Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: NOVEMBER 6, 2024

TO: BOARD OF SUPERVISORS

CASE NO.: **PZ-PD-009-24 (GOLDMINE MOUNTAIN ESTATES PAD ABANDONMENT)**

CASE COORDINATOR: SANGEETA DEOKAR, SENIOR PLANNER

Executive Summary:

This is a request for an abandonment of a Planned Area Development Overlay District of the overall 105± acres master planned community of Goldmine Mountain Estates (PZ-PD-018-01).

If this request is approved:

All parcels within the Goldmine Mountain Estates will be devoid of Planned Area Development overlay (PZ-PA-018-01) and associated stipulations.

Items for Boards consideration:

- County has received ten letters of support and one letter in opposition.
- PAD abandonment has no impact on the process for development of individual parcels.
- All parcels will follow development standards for General Rural Zone (GR) as per the PCDSC Chapter 2.40
- Additional stipulation to combine parcels for south portion has been added by staff (number 5)

Commission Recommendation:

Planning and Zoning commission voted to recommend for approval (8-1) to the Board with 4 stipulations as follows:

1) Stipulations one through eighteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

5) Applicant to combine all 41 parcels locate in the south property (79.2 acres) of the Goldmine Estates PAD prior to development of subject site(s)/building permits.

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, October 17, 2024
Pima County Administrative Complex
Emergency Operations Center
301 East 11th Street, Florence, Arizona

INDEX:

PZ-PD-009-24

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

MENNENGA: Okay, case PZ-PD-009-24. Staff.

DEOKAR: Good morning Chair, Vice Chair, Commission Members, Sangeeta Deokar, Senior Planner, presenting this case, PZ-PD-009-24 Goldmine Mountain Estates PAD Abandonment. This is a very unique case, we don't get these kind of cases very often. One of the first one that you're dealing independently. This proposal is basically abandoning the existing PAD overlay for the Goldmine Mountain Estates. Location is along east of Wagon Wheel Road, south of West Sundance Drive, and 500 feet north of West Sundance Drive, south of West Hunt Highway in the San Tan Valley area. We have applicants, Chris Webb and Jordan Rose currently representing Rose Law Group and the applicants – the owners, sorry. The total size is 105 acres, and interestingly it's two noncontiguous parcels. We have parcel one, which is the north PAD, which is 25.06 acres, and a south portion, which is 79.92 acres. Just to give you a perspective on where this location is, it is in the San Tan Valley area, close to Queen Creek in the unincorporated area of Pinal County. One can see that this location shown, and the property shown in two parts, two red rectangles representing the Goldmine Estates PAD overlay. You can see that it is the Queen Creek towards the west of this area, large lots from SR zoning to the immediate west, and the east side is GR zoning. To the south is GR, actually, it just the San Tan Mountains. And this is an

aerial map showing the two parcels in a unique location at a base of the mountain. Half of the portion to the south of the south parcels, it is the downward slope of the mountains. The case map showing the current platting that is as for the Goldmine Mountain Estate PAD overlay. Again, total area 105 acres north and south. You can see larger lots to the east and west. The orange/brown is the Town of Queen Creek. Some historical entitlements and a timeline for this. The first plat, which was in 1995, which was S-008-94, the original plat was for 51 lots. That was approved. However, there were 12 parcels in the north portion of the property and 39 lots in the south portion of the property. Prior to actually approval, the owner somehow created 53 lots versus the 51 lots that were approved prior to even approval. 2001, the Goldmine Mountain Estates PAD overlay was approved under the case PZ-PD-018-01, with 67 lots, including a 16 acre desert park. In that case, the minimum lot size was one acre, with a maximum density for this whole property being .79 dwelling units per acre, less than an acre. 2001 we have another a Mountain Estates plat which was 67 lots based off of the approved PAD overlay, S-012-01. This did not move forward with a final plat and the tentative plat expired. Similarly, 2005, attempt made for another plat which was the Encanto Vista for 76 lots. No final plat was - did move forward and the tentative plat once again expired. There were not - in the northern parcel

of this property, 2023 which is last year, there were splits that happened and there are eight lots that are currently existing on that parcel. Some discussion related to this PAD abandonment. To just give you an overview of the Comprehensive Plan that is existing, this is part of the San Tan Valley Special Area Plan, which has a rural living as the land use, which allows for rural residential with very large lots. You can see that even in the lotting, the way the, you know, the lotting has been, it's really large lots surrounding this parcel. Development density is 0 to 1 dwelling units per acre as allowed under the Comp Plan. So the Goldmine Estates that was approved, just this gives the table that gives the acreage for the northern and the southern parcel, which we discussed about. There were 20 units that were approved for the northern portion, 47 units, lots approved, and total 67. As stated earlier, .79 dwelling units per acre. Just to again discuss this, for an existing PAD, I'm sharing the table that has 67 lots that have been approved. With the proposal for a no PAD or removal of that, estimated number of lots are 46 as per the applicant. That includes access, utilities, open space. The existing, or the approved density is .79, and with no PAD it is going to be less than that. It is less than one dwelling units per acre, and again, it kind of complies with the Comp Plan. One acre was the minimum lot size as per the PAD. Without the PAD overlay, this would revert back to the

GR zoning, which is 1.25 acres per lot. The minimum front setback, as per the approved PAD was 30 feet. GR zone allows 40 feet. Minimum side and street setbacks was 10 and 15 feet, which would be 20 feet. 40 feet was the allowed rear setback, which is going to be similar to the current GR zoning. Minimum height is 30 feet as per the GR zoning code and standards. And as for the PAD overlay, there was a 15.22 percent open space that was approved. Some pictures taken north along the North Wagon Road, looks north into the property towards the right side. Looking south on North Wagon Wheel. Looking east into the property, which shows the San Tan Mountains. And looking west, opposite of that. What is going to be the PAD abandonment impact? Basically no change in density. Existing density's .79 dwelling units per acre. The removal would, you know, if one looks at the division, it would be 1.25 acres. It is going to be still less than one dwelling units per acre. It does comply with the San Tan Valley Special Area Plan. Zoning is compatible with surrounding large size lots, residential lots, with SR and GR. SR is over three acres lots. And this would allow the GR that is 1.25 acres. The PAD abandonment does not relieve any owners moving forward in terms of permit requirements. They would still be required to move forward with required permits for flood, geotech reports, fissures, and that still is going to be the case as per the PAD or without the PAD. Existing GR

and PAD development standards, as shared earlier in the table, are definitely increasing. It's not minimizing, it's not reducing in terms of the setbacks, so they are consistent with the surrounding buildings that are there existing in the SR and the GR zone. As mentioned earlier, building permits will be required for approvals from flood, geotech, fissures, slopes, drainage and any other requirements per County Code for General Rural zoning. As mentioned earlier, it does not increase the density and so it does comply with the Low Density Residential around the mountainous region. Staff report has four stipulations. We received six letters in support of this removal of the PAD overlay, and 5 in support and one in opposition, I'm sorry. I'm open for any questions.

MENNENGA: Questions for staff?

MOONEY: Chair, if I may.

MENNENGA: Commissioner Mooney.

MOONEY: Can you go back to the chart? Just a few back. Right there, thank you. So you said, are the new setbacks required or - because you said allowed. So I didn't know if they would be able to be closer to the front or closer to the back.

DEOKAR: Okay, let me clarify. When we remove the PAD overlay, basically what it would be remaining would be the General Rural zoning, and General Rural zoning as per code, would be requiring to have these setbacks as per –

MOONEY: So they are required.

DEOKAR: Yes, they are required to have 4 feet, 20, 40 as the setbacks for the –

MOONEY: Okay.

DEOKAR: (Inaudible).

MENNENGA: Anyone else? And the applicant. Ms. Rose. Have you signed in?

ROSE: I will do that, Chairman.

MENNENGA: Thank you.

ROSE: Thank you. Chair Mennenga and Vice Chair Klob, Members of the Commission, for your records I'm Jordan Rose with Rose Law Group, and with me today is Chris Webb, the director of our Development Solutions Group. This is a really unusual request. I think you've seen me here almost every month for the last, I don't know, 25 years and I don't think I've ever asked for a downzoning. And that is because seven of the nine property owners - this is such a beautiful - you may have driven out there, but you just saw the pictures – it's just such an incredibly beautiful area, and so it's through the years it's been purchased. There are nine separate owners and seven of the nine of them want to have their own private residence there. Several of them do already, one of whom is dedicating 40 acres to that residence. So it's really – and how do I switch that? Oh, thank you. Okay. So let me just run through this and I would take any

questions along the way. But again, it's unusual. We're asking to lower our density from 76 lots to 46 lots, and it could be less than 46, but that's the highest. So previously approved, as Sangeeta walked you through this, was a 76 lot final plat. I think the neighbors around the surrounding area are a lower density, many of whom are a lower density and this will be more compatible with the surrounding area. In addition, the old PAD in 2023 and 2024, as Sangeeta talked to you about, the County approved some minor land divisions on this property that are shown here. And so constructing this with the master planned community that they had planned would not be possible at this point anyhow, at the higher density. So the downzoning's going to reduce the lot count, it's going to reduce the water usage by approximately 40 percent, by our calculations. The traffic will go down by about 40 percent. More compatible with the surrounding area. And we've already satisfied - and I'm glad some of the neighbors are here, my team's met with them I think twice now, and I think they're - I'm glad they're here because I think there's some confusion about what we can and can't do. And I want to assure them, but more than that, I'd like - I think your staff can assure them because they're an independent party, that in order for them to build homes, they have to satisfy conditions like drainage and traffic and fissure studies, they can't just start building homes and have water drain off the property in

a way that's not - it's not doing today. So we're not going to harm the surrounding area, and we can't because the County has processes in place to prevent that. So we're reducing the number of lots, we're creating larger lots, reducing water use, reducing traffic, and we have nine people in support of the application. I would take any questions and then I'll reserve time to comment on any community concerns.

MENNENGA: Questions for that applicant? Commissioner - Vice Chairman Klob.

KLOB: Jordan, thanks for your presentation.

ROSE: Thank you.

KLOB: And you and I have both been in this business a long time, I think this is the first one where I've seen someone stepping down from – to revert back to a previous zoning. Everyone wants more restrictions and - or less restrictions, I should say, and so first for everyone.

ROSE: First for me. So Chair and Vice Chair, I appreciate that. And you can see like Sangeeta talked to you about, is the setbacks, as you asked about, you know, they'll be stepped up on this now so everything is a little bit different, more rural, more rural character. So thank you.

MENNENGA: Anyone else?

HARTMAN: Vice Chair? Or Chairman? I echo the Vice Chair's comments and this is good to see a reduction, and I guess I'll wait to the public portion. I'm curious why

anybody would oppose this. So thank you.

ROSE: Thank you.

MENNENGA: Okay. With that said, let's open up the public hearing portion for case PZ-PD-009-24. Anyone want to speak to this case? And have you signed in?

CENTOZ: Yes, I have.

MENNENGA: All right. And your name and address.

CENTOZ: My name is Silvia Centoz, I reside at 26226 South Hawes Road, Queen Creek, Arizona in the unincorporated, three telephone poles north of the Pinal County line. I have been waiting for this day for a long time, I just wish Jimbo Wells was still here to back me up, and Herb Schumann, the lead scientist from the USGS. I am appalled at the fact that zoning can go on with geotechnical reports, with not a single word in a report explaining anything to do with the north side of the San Tan Mountains being mining claims in the 1930s, 40s and 50s, and then material pits used by Maricopa County just a little bit east of there, but on the north side of the mountain up until 2002. I spoke to Supervisor Sandy Smith about this for years asking why the Maricopa/Pinal County line moved its position four times, and she said, you know, I can't answer this, Silvia, and I'm a Supervisor. The reason why I am here is because over a period of 30 years, I went out with the State geologist and the lead scientist from the CAP program, Herb Schumann, and they showed me where all the

fissures were. In fact, Larry Miller called me personally when San Tan Heights went in, I gave him Herb's number because I said I'm not a geologist, I just studied it for 20 years. My concern is, the entire north side of the San Tans, if you look historically starting at Map 1979 up until two years ago, any time there's been a large amount of dirt that's been available, they have backfilled areas with fissures. Williams Air Force Base - and that's in Dennis (inaudible) study from Bergstrom Air Force Base.

??: One minute left.

CENTOZ: They explained all the dump sites and one of them had to be cleaned up and there was dirt put back in that, and there are homes now built on top of that. I was in a bad accident four years ago, so I've been unable to come to Pinal County. I spoke to Chris Wanamaker and I get vague answers. I beg for the ethics of Pinal County and the residents that live out there to investigate the entire north side of the mountain. It is Pinal County's responsibility to the people that are spending $1 million on a home built on top of backfilled fissures. I beg you, for the sake of the community, to please do something. I have nothing else I can say because you only give me three minutes, when I spent 20 years trying to protect the County. But they moved Thompson Road a quarter of a mile because Sylvia Barrett and I went out, took pictures, and they moved it over in and the Cardon

family donated the land so you can have a road that was safe to drive on.

MENNENGA: Thank you.

??: Thank you, ma'am.

CENTOZ: This is not going to stop.

MENNENGA: Thank you. Any questions?

MOONEY: A statement, if I may.

MENNENGA: Please.

MOONEY: Actually I live in San Tan Heights.

MENNENGA: Right.

MOONEY: And on the corner of Thompson Road where construction is being done, there's a sign that says, "Do not cross, fissures." I know people in the area that have had issues that have been filled in.

MENNENGA: Anyone else?

ETZENHOUSER: Yes, I've signed in. Good morning Commissioners, my name is Joan Etzenhouser. I live in unincorporated Pinal County at 8488 West Sundance Drive, within 1,200 feet of the land described in this zoning case. I'm opposed to this zoning case, and I brought a petition with 44 signatures also opposing the zoning case. Many of them are homeowners living within 300 feet of the land parcels described. Denying the request of the zoning case will retain the existing PAD overlay, which maintains multiple stipulations designed to protect existing and future residents

north of the San Tan Mountains. Mining and bulldozing over the years have obscured the existing washes, former dump sites, and earth fissures located there. The mapping done by the Arizona Geological Survey over the past 15 years is just a snapshot in time, not necessarily representative of existing hazards. The zoning case, as submitted to Pinal County, included geological, traffic and flood control studies that are more than 15 years old. They're outdated and provide an unrealistic representation of traffic flow and the amount of water that comes off the mountain when it rains. In addition, a geological study is not the same as a geotechnical study that identifies earth fissures and buried garbage from the old dump sites. Both the north and south groups of parcels currently have deep depressions in them, left over from mining activities and dumping in the 1930s through the 1970s. These depressions currently serve as massive water retention basins for the water runoff that flows north towards Hunt Highway. There is a retention basin recently built on Hunt Highway, but is too far north to benefit the homeowners affected by this zoning case. The 16 acre park that the zoning case proposed won't even exist after the first heavy rain, and torrential runoff will flow directly into the map fissures between the two developments. If you looked at the map of the two areas of land, they wrote PD-PZ-009-024 over several homes that are there that oppose this. The reason this matters to me –

??: One minute left.

ETZENHOUSER: - is because I purchased my home in 2004. It was built in 2001 on top of one of three earth fissures that are on my property. It wasn't disclosed by the sellers or the real estate agents involved. I wasn't able to see the fissures at the time of the purchase due to lush groundcover and significant weed growth. I didn't realize the gravity of the situation until the following year after heavy rainfall. Since then, I've spent $25,000 to pour a concrete reinforced driveway so I can access my property. I've had two main water breaks through the fissure and I've 20 yards of concrete poured into the fissures to reduce run water into them. Water flow in the washes on either side of my home is south to north. The fissures are east to west. The least thing Pinal County can do is protect future residents seeking a stable place to live because they surely didn't do it for me or for the homeowners in the western subdivision of Goldmine Equestrian Estates. Please don't approve this zoning. And if you'd like my 44 signatures and petitions that are opposed to this.

??: Thank you, ma'am.

MENNENGA: Thank you, any questions?

SCHNEPF: I have a question, Commissioner Mennenga. To the applicant, or to the Member in the public here. Your opposition – over here - your opposition is largely based on

the removal of the stipulations from the original?

ETZENHOUSER: It's largely based on the water flow that's going to come off that mountain, that putting houses in there, even with them doing mitigation, it's not going to stop the water. We see what it does, and when it flows down the intersection of Sundance and Wagon Wheel, they have to bulldoze it every time it rains. The water comes through like a freight train. I've got pic - I've got a video and it's out on the internet of Goldmine Equestrian Estates on the west side with water this deep flowing throughout the streets because of the water that comes off the mountain. There's an additional concern because there's the Y fissure that's at Hunt Highway that crosses both – that crosses Hunt Highway, it's in Pinal and Maricopa. There's a church there that has bulldozed the fissures, has developed a huge culvert that will pour the water from the mountain directly into that - into the fissure and will flood out the homes that are north of Hunt Highway. And they're currently watering their soccer field, and the water runoff is going straight into the fissure.

SCHNEPF: All right, thank you.

MENNENGA: Thank you.

SCHNEPF: I'm wondering if at some point we can get the original stipulations that are going to be removed from the removal of this PAD because we don't know what they are.

??: (Inaudible).

SCHNEPF: Okay.

MENNENGA: Anyone else to speak? Are you signed in?

SIMONTON: I am signed in.

MENNENGA: Name and address.

SIMONTON: Chairman and Vice Chairman and Commission, I'm Josh Simonton. I am a landowner out there at Wagon Wheel and Sundance area. And just to speak and shed a little light on this, on what's being downzoned and things like that. I just would - just wanted to share, I love that piece. I think it's beautiful that area out there, and I want to keep it in a rural manner. And it's myself that I'm, I'm the one that's trying to build a home and I'm trying on that 80 acre piece that you see out there, as I'm trying to take the 40 acres to the south and put my personal residence there. And so we're not – I'm wanting it to stay rural and things like that. And so just wanted to say that I'm in favor of having this removed so I can get my home built out there. Any questions?

MENNENGA: Thank you. Anyone else to speak? Come on up.

MATHIS: My name is Perry Mathis, I'm one of the landowners out there, in that area, and I'm signed in. I support this application. To me, I rarely see things like this where someone comes in begging to have his density cut down and begging to have his lot size increased, and being to

have setbacks increased. I think it's going to result in fewer lots, bigger lots, and some really nice custom homes out there that'll really blend in with that area better than what that old PAD would have attracted. And if I'm hearing staff right, this doesn't get rid of any of the drainage requirements or any of the other kind of development standards that the County imposes. So I think it's a win, I hope you support it. Thank you.

MENNENGA: Thank you. Any questions? One more? One more?

MADEHEIM: (Inaudible).

MENNENGA: Yeah, please do.

MADEHEIM: Sangeeta said, and also the County engineer, that – and you all saying that they're not going to be relieved –

MENNENGA: What's your name and address?

MADEHEIM: Huxley Madeheim in 35205 North Wagon Wheel Road.

MENNENGA: Have you signed in?

MADEHEIM: I'm on the corner of Sundance and Wagon Wheel.

MENNENGA: Are you signed in?

MADEHEIM: Yes.

MENNENGA: Okay, go for it.

MADEHEIM: Okay, I just - I have the question.

Who's responsible to make sure that drainage isn't, you know, you don't increase the drainage off this property? And I don't know anything about the fissures.

MENNENGA: Well that would be, obviously that would be the responsibility of the County, more-so their engineering department, the County engineer I would assume. You know every, every home that gets built out there has to go through all the same process. We're not - this does not remove any restrictions. So anything that gets put out there goes through the same process as before - County engineer, building safety, planning and zoning, everything else, so yeah, there's – there's – trust me as a developer these days, we kind of go –

MADEHEIM: Okay, so there's a difference in opinion between you and Joan, right?

MENNENGA: Yeah – no, not really. I mean everything goes through that process, and that process (inaudible) it's ever been. Trust me, I do that. So thank you. Any questions? Okay. Anyone else to speak? All right, please come forward. Are you signed in?

HULL: I'm signed in.

MENNENGA: Name and address.

HULL: Name is Kathy Hall, I live on Wagon Wheel Road. I was here for the meeting in 2001 when they did the original PAD. I have all the stipulations, I still have all

the copies from that meeting, and I think a lot of them are very important. They keep talking that they did a traffic study, that was a long time ago. The park now has - is building a parking lot for 200 cars. That's per day going up Wagon Wheel, which is a dead end neighborhood. And if you would go out there and watch the traffic, it's going up that road right now before the park's even finished, and then you're going to add more cars. I think a traffic study needs to be done again, and I think a flood study needs to be done again. As the other person mentioned, we have flood coming down that street, these 100 year floods that come every two years, we have a lot of problems out there. And those - that water goes right into the Goldmine Estates. And it's not fair to those people, unless some of these problems are looked into before they build. Thank you.

MENNENGA: Thank you. One more? How many more want to speak? Okay. Are you signed in?

WEST: Yes. Yes, I'm signed in.

MENNENGA: Name and address.

WEST: So my name is Katrina West, I live in 8082 Sundance Drive. I live between Wagon Wheel and Wild Horse. So all these houses that they're going to build up north on the northern mountain, are you all going to do the flood study? Because my door faces right in front of all that. So if we get a lot of rain and you all screw it up because you

all allow these houses to come in and my property gets flooded, which I don't have a flood issue right now one bit, who here is going to fix my house and my yard from being torn up? Because I've seen what it does and it's not a pretty sight. That Goldmine Equestrian Estate, that is a horrible situation there and now we're going to have a bunch of homes built, and this is not going to be good for us because the water flow does come down and I see when it happens. On Wagon Wheel and Wild Horse, you all have to come out with bulldozers to clear out the road because of the size of the rocks and all the mud and the sand that comes down.

MENNENGA: Questions? Thank you.

WEST: Thank you.

MENNENGA: Anyone else to speak? Okay, one more.

SANTANA: My name is Maria Santana, I live at 6161 East Helios. I'm actually here for something else, but unfortunately I can't stay, I didn't realize how long this would take. So I realize that your interests are not our interests, and I see that. I can look you up online in two seconds. You're a building developer – designer, Mr. Klob. So I don't feel that you have our best interests at heart – the homeowners. Like it's very frustrating, my eyes are open. I'm going to make sure that I have friends and family that come to these meetings because you also own land and it is in your best interests. You didn't have conflict of interest for

the Maricopa community that's been out there, it was in your best interest. So that, I don't think - and to be sitting here on a committee and having public hearings, that is for us, where we live, for our homes, is very upsetting to me. So I will be more aware. I feel that - I grew up in Apache Junction as a child, I feel like it's more organized out there. Over here, different stores are popping up. A store wants to pop up on - or I'm sorry, there's an RV storage going up on Apollo and Arizona Farms. That's where I live and I wish it would be a park, but no one is – you don't care about my kid taking a walk and there's a gas station right there, or an RV storage blocking our view of the beautiful Superstition Mountains. I hope that you guys do a better job and be more responsible with planning and zoning. So that is beautiful for me and my family, for my grandchildren. I don't want to get emotional, I'm just very frustrated that I don't feel it's being – Florence, San Tan, it's not being built beautifully or responsibly.

MENNENGA: Any questions?

SANTANA: I wish it was more of a back and forth conversation.

MENNENGA: Actually, I'm going to say something.

SANTANA: Please do.

MENNENGA: I vehemently disagree with you. This is the best Planning and Zoning Commission that Pinal County has

probably ever had. We have such a diverse group of people up here, and you know what, we care. Personally, I care about everything that happens and all the development happens. I'm in the business, but I care. We've seen some beautiful developments come through. You know, the problem right now, it's the same thing with Maricopa, this County's blowing up with growth. I mean it's just, it's just blown up. I mean (inaudible), how many cases do you have here? So what we try to do is do the best job we can. But you have to remember, this is America, we all have property rights, ma'am (inaudible).

SANTANA: Right, I completely understand that.

MENNENGA: Okay. So, we have to recognize that, okay, in our decisions here. Okay? And we've made – I've - we've made a lot of good decisions on this. We have turned down things –

GAREY: Mr. Chairman, I'm going to, I'm going to suggest that we're getting a little bit off track here and we need to kind of keep it back on track, thanks.

MENNENGA: I know. This kind of fired me up a little bit. Any questions?

SANTANA: Traffic is terrible out here.

MENNENGA: But that's not our decision. Okay.

SANTANA: Okay.

MENNENGA: Okay. Anyone else to speak? All right,

the applicant – well hold on, we need to close the public hearing portion of case PZ-PD-009-24, and Ms. Rose.

ROSE: Chair and Vice Chair, Members of the Commission and the members of - our neighbors and our public, thanks for the testimony. And I think it's, at least it's sort of clarified to me that there's just a lot of misunderstanding and I think that, you know, Sangeeta can help to rectify that. But when these owners come in for - they're going to need approval for minor land divisions and then building permits, and at every stage the County engineer and flood control have to approve them. And not only Pinal County doesn't allow you to flood your neighbor, but the State of Arizona has a very strict law that you've got to - when you take a piece of property, you have to drain it. Just it has to enter and exit as it did before you built something on it. So you can't - you can change the flow and how it goes, but it's got to exit with the same amount of water velocity that it did before building. And so I just wanted the neighbors to know that, and Sangeeta, you know, because obviously I'm - I work for these guys, but Sangeeta doesn't and she can, you know, verify that the County looks at all those things and the protections are the same. So we're not trying to take any protections away from neighbors. And you know what? The lady who said, you know, her house doesn't flood right now and she wants to keep it that way, well that's exactly what's going to

happen. It's going to stay exactly as it is, and we can't make it any better because legally we can't affect the downstream property owners. We can't make it worse. And then on the fissure studies, we have a very detail-oriented, very detailed fissure study from the overall site, and when these folks go to build, they're going to build around and be able to avoid those fissures. So, thank you.

MENNENGA: Any – Commissioner Del Cotto.

DEL COTTO: Chair, thank you, Chair. Jordan, thanks for the explanation. And I know sometimes when there are issues in regards to flooding and whose water goes where, it certainly may help moving forward that if we had somebody from Public Works here that could kind of over, you know, just kind of explain what you did, but maybe in some greater detail, it may help other people understand what's going on. I will say that if you're not getting water now and you're – and you possibly will be catching someone else's water in the future, then that is something that you have to bring up and that is something that is important to everybody in the neighborhood, and you'll have to keep a close eye on it. And I would hope that – well with the help of Pinal County Public Works and their engineering staff, that they will do their best job for helping make sure that these things aren't imposed or crammed down your throat, if you will.

MENNENGA: No ma'am. No ma'am.

DEL COTTO: And so I appreciate you trying to kind of shed some light on that, and it's not always easy for us as a Commission to vote one way or the other. There's always pluses and minuses, and there's always your point and the next person's point, and so on and so forth. But there are property rights. So many times I hear people say that they don't want something somewhere because they're so used to having that neighbor's property next to them and they've enjoyed it for a very, very long time, but at some point in time, someone may decide to do something with the property that they own. And I understand that that's not always comfortable for someone, so –

OLGIN: Chair, Vice Chair, if I may, just to provide additional information. The County does review permits for homes, even for (inaudible) in this area and all the areas, so they are vetted through that process for residential. So just keep that in mind that we understand there are issues with water, but it's going to be vetted through our group, our authorities for floodplain, prior to any home being built there. And we have personal experience with that.

MENNENGA: Any other comments? Jordan are you okay? Commissioner Klob.

MOONEY: Chairman?

MENNENGA: Go ahead.

KLOB: Okay. Two things on this. As someone that

is, you know, deeply involved in projects like this, I can assure the neighbors that the checks and balances that we go through as a design professional, I'm actually liable. If I design something that floods out a neighbor's property, I can be held liable for that. So I'm not going to put my family at risk for that. And as we go through the through the different departments to getting the building permits for these homes, there's a lot of eyes that are on this - that are on these projects. Now, on top of that, what I will say, one of the advantages that's happening with this - and I think there's a little bit of an oversight a little bit here, is there's less - there's going to be fewer properties, you know, potentially on this, you know, on this project because we're removing this overlay and the setbacks, to allow for proper grading and additional grading that might be required, are greater. So the likelihood of issues happening are, you know, start to go down. So, you know, this is by right, they could build these - all these houses today as they wish. They're actually creating a, you know, a better environment for, you know, theoretically a little bit more rural with larger setbacks and so on. So, thank you.

MENNENGA: Commissioner Hartman.

HARTMAN: Thank you, Chairman. So, Mr. Rose, during public testimony we heard about a backfill, earth fissures and the flooding. I think you answered the fissures, that will be

studied. The backfill, I would like to know what you think on that. And then you're right on the flooding, it's illegal to, you know, push water on to another landowner, but are you going to do a new flood study?

ROSE: Chair and Commissioner Hartman, yes. When they go to provide the documents in order to get approvals for the minor land division or for building permits, that goes through your drainage and flood control department, and so they'll have to produce those studies at that point.

??: What about the septic?

ROSE: The what?

MENNENGA: No comment. No comment. Well you could comment, but we don't take comments.

ROSE: The septic? If there's septic, then they would provide that too, to the –

MENNENGA: Yeah, that all goes (inaudible).

ROSE: Absolutely.

HARTMAN: Chairman, what about the backfill? (Inaudible) there was a testimony on a lot of backfill from the old mine, so are you concerned about that at all?

ROSE: Chair and Commissioner Hartman, there are many, many developments that have taken place in old mining locations, and those are rectified and then built over, and we're not concerned about that. In this location. I don't know where she's speaking of, but on this particular property.

KLOB: I'll add to that.

OLGIN: Chair, Vice Chair, just to be clear, when we stay on task, this is a zoning.

KLOB: Right.

OLGIN: A PAD removal. That's it. We're not really to get into the details of house building removal. It's about removing the PAD, period.

MENNENGA: (Inaudible) clarify that.

OLGIN: So just so we stay on task and thank you Jordan for that explanation. Appreciate it.

MENNENGA: All right, thank you Jordan. Back to the Commission. Comments, motions?

MOONEY: I do have a comment, but I'm wondering if I should take a minute break to speak with the attorney. If you don't mind.

MENNENGA: I'm sorry, say that again?

MOONEY: I do have some things I would like to say, but I'm not sure if I should speak with the attorney prior to saying them.

MENNENGA: Man.

MOONEY: It would just be –

MENNENGA: We need to keep moving here, we got a long ways to go here.

MOONEY: I know we do, but this is also a very important issue and I ask for two minutes with the attorney.

MENNENGA: Okay. All right.

MOONEY: Thank you.

MENNENGA: We'll do a quick two minutes, so okay?

OLGIN: You have to put it to a vote.

MENNENGA: We need a motion for that.

OLGIN: Yeah. A motion, ma'am. Mooney, please sit for a minute, it has to be decided by the group. One person -

MENNENGA: Anyone want to make a motion regarding that? Okay, we're going to move on.

MOONEY: I'll make my comments.

MENNENGA: Okay, go for it.

MOONEY: So I live in San Tan Heights, we have one acre lots that are off of Roberts Road, and I will disagree with the County and the flooding. As I sat on the board of directors there, we had homes that have flooded to the front door. Walls are being built on homes that, oh, there's nothing we can do about it. And we are having to adjust our lots to help protect those homes from water. So while that may be they go through this process, we live at the base of the San Tans and we've had to redo our drainage to accept all that water, and these one acre lots get flooded all the time. The middle of the night, the bulldozers are out there moving the water and the sand. So I'm sorry, but more stipulations would need to be put into this to make sure, because I didn't see those that were before, and I think it's great undoing

something and having less homes than what there is, but I'm very concerned with the flood going on.

ROSE: Chair and Commissioner, I'll certainly let the County talk to your situation. I don't know when your homes were built or what process they went through, but I can tell you I believe that - and working here for so many – or a couple decades plus, that the level of review that you have now is certainly more robust and detail-oriented in a big way than it had been. And again, I don't know the details of what happened, but –

MOONEY: Not our homes, it's the homes that are being built across the street from our community that have only been built in the last 5 to 10 years. And walls – and some of them are even newer than that – and walls are going up that nobody - and ditches are being dug, so it goes on neighboring properties and no control over that. So that's the frustrating part.

GAREY: I think we are off track at this point. We're talking about whether or not a PAD approval should be rescinded or not, and I think we are off track of what a PAD actually does. So I would just recommend we get back on track.

MENNENGA: All right.

ROSE: And Chair and Commissioner, I would say that this doesn't change, you know, either way we're going to be

submitting the same documents, so - to protect for flood.

