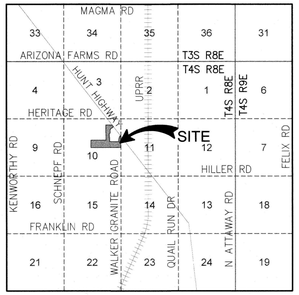
FINAL PLAT
LOOKOUT MOUNTAIN PARCEL A & PARCEL B
LOTS 1-118 & COMMON AREAS "A" THROUGH "I"
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

NOTES:

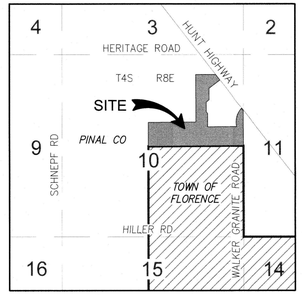
1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86-401382.0002.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230167. (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 LOOKOUT MOUNTAIN PARCEL A & PARCEL B 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 LOOKOUT MOUNTAIN PARCEL A & PARCEL B 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 I ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE LOOKOUT MOUNTAIN PARCEL A & PARCEL B 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 8/29/23 IN FEE NO. 2023-063693 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. THIS SUBDIVISION IS ADJACENT TO ARIZONA STATE LAND AND THE GILA RIVER INDIAN COMMUNITY, WHICH MAY BE DEVELOPED FOR ANY POSSIBLE LAND USE IN THE FUTURE.
16. THERE WILL BE A MODEL COMPLEX, AS AN ACCESSORY USE, ON LOTS 1-6 & 12-14 INCLUSIVE. LOT 1 WILL BE A SALES CENTER, LOT 2 WILL BE A PARKING AREA. LOTS SHALL BE LANDSCAPED IN CONJUNCTION WITH THE PARKING. UPON COMPLETION OF THE SITE'S USE AS A MODEL COMPLEX, ALL LOTS WILL REVERT TO RESIDENTIAL UNITS (UPON BUILD OUT).

OWNER/DEVELOPER
LOOKOUT MOUNTAIN 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.

DECLARATION, TITLE WARRANTY, AND DEDICATION:

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

KNOWN ALL MEN BY THESE PRESENTS:

LOOKOUT MOUNTAIN PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF LOOKOUT MOUNTAIN PARCEL A & PARCEL B, A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, 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.

LOOKOUT MOUNTAIN 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. LOOKOUT MOUNTAIN 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.

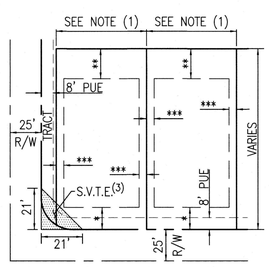
STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

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, 21'x21' AT LOCAL TO LOCAL INTERSECTIONS AND 33'x33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH 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, H & I. 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 LOOKOUT MOUNTAIN PARCEL A & PARCEL B 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.



MINIMUM SETBACKS:

*FRONT YARD
CR-3/PAD HOUSE FORWARD(1)=10'
CR-3/PAD SIDE ENTRY GARAGE(1)=10'
CR-3/PAD GARAGE FORWARD(1)=20'
R-7/PAD HOUSE FORWARD(1)=15'
R-7/PAD SIDE ENTRY GARAGE(1)=15'
R-7/PAD GARAGE FORWARD(1)=20'

**REAR YARD
CR-3=15'
R-7=20'

***SIDE YARD
INTERIOR LOT:(2)
CR-3/PAD=5' & 5'
R-7/PAD=5' & 7'
CORNER LOT =5'

(1) CR-3/PAD=45', R-7/PAD=45' MINIMUM LOT WIDTHS ARE MEASURED AT THE FRONT SETBACK LINE AND THE FRONT SETBACK LINES ARE MEASURED FROM THE RIGHT OF WAY.

(2) STREET SIDE YARD SETBACKS ON LOTS SHALL INCLUDE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO ANY LANDSCAPE TRACT, A 5 FOOT WIDE SIDE YARD SETBACK WILL BE REQUIRED ON THE LOT. IF A LANDSCAPE TRACT IS NOT PROVIDED A 10' SIDE YARD SETBACK IS REQUIRED.

(3) A 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT (S.V.T.E.) SHALL BE AT ALL LOCAL TO LOCAL INTERSECTIONS AND A 33'x33' S.V.T.E. AT ALL COLLECTOR AND ARTERIAL STREET INTERSECTION.

