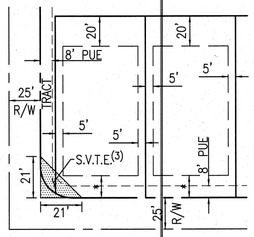
FINAL PLAT
PROMONTORY AT MAGIC RANCH - PARCEL A
LOTS 1-206 & COMMON AREAS "A" THROUGH "L"

A REPLAT OF PARCEL A 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 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

NOTES:

1. 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. 76-901382.0001.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240026. (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 PARCEL A HOMEOWNER'S 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 PLACE 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 HOMEOWNER'S 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 THROUGH L 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.
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, WHICH MAY BE DEVELOPED FOR ANY POSSIBLE LAND USE IN THE FUTURE.



NOTES:

1. 8' P.U.E. ALONG STREET FRONTAGE AND SIDE STREETS (TYP.).
2. * 10' FRONT YARD SETBACK WITH A SIDE ENTRY GARAGE.
   * 18' TO FRONT FACE OF GARAGE.
3. ARCHITECTURAL FEATURES SUCH AS FIREPLACES, POP-OUTS, WINDOWS, OVERHANGS, ETC., MAY EXTEND 2' INTO SETBACK.

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

LAND USE TABLE

ZONING	CR-3/PAD
GROSS ACREAGE	38.08 ACRES
NET ACREAGE	38.08 ACRES
AREA OF STREETS	7.77 ACRES
AREA OF TRACTS	6.66 ACRES
AREA OF LOTS	23.65 ACRES
NUMBER OF LOTS	206
AVERAGE LOT SIZE	4988 SF, 0.11 AC.
OVERALL DENSITY	5.41 DU/AC
GROSS OPEN SPACE	17.49%

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'

LEGEND

•	PROPERTY CORNER. Fd. #4 REBAR W/CAP STAMPED "RLS 34544" UNLESS OTHERWISE NOTED
⊡	Fd. BRASS CAP FLUSH, OR AS NOTED.
◉	PROPOSED CENTERLINE MONUMENT
——·——	SECTION/MID-SECTION LINE
———	SUBJECT PROPERTY LINE
- - - - - -	PROPOSED EASEMENT LINE
———	RIGHT-OF-WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SVTE	SITE VISIBILITY TRIANGLE EASEMENT

LOT TABLE:

SEE SHEET FP02 FOR LOT TABLE

TRACT TABLE:

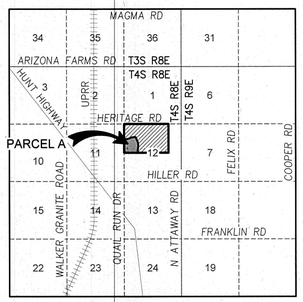
SEE SHEET FP02 FOR TRACT TABLE

OWNER/DEVELOPER

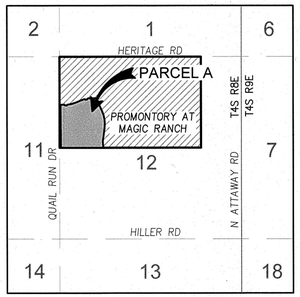
MAGIC RANCH PARTNERS, LLC
3219 E. CAMELBACK ROAD, #535
PHOENIX, AZ 85018-2307
PHONE: (480) 346-9600
FAX: (480) 346-9696
CONTACT: TIM KEENAN

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.

UTILITIES AND SERVICES

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

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 #)

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 48648 — DAVID J. SAEGER — Date Signed 07-25-23 — ARIZONA, U.S.A.

APPROVALS:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
Lindsey Randall — 05/16/2024
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION — DATE

Ann Steel — 5/20/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION — DATE

05/20/24
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER — DATE

ASSURANCES IN THE FORM OF A Trust Agmt., FEE NO. 2024-030713 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: _____ CHAIR ATTEST: _____ CLERK

DECLARATION, TITLE WARRANTY, AND DEDICATION:

STATE OF ARIZONA)
) S.S.
COUNTY OF PINAL)

KNOWN ALL MEN BY THESE PRESENTS:

MAGIC RANCH PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF PROMONTORY AT MAGIC RANCH PARCEL A, 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.

MAGIC RANCH PARTNERS, 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. MAGIC RANCH PARTNERS, 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, C, F, H, J & L. 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.

SEWER EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF SEWER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH 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:

MAGIC RANCH PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED THIS 11 DAY OF December, 2023.