MENNENGA: Back to the Commission, what's your pleasure?

KLOB: Gonna close it?

MENNENGA: We did. Yeah, yeah. Well we closed the public, we did. Okay. Anyone?

PRANZO: What are you asking for?

MENNENGA: A motion.

PRANZO: A motion. We are talking about abandoning a PAD, right?

ROSE: Yes.

MENNENGA: Yes.

PRANZO: Is that what we're doing?

MENNENGA: Yes.

PRANZO: So we really have nothing to do with flood.

MENNENGA: No.

PRANZO: Thank you. Mr. Chairman, I'll move that we approve PZ-

OLGIN: Commissioner Pranzo, please speak into the mic, we can't hear you.

PRANZO: Oh, I'm sorry, I left my finger on it. I move that we approve PZ-PD-009-24, the abandonment of Goldmine Mountain Estates PAD overlay.

MENNENGA: Second?

HARTMAN: I'll second it, Mr. Chairman.

MENNENGA: Everyone in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed?

MOONEY: Opposed.

MENNENGA: Motion passed.

OLGIN: Chair, Vice Chair, if you'd like, I'll do a roll call vote, just to clarify.

MENNENGA: Please do.

OLGIN: Okay, roll call vote. We have Vice Chair Klob. For or against?

KLOB: Oh, sorry. Yes.

OLGIN: Chairman Mennenga.

MENNENGA: Yes.

OLGIN: Member Del Cotto.

DEL COTTO: Yes.

OLGIN: Member Hartman.

HARTMAN: Aye.

OLGIN: Member Keller.

KELLER: Aye.

OLGIN: Lizarraga.

LIZARRAGA: Yes.

OLGIN: Member Schnepf.

SCHNEPF: Aye.

OLGIN: Davila. I believe he's out. Mooney.

MOONEY: Opposed.

OLGIN: Pranzo.

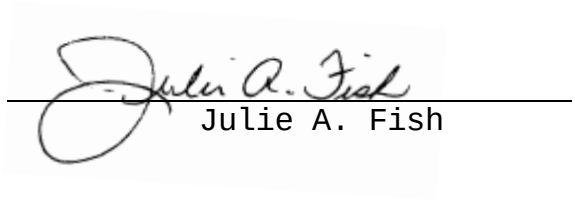
MOONEY: Approve.

OLGIN: Motion carries.

MENNENGA: Thank you.

I, Julie A. Fish, Transcriptionist, do hereby certify that the foregoing pages constitute a full, true, and accurate transcript in the foregoing matter, and that said transcription was done to the best of my skill and ability.

I FURTHER CERTIFY that I am not related to nor employed by any of the parties hereto, and have no interest in the outcome hereof.



Julie A. Fish

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Jesse Allan and Thai Phuong Quynh Trinh ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD Abandonment for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD Abandonment, Case No. PZ-PD-009-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD Abandonment, Case No. PZ-PD-009-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD Abandonment, Case No. PZ-PD-009-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD Abandonment in Case No. PZ-PD-009-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Jesse Allan
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 10-18-2024

OWNER: Thai Phuong Quynh Trinh
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 10-18-2024

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 18 day of October, 2024, by Jesse Allan.
[Insert Name of Signor(s)]

OSCAR SANCHEZ
Notary Public - Arizona
Maricopa County
Commission # 668726
My Comm. Expires Jun 30, 2028

Notary Public

My commission expires: JUNE 30, 2028

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as Manager
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ company,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 18 day of October, 2024, by Thai Phuong Quynh Trinh.
[Insert Name of Signor(s)]

OSCAR SANCHEZ
Notary Public - Arizona
Maricopa County
Commission # 668726
My Comm. Expires Jun 30, 2028

Notary Public

My commission expires: June 30, 2028

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 7 (APN 509-06-136H, Owned by Jesse Allan & Thai Phuong Quynh Trinh):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET:

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2- INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES 43 MINUTES 44 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.16 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "A" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

EXHIBIT "B"

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Dale and Kristen Schell ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD Abandonment for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD Abandonment, Case No. PZ-PD-009-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD Abandonment, Case No. PZ-PD-009-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD Abandonment, Case No. PZ-PD-009-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD Abandonment in Case No. PZ-PD-009-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Dale Schell
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 10/21/2024

OWNER: Kristen Schell
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 10/21/2024

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 21 day of October, 2024, by Dale Schell.
[Insert Name of Signor(s)]

CALEB SKOLRUD
Notary Public - Arizona
Maricopa County
Commission # 633536
My Commission Expires July 28, 2026

Caleb Skolrud
Notary Public

My commission expires: July 28, 2026

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as Manager
[Insert Name of Officer] *[Insert Title]*
of _____, an _____ company,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 21 day of October, 2024, by Kristen Schell.
[Insert Name of Signor(s)]

CALEB SKOLRUD
Notary Public - Arizona
Maricopa County
Commission # 633536
My Commission Expires July 28, 2026

Caleb Skolrud
Notary Public

My commission expires: July 28, 2026

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 9 (APN 509-06-136J, Owned by Dale & Kristen Schell):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #599228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 275.86 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8 INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES, 44 MINUTES, 24 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES, 08 MINUTES, 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES, 43 MINUTES, 44 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET 5/8 INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN PATENT OF SAID LAND.

ALSO SHOWN AS PARCEL "C" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

EXHIBIT "B"

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Encanto Vista, LLC, an Arizona limited liability company ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD Abandonment for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD Abandonment, Case No. PZ-PD-009-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD Abandonment, Case No. PZ-PD-009-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD Abandonment, Case No. PZ-PD-009-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD Abandonment in Case No. PZ-PD-009-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Encanto Vista, LLC [Print Entity Name]	OWNER: _____ [Print Entity Name]
_____ Signature	_____ Signature
Its: Manager (as Manager of CT Opportunity, LLC) [Title, if applicable]	Its: _____ [Title, if applicable]
Dated: 10-21-24	Dated: _____

ALTERNATE ACKNOWLEDGMENT: ***Use only when a second company is signing on behalf of owner***:

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this 21st day of October, 2024, by Perry Mathis as Manager
[Insert Signor's Name] *[Insert Title]*
of CT Opportunity, LLC, an Arizona limited liability company,
[Insert Name of Second Company] *[Insert State of Incorporation]*
as Manager *for* Encanto Vista, LLC, an Arizona limited liability company
[i.e. member, manager, etc.] *[Owner's Name]*
who being authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: 10/25

VICTORIA GARRETT
Notary Public - Arizona
Maricopa County
Commission # 657253
My Comm. Expires Oct 25, 2027

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 1 (Multiple APNs, Owned by Encanto Vista, LLC):

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

PARCEL NO. 2 (Multiple APNs, Owned by Encanto Vista, LLC):

THE KELLY NO. 35 AND KELLY NO. 36 PATENTED PLACER MINING CLAIMS SITUATE IN THE BLACKWATER MINING DISTRICT AND EMBRACING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXHIBIT "B"

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Sean and Rachael Austin ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD Abandonment for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD Abandonment, Case No. PZ-PD-009-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD Abandonment, Case No. PZ-PD-009-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD Abandonment, Case No. PZ-PD-009-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD Abandonment in Case No. PZ-PD-009-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Sean Austin
[Print Entity Name]

Signature

Its: Owner
[Title, if applicable]

Dated: 10-21-24

OWNER: Rachael Austin
[Print Entity Name]

Rachael Austin
Signature

Its: OWNER
[Title, if applicable]

Dated: 10/21/24

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF ~~PINAL~~ MARICOPA)

The foregoing instrument was acknowledged before me this 21 day of October, 2024, by Rachael Austin.
[Insert Name of Signor(s)]

Notary Public

My commission expires: 10/31/2026

CHANCE TY EDMONDS NOTARY PUBLIC STATE OF ARIZONA COUNTY # 638008 MY COMMISSION EXPIRES 10-31-2026 COMM. PINAL

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF ARIZONA)
MARICOPA) ss.
COUNTY OF ~~PINAL~~)

The foregoing instrument was acknowledged before me this 21 day of October, 2024, by Sean Austin.
[Insert Name of Signor(s)]

Notary Public

My commission expires: 10/31/2026

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as Manager
[Insert Name of Officer] *[Insert Title]*
of _____, an _____ company,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 10 (APN 509-06-136K, Owned by Sean & Rachael Austin):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 20 INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 413.79 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S.#49864, MARKING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 89 DEGREES, 45 MINUTES, 05 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A FOUND MAG NAIL WITH TAG STAMPED R.L.S. #41079, MARKING THE SOUTHWEST CORNER OF SAID LOT 3:

THENCE NORTH 00 DEGREES, 08 MINUTES, 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES, 44 MINUTES, 24 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49664, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "D" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

EXHIBIT "B"

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION I VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waive Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County "County") by Tara Land Holdings, LLC, an Arizona limited liability company ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property descri herein, and that no other entity or person has an ownership interest in the property. Prio Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Prop at any time within thirty (30) days of the County's approval of Owner's applica described herein, Owner shall notify the County of said transfer, sale or conveyance and s require the new Owner to execute and agree to this Consent and Waiver as part of transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Prop Rights Protection Act provides in some cases that a county is required to pay compensation to a landowner if the County approves a land use law that reduces the fair ma value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authoriz private property owner to waive any claim for diminution in value of property in connection v any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting County approve PAD Abandonment development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all conditions/stipulations imposed by Pinal County in conjunction with the approval the PAD Abandonment, Case No. PZ-PD-009-24, which are attached heret

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD Abandonment, Case No. PZ-PD-009-24, might affect existing rights to use, divide, sel possess the Property. By signing below, Owner hereby waives any and all rights to cl compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the fu exist as a result of the approval of the PAD Abandonment Case No. PZ-PD-009-24, and the Schedule for Development and conditions/stipulat imposed in conjunction with the approval. Owner waives any and all rights to cl compensation for diminution in value for any action taken by the County to rescind approva PAD Abandonment in Case No. PZ-PD-009-24 because of non-compliance v the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of above-referenced case by the County. If Owner withdraws its application prior to final actio the County or the County denies the application, Owner is released from this Consent and Wai

OWNER: Tara Land Holdings, LLC
[Print Entity Name]

Signature

Its: Manager
[Title, if applicable]

Dated: 10·21 2024

OWNER: Amy Hancock
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ _____, by _____.
[Insert Name of Signor(s)]

_____
Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this ____ day of _____ _____, by Amy Jo Hancock as Manager
[Insert Name of Officer] ***[Insert Title]***
of Tara Land Holdings, LLC, an Arizona limited liability company.
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for purposes stated therein.

_____
Notary Public

My commission expires: 10·20·2026

SALVADOR AMEZQUITA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 640092
Expires October 20, 2026

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 6 (APN 509-06-136E, Owned by Tara Land Holdings, LLC):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET:

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 533.45 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST, A DISTANCE OF 924.13 FEET:

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 294.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE NORTH 89 DEGREES 35 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 924.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR:

THENCE SOUTH 00 DEGREES 14 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 294.52 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 4, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

EXHIBIT “B”

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Jason and Traci Hamilton ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD Abandonment for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD Abandonment, Case No. PZ-PD-009-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD Abandonment, Case No. PZ-PD-009-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD Abandonment, Case No. PZ-PD-009-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD Abandonment in Case No. PZ-PD-009-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Jason Hamilton
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 10/25/2024

OWNER: Traci Hamilton
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 10/25/2024

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 25th day of October, 2024, by Jason Hamilton.
[Insert Name of Signor(s)]

SADIE SILVA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 673392
Expires August 22, 2028

Sadie Silva
Notary Public

My commission expires: August 22, 2028

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as Manager
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ company,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 25th day of October, 2024, by Traci Hamilton.
[Insert Name of Signor(s)]

SADIE SILVA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 673392
Expires August 22, 2028

Sadie Silva
Notary Public

My commission expires: August 22, 2028

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 4 (APN 509-06-136C, Owned by Jason & Traci Hamilton):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR,FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR
IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 395.20 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.80 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 395.20 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 137.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 2, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

EXHIBIT "B"

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Nexstar Homes, LLC, an Arizona limited liability company ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD Abandonment for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD Abandonment, Case No. PZ-PD-009-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD Abandonment, Case No. PZ-PD-009-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD Abandonment, Case No. PZ-PD-009-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD Abandonment in Case No. PZ-PD-009-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Nexstar Homes, LLC
[Print Entity Name]

Signature

Its: Authorized Agent
[Title, if applicable]

Dated: 10-24-24

OWNER: Joshua S. Simonton
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____.
[Insert Name of Signor(s)]

_____
Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this 24 day of October, 2024, by Joshua S. Simonton as Authorized Agent
[Insert Name of Officer] *[Insert Title]*
of Nexstar Homes, LLC, an Arizona limited liability company,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: 8-2-26

JACKIE ZOLNOWSKI
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 630256
MY COMMISSION EXPIRES
AUGUST 02, 2026

JACKIE ZOLNOWSKI
NOTARY PUBLIC - AR
MARICOPA CO
COMMISSION # 6
MY COMMISSION E
AUGUST 02, 2

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 5 (APN 509-06-136F, Owned by Nexstar Homes, LLC):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 532.47 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 59 SECONDS EAST, A DISTANCE OF 924.13 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 00 DEGREES 14 MINUTES 47 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 533.45 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 5, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

EXHIBIT "B"

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Richard K. Le ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD Abandonment for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD Abandonment, Case No. PZ-PD-009-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD Abandonment, Case No. PZ-PD-009-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD Abandonment, Case No. PZ-PD-009-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD Abandonment in Case No. PZ-PD-009-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Richard K. Le
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 10/24/24

OWNER: _____
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust] 10-24-24

STATE OF ~~CALIFORNIA~~) ARIZONA
) ss. MARICOPA
COUNTY OF ~~LOS ANGELES~~) 10-24-24

The foregoing instrument was acknowledged before me this 24 day of October, 2024, by Richard K. Le.

[Insert Name of Signor(s)]

Notary Public State of Arizona
Maricopa County
Joan Hennetta Greene
My Commission Expires 02/21/2025
Commission Number 597152

Joan Hennetta Greene
Notary Public

My commission expires: 02/21/2025

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as Manager
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ company,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 3 (APN 509-06-136B, Owned by Richard K. Le):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 395.20 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING MARKED BY A P.K. NAIL IN PAVEMENT;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.80 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 395.20 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 1, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

EXHIBIT "B"

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

CONSENT TO SCHEDULE FOR DEVELOPMENT AND CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Sunwest Pools and Landscaping LLC, an Arizona limited liability company ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD Abandonment for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD Abandonment, Case No. PZ-PD-009-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD Abandonment, Case No. PZ-PD-009-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD Abandonment, Case No. PZ-PD-009-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD Abandonment in Case No. PZ-PD-009-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Sunwest Pools and Landscaping LLC
[Print Entity Name]

Signature

Its: Manager
[Title, if applicable]

Dated: 10/24/2024

OWNER: RICARDO LARIOS
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____.
[Insert Name of Signor(s)]

_____
Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me, this 24 day of October, 2024, by Richard Larios as Manager
[Insert Name of Officer] *[Insert Title]*
of Sunwest Pools and Landscaping LLC, an Arizona limited liability company,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: 8-2-26

JACKIE ZOLNOWSKI
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 630256
MY COMMISSION EXPIRES
AUGUST 02, 2026

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 8 (APN 509-06-136G, Owned by Sunwest Pools and Landscaping, LLC):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO: 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET.

THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228.

THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3.

THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES 43 MINUTES 44 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.16 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "B" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

EXHIBIT "B"

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

EXHIBIT A
TO
ORDINANCE NO. 2024-PZ-PD-009-24

LEGAL DESCRIPTION
GOLDMINE MOUNTAIN ESTATES

(NORTH PARCEL)

A PORTION OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, MONUMENTED BY A PK NAIL AND WASHER STAMPED "RLS 59228", FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 5, MONUMENTED BY A PINAL COUNTY ALUMINUM CAP BEARS, AS A (**BASIS OF BEARINGS**), SOUTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, 2,639.70 FEET;

THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, NORTH 00 DEGREES 11 MINUTES 29 SECONDS WEST, 495.00 FEET TO A REBAR AND CAP STAMPED "RLS 59228", ALSO BEING THE **POINT OF BEGINNING**;

THENCE, SOUTH 89 DEGREES 41 MINUTES 48 SECONDS WEST, 1319.36 FEET TO A PK NAIL AND TAG;

THENCE, NORTH 00 DEGREES 11 MINUTES 13 SECONDS WEST, 827.07 FEET, TO THE NORTHEAST 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY A PK NAIL AND TAG STAMPED "RLS 59228";

THENCE, NORTH 89 DEGREES 39 MINUTES 27 SECONDS EAST, 1319.30 FEET, TO THE NORTH 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY REBAR WITH CAP STAMPED "RLS 59228";

THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, SOUTH 00 DEGREES 11 MINUTES 29 SECONDS EAST, 827.97 FEET TO THE **POINT OF BEGINNING.**

SAID PORTION OF LAND CONTAINING 1**,091,773** SQUARE FEET, OR **25.0637** ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

LEGAL DESCRIPTION

(GRAPHICAL REPRESENTATION- NORTH PARCEL)

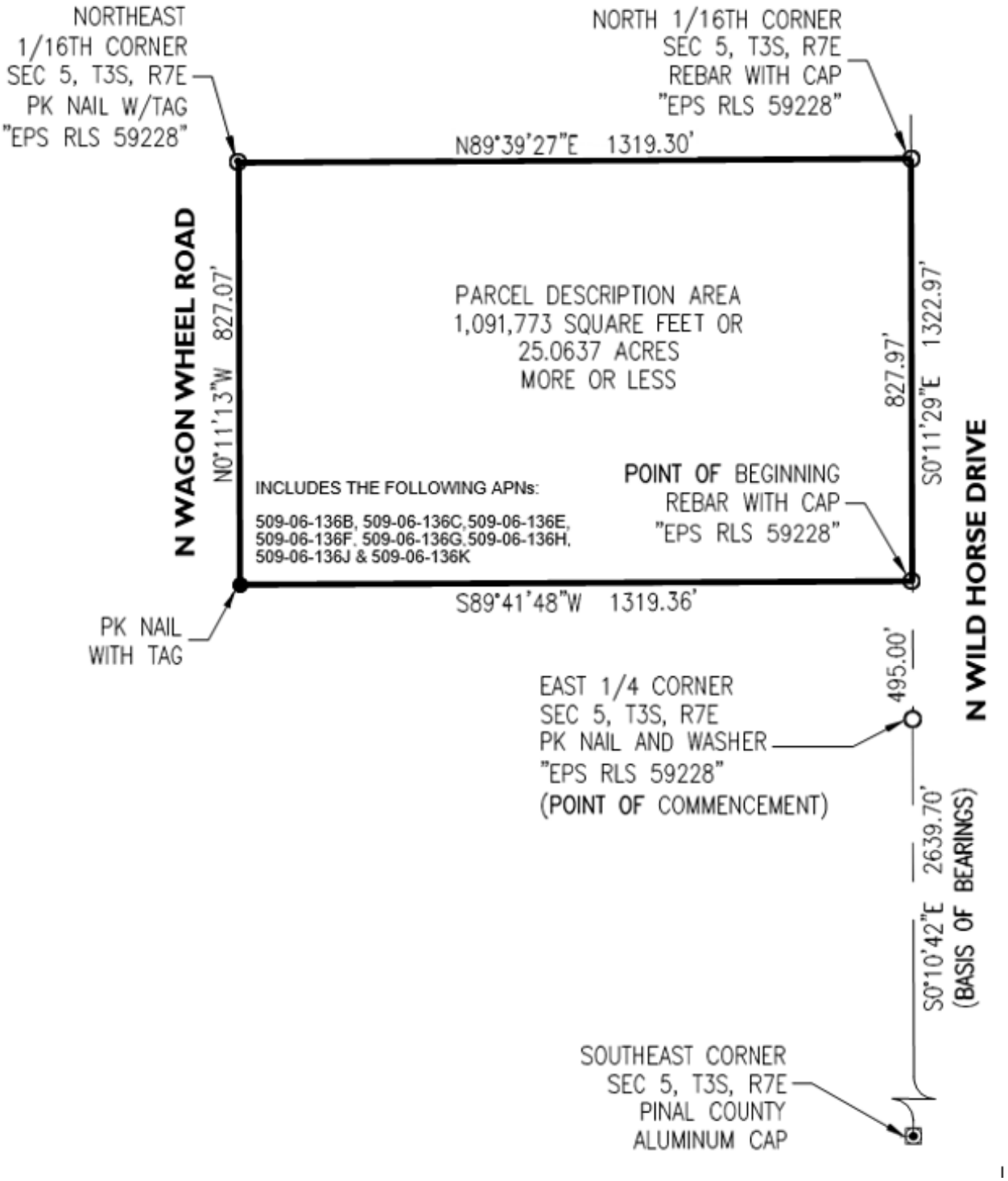


EXHIBIT A
TO
ORDINANCE NO. 2024-PZ-PD-009-24

LEGAL DESCRIPTION
GOLDMINE MOUNTAIN ESTATES

(SOUTH PARCEL)

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 5, MONUMENTED BY A PINAL COUNTY ALUMINUM CAP;

THENCE, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 39 MINUTES 18 SECONDS WEST, 1,318.49 FEET, (BASIS OF BEARINGS) TO THE EAST 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY A REBAR AND CAP "LS 16097";

THENCE, DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 10 MINUTES 33 SECONDS WEST, 1,320.05 FEET, TO THE SOUTHEAST 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY A REBAR AND CAP "RLS 59228";

THENCE, NORTH 00 DEGREES 13 MINUTES 13 SECONDS WEST, 1,320.61 FEET, TO THE CENTER-EAST 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY A REBAR AND CAP "RLS 59228";

THENCE, NORTH 89 DEGREES 41 MINUTES 48 SECONDS EAST, 1,319.40 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 5, MONUMENTED BY A PK NAIL AND WASHER "EPS RLS 59228";

THENCE, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SOUTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, 2,639.70 FEET, TO THE **POINT OF BEGINNING.**

SAID PORTION OF LAND CONTAINING 3,481,569 SQUARE FEET, OR 79.9258 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

EXHIBIT B
TO
ORDINANCE NO. 2024-PZ-PD-009-24

[Stipulations of Approval]

1) Stipulations one through eighteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

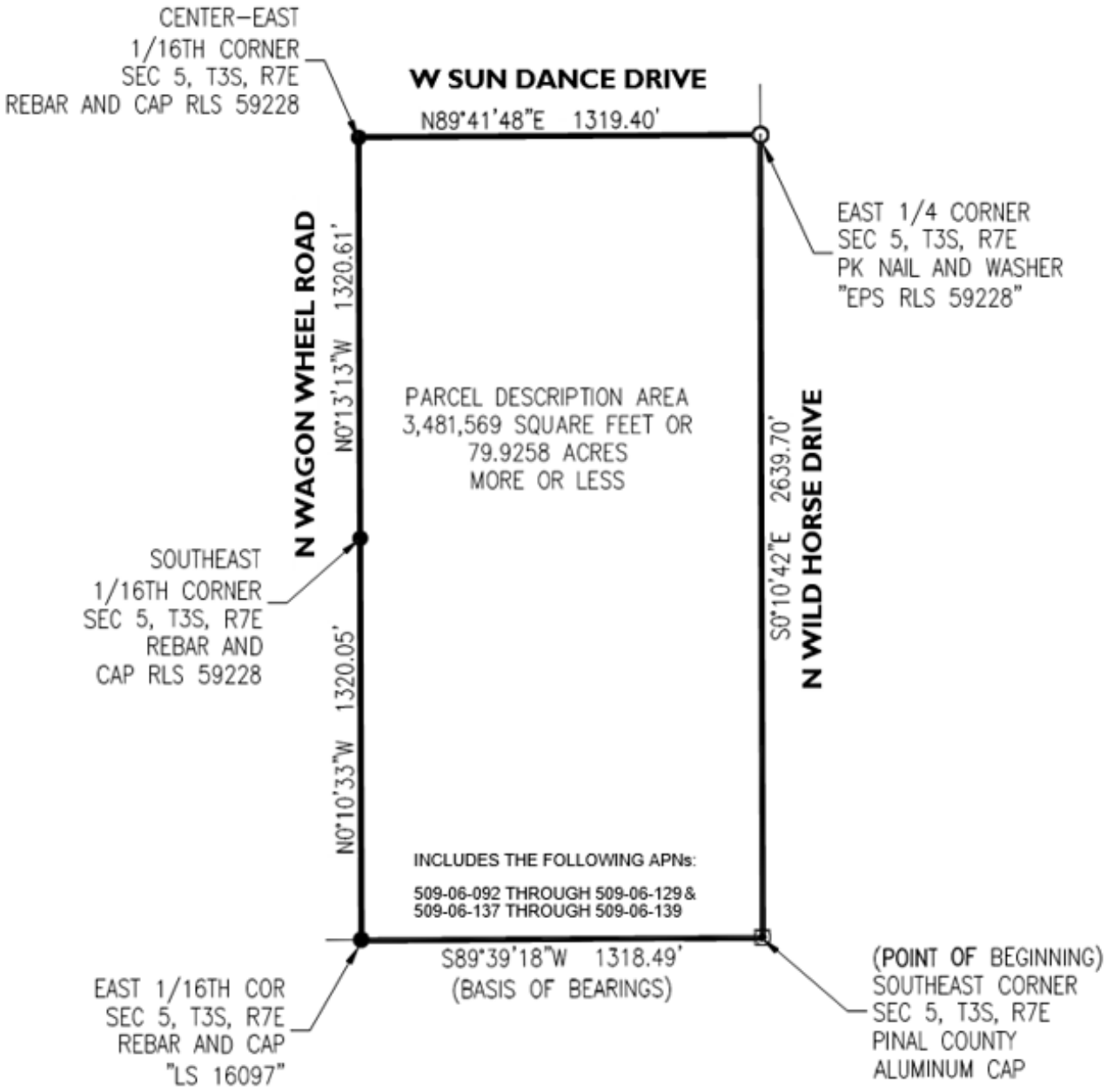
3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicant can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

5) Applicant to combine all 41 parcels locate in the south property (79.2 acres) of the Goldmine Estates PAD prior to development of subject site(s)/building permits.

LEGAL DESCRIPTION

(GRAPHICAL REPRESENTATION- SOUTH PARCEL)



Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Nichole Seitz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona,Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Oct. 3, 2024

NOTICE ID: Dh4j5kiRGoJTgFAutj24
NOTICE NAME: PZ-PD-009-24 Board of Supervisors

Nichole Seitz

(Signed)_____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 10/03/2024

Nicole Burkholder

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 6TH DAY OF NOVEMBER, 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR, ABANDONMENT OF THE PAD OVERLAY DISTRICT AND AMEND THE ZONING ORDINANCE AND/OR MAPS IN THE SAN TAN VALLEY AREA, PINAL COUNTY, ARIZONA.
PZ-PD-009-24 - PUBLIC HEARING/ACTION: Encanto Vista, LLC, Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sean & Rachael Austin, Sunwest Pools and Landscaping LLC, landowner(s)/applicant, Chris Webb from Rose Law Group, pc, agent, requesting an approval for abandonment of the Goldmine Mountain Estates PAD (PZ-PD-018-01) overlay and revert to the underlying zoning of General Rural Zone (GR) on two non-contiguous groups of parcels, totaling 105± acres, situated in Section 05, T03S, R07E, along east of N Wagon Wheel Rd, south of W Sundance Dr (South parcels on file) and 500 feet north of W Sundance Dr. (North Parcels on file), south of W Hunt Highway in San Tan Valley area, Pinal County.
At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and on the internet at:
https://www.pinal.gov/236/Notice-of-Hearings
ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.
DATED this 16th day of September 2024, Pinal County, Development Services
A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY, PLANNING DIVISION, DEVELOPMENT SERVICES, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING

INFORMATION:
1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not your wish to appear and be heard at the hearing
Contacts for this matter: Sangeeta Deokar, Senior Planner
E-mail Address: sangeeta.deokar@pinalcountyaz.gov
Phone #: (520) 866-6441 Fax: (520) 866-6530
No. of publications: 1: date of publication: Oct 03, 2024

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE **6TH** DAY OF **NOVEMBER, 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR**, ABANDONMENT OF THE PAD OVERLAY DISTRICT** AND AMEND THE ZONING ORDINANCE AND/OR MAPS IN THE SAN TAN VALLEY AREA, PINAL COUNTY, ARIZONA.

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Contacts for this matter: Sangeeta Deokar, Senior Planner
E-mail Address: sangeeta.deokar@pinalcountyaz.gov
Phone #: (520) 866-6441 Fax: (520) 866-6530

[Anything below this line is not for publication.]

PUBLISHED ONCE:

Pinal Central Dispatch

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: OCTOBER 17, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PD-009-24 (GOLDMINE MOUNTAIN ESTATES PAD ABANDONMENT)**

CASE COORDINATOR: SANGEETA DEOKAR, SENIOR PLANNER

Executive Summary:
This is a request for an abandonment of a Planned Area Development Overlay District of the overall 105± acres master planned community of Goldmine Mountain Estates (PZ-PD-018-01).

If This Request is Approved:
All parcels within the Goldmine Mountain Estates will be devoid of Planned Area Development overlay (PZ-PA-018-01) and associated stipulations. The parcels will be able to develop under the development standards for GR zoning per PCDSC.

Recommendation:
No recommendation.

LEGAL DESCRIPTION: Parcels of land being situated in the Section 5, Township 03 South, Range 07 East of the Gila and Salt River Meridian, Pinal County, Arizona.

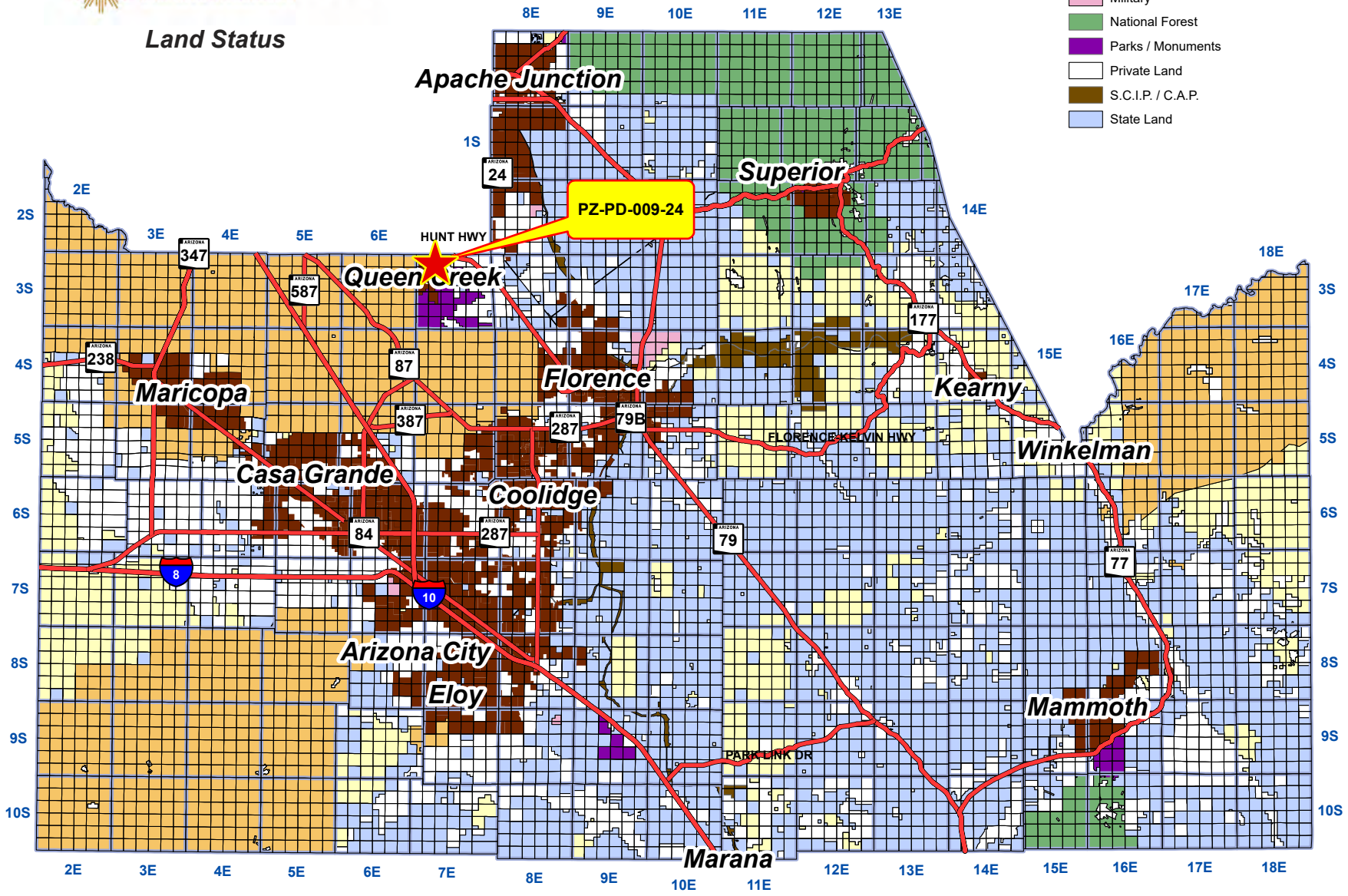
TAX PARCELS: South Parcels -509-06-0920, 509-06-0930, 509-06-0940, 509-06-0950, 509-06-0960, 509-06-0970, 509-06-0980, 509-06-0990, 509-06-1000, 509-06-1010, 509-06-1020, 509-06-1030, 509-06-1040, 509-06-1050, 509-06-1060, 509-06-1070, 509-06-1080, 509-06-1090, 509-06-1100, 509-06-1110, 509-06-1120, 509-06-1130, 509-06-1140, 509-06-1150, 509-06-1160, 509-06-1170, 509-06-1180, 509-06-1190, 509-06-1200, 509-06-1210, 509-06-1220, 509-06-1230, 509-06-1240, 509-06-1250, 509-06-1260, 509-06-1270, 509-06-1280, 509-06-1290, 509-06-1370, 509-06-1380 and 509-06-1390. North Parcels-509-06-136G, 509-06-136H, 509-06-136J, 509-06-136K, 509-06-136C, 509-06-136B, 509-06-136E, and 509-06-136F.