MINIMUM LOT DIMENSIONS AND BUILDING SETBACKS
NOT TO SCALE

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 MARCH, 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 48648 DAVID J. SAEGER Date Signed 12-4-23 ARIZONA, U.S.A.

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:

LOOKOUT MOUNTAIN PARTNERS, 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 11 DAY OF December, 2023.

LOOKOUT MOUNTAIN 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 Gareth Wieger, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Manager OF, LOOKOUT MOUNTAIN 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 # 619196 My Comm. Expires Nov 14, 2025

APPROVALS:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

10/2/2024
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
PLANNING DIVISION

10/2/24
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
AQUIFER PROTECTION DIVISION

10/2/2024
PINAL COUNTY PUBLIC WORKS DEPARTMENT DATE
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A Third party Trust, RESOLUTION NO. 2024-067368, 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

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING N00°11'14"W AS RECORDED IN BOOK 14 OF SURVEYS, PAGE 8 IN THE OFFICIAL RECORDS OF PINAL COUNTY.

BENCHMARK

DES=L364, VERTICAL DATUM=NAVD88
ABOUT 2.8 MILES NW ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION SIGN AT MAGMA, IN SECTION 16, T3S, R8E, 29 FEET SW OF THE TRACKS, 36 FEET NE OF THE CENTERLINE OF A GRAVELED ROAD WHICH PARALLELS THE TRACKS. 3.5 FEET NW OF MILEPOST 947, 13 FEET SE OF A METAL WITNESS POST, BEING A 5/8 INCH COPPER COATED ROD THAT IS DRAWN TO THE DEPTH OF 9 FEET AND IS ENCASED IN A 5 INCH IRON PIPE PROJECTING 2 INCHES.
ELEVATION=1504.05 FEET

LAND USE TABLE

TOTAL GROSS ACREAGE:		
PARCEL A	41.1193	ACRES
PARCEL B	10.0002	ACRES
TOTAL NET ACREAGE:		
PARCEL A	41.0295	ACRES
PARCEL B	9.7968	ACRES
AREA OF STREETS:		
PARCEL A	7.5216	ACRES
PARCEL B	0.2034	ACRES
ZONING:		
PARCEL A	CR-3/PAD	
PARCEL B	R-7/PAD	
PARCEL A:		
AREA OF TRACTS	17.2622	ACRES
TOTAL NUMBER OF LOTS	118	
AVERAGE LOT SIZE	6031 SF, 0.1385	AC.
OVERALL DENSITY	2.61	DU/AC
GROSS OPEN SPACE	26.68%	

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

BASE ZONING AND ZONING CASE #:

PARCEL A:		PARCEL B:	
EXISTING ZONING	CR-3/PAD	EXISTING ZONING	R-7/PAD
ZONING CASE	PZ-PD-027-05	ZONING CASE	PZ-PD-019-20
MAX BUILDING HEIGHT	30'	MAX BUILDING HEIGHT	30'
MIN LOT SIZE	5,400 SF	MIN LOT SIZE	5,175 SF
MIN LOT WIDTH	45'	MIN LOT WIDTH	45'
MIN FRONT YARD SETBACK	20'*/10'	MIN FRONT YARD SETBACK	20'/15'
MIN SIDE YARD SETBACK	5'	MIN SIDE YARD SETBACK	5'/7'
MIN REAR YARD SETBACK	15'	MIN REAR YARD SETBACK	20'
MIN DISTANCE BETWEEN UNITS	10'	MIN DISTANCE BETWEEN UNITS	10'
MAX LOT COVERAGE	70%	MAX LOT COVERAGE	60%
MIN OPEN SPACE	15%	MIN OPEN SPACE	21%

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	SOUTHWEST GAS CORPORATION

LOT TABLE:

SEE SHEET FP02 FOR LOT TABLE

TRACT TABLE:

SEE SHEET FP02 FOR TRACT TABLE

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

NO.	REVISIONS DESCRIPTION	DATE

FINAL PLAT
LOOKOUT MOUNTAIN PARCEL A & PARCEL B
LOTS 1-118 & COMMON AREAS "A" THROUGH "I"
PINAL COUNTY, ARIZONA

SUBMITTALS:	
1	JUNE 2019
2	MARCH 2020
3	NOVEMBER 2021
DESIGNED BY:	BLM
DRAWN BY:	BLM
CHECKED BY:	DJM

REGISTERED LAND SURVEYOR 48648 DAVID J. SAEGER Date Signed 12-4-23 ARIZONA, U.S.A.