MAGIC RANCH PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: manager

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF PINAL)

ON THIS 11 DAY OF December, 2023, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED Gaorin Wieger, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE manager OF, MAGIC RANCH PARTNERS, LLC AN ARIZONA LIMITED COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

Debbie A Eden — 11-14-2025
NOTARY PUBLIC — MY COMMISSION EXPIRES

DEBBIE A. EDEN — Notary Public - State of Arizona — MARICOPA COUNTY — Commission # 618186 — Expires November 14, 2025

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, 2022 AS FEE NO. 2021-161369 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT THIS 24TH DAY OF November, 2023.

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

STATE OF Nevada)
) S.S.
COUNTY OF Clark)

ON THIS 24TH DAY OF November, 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.

Sharon M Mitchell — 08/08/2025
NOTARY PUBLIC — MY COMMISSION EXPIRES

SHARON MITCHELL — Notary Public-State of Nevada — Appointment No. 21-2715-01 — My Appointment Expires 08-08-2025

3205 W. Ray Road
Chandler, AZ 85226
Phone: (480) 705-5372
Fax: (480) 705-5376
www.unitedeng.com
united engineering group

REVISIONS

NO.	DESCRIPTION	DATE

FINAL PLAT
PROMONTORY AT MAGIC RANCH - PARCEL A
LOTS 1-206 & COMMON AREAS "A" THROUGH "L"
PINAL COUNTY, ARIZONA

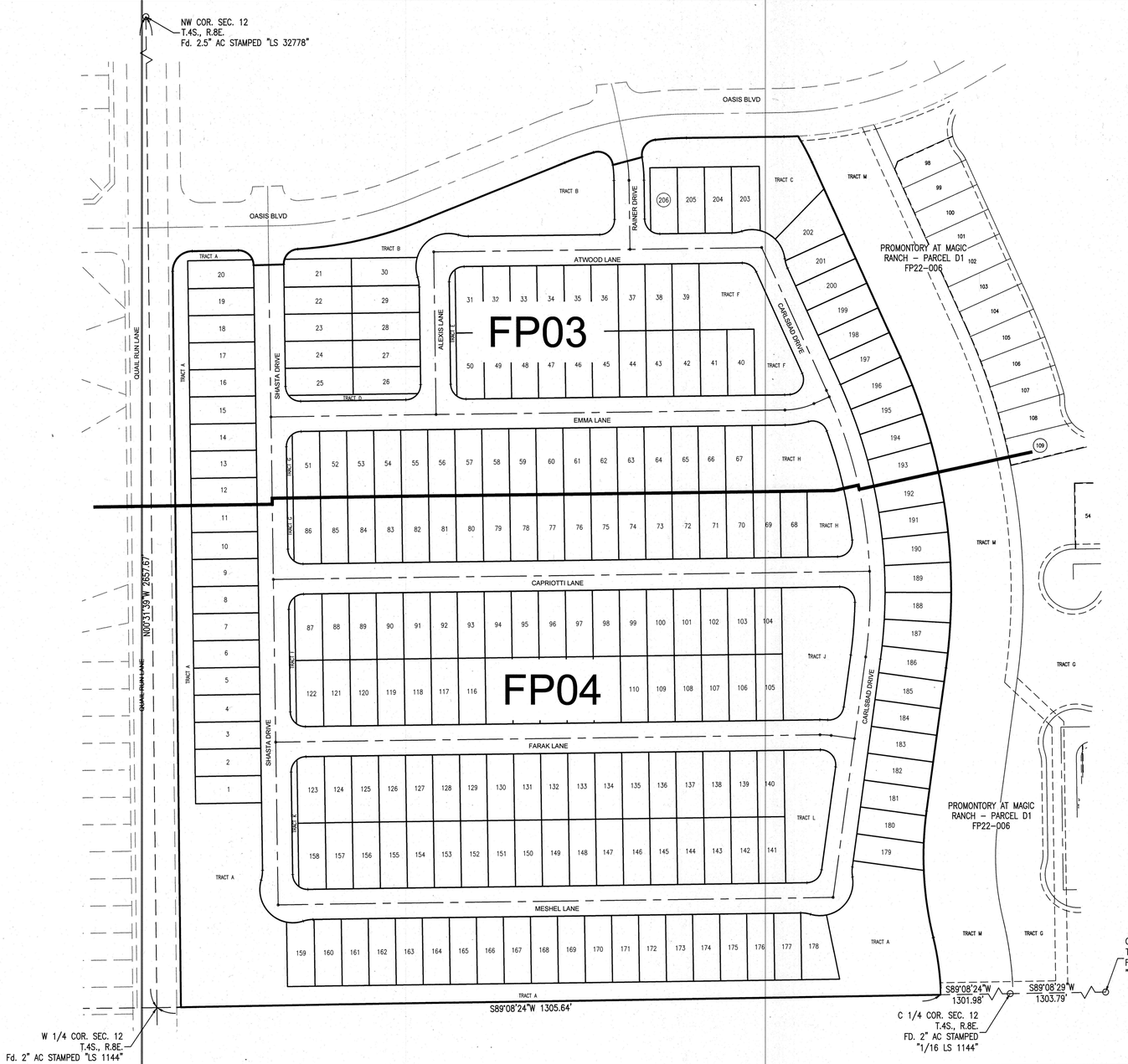
SUBMITTALS:

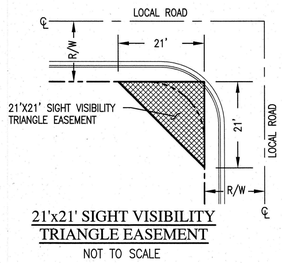
DESIGNED BY:	BLM
DRAWN BY:	BLM
CHECKED BY:	DJM

REGISTERED LAND SURVEYOR — CERTIFICATE NO. 48648 — DAVID J. SAEGER — Date Signed 07-25-23 — ARIZONA, U.S.A.

FP01
SHEET 1 OF 4
PROJECT NUMBER
14402

FP22-001





21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
NOT TO SCALE

TRACT TABLE			
TRACT	SQ. FT.	ACRES	USAGE
Tract A	138846.32	3.1875	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE, SEWER ESMT
Tract B	35117.85	0.8062	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
Tract C	23115.29	0.5307	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
Tract D	2029.56	0.0466	PUE, OPEN SPACE, LANDSCAPE, SVTE
Tract E	1979.56	0.0454	PUE, OPEN SPACE, LANDSCAPE, SVTE
Tract F	19786.39	0.4542	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
Tract G	1979.56	0.0454	PUE, OPEN SPACE, LANDSCAPE, SVTE
Tract H	22868.35	0.5250	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
Tract I	1979.56	0.0454	PUE, OPEN SPACE, LANDSCAPE, SVTE
Tract J	24621.01	0.5652	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
Tract K	1979.56	0.0454	PUE, OPEN SPACE, LANDSCAPE, SVTE
Tract L	15889.69	0.3648	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
1	4950.00	0.1136
2	4950.00	0.1136
3	4950.00	0.1136
4	4950.00	0.1136
5	4950.00	0.1136
6	4950.00	0.1136
7	4950.00	0.1136
8	4950.00	0.1136
9	4950.00	0.1136
10	4950.00	0.1136
11	4950.00	0.1136
12	4950.00	0.1136
13	4950.00	0.1136
14	4950.00	0.1136
15	4950.00	0.1136
16	4950.00	0.1136
17	4950.00	0.1136
18	4950.00	0.1136
19	4950.00	0.1136
20	5054.89	0.1160
21	5171.00	0.1187
22	5062.50	0.1162
23	5062.50	0.1162
24	5062.50	0.1162
25	5038.59	0.1157
26	5038.59	0.1157
27	5062.50	0.1162
28	5062.50	0.1162
29	5062.43	0.1162
30	5025.67	0.1154
31	5036.09	0.1156
32	4950.00	0.1136
33	4950.00	0.1136
34	4950.00	0.1136
35	4950.00	0.1136
36	4950.00	0.1136
37	4950.00	0.1136
38	4950.00	0.1136
39	4950.00	0.1136
40	4950.00	0.1136
41	4950.00	0.1136
42	4950.00	0.1136
43	4950.00	0.1136
44	4950.00	0.1136
45	4950.00	0.1136
46	4950.00	0.1136
47	4950.00	0.1136
48	4950.00	0.1136
49	4950.00	0.1136
50	5036.09	0.1156
51	4981.09	0.1144
52	4950.00	0.1136
53	4950.00	0.1136
54	4950.00	0.1136
55	4950.00	0.1136
56	4950.00	0.1136
57	4950.00	0.1136
58	4950.00	0.1136
59	4950.00	0.1136
60	4950.00	0.1136

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
61	4950.00	0.1136
62	4950.00	0.1136
63	4950.00	0.1136
64	4950.00	0.1136
65	4950.00	0.1136
66	4950.00	0.1136
67	4950.00	0.1136
67	4950.00	0.1136
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	4950.00	0.1136
77	4950.00	0.1136
78	4950.00	0.1136
79	4950.00	0.1136
80	4950.00	0.1136
81	4950.00	0.1136
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
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113	4950.00	0.1136
114	4950.00	0.1136
115	4950.00	0.1136
116	4950.00	0.1136
117	4950.00	0.1136
118	4950.00	0.1136
119	4950.00	0.1136
120	4950.00	0.1136

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
121	4950.00	0.1136
122	4981.09	0.1144
123	4981.09	0.1144
124	4950.00	0.1136
125	4950.00	0.1136
126	4950.00	0.1136
127	4950.00	0.1136
128	4950.00	0.1136
129	4950.00	0.1136
130	4950.00	0.1136
131	4950.00	0.1136
132	4950.00	0.1136
133	4950.00	0.1136
134	4950.00	0.1136
135	4950.00	0.1136
136	4950.00	0.1136
137	4950.00	0.1136
138	4950.00	0.1136
139	4950.00	0.1136
140	4950.00	0.1136
141	4950.00	0.1136
142	4950.00	0.1136
143	4950.00	0.1136
144	4950.00	0.1136
145	4950.00	0.1136
146	4950.00	0.1136
147	4950.00	0.1136
148	4950.00	0.1136
149	4950.00	0.1136
150	4950.00	0.1136
151	4950.00	0.1136
152	4950.00	0.1136
153	4950.00	0.1136
154	4950.00	0.1136
155	4950.00	0.1136
156	4950.00	0.1136
157	4950.00	0.1136
158	4981.09	0.1144
159	4971.50	0.1141
160	4995.00	0.1147
161	4995.00	0.1147
162	4995.00	0.1147
163	4995.00	0.1147
164	4995.00	0.1147
165	4995.00	0.1147
166	4995.00	0.1147
167	4995.00	0.1147
168	4995.00	0.1147
169	4995.00	0.1147
170	4995.00	0.1147
171	4995.00	0.1147
172	4995.00	0.1147
173	4995.00	0.1147
174	4995.00	0.1147
175	4995.00	0.1147
176	4995.00	0.1147
177	4995.00	0.1147
178	5711.64	0.1311
179	5188.21	0.1191
180	4994.68	0.1147

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
181	4950.16	0.1136
182	4950.00	0.1136
183	4950.00	0.1136
184	4950.00	0.1136
185	4950.00	0.1136
186	5080.86	0.1166
187	5213.93	0.1197
188	5213.93	0.1197
189	5213.93	0.1197
190	5213.93	0.1197
191	5213.93	0.1197
192	5213.93	0.1197
193	5213.93	0.1197
194	5213.93	0.1197
195	5213.93	0.1197
196	5213.93	0.1197
197	4955.05	0.1138
198	4950.00	0.1136
199	4950.00	0.1136
200	4950.00	0.1136
201	4950.08	0.1136
202	6498.28	0.1492
203	4970.76	0.1141
204	4950.00	0.1136
205	4950.00	0.1136
206	4981.09	0.1144

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united engineering group

REVISIONS		
NO.	DESCRIPTION	DATE

FINAL PLAT

PROMONTORY AT MAGIC RANCH - PARCEL A

LOTS 1-206 & COMMON AREAS "A" THROUGH "L"
PINAL COUNTY, ARIZONA

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
46648
DAVID J.
SAEGER
Date Signed 07-25-23
ARIZONA, U.S.A.

FP02
SHEET 2 OF 4
PROJECT NUMBER
14402
FP22-001

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	33.00'	51.72'	089°47'46"
C2	25.00'	39.27'	090°00'00"
C3	25.00'	38.12'	087°22'10"
C4	560.00'	51.04'	005°13'20"
C5	25.00'	43.40'	099°28'05"
C6	25.00'	40.42'	092°38'32"
C7	560.00'	51.91'	005°18'41"
C8	640.00'	23.53'	002°06'25"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C9	380.00'	49.38'	007°26'44"
C10	560.00'	211.12'	021°36'01"
C11	440.00'	95.91'	012°29'19"
C12	600.00'	22.06'	002°06'25"
C13	250.00'	46.42'	010°38'19"
C14	125.00'	49.81'	022°49'52"
C15	125.00'	18.76'	008°36'02"
C16	55.00'	16.65'	017°20'29"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C17	55.00'	119.69'	124°40'58"
C18	55.00'	16.65'	017°20'29"
C19	25.00'	39.27'	090°00'00"
C20	25.00'	39.27'	090°00'00"
C21	25.00'	39.27'	090°00'00"
C22	25.00'	39.27'	090°00'00"
C23	25.00'	39.27'	090°00'00"
C24	55.00'	16.65'	017°20'29"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C25	55.00'	96.97'	101°01'00"
C26	55.00'	16.65'	017°20'29"
C27	25.00'	28.94'	066°20'02"
C28	25.00'	39.27'	090°00'00"
C29	25.00'	39.27'	090°00'00"
C30	25.00'	37.50'	085°57'09"
C31	25.00'	47.31'	108°25'33"
C32	25.00'	39.27'	090°00'00"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C33	25.00'	39.27'	090°00'00"
C34	25.00'	41.65'	095°26'53"
C35	25.00'	40.21'	092°08'58"
C36	25.00'	39.27'	090°00'00"
C37	25.00'	39.27'	090°00'00"
C38	25.00'	37.71'	086°26'01"
C39	25.00'	42.91'	098°20'44"
C40	55.00'	16.65'	017°20'29"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C41	55.00'	119.69'	124°40'58"
C42	55.00'	16.65'	017°20'29"
C43	25.00'	39.27'	090°00'00"
C44	25.00'	35.52'	081°23'58"
C45	55.00'	16.65'	017°20'29"
C46	55.00'	111.43'	116°04'56"
C47	55.00'	16.65'	017°20'29"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	50.00'	N88°27'56"E
L2	50.35'	N75°11'48"E
L3	28.03'	N66°26'15"E

NW COR. SEC. 12
T.4S., R.5E.
Fd. 2.5" AC STAMPED "LS 32778"

N00°31'39"W 2657.67'
1363.42'

FINAL PLAT OF MAGIC RANCH ESTATES CAB E, SLIDE 144, PCR

FINAL PLAT OF OASIS AT MAGIC RANCH V AND VI CAB G, SLIDE 71, PCR

EX. 40' R/W PER CAB. G, SLIDE 71, PCR

EX. 33' DECLARATION OF, DKT. 375, PG. 572, PCR

EX. 33' DECLARATION OF, DKT. 375, PG. 572, PCR

40' R/W AS RECORDED IN R1

8'PUE AS RECORDED IN R1

QUAIL RUN LANE

SHASTA DRIVE

ALEXIS LANE

CARLSBAD DRIVE

RAINER DRIVE

ATWOOD LANE

EMMA LANE

OASIS BLVD

PROMONTORY PARCEL B FP18-032

PROMONTORY PARCEL D1 FP22-006

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

33'X33' SVTE (TYP) AS RECORDED IN R1

DRAINAGE EASEMENT AS RECORDED IN R1

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H

MATCH SHEET FP04

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

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

NORTH

50' 25' 0 50'
SCALE: 1" = 50'

3205 W. Ray Road
Chandler, AZ 85226
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REVISIONS		
NO.	DESCRIPTION	DATE

FINAL PLAT

PROMONTORY AT MAGIC RANCH - PARCEL A

LOTS 1-206 & COMMON AREAS "A" THROUGH "L"

PINAL COUNTY, ARIZONA

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J.
SAEGER
Date Signed 02-25-25
ARIZONA, U.S.A.

FP03

SHEET 3 OF 4

PROJECT NUMBER
14402

FP22-001

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	33.00'	51.72'	089°47'46"
C2	25.00'	39.27'	090°00'00"
C3	25.00'	38.12'	087°22'10"
C4	560.00'	51.04'	005°13'20"
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CURVE TABLE			
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CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
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CURVE TABLE			
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C46	55.00'	111.43'	116°04'56"
C47	55.00'	16.65'	017°20'29"

MATCH SHEET FP03

CAPRIOTTI LANE

FARAK LANE

MESHEL LANE

QUAIL RUN LANE

SHASTA DRIVE

CARLSBAD DRIVE

TRACT A

TRACT G

TRACT H

TRACT J

TRACT K

TRACT L

PROMONTORY PARCEL D1 FP22-006

FINAL PLAT OF OASIS AT MAGIC RANCH V AND W CAB G, SLIDE 71, PCR

EX. 40' R/W PER CAB. G, SLIDE 71, PCR

EX. 33' DECLARATION OF, DKT. 375, PG. 572, PCR

EX. 33' DECLARATION OF, DKT. 375, PG. 572, PCR

40' R/W AS RECORDED IN R1

8'PUE AS RECORDED IN R1

20' SEWER ESMT. AS RECORDED IN R1

20' SEWER ESMT. AS RECORDED IN R1

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"

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

UNSUBDIVIDED

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

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

SCALE: 1" = 50'

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REVISIONS		
NO.	DESCRIPTION	DATE

FINAL PLAT

PROMONTORY AT MAGIC RANCH - PARCEL A

LOTS 1-206 & COMMON AREAS "A" THROUGH "L"
PINAL COUNTY, ARIZONA

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J. SAEGER
Date Signed 07-25-25
ARIZONA U.S.A.

FP04

SHEET 4 OF 4

PROJECT NUMBER
14402

FP22-001