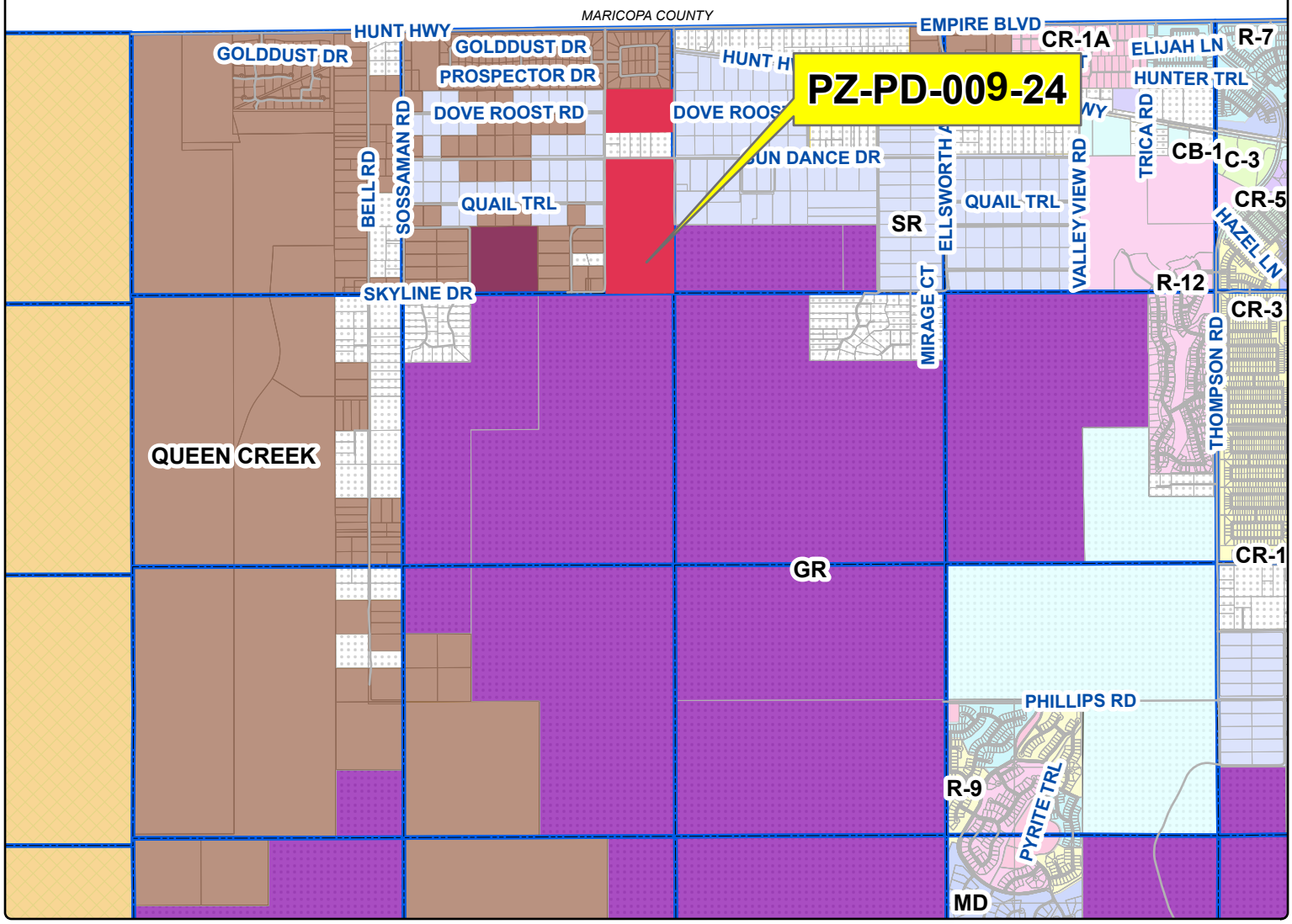
LANDOWNER/APPLICANT: Encanto Vista, LLC, Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sean & Rachael Austin, Sunwest Pools and Landscaping LLC, landowner(s)/applicant, Chris Webb from Rose Law Group, pc, agent

REQUESTED ACTION & PURPOSE: Encanto Vista, LLC, Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sean & Rachael Austin, Sunwest Pools and Landscaping LLC, landowner(s)/applicant, Chris Webb from Rose

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

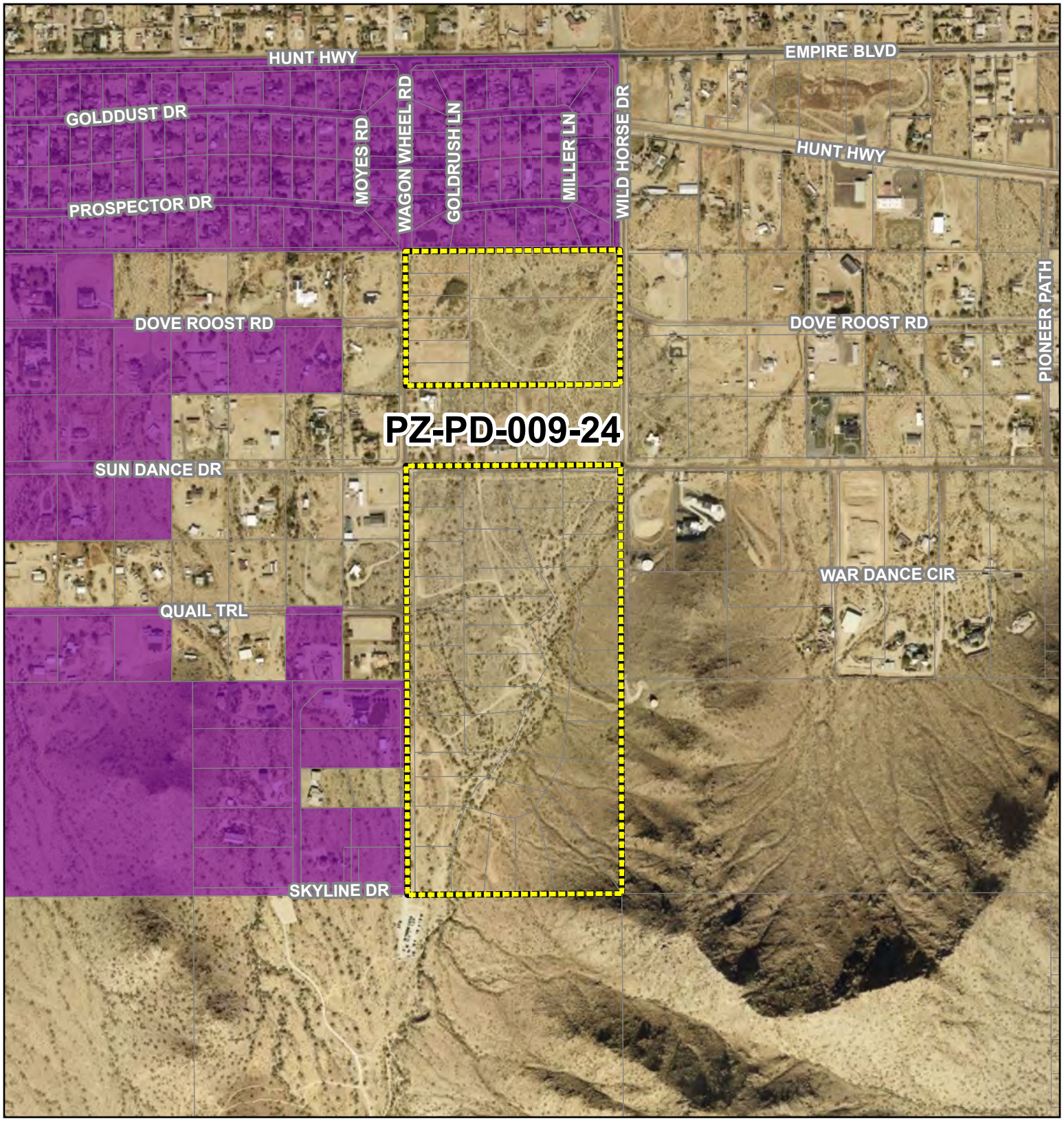
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in Section 05, T03S, R07E, along east of N Wagon Wheel Rd, south of W Sun Dance Dr (South parcels on file) and 500 feet north of W Sun Dance Dr. (North Parcels on file), south of W Hunt Highway in San Tan Valley area, Pinal County.

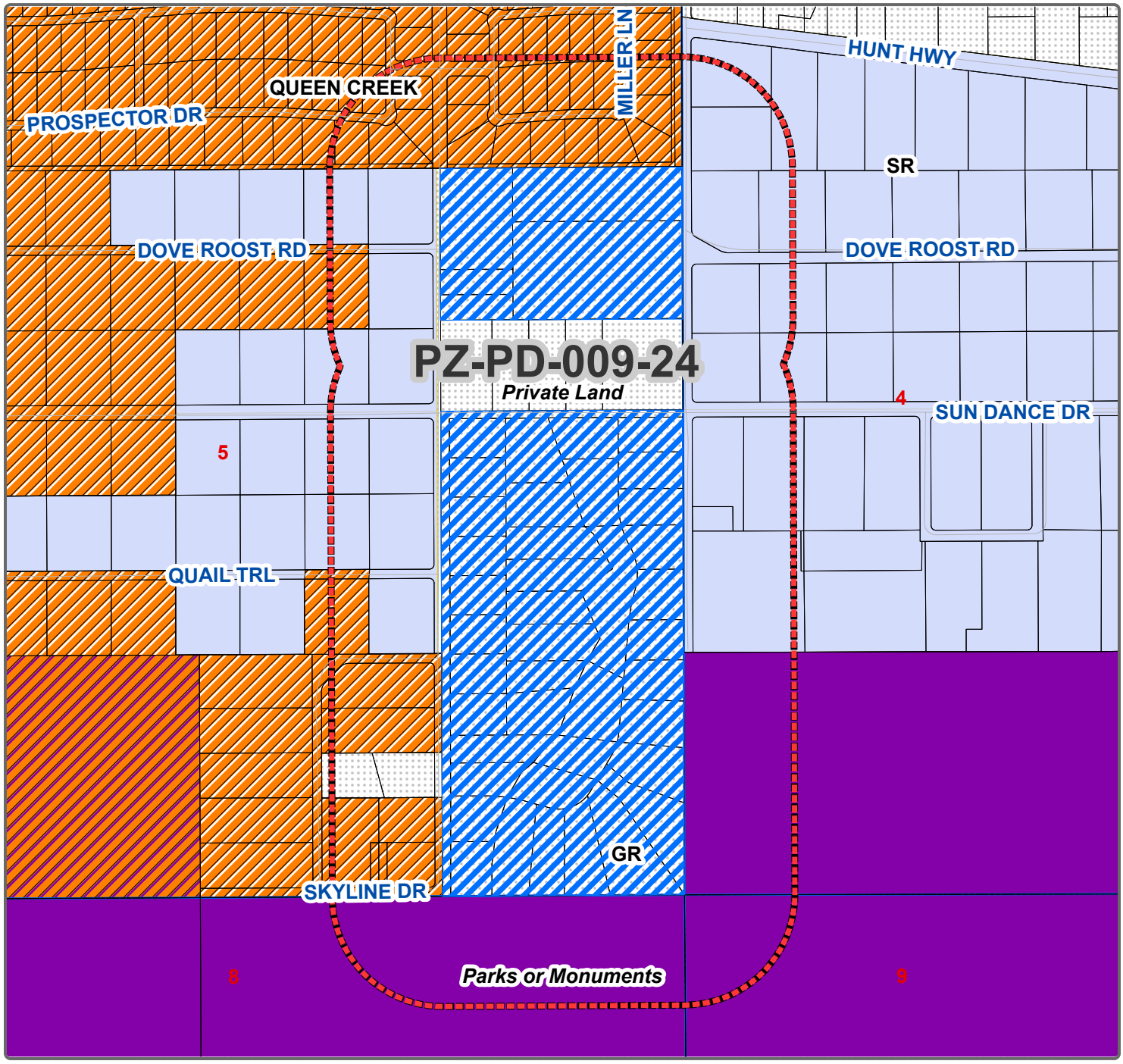
SEC 05, TWN 03S, RNG 07E

Owner/Applicant:	ENCANTO VISTA LLC, RICHARD K. LE, JASON & TRACI HAMILTON, TARA LAND HOLDINGS, LLC, NEXSTAR HOMES, LLC, JESSE ALLAN & THAI PHUONG QUYNH TRINH, DALE & KRISTEN SCHELL, SEAN & RACHAEL AUSTIN, SUNWEST POOLS AND LANDSCAPING LLC, LANDOWNER(S)/APPLICANT, CHRIS WEBB FROM ROSE LAW GROUP, P.C. AGENT
Drawn By:	GIS / IT / SAH
Date:	09/16/2024
Sheet No.	1 of 1
Section	05
Township	03S
Range	07E
Case Number:	PZ-PD-008-24



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Community Development

PZ-PD-009-24 - PUBLIC HEARING/ACTION: Encanto Vista LLC, Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sean & Rachael Austin, Sunwest Pools and Landscaping LLC, landowner(s)/applicant, Chris Webb from Rose Law Group, pc, agent, requesting an approval for abandonment of the Goldmine Mountain Estates PAD (PZ-PD-018-01) overlay and revert to the underlying zoning of General Rural Zone (GR) on two non-contiguous groups of parcels, totaling 105± acres, situated in Section 05, T03S, R07E, along east of N Wagon Wheel Rd, south of W Sun Dance Dr (South parcels on file) and 500 feet north of W Sun Dance Dr. (North Parcels on file), south of W Hunt Highway in San Tan Valley area, Pinal County.

Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: San Tan Valley SAP Rural Living

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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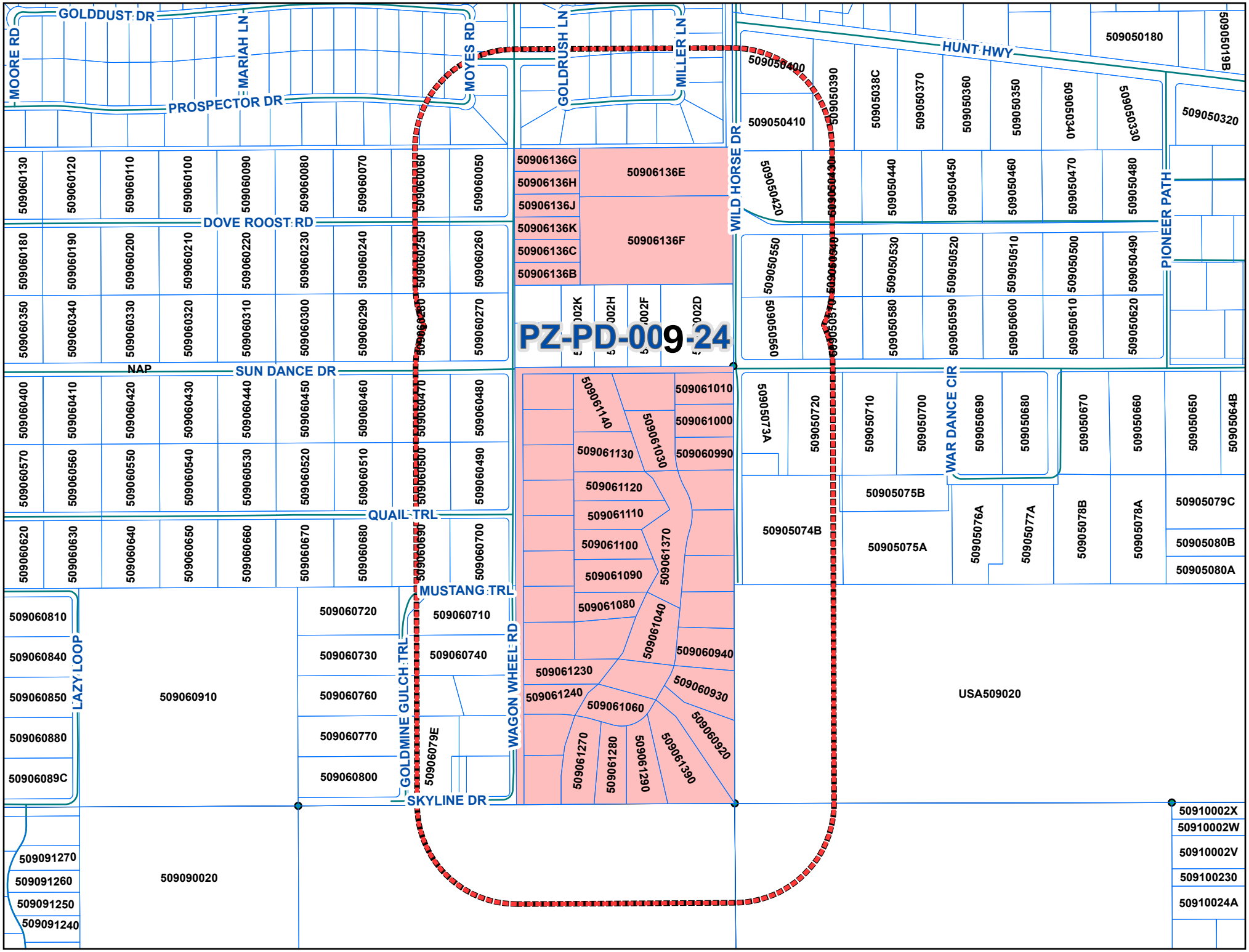
Sheet No. 1 of 1

Owner/Applicant: ENCANTO VISTA LLC, RICHARD K. LE, JASON & TRACI HAMILTON, TARA LAND HOLDINGS, LLC, NEXSTAR HOMES, LLC, JESSE ALLAN & THAI PHUONG QUYNH TRINH, DALE & KRISTEN SCHELL, SEAN & RACHAEL AUSTIN, SUNWEST POOLS AND LANDSCAPING LLC, LANDOWNER(S)/APPLICANT, CHRIS WEBB FROM ROSE LAW GROUP, PC, AGENT

Drawn By:	Date:
GIS / IT /SAH	09/16/2024

Section	Township	Range
05	03S	07E

Case Number: PZ-PD-008-24


PZ-PD-009-24
GOLDDUST DR
PROSPECTOR DR
MOORE RD
MARIAH LN
MOYES RD
GOLDRUSH LN
MILLER LN
HUNT HWY
WILD HORSE DR
PIONEER PATH
DOVE ROOST RD
SUN DANCE DR
QUAIL TRL
MUSTANG TRL
WAR DANCE CIR
LAZY LOOP
GOLDMINE GULCH TRL
WAGON WHEEL RD
SKYLINE DR
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Law Group, pc, agent, requesting an approval for abandonment of the Goldmine Mountain Estates PAD **(PZ-PD-018-01)** overlay. The property has General Rural Zone (GR) on two non-contiguous groups of parcels, totaling 105± acres, situated in Section 05, T03S, R07E, along east of N Wagon Wheel Rd, south of W Sundance Dr (South parcels on file) and 500 feet north of W Sundance Dr. (North Parcels on file), south of W Hunt Highway in San Tan Valley area, Pinal County.

LOCATION: The parcels are located along east of N Wagon Wheel Rd, south of W Sundance Dr (South parcels on file) and 500 feet north of W Sundance Dr. (North Parcels on file), south of W Hunt Highway in San Tan Valley area, Pinal County.

SIZE: 105 ± acres.

COMPREHENSIVE PLAN: This site has 'Rural Living' Land-use Designation.

EXISTING ZONING AND LAND USE: The subject property is currently zoned General Rural Zone (GR) PAD.

SURROUNDING ZONING AND LAND USE:

North: General Rural (GR) – TOWN OF QUEEN CREEK
South: General Rural (GR)
East: Suburban Ranch (SR)
West: Suburban Ranch (SR)

PUBLIC PARTICIPATION:

Agency mail out:	October 2, 2024
Newspaper Advertising:	September 27, 2024
Postcards/Letters:	September 30, 2024
Web post:	October 2, 2024
Site posting:	September 26, 2024

FINDINGS:

SITE DATA: Goldmine Mountain Estates consists of two non-contiguous groups of parcels. The parcels south of W Sundance Dr (south portion) consists of 41 parcels is currently vacant and undeveloped. Parcels to the north of W Sundance Dr (north portion) consists of 8 parcels partially developed. The Property is situated at the base of the San Tan Mountain Regional Park and surrounded by existing and planned rural large lot/acreage single family residential parcels.

FLOOD ZONE: "X" an area that is determined to be outside the 100 and 500 year flood plain.

ACCESS: The Property is located at the intersection of Wagon Wheel Road and Sundance Drive in the San Tan Valley area of Pinal County adjacent to the San Tan Mountain Regional Park. It is accessed by heading south on Wagon Wheel Road or Wild Horse Drive from Hunt Highway. The South Parcel has frontage on Wagon Wheel Road and Sundance Drive, both of which are existing paved roads. The North Parcel has frontage on Wagon Wheel and Wild Horse Drive, both of which are existing paved roads.

HISTORY: The Property has undergone the following entitlement processes:

1. In 1995, a tentative plat was approved for Goldmine Mountain Estates for 51 lots in a GR zone. The plat S-008-94 proposed 12 lots in the northern parcel and 39 on the south parcel. This was never pursued for a Final Plat and so expired. However, the owner split the south parcel into the 41 lots during the process of the approval of the plat in 1994 via recordation of deeds with metes and bounds legal descriptions. This split was done outside of the formal Pinal County Subdivision process.

2. In 2001, Goldmine Mountain Estates PAD was proposed as a master planned community by the developer Borgata Development LLC. Under the case PZ-PD-018-01. The project intended to develop the 105 acres with 67 family, custom home sites including a 16 acre desert park. The intent was to ensure that the natural desert with riparian habitat was maintained with open space, linkages and natural pathways supporting existing wildlife habitat.

   The proposal comprised of a comprehensive landscape plan, including preservation of existing vegetation, salvaging and augmenting of existing plant materials and proposed plant list for landscaping and revegetation. It was based on the concept of clustered development and preserving 15.2 % of desert environment through the 16 acre natural open space park tract.

   Development Standards per PAD:
   Minimum Lot size: 1 acre
   Front setback: 30’
   Side setbacks: 10’ and 15’ (Street siding lots)
   Rear setback: 40’
   Maximum density: 0.79 dwelling units per acre for the single family residential development.
   Landscaping: Xeriscape design theme within community.

3. Again in 2001, another plat was approved based on the approved PAD under S-012-01 for Goldmine Mountain Estates for 67 lots. This was also not pursued for the Final Plat and expired.

4. In 2005, under S-049-04 another plat under the name of Encanto Vista was approved for 76 lots. This moved into the final plat stage but was not approved or recorded and so expired.

5. Parcels to the north have undergone Lot combination and Minor Land Division under MLD23-0081 and MLD23-0176, and owners have pulled permits for single family residences. The parcels to the south have remained undeveloped till date.

All parcels are zoned General Rural with a PAD overlay as per the original case PZ-PD-018-01.

ANALYSIS: The property has always been situated in a rural area, and it continues to maintain that character today. The nearby communities consist of long-term residents who appreciate the rural lifestyle and engage in equestrian activities. The adjacent San Tan Regional Park is a vital part of the community, providing open space, trails, and a natural environment that resident’s value.

The applicant proposes to remove the Planned Area Development (PAD) overlay on the property. This leaves the property to its base zoning - General Rural (GR). This zoning permits lot sizes of up to 1.25

acres and adheres to the development services code for the GR Zone. Larger lots will be harmonious with the surrounding areas, where General Rural and Suburban Ranch zoning allow for lot sizes ranging from 1 to 3.3 acres. The abandonment of the PAD does not alter the density and also aligns with the San Tan Valley Special Area Plan's designation of 'Rural Living.' PAD abandonment will not have a negative impact to the community and surrounding properties as the property will require to still follow minimum of one and quarter acre lots and setbacks similar to the approved PAD even with the removal of the PAD. Additionally, removal of stipulations does not change the development standards that the applicant will have to follow.

Staff notes that all Pinal County Departments have commented and said comments will be reflected as stipulations at the end of this report.

PUBLIC COMMENT:
To date five letters in support and one in opposition have been received by the county.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD abandonment, request under PZ-PD-009-24. Furthermore, the Commission must determine that abandonment of PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT
D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Chris Webb, Rose Law Group, PC, have submitted the proper application and evidence as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This request is for abandonment of the original Goldmine Mountain Estates PAD (PZ-PD-018-01) for 105± acres.
2. To date, five letters of support and one in opposition have been received.
3. The remaining site area has legal access from Wagon Wheel Road and Sundance Drive.
4. The subject property is located within the "Rural Living" Land Use designation within the San Tan Valley Special Area Plan.
5. Granting of the PAD Abandonment will require, after the time of PAD abandonment, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-PD-009-24): If the Planning and Zoning Commission finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission can forward PZ-PD-009-24 to the Board of Supervisors with a favorable recommendation with the attached stipulations. After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff has no recommendation of this request, subject to the stipulations listed in the recommended motion:

STAFF RECOMMEND MOTION (PZ-PD-009-24): ***I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 4 stipulations as listed in the staff report:***

1) Stipulations one through fifteen (1-18) of the original case for Goldmine Mountain Estates PAD (PZ-PD-018-01) will not be valid for the parcels within 105 ± acres.

2) The property (north and south parcels) will follow all development standards per the General Rural zoning stated under Chapter 2.40 of the Pinal County Development Services Code.

3) Applicants will be required to apply for Flood Plain permits for parcels that have floodplain designations to maintain historic drainage conditions;

4) Applicants can split the parcels with minimum lot size of one and quarter acre up to 5 parcels as stated under the Minor Land Division Development Services code Chapter 4.05. Greater than five parcels would constitute a subdivision and would be governed under PCDSC Title 3 for Subdivisions.

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Sangeeta Deokar
2. Date of Pre-application Review:___/___/___ Waived
3. Pre-Application Review No.: Z – PA -___-___ Waived
4. Current Zoning (Please provide Acreage Breakdown): General Rural with PAD Overlay (105 Acres)
5. Requested Zoning (Please provide Acreage Breakdown): General Rural (105 Acres) - Requesting Abandonment of PAD
6. Parcel Number(s) (Please attach a separate list if more space is needed): see attached list
7. Parcel Size(s): 105 Acres
8. The existing use of the property is as follows: Vacant, undeveloped desert, some existing single-family residences
8. The exact use proposed under this request: Large lot/acreage single-family residential
9. What is the Comprehensive Plan Designation for the subject property: Rural Living (San Tan Valley SPA)
10. Is the property located within three (3) miles of an incorporated community? ☑YES ☐ NO
11. Is an annexation into a municipality currently in progress? ☐YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐YES ☑NO
    If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? ☒YES ☐ NO If yes what was the previous PAD case number PZ-PD-018-01
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    The existing PAD overlay (PZ-PD-018-01, Goldmine Mountain Estates) was approved in 2001 but was never implemented on the property. The San Tan Valley SPA now designates the proeprty as "Rural Living". Abandonment of the existing PAD and development of the property per its underlying "General Rural" zoning would be more consistent and compatible with the surrounding area and the San Tan Valley SPA.

15. Explain how your proposed zoning modification will support and improve the surrounding area. The surrounding area consists of large lot/acre residential parcels, some have already been developed and others have not. Abandonment of the existing PAD and development of the proeprty per its underlying "General Rural" zoning would be more consistent with and improve the surrounding area.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600'/ 1,200' (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list. *see list included with application*

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

Parcel No. _____ Parcel No. _____
Name: _____ Name: _____
Address: _____ Address: _____
City/ ST/ Zip _____ City/ ST/ Zip _____

I hereby verify that the name list above was obtained on the 7th day of August, 2024 at the office of the Pinal County Assessor and is accurate and complete to the best of my knowledge.