FP01

SHEET 1 OF 6

PROJECT NUMBER
14401

FP19-044

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
1	7975.74	0.1831
2	7994.77	0.1835
3	7994.77	0.1835
4	6532.52	0.1500
5	6493.25	0.1491
6	6506.07	0.1494
7	5532.55	0.1270
8	5623.20	0.1291
9	5625.73	0.1291
10	5580.78	0.1281
11	5556.29	0.1276
12	5531.80	0.1270
13	5507.32	0.1264
14	5454.78	0.1252
15	9614.40	0.2207
16	6307.17	0.1448
17	5432.51	0.1247
18	5445.90	0.1250
19	5456.88	0.1253
20	5527.33	0.1269

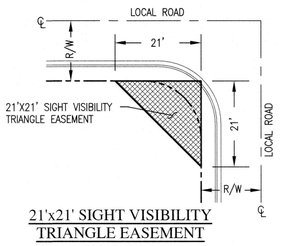
LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
21	5597.77	0.1285
22	5668.21	0.1301
23	5738.65	0.1317
24	5975.06	0.1372
25	12959.85	0.2975
26	12839.26	0.2947
27	5417.75	0.1244
28	5400.00	0.1240
29	5400.00	0.1240
30	5400.00	0.1240
31	5520.00	0.1267
32	5503.34	0.1263
33	5400.00	0.1240
34	5400.00	0.1240
35	5400.00	0.1240
36	5466.08	0.1255
37	9924.05	0.2278
38	13236.80	0.3039
39	6437.35	0.1478
40	5400.00	0.1240

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
41	5400.00	0.1240
42	5400.00	0.1240
43	5400.00	0.1240
44	5400.00	0.1240
45	5400.00	0.1240
46	5400.00	0.1240
47	5400.00	0.1240
48	5400.00	0.1240
49	5400.00	0.1240
50	5400.00	0.1240
51	5400.00	0.1240
52	5400.00	0.1240
53	5400.00	0.1240
54	5400.00	0.1240
55	5564.82	0.1278
56	9666.59	0.2219
57	9515.25	0.2184
58	5902.72	0.1355
59	5400.00	0.1240
60	5400.00	0.1240

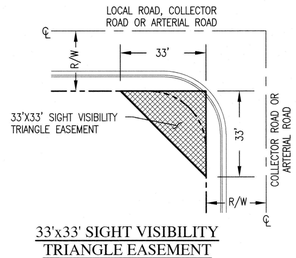
LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
61	5496.09	0.1262
62	5400.00	0.1240
63	5400.00	0.1240
64	5400.00	0.1240
65	5400.00	0.1240
66	5400.00	0.1240
67	5400.00	0.1240
68	5400.00	0.1240
69	5400.00	0.1240
70	5400.00	0.1240
71	5400.00	0.1240
72	5400.00	0.1240
73	5400.00	0.1240
74	5400.00	0.1240
75	5400.00	0.1240
76	5496.09	0.1262
77	5519.05	0.1267
78	5400.00	0.1240
79	5400.00	0.1240
80	5400.00	0.1240

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
81	5400.00	0.1240
82	5400.00	0.1240
83	5400.00	0.1240
84	5400.00	0.1240
85	5400.00	0.1240
86	5496.09	0.1262
87	5400.00	0.1240
88	5400.00	0.1240
89	5470.02	0.1256
90	9191.28	0.2110
91	9883.33	0.2269
92	6504.30	0.1493
93	5400.00	0.1240
94	5400.00	0.1240
95	5400.00	0.1240
96	5400.00	0.1240
97	5400.00	0.1240
98	5400.00	0.1240
99	5400.00	0.1240
100	5400.00	0.1240

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
101	5400.00	0.1240
102	5400.00	0.1240
103	5400.00	0.1240
104	5700.29	0.1309
105	6114.98	0.1404
106	6368.66	0.1462
107	6088.92	0.1398
108	5715.38	0.1312
109	5446.86	0.1250
110	6651.39	0.1527
111	6819.22	0.1565
112	6444.09	0.1479
113	6068.94	0.1393
114	5696.25	0.1308
115	5439.73	0.1249
116	5400.00	0.1240
117	5400.00	0.1240
118	5432.24	0.1247

