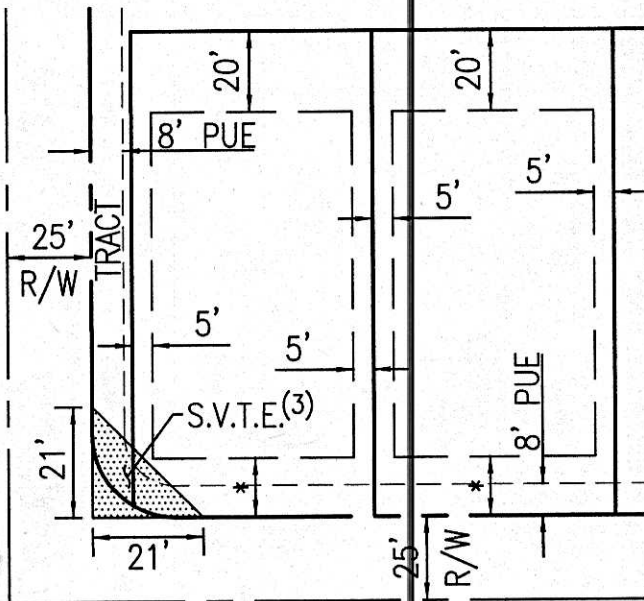


NOTES:

- THE 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 COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86-401382.0001.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240005 (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING, SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
- ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PROMONTORY AT MAGIC RANCH PARCEL D2 HOMEOWNER'S ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- NO STRUCTURE SHALL BE CONSTRUCTED IN, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO, THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE PROMONTORY AT MAGIC RANCH PARCEL D2 HOMEOWNER'S ASSOCIATION.
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
- TRACTS A, B, C, D, E, F, G, H, I, & J ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE PROMONTORY AT MAGIC RANCH HOMEOWNER'S ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- 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.
- 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.
- THIS SUBDIVISION IS ADJACENT TO ARIZONA STATE LAND AND BUREAU OF LAND MANAGEMENT, WHICH MAY BE DEVELOPED FOR ANY POSSIBLE LAND USE IN THE FUTURE.



TYPICAL LOT LAYOUT AND BUILDING SETBACKS  
NOT TO SCALE

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

FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0475E AND #04021C500E, DATED DECEMBER 4, 2007, THIS PROPERTY IS LOCATED WITHIN "ZONE X" IN THE "OTHER AREAS" DESIGNATION. "ZONE X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:

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

LOT TABLE:

SEE SHEET FP02 FOR LOT TABLE

LAND USE TABLE

ZONING.....	CR-3/PAD
GROSS ACREAGE.....	19.86 ACRES
NET ACREAGE.....	19.86 ACRES
AREA OF STREETS.....	4.01 ACRES
AREA OF TRACTS.....	4.41 ACRES
AREA OF LOTS.....	11.44 ACRES
NUMBER OF LOTS.....	93
AVERAGE LOT SIZE.....	5351 SF, 0.12 AC.
OVERALL DENSITY.....	4.68 DU/AC
GROSS OPEN SPACE.....	22.21%

BASE ZONING AND ZONING CASE #:

EXISTING ZONING.....	CR-3/PAD
ZONING CASE.....	PZ-PD-007-098A
MAX BUILDING HEIGHT.....	30'
MIN LOT SIZE.....	4,950 SF (45'x110')
MIN LOT WIDTH.....	45'
MIN FRONT YARD SETBACK.....	10'/18*
MIN SIDE YARD SETBACK.....	5'/10*
MIN REAR YARD SETBACK.....	20'

TRACT TABLE:

SEE SHEET FP02 FOR TRACT TABLE

# FINAL PLAT

## PROMONTORY AT MAGIC RANCH - PARCEL D2

### LOTS 1-93 & COMMON AREAS "A" THROUGH "J"

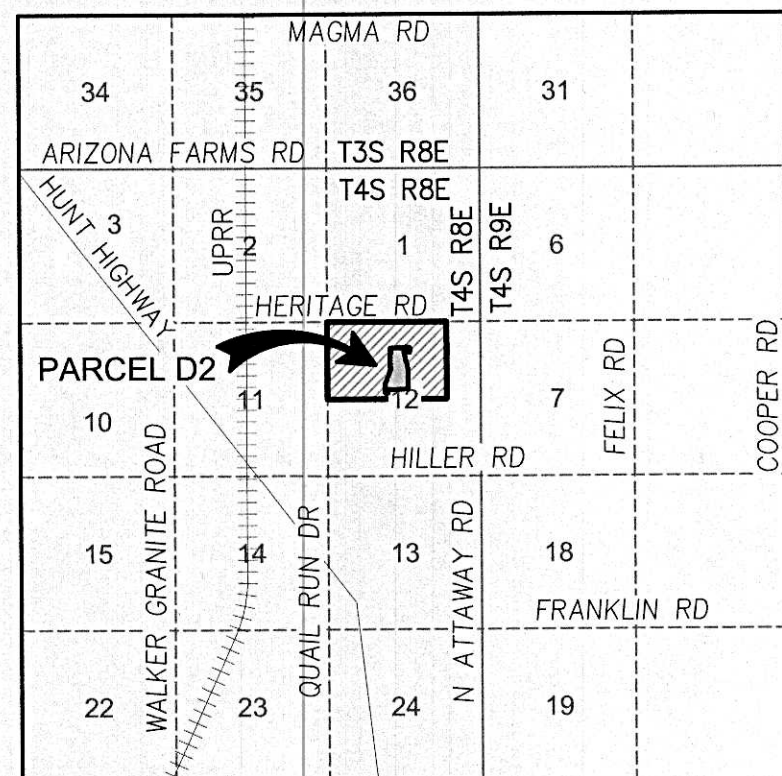
A REPLAT OF PARCEL D2 OF THE FINAL BLOCK PLAT OF PROMONTORY AT MAGIC RANCH AS RECORDED IN FEE #2023-046790, P.C.R. AND BEING A PLANNED AREA DEVELOPMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

OWNER/DEVELOPER

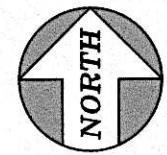
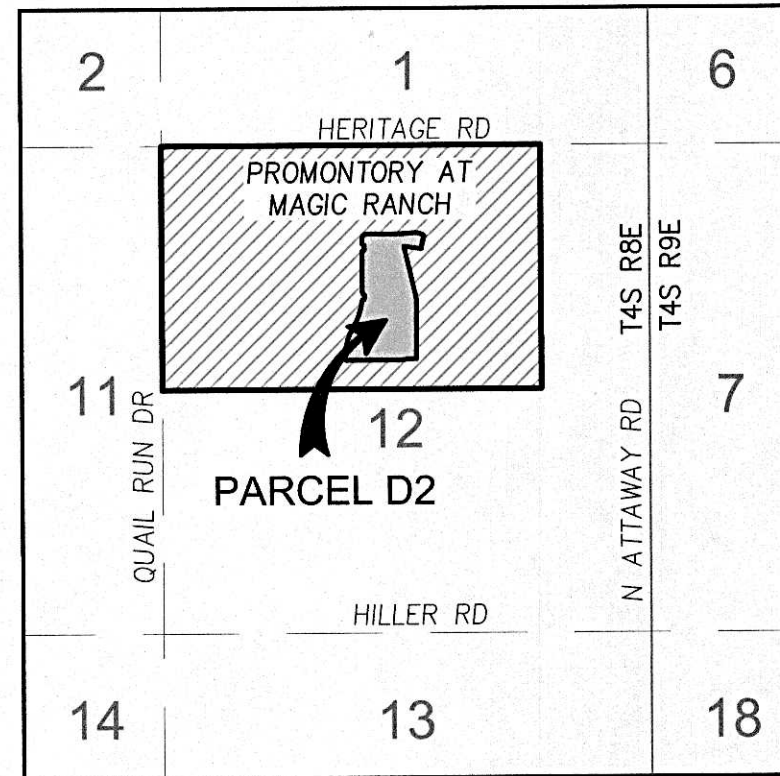
JOBUZZ MAGIC RANCH, LLC  
5827 E. INDIAN SCHOOL ROAD  
PHOENIX, AZ 85018  
PHONE: (602) 339-5702  
CONTACT: JOHN BEERLING

ENGINEER

UNITED ENGINEERING GROUP, LLC  
3205 W. RAY ROAD  
CHANDLER, AZ 85226  
PHONE: (480) 705-5372  
FAX: (480) 705-5376  
CONTACT: CHRISTOPHER LENZ, P.E.



VICINITY MAP  
N.T.S.



LOCATION MAP  
N.T.S.

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 JULY, 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  
(NAME)

48648  
(AZ REG LAND SURVEY #)

3205 W. RAY ROAD, CHANDLER, AZ 85226  
(ADDRESS)

(480) 705-5372  
(PHONE #)

APPROVALS:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

David J. Saeger 05/09/24  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

Chris Lee 5/20/24  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
AQUIFER PROTECTION DIVISION

Chris Lee 05/20/24  
PINAL COUNTY PUBLIC WORKS DEPARTMENT  
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A Trust Agent, FEE NO 2024-030117 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 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:

STATE OF ARIZONA }  
COUNTY OF PINAL } S.S.

KNOWN ALL MEN BY THESE PRESENTS:

JOBUZZ MAGIC RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF PROMONTORY AT MAGIC RANCH PARCEL D2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER 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.

JOBUZZ MAGIC RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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. JOBUZZ MAGIC RANCH, LLC, 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.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS 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, E, & H. 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 PROMONTORY AT MAGIC RANCH HOMEOWNER'S 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 HOMEOWNER'S 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.

OWNER'S AGREEMENT

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.

IN WITNESS WHEREOF:

JOBUZZ MAGIC RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED THIS 3 DAY OF April, 2024.

JOBUZZ MAGIC RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: Sean D. Hamill

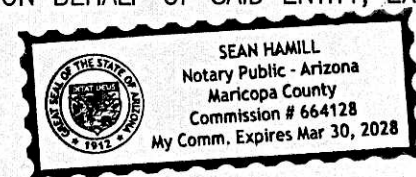
TITLE: member / agent

ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF PINAL } S.S.

ON THIS 3rd DAY OF April, 2024, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED Sean D. Hamill, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Member / Agent OF, JOBUZZ MAGIC RANCH, LLC, AN ARIZONA LIMITED COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

Sean Hamill March 30, 2028  
NOTARY PUBLIC MY COMMISSION EXPIRES



REVISIONS	DATE
DESCRIPTION	
No.	

FINAL PLAT  
PROMONTORY AT MAGIC RANCH - PARCEL D2  
LOTS 1-93 & COMMON AREAS "A" THROUGH "J"  
PINAL COUNTY, ARIZONA

SUBMITTALS:	
DESIGNED BY:	BLM
DRAWN BY:	BLM
CHECKED BY:	DJM



FP01
SHEET 1 OF 4
PROJECT NUMBER
14402



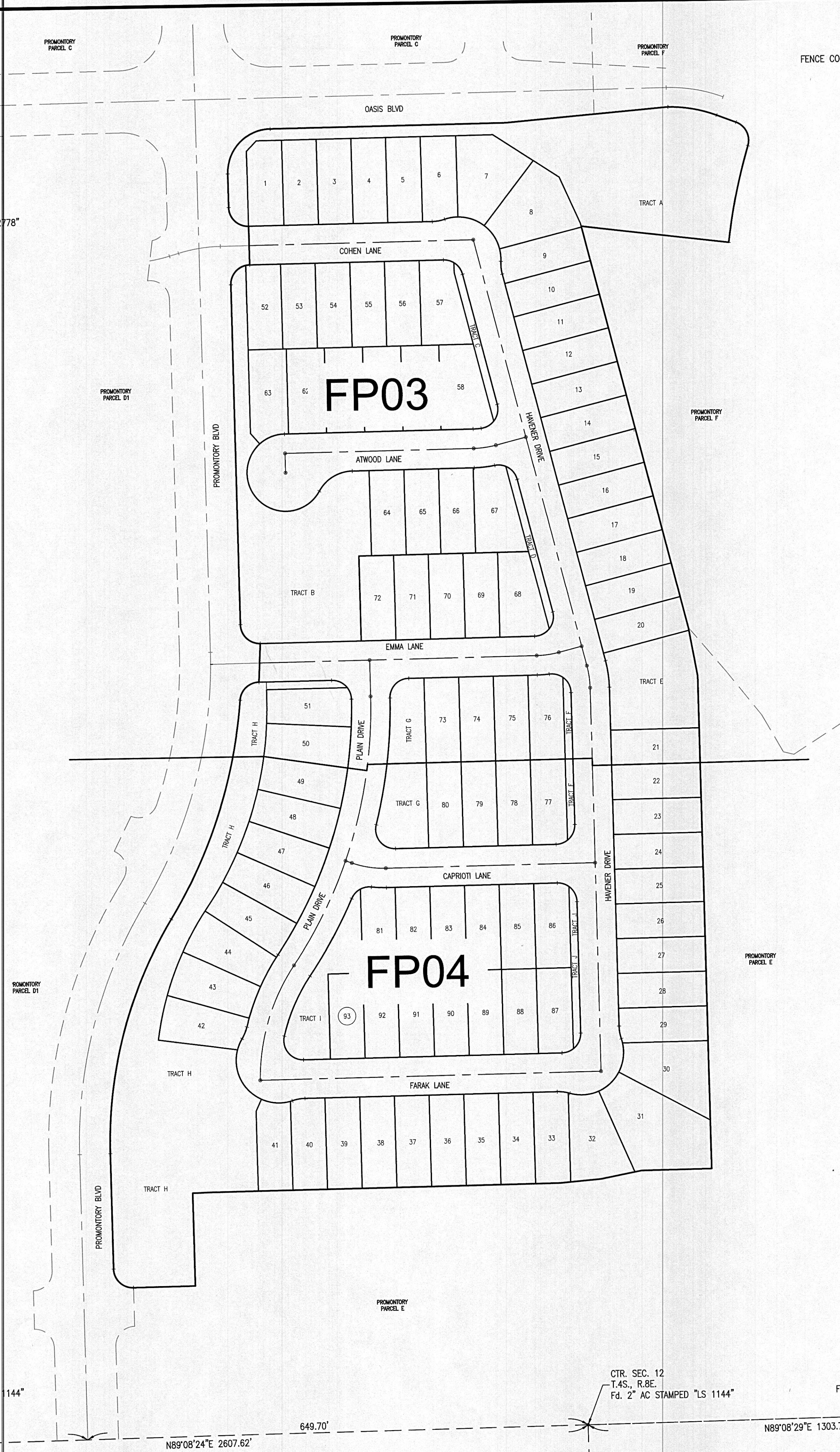
NW COR. SEC. 12  
T.4S., R.8E.  
Fd. 2.5" AC STAMPED "LS 32'78"

N00°31'39"W 2857.67'

W. 1/4 COR. SEC. 12  
T.4S., R.8E.  
Fd. 2" AC STAMPED "LS 1144"

E. 1/16 COR. SEC. 12  
T.4S., R.8E.  
Fd. 3/4" REBAR  
FENCE CORNER @ S61°52'35"W 106.19'

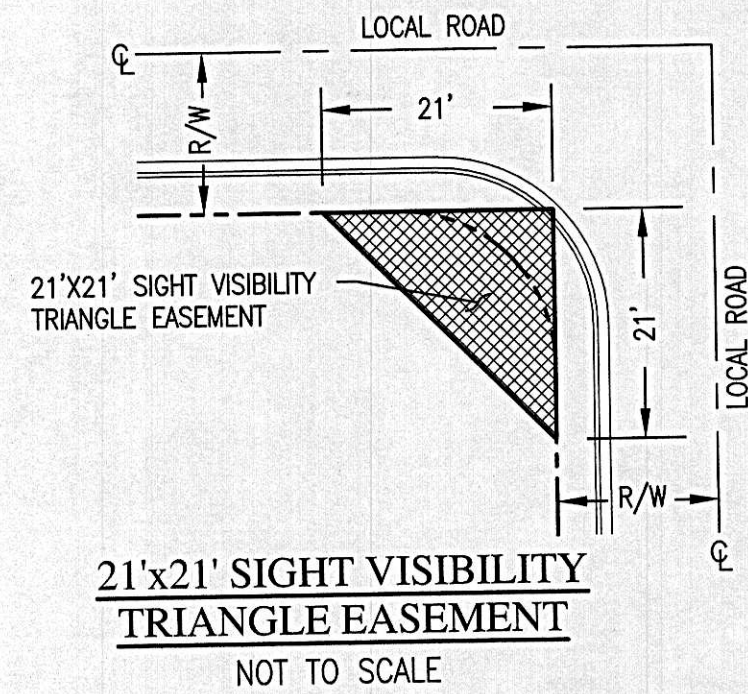
C-E 1/16 COR. SEC. 12  
T.4S., R.8E.  
Fd. 2" AC STAMPED "1/16 LS 1144"



LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
1	4974.44	0.1142
2	4950.00	0.1136
3	4950.00	0.1136
4	4950.00	0.1136
5	4950.00	0.1136
6	4974.71	0.1142
7	7793.48	0.1789
8	7972.98	0.1830
9	5094.88	0.1170
10	5175.00	0.1188
11	5175.00	0.1188
12	5175.00	0.1188
13	5175.00	0.1188
14	5175.00	0.1188
15	5175.00	0.1188
16	5175.00	0.1188
17	5175.00	0.1188
18	5175.00	0.1188
19	5175.00	0.1188
20	5174.58	0.1188
21	5175.00	0.1188
22	5175.00	0.1188
23	5175.00	0.1188
24	5175.00	0.1188
25	5175.00	0.1188
26	5175.00	0.1188
27	5175.00	0.1188
28	5175.00	0.1188
29	5143.14	0.1181
30	8017.15	0.1840
31	11953.90	0.2744
32	6944.23	0.1594
33	5386.72	0.1237
34	5323.09	0.1222
35	5323.09	0.1222
36	5323.09	0.1222
37	5323.09	0.1222
38	5323.09	0.1222
39	5323.09	0.1222
40	5301.95	0.1217
41	5131.33	0.1178
42	5500.16	0.1263
43	5685.62	0.1305
44	5685.62	0.1305
45	5212.42	0.1197
46	5303.41	0.1217
47	5303.41	0.1217
48	5303.41	0.1217
49	5303.41	0.1217
50	5303.41	0.1217

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
51	5184.32	0.1190
52	4960.16	0.1139
53	4950.00	0.1136
54	4950.00	0.1136
55	4950.00	0.1136
56	4950.00	0.1136
57	5961.41	0.1369
58	6286.25	0.1443
59	5445.00	0.1250
60	5445.00	0.1250
61	5445.00	0.1250
62	5445.00	0.1250
63	5626.76	0.1292
64	4950.00	0.1136
65	4950.00	0.1136
66	4950.00	0.1136
67	6181.61	0.1419
68	5803.29	0.1332
69	4950.00	0.1136
70	4950.00	0.1136
71	4950.00	0.1136
72	4950.00	0.1136
73	4950.00	0.1136
74	4950.00	0.1136
75	4950.00	0.1136
76	4979.84	0.1143
77	4959.09	0.1138
78	4950.00	0.1136
79	4950.00	0.1136
80	4950.00	0.1136
81	4969.93	0.1141
82	4950.00	0.1136
83	4950.00	0.1136
84	4950.00	0.1136
85	4950.00	0.1136
86	4981.09	0.1144
87	4981.09	0.1144
88	4950.00	0.1136
89	4950.00	0.1136
90	4950.00	0.1136
91	4950.00	0.1136
92	4950.00	0.1136
93	4950.00	0.1136

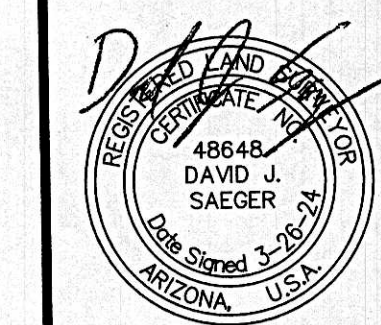
TRACT TABLE			
TRACT	SQ. FT.	ACRES	USAGE
TRACT A	46749.09	1.0732	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
TRACT B	37238.76	0.8549	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
TRACT C	1999.33	0.0459	PUE, OPEN SPACE, LANDSCAPE, SVTE
TRACT D	2055.70	0.0472	PUE, OPEN SPACE, LANDSCAPE, SVTE
TRACT E	13057.36	0.2998	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
TRACT F	1989.02	0.0457	PUE, OPEN SPACE, LANDSCAPE, SVTE
TRACT G	11541.93	0.2650	PUE, OPEN SPACE, LANDSCAPE, SVTE
TRACT H	66693.41	1.5311	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
TRACT I	8877.70	0.2038	PUE, OPEN SPACE, LANDSCAPE, SVTE
TRACT J	1979.56	0.0454	PUE, OPEN SPACE, LANDSCAPE, SVTE



REVISIONS		DATE
NO.	DESCRIPTION	

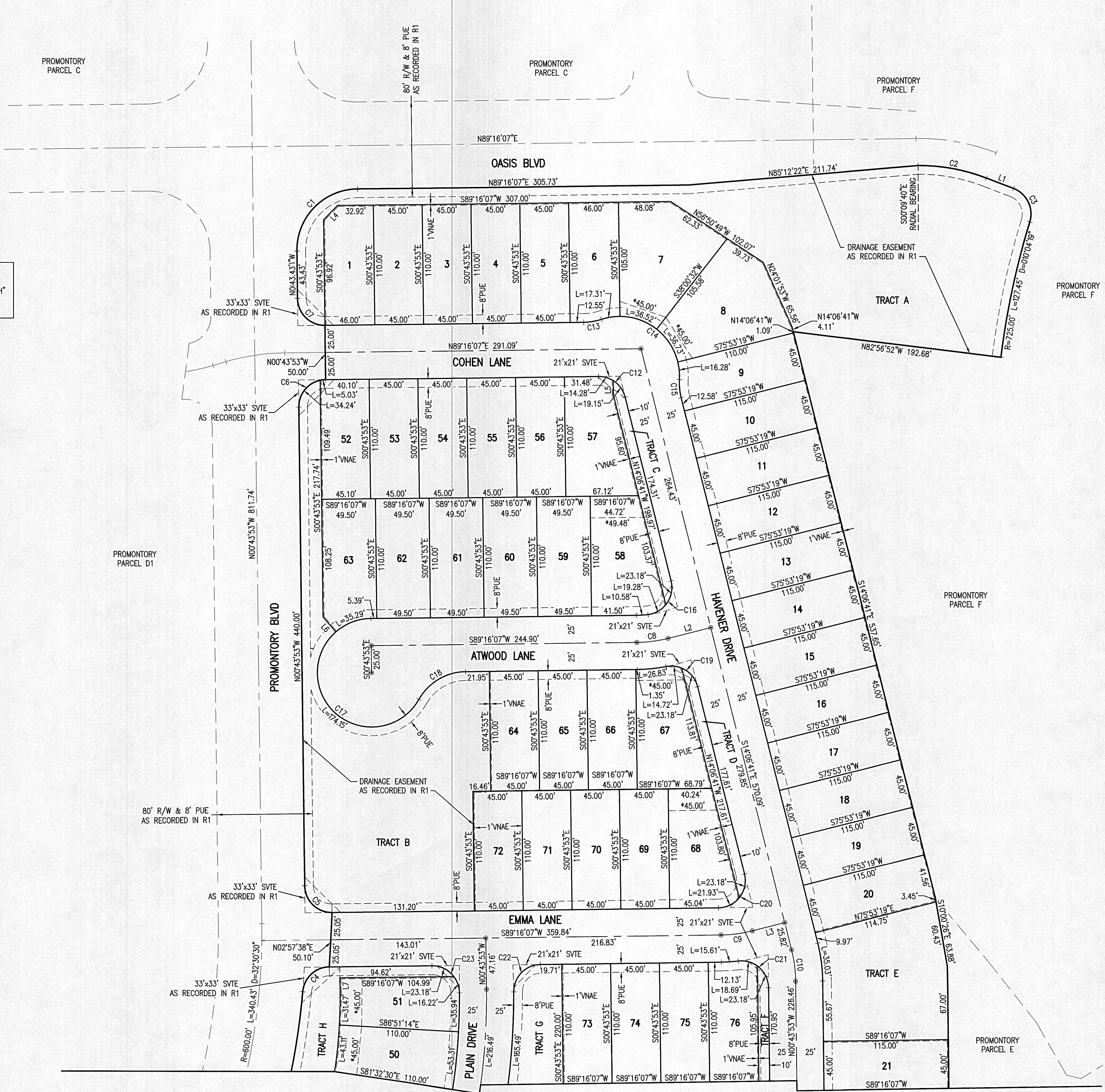
**FINAL PLAT**  
**PROMONTORY AT MAGIC RANCH - PARCEL D2**  
LOTS 1-93 & COMMON AREAS "A" THROUGH "J"  
PINAL COUNTY, ARIZONA

SUBMITTALS:	
DESIGNED BY:	BLM
DRAWN BY:	BLM
CHECKED BY:	DJM





RECORDED DOCUMENTS:  
R1 = "FINAL BLOCK PLAT OF  
PROMONTORY AT MAGIC RANCH"  
AS RECORDED IN FEE NO.  
2023-046790, P.C.R.

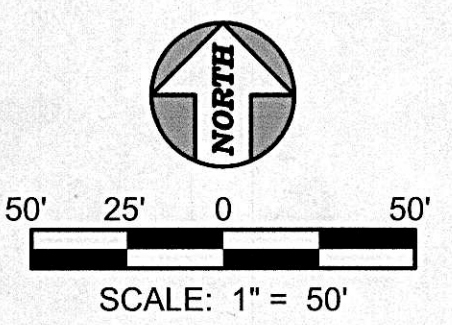



MATCH SHEET FP04

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	56.57'	88.86'	090°00'00"
C2	175.24'	64.38'	021°02'51"
C3	25.00'	37.63'	086°14'44"
C4	25.00'	36.81'	084°21'14"
C5	25.00'	39.27'	090°00'00"
C6	25.00'	39.27'	090°00'00"
C7	25.00'	39.27'	090°00'00"
C8	125.00'	29.19'	013°22'48"
C9	125.00'	29.19'	013°22'48"
C10	125.00'	29.19'	013°22'48"
C11	125.00'	44.90'	020°34'49"
C12	25.00'	33.43'	076°37'12"
C13	55.00'	16.65'	017°20'29"
C14	55.00'	106.84'	111°18'11"
C15	55.00'	16.65'	017°20'29"
C16	25.00'	42.46'	097°19'11"
C17	50.00'	209.44'	240°00'00"
C18	50.00'	52.36'	060°00'00"
C19	25.00'	37.90'	086°52'12"
C20	25.00'	45.11'	103°22'48"
C21	25.00'	41.87'	095°57'41"
C22	25.00'	39.16'	089°44'58"
C23	25.00'	39.40'	090°17'46"
C24	25.00'	46.00'	105°25'16"
C25	25.00'	31.77'	072°48'02"
C26	25.00'	39.27'	090°00'00"
C27	25.00'	39.27'	090°00'00"
C28	25.00'	39.27'	090°00'00"
C29	55.00'	16.65'	017°20'29"
C30	55.00'	119.69'	124°40'58"
C31	55.00'	16.65'	017°20'29"
C32	25.00'	45.70'	104°43'35"
C33	55.00'	16.65'	017°20'29"
C34	55.00'	133.82'	139°24'35"
C35	55.00'	16.59'	017°16'50"
C39	25.00'	39.27'	090°00'00"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	26.81'	S69°07'17"E
L2	40.44'	S75°53'19"W
L3	30.72'	S75°53'19"W
L4	18.50'	S44°16'07"W
L5	13.03'	N00°43'53"W
L6	18.00'	S41°10'16"E
L7	12.16'	S00°43'53"E
L8	8.66'	N70°09'04"W
L9	17.12'	S24°56'15"W

\* LOT WIDTH DIMENSION  
AT BUILDING SETBACK.  
FRONT = 10' SETBACK.  
REAR = 20' SETBACK.





united engineering group

NO.	REVISIONS	DESCRIPTION	DATE

FINAL PLAT

PROMONTORY AT MAGIC RANCH - PARCEL D2

LOTS 1-93 & COMMON AREAS "A" THROUGH "J"


PINAL COUNTY, ARIZONA

SUBMITTALS:

DESIGNED BY: BLM

DRAWN BY: BLM

CHECKED BY: DJM



FP03

SHEET 3 OF 4

PROJECT NUMBER

14402

3205 W. Ray Road  
Chandler, AZ 85226  
Phone: 480.705.5372  
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FP22-007

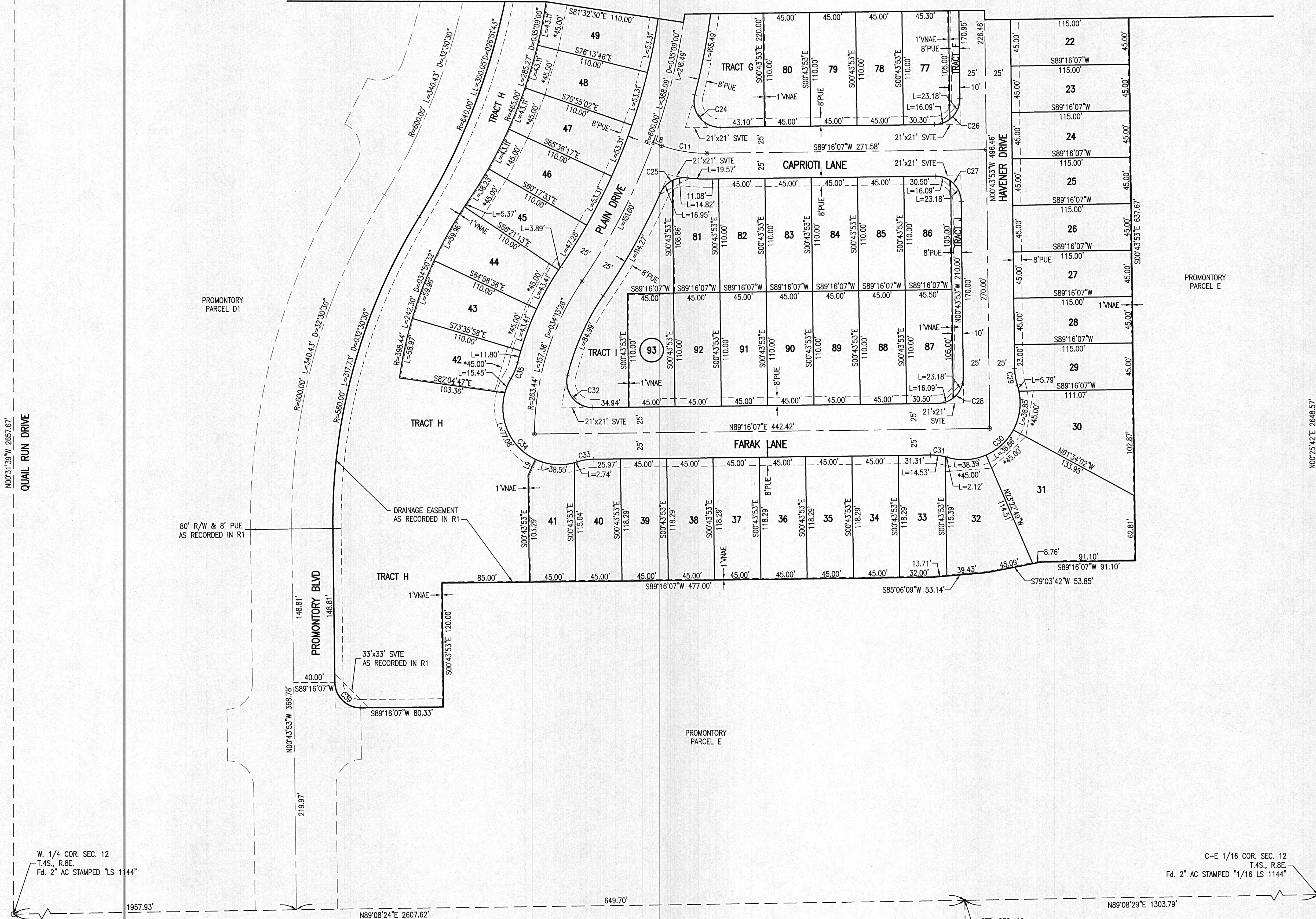


NW COR. SEC. 12  
T.4S., R.8E.  
Fd. 2.5" AC STAMPED "LS 32778"

RECORDED DOCUMENTS:  
R1 = "FINAL BLOCK PLAT OF  
PROMONTORY AT MAGIC RANCH"  
AS RECORDED IN FEE NO.  
2023-046790, P.C.R.

E. 1/16 COR. SEC. 12  
T.4S., R.8E.  
Fd. 3/4" REBAR  
FENCE CORNER @ S61°52'35"W 106.19'

MATCH SHEET FP03



N00°31'39"W 2697.67'  
QUAIL RUN DRIVE

PROMONTORY  
PARCEL D1

80' R/W & 8' PUE  
AS RECORDED IN R1

PROMONTORY BLVD  
148.81'

33'x33' SVTE  
AS RECORDED IN R1

PROMONTORY  
PARCEL E

PROMONTORY  
PARCEL E

W. 1/4 COR. SEC. 12  
T.4S., R.8E.  
Fd. 2" AC STAMPED "LS 1144"

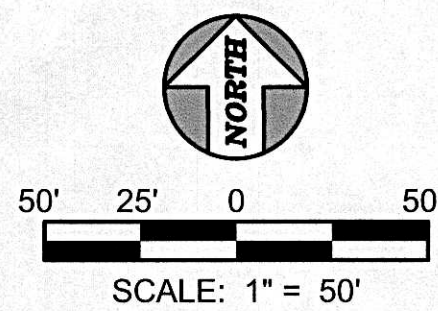
C-E 1/16 COR. SEC. 12  
T.4S., R.8E.  
Fd. 2" AC STAMPED "1/16 LS 1144"

CTR. SEC. 12  
T.4S., R.8E.  
Fd. 2" AC STAMPED "LS 1144"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	56.57'	88.86'	090°00'00"
C2	175.24'	64.38'	021°02'51"
C3	25.00'	37.63'	086°14'44"
C4	25.00'	36.81'	084°21'14"
C5	25.00'	39.27'	090°00'00"
C6	25.00'	39.27'	090°00'00"
C7	25.00'	39.27'	090°00'00"
C8	125.00'	29.19'	013°22'48"
C9	125.00'	29.19'	013°22'48"
C10	125.00'	29.19'	013°22'48"
C11	125.00'	44.90'	020°34'49"
C12	25.00'	33.43'	076°37'12"
C13	55.00'	16.65'	017°20'29"
C14	55.00'	106.84'	111°16'11"
C15	55.00'	16.65'	017°20'29"
C16	25.00'	42.46'	097°19'11"
C17	50.00'	209.44'	240°00'00"
C18	50.00'	52.36'	060°00'00"
C19	25.00'	37.90'	086°52'12"
C20	25.00'	45.11'	103°22'48"
C21	25.00'	41.87'	095°57'41"
C22	25.00'	39.16'	089°44'58"
C23	25.00'	39.40'	090°17'46"
C24	25.00'	46.00'	105°25'16"
C25	25.00'	31.77'	072°48'02"
C26	25.00'	39.27'	090°00'00"
C27	25.00'	39.27'	090°00'00"
C28	25.00'	39.27'	090°00'00"
C29	55.00'	16.65'	017°20'29"
C30	55.00'	119.69'	124°40'58"
C31	55.00'	16.65'	017°20'29"
C32	25.00'	45.70'	104°43'35"
C33	55.00'	16.65'	017°20'29"
C34	55.00'	133.82'	139°24'35"
C35	55.00'	16.59'	017°16'50"
C39	25.00'	39.27'	090°00'00"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	26.81'	S89°07'17"E
L2	40.44'	S75°53'19"W
L3	30.72'	S75°53'19"W
L4	18.50'	S44°16'07"W
L5	13.03'	N00°43'53"W
L6	18.00'	S41°10'16"E
L7	12.16'	S00°43'53"E
L8	8.66'	N70°09'04"W
L9	17.12'	S24°56'15"W

\* LOT WIDTH DIMENSION  
AT BUILDING SETBACK.  
FRONT = 10' SETBACK.  
REAR = 20' SETBACK.



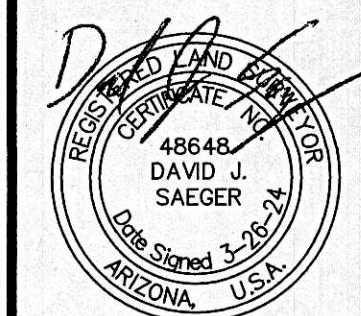
FINAL PLAT

PROMONTORY AT MAGIC RANCH - PARCEL D2

LOTS 1-93 & COMMON AREAS "A" THROUGH "J"  
PINAL COUNTY, ARIZONA

SUBMITTALS:

DESIGNED BY: BLM  
DRAWN BY: BLM  
CHECKED BY: DJM



FP04

SHEET 4 OF 4

PROJECT NUMBER  
14402

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