(Source of Information)

Chris Webb - Rose Law Group pc

Printed Name

Signature Chris Webb Date August 7, 2024

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

LIST OF PINAL COUNTY TAX ASSESSOR PARCEL NUMBERS

Richard K. Le

509-06-136B

Jason & Traci Hamilton

509-06-136C

Tara Land Holdings, LLC

509-06-136E

Nexstar Homes, LLC

509-06-136F

Sunwest Pools and Landscaping LLC

509-06-136G

Jesse Allan and Thai Phuong Quynh Trinh

509-06-136H

Dale & Kristen Schell

509-06-136J

Sean & Rachael Austin

509-06-136K

Encanto Vista, LLC

509-06-0920

509-06-0930

509-06-0940

509-06-0950

509-06-0960

509-06-0970

509-06-0980

509-06-0990

509-06-1000

509-06-1010

509-06-1020

509-06-1030

509-06-1040

509-06-1050

509-06-1060

509-06-1070

509-06-1080

509-06-1090

509-06-1100

509-06-1110

509-06-1120

509-06-1130

509-06-1140

509-06-1150

509-06-1160

509-06-1170

509-06-1180

509-06-1190

509-06-1200

509-06-1210

509-06-1220

509-06-1230

509-06-1240

509-06-1250

509-06-1260

509-06-1270

509-06-1280

509-06-1290

509-06-1370

509-06-1380

509-06-1390

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sun American Development, LLC	2350 E. Germann Road, Suite 25, Chandler AZ 85286
Name of Applicant	Address

Joshua S. Smith	joshs@starwoodcustom.com	(480) 688-5658
Signature of Applicant	E-Mail Address	Phone Number

Rose Law Group pc - Chris Webb	7144 E. Stetson Drive, Suite 300, Scottsdale AZ 85251
Name of Agent/Representative	Address

Chris Webb	cwebb@roselawgroup.com	(480) 240-5648
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Richard K. Le (for APN 509-06-136B)	2141 E. Calle De Arcos Tempe, AZ 85284
Name of Landowner	Address

[signature]	DRRICH74@yahoo.com	480-433-4763
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sun American Development, LLC	2350 E. Germann Road, Suite 25, Chandler AZ 85286
Name of Applicant	Address

Josh S. Smith	joshs@starwoodcustom.com	(480) 688-5658
Signature of Applicant	E-Mail Address	Phone Number

Rose Law Group pc - Chris Webb	7144 E. Stetson Drive, Suite 300, Scottsdale AZ 85251
Name of Agent/Representative	Address

Chris Webb	cwebb@roselawgroup.com	(480) 240-5648
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Jason & Traci Hamilton (for APN 509-06-136C)	
Name of Landowner	Address

Traci Hamilton	thamilton1414@yahoo.com	602-501-6160
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sun American Development, LLC	2350 E. Germann Road, Suite 25, Chandler AZ 85286
Name of Applicant	Address

Joshua S. Smith	joshs@starwoodcustom.com	(480) 688-5658
Signature of Applicant	E-Mail Address	Phone Number

Rose Law Group pc - Chris Webb	7144 E. Stetson Drive, Suite 300, Scottsdale AZ 85251
Name of Agent/Representative	Address

Chris Webb	cwebb@roselawgroup.com	(480) 240-5648
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Tara Land Holdings, LLC (for APN 509-06-136E)

Name of Landowner	Address	
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

*Submit Entire Application Together, **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs 7:30 am – 5:30 pm
www.pinal.gov

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sun American Development, LLC	2350 E. Germann Road, Suite 25, Chandler AZ 85286
Name of Applicant	Address

	joshs@starwoodcustom.com	(480) 688-5658
Signature of Applicant	E-Mail Address	Phone Number

Rose Law Group pc - Chris Webb	7144 E. Stetson Drive, Suite 300, Scottsdale AZ 85251
Name of Agent/Representative	Address

Chris Webb	cwebb@roselawgroup.com	(480) 240-5648
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Nexstar Homes, LLC (for APN 509-06-136F)	
Name of Landowner	Address

	JoshS@STARWOODCUSTOM.com	480-688-5658
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sun American Development, LLC	2350 E. Germann Road, Suite 25, Chandler AZ 85286
Name of Applicant	Address

	joshs@starwoodcustom.com	(480) 688-5856
Signature of Applicant	E-Mail Address	Phone Number

Rose Law Group pc - Chris Webb	7144 E. Stetson Drive, Suite 300, Scottsdale, AZ 85251
Name of Agent/Representative	Address

Chris Webb	cwebb@roselawgroup.com	(480) 240-5648
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Sunwest Pools and Landscaping LLC (for APN 509-06-136G)	2304 W. Summit Place, Chandler AZ 85224
Name of Landowner	Address

	Richard@Arizonadeck.com	480-797-4403
Signature of Landowner RICHARD LARIOS	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sun American Development, LLC	2350 E. Germann Road, Suite 25, Chandler AZ 85286
Name of Applicant	Address

Joshua S. Smith	joshs@starwoodcustom.com	(480) 688-5658
Signature of Applicant	E-Mail Address	Phone Number

Rose Law Group pc - Chris Webb	7144 E. Stetson Drive, Suite 300, Scottsdale AZ 85251
Name of Agent/Representative	Address

Chris Webb	cwebb@roselawgroup.com	(480) 240-5648
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Jesse Allan and Thai Phuong Quynh Trinh (for APN 509-06-136H)		
Name of Landowner	Address	

Jesse Allan Trinh	Jessallan91@hotmail.com	801-842-6391
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sun American Development, LLC	2350 E. Germann Road, Suite 25, Chandler AZ 85286
Name of Applicant	Address

Josh S. Smith	joshs@starwoodcustom.com	(480) 688-5658
Signature of Applicant	E-Mail Address	Phone Number

Rose Law Group pc - Chris Webb	7144 E. Stetson Drive, Suite 300, Scottsdale AZ 85251
Name of Agent/Representative	Address

Chris Webb	cwebb@roselawgroup.com	(480) 240-5648
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Dale & Kristen Schell (for APN 509-06-136J)	3759 E Phelps ST Gilbert AZ 85295
Name of Landowner	Address

Dale Michael Kristen Schell	schell246@pacificu.edu	480-370-6914
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sun American Development, LLC	2350 E. Germann Road, Suite 25, Chandler AZ 85286
Name of Applicant	Address

Josh S. Smith	joshs@starwoodcustom.com	(480) 688-5658
Signature of Applicant	E-Mail Address	Phone Number

Rose Law Group pc - Chris Webb	7144 E. Stetson Drive, Suite 300, Scottsdale AZ 85251
Name of Agent/Representative	Address

Chris Webb	cwebb@roselawgroup.com	(480) 240-5648
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Sean & Rachael Austin (for APN 509-06-136K)	2415 E Runaway Bay Pl Gilbert AZ 85298
Name of Landowner	Address

Ron Cr	SgAustin8519@hotmail.com	615-293-0479
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sun American Development, LLC	2350 E. Germann Road, Suite 25, Chandler AZ 85286
Name of Applicant	Address

Josh S. Sirt	joshs@starwoodcustom.com	(480) 688-5658
Signature of Applicant	E-Mail Address	Phone Number

Rose Law Group pc - Chris Webb	7144 E. Stetson Drive, Suite 300, Scottsdale AZ 85251
Name of Agent/Representative	Address

Chris Webb	cwebb@roselawgroup.com	(480) 240-5648
Signature of Agent/Representative	E-Mail Address	Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Encanto Vista, LLC (for attached list of APNs)		
Name of Landowner	Address	

P M Mathis	mathis@casontyler.com	602-957-1799
Signature of Landowner	E-Mail Address	Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

LIST OF PINAL COUNTY TAX ASSESSOR PARCEL NUMBERS

509-06-0920

509-06-0930

509-06-0940

509-06-0950

509-06-0960

509-06-0970

509-06-0980

509-06-0990

509-06-1000

509-06-1010

509-06-1020

509-06-1030

509-06-1040

509-06-1050

509-06-1060

509-06-1070

509-06-1080

509-06-1090

509-06-1100

509-06-1110

509-06-1120

509-06-1130

509-06-1140

509-06-1150

509-06-1160

509-06-1170

509-06-1180

509-06-1190

509-06-1200

509-06-1210

509-06-1220

509-06-1230

509-06-1240

509-06-1250

509-06-1260

509-06-1270

509-06-1280

509-06-1290

509-06-1370

509-06-1380

509-06-1390

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136B Township: 3 South

Range: 7 East Section: 5

Address/Location: 35185 N. Wagon Wheel Road, Queen Creek AZ 85144 ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  RL Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: _____

Printed Name of Property Owner(s): Richard K. Le

Signature of Property Owner (s): _____ Date: 8/20/2024

Printed Name of PropertOwner(s): Richard Le

The foregoing instrument was acknowledged before me this 20 day of August by Richard K. Le

Jessica Partida
Printed Name of Notary

_____
Signature of Notary

My Commission Expires: 07/22/2027

see attached

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
Development Service Department
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Richard K. Le
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at 35185 N. Wagon Wheel Road, Queen Creek, AZ 85144, and further identified
[Insert Address of Property]
as assessor parcel number 509-06-136B and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]
[Address] 2141 E. Calle De Arcos Tempe, AZ 85284
Dated: 8/20/2024

[Signature]
[Address]
Dated:

STATE OF California)
COUNTY OF Los Angeles) ss.

The foregoing instrument was acknowledged before me 20 this day August of by Richard K. Le

Jessica Partida
Printed Name of Notary

Signature of Notary

My Commission Expires: July 22, 2027

See attached

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On August 20, 2024 before me, Yessica Partida, Notary Public
(insert name and title of the officer)

personally appeared Richard K. Le,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YESSICA PARTIDA
COMM. #2454349
Notary Public - California
Los Angeles County
My Comm. Expires July 22, 2027

Signature _____ (Seal)

Clear Form Print Form

LEGAL DESCRIPTION

PARCEL NO. 3 (APN 509-06-136B, Owned by Richard K. Le):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 395.20 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING MARKED BY A P.K. NAIL IN PAVEMENT;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.80 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 395.20 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 1, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE PROPERTY

INFORMATION

Assessor Parcel Numbers: 509-06-136C Township: 3 South

Range: 7 East Section: 5

Address/Location: 35251 N. Wagon Wheel Road, Queen Creek AZ 85144 ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  JH Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is/ is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is/ is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Date: 8.19.24

Printed Name of Property Owner(s): Jason Hamilton

Signature of Property Owner (s): Traci Hamilton Date: 8-19-24

Printed Name of PropertOwner(s): Traci Hamilton

The foregoing instrument was acknowledged before me this 19 day of Aug, 2024 by Jason and Traci Hamilton

Joshua Hales
Printed Name of Notary

Signature of Notary

My Commission Expires: 5/13/28

JOSHUA HALES
Notary Public - Arizona
Maricopa County
Commission # 667876
My Commission Expires May 13, 2028

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Jason & Traci Hamilton

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at 35251 N. Wagon Wheel Road, Queen Creek, AZ 85144, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136C and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]

35251 N. Wagon Wheel Rd.

[Address]

Dated: 8-19-24

[Signature]

35251 N. WAGON WHEEL RD Queen Creek, AZ 85144

[Address]

Dated: 8-19-24

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me 19 this day August, 2024 of by Jason and Traci Hamilton

Joshua Hales
Printed Name of Notary

Signature of Notary

JOSHUA HALES
Notary Public - Arizona
Maricopa County
Commission # 667878
My Commission Expires May 13, 2028

My Commission Expires: 5/13/28

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

LEGAL DESCRIPTION

PARCEL NO. 4 (APN 509-06-136C, Owned by Jason & Traci Hamilton):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR,FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR
IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 395.20 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.80 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 395.20 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 137.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 2, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE_____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136E Township: 3 South

Range: 7 East Section: 5

Address/Location: NWC of Wild Horse Drive & Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  AH Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel(s) is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Amy Jo Hancock Date: 8.19.2024

Printed Name of Property Owner(s): Tara Land Holdings, LLC (Amy Jo Hancock)

Signature of Property Owner (s):_____ Date:_____

Printed Name of PropertOwner(s):_____

The foregoing instrument was acknowledged before me this 19th day of AUG by Amy Jo Hancock

Jaime Bello
Printed Name of Notary

Signature of Notary

My Commission Expires: April 28, 2027

JAIME BELLO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 646616
Expires April 28, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Tara Land Holdings LLC, an Arizona limited liability company

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 6.25 acres located at the NWC of Wild Horse Drive and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136E and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

Amy Jo Hancock
[Signature]
2546 E Calle De Flores Gilbert AZ
[Address]
Dated: 8-19-2024

[Signature]
[Address]
Dated:

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me 19th this day Aug of by Amy Jo Hancock

Jaime Bello
Printed Name of Notary

Signature of Notary

My Commission Expires: April 28, 2027

JAIME BELLO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 646616
Expires April 28, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Printed in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

LEGAL DESCRIPTION

PARCEL NO. 6 (APN 509-06-136E, Owned by Tara Land Holdings, LLC):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET:

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 533.45 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST, A DISTANCE OF 924.13 FEET:

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 294.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE NORTH 89 DEGREES 35 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 924.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR:

THENCE SOUTH 00 DEGREES 14 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 294.52 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 4, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136F Township: 3 South

Range: 7 East Section: 5

Address/Location: NWC of Wild Horse Drive & Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  JS Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parce (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 9-10-24

Printed Name of Property Owner(s): Nexstar Homes, LLC (Joshua S. Simonton)

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this 10th day of Sept. by Joshua S. Simonton

Jackie Zolnowski
Printed Name of Notary

_____
Signature of Notary

My Commission Expires: 8-2-26

JACKIE ZOLNOWSKI
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 630256
MY COMMISSION EXPIRES
AUGUST 02, 2026

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Nexstar Homes, LLC, an Arizona limited liability company

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 11.31 acres located at the NWC of Wild Horse Drive and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136F and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____	_____
[Signature]	**[Signature]**
_____	_____
[Address]	**[Address]**
Dated: _____	**Dated**: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me_____ this day_____ of by _____

_____	_____
Printed Name of Notary	**Signature of Notary**

My Commission Expires: _____

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Nexstar Homes, LLC
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: Authorized Signer
[Insert Title]

Dated: 9-10-24

STATE OF Arizona)
) **ss.**
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 10th day of September, 2024 by Joshua Simonton, Authorized Signer
[Insert Signor's Name] **[Insert Title]**
Nexstar Homes, LLC, an Arizona limited liability company an, [Name of Company or Trust] **[Insert State of Incorporation, if applicable]**

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 8-2-26

JACKIE ZOLNOWSKI
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 630256
MY COMMISSION EXPIRES
AUGUST 02, 2026

Jackie Zolnowski
Printed Name of Notary

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing On behalf of the owner:

STATE OF_____)
) ss. (Seal)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by _____, who acknowledges himself/herself to be
[Insert Signor's Name]
_____, of _____
[Title of Office Held] **[Second Company]**
As _____ for _____, and who being
[i.e. member, manager, etc.] **[Owner's Name]**

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires_____

_____ _____
Printed Name of Notary **Signature of Notary**

LEGAL DESCRIPTION

PARCEL NO. 5 (APN 509-06-136F, Owned by Nexstar Homes, LLC):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 532.47 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 59 SECONDS EAST, A DISTANCE OF 924.13 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 00 DEGREES 14 MINUTES 47 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 533.45 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 5, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: September 4, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5856 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136G Township: 3S

Range: 7E Section: 5

Address/Location: NEC of Wagon Wheel Road & Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  RL Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 9/6/2024

Printed Name of Property Owner(s): Sunwest Pools and Landscaping LLC

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this 6TH day of September by Richard Landis

Mackenzie Bastin
Printed Name of Notary

Mackenzie Bastin
Signature of Notary

My Commission Expires: June 27, 2028

MACKENZIE BASTIN
Notary Public
Commission Number 669995
Expires: June 27, 2028
Pinal County

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Sunwest Pools and Landscaping LLC, an Arizona limited liability company
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at the NEC of Wagon Wheel Road & Dove Roost Road, and further identified
[Insert Address of Property]
as assessor parcel number 509-06-136G and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]	**[Signature]**
[Address]	**[Address]**
Dated:	**Dated:**

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me Diana Le this day September of by 2024

Mackenzie Bastin
Printed Name of Notary

Mackenzie Bastin
Signature of Notary

My Commission Expires: June 27, 2028

MACKENZIE BASTIN
Notary Public
Commission Number 669995
Expires: June 27, 2028
Pinal County

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Sunwest Pools and Landscaping LLC
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: Owner & Manager
[Insert Title]

Dated: September 6, 2024

STATE OF ARIZONA)
) **ss.**
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me, this 6th day of September, 2024 by

Richard Larios, Manager
[Insert Signor's Name] **[Insert Title]**

Sunwest Pools and Landscaping LLC, an Arizona limited liablity company an, [Name of Company or Trust] **[Insert State of Incorporation, if applicable]**

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

_____ _____
Printed Name of Notary **Signature of Notary**

ALTERNATE: Use the following acknowledgment only when a second company is signing On behalf of the owner:

STATE OF _____)
) ss. (Seal)
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]
_____, of _____
[Title of Office Held] **[Second Company]**
As _____ for _____, and who being
[i.e. member, manager, etc.] **[Owner's Name]**

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires June 27, 2028

MacKenzie BASTIN
Printed Name of Notary

MACKENZIE BASTIN
Notary Public
Commission Number 669995
Expires: June 27, 2028
Pinal County

Signature of Notary

LEGAL DESCRIPTION

PARCEL NO. 8 (APN 509-06-136G, Owned by Sunwest Pools and Landscaping, LLC):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO: 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET.

THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228.

THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3.

THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES 43 MINUTES 44 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.16 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "B" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 12, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136H Township: 3 South

Range: 7 East Section: 5

Address/Location: NEC of Wagon Wheel Road and Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  JA Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 8-15-2024

Printed Name of Property Owner(s): Jesse Allan

Signature of Property Owner (s): _____ Date: 08/15/2024

Printed Name of PropertOwner(s): Thai Phuong Quynh Trinh

The foregoing instrument was acknowledged before me this 15 day of August by Jesse Allan and Thai phuong quynh Trinh

Audrei Martin
Printed Name of Notary

_____
Signature of Notary

My Commission Expires: NOV 15, 2027

AUDREI MARTIN
Notary Public - Arizona
Maricopa County
Commission # 658058
My Comm. Expires Nov 15, 2027

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Jesse Allan and Thai Phuong Quynh Trinh

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at the NEC of Wagon Wheel Road and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136H and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]

[Address]

Dated: 8-15-2024

[Signature]

[Address]

Dated: 08/15/2024

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me 15 this day August of by Jesse Allan and Thai phuong Quynh Trinh

Audrei Martin
Printed Name of Notary

Audrei Martin
Signature of Notary

My Commission Expires: Nov 15, 2027

AUDREI MARTIN
Notary Public - Arizona
Maricopa County
Commission # 658058
My Comm. Expires Nov 15, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

LEGAL DESCRIPTION

PARCEL NO. 7 (APN 509-06-136H, Owned by Jesse Allan & Thai Phuong Quynh Trinh):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET:

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2- INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES 43 MINUTES 44 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.16 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "A" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136J Township: 3 South

Range: 7 East Section: 5

Address/Location: NEC of Wagon Wheel Road & Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  DS Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Dale Schell Date: 8/19/2024

Printed Name of Property Owner(s): Dale Schell

Signature of Property Owner (s): Kristen Schell Date: 8/19/2024

Printed Name of PropertOwner(s): Kristen Schell

The foregoing instrument was acknowledged before me this 19 day of August by Dale Schell & Kristen Schell

Caleb Skolrud
Printed Name of Notary

Caleb Skolrud
Signature of Notary

My Commission Expires: July 28, 2026

CALEB SKOLRUD
Notary Public - Arizona
Maricopa County
Commission # 633536
My Commission Expires July 28, 2026

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Dale & Kristen Schell

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at the NEC of Wagon Wheel Road and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136J and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]

3759 E Phelps ST Gilbert AZ 85295

[Address]

Dated: 8/19/2024

[Signature]

3759 E Phelps St Gilbert, AZ 85295

[Address]

Dated: 8/19/2024

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me 19 this day August of by Dale Schell & Kristen Schell

Caleb Skolrud

Printed Name of Notary

Signature of Notary

My Commission Expires: July 28, 2026

CALEB SKOLRUD
Notary Public - Arizona
Maricopa County
Commission # 633536
My Commission Expires July 28, 2026

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

LEGAL DESCRIPTION

PARCEL NO. 9 (APN 509-06-136J, Owned by Dale & Kristen Schell):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #599228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 275.86 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8 INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES, 44 MINUTES, 24 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES, 08 MINUTES, 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES, 43 MINUTES, 44 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET 5/8 INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN PATENT OF SAID LAND.

ALSO SHOWN AS PARCEL "C" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 12, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE PROPERTY

INFORMATION

Assessor Parcel Numbers: 509-06-136K Township: 3 South

Range: 7 East Section: 5

Address/Location: SEC of Wagon Wheel Road and Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  SA Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Date: 8.17.24

Printed Name of Property Owner(s): Sean Austin

Signature of Property Owner (s): Date: 8.17.24

Printed Name of PropertOwner(s): Rachael Austin

The foregoing instrument was acknowledged before me this 17 day of Aug by Sean Austin & Rachael Austin

Weston Myers
Printed Name of Notary

Weston Myers
Signature of Notary

My Commission Expires: 06-25-2026

WESTON MYERS NOTARY PUBLIC · STATE OF ARIZONA PINAL COUNTY COMM # 630066 MY COMMISSION EXPIRES 06-25-2026

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Sean & Rachael Austin

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at the SEC of Wagon Wheel Road and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136K and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]
2415 E Runaway Bay Pl
[Address]
Dated: 8-17-24

[Signature]
2415 E Runaway Bay Pl, Gilbert 85298
[Address]
Dated: 8/17/24

STATE OF AZ)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me ☒ via Weston Myers this day Aug. 17 of by Sean Austin & Rachael Austin

Weston Myers
Printed Name of Notary

Weston Myers
Signature of Notary

My Commission Expires: 06-25-2026

WESTON MYERS NOTARY PUBLIC - STATE OF ARIZONA PINAL COUNTY COMM. # 630066 MY COMMISSION EXPIRES 06-25-2026

LEGAL DESCRIPTION

PARCEL NO. 10 (APN 509-06-136K, Owned by Sean & Rachael Austin):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 20 INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 413.79 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S.#49864, MARKING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 89 DEGREES, 45 MINUTES, 05 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A FOUND MAG NAIL WITH TAG STAMPED R.L.S. #41079, MARKING THE SOUTHWEST CORNER OF SAID LOT 3:

THENCE NORTH 00 DEGREES, 08 MINUTES, 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES, 44 MINUTES, 24 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49664, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "D" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/07/2024 1344
FEE: $30.00
PAGES: 5
FEE NUMBER: 2024-016675

RECORDING REQUESTED BY:
Empire Title Agency

WHEN RECORDED MAIL TO:
Sean Austin and Rachael Austin
XXXXX N Wagon Wheel Rd. (Lot D) vacant land
Queen Creek, AZ 85142

FILE NO.: 2215350

1 OF 2

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

Cloud Creek Homes, Inc., an Arizona corporation

do/does hereby convey to

Sean Austin and Rachael Austin Husband and Wife

the following real property situated in **Pinal** County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

Date: February 29, 2024

COPY

Cloud Creek Homes, Inc., an Arizona corporation

By: _____
Edwin Scott Cole, President

State of Arizona)
) ss
County of Maricopa)

On 29th day of Feb, 2024, before me, the undersigned Notary Public, **Edwin Scott Cole as President of Cloud Creek Homes, Inc., an Arizona corporation**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

Notary Public

My commission expires: 3/24/25

JILL M. STEFFA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 599404
Expires March 24, 2025

Unofficial Document

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 3 of Record of Survey, Fee No. 2023-044960, located within the Northeast Quarter of Section 5, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a Brass Cap in hand hole marking the Northeast corner of said Section 5, from which a Mag Nail with tag stamped R.L.S. #59228 marking the East Quarter Corner of said Section 5 bears South 00 degrees, 08 minutes, 23 seconds East, a distance of 2531.29 feet;

Thence South 00 degrees, 08 minutes, 23 seconds East along the East boundary of the Northeast Quarter of said Section 5, a distance of 1208.38 feet to a 1/2-inch Rebar with Blue Plastic Cap stamped R.L.S. #59228;

Thence South 89 degrees, 42 minutes, 23 seconds West leaving the East boundary of the Northeast Quarter of said Section 5, a distance of 924.16 feet to a 5/8-inch Rebar with 20 inch Aluminum Cap stamped R.L.S. #49864, marking the Northeat corner of said Lot 3;

Thence South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 413.79 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING;

Thence continuing South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 137.93 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the Southeast corner of said Lot 3;

Thence South 89 degrees, 45 minutes, 05 seconds West along the South boundary of said Lot 3, a distance of 395.17 feet to a FOUND Mag Nail with tag stamped R.L.S. #41079, marking the Southwest corner of said Lot 3;

Thence North 00 degrees, 08 minutes, 23 seconds West along the West boundary of said Lot 3, a distance of 137.85 feet to a SET Cotton Picker Spindle with tag stamped R.L.S. #49864;

Thence North 89 degrees, 44 minutes, 24 seconds East leaving the West boundary of said Lot 3, a distance of 395.17 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING.

Unofficial Document

File No.: 2215350

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Sean Austin and Rachael Austin, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other, deposes and says, THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated February 29, 2024, and executed by Cloud Creek Homes, Inc., an Arizona corporation, as Grantor(s), and which conveys certain premises described as:

See Exhibit "A" attached hereto and made a part hereof.

to the Grantees named therein, not as tenants in common, and not as community property estate, and not as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees, hereby assert and affirm that it is our intention to accept said conveyance as such community property with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Date: March 5, 2024

Sean Austin

Rachael Austin

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

State of Arizona)
) ss
County of Maricopa)

This instrument was acknowledged before me this 6 day of March, 2024 by Sean Austin and Rachael Austin.

(Seal)

Notary Public

My commission expires: 8/4/2024

ZACHARY LANGE DILLARD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 586326
Expires August 04, 2024

DRAFT

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 3 of Record of Survey, Fee No. 2023-044960, located within the Northeast Quarter of Section 5, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a Brass Cap in hand hole marking the Northeast corner of said Section 5, from which a Mag Nail with tag stamped R.L.S. #59228 marking the East Quarter Corner of said Section 5 bears South 00 degrees, 08 minutes, 23 seconds East, a distance of 2531.29 feet;

Thence South 00 degrees, 08 minutes, 23 seconds East along the East boundary of the Northeast Quarter of said Section 5, a distance of 1208.38 feet to a 1/2-inch Rebar with Blue Plastic Cap stamped R.L.S. #59228;

Thence South 89 degrees, 42 minutes, 23 seconds West leaving the East boundary of the Northeast Quarter of said Section 5, a distance of 924.16 feet to a 5/8-inch Rebar with 20 inch Aluminum Cap stamped R.L.S. #49864, marking the Northeat corner of said Lot 3;

Thence South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 413.79 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING;

Thence continuing South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 137.93 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S.#49864, marking the Southeast corner of said Lot 3;

Thence South 89 degrees, 45 minutes, 05 seconds West along the South boundary of said Lot 3, a distance of 395.17 feet to a FOUND Mag Nail with tag stamped R.L.S. #41079, marking the Southwest corner of said Lot 3;

Thence North 00 degrees, 08 minutes, 23 seconds West along the West boundary of said Lot 3, a distance of 137.85 feet to a SET Cotton Picker Spindle with tag stamped R.L.S. #49864;

Thence North 89 degrees, 44 minutes, 24 seconds East leaving the West boundary of said Lot 3, a distance of 395.17 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING.

Draft

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-06-136D
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes ☒ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? ____

Please list the additional parcels below (attach list if necessary):

(1) ____ (3) ____

(2) ____ (4) ____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-016675
RECORD DATE 03/07/2024

2. SELLER'S NAME AND ADDRESS:

Cloud Creek Homes, Inc., an Arizona corporation
18124 E Sunnybrook Ln.
Gilbert, AZ 85298

3. (a) BUYER'S NAME AND ADDRESS:

Sean Austin and Rachael Austin
3703 E Powell Way
Gilbert, AZ 85298

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

XXXXX N Wagon Wheel Rd. (Lot D) vacant land
Queen Creek, AZ 85142

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Sean Austin and Rachael Austin
3703 E Powell Way
Gilbert, AZ 85298

(b) Next tax payment due 10/01/2024

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. ☒ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home ☐ Affixed ☐ Not Affixed
i. ☐ Other Use; Specify: ____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check one of the following:

a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a **"qualified family member."**
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, Secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: ____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. ☒ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other

10. **SALE PRICE:** $ 285,000.00

11. DATE OF SALE (Numeric Digits): 03/2024
Month / Year

12. DOWN PAYMENT $ 92500.00 00

13. METHOD OF FINANCING:

a. ☐ Cash (100% of Sale Price)
b. ☐ Barter or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☒ New loan(s) from financial institution:
(1) ☒ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: ____

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property: $ ____ 00 AND
briefly describe the Personal Property: ____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devises, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit "A"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 7 day March of, 20 2024

Notary Public April Herrera

Notary Expiration Date 3-15-2027

APRIL HERRERA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 645763
Expires March 15, 2027

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 7 day March of, 20 24

Notary Public April Herrera

Notary Expiration Date 3-15-2027

APRIL HERRERA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 645763
Expires March 15, 2027

File No.: 2215350

EXHIBIT "A"
Legal Description

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DRAFT

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE_____ PROPERTY INFORMATION

Assessor Parcel Numbers: (see attached list) Township: 3 South

Range: 7 East Section: 5

Address/Location: SEC of Wagon Wheel Road & Sundance Drive ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  PM Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 8-14-24

Printed Name of Property Owner(s): Encanto Vista, LLC (Perry Mathis)

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this 14 day of August 2024 by Perry Mathis

Tina Prodan
Printed Name of Notary

_____
Signature of Notary

My Commission Expires: 10/3/2027

TINA L PRODAN
Notary Public - Arizona
Maricopa County
Commission # 655919
My Comm. Expires Oct 3, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Encanto Vista, LLC, an Arizona limited liability company

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 79.93 acres located at the SEC of Wagon Wheel Road and Sundance Drive, and further identified

[Insert Address of Property]

as assessor parcel number (see attached list) and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____	_____
[Signature]	**[Signature]**
_____	_____
[Address]	**[Address]**
Dated: _____	**Dated:** _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me_____ this day_____ of by _____

_____	_____
Printed Name of Notary	**Signature of Notary**

My Commission Expires: _____

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Encanto Vista, LLC
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: Manager of CT Opportunity LLC its Manager
[Insert Title]

Dated: 8-14-24

STATE OF Arizona)
) **ss.**
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 14 day of August, 2024 by Perry Mathis as manager of CT Opportunity LLC,
[Insert Signor's Name] **[Insert Title]**
as manager of Encanto Vista LLC an, [Name of Company or
Trust] **[Insert State of Incorporation, if applicable]**

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 10/3/2027

Tina Prodan
Printed Name of Notary

TINA L PRODAN
Notary Public - Arizona
Maricopa County
Commission # 655919
My Comm. Expires Oct 3, 2027

_____
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing On behalf of the owner:

STATE OF _____)
) ss. (Seal)
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]
_____, of _____
[Title of Office Held] **[Second Company]**
As _____ for _____, and who being
[i.e. member, manager, etc.] **[Owner's Name]**

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

_____
Printed Name of Notary

_____
Signature of Notary

LEGAL DESCRIPTION

PARCEL NO. 1 (Multiple APNs, Owned by Encanto Vista, LLC):

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

PARCEL NO. 2 (Multiple APNs, Owned by Encanto Vista, LLC):

THE KELLY NO. 35 AND KELLY NO. 36 PATENTED PLACER MINING CLAIMS SITUATE IN THE BLACKWATER MINING DISTRICT AND EMBRACING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

AZ Corp. Commission
03106975

AZ CORPORATION COMMISSION
FILED

APR 30 2010

FILE NO. L1509683-1

ARTICLES OF ORGANIZATION
OF
ENCANTO VISTA, L.L.C.

Pursuant to A.R.S. 29-632, the undersigned states as follows:

1. The name of the limited liability company is: ENCANTO VISTA, L.L.C.

2. The address of the registered office in Arizona of the limited liability company is: 5108 North 40th Street, Suite 3, Phoenix, Arizona 85018.

3. The statutory agent's name and address is: Lars Lagerman, 2 North Central Avenue, Suite 2200, Phoenix, Arizona 85004-4406

4. The limited liability company is perpetual.

5. Management of the limited liability company is vested in the managers.

6. The name and address of each person who is a manager at the time of formation of the limited liability company is:

CT Opportunity, L.L.C.
5108 N. 40th St., #3
Phoenix, AZ 85018

7. The name and address of each person who owns a 20% or greater interest in the capital of the limited liability company is:

Impact Group, LLC
701 S. 7th Street
Phoenix, AZ 85034

John Bowman IRA
10801 E. Happy Valley Road, #91
Scottsdale, AZ 85255

SIGNED: CT OPPORTUNITY, an Arizona limited liability company, as Manager

By: _____ Date: 4-29-10
Perry A. Mathis, its Manager

I, Lars Lagerman, having been designated to act as Statutory Agent, hereby consent to act in that capacity until removed or resignation is submitted in accordance with the Arizona Revised Statutes.

_____ Date: 4/29/10
Lars Lagerman, Esquire

LIST OF PINAL COUNTY TAX ASSESSOR PARCEL NUMBERS

509-06-0920

509-06-0930

509-06-0940

509-06-0950

509-06-0960

509-06-0970

509-06-0980

509-06-0990

509-06-1000

509-06-1010

509-06-1020

509-06-1030

509-06-1040

509-06-1050

509-06-1060

509-06-1070

509-06-1080

509-06-1090

509-06-1100

509-06-1110

509-06-1120

509-06-1130

509-06-1140

509-06-1150

509-06-1160

509-06-1170

509-06-1180

509-06-1190

509-06-1200

509-06-1210

509-06-1220

509-06-1230

509-06-1240

509-06-1250

509-06-1260

509-06-1270

509-06-1280

509-06-1290

509-06-1370

509-06-1380

509-06-1390

APPLICATION CHECKLIST:

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

A. Check the appropriate item:

☒ This PAD is being submitted without a zone change request

☐ This PAD is being submitted in conjunction with a zone change request.