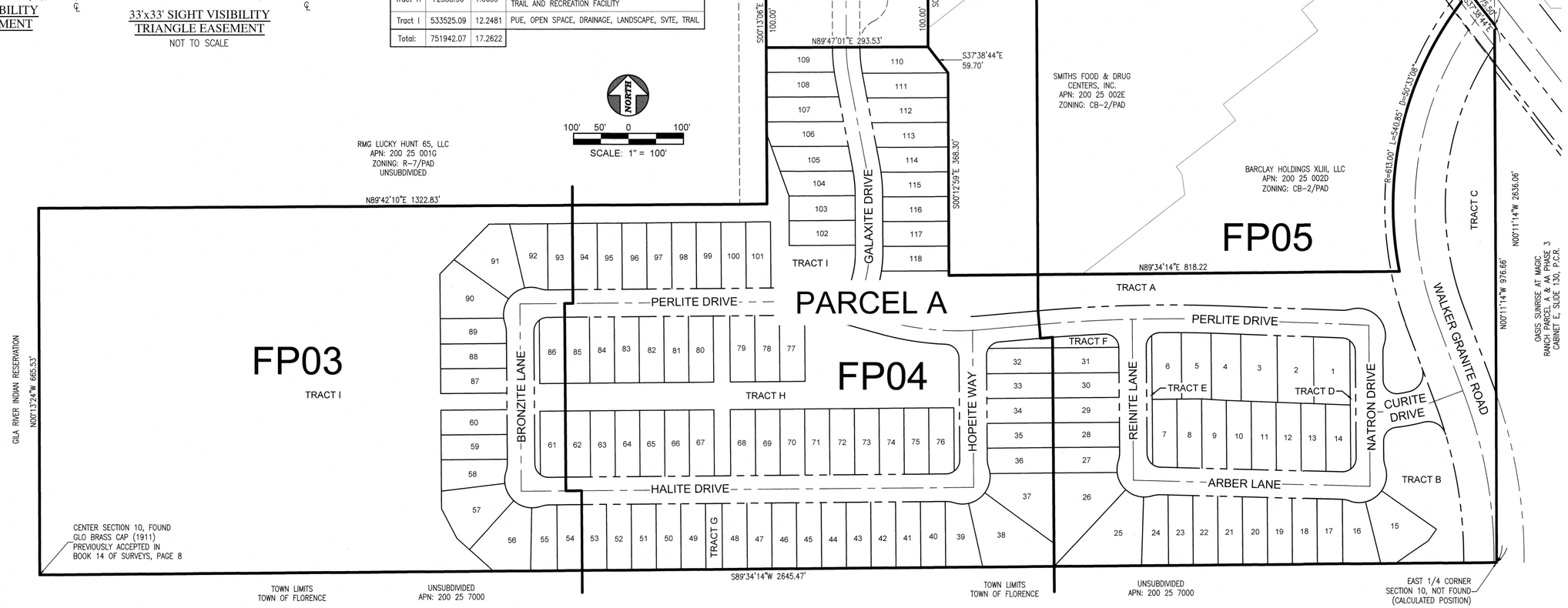


21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
NOT TO SCALE



33'x33' SIGHT VISIBILITY TRIANGLE EASEMENT
NOT TO SCALE

TRACT TABLE			
TRACT	SQ. FT.	ACRES	USAGE
Tract A	70219.28	1.6120	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
Tract B	26003.69	0.5970	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE
Tract C	37410.57	0.8588	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE
Tract D	2207.96	0.0507	PUE, OPEN SPACE, LANDSCAPE, SVTE
Tract E	2220.93	0.0510	PUE, OPEN SPACE, LANDSCAPE, SVTE
Tract F	4215.65	0.0968	PUE, OPEN SPACE, LANDSCAPE, SVTE
Tract G	3600.00	0.0826	PUE, OPEN SPACE, LANDSCAPE
Tract H	72538.90	1.6653	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE, TRAIL AND RECREATION FACILITY
Tract I	533525.09	12.2481	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE, TRAIL
Total:	751942.07	17.2622	



3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5376
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united engineering group

REVISIONS		
NO.	DESCRIPTION	DATE

FINAL PLAT

LOOKOUT MOUNTAIN PARCEL A & PARCEL B

LOTS 1-118 & COMMON AREAS "A" THROUGH "I"

PINAL COUNTY, ARIZONA

SUBMITTALS:	
1	JUNE 2019
2	MARCH 2020
3	NOVEMBER 2021
DESIGNED BY:	BLM
DRAWN BY:	BLM
CHECKED BY:	DJM

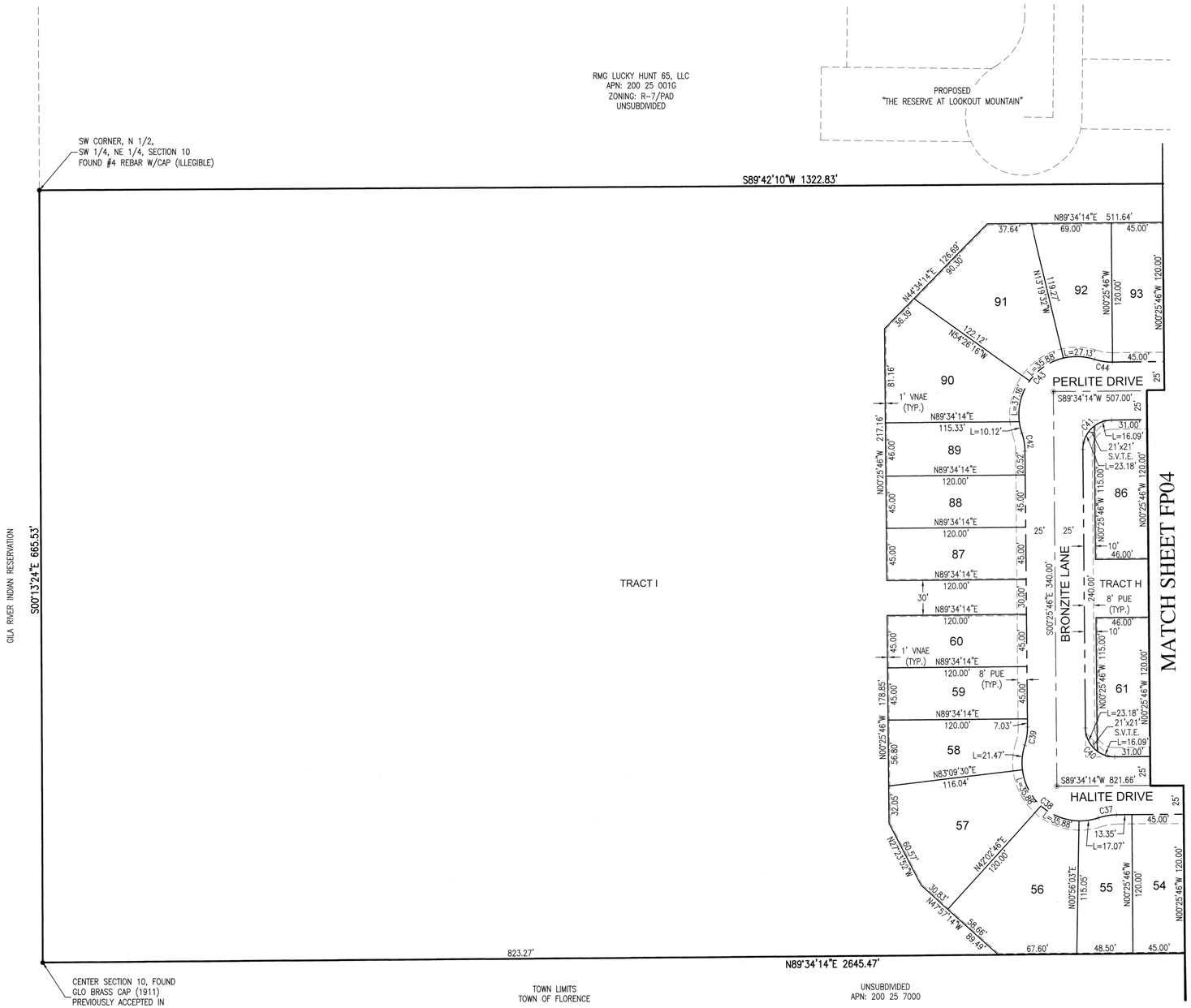
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID A. SAEGER
12-4-23
ARIZONA, U.S.A.

FP02

SHEET 2 OF 6

PROJECT NUMBER
14401

FP19-044



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C37	15.88'	50.00'	018°11'42"
C38	110.30'	50.00'	126°23'23"
C39	15.88'	50.00'	018°11'42"
C40	39.27'	25.00'	090°00'00"
C41	39.27'	25.00'	090°00'00"
C42	15.88'	50.00'	018°11'42"
C43	110.30'	50.00'	126°23'23"
C44	15.88'	50.00'	018°11'42"

NORTH

50' 25' 0 50'

SCALE: 1" = 50'

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REVISIONS		
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FINAL PLAT

LOOKOUT MOUNTAIN PARCEL A & PARCEL B

LOT'S 1-118 & COMMON AREAS "A" THROUGH "T"

PINAL COUNTY, ARIZONA

SUBMITTALS:	
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2	MARCH 2020
3	NOVEMBER 2021
DESIGNED BY:	BLM
DRAWN BY:	BLM
CHECKED BY:	DJM

REGISTERED LAND SURVEYOR
CERTIFICATE
48648
DAVID
SAEGER
Date Signed 11-4-21
ARIZONA, U.S.A.

FP03

SHEET 3 OF 6

PROJECT NUMBER
14401

FP19-044

MATCH SHEET FP06

MATCH SHEET FP03

MATCH SHEET FP05

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	56.00'	200.00'	016°02'37"
C3	53.62'	200.00'	015°21'36"
C4	54.95'	300.00'	010°29'44"
C5	54.94'	300.00'	010°29'37"
C25	39.27'	25.00'	090°00'00"
C26	15.88'	50.00'	018°11'42"
C27	110.30'	50.00'	126°23'23"
C28	15.88'	50.00'	018°11'42"
C29	37.28'	25.00'	085°25'53"
C30	38.04'	25.00'	087°10'42"
C31	39.06'	25.00'	089°31'45"
C32	39.55'	25.00'	090°38'07"

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FINAL PLAT

LOOKOUT MOUNTAIN PARCEL A & PARCEL B

LOTS 1-118 & COMMON AREAS "A" THROUGH "T"

PINAL COUNTY, ARIZONA

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DRAWN BY:	BLM
CHECKED BY:	DJM

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID
SAEGER
Date Signed 11-4-21
ARIZONA, U.S.A.

FP04

SHEET 4 OF 6

PROJECT NUMBER
14401

FP19-044

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

MATCH SHEET FP04

MATCH SHEET FP04

SMITHS FOOD & DRUG CENTERS, INC.
APN: 200 25 002E
ZONING: CB-2/PAD

BARCLAY HOLDINGS XLIII, LLC
APN: 200 25 002D
ZONING: CB-2/PAD

FUTURE 42' R/W TO BE DEDICATED BY OTHERS.

33' R/W PER DKT 974, PG. 739, PCR

SIGN EASEMENT
DOC. NO. 2005-160220
DOC. NO. 2017-075335
DOC. NO. 2005-160221

42' R/W DEDICATED W/THIS PLAT

HUNT HIGHWAY

EX. 33' R/W PER 974, PG. 739, PCR

EX. 75' R/W PER CAB. G, SLIDE 085, PCR

EX. 83' R/W PER CAB. F, SLIDE 130, PCR

S37°38'44"E 75.60'

S37°38'44"E 18.79'

R=613.00' L=540.85' D=50°33'08"

R=573.00' L=589.15' D=58°54'37"

R=518.00' L=474.77' D=52°30'54"

15' RIGHT-OF-WAY TO BE DEDICATED BY OTHERS

110'

PROPOSED 95' R/W

40' 55'

8' PUE

TRACT C

N00°11'14"W 2636.06'

601.21'

EX. 50' R/W PER CABINET E, SLIDE 130, P.C.R.

33' ROADWAY DKT. 375, PG. 572, PCR TO BE ABANDONED BY SEPARATE INSTRUMENT

S00°11'14"E 976.66'

N00°11'14"W 899.97'

N89°34'14"E 818.22'
802.96'

15.26'

TRACT A

8' PUE (TYP.)

L=343.92'

208.41'

R=2692.00' L=340.75' D=7°15'09"

L=169.14'

L=171.61'

S87°44'44"E 258.72'

PERLITE DRIVE

25'

L=116.23'

TRACT F L=39.48' S89°34'14"W 119.99'

21'x21' S.V.T.E.

L=0.69'

31 30 29 28 27 26

N89°34'14"E 120.00'

8' PUE (TYP.)

N00°25'46"W 46.00' N00°25'46"W 45.00' N00°25'46"W 292.05'

45.37' 45.00' 45.00' 45.00' 9.86'

L=20.80'

N89°34'14"E 115.24'

REINITE LANE

TRACT E

6 5 4 3 2 1

7 8 9 10 11 12 13 14

1' VNAE (TYP.)

21'x21' S.V.T.E.

L=23.18'

L=15.22'

L=38.96' L=54.02' L=27.41' 26.64'

L=16.13'

L=14.92'

L=23.18'

116.02' 116.81'

120.67' 120.45' 121.13' 121.13' 121.13' 121.13'

18.04' 36.00' 27.06' 27.03'

54.00' N89°34'14"E 45.00' 45.00' N86°35'30"W 45.10' S87°44'44"E 45.05' 66.07' S87°44'44"E 45.05' 45.05' 45.05' 45.05' 66.07' S87°44'44"E 45.05'

124.18' 125.74' 124.29' 123.75' 123.20' 122.66' 122.11' 116.03'

30.89' 45.03' 45.03' 45.03' 45.03' 45.03' 45.03' 45.03' 29.15'

TRACT D

NATRON DRIVE

S00°25'46"E 292.32'

L1

CURITE DRIVE

ARBER LANE

N88°26'14"W 430.26'

C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24

L=35.79' L=35.98'

13.20' L=15.98'

25 24 23 22 21 20 19 18 17 16 15

N49°54'52"E 190.39'

N01°40'59"E 124.94' N00°25'46"W 128.31' N00°25'46"W 126.74' N00°25'46"W 125.18' N00°25'46"W 123.61' N00°25'46"W 122.05' N00°25'46"W 120.48' N00°25'46"W 118.90' N00°25'46"W 117.25' N15°51'14"W 115.76'

N00°25'46"W 169.91'

158.55' 49.28' 45.00' 45.00' 45.00' 45.00' 45.00' 45.50' 46.00' 69.18' 26.41'

N89°34'14"E 2645.47'

TOWN LIMITS
TOWN OF FLORENCE

UNSUBDIVIDED
APN: 200 25 7000

L=104.59'

PROPOSED 110' R/W

55' 55'

78.92'

N20°28'29"W 154.25'

154.51'

WALKER GRANITE ROAD

L=16.33'

OASIS SUNRISE AT MAGIC RANCH PARCEL A & AA PHASE 3 CABINET E, SLIDE 130, P.C.R.

L=18.22'

65.37'

N69°31'31"E 55.00'

10.52'

10.26'

L=53.54'

L=51.39'

33'x33' S.V.T.E.

EX. 8' PUE

R=840.00' L=297.43' D=20°17'45"

R=765.00' L=277.96' D=20°49'15"

306.38'

29.78'

135.00'

L=46.82'

TRACT B

121.93' N34°58'25"W

L=43.93' L=2.10' L=29.34' L=13.77' L=35.86'

1' VNAE (TYP.)

N55°34'57"E 72.64'

L2 L3

55.08' 4.93'

EX. 50' R/W PER CABINET E, SLIDE 130, PCR

EAST 1/4 CORNER SECTION 10
NOT FOUND (CALCULATED POSITION)

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	104.96'	300.00'	020°02'43"
C6	300.58'	895.00'	019°14'32"
C7	56.45'	33.00'	098°00'11"
C8	50.92'	33.00'	088°24'09"
C9	36.81'	25.00'	084°22'06"
C10	42.84'	25.00'	098°10'29"
C11	15.88'	50.00'	018°11'42"
C12	112.03'	50.00'	128°22'55"
C13	15.88'	50.00'	018°11'42"
C14	40.14'	25.00'	091°59'32"
C15	38.10'	25.00'	087°18'58"
C16	15.88'	50.00'	018°11'42"
C17	107.95'	50.00'	123°42'21"
C18	15.88'	50.00'	018°11'42"
C19	38.40'	25.00'	088°00'28"
C20	15.88'	50.00'	018°11'42"
C21	108.56'	50.00'	124°23'51"
C22	15.88'	50.00'	018°11'42"
C23	39.31'	25.00'	090°05'51"
C24	40.17'	25.00'	092°04'18"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.16'	S89°34'14"W
L2	11.22'	S00°11'14"E
L3	11.68'	S00°11'14"E
L4	82.40'	S37°38'44"E
L5	25.69'	N35°01'35"E

PORTION OF EX. 50' R/W PER CABINET E, SLIDE 130, PCR TO BE ABANDONED BY SEPARATE INSTRUMENT.

PORTION OF EX. 33' ROADWAY PER DKT. 375, PG. 572, PCR TO BE ABANDONED BY SEPARATE INSTRUMENT.

NORTH

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

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REVISIONS		
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FINAL PLAT

LOOKOUT MOUNTAIN PARCEL A & PARCEL B

LOTS 1-118 & COMMON AREAS "A" THROUGH "T"
PINAL COUNTY, ARIZONA

SUBMITTALS:	
1	JUNE 2019
2	MARCH 2020
3	NOVEMBER 2021
DESIGNED BY:	BLM
DRAWN BY:	BLM
CHECKED BY:	DJM

REGISTERED LAND SURVEYOR
48648
DAVID SAEGER
Date Signed 11-22-21
ARIZONA U.S.A.

FP05

SHEET 5 OF 6

PROJECT NUMBER
14401

FP19-044

RMG LUCKY HUNT 65, LLC
APN: 200 25 001G
ZONING: R-7/PAD
UNSUBDIVIDED

TEMPORARY DRAINAGE EASEMENT AS RECORDED IN FEE NO. 2022-115835, P.C.R.

PROPOSED "THE RESERVE AT LOOKOUT MOUNTAIN"

N89°59'07"E 555.42'

SW CORNER, N 1/2, NE 1/4, NE 1/4, SECTION 10 FOUND #4 REBAR W/CAP STAMPED "RLS 26410"

SEVILLE INVESTMENTS, LLC
APN: 200 25 002H
UNSUBDIVIDED

LOOKOUT MOUNTAIN
PARCEL B
ZONING: R-7/PAD

FUTURE 42' R/W DEDICATED W/THIS PLAT

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT AS RECORDED IN FEE NO. 2022-115835, P.C.R.

S37°38'44"E 194.78'
173.71'

S37°38'44"E

HUNT HIGHWAY

50'

TEMPORARY DRAINAGE EASEMENT AS RECORDED IN FEE NO. 2022-115835, P.C.R.

S00°12'13"E 661.88'

N53°33'31"E 386.29'

S52°21'16"W 380.64'

TEMPORARY WATERLINE EASEMENT AS RECORDED IN FEE NO. 2022-118242, P.C.R.

TEMPORARY WATERLINE EASEMENT AS RECORDED IN FEE NO. 2022-118242, P.C.R.

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT AS RECORDED IN FEE NO. 2022-115835, P.C.R.

N89°52'34"W 1.72'

R=300.00' L=190.12' D=36°18'38"

25' 25'

S53°32'56"E 80.73'

L=449.44'

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT AS RECORDED IN FEE NO. 2022-115835, P.C.R.

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT AS RECORDED IN FEE NO. 2022-115835, P.C.R.

TEMPORARY WATERLINE EASEMENT AS RECORDED IN FEE NO. 2022-118242, P.C.R.

L=319.86' R=500.00' L=469.29' D=53°46'37"

S00°25'46"E 320.97'

BARCLAY HOLDINGS XLIII, LLC
APN: 200 25 002D
ZONING: CB-2/PAD

FUTURE 42' R/W TO BE DEDICATED BY OTHERS

175' R/W

33' R/W PER DKT 974, PG 739

SEVILLE INVESTMENTS, LLC
APN: 200 25 002H
UNSUBDIVIDED

S37°38'44"E 892.78'

S37°38'44"E

SE CORNER, NW 1/4, NE 1/4, SECTION 10 FOUND #4 REBAR

RMG LUCKY HUNT 65, LLC
APN: 200 25 001G
ZONING: R-7/PAD
UNSUBDIVIDED

PROPOSED "THE RESERVE AT LOOKOUT MOUNTAIN"

S00°13'06"E 662.17'
277.71'

LOOKOUT MOUNTAIN
PARCEL B
ZONING: R-7/PAD

S52°21'16"W 98.77'

N00°01'34"W 270.62'
170.62'

SMITHS FOOD & DRUG CENTERS, INC.
APN: 200 25 002E
ZONING: CB-2/PAD

50'

TEMPORARY DRAINAGE EASEMENT AS RECORDED IN FEE NO. 2022-115835, P.C.R.

25' 25'

TEMPORARY WATERLINE EASEMENT AS RECORDED IN FEE NO. 2022-118242, P.C.R.

N00°13'06"W 168.04'

25' 25'

NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT AS RECORDED IN FEE NO. 2022-115835, P.C.R.

MATCH SHEET FP04

NORTH

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

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FINAL PLAT

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PINAL COUNTY, ARIZONA

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FP06

SHEET 6 OF 6

PROJECT NUMBER
14401

FP19-044