

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FINAL PLAT

MAGMA RANCH III - PARCEL 2A

PINAL COUNTY, ARIZONA

COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

MAY 2024

REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES

JOB NO.
21001929

SCALE 0 20 40
1" = 40 FEET

21001929 MAGMA RANCH PHASE 2A FP.DWG

SHEET NO.
8 OF 18

FP22-056

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
103	6808	0.16	138	5476	0.13
104	5472	0.13	139	5476	0.13
105	5471	0.13	140	5476	0.13
106	5471	0.13	141	5476	0.13
107	5471	0.13	142	5476	0.13
108	5471	0.13	143	5476	0.13
109	5471	0.13	163	5624	0.13
110	5471	0.13	164	5624	0.13
111	5471	0.13	165	5624	0.13
128	5478	0.13	166	5624	0.13
129	5478	0.13	167	5624	0.13
130	5478	0.13	168	5624	0.13
131	5478	0.13	169	5741	0.13
132	5478	0.13	260	6666	0.15
133	5478	0.13	261	6671	0.15
134	5478	0.13	262	6671	0.15
135	5476	0.13	263	6703	0.15
136	5417	0.12	264	6703	0.15
137	5476	0.13	265	6748	0.15

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L112	N84°29'01"E	46.21'	L128	S81°38'40"W	42.40'	L144	N81°38'40"E	46.30'
L113	N83°54'15"E	46.21'	L129	S81°38'40"W	3.89'	L145	N81°01'29"E	46.30'
L114	N83°19'29"E	46.21'	L130	S82°15'51"W	41.11'	L146	N80°24'17"E	46.30'
L115	N82°44'43"E	46.21'	L131	S82°15'51"W	5.19'	L147	S76°59'18"W	50.39'
L116	N82°09'58"E	46.21'	L132	S82°53'02"W	39.81'	L148	S77°48'09"W	4.61'
L117	N81°35'12"E	46.21'	L133	S82°53'02"W	6.49'	L149	S77°48'09"W	52.10'
L118	N81°00'26"E	46.21'	L134	S83°30'14"W	38.51'	L150	S78°37'32"W	2.90'
L119	N80°25'40"E	46.21'	L135	S83°30'14"W	7.79'	L151	S78°37'32"W	55.00'
L120	N79°42'06"E	69.64'	L136	S84°07'25"W	37.21'	L152	N80°27'23"E	47.09'
L121	N37°22'56"W	141.34'	L137	S84°07'25"W	9.09'	L153	N81°07'33"E	46.16'
L122	N37°22'56"W	81.23'	L138	S84°44'36"W	35.91'	L154	N81°47'19"E	46.16'
L123	N62°15'13"E	23.81'	L139	N84°44'36"E	46.30'	L155	N82°27'05"E	46.16'
L124	S80°24'17"W	45.00'	L140	N84°07'25"E	46.30'	L156	N83°06'51"E	46.16'
L125	S80°24'17"W	1.30'	L141	N83°30'14"E	46.30'	L157	N83°46'37"E	46.16'
L126	S81°01'29"W	43.70'	L142	N82°53'02"E	46.30'	L158	N84°26'24"E	46.16'
L127	S81°01'29"W	2.60'	L143	N82°15'51"E	46.30'			

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C53	13.77'	740.00'	001°03'59"
C54	87.76'	800.00'	006°17'06"
C55	34.82'	25.00'	079°48'31"
C56	42.61'	25.00'	097°39'33"
C57	20.36'	175.00'	006°39'56"
C58	62.84'	200.00'	018°00'11"
C59	43.83'	225.00'	011°09'44"
C60	39.15'	25.00'	089°43'05"
C61	38.76'	25.00'	088°50'19"
C62	39.62'	25.00'	090°47'30"
C63	39.60'	25.00'	090°45'05"

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COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

FINAL PLAT
MAGMA RANCH III - PARCEL 2A
PINAL COUNTY, ARIZONA

MAY 2024

REVISIONS:

ATWELL
PM. J. SPRING
DR. R. GILES
JOB NO.
21001929
SCALE 0 20 40
1" = 40 FEET
21001929 MAGMA RANCH PHASE 2A FP.DWG
SHEET NO.
9 OF 18

FP22-056

LOT	LOT TABLE AREA SQ FT	AREA ACRES	LOT	LOT TABLE AREA SQ FT	AREA ACRES
83	5400	0.12	145	5476	0.13
84	5400	0.12	146	5476	0.13
112	5471	0.13	147	5476	0.13
113	5471	0.13	148	5476	0.13
114	5471	0.13	149	5476	0.13
115	5471	0.13	150	5435	0.12
116	5471	0.13	151	7697	0.18
117	5471	0.13	152	12190	0.28
118	5471	0.13	153	7756	0.18
119	5505	0.13	154	5446	0.13
120	5638	0.13	155	5400	0.12
121	5477	0.13	156	5710	0.13
122	5476	0.13	157	5624	0.13
123	5476	0.13	158	5624	0.13
124	5476	0.13	159	5677	0.13
125	5476	0.13	160	5624	0.13
126	5476	0.13	161	5624	0.13
127	6086	0.14	162	5624	0.13
144	5476	0.13	184	5400	0.12

LINE #	LINE TABLE DIRECTION	LENGTH	LINE #	LINE TABLE DIRECTION	LENGTH
L159	N85°13'47"E	46.21'	L178	S85°58'58"W	7.98'
L160	N85°38'33"E	46.21'	L179	S85°58'58"W	38.32'
L161	N86°13'18"E	46.21'	L180	S85°21'47"W	6.68'
L162	N86°48'04"E	46.21'	L181	S85°21'47"W	39.62'
L163	N87°22'50"E	46.21'	L182	S84°44'36"W	10.38'
L164	N87°57'36"E	46.21'	L183	N85°21'47"E	46.30'
L165	N88°32'22"E	46.21'	L184	N85°58'58"E	46.30'
L166	N89°07'29"E	47.16'	L185	N86°36'10"E	46.30'
L167	N31°25'50"W	12.68'	L186	N87°13'21"E	46.30'
L168	S89°03'40"W	15.49'	L187	N87°50'32"E	46.30'
L169	S89°03'40"W	31.83'	L188	N88°27'43"E	46.30'
L170	S88°20'43"W	13.17'	L189	N89°03'40"E	47.32'
L171	S88°20'43"W	33.12'	L190	N89°05'29"E	46.93'
L172	S87°50'32"W	11.88'	L191	N88°25'23"E	46.16'
L173	S87°50'32"W	34.42'	L192	N87°45'37"E	46.16'
L174	S87°13'21"W	10.58'	L193	N87°05'39"E	46.59'
L175	S87°13'21"W	35.72'	L194	N86°25'42"E	46.16'
L176	S86°36'10"W	9.28'	L195	N85°45'56"E	46.16'
L177	S86°36'10"W	37.02'	L196	N85°06'10"E	46.16'

CURVE #	CURVE TABLE LENGTH	RADIUS	DELTA
C64	38.99'	25.00'	089°21'29"
C65	77.98'	50.00'	089°21'29"
C66	116.97'	75.00'	089°21'29"
C67	21.21'	50.00'	024°18'23"
C68	146.51'	60.00'	139°54'21"
C69	21.48'	50.00'	024°37'12"
C70	57.66'	36.50'	090°30'37"
C71	39.58'	25.00'	090°42'05"

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COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

FINAL PLAT

MAGMA RANCH III - PARCEL 2A

PINAL COUNTY, ARIZONA

MAY 2024

REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES
JOB NO. 21001929
SCALE 0 20 40
1" = 40 FEET
21001929 MAGMA RANCH PHASE 2A FP.DWG
SHEET NO. 10 OF 18

FP22-056

K:\21001929 – MAGMA RANCH 3\DWG\SURVEY\FINAL PLAT\PHASE 2A\21001929 MAGMA RANCH PHASE 2A FP.DWG SAVEDATE:5/20/2024 9:30 AM PLOTDATE:5/20/2024 9:59 AM

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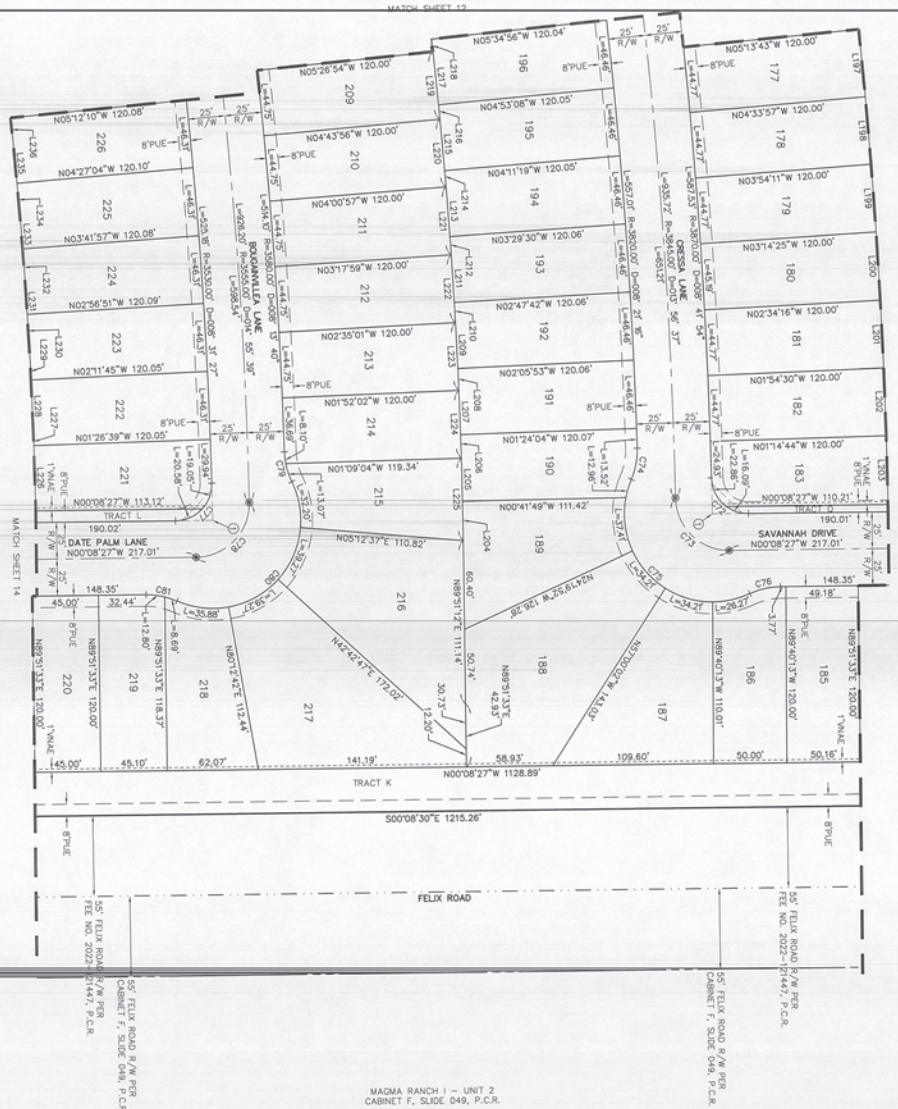

LOT	AREA SQ FT	AREA ACRES
177	5454	0.13
178	5454	0.13
179	5454	0.13
180	5505	0.13
181	5454	0.13
182	5454	0.13
183	5432	0.12
185	5961	0.14
186	5759	0.13
187	8289	0.19
188	11941	0.27
189	6993	0.16
190	5432	0.12
191	5490	0.13
192	5490	0.13
193	5490	0.13
194	5490	0.13
195	5490	0.13
196	5490	0.13

LOT	AREA SQ FT	AREA ACRES
209	5458	0.13
210	5458	0.13
211	5458	0.13
212	5458	0.13
213	5458	0.13
214	5456	0.13
215	10886	0.25
216	11861	0.27
218	5904	0.14
219	5405	0.12
220	5400	0.12
221	5477	0.13
222	5465	0.13
223	5466	0.13
224	5465	0.13
225	5466	0.13
226	5466	0.13

LINE #	DIRECTION	LENGTH
L197	S85°06'10"W	46.16'
L198	S85°45'56"W	46.16'
L199	S86°25'42"W	46.16'
L200	S87°05'29"W	46.59'
L201	S87°45'17"W	46.16'
L202	S88°25'03"W	46.16'
L203	S89°05'29"W	46.93'
L204	S89°17'02"W	28.64'
L205	S89°17'02"W	29.32'
L206	S88°29'27"W	16.15'
L207	S88°29'27"W	30.10'
L208	S87°46'28"W	14.90'
L209	S87°46'28"W	31.35'
L210	S87°03'30"W	13.65'
L211	S87°03'30"W	32.60'
L212	S86°20'32"W	12.40'
L213	S86°20'32"W	33.85'
L214	S85°37'33"W	11.15'
L215	S85°37'33"W	35.10'
L216	S84°54'35"W	9.90'

LINE #	DIRECTION	LENGTH
L217	S84°54'35"W	36.35'
L218	S84°11'37"W	8.85'
L219	N84°54'35"E	46.25'
L220	N85°37'33"E	46.25'
L221	N86°20'32"E	46.25'
L222	N87°03'30"E	46.25'
L223	N87°46'28"E	46.25'
L224	N88°29'27"E	46.25'
L225	N89°17'02"E	56.17'
L226	S88°50'34"W	44.56'
L227	S88°50'34"W	8.40'
L228	S88°01'22"W	36.34'
L229	S88°01'22"W	10.30'
L230	S87°11'44"W	34.43'
L231	S87°11'44"W	17.39'
L232	S86°22'06"W	27.35'
L233	S86°22'06"W	19.29'
L234	S85°32'28"W	25.44'
L235	S85°32'28"W	26.38'
L236	S84°42'50"W	18.36'

CURVE #	LENGTH	RADIUS	DELTA
C72	38.95'	25.00'	089°15'52"
C73	56.99'	36.50'	089°27'40"
C74	21.79'	50.00'	024°57'57"
C75	145.07'	60.00'	138°31'42"
C76	21.48'	50.00'	024°37'27"
C77	39.40'	25.00'	090°49'03"
C78	57.71'	36.50'	090°35'40"
C79	21.17'	50.00'	024°15'21"
C80	146.62'	60.00'	140°00'34"
C81	21.48'	50.00'	024°37'27"

FINAL PLAT	COUNTY: PINAL
MAGMA RANCH III - PARCEL 2A	SECTION: 19
PINAL COUNTY, ARIZONA	TOWNSHIP: 3 SOUTH
	RANGE: 9 EAST

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ATWELL

REVISIONS:

PM: J. SPRING
DR: R. GILES
JOB NO. 21001929
SCALE 0 20 40
1" = 40' FEET

ZONED MAGMA RANCH PHASE 2A (PZ18)

SHEET NO. 11 OF 18

FP22-056

MAY 2024

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LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
170	5441	0.12	229	5465	0.13
171	5454	0.13	230	5465	0.13
172	5454	0.13	231	5465	0.13
173	5454	0.13	232	5498	0.13
174	5454	0.13	266	6748	0.15
175	5454	0.13	267	6699	0.15
176	5454	0.13	268	6699	0.15
197	5490	0.13	269	6699	0.15
198	5490	0.13	270	6936	0.16
199	5490	0.13	271	7567	0.17
200	5490	0.13	272	6936	0.16
201	5490	0.13	273	7144	0.16
202	5545	0.13	274	6761	0.16
203	5491	0.13	275	6707	0.15
204	5458	0.13	276	7315	0.17
205	5458	0.13	277	6707	0.15
206	5458	0.13	278	6697	0.15
207	5458	0.13	279	6697	0.15
208	5458	0.13	280	6697	0.15
227	5465	0.13	281	6697	0.15
228	5466	0.13	282	6772	0.16

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L237	S84°26'24"W	46.16'	L256	N83°28'38"E	7.40'
L238	S83°46'37"W	46.16'	L257	N84°11'37"E	37.60'
L239	S83°06'51"W	46.16'	L258	N84°11'37"E	46.25'
L240	S82°27'05"W	46.16'	L259	N83°28'38"E	46.25'
L241	S81°47'19"W	46.16'	L260	N82°45'40"E	46.25'
L242	S81°07'33"W	46.16'	L261	N82°02'42"E	46.25'
L243	S80°27'23"W	47.09'	L262	N81°19'43"E	46.25'
L244	N78°37'32"E	57.90'	L263	N80°36'13"E	47.40'
L245	N77°48'09"E	56.71'	L264	N80°40'44"E	44.50'
L246	N76°59'18"E	50.39'	L265	N80°40'44"E	3.66'
L247	N80°36'13"E	45.00'	L266	N81°29'32"E	41.08'
L248	N80°36'13"E	2.40'	L267	N81°29'32"E	5.56'
L249	N81°19'43"E	42.60'	L268	N82°16'33"E	39.18'
L250	N81°19'43"E	3.65'	L269	N82°16'33"E	7.46'
L251	N82°02'42"E	41.35'	L270	N83°03'34"E	37.27'
L252	N82°02'42"E	4.90'	L271	N83°03'34"E	9.37'
L253	N82°45'40"E	40.10'	L272	N83°53'12"E	35.37'
L254	N82°45'40"E	6.15'	L273	N83°53'12"E	16.45'
L255	N83°28'38"E	38.85'	L274	N84°42'50"E	28.28'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C82	38.93'	25.00'	089°12'43"
C83	38.91'	25.00'	089°10'11"
C84	39.64'	25.00'	090°51'07"
C85	39.62'	25.00'	090°48'32"
C86	38.90'	25.00'	089°08'55"
C87	38.88'	25.00'	089°06'11"
C88	39.67'	25.00'	090°55'21"
C89	39.65'	25.00'	090°52'32"
C90	64.96'	3580.00'	001°02'23"

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COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

FINAL PLAT
MAGMA RANCH III - PARCEL 2A
PINAL COUNTY, ARIZONA

MAY 2024

REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES
JOB NO. 21001929

SCALE 0 20 40
1" = 40 FEET

SHEET NO. 12 OF 18

FP22-056

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
233	5564	0.13	294	5541	0.13
234	5496	0.13	295	5601	0.13
235	5496	0.13	296	5556	0.13
236	5496	0.13	297	5491	0.13
237	6106	0.14	298	5491	0.13
255	5489	0.13	299	5491	0.13
256	5489	0.13	316	5500	0.13
257	5489	0.13	317	5500	0.13
258	5489	0.13	318	5500	0.13
259	5559	0.13	319	5500	0.13
283	6783	0.16	320	5500	0.13
284	6720	0.15	321	5500	0.13
285	6720	0.15	322	5500	0.13
286	6720	0.15	323	5500	0.13
287	6720	0.15	324	5500	0.13
288	5541	0.13	325	5500	0.13
289	5541	0.13	326	5500	0.13
290	5541	0.13	327	5500	0.13
291	5541	0.13	328	5500	0.13
292	5541	0.13	329	5500	0.13
293	5541	0.13	330	5500	0.13

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L275	N83°53'12"E	51.82'	L284	N81°46'11"E	46.72'
L276	N83°03'34"E	46.64'	L285	N82°40'05"E	46.72'
L277	N82°16'33"E	46.64'	L286	N83°33'59"E	46.72'
L278	N81°29'32"E	46.64'	L287	N84°03'46"E	44.86'
L279	N80°40'44"E	48.15'	L288	N83°14'20"E	44.86'
L280	N18°36'56"W	25.00'	L289	N82°24'55"E	44.86'
L281	S12°54'38"E	15.90'	L290	N81°35'29"E	44.86'
L282	N21°42'40"W	54.19'	L291	N80°46'04"E	44.86'
L283	N80°51'22"E	48.31'			

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C91	38.87'	25.00'	089°04'27"
C92	38.84'	25.00'	089°01'28"
C93	39.71'	25.00'	091°00'21"
C94	39.69'	25.00'	090°57'17"
C95	208.77'	50.00'	239°13'53"
C96	11.73'	50.00'	013°26'50"
C97	38.82'	25.00'	088°57'43"
C98	39.79'	25.00'	091°05'00"
C99	46.74'	2981.00'	000°53'54"
C100	38.81'	25.00'	088°56'10"
C101	38.78'	25.00'	088°52'45"
C102	385.12'	2860.00'	007°42'55"
C103	39.52'	25.00'	090°34'16"
C104	25.17'	25.00'	057°41'29"

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COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

FINAL PLAT

MAGMA RANCH III - PARCEL 2A

PINAL COUNTY, ARIZONA

MAY 2024

REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES
JOB NO.
21001929

SCALE 0 20 40
1" = 40 FEET

2100929 MAGMA RANCH PHASE 2A FP.DWG

SHEET NO.
13 OF 18

FP22-056

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
238	5496	0.13	300	5491	0.13
239	6106	0.14	301	5491	0.13
240	5496	0.13	302	5491	0.13
241	6106	0.14	303	5491	0.13
242	5496	0.13	304	5491	0.13
243	6137	0.14	305	5450	0.13
244	5400	0.12	306	8350	0.19
245	5405	0.12	307	11000	0.25
246	5397	0.15	308	6897	0.16
247	12229	0.28	309	5402	0.12
248	9657	0.22	310	5400	0.12
249	5403	0.12	311	5552	0.13
250	5489	0.13	312	5500	0.13
251	5489	0.13	313	5500	0.13
252	5489	0.13	314	5500	0.13
253	5489	0.13	315	5500	0.13
254	5489	0.13			

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L292	N84°42'50"E	46.64'	L303	N84°53'11"E	44.86'
L293	N85°32'28"E	51.82'	L304	N84°27'54"E	46.72'
L294	N86°22'06"E	46.64'	L305	N85°21'48"E	46.72'
L295	N87°11'44"E	51.82'	L306	N86°15'42"E	46.72'
L296	N88°01'22"E	46.64'	L307	N87°09'36"E	46.72'
L297	N88°50'34"E	52.96'	L308	N88°03'30"E	46.72'
L298	N89°01'13"E	46.50'	L309	N88°58'36"E	48.81'
L299	N88°10'53"E	44.86'	L310	N89°49'11"E	112.44'
L300	N87°21'28"E	44.86'	L311	N89°51'33"E	21.05'
L301	N86°32'02"E	44.86'	L312	S00°08'33"E	80.00'
L302	N85°42'37"E	44.86'			

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C105	38.89'	25.00'	089°08'09"
C106	56.93'	36.50'	089°22'00"
C107	21.84'	50.00'	025°01'42"
C108	144.93'	60.00'	138°24'09"
C109	21.48'	50.00'	024°37'12"
C110	51.84'	33.00'	090°00'03"
C111	51.84'	33.00'	089°59'57"
C112	39.72'	25.00'	091°01'43"
C113	57.81'	36.50'	090°44'50"
C114	21.09'	50.00'	024°09'54"
C115	146.83'	60.00'	140°12'46"
C116	21.48'	50.00'	024°37'12"

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FINAL PLAT

MAGMA RANCH III - PARCEL 2A

PINAL COUNTY, ARIZONA

COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

MAY 2024

REVISIONS:

ATWELL
PM. J. SPRING
DR. R. GILES
JOB NO.
21001929

SCALE 0 20 40
1" = 40 FEET

21001929 MAGMA RANCH PHASE 2A FP.DWG

SHEET NO.
14 OF 18

FP22-056

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C117	38.79'	25.00'	088°53'45"
C118	39.77'	25.00'	091°08'54"
C119	38.73'	25.00'	088°45'25"
C120	39.84'	25.00'	091°17'58"
C121	39.84'	25.00'	091°17'58"
C122	39.84'	25.00'	091°17'58"

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
340	5526	0.13	365	5515	0.13
341	5526	0.13	366	5515	0.13
342	5526	0.13	382	5515	0.13
343	5526	0.13	383	5515	0.13
344	5526	0.13	384	5515	0.13
345	5526	0.13	385	5515	0.13
346	5526	0.13	386	5515	0.13
347	5526	0.13	387	5515	0.13
348	5526	0.13	388	5515	0.13
349	5602	0.13	389	5515	0.13
350	5400	0.12	390	5515	0.13
351	5400	0.12	391	5585	0.13
352	5400	0.12	392	5400	0.12
353	5400	0.12	393	5400	0.12
354	5400	0.12	394	5400	0.12
355	5400	0.12	395	5400	0.12
356	5400	0.12	396	5400	0.12
357	5576	0.13	397	5400	0.12
358	5515	0.13	398	6143	0.14
359	5515	0.13	399	5834	0.13
360	5515	0.13	400	5834	0.13
361	5515	0.13	401	5834	0.13
362	5515	0.13	402	6257	0.14
363	5515	0.13	403	6247	0.14
364	5515	0.13	404	5893	0.14

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L313	N78°51'48"E	44.81'	L332	S83°08'34"W	13.57'
L314	N79°56'00"E	44.81'	L333	S83°08'34"W	31.24'
L315	N81°00'11"E	44.81'	L334	S82°04'22"W	15.92'
L316	N82°04'22"E	44.81'	L335	S82°04'22"W	28.90'
L317	N83°08'34"E	44.81'	L336	S81°00'11"W	18.27'
L318	N84°12'45"E	44.81'	L337	S81°00'11"W	26.55'
L319	N85°16'57"E	44.81'	L338	S79°56'00"W	20.61'
L320	N86°21'08"E	44.81'	L339	S79°56'00"W	24.20'
L321	N87°25'20"E	44.81'	L340	S78°51'48"W	22.96'
L322	N88°29'25"E	44.67'	L341	S78°51'48"W	21.85'
L323	S88°29'25"W	44.67'	L342	N77°47'37"E	25.31'
L324	S87°25'20"W	4.18'	L343	N78°28'24"E	47.71'
L325	S87°25'20"W	40.64'	L344	N79°47'52"E	49.82'
L326	S86°21'08"W	6.52'	L345	N83°03'10"E	49.91'
L327	S86°21'08"W	38.29'	L346	N84°22'18"E	47.24'
L328	S85°16'57"W	8.87'	L347	N85°39'16"E	47.24'
L329	S85°16'57"W	35.94'	L348	N86°56'14"E	47.24'
L330	S84°12'45"W	11.22'	L349	N88°14'37"E	48.98'
L331	S84°12'45"W	33.59'			

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COUNTY: PINAL
SECTION: 19
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RANGE: 9 EAST

FINAL PLAT

MAGMA RANCH III - PARCEL 2A

PINAL COUNTY, ARIZONA

MAY 2024

REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES
JOB NO. 21001929

SCALE 0 20 40
1" = 40 FEET

21001929 MAGMA RANCH PHASE 2A FP.DWG

SHEET NO. 15 OF 18

FP22-056

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
331	5522	0.13	374	5402	0.12
332	5526	0.13	375	5930	0.14
333	5526	0.13	376	5515	0.13
334	5526	0.13	377	5515	0.13
335	5526	0.13	378	5515	0.13
336	5526	0.13	379	5515	0.13
337	5526	0.13	380	5515	0.13
338	5526	0.13	381	5515	0.13
339	5526	0.13	405	5893	0.14
367	5515	0.13	406	5893	0.14
368	5515	0.13	407	5893	0.14
369	5515	0.13	408	5893	0.14
370	5515	0.13	409	5893	0.14
371	5515	0.13	410	5893	0.14
372	5515	0.13	438	5575	0.13
373	5515	0.13	439	5577	0.13

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L350	S69°46'11"W	45.36'	L366	N73°30'51"E	10.11'
L351	N71°22'28"E	44.81'	L367	N72°26'39"E	37.05'
L352	N72°26'39"E	44.81'	L368	N72°26'39"E	7.76'
L353	N73°30'51"E	44.81'	L369	N71°22'28"E	39.40'
L354	N74°35'02"E	44.81'	L370	N71°22'28"E	5.41'
L355	N75°39'14"E	44.81'	L371	N69°46'11"E	45.36'
L356	N76°43'25"E	44.81'	L372	N26°34'11"W	21.96'
L357	N77°47'37"E	44.81'	L373	N26°34'11"W	50.00'
L358	N77°47'37"E	19.50'	L374	N26°34'11"W	20.02'
L359	N76°43'25"E	27.66'	L375	N70°41'58"E	47.71'
L360	N76°43'25"E	17.15'	L376	N71°59'42"E	47.71'
L361	N75°39'14"E	30.01'	L377	N73°17'27"E	47.71'
L362	N75°39'14"E	14.81'	L378	N74°35'11"E	47.71'
L363	N74°35'02"E	32.36'	L379	N75°52'55"E	47.71'
L364	N74°35'02"E	12.46'	L380	N77°10'40"E	47.71'
L365	N73°30'51"E	34.70'	L381	N47°35'35"E	50.15'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C123	39.00'	25.00'	089°23'13"
C124	57.13'	36.50'	089°41'00"
C125	21.48'	50.00'	024°37'12"
C126	48.68'	60.00'	046°29'02"
C127	145.21'	60.00'	138°39'45"
C128	21.94'	50.00'	025°08'46"
C129	71.17'	2280.00'	001°47'19"
C130	66.52'	2242.17'	001°42'00"
C131	82.78'	2230.00'	002°07'37"
C132	39.95'	25.00'	091°33'33"
C133	39.84'	25.00'	091°17'58"
C134	122.93'	330.00'	021°20'38"
C135	111.76'	300.00'	021°20'38"
C136	100.58'	270.00'	021°20'38"

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TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

FINAL PLAT

MAGMA RANCH III - PARCEL 2A

PINAL COUNTY, ARIZONA

MAY 2024

REVISIONS:

ATWELL

PM. J. SPRING
DR. R. GILES
JOB NO. 21001929

SCALE 0 20 40
1" = 40 FEET

21001929 MAGMA RANCH PHASE 2A FP.DWG

SHEET NO. 16 OF 18

FP22-056

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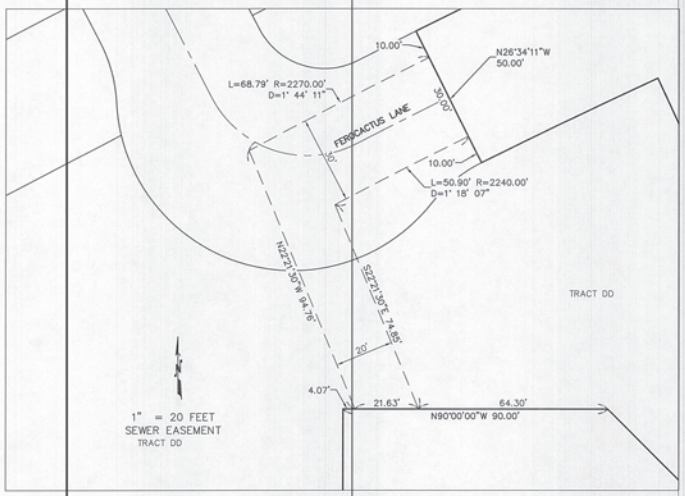

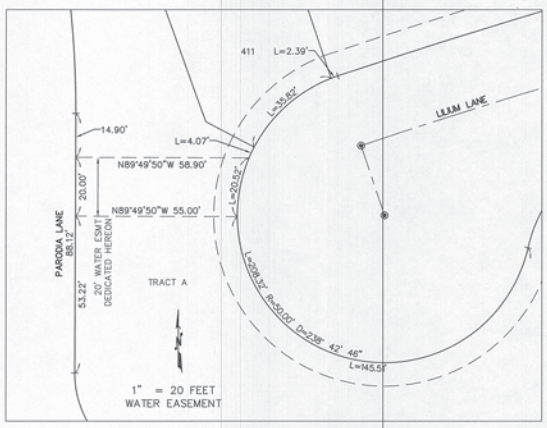

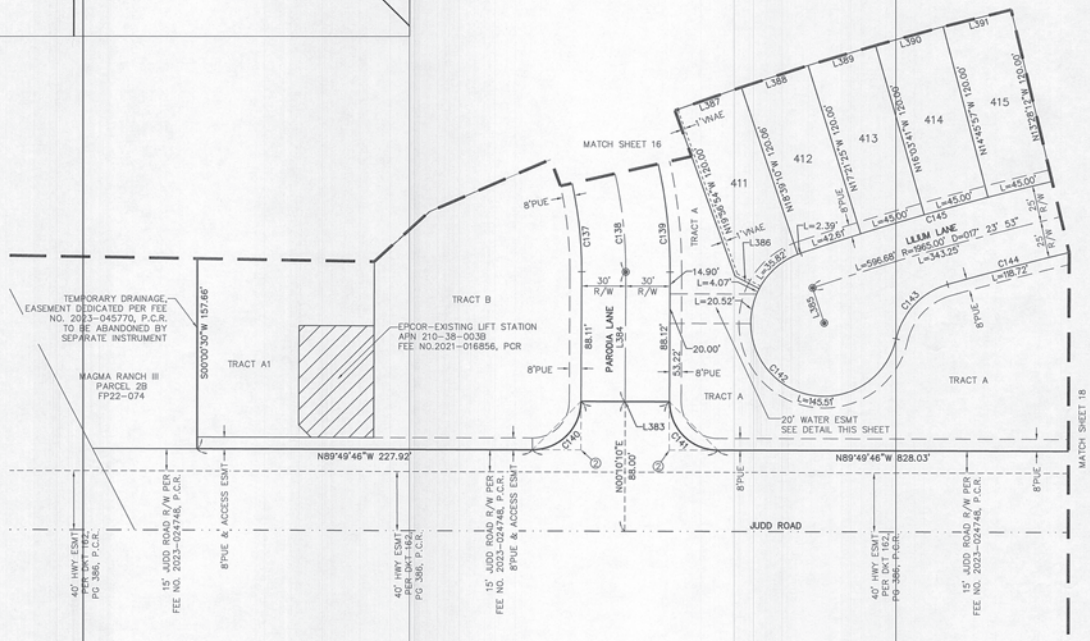

LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
411	5792	0.13
412	5559	0.13
413	5559	0.13
414	5559	0.13
415	5559	0.13

LINE TABLE		
LINE #	DIRECTION	LENGTH
L383	N89°49'42"W	60.00'
L384	N00°10'10"E	88.12'
L385	S18°35'02"E	25.00'
L386	S62°22'24"E	18.48'
L387	N70°41'58"E	47.71'
L388	N71°59'42"E	47.71'
L389	N73°17'27"E	47.71'
L390	N74°35'11"E	47.71'
L391	N75°52'55"E	47.71'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C137	100.58'	270.00'	021°20'38"
C138	111.76'	300.00'	021°20'38"
C139	122.93'	330.00'	021°20'38"
C140	51.84'	33.00'	090°00'03"
C141	51.84'	33.00'	089°59'56"
C142	208.32'	50.00'	238°42'46"
C143	53.50'	50.00'	061°18'15"
C144	466.50'	1940.00'	013°46'40"
C145	298.23'	1990.00'	008°35'12"

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FINAL PLAT

MAGMA RANCH III - PARCEL 2A

PINAL COUNTY, ARIZONA

COUNTY: PINAL
SECTION: 19
TOWNSHIP: 3 SOUTH
RANGE: 9 EAST

MAY 2024

REVISIONS:

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21001929 MAGMA RANCH PHASE 2A FP.DWG

SHEET NO.
17 OF 18

FP22-056

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
416	5559	0.13	427	8032	0.18
417	5559	0.13	428	11037	0.25
418	5663	0.13	429	6920	0.16
419	5673	0.13	430	5444	0.12
420	5503	0.13	431	5582	0.13
421	5503	0.13	432	5582	0.13
422	5503	0.13	433	5582	0.13
423	5565	0.13	434	5582	0.13
424	5400	0.12	435	5582	0.13
425	5412	0.12	436	5582	0.13
426	5402	0.12	437	5582	0.13

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L392	N77°10'40"E	47.71'	L400	N88°08'21"E	45.00'
L393	N78°28'24"E	47.71'	L401	N86°43'21"E	45.00'
L394	N79°47'52"E	49.82'	L402	N85°18'21"E	45.00'
L395	N83°03'10"E	49.91'	L403	N83°53'21"E	45.00'
L396	N84°22'18"E	47.24'	L404	N82°28'21"E	45.00'
L397	N85°39'16"E	47.24'	L405	N81°03'21"E	45.00'
L398	N86°56'14"E	47.24'	L406	N79°38'21"E	45.00'
L399	N88°14'37"E	48.98'	L407	N78°13'21"E	45.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C146	298.23'	1990.00'	008°35'12"
C147	38.65'	25.00'	088°34'41"
C148	38.65'	25.00'	088°34'41"
C149	38.65'	25.00'	088°34'41"
C150	56.67'	36.50'	088°57'18"
C151	22.08'	50.00'	025°18'20"
C152	144.36'	60.00'	137°51'07"
C153	21.48'	50.00'	024°37'12"
C154	52.02'	33.00'	090°18'44"

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MAGMA RANCH III - PARCEL 2A
PINAL COUNTY, ARIZONA

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SHEET NO. 18 OF 18

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