The applicant must complete a zone change application. – (Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application)

B. Development Agreements (DA):

N/A ☐ Provide a copy of the approved DA, if applicable.

x **C.** Hold a Neighborhood/Community Meeting:

☐ 1. Notify all property owners within 1200' (feet)

☐ 2. Hold the meeting within five (5) miles of the subject property

☐ 3. Hold the meeting between 5:00 pm – 9:00 pm

☐ 4. Include with the application the following:

☐ Copy of Notice of Neighborhood/Community Meeting

☐ List of property owners notified - (Use page 2 of this application)

☐ Minutes of the meeting

☐ Attendance sign-in sheet with names & addresses

x **D.** Submit current zoning ordinance and stipulation from previous case.

x **E.** Submit a completed "Agency Authorization" form (if applicable, Use page 4 of this application).

x **F.** Submit a "PAD Book" (written narrative) concerning the proposed development to include the following sections – Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral Binding):

☐ 1. Title Page

- ☐ 2. Purpose of Request
- ☐ 3. Description of Proposal
  - ☐ Nature of the Project
  - ☐ Proposed Land Uses
  - ☐ Building Types & Densities
  - ☐ Conformance to adopted Land Use Plans
  - ☐ Circulation and Recreation Systems
- ☐ 4. Relationship to surrounding properties within one mile
- ☐ 5. Schools
- ☐ 6. Public Services/Community Services and how will the need for these services be addressed
- ☐ 7. Location & Accessibility
- ☐ 8. Compliance with RSRSM, Access Management Manual, October 2008
- ☐ 9. Utilities & Services
- ☐ 10. Ownership & Control – [See Section 2.176.240 (B)11]
- ☐ 11. Timing of Development (Phasing Schedule)
- ☐ 12. Conformance with the Comprehensive Plan
- ☐ 13. Recreational Amenities
- ☐ 14. Fences, Walls & Screening
- ☐ 15. Total number of dwelling units
- ☐ 16. Maximum Residential Density of each planning unit
- ☐ 17. Total number of parking spaces for recreational facilities
- ☐ 18. Type of landscaping
- ☐ 19. Preliminary hydrologic data and a statement on drainage

❑ 20. Additional Information for Commercial & Industrial Uses (if applicable):

❑ Total Area in acres proposed (Commercial & Industrial Separated)

❑ Approximate retail sales floor area (Commercial)

❑ The uses proposed uses based on permitted uses in the base zone.

❑ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.

❑ 22. Tables:

o Land Use Table(s) to include the following:

- ❑ Total Acreage of the site
- ❑ Total Area of arterial & collector streets
- ❑ Total Area & Percent of Open Space
- ❑ Total Number of each type of dwelling unit
- ❑ Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- ❑ The Overall proposed Density

o Amended Development Standards Table comparing proposed and current zoning code standards for:

- ❑ Minimum Lot Area
- ❑ Minimum Lot Width
- ❑ Minimum Building Setbacks
- ❑ Maximum Building Height
- ❑ Minimum Distance between main & detached accessory buildings
- ❑ Buildable Area o Amended Use Tables:
- ❑ Permitted Uses
- ❑ Non-Permitted Uses

o Utilities & Services Table of type and source:

- ❑ Sewer
- ❑ Water
- ❑ Electric
- ❑ Telephone
- ❑ Police
- ❑ Fire
- ❑ Schools

- ❑ Solid Waste Disposal
- ❑ 24. Existing Zoning / PAD Stipulation
- ❑ 25. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

Waived **E.** Submit a map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- ❑ Zoning Boundaries
- ❑ Street Alignment
- ❑ Open Space
- ❑ Trails

X **F.** Submit a current preliminary Title Report (dated within 60 days prior to application)

x **G.** Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.

Waived H. Submit a Development Plan. The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

1. Site Plan:

- ❑ Title of project as shown in the narrative report, such as "Planned Area Development for (insert name of Development)" in bold letters.
- ❑ Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- ❑ North Arrow, Scales (written & graphic), Preparation Date & Subsequent Revision Dates.
- ❑ Vicinity Map showing project, surrounding development and applicable zoning districts (scale no less than 1" = 2,000')
- ❑ Existing Zone designation & requested zone change (as applicable)
- ❑ Legal Description of total site
- ❑ Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- ❑ All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- ❑ Location & Identification of all existing and proposed utilities, location and width of associated easements.
- ❑ Location of all existing structures and significant natural features.

- ❑ Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- ❑ All points of ingress and egress.
- ❑ Parking Areas.
- ❑ Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ❑ Indicate and/or label (as applicable):
  - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
  - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, and private utility systems.
  - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
  - Phase Lines (as applicable)
- ❑ Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
  - Each type of dwelling unit
  - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.
- ❑ Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ❑ Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ❑ Location and types of existing and proposed landscaping.
- ❑ Designated Flood Zone
- ❑ 2. Quantitative Development Data Tables Land Use table to include:
  - Total Gross Acreage of site
  - Total Area of Streets (Public & Private)
  - Total Area of Public Open Space
  - Total Net Area of all intended uses
  - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - Total Dwelling Units permitted under base zoning district
  - Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - Grand Total of Dwelling Units
  - Overall Density proposed

- ❑ Zoning Comparison Table of Existing & Proposed to include:
    - Lot area per dwelling unit
    - Setbacks
    - Minimum Lot Widths
    - Maximum Building Heights
- ❑ Parking (number of spaces)
- ❑ Utility & Services Table indicating type and source:
    - Sewer
    - Electric
    - Telephone
    - Water
    - Police/Security
    - Fire
    - Schools
    - Solid Waste Disposal
- ❑ Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.
- ❑ 3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176
    - ❑ Reviewed the Pinal County Open Space & Recreational Area Guideline
    - ❑ Site Analysis
        - Aerial Photo
        - Preferred scale of 1"=50' (maximum scale of 1"=100')
        - Site Analysis should be produced in an 8½" X 11" format for text
        - Site Analysis should be produced in an 24" X 36" format for plans* (coordinate this requirement with your case coordinator)
- ❑ Total acreage of proposed development
- ❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ❑ A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulation system
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing

- ❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- ❑ A concept drawing of the proposed development including:
    - Gross Site Area
    - Number of proposed lots
    - Proposed Arterial & Collector street circulation system
    - Proposed lot size(s),
    - Proposed Retention/detention areas
    - Proposed Development Phasing
- ❑ A pedestrian circulation system
- ❑ A Slope Analysis identifying the following slope categories:
    - 1) 0% - 5%
    - 2) 5% - 10%
    - 3) 10% and greater
- ❑ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- ❑ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- ❑ Identification of potential view corridors
- ❑ Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- ❑ A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys
- ❑ The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- ❑ The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.
- ❑ 4. Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDSC:
- ❑ A Vegetation Salvage Plan
- ❑ Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) ⍰⍰Extent and location of all plant materials and other landscape features.
- ❑ Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- ❑ Location of Water Outlets.
- ❑ 5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.

- ❑ Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:
- ❑ Minimum requirements for Open Space – (Section 130)
- ❑ Uses permitted within open space areas – (Section 140)
- ❑ Uses prohibited within open space areas – (Section 150)
- ❑ Minimum requirements for recreation areas – (Section 160)
- ❑ Minimum requirements for multi-use paths and trails – (Section 170)
- ❑ Minimum requirements for storm water retention & detention basins – (Section 180)
- ❑ Minimum requirements for streetscapes & entryways – (Section 190)
- ❑ Minimum requirements for conservation open space – (Section 200)

Waived ❑ Submit a Master Sign Plan detailing the location and type of all proposed signage for the project. (signage must be approved under separate permit, the PAD document cannot alter development standards for signs)

Waived ❑ Submit a Preliminary Drainage Report*

Waived ❑ Submit a Preliminary Traffic Impact Assessment (TIA)* (Your TIA must be approved prior to scheduling of your Public Hearing)

☒ Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries

☒ Aware that earth fissure maps are available online from the Arizona State Geologic Survey.

☒ Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). Please list all property's owners name, mailing addresses, and tax parcel numbers in a spreadsheet. - (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application).

Waived ❑ Submit separate preliminary reports or master plans for:

Waived ❑ Storm water drainage

Waived ❑ Wastewater & Domestic water service.

N/A ❑ Submit additional materials required for specific types of commercial and industrial uses as follows (as applicable):

N/A ❑ Commercial Uses:

N/A ❑ Industrial Uses:

N/A ❑ Standards of:

- Height
- Open Space
- Buffering
- Landscaping
- Pedestrian & Vehicular circulation

- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)
- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

☒ Complete and Submit the "Comprehensive Plan Compliance Checklist" https://www.pinal.gov/documentcenter/view/604

☒ Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees

☒ Submit documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information.

Waived ☐ Submit

Waived ☐ An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in

NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

Waived ☐ An AutoCAD (.dwg file), which includes the following layers:

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.

  (Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).

☒ Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 16 of this application for illustrative details).

☒ Aware that all newspaper advertising fees must be paid by the applicant in addition to application fees.

☒ Aware that all public works fees are due at application submittal and for each subsequent submittal

☒ Aware that on property owner notifications that exceed 30 mail outs the applicant will be responsible for notice prep and postage

☒ Aware that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.

☒ Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted

Chris Webb — **Signature**

August 7, 2024 — **Date**

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136B Township: 3 South

Range: 7 East Section: 5

Address/Location: 35185 N. Wagon Wheel Road, Queen Creek AZ 85144 ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  RL Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: _____

Printed Name of Property Owner(s): Richard K. Le

Signature of Property Owner (s): _____ Date: 8/20/2024

Printed Name of PropertOwner(s): Richard Le

The foregoing instrument was acknowledged before me this 20 day of August by Richard K. Le

Jessica Partida
Printed Name of Notary

_____
Signature of Notary

My Commission Expires: 07/22/2027

see attached

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
Development Service Department
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Richard K. Le
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at 35185 N. Wagon Wheel Road, Queen Creek, AZ 85144, and further identified
[Insert Address of Property]
as assessor parcel number 509-06-136B and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]
[Address] 2141 E. Calle De Arcos Tempe, AZ 85284
Dated: 8/20/2024

[Signature]
[Address]
Dated:

STATE OF California)
COUNTY OF Los Angeles) ss.

The foregoing instrument was acknowledged before me 20 this day August of by Richard K. Le

Jessica Partida
Printed Name of Notary

Signature of Notary

My Commission Expires: July 22, 2027

See attached

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On August 20, 2024 before me, Yessica Partida, Notary Public
(insert name and title of the officer)

personally appeared Richard K. Le,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YESSICA PARTIDA
COMM. #2454349
Notary Public - California
Los Angeles County
My Comm. Expires July 22, 2027

Signature _____ (Seal)

Clear Form Print Form

LEGAL DESCRIPTION

PARCEL NO. 3 (APN 509-06-136B, Owned by Richard K. Le):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 395.20 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING MARKED BY A P.K. NAIL IN PAVEMENT;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.80 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 395.20 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 1, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE PROPERTY

INFORMATION

Assessor Parcel Numbers: 509-06-136C Township: 3 South

Range: 7 East Section: 5

Address/Location: 35251 N. Wagon Wheel Road, Queen Creek AZ 85144 ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  JH Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is/ is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is/ is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Date: 8.19.24

Printed Name of Property Owner(s): Jason Hamilton

Signature of Property Owner (s): Traci Hamilton Date: 8-19-24

Printed Name of PropertOwner(s): Traci Hamilton

The foregoing instrument was acknowledged before me this 19 day of Aug, 2024 by Jason and Traci Hamilton

Joshua Hales
Printed Name of Notary

Signature of Notary

My Commission Expires: 5/13/28

JOSHUA HALES
Notary Public - Arizona
Maricopa County
Commission # 667876
My Commission Expires May 13, 2028

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Jason & Traci Hamilton

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at 35251 N. Wagon Wheel Road, Queen Creek, AZ 85144, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136C and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]

35251 N. Wagon Wheel Rd.

[Address]

Dated: 8-19-24

[Signature]

35251 N. WAGON WHEEL RD Queen Creek, AZ 85144

[Address]

Dated: 8-19-24

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me 19 this day August, 2024 of by Jason and Traci Hamilton

Joshua Hales
Printed Name of Notary

Signature of Notary

JOSHUA HALES
Notary Public - Arizona
Maricopa County
Commission # 667878
My Commission Expires May 13, 2028

My Commission Expires: 5/13/28

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

LEGAL DESCRIPTION

PARCEL NO. 4 (APN 509-06-136C, Owned by Jason & Traci Hamilton):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR,FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR
IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 395.20 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.80 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 395.20 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 137.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 2, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE_____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136E Township: 3 South

Range: 7 East Section: 5

Address/Location: NWC of Wild Horse Drive & Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  AH Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel(s) is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Amy Jo Hancock Date: 8.19.2024

Printed Name of Property Owner(s): Tara Land Holdings, LLC (Amy Jo Hancock)

Signature of Property Owner (s):_____ Date:_____

Printed Name of PropertOwner(s):_____

The foregoing instrument was acknowledged before me this 19th day of AUG by Amy Jo Hancock

Jaime Bello
Printed Name of Notary

Signature of Notary

My Commission Expires: April 28, 2027

JAIME BELLO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 646616
Expires April 28, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Tara Land Holdings LLC, an Arizona limited liability company

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 6.25 acres located at the NWC of Wild Horse Drive and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136E and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

Amy Jo Hancock
[Signature]
2546 E Calle De Flores Gilbert AZ
[Address]
Dated: 8-19-2024

[Signature]
[Address]
Dated:

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me 19th this day Aug of by Amy Jo Hancock

Jaime Bello
Printed Name of Notary

Signature of Notary

My Commission Expires: April 28, 2027

JAIME BELLO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 646616
Expires April 28, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Printed in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

LEGAL DESCRIPTION

PARCEL NO. 6 (APN 509-06-136E, Owned by Tara Land Holdings, LLC):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET:

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 533.45 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST, A DISTANCE OF 924.13 FEET:

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 294.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE NORTH 89 DEGREES 35 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 924.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR:

THENCE SOUTH 00 DEGREES 14 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 294.52 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 4, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136F Township: 3 South

Range: 7 East Section: 5

Address/Location: NWC of Wild Horse Drive & Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  JS Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parce (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 9-10-24

Printed Name of Property Owner(s): Nexstar Homes, LLC (Joshua S. Simonton)

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this 10th day of Sept. by Joshua S. Simonton

Jackie Zolnowski
Printed Name of Notary

_____
Signature of Notary

My Commission Expires: 8-2-26

JACKIE ZOLNOWSKI
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 630256
MY COMMISSION EXPIRES
AUGUST 02, 2026

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Nexstar Homes, LLC, an Arizona limited liability company

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 11.31 acres located at the NWC of Wild Horse Drive and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136F and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____	_____
[Signature]	**[Signature]**
_____	_____
[Address]	**[Address]**
Dated: _____	**Dated**: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me_____ this day_____ of by _____

_____	_____
Printed Name of Notary	**Signature of Notary**

My Commission Expires: _____

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Nexstar Homes, LLC
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: Authorized Signer
[Insert Title]

Dated: 9-10-24

STATE OF Arizona)
) **ss.**
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 10th day of September, 2024 by Joshua Simonton, Authorized Signer
[Insert Signor's Name] **[Insert Title]**
Nexstar Homes, LLC, an Arizona limited liability company an, [Name of Company or Trust] **[Insert State of Incorporation, if applicable]**

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 8-2-26

JACKIE ZOLNOWSKI
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 630256
MY COMMISSION EXPIRES
AUGUST 02, 2026

Jackie Zolnowski
Printed Name of Notary

Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing On behalf of the owner:

STATE OF_____)
) ss. (Seal)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by _____, who acknowledges himself/herself to be
[Insert Signor's Name]
_____, of _____
[Title of Office Held] **[Second Company]**
As _____ for _____, and who being
[i.e. member, manager, etc.] **[Owner's Name]**

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires_____

_____ _____
Printed Name of Notary **Signature of Notary**

LEGAL DESCRIPTION

PARCEL NO. 5 (APN 509-06-136F, Owned by Nexstar Homes, LLC):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 532.47 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 59 SECONDS EAST, A DISTANCE OF 924.13 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 00 DEGREES 14 MINUTES 47 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 533.45 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 5, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: September 4, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5856 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136G Township: 3S

Range: 7E Section: 5

Address/Location: NEC of Wagon Wheel Road & Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  RL Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 9/6/2024

Printed Name of Property Owner(s): Sunwest Pools and Landscaping LLC

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this 6TH day of September by Richard Landis

Mackenzie Bastin
Printed Name of Notary

Mackenzie Bastin
Signature of Notary

My Commission Expires: June 27, 2028

MACKENZIE BASTIN
Notary Public
Commission Number 669995
Expires: June 27, 2028
Pinal County

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Sunwest Pools and Landscaping LLC, an Arizona limited liability company
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at the NEC of Wagon Wheel Road & Dove Roost Road, and further identified
[Insert Address of Property]
as assessor parcel number 509-06-136G and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]	**[Signature]**
[Address]	**[Address]**
Dated:	**Dated:**

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me Diana Le this day September of by 2024

Mackenzie Bastin
Printed Name of Notary

Mackenzie Bastin
Signature of Notary

My Commission Expires: June 27, 2028

MACKENZIE BASTIN
Notary Public
Commission Number 669995
Expires: June 27, 2028
Pinal County

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Sunwest Pools and Landscaping LLC
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: Owner & Manager
[Insert Title]

Dated: September 6, 2024

STATE OF ARIZONA)
) **ss.**
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me, this 6th day of September, 2024 by

Richard Larios, Manager
[Insert Signor's Name] **[Insert Title]**

Sunwest Pools and Landscaping LLC, an Arizona limited liablity company an, [Name of Company or Trust] **[Insert State of Incorporation, if applicable]**

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

_____ _____
Printed Name of Notary **Signature of Notary**

ALTERNATE: Use the following acknowledgment only when a second company is signing On behalf of the owner:

STATE OF _____)
) ss. (Seal)
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]
_____, of _____
[Title of Office Held] **[Second Company]**
As _____ for _____, and who being
[i.e. member, manager, etc.] **[Owner's Name]**

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires June 27, 2028

MacKenzie BASTIN
Printed Name of Notary

MACKENZIE BASTIN
Notary Public
Commission Number 669995
Expires: June 27, 2028
Pinal County

Signature of Notary

LEGAL DESCRIPTION

PARCEL NO. 8 (APN 509-06-136G, Owned by Sunwest Pools and Landscaping, LLC):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO: 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET.

THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228.

THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3.

THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES 43 MINUTES 44 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.16 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "B" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 12, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136H Township: 3 South

Range: 7 East Section: 5

Address/Location: NEC of Wagon Wheel Road and Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  JA Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 8-15-2024

Printed Name of Property Owner(s): Jesse Allan

Signature of Property Owner (s): _____ Date: 08/15/2024

Printed Name of PropertOwner(s): Thai Phuong Quynh Trinh

The foregoing instrument was acknowledged before me this 15 day of August by Jesse Allan and Thai phuong quynh Trinh

Audrei Martin
Printed Name of Notary

_____
Signature of Notary

My Commission Expires: NOV 15, 2027

AUDREI MARTIN
Notary Public - Arizona
Maricopa County
Commission # 658058
My Comm. Expires Nov 15, 2027

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Jesse Allan and Thai Phuong Quynh Trinh

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at the NEC of Wagon Wheel Road and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136H and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]

[Address]

Dated: 8-15-2024

[Signature]

[Address]

Dated: 08/15/2024

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me 15 this day August of by Jesse Allan and Thai phuong Quynh Trinh

Audrei Martin
Printed Name of Notary

Audrei Martin
Signature of Notary

My Commission Expires: Nov 15, 2027

AUDREI MARTIN
Notary Public - Arizona
Maricopa County
Commission # 658058
My Comm. Expires Nov 15, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

LEGAL DESCRIPTION

PARCEL NO. 7 (APN 509-06-136H, Owned by Jesse Allan & Thai Phuong Quynh Trinh):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET:

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2- INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES 43 MINUTES 44 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.16 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "A" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE _____ PROPERTY INFORMATION

Assessor Parcel Numbers: 509-06-136J Township: 3 South

Range: 7 East Section: 5

Address/Location: NEC of Wagon Wheel Road & Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  DS Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Dale Schell Date: 8/19/2024

Printed Name of Property Owner(s): Dale Schell

Signature of Property Owner (s): Kristen Schell Date: 8/19/2024

Printed Name of PropertOwner(s): Kristen Schell

The foregoing instrument was acknowledged before me this 19 day of August by Dale Schell & Kristen Schell

Caleb Skolrud
Printed Name of Notary

Caleb Skolrud
Signature of Notary

My Commission Expires: July 28, 2026

CALEB SKOLRUD
Notary Public - Arizona
Maricopa County
Commission # 633536
My Commission Expires July 28, 2026

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Dale & Kristen Schell

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at the NEC of Wagon Wheel Road and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136J and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]

3759 E Phelps ST Gilbert AZ 85295

[Address]

Dated: 8/19/2024

[Signature]

3759 E Phelps St Gilbert, AZ 85295

[Address]

Dated: 8/19/2024

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me 19 this day August of by Dale Schell & Kristen Schell

Caleb Skolrud

Printed Name of Notary

Signature of Notary

My Commission Expires: July 28, 2026

CALEB SKOLRUD
Notary Public - Arizona
Maricopa County
Commission # 633536
My Commission Expires July 28, 2026

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

LEGAL DESCRIPTION

PARCEL NO. 9 (APN 509-06-136J, Owned by Dale & Kristen Schell):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #599228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 275.86 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8 INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES, 44 MINUTES, 24 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES, 08 MINUTES, 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES, 43 MINUTES, 44 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET 5/8 INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN PATENT OF SAID LAND.

ALSO SHOWN AS PARCEL "C" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 12, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE PROPERTY

INFORMATION

Assessor Parcel Numbers: 509-06-136K Township: 3 South

Range: 7 East Section: 5

Address/Location: SEC of Wagon Wheel Road and Dove Roost Road ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  SA Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): Date: 8.17.24

Printed Name of Property Owner(s): Sean Austin

Signature of Property Owner (s): Date: 8.17.24

Printed Name of PropertOwner(s): Rachael Austin

The foregoing instrument was acknowledged before me this 17 day of Aug by Sean Austin & Rachael Austin

Weston Myers
Printed Name of Notary

Weston Myers
Signature of Notary

My Commission Expires: 06-25-2026

WESTON MYERS NOTARY PUBLIC · STATE OF ARIZONA PINAL COUNTY COMM # 630066 MY COMMISSION EXPIRES 06-25-2026

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Sean & Rachael Austin

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 1.25 acres located at the SEC of Wagon Wheel Road and Dove Roost Road, and further identified

[Insert Address of Property]

as assessor parcel number 509-06-136K and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]
2415 E Runaway Bay Pl
[Address]
Dated: 8-17-24

[Signature]
2415 E Runaway Bay Pl, Gilbert 85298
[Address]
Dated: 8/17/24

STATE OF AZ)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me ☒ via Weston Myers this day Aug. 17 of by Sean Austin & Rachael Austin

Weston Myers
Printed Name of Notary

Weston Myers
Signature of Notary

My Commission Expires: 06-25-2026

WESTON MYERS NOTARY PUBLIC - STATE OF ARIZONA PINAL COUNTY COMM. # 630066 MY COMMISSION EXPIRES 06-25-2026

LEGAL DESCRIPTION

PARCEL NO. 10 (APN 509-06-136K, Owned by Sean & Rachael Austin):

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 20 INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 413.79 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S.#49864, MARKING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 89 DEGREES, 45 MINUTES, 05 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A FOUND MAG NAIL WITH TAG STAMPED R.L.S. #41079, MARKING THE SOUTHWEST CORNER OF SAID LOT 3:

THENCE NORTH 00 DEGREES, 08 MINUTES, 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES, 44 MINUTES, 24 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49664, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "D" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/07/2024 1344
FEE: $30.00
PAGES: 5
FEE NUMBER: 2024-016675

RECORDING REQUESTED BY:
Empire Title Agency

WHEN RECORDED MAIL TO:
Sean Austin and Rachael Austin
XXXXX N Wagon Wheel Rd. (Lot D) vacant land
Queen Creek, AZ 85142

FILE NO.: 2215350

1 OF 2

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

Cloud Creek Homes, Inc., an Arizona corporation

do/does hereby convey to

Sean Austin and Rachael Austin Husband and Wife

the following real property situated in **Pinal** County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

Date: February 29, 2024

COPY

Cloud Creek Homes, Inc., an Arizona corporation

By: _____
Edwin Scott Cole, President

State of Arizona)
) ss
County of Maricopa)

On 29th day of Feb, 2024, before me, the undersigned Notary Public, **Edwin Scott Cole as President of Cloud Creek Homes, Inc., an Arizona corporation**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

Notary Public

My commission expires: 3/24/25

JILL M. STEFFA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 599404
Expires March 24, 2025

Unofficial Document

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 3 of Record of Survey, Fee No. 2023-044960, located within the Northeast Quarter of Section 5, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a Brass Cap in hand hole marking the Northeast corner of said Section 5, from which a Mag Nail with tag stamped R.L.S. #59228 marking the East Quarter Corner of said Section 5 bears South 00 degrees, 08 minutes, 23 seconds East, a distance of 2531.29 feet;

Thence South 00 degrees, 08 minutes, 23 seconds East along the East boundary of the Northeast Quarter of said Section 5, a distance of 1208.38 feet to a 1/2-inch Rebar with Blue Plastic Cap stamped R.L.S. #59228;

Thence South 89 degrees, 42 minutes, 23 seconds West leaving the East boundary of the Northeast Quarter of said Section 5, a distance of 924.16 feet to a 5/8-inch Rebar with 20 inch Aluminum Cap stamped R.L.S. #49864, marking the Northeat corner of said Lot 3;

Thence South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 413.79 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING;

Thence continuing South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 137.93 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the Southeast corner of said Lot 3;

Thence South 89 degrees, 45 minutes, 05 seconds West along the South boundary of said Lot 3, a distance of 395.17 feet to a FOUND Mag Nail with tag stamped R.L.S. #41079, marking the Southwest corner of said Lot 3;

Thence North 00 degrees, 08 minutes, 23 seconds West along the West boundary of said Lot 3, a distance of 137.85 feet to a SET Cotton Picker Spindle with tag stamped R.L.S. #49864;

Thence North 89 degrees, 44 minutes, 24 seconds East leaving the West boundary of said Lot 3, a distance of 395.17 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING.

Unofficial Document

File No.: 2215350

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Sean Austin and Rachael Austin, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other, deposes and says, THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated February 29, 2024, and executed by Cloud Creek Homes, Inc., an Arizona corporation, as Grantor(s), and which conveys certain premises described as:

See Exhibit "A" attached hereto and made a part hereof.

to the Grantees named therein, not as tenants in common, and not as community property estate, and not as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees, hereby assert and affirm that it is our intention to accept said conveyance as such community property with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Date: March 5, 2024

Sean Austin

Rachael Austin

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

State of Arizona)
) ss
County of Maricopa)

This instrument was acknowledged before me this 6 day of March, 2024 by Sean Austin and Rachael Austin.

(Seal)

Notary Public

My commission expires: 8/4/2024

ZACHARY LANGE DILLARD
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 586326
Expires August 04, 2024

DRAFT

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 3 of Record of Survey, Fee No. 2023-044960, located within the Northeast Quarter of Section 5, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a Brass Cap in hand hole marking the Northeast corner of said Section 5, from which a Mag Nail with tag stamped R.L.S. #59228 marking the East Quarter Corner of said Section 5 bears South 00 degrees, 08 minutes, 23 seconds East, a distance of 2531.29 feet;

Thence South 00 degrees, 08 minutes, 23 seconds East along the East boundary of the Northeast Quarter of said Section 5, a distance of 1208.38 feet to a 1/2-inch Rebar with Blue Plastic Cap stamped R.L.S. #59228;

Thence South 89 degrees, 42 minutes, 23 seconds West leaving the East boundary of the Northeast Quarter of said Section 5, a distance of 924.16 feet to a 5/8-inch Rebar with 20 inch Aluminum Cap stamped R.L.S. #49864, marking the Northeat corner of said Lot 3;

Thence South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 413.79 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING;

Thence continuing South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 137.93 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S.#49864, marking the Southeast corner of said Lot 3;

Thence South 89 degrees, 45 minutes, 05 seconds West along the South boundary of said Lot 3, a distance of 395.17 feet to a FOUND Mag Nail with tag stamped R.L.S. #41079, marking the Southwest corner of said Lot 3;

Thence North 00 degrees, 08 minutes, 23 seconds West along the West boundary of said Lot 3, a distance of 137.85 feet to a SET Cotton Picker Spindle with tag stamped R.L.S. #49864;

Thence North 89 degrees, 44 minutes, 24 seconds East leaving the West boundary of said Lot 3, a distance of 395.17 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING.

Draft

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-06-136D
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes ☒ No ☐

How many parcels, other than the Primary Parcel, are included in this sale? ____

Please list the additional parcels below (attach list if necessary):

(1) ____ (3) ____

(2) ____ (4) ____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-016675
RECORD DATE 03/07/2024

2. SELLER'S NAME AND ADDRESS:

Cloud Creek Homes, Inc., an Arizona corporation
18124 E Sunnybrook Ln.
Gilbert, AZ 85298

3. (a) BUYER'S NAME AND ADDRESS:

Sean Austin and Rachael Austin
3703 E Powell Way
Gilbert, AZ 85298

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:

XXXXX N Wagon Wheel Rd. (Lot D) vacant land
Queen Creek, AZ 85142

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Sean Austin and Rachael Austin
3703 E Powell Way
Gilbert, AZ 85298

(b) Next tax payment due 10/01/2024

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. ☒ Vacant Land
b. ☐ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home ☐ Affixed ☐ Not Affixed
i. ☐ Other Use; Specify: ____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check one of the following:

a. ☐ To be used as a primary residence.
b. ☐ To be rented to someone other than a **"qualified family member."**
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, Secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: ____
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. ☒ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☐ Quit Claim Deed
f. ☐ Other

10. **SALE PRICE:** $ 285,000.00

11. DATE OF SALE (Numeric Digits): 03/2024
Month / Year

12. DOWN PAYMENT $ 92500.00 00

13. METHOD OF FINANCING:

a. ☐ Cash (100% of Sale Price)
b. ☐ Barter or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☒ New loan(s) from financial institution:
(1) ☒ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: ____

14. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property: $ ____ 00 AND
briefly describe the Personal Property: ____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

(a) Did the Sale price in Item 10 include solar energy devises, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit "A"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 7 day March of, 20 2024

Notary Public April Herrera

Notary Expiration Date 3-15-2027

APRIL HERRERA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 645763
Expires March 15, 2027

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 7 day March of, 20 24

Notary Public April Herrera

Notary Expiration Date 3-15-2027

APRIL HERRERA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 645763
Expires March 15, 2027

File No.: 2215350

EXHIBIT "A"
Legal Description

A portion of Lot 3 of Record of Survey, Fee No. 2023-044960, located within the Northeast Quarter of Section 5, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a Brass Cap in hand hole marking the Northeast corner of said Section 5, from which a Mag Nail with tag stamped R.L.S. #59228 marking the East Quarter Corner of said Section 5 bears South 00 degrees, 08 minutes, 23 seconds East, a distance of 2531.29 feet;

Thence South 00 degrees, 08 minutes, 23 seconds East along the East boundary of the Northeast Quarter of said Section 5, a distance of 1208.38 feet to a 1/2-inch Rebar with Blue Plastic Cap stamped R.L.S. #59228;

Thence South 89 degrees, 42 minutes, 23 seconds West leaving the East boundary of the Northeast Quarter of said Section 5, a distance of 924.16 feet to a 5/8-inch Rebar with 20 inch Aluminum Cap stamped R.L.S. #49864, marking the Northeat corner of said Lot 3;

Thence South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 413.79 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING;

Thence continuing South 00 degrees, 08 minutes, 28 seconds East along the East boundary of said Lot 3, a distance of 137.93 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the Southeast corner of said Lot 3;

Thence South 89 degrees, 45 minutes, 05 seconds West along the South boundary of said Lot 3, a distance of 395.17 feet to a FOUND Mag Nail with tag stamped R.L.S. #41079, marking the Southwest corner of said Lot 3;

Thence North 00 degrees, 08 minutes, 23 seconds West along the West boundary of said Lot 3, a distance of 137.85 feet to a SET Cotton Picker Spindle with tag stamped R.L.S. #49864;

Thence North 89 degrees, 44 minutes, 24 seconds East leaving the West boundary of said Lot 3, a distance of 395.17 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864, marking the POINT OF BEGINNING.

DRAFT

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: Sun American Development, LLC DATE: August 7, 2024

MAILING ADDRESS 2350 E. Germann Road, Suite 25, Chandler AZ 85286

E-MAIL ADDRESS: joshs@starwoodcustom.com

DAY PHONE: (480) 688-5658 MESSAGE PHONE_____ PROPERTY INFORMATION

Assessor Parcel Numbers: (see attached list) Township: 3 South

Range: 7 East Section: 5

Address/Location: SEC of Wagon Wheel Road & Sundance Drive ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  PM Initials

- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.

- Legal & physical access to the parent parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

- Legal & physical access to the each proposed parcel (is) / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): _____ Date: 8-14-24

Printed Name of Property Owner(s): Encanto Vista, LLC (Perry Mathis)

Signature of Property Owner (s): _____ Date: _____

Printed Name of PropertOwner(s): _____

The foregoing instrument was acknowledged before me this 14 day of August 2024 by Perry Mathis

Tina Prodan
Printed Name of Notary

_____
Signature of Notary

My Commission Expires: 10/3/2027

TINA L PRODAN
Notary Public - Arizona
Maricopa County
Commission # 655919
My Comm. Expires Oct 3, 2027

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Encanto Vista, LLC, an Arizona limited liability company

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of 79.93 acres located at the SEC of Wagon Wheel Road and Sundance Drive, and further identified

[Insert Address of Property]

as assessor parcel number (see attached list) and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Rose Law Group pc

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____	_____
[Signature]	**[Signature]**
_____	_____
[Address]	**[Address]**
Dated: _____	**Dated:** _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me_____ this day_____ of by _____

_____	_____
Printed Name of Notary	**Signature of Notary**

My Commission Expires: _____

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

Encanto Vista, LLC
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: Manager of CT Opportunity LLC its Manager
[Insert Title]

Dated: 8-14-24

STATE OF Arizona)
) **ss.**
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 14 day of August, 2024 by Perry Mathis as manager of CT Opportunity LLC,
[Insert Signor's Name] **[Insert Title]**
as manager of Encanto Vista LLC an, [Name of Company or
Trust] **[Insert State of Incorporation, if applicable]**

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 10/3/2027

Tina Prodan
Printed Name of Notary

TINA L PRODAN
Notary Public - Arizona
Maricopa County
Commission # 655919
My Comm. Expires Oct 3, 2027

_____
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing On behalf of the owner:

STATE OF _____)
) ss. (Seal)
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]
_____, of _____
[Title of Office Held] **[Second Company]**
As _____ for _____, and who being
[i.e. member, manager, etc.] **[Owner's Name]**

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

_____
Printed Name of Notary

_____
Signature of Notary

LEGAL DESCRIPTION

PARCEL NO. 1 (Multiple APNs, Owned by Encanto Vista, LLC):

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

PARCEL NO. 2 (Multiple APNs, Owned by Encanto Vista, LLC):

THE KELLY NO. 35 AND KELLY NO. 36 PATENTED PLACER MINING CLAIMS SITUATE IN THE BLACKWATER MINING DISTRICT AND EMBRACING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

AZ Corp. Commission
03106975

AZ CORPORATION COMMISSION
FILED

APR 30 2010

FILE NO. L1509683-1

ARTICLES OF ORGANIZATION
OF
ENCANTO VISTA, L.L.C.

Pursuant to A.R.S. 29-632, the undersigned states as follows:

1. The name of the limited liability company is: ENCANTO VISTA, L.L.C.

2. The address of the registered office in Arizona of the limited liability company is: 5108 North 40th Street, Suite 3, Phoenix, Arizona 85018.

3. The statutory agent's name and address is: Lars Lagerman, 2 North Central Avenue, Suite 2200, Phoenix, Arizona 85004-4406

4. The limited liability company is perpetual.

5. Management of the limited liability company is vested in the managers.

6. The name and address of each person who is a manager at the time of formation of the limited liability company is:

CT Opportunity, L.L.C.
5108 N. 40th St., #3
Phoenix, AZ 85018

7. The name and address of each person who owns a 20% or greater interest in the capital of the limited liability company is:

Impact Group, LLC
701 S. 7th Street
Phoenix, AZ 85034

John Bowman IRA
10801 E. Happy Valley Road, #91
Scottsdale, AZ 85255

SIGNED: CT OPPORTUNITY, an Arizona limited liability company, as Manager

By: _____ Date: 4-29-10
Perry A. Mathis, its Manager

I, Lars Lagerman, having been designated to act as Statutory Agent, hereby consent to act in that capacity until removed or resignation is submitted in accordance with the Arizona Revised Statutes.

_____ Date: 4/29/10
Lars Lagerman, Esquire

LIST OF PINAL COUNTY TAX ASSESSOR PARCEL NUMBERS

509-06-0920

509-06-0930

509-06-0940

509-06-0950

509-06-0960

509-06-0970

509-06-0980

509-06-0990

509-06-1000

509-06-1010

509-06-1020

509-06-1030

509-06-1040

509-06-1050

509-06-1060

509-06-1070

509-06-1080

509-06-1090

509-06-1100

509-06-1110

509-06-1120

509-06-1130

509-06-1140

509-06-1150

509-06-1160

509-06-1170

509-06-1180

509-06-1190

509-06-1200

509-06-1210

509-06-1220

509-06-1230

509-06-1240

509-06-1250

509-06-1260

509-06-1270

509-06-1280

509-06-1290

509-06-1370

509-06-1380

509-06-1390

PAD ABANDONMENT

PROJECT NARRATIVE

FOR

Goldmine Mountain Estates

Pinal County, Arizona

August 13, 2024
Revised September 11, 2024

Prepared for:

Sun American Development, LLC

2350 E. Germann Road, Suite 25
Chandler, AZ 85286

Prepared by:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone: (480) 240-5648

I. Background & Zoning History

The *Goldmine Mountain Estates* property consists of approximately 105 acres of mostly vacant, desert land (with two existing single-family residences) comprising two non-contiguous groups of parcels located at the intersection of Wagon Wheel Road and Sundance Drive in the San Tan Valley area of Pinal County (the "Property"). The northern group of parcels totals 25.06 acres and is comprised of 8 separate APNs situated approximately 500' north of the northeast corner of the intersection (the "North Parcel"). The southern group of parcels totals 79.93 acres and is comprised of 41 separate APNs, situated at the immediate southeast corner of the intersection (the "South Parcel"). The Property is situated at the base of the San Tan Mountain Regional Park and surrounded by existing and planned rural large lot/acreage single-family residential parcels (see **Exhibit 1 – Aerial Map** attached hereto).

The Property has a long and somewhat complicated zoning and entitlement history as outlined below:

- In 1995, a Tentative Plat was approved for the Property (the "Original Goldmine Mountain Estates Tentative Plat"). The Original Goldmine Mountain Estates Tentative Plat (Case No. S-008-94, approved by Pinal County on January 18, 1995) proposed a total of 51 single-family residential lots, 12 on the North Parcel and 39 on the South Parcel, consistent with the Property's existing underlying "*General Rural (GR)*" zoning. The Original Goldmine Mountain Estates Tentative Plat was never pursued to a Final Plat and has long since expired.

- The above referenced Original Goldmine Mountain Estates Tentative Plat is relevant because in 1994, while it was going through the approval process, the owner of the Property at the time proceeded to split the South Parcel into 39 separate lots, consistent with the 39 lots proposed on the Original Goldmine Mountain Estates Tentative Plat, via the recordation of a series of deeds with metes and bounds legal descriptions (the "1994 Land Split"). The 1994 Land Split was done outside of any formal Pinal County subdivision process, though the reason why is unknown. The result of the 1994 Land Split is the 41 total APNs that currently comprise the South Parcel (see **Exhibit 2 – 1994 South Parcel Land Split Exhibit** attached hereto).

- In 2001, a *PAD Overlay* was approved for the Property (the "Goldmine Mountain Estates PAD"). The Goldmine Mountain Estates PAD (Case No. PZ-PD-018-01, approved by Pinal County on August 15, 2001) proposed a total of 67 single-family residential lots, 20 on the North Parcel and 47 on the South Parcel (see **Exhibit 3 – Goldmine Mountain Estates PAD Land Use Plan** attached hereto).

- Later in 2001, a new Tentative Plat was approved for the Property (the "2001 Goldmine Mountain Estates Tentative Plat"). The 2001 Goldmine Mountain Estates Tentative Plat (Case No. S-012-01, approved by Pinal County on September 20, 2001) also proposed a total of 67 single-family residential lots, 20 on the North Parcel and 47 on the South Parcel, consistent with the Goldmine Mountain Estates PAD. The 2001 Goldmine Mountain Estates Tentative Plat was never pursued to a Final Plat and has long since expired.

- In 2005, a new Tentative Plat was approved for the Property (the "Encanto Vista Tentative Plat"). The Encanto Vista Tentative Plat (Case No. S-049-04, approved by Pinal County on January 27, 2005) proposed a total of 76 single-family residential lots, 21 on the North Parcel and 55 on the South Parcel. Corresponding Final Plats for the North Parcel and the South Parcel (titled as "Encanto Vista II" and "Encanto Vista I" respectively) were apparently submitted to Pinal County in 2009 but were never pursued to final approval or recordation. Consequently, the Encanto Vista Tentative Plat has long since expired.

- In June of 2023, a Minor Land Division was approved for the North Parcel via Case No. MLD 23-0081 (the "2023 North Parcel MLD"), splitting the North Parcel into 5 lots/parcels (see **Exhibit 4 – 2023 North Parcel MLD** attached hereto). Two of these lots/parcels have recently had new single-family homes constructed on them.

- In January of 2024, another Minor Land Division was approved for the northwesternmost lot/parcel created by the 2023 North Parcel MLD (Lot 3) splitting that lot into 4 new parcels (the "2024 North Parcel Lot 3 MLD") (see **Exhibit 5 – 2024 North Parcel Lot 3 MLD** attached hereto). The result of the 2024 North Parcel Lot 3 MLD are the 8 APN's that currently comprise the North Parcel (see **Exhibit 6 – Current North Parcel Configuration** attached hereto).

As a result of the zoning and entitlement history outlined above, all of the lots/parcels now comprising the Property are currently zoned *General Rural (GR)* with a *PAD Overlay* (the Goldmine Mountain Estates PAD). All prior Tentative Plat approvals have expired.

Additionally, the Property is now located within Pinal County's San Tan Valley Special Area Plan (the "San Tan Valley SAP"), adopted in 2018. The San Tan Valley SAP is a companion policy document to the Comprehensive Plan and designates the Property and the surrounding acreage for "*Rural Living*" land uses. This *Rural Living* designation is intended to provide "*a rural setting that is distinctly separate from more developed areas, and the natural character of the area is preserved through the placement of relatively low-density residential and rural focused commercial uses with minimal access to urban services*". The focus of the *Rural Living* designation is primarily large lot single-family residential uses (see **Exhibit 7 – San Tan Valley Special Area Plan Exhibit** attached hereto).

II. Purpose of Request

Sun American Development, LLC ("Sun American") is now in escrow to purchase the South Parcel from the current owner (Encanto Vista, LLC) and has no intention of developing it per the Goldmine Mountain Estates PAD. Instead, Sun American intends to recombine the 41 APN's currently comprising the South Parcel back into the original 79.93-acre parcel that existed prior to the 1994 Land Split, and then develop it per its existing underlying *General Rural (GR)* zoning.

The current owners of the North Parcel include Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sunwest Pools and Landscaping, LLC and Sean & Rachael Austin (collectively, the "North Parcel Owners"). The North Parcel Owners also have no intention of developing the North Parcel per the Goldmine Mountain Estates PAD, and instead intend to develop it per its existing underlying *General Rural (GR)* zoning, the 2023 North Parcel MLD, and the 2024 North Parcel Lot 3 MLD.

The purpose of this application, submitted on behalf of Sun American, the current owner of the South Parcel, and the North Parcel Owners, is therefore to request an Abandonment of the Goldmine Mountain Estates PAD, leaving in place only the Property's underlying *General Rural (GR)* zoning in order to facilitate their plans for the Property. This request will serve to bring the Property's zoning into better conformance with its *Rural Living* designation under the San Tan Valley SAP.

III. Description of Proposal

Prior to the completion and approval of this PAD Abandonment request, Sun American intends to work with Pinal County to re-combine the 41 APNs that currently comprise the South Parcel (due to the 1994 Land Split) back into the original single 79.93-acre parcel. This will serve to both rectify the 1994 Land Split and reconfigure the South Parcel in a manner that is consistent and compatible with the surrounding area and the San Tan Valley SAP.

Upon completion and approval of this PAD Abandonment request, the North Parcel owners intend to resume development in conformance with the 2023 North Parcel MLD and the 2024 North Parcel Lot 3 MLD. The North Parcel Owners are already in the process of either designing or building their custom homes on the lots/parcels created by the 2023 North Parcel MLD and the 2024 North Parcel Lot 3 MLD, and two such homes have already been constructed.

IV. Location & Accessibility

The Property is located at intersection of Wagon Wheel Road and Sundance Drive in the San Tan Valley area of Pinal County adjacent to the San Tan Mountain Regional Park. It is accessed by heading south on Wagon Wheel Road or Wild Horse Drive from Hunt Highway. The South Parcel has frontage on Wagon Wheel Road and Sundance Drive, both of which are existing paved roads. The North Parcel has frontage on Wagon Wheel Road and Wild Horse Drive, both of which are existing paved roads.

Given Sun American's intention to recombine the South Parcel back into the original 79.93-acre parcel that existed prior to the 1994 Land Split, the North Parcel Owners' intent to develop the North Parcel per the 2023 North Parcel MLD and the 2024 North Parcel Lot 3 MLD, and both owners' intention to develop the Property per its existing underlying *General Rural (GR)* zoning, no further improvements to these adjacent roadways would be warranted. This PAD Abandonment request will result in a significant decrease in traffic generation from the Property as compared to its current zoning.

V. Utilities & Services

All required utilities have already been provided to, or within the immediate vicinity of the Property. There are existing electrical and telecommunications lines along Wagon Wheel Road. Sewer can be provided by individual septic systems. Water can be provided via an onsite well(s) and/or the Town of Queen Creek as the Property is located within the Town's water service area.

Police protection, fire & emergency medical services will be provided by the Pinal County Sheriff and Rural Metro, both of which are already providing service to the immediate surrounding area.

VI. Proposed Property Configuration

As depicted in **Exhibit 8 – Proposed South Parcel Recombination** attached hereto, Sun American intends to recombine the South Parcel back into the original 79.93-acre parcel that existed prior to the 1994 Land Split. The future use and development of the South Parcel will comply with Chapter 2.40 of the Pinal County Development Services Code for the *General Rural (GR)* zoning district.

The configuration of the North Parcel is depicted in **Exhibit 6 – Current North Parcel Configuration** attached hereto. The future use and development of the North Parcel will also comply with Chapter 2.40 of the Pinal County Development Services Code for the *General Rural (GR)* zoning district.

VII. Compatibility with San Tan Valley Special Area Plan

The requested PAD Abandonment is consistent with the San Tan Valley SAP and the Property's existing *Rural Living* land use designation, which is focused primarily on large lot single-family residential uses. The *Rural Living* designation is also intended to provide "*a rural setting that is distinctly separate from more developed areas, and the natural character of the area is preserved through the placement of relatively low-density residential and rural focused commercial uses with minimal access to urban services*".

Sun American's proposal to recombine the South Parcel back into the original 79.93-acre parcel that existed prior to the 1994 Land Split, and the North Parcel Owners' intent to develop the North Parcel per the 2023 North Parcel MLD and the 2024 North Parcel Lot 3 MLD, will help maintain the existing rural setting and character of the area and preserve the existing natural features of the Property.

This request is therefore in conformance with the provisions of the San Tan Valley SAP, and consequently the Comprehensive Plan as well.

VIII. Conclusion

This PAD Abandonment request will bring the Property's zoning into better conformance with the it's *Rural Living* land use designation under the San Tan Valley SAP by removing the outdated and now obsolete Goldmine Mountain Estates *PAD Overlay*. This request will also facilitate the concurrent recombination of the 41 APNs that currently comprise the South Parcel (due to the 1994 Land Split) back into a single 79.93-acre parcel. This will serve to both rectify the 1994 Land Split and reconfigure the South Parcel in a manner that is consistent and compatible with the surrounding area and the San Tan Valley SAP. Finally, this request will allow development of the North Parcel to continue pursuant to the 2023 North Parcel MLD and the 2024 North Parcel Lot 3 MLD and allow the issuance of building permits and/or certificates of occupancy by Pinal County to continue.

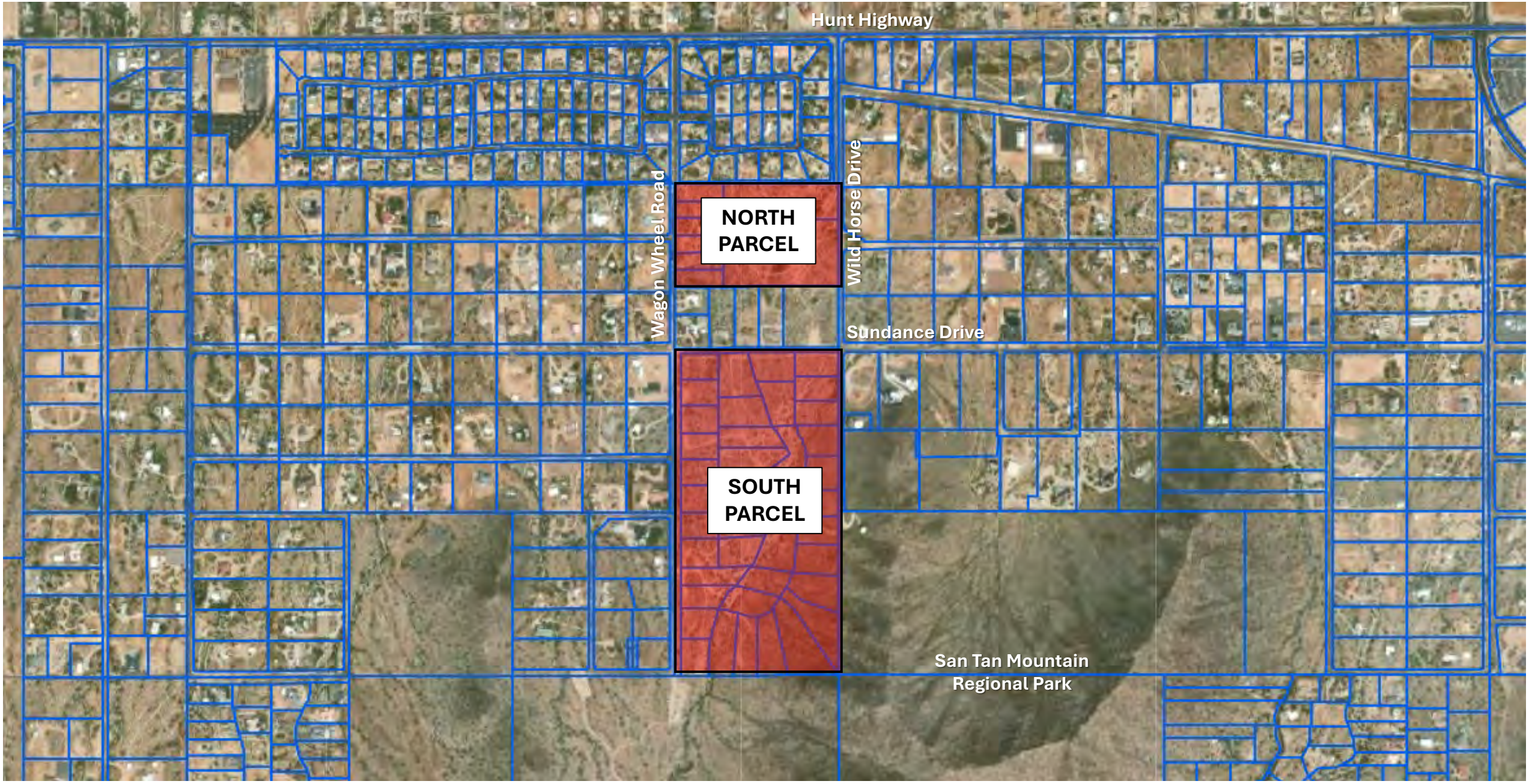


EXHIBIT 1 – AERIAL MAP

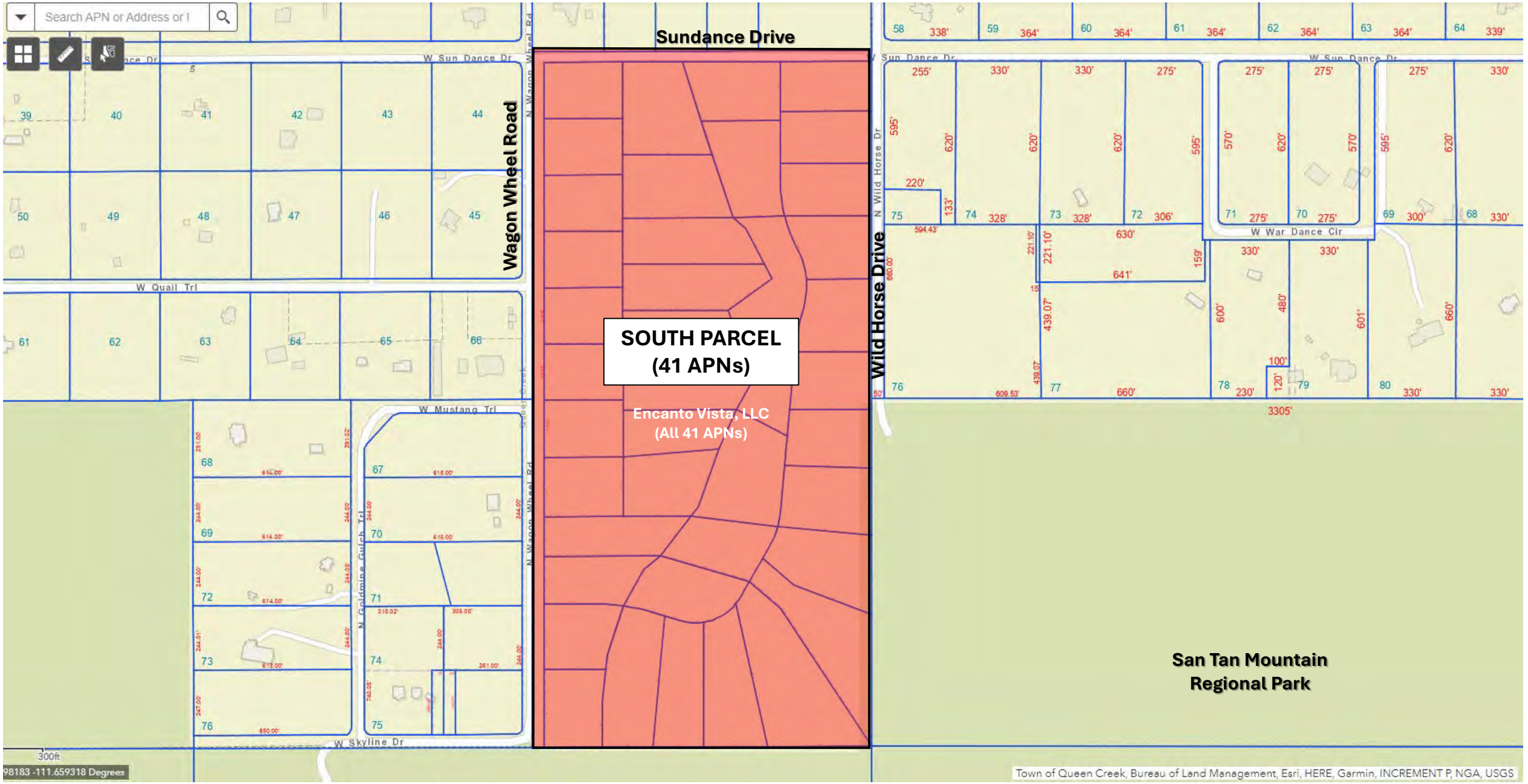


EXHIBIT 2 – 1994 SOUTH PARCEL LAND SPLIT EXHIBIT

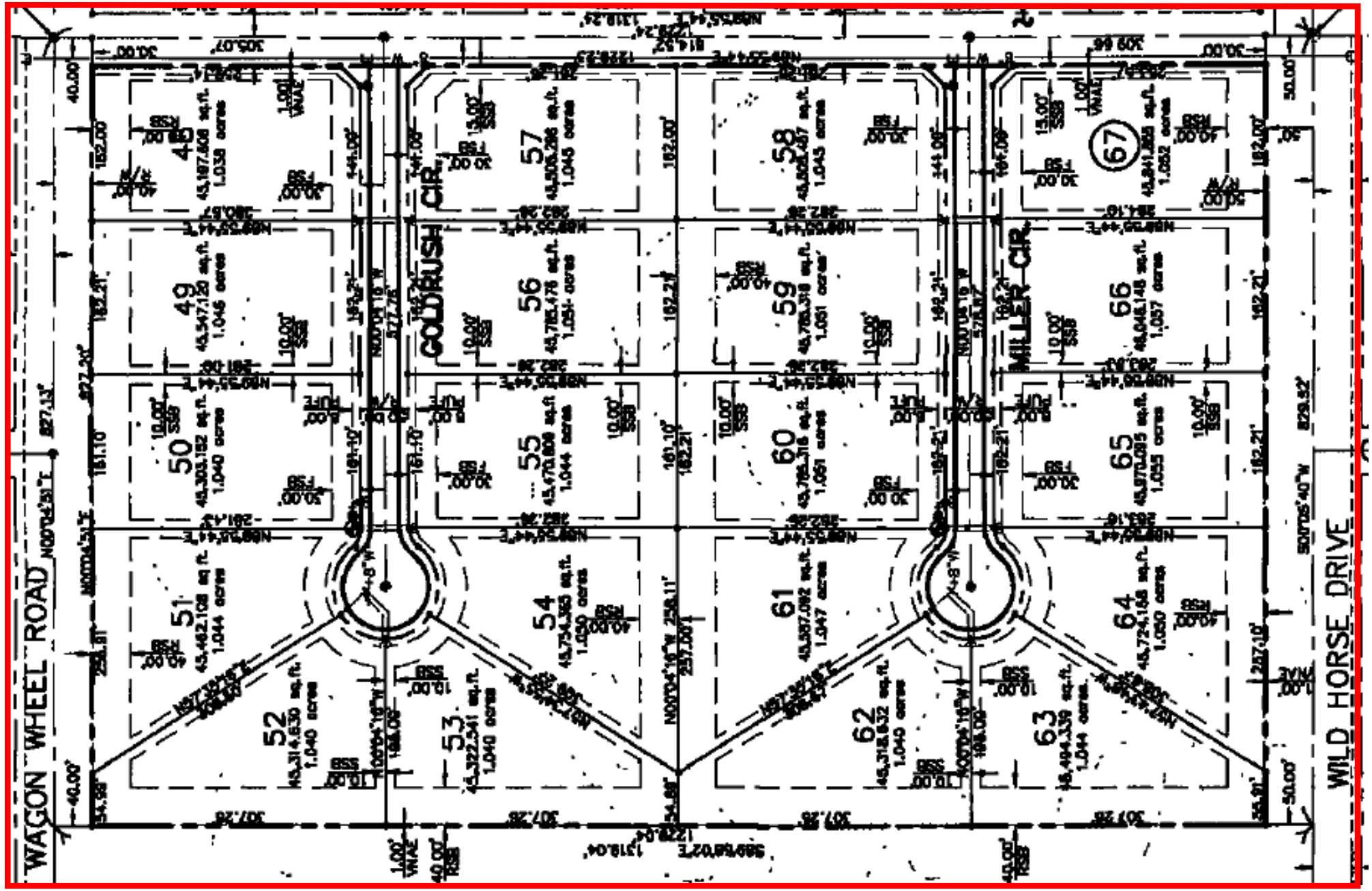


EXHIBIT 3 – GOLDMINE MOUNTAIN ESTATES PAD LAND USE PLAN (NORTH PARCEL)

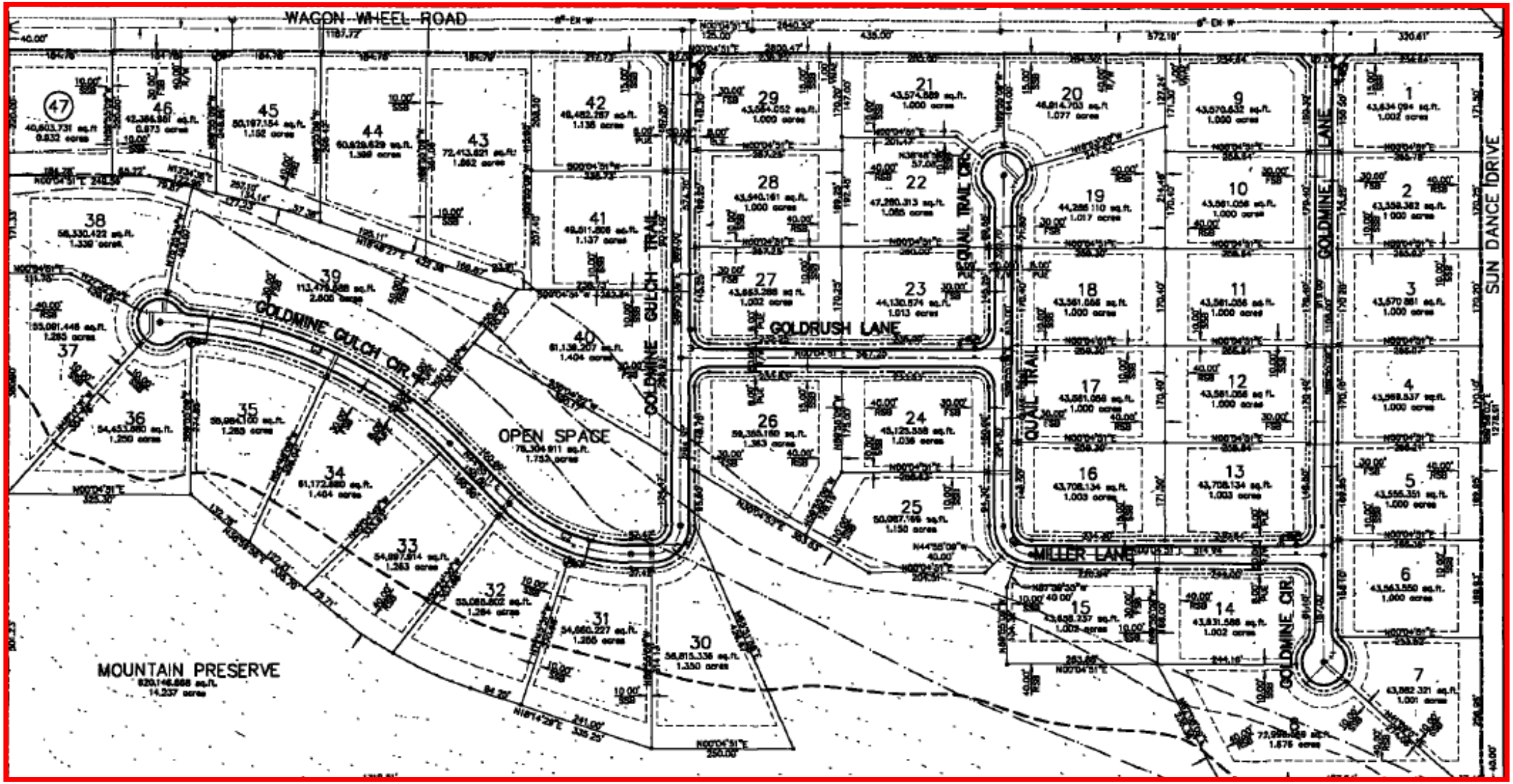


EXHIBIT 3 – GOLDMINE MOUNTAIN ESTATES PAD LAND USE PLAN (SOUTH PARCEL)

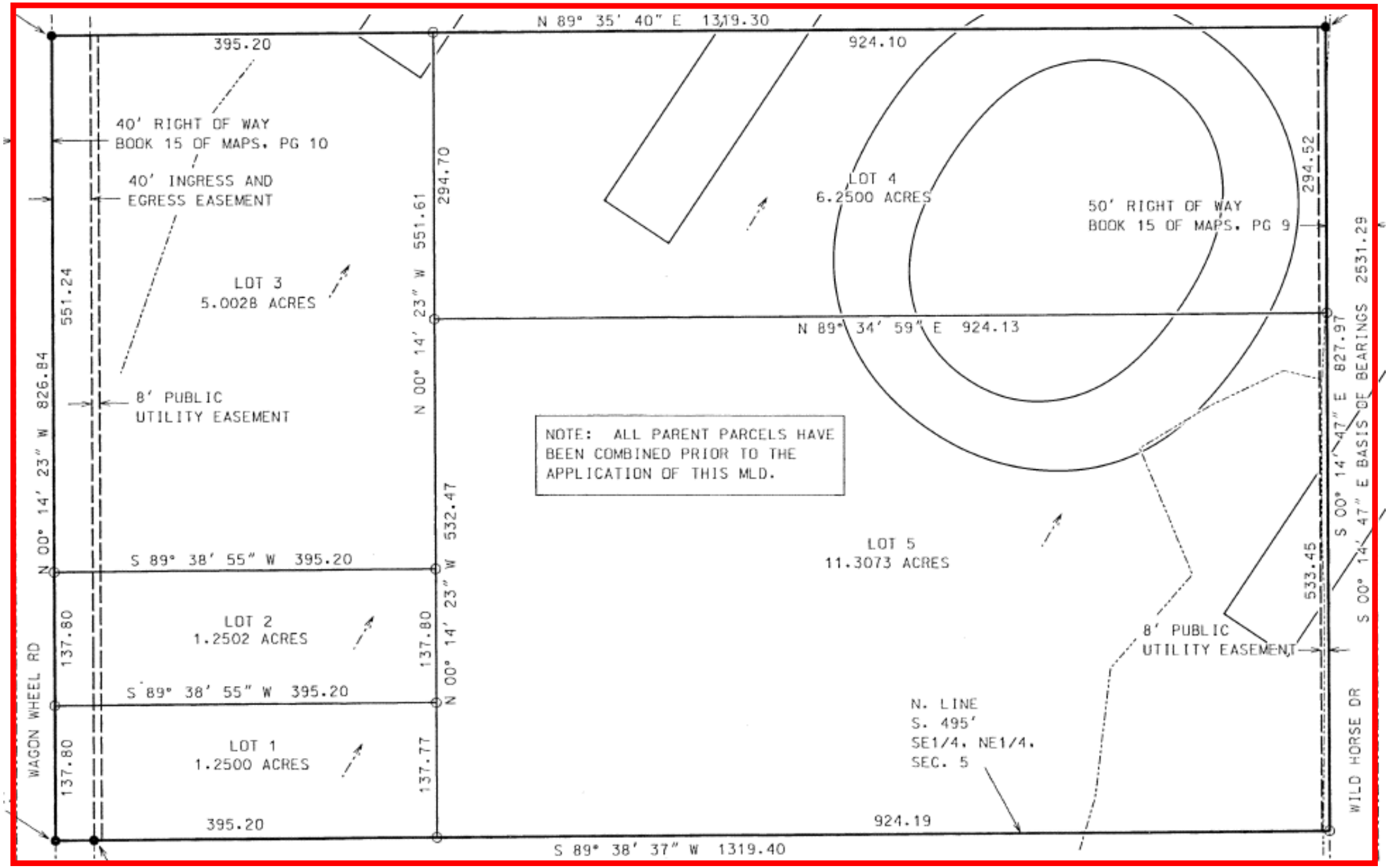


EXHIBIT 4 – 2023 NORTH PARCEL MLD

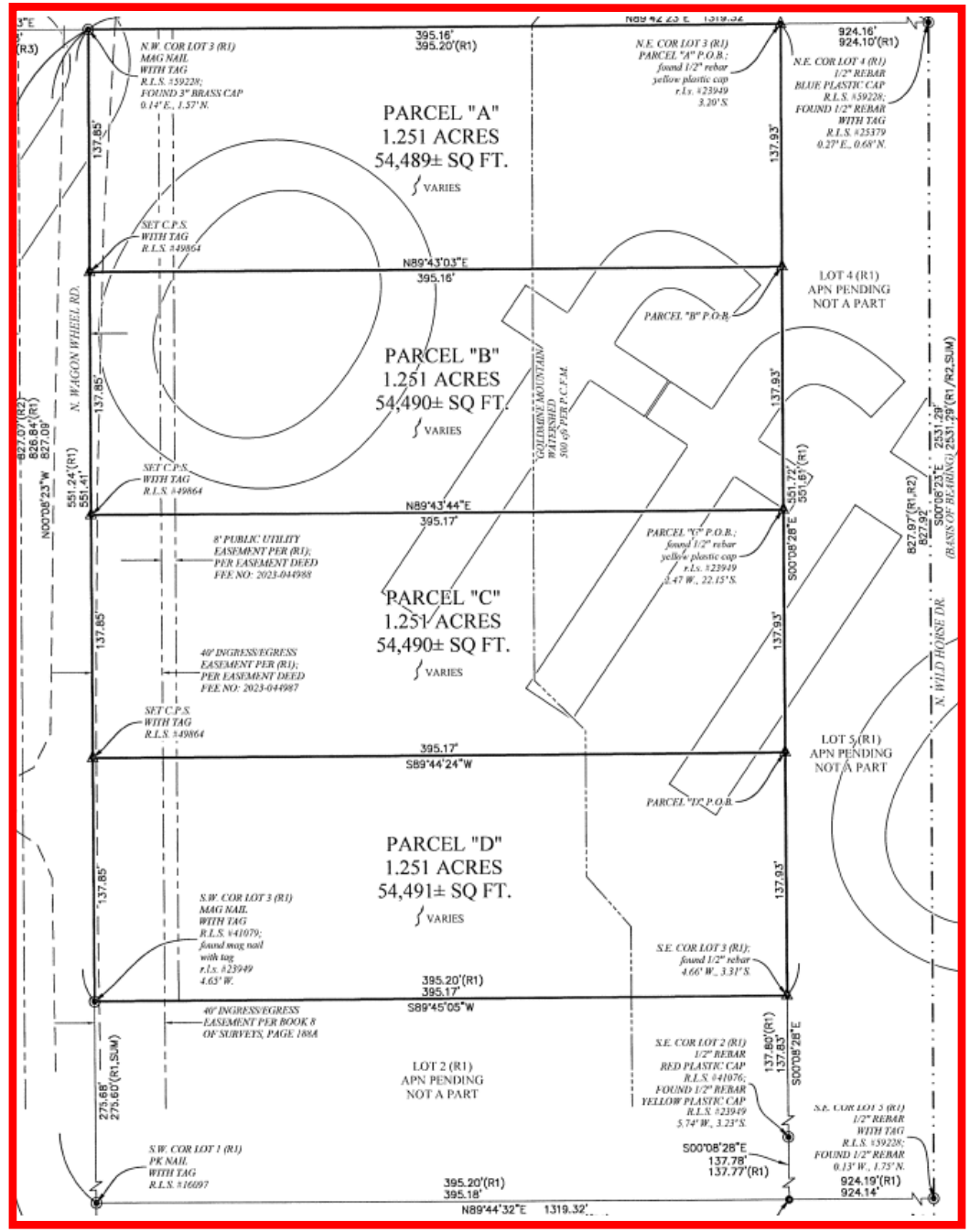


EXHIBIT 5 – 2024 NORTH PARCEL LOT 3 MLD

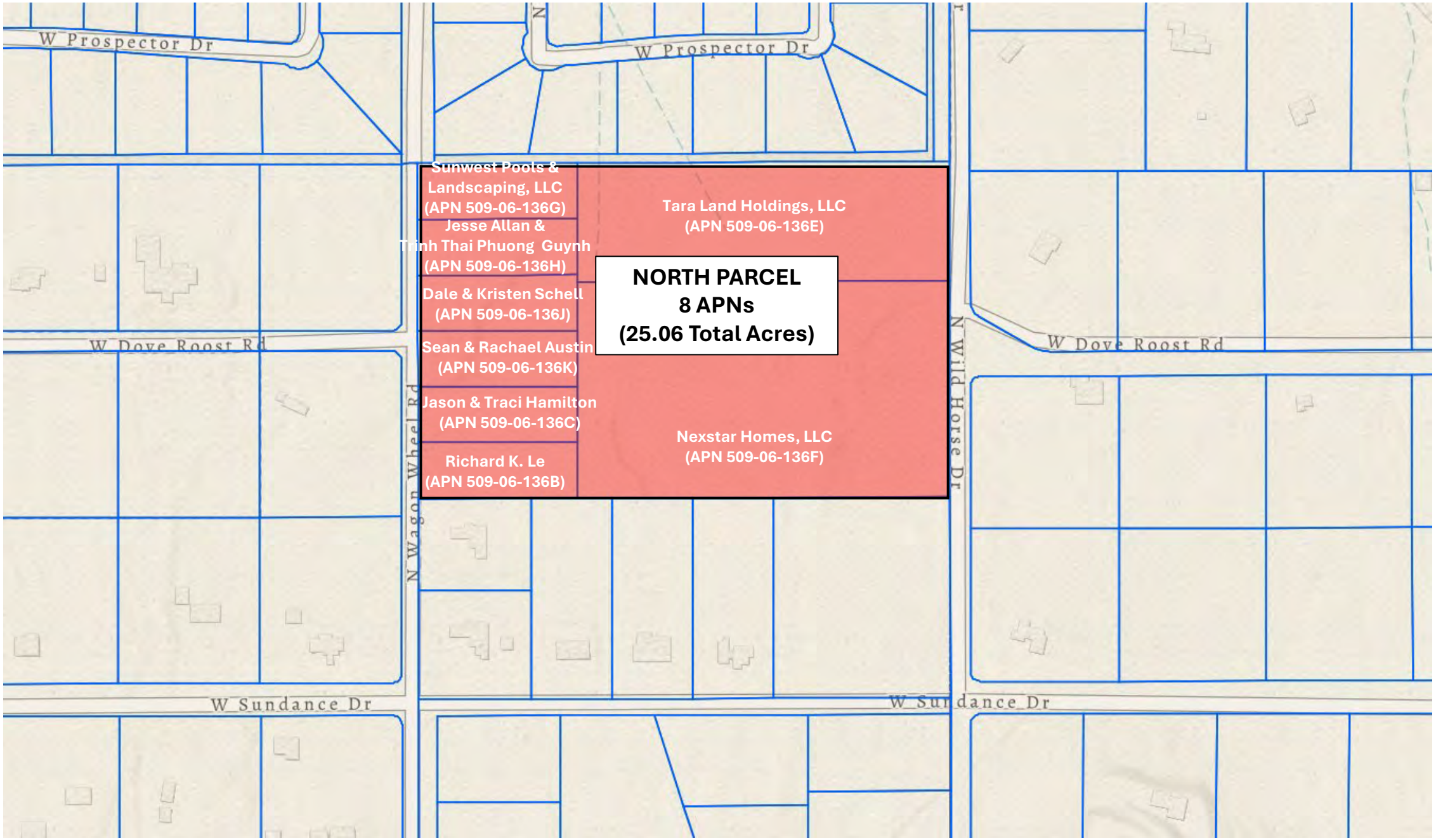


EXHIBIT 6 – CURRENT NORTH PARCEL CONFIGURATION

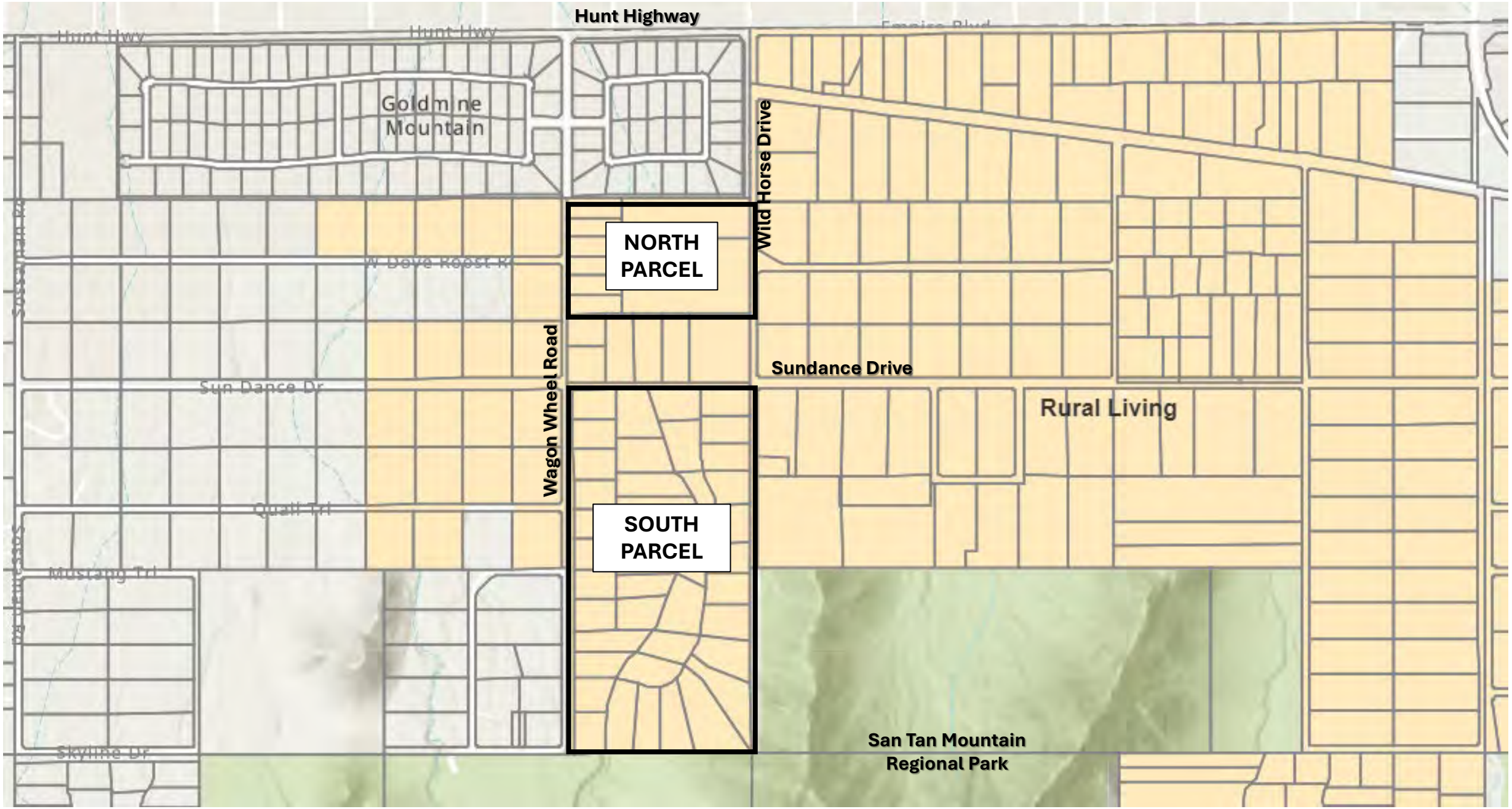


EXHIBIT 7 – SAN TAN VALLEY SPECIAL AREA PLAN EXHIBIT

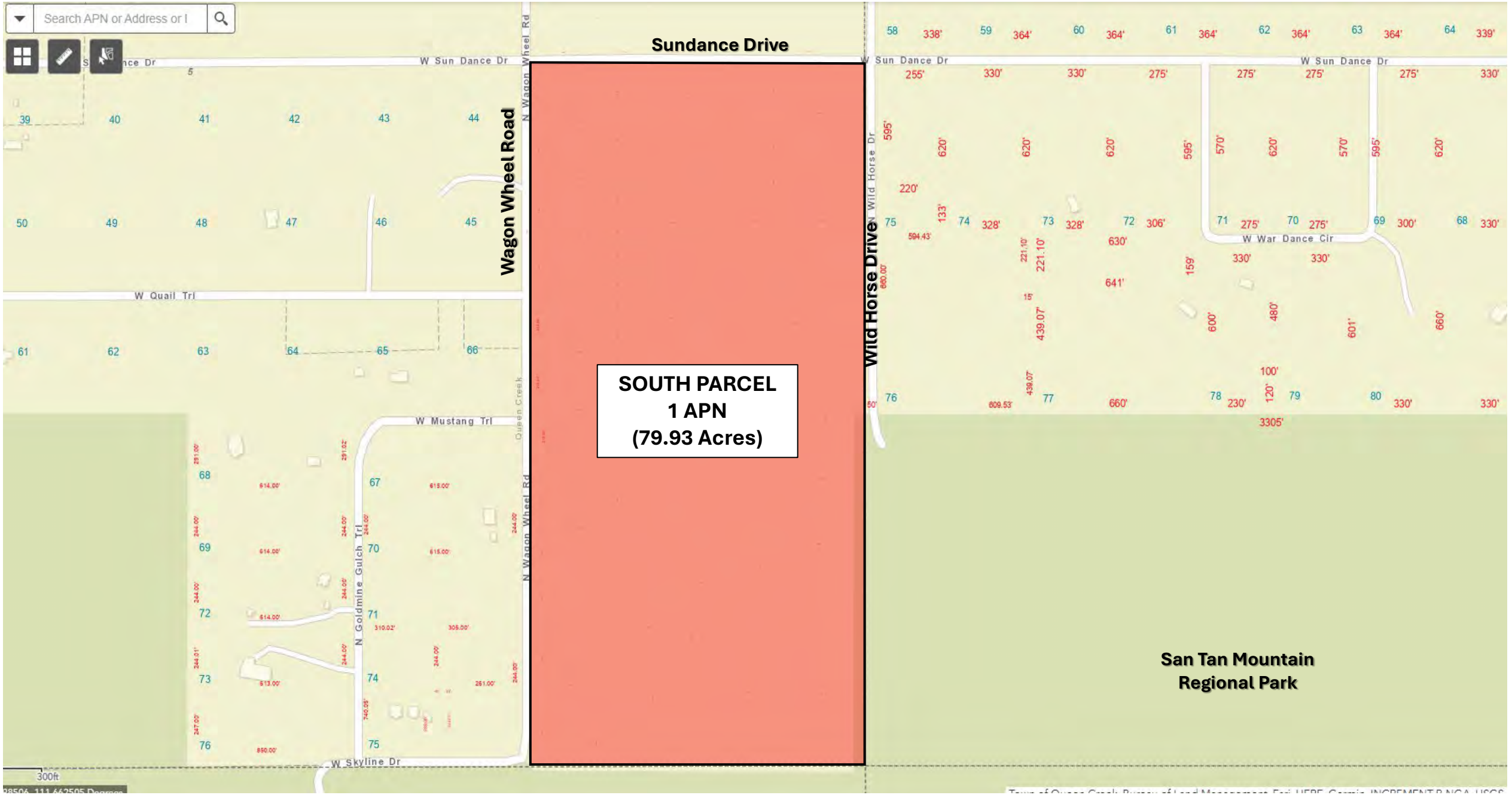


EXHIBIT 8 – PROPOSED SOUTH PARCEL RECOMBINATION

LEGAL DESCRIPTION
NORTH PARCEL
PARCEL DESCRIPTION

JOB NO. 22-0262 SEPTEMBER 11, 2024

A PORTION OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, MONUMENTED BY A PK NAIL AND WASHER STAMPED "RLS 59228", FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 5, MONUMENTED BY A PINAL COUNTY ALUMINUM CAP BEARS, AS A (**BASIS OF BEARINGS**), SOUTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, 2,639.70 FEET;

THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, NORTH 00 DEGREES 11 MINUTES 29 SECONDS WEST, 495.00 FEET TO A REBAR AND CAP STAMPED "RLS 59228", ALSO BEING THE **POINT OF BEGINNING**;

THENCE, SOUTH 89 DEGREES 41 MINUTES 48 SECONDS WEST, 1319.36 FEET TO A PK NAIL AND TAG;

THENCE, NORTH 00 DEGREES 11 MINUTES 13 SECONDS WEST, 827.07 FEET, TO THE NORTHEAST 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY A PK NAIL AND TAG STAMPED "RLS 59228";

THENCE, NORTH 89 DEGREES 39 MINUTES 27 SECONDS EAST, 1319.30 FEET, TO THE
NORTH 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY REBAR WITH CAP STAMPED "RLS 59228";

THENCE, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5,
SOUTH 00 DEGREES 11 MINUTES 29 SECONDS EAST, 827.97 FEET TO THE **POINT OF BEGINNING**.

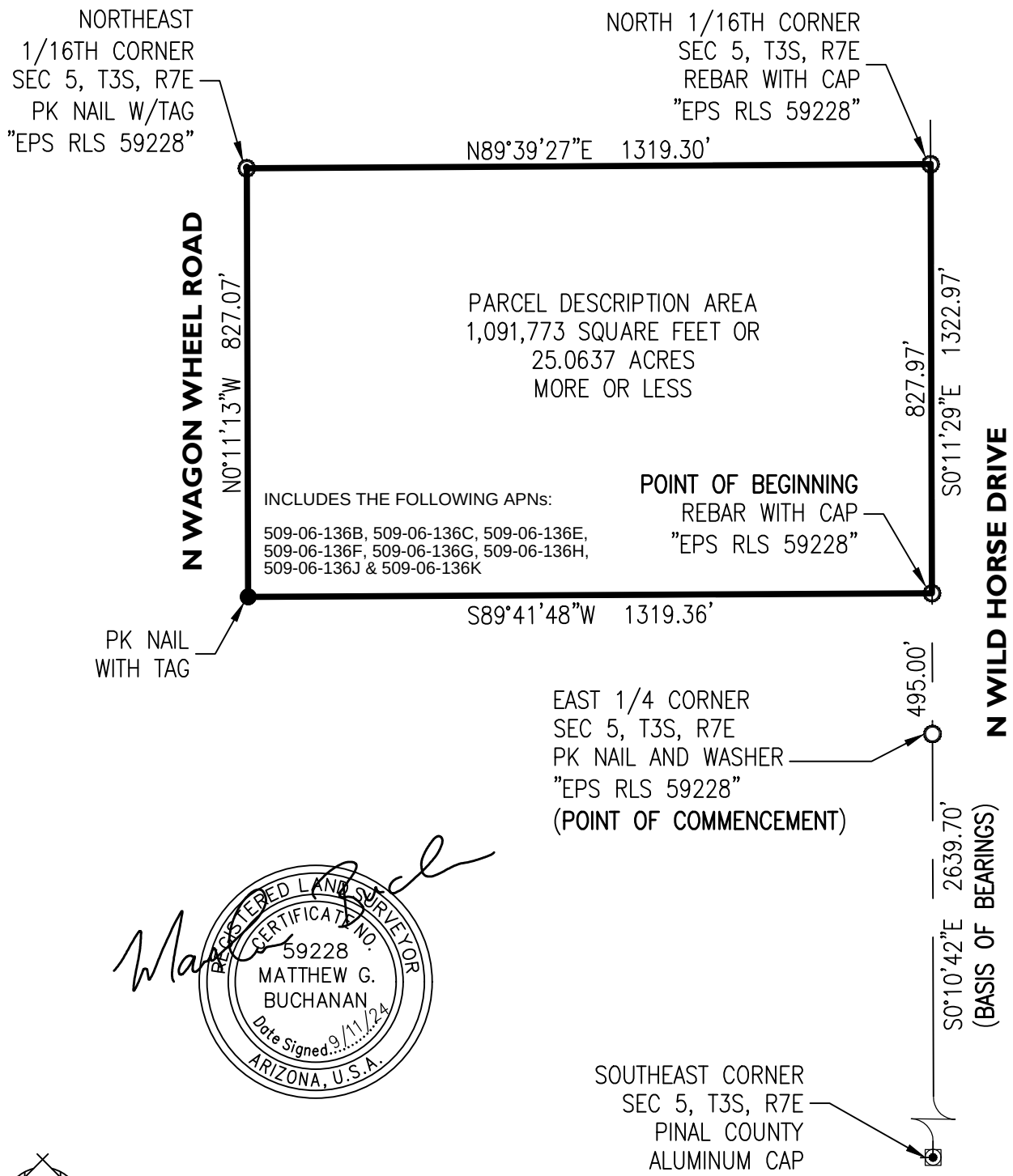
SAID PORTION OF LAND CONTAINING **1,091,773** SQUARE FEET, OR **25.0637** ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.



EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

EXHIBIT "A"



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59228
MATTHEW G.
BUCHANAN
Date Signed 9/11/24
ARIZONA, U.S.A.

NORTH

N.T.S.

Sep 11, 2024 3:27pm S:\Projects\2022\22-0262\Land Survey\Legals\22-0262 - Parcel Description - 1\22-0262 - Parcel Description.dwg
mbuchanan

Drawn by: KFN	Reviewed by: MGB	Sheet Scale: NTS	Sheet No: 1 of 1

22-0262

ENCANTO VISTA
PARCEL DESCRIPTION

EXHIBIT "A"

EPS GROUP
1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

LEGAL DESCRIPTION
SOUTH PARCEL
PARCEL DESCRIPTION

JOB NO. 22-0262 SEPTEMBER 4, 2024

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 5, MONUMENTED BY A PINAL COUNTY ALUMINUM CAP;

THENCE, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 39 MINUTES 18 SECONDS WEST, 1,318.49 FEET, (BASIS OF BEARINGS) TO THE EAST 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY A REBAR AND CAP "LS 16097";

THENCE, DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 10 MINUTES 33 SECONDS WEST, 1,320.05 FEET, TO THE SOUTHEAST 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY A REBAR AND CAP "RLS 59228";

THENCE, NORTH 00 DEGREES 13 MINUTES 13 SECONDS WEST, 1,320.61 FEET, TO THE CENTER-EAST 1/16TH CORNER OF SAID SECTION 5, MONUMENTED BY A REBAR AND CAP "RLS 59228";

THENCE, NORTH 89 DEGREES 41 MINUTES 48 SECONDS EAST, 1,319.40 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 5, MONUMENTED BY A PK NAIL AND WASHER " EPS RLS 59228";

THENCE, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SOUTH 00 DEGREES 10 MINUTES 42 SECONDS EAST, 2,639.70 FEET, TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING **3,481,569** SQUARE FEET, OR **79.9258** ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.



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Tel (480) 503-2250 • Fax (480) 503-2258

EXHIBIT "A"

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59228
MATTHEW G.
BUCHANAN
Date Signed 8/23/24
ARIZONA, U.S.A.



CENTER–EAST
1/16TH CORNER
SEC 5, T3S, R7E
REBAR AND CAP RLS 59228

W SUN DANCE DRIVE

N89°41'48"E 1319.40'

EAST 1/4 CORNER
SEC 5, T3S, R7E
PK NAIL AND WASHER
"EPS RLS 59228"

N WAGON WHEEL ROAD

N0°13'13"W 1320.61'

PARCEL DESCRIPTION AREA
3,481,569 SQUARE FEET OR
79.9258 ACRES
MORE OR LESS

S0°10'42"E 2639.70'

N WILD HORSE DRIVE

SOUTHEAST
1/16TH CORNER
SEC 5, T3S, R7E
REBAR AND
CAP RLS 59228

N0°10'33"W 1320.05'

INCLUDES THE FOLLOWING APNs:

509-06-092 THROUGH 509-06-129 &
509-06-137 THROUGH 509-06-139

S89°39'18"W 1318.49'
(BASIS OF BEARINGS)

EAST 1/16TH COR
SEC 5, T3S, R7E
REBAR AND CAP
"LS 16097"

(POINT OF BEGINNING)
SOUTHEAST CORNER
SEC 5, T3S, R7E
PINAL COUNTY
ALUMINUM CAP

Aug 23, 2024 3:29pm S:\Projects\2022\22-0262\Land Survey\Legals\22-0262 - Parcel Description\22-0262 - Parcel Description.dwg
mbuchanan

Drawn by: KFN	Reviewed by: MGB	Sheet Scale: NTS	Sheet No: 1 of 1

22-0262

ENCANTO VISTA
PARCEL DESCRIPTION

EXHIBIT "A"

EPS GROUP
1130 N. Alma School Rd.
Ste. 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

No. 6325024

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN TITLE INSURANCE COMPANY'S PRIOR WRITTEN CONSENT. FIRST AMERICAN TITLE INSURANCE COMPANY DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN TITLE INSURANCE COMPANY WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN TITLE INSURANCE COMPANY MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

No. 6325024

SPECIAL REPORT

SCHEDULE A

1. This report is for informational purposes only and is not to be considered as a commitment to issue any form of Title Insurance Policy. This report is for the sole use and benefit of the parties set forth in Number 2 below and liability is hereby limited to the amount of the fee paid.

   This report was prepared from only those items of public record shown in the title plant indices of the issuing company to show the condition of title as reflected by same. Those items to which the hereinafter described land is subject are set forth in Schedule B, Part Two. No attempt has been made to reflect the condition of title relating to the items set forth in Schedule B, Part One.

2. For the use and benefit of:

   Nexstar Homes, LLC, An Arizona Limited Liability Company

3. The Title to the fee estate in the land described herein is at this date hereof vested in:

   Encanto Vista, L.L.C., an Arizona limited liability company as to Parcel Nos. 1 and 2;

   Richard K. Le, a married man as his sole and separate property as to Parcel No. 3;

   Jason Hamilton and Traci Hamilton, husband and wife as community property with right of survivorship as to Parcel No. 4:

   Nexstar Homes, LLC, an Arizona limited liability company as to Parcel No. 5;

   Tara Land Holdings, LLC, an Arizona limited liability company as to Parcel No. 6:

   Jesse Allan, an unmarried man and Thai Phuong Quynh Trinh, an unmarried woman as to Parcel No. 7:

   Cloud Creek Homes, Inc., an Arizona corporation as to Parcel No. 8:

   Kristen L. Schell and Dale A. Schell, a married couple as to Parcel No. 9 and

   Sean Austin and Rachael Austin husband and wife as community property with right of survivorship as to Parcel No. 10.

4. The land referred to in this report is situated in Pinal County, Arizona, and is described as:

SEE EXHIBIT "A" ATTACHED HEREIN

No. 6325024

Search made to July 29, 2024 at 7:30 A.M.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Brenda Landt/scw (602)685-7393

EXHIBIT "A"

PARCEL NO. 1:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

PARCEL NO. 2:

THE KELLY NO. 35 AND KELLY NO. 36 PATENTED PLACER MINING CLAIMS SITUATE IN THE BLACKWATER MINING DISTRICT AND EMBRACING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 395.20 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING MARKED BY A P.K. NAIL IN PAVEMENT;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.80 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 395.20 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 1, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

PARCEL NO. 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR,FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR
IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 137.77 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 38 MINUTES 55 SECONDS WEST, A DISTANCE OF 395.20 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 137.80 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 395.20 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 137.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 2, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

PARCEL NO. 5:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 924.19 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 532.47 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 59 SECONDS EAST, A DISTANCE OF 924.13 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 00 DEGREES 14 MINUTES 47 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 533.45 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 5, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

PARCEL NO. 6:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR IN HAND HOLE, BEARS NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, A DISTANCE OF 2531.29 FEET:

THENCE NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 495.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 47 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 533.45 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 34 MINUTES 59 SECONDS WEST, A DISTANCE OF 924.13 FEET:

THENCE NORTH 00 DEGREES 14 MINUTES 23 SECONDS WEST, A DISTANCE OF 294.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5:

THENCE NORTH 89 DEGREES 35 MINUTES 40 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 924.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING MARKED BY A 1/2" REBAR:

THENCE SOUTH 00 DEGREES 14 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 294.52 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND

OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

(ALSO KNOW AS LOT 4, OF A MINOR LAND DIVISION SURVEY, RECORDED JUNE 20, 2023 AS 2023-044960, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.)

PARCEL NO. 7:

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET:

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2- INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES 43 MINUTES 44 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.16 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "A" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 8:

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO: 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET.

THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH

BLUE PLASTIC CAP STAMPED R.L.S. #59228.

THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3.

THENCE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES 43 MINUTES 44 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES 08 MINUTES 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES 43 MINUTES 03 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.16 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "B" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 9:

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #599228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 275.86 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8 INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864;

THENCE SOUTH 89 DEGREES, 44 MINUTES, 24 SECONDS WEST LEAVING THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 00 DEGREES, 08 MINUTES, 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES, 43 MINUTES, 44 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET 5/8 INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING.

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN PATENT OF SAID LAND.

ALSO SHOWN AS PARCEL "C" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 10:

A PORTION OF LOT 3 OF RECORD OF SURVEY, FEE NO. 2023-044960, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A MAG NAIL WITH TAG STAMPED R.L.S. #59228 MARKING THE EAST QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST, A DISTANCE OF 2531.29 FEET;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 23 SECONDS EAST ALONG THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1208.38 FEET TO A 1/2-INCH REBAR WITH BLUE PLASTIC CAP STAMPED R.L.S. #59228;

THENCE SOUTH 89 DEGREES, 42 MINUTES, 23 SECONDS WEST LEAVING THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 924.16 FEET TO A 5/8-INCH REBAR WITH 20 INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 413.79 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49864, MARKING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES, 08 MINUTES, 28 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.93 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S.#49864, MARKING THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 89 DEGREES, 45 MINUTES, 05 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A FOUND MAG NAIL WITH TAG STAMPED R.L.S. #41079, MARKING THE SOUTHWEST CORNER OF SAID LOT 3:

THENCE NORTH 00 DEGREES, 08 MINUTES, 23 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 137.85 FEET TO A SET COTTON PICKER SPINDLE WITH TAG STAMPED R.L.S. #49864;

THENCE NORTH 89 DEGREES, 44 MINUTES, 24 SECONDS EAST LEAVING THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 395.17 FEET TO A SET 5/8-INCH REBAR WITH 2-INCH ALUMINUM CAP STAMPED R.L.S. #49664, MARKING THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL "D" OF THAT RECORD OF SURVEY MINOR LAND DIVISION RECORDED JANUARY 31, 2024 IN DOCUMENT NO. 2024-0006970 RECORDS OF PINAL COUNTY, ARIZONA.

SCHEDULE B

PART ONE:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Lack of a right of access to and from the land.

SCHEDULE B

(All recording data refers to records in the office of the County Recorder in the County in which the land is situated.)

EXCEPTIONS:

1. Taxes for the full year of 2024.
(The first half is due October 1, 2024 and is delinquent November 1, 2024. The second half is due March 1, 2025 and is delinquent May 1, 2025 .)

2. The right to enter upon said land and prospect for and remove all coal, oil, gas, minerals or other substances, as reserved in the Patent to said land.

3. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District.

4. Any charge upon said land by reason of its inclusion in Central Arizona Groundwater Replenishment District.

5. Any charge upon said land by reason of its inclusion in Pinal County Flood Control District.

6. Any charge upon said land by reason of its inclusion in Queen Creek Domestic Water Improvement District.

7. A certified copy of a judgment or an abstract thereof, recorded July 13, 2001 as 2001-031558 of Official Records.

Court:	Child Support Enforcement
Case No.:	90-1345 T
Debtor:	Sean Robert Austin
Creditor:	Tina O'Kelly
Amount:	$26,313.46, and any other amounts due thereunder.

WE ARE UNABLE TO DETERMINE IF THE ABOVE-MENTIONED DEBTOR IS THE SAME PERSON AS Sean Robert Austin.

(Affects Parcel 10)

8. The terms and provisions contained in the document entitled "Agreement and Notice of Municipal Provider Reporting Requirements for Encanto Vista I Regarding Membership in the Central Arizona Groundwater Replenishment District" recorded September 28, 2005 as 2005-129927 of Official Records.

(Affects Parcel Nos. 1 and 2)

9. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for Encanto Vista I Regarding Membership in the Central Arizona Groundwater Replenishment District recorded on as 2005-129928, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

   (Affects Parcel Nos. 1 and 2)

10. All matters as set forth in Agreement and Notice of Municipal Provider Reporting Requirements for Encanto Vista II Regarding Membership in the Central Arizona Groundwater Replenishment District, recorded September 28, 2005 as 2005-129929 of Official Records,

    (Affects Parcel Nos. 3 thru 10)

11. Covenants, conditions and restrictions in the document recorded as 2005-129930 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.

    (Affects Parcel Nos. 3 thru 10)

12. A certified copy of a judgment or an abstract thereof, recorded October 01, 2013 as 2013-079162 of Official Records.

Court:	Superior Court
Case No.:	JV201100524, DC201100300
Debtor:	Jason A. Hamilton
Creditor:	Alvina Hamilton and Michael Hamilton
Amount:	$50, and any other amounts due thereunder.

    WE ARE UNABLE TO DETERMINE IF THE ABOVE-MENTIONED DEBTOR IS THE SAME PERSON AS Jason A. Hamilton.

    (Affects Parcel 4)

13. All matters as set forth in Resolution No. 2018-PZ-PA-001-18, recorded November 02, 2018 as 2018-082692 of Official Records.

    (Affects all Parcels)

14. All matters as set forth in Intergovernmental Agreement for the Transfer of the Systems Associated with and owned by the Queen Creek Domestic Water Improvement District of Pinal County between Pinal County and the Town of Queen Creek, recorded November 14, 2019 as 2019-097126, of Official Records.

    (Affects all Parcels)

15. The effect of a map purporting to show the land recorded as 2022-094889 of Official Records.

    (Affects Parcel Nos. 1 and 2)

16. The effect of a map purporting to show the land recorded as 2023-044960 of Official Records.

(Affects Parcel Nos 3 thru 10)

17. An easement for ingress and egress and incidental purposes, recorded as 2023-044987 of Official Records.

(Affects Parcel Nos.3, 4, 7 thru 10)

18. An easement for ingress and egress and incidental purposes, recorded as 2023-044988 of Official Records.

(Affects Parcel Nos.3 thru 10)

19. All matters as set forth in Record of Survey, recorded as 2024-006970 of Official Records

(Affects Parcel Nos. 7 thru 10)

20. A deed of trust to secure an original indebtedness of $192,500.00, and any other amounts or obligations secured thereby, recorded March 07, 2024 as instrument no. 2024-016676 of Official Records.

Dated: March 06, 2024

Trustor: Sean Austin and Rachael Austin husband and wife

Trustee: Clear Recon Corp

Beneficiary: PNC Bank, N.A., a National Association organized and existing under the laws of the United States

Substitution of Trustee and Deed of Release and Reconveyance recorded May 23, 2024 as 2024-038841 of Official Records

Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction.

(Affects Parcel No. 9)

21. A deed of trust to secure an original indebtedness of $240,000.00, and any other amounts or obligations secured thereby, recorded March 06, 2024 as instrument no. 2024-016390 of Official Records.

Dated: March 05, 2024

Trustor: Jesse Allan, an unmarried man and Thai Phuong Quynh Trinh, an unmarried woman, as joint tenants

Trustee: Empire Title Agency

Beneficiary: Mountain America Federal Credit Union

(Affects Parcel No. 7)

22. An easement for ingress and egress and incidental purposes in the document recorded as 2024-024523 of Official Records.

(Affects Parcel No. 6)

23. An easement for ingress and egress and incidental purposes in the document recorded as 2024-024524 of Official Records.

(Affects Parcel No. 6)

24. A Deed of Trust to secure an original indebtedness of $720,000.00 recorded June 07, 2024 as 2024-043131 of Official Records.

Dated:	June 05, 2024
Trustor:	Richard K. Le, a married man as his sole and separate property
Trustee:	First American Title Company
Beneficiary:	Mortgage Electronic Registration Systems, Inc.
Lender:	All Western Mortgage, Inc

(Affects Parcel No. 3)

25. An easement for power distribution and incidental purposes in the document recorded as 2024-022602 of Official Records.

(Affects Parcel Nos. 3 and 4)

26. A deed of trust to secure an original indebtedness of $5,000,000.00, and any other amounts or obligations secured thereby, recorded November 13, 2020 as instrument no. 2020-117826 of Official Records.

Dated: November 06, 2020

Trustor: Nexstar Homes, LLC, an Arizona limited liability company

Trustee: First International Bank & Trust, organized or registered in the United States of America under the laws of the State of North Dakota

Beneficiary: First International Bank & Trust, chartered in the United States of America under the laws of the State of North Dakota

A document recorded January 09, 2024 as 2024-001890, of Official Records provides that the Deed of Trust/Mortgage or the obligation secured thereby has been modified.

(Affects Parcel No. 5 and Covers More Property)

27. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

(Affects Parcel Nos. 1,2,4,6,8 and 9)

28. Water rights, claims or title to water, whether or not shown by the Public Records.

End of Schedule B

Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy policy ("Policy"), which can be found at https://www.firstam.com/privacy-policy/, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted ("Sites"); (2) when you use our products and services ("Services"); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found here.

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Disclose Your Personal Information? We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. That is why we take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting https://www.firstam.com/privacy-policy/.

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Changes to Our Policy: We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit https://www.firstam.com/privacy-policy/.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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First American Title Insurance Company
8605 E. Raintree Dr Suite 130
Scottsdale, AZ 85260

First American Title™

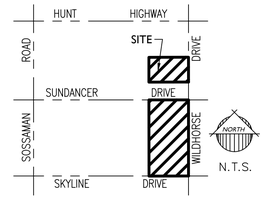
Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

ALTA/NSPS LAND TITLE SURVEY

ENCANTO VISTA

A PORTION OF THE EAST 1/2 OF
SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



SEC. 5
T.3 S., R.7 E.

VICINITY MAP

LEGAL DESCRIPTION

PARCEL NO. 1:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPTING AND RESERVING, HOWEVER, UNTO THE UNITED STATES OF AMERICA, ALL THE COAL AND OTHER MINERALS IN THE LANDS, AS SET FORTH IN THE PATENT OF SAID LAND.

PARCEL NO. 2:

THE KELLY NO. 35 AND KELLY NO. 36 PATENTED PLACER MINING CLAIMS SITUATE IN THE BLACKWATER MINING DISTRICT AND EMBRACING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 495.00 FEET THEREOF; AND

EXCEPT ALL COAL AND OTHER MINERALS IN THE LAND AS RESERVED TO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND RECORDED DECEMBER 15, 1930 IN BOOK 49 OF DEEDS, PAGE 8, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 55004226-055-KG2-DW, HAVING AN EFFECTIVE DATE OF MARCH 25, 2022.

NOTES

THE FOLLOWING NOTES PERTAIN TO THE TABLE A ITEMS CERTIFIED TO HEREON

1. PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN.
2. PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS:

   NO ADDRESS AVAILABLE
3. PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0450E, DATED DECEMBER 4, 2007 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS PARCEL AREAS ARE:

   PARCEL NO. 1: 1,741,271 SQ. FT., OR 39.9741 ACRES, MORE OR LESS.
   PARCEL NO. 2: 1,740,297 SQ. FT., OR 39.9517 ACRES, MORE OR LESS.
   PARCEL NO. 3: 1,091,773 SQ. FT., OR 25.0637 ACRES, MORE OR LESS.
   TOTAL = 4,573,341 SQ. FT., OR 104.9895 ACRES, MORE OR LESS.
5. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
6. PURSUANT TO TABLE "A", ITEM NUMBER 15, RECTIFIED ORTHOPHOTOGRAPHY AND/OR PHOTOGRAMMETRIC MAPPING WAS UTILIZED AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES HEREON WHERE GROUND MEASUREMENTS WERE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY.

   THE SOURCE OF THE IMAGERY USED:
   MANNED AIRCRAFT USING ULTRACAM LP ON-BOARD CAMERA
   DATE FLOWN: 04/06/2022

   RELATIVE PRECISION: MEETS, AT A MINIMUM, THE HORIZONTAL ACCURACY STANDARDS FOR GEOSPATIAL DATA FOR VISUALIZATION PURPOSES AS DEFINED BY "ASPRS POSITIONAL ACCURACIES FOR DIGITAL GEOSPATIAL DATA", EDITION 1, VERSION 1.0, DATED NOVEMBER, 2014.
7. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
8. THERE WERE NO BUILDINGS EXISTING ON THE PROPERTY AT THE TIME OF THIS SURVEY.
9. PARCEL 1 HAS ACCESS FROM WILD HORSE DRIVE (A PAVED PUBLIC STREET), WAGON WHEEL ROAD (A PAVED PUBLIC STREET) AND SUN DANCE DRIVE (A PAVED STREET, UNKNOWN ORIGIN)
   PARCEL 2 HAS ACCESS FROM WAGON WHEEL ROAD (A PAVED PUBLIC STREET)
   PARCEL 3 HAS ACCESS FROM WILD HORSE DRIVE (A PAVED PUBLIC STREET) AND WAGON WHEEL ROAD (A PAVED PUBLIC STREET)
10. SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT DISCLOSED IN SCHEDULE B, OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 55004226-055-KG2-DW, HAVING AN EFFECTIVE DATE OF MARCH 25, 2022.

SCHEDULE B DOCUMENTS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1-REQUIREMENTS ARE MET. (THE EFFECT OF THIS ITEM IS UNKNOWN)
2. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2022.
   (AFFECTS PROPERTY, NOT THIS SURVEY)
3. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CENTRAL ARIZONA WATER CONSERVATION DISTRICT, PINAL COUNTY FLOOD CONTROL DISTRICT AND QUEEN CREEK DOMESTIC WATER IMPROVEMENT DISTRICT.
   (THE EFFECT OF THIS ITEM IS UNKNOWN)
4. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES
   (THE EFFECT OF THIS ITEM IS UNKNOWN)
5. RESERVATIONS CONTAINED IN THE PATENT
   FROM: THE UNITED STATES OF AMERICA
   RECORDING DATE: 12/15/1930
   RECORDING NO: BOOK 49 OF DEEDS, PAGE 8

   WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

   SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
   (AFFECTS PARCEL NO. 1 AND PARCEL NO. 3)
   (AFFECTS PROPERTY, NOT THIS SURVEY)
6. RESERVATIONS CONTAINED IN THE PATENT
   FROM: THE UNITED STATES OF AMERICA
   RECORDING DATE: 10/13/1961
   RECORDING NO: DOCKET 305, PAGE 560

   WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
   SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
   (AFFECTS PARCEL NO. 2)
   (AFFECTS PROPERTY, NOT THIS SURVEY)
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
   (THE EFFECT OF THIS ITEM IS UNKNOWN)
8. THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS EXCEPTED FROM THE DESCRIPTION OF SAID LAND IN SCHEDULE A.
   (AFFECTS PROPERTY, NOT THIS SURVEY)
9. A RESOLUTION AND ORDER NO. 80593-QCDWID OF THE BOARD OF SUPERVISORS OF PINAL COUNTY

   FOR: ESTABLISHING QUEEN CREEK DOMESTIC WATER IMPROVEMENT DISTRICT
   RECORDING DATE: AUGUST 12, 1993
   RECORDING NO: DOCKET 1934, PAGE 668
   RE-RECORDING DATE: JANUARY 13, 1994
   RE-RECORDING NO: DOCKET 1973, PAGE 591
   (AFFECTS PARCEL NO. 3)
   (AFFECTS PROPERTY, NOT THIS SURVEY)
10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

    ENTITLED: AGREEMENT AND NOTICE OF MUNICIPAL PROVIDER REPORTING REQUIREMENTS FOR ENCANTO VISTA II REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT
    DATED: SEPTEMBER 26, 2005
    RECORDING DATE: SEPTEMBER 28, 2005
    RECORDING NO: 2005-129929
    (AFFECTS PARCEL NO. 3)

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
    (AFFECTS PROPERTY, NOT THIS SURVEY)
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

    ENTITLED: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ENCANTO VISTA II REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT
    DATED: SEPTEMBER 8, 2005
    RECORDING DATE: SEPTEMBER 28, 2005
    RECORDING NO: 2005-129930
    (AFFECTS PARCEL NO. 3)

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
    (AFFECTS PROPERTY, NOT THIS SURVEY)
12. AN ORDINANCE NO. 122000- BS OF THE BOARD OF SUPERVISORS OF PINAL COUNTY

    FOR: RESIDENTIAL FIREPLACE RESTRICTIONS
    RECORDING DATE: JANUARY 5, 2001
    RECORDING NO: 2001-000756 AND THEREAFTER, SAID RESTRICTIONS AMENDED BY ORDINANCE NO. 121207-AQ1 OF THE BOARD OF SUPERVISORS OF PINAL COUNTY
    RECORDING DATE: JANUARY 8, 2008
    RECORDING NO: 2008-001862
    (AFFECTS ALL PARCELS)
    (AFFECTS PROPERTY, NOT THIS SURVEY)

SCHEDULE B DOCUMENTS (CONTINUED)

13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
    ENTITLED: AGREEMENT AND NOTICE OF MUNICIPAL PROVIDER REPORTING REQUIREMENTS FOR ENCANTO VISTA I REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT
    RECORDING DATE: 09/28/2005
    RECORDING NO: 2005-129927
    (AFFECTS PARCEL NO. 1 AND PARCEL NO. 2)

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
    (AFFECTS PROPERTY, NOT THIS SURVEY)
14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
    ENTITLED: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ENCANTO VISTA II REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT
    DATED: SEPTEMBER 8, 2005
    RECORDING DATE: SEPTEMBER 28, 2005
    RECORDING NO: 2005-129928
    (AFFECTS PARCEL NO. 1 AND PARCEL NO. 2)

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
    (AFFECTS PROPERTY, NOT THIS SURVEY)
15. A RESOLUTION IN FAVOR OF PINAL COUNTY

    RECORDING DATE: 04/10/2006
    RECORDING NO: 2006-051708
    (AFFECTS PARCEL NO. 1 AND PARCEL NO. 2)
    (AFFECTS PROPERTY, NOT THIS SURVEY)
16. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
    (THE EFFECT OF THIS ITEM IS UNKNOWN)
17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
    (THE EFFECT OF THIS ITEM IS UNKNOWN)

OWNER

ENCANTO VISTA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
5080 N 40TH STREET, SUITE 205
PHOENIX, AZ 85018

REFERENCE DOCUMENTS

(R1) BOOK 8 OF SURVEYS, PAGE 188A, PCR.
(R2) FEE NO. 2019-105479, PCR

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 05, TOWNSHIP 03 SOUTH, RANGE 07 EAST, GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN THE SOUTHEAST QUARTER OF SAID SECTION 05, MONUMENTED BY A FOUND PINAL COUNTY ALUMINUM CAP, AND THE EAST QUARTER CORNER OF SAID SECTION 05, MONUMENTED BY A SET PK NAIL & WASHER, EPS RLS 59228, THE BEARING OF WHICH IS:

NORTH 00 DEGREES 10 MINUTES 42 SECONDS WEST

CERTIFICATION

TO: WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND
FIDELITY NATIONAL TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8 AND 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED 04/15/2022.

DATE OF PLAT OR MAP: 05/23/2022

MATTHEW G. BUCHANAN REGISTRATION NO. 59228
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

Project:
ENCANTO VISTA
QUEEN CREEK, ARIZONA
ALTA/NSPS LAND TITLE SURVEY

Revisions:

Call at least two full working days Before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County (602)263-1100

Drawn by: DRH
Reviewed by: MGB

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59228
MATTHEW G. BUCHANAN
Date Signed 5/23/22
ARIZONA, U.S.A.

Job No.
22-0262
AS01
Sheet No.
1
of 2

mbuchanan May 23, 2022 2:54pm S:\Projects\2022\22-0262\Land Survey\Dwgs\22-0262 AS01.dwg

ALTA/NSPS LAND TITLE SURVEY

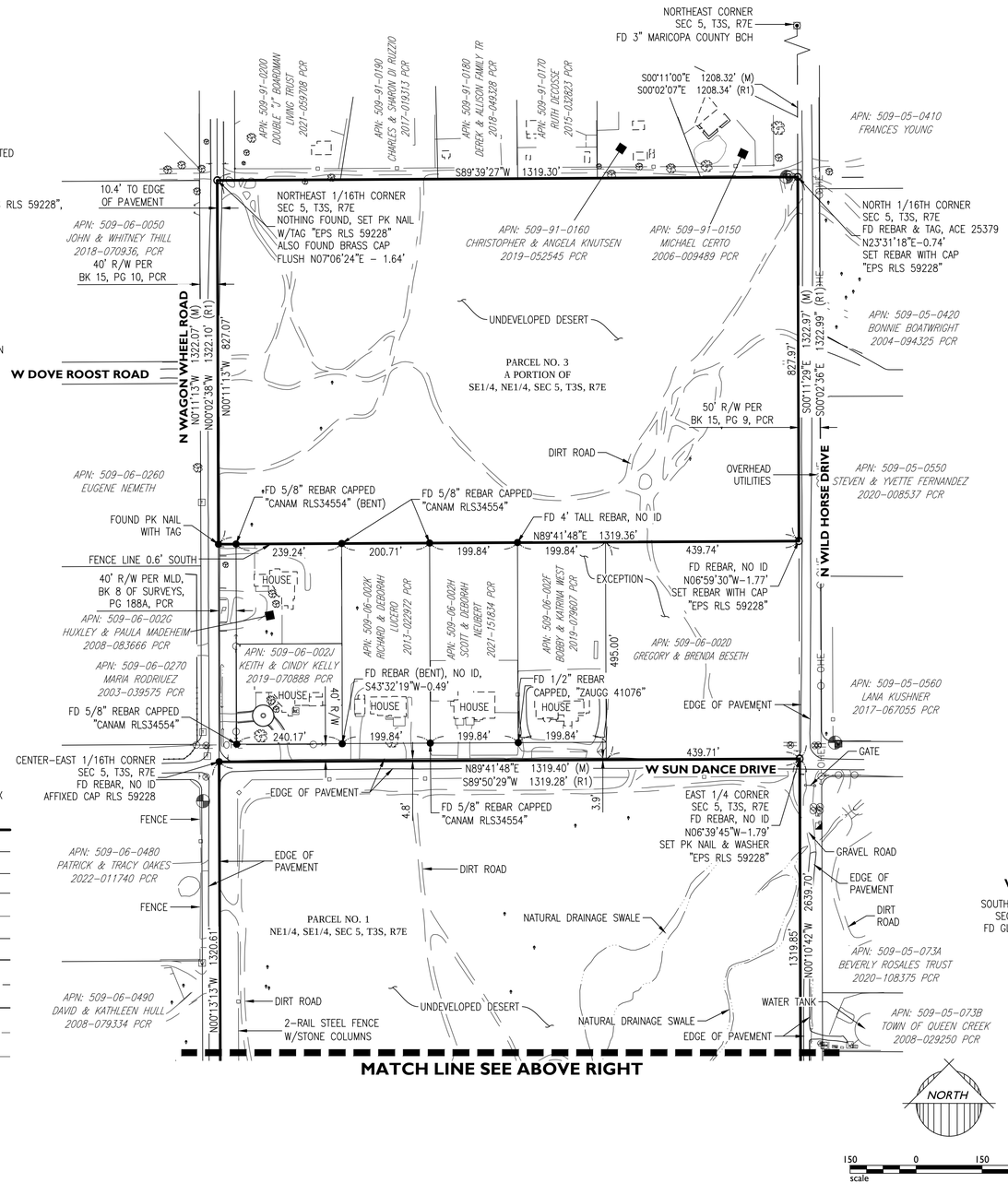
ENCANTO VISTA

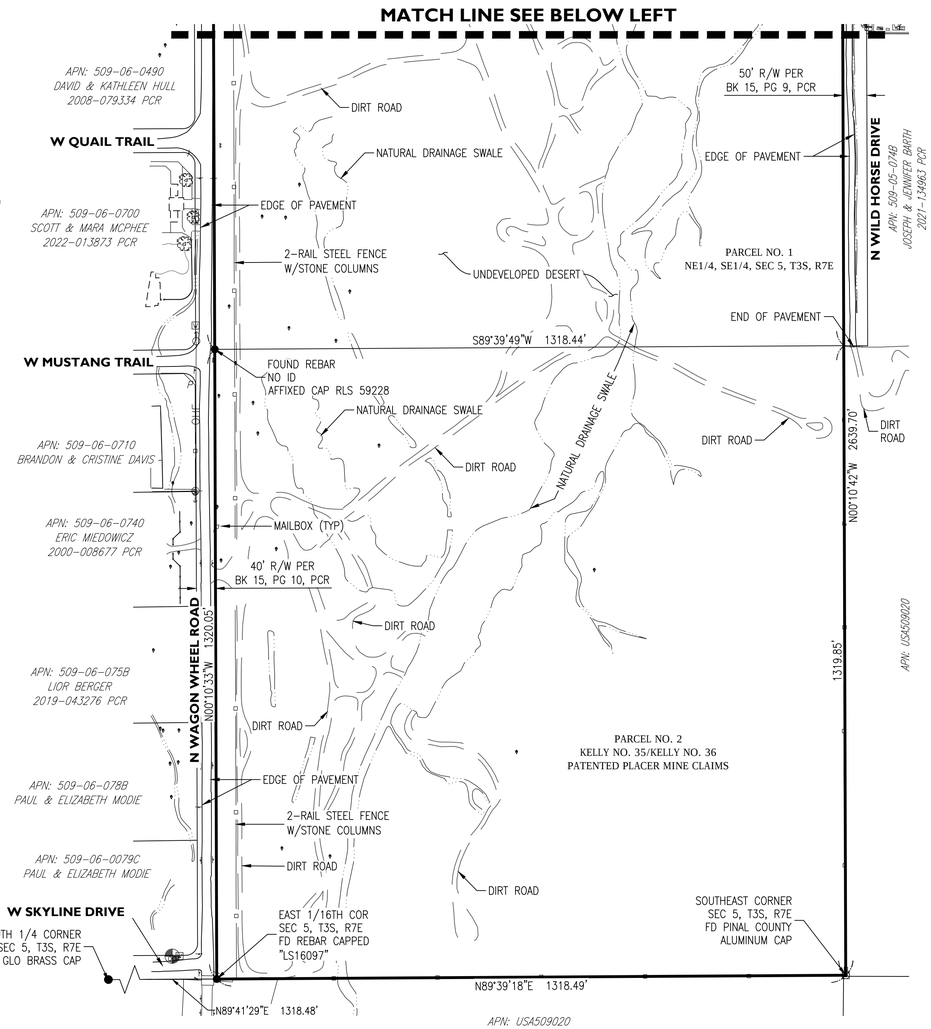
A PORTION OF THE EAST 1/2 OF
SECTION 5, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LEGEND

⊙	FD MON IN HANDHOLE AS NOTED
◉	FD MON FLUSH AS NOTED
●	FND MON AS NOTED
○	SET 1/2" REBAR W/CAP "EPS RLS 59228", UNLESS OTHERWISE NOTED
FD	FOUND
MON	MONUMENT
BCH	BRASS CAP IN HAND HOLE
BCF	BRASS CAP FLUSH
BC	BRASS CAP
IP	IRON PIPE
MLD	MINOR LAND DIVISION
G&SRM	GILA AND SALT RIVER MERIDIAN
PCR	PINAL COUNTY RECORDER
DOC	DOCUMENT
DKT	DOCKET
BK	BOOK
PG	PAGE
R/W	RIGHT OF WAY
	FIRE HYDRANT
⊗	WATER VALVE
WM	WATER METER
TF	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	BACK FLOW PREVENTER
	LIGHT POLE
	JUNCTION BOX
	STREET LIGHT
	SIGN
	UTILITY POLE
	DOWN GUY
EV	ELECTRIC VAULT
ER	ELECTRIC RISER
EM	ELECTRIC METER
	FLAG POLE
	GATE
P	MAIL BOX
AC	AIR CONDITIONING UNIT
TS	TRAFFIC SIGNAL JUNCTION BOX

BOUNDARY LINE
PARCEL LINE
LOT LINE
SECTION LINE
MID-SECTION LINE
CENTER LINE ROAD
EXISTING R/W
EASEMENT LINE (SCHEDULE B)
QUARTER-SECTION LINE
EXISTING EASEMENT LINE
ELECTRIC OVERHEAD — OHE — OHE —





1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

ENCANTO VISTA
QUEEN CREEK, ARIZONA

ALTA/NSPS LAND TITLE SURVEY

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: DRH
Reviewed by: MGB

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
59228
MATTHEW G.
BUCHANAN
Date Signed 5/31/22
ARIZONA, U.S.A.

Job No.
22-0262
AS01
Sheet No.
2
of 2

mbuchanan May 23, 2022 3:28pm S:\Projects\2022\22-0262\Land Survey\Dwgs\22-0262 AS01.dwg

PLANNING & DEVELOPMENT SERVICES

PLANNING-ZONING-ADDRESSING-ENFORCEMENT

DENNIS L. CADY, A.I.C.P.
Director

September 14, 2001

[redacted]

Dear Mr. [redacted]

Planning Case: **PZ-PD-018-01**

This letter is to inform you that the above referenced matter has been **TENTATIVELY APPROVED WITH STIPULATIONS** by the Pinal County Board of Supervisors on **AUGUST 15, 2001.**

Enclosed is a copy of the **RESOLUTION**, signed by the Board of Supervisors, as recorded by Fee No.: **2001-040762**, in the Pinal County Recorder's Office.

The **STIPULATIONS** (Fee No.: **2001-040762**), must be complied with in order for **PZ-PD-018-01** to be considered **APPROVED** by the Board of Supervisors.

Upon receipt of this letter, please contact the Pinal County Planning & Development Services Department to confirm validation of **PZ-PD-018-01** or obtain further approval(s) or permits as may be required by the **STIPULATIONS**.

Thank you for your cooperation in this matter.

Sincerely,

[redacted]

Enclosure

xc: Linda Smith
Steve Brown
Coen Engineering
D. & K. Hull
Maricopa County Parks & Recreation Dept.
Town of Queen Creek

POST OFFICE BOX 2973 31 N. PINAL ST. FLORENCE, AZ 85232 (520) 868-6442 FAX (520) 868-6530 TDD (520) 868-6379

CASE NO. PZ-PD-018-01

PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT

ORDINANCE

IN PURSUANCE OF THE AUTHORITY CONFERRED BY SECTION §11-802 ARIZONA REVISED STATUTES, AND FOR THE PURPOSE OF PROMOTING THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE INHABITANTS OF PINAL COUNTY.

IT IS HEREBY ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE FOLLOWING DESCRIBED LANDS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

(BE) (NOT BE) RECLASSIFIED FOR ZONING AND DEVELOPMENT PURPOSES FROM **(GR) GENERAL RURAL ZONE** TO **(GR/PAD) GENERAL RURAL PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** AND THAT THE LAND DESCRIBED ABOVE HAS ALL THE PRIVILEGES AND RESTRICTIONS OF THE PLANNED AREA DEVELOPMENT OVERLAY DISTRICT CLASSIFICATION AS PROVIDED IN THE PINAL COUNTY ZONING ORDINANCE NO. 61862, AS AMENDED.

DATED THIS **15TH** DAY OF **AUGUST**, 2001.

PINAL COUNTY BOARD OF SUPERVISORS

[redacted]

[redacted] Deputy Clerk

mr\STAFFRPT.BOS\PZPD01801.ORD

CASE NO. PZ-PD-018-01

EXHIBIT "A"

GOLDMINE MOUNTAIN ESTATES
LEGAL DESCRIPTION

The east half of the southeast quarter and the southeast quarter of the northeast quarter, except the south 495 feet thereof, of Section 5, T3S, R7E, G&SRB&M, Pinal County, Arizona.

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE: 09/05/01 TIME: 1103
FEE : 0.00
PAGES: 4
FEE NO: 2001-040762

CASE NO. PZ-PD-018-01

PLANNED ARE DEVELOPMENT (PAD) OVERLAY DISTRICT

RESOLUTION

WHEREAS, THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT CERTAIN PROPERTY, DESCRIBED BELOW, (BE) (NOT BE) RECLASSIFIED FROM **(GR) GENERAL RURAL ZONE** TO **(GR/PAD) GENERAL RURAL PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT;** AND,

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW, FROM **(GR) GENERAL RURAL ZONE** TO **(GR/PAD) GENERAL RURAL PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** (WOULD BE) (WOULD NOT BE) IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE FOLLOWING DESCRIBED LANDS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

(BE) (NOT BE) CHANGED FROM **(GR) GENERAL RURAL ZONE** TO **(GR/PAD) GENERAL RURAL PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** WITH THE ATTACHED STIPULATIONS FOR ZONING AND DEVELOPMENT PURPOSES.

DATED THIS **15TH** DAY OF **AUGUST**, 2001.

PINAL COUNTY BOARD OF SUPERVISORS

[redacted]

ATTEST

[redacted] Deputy Clerk

Clerk

mr\STAFFRPT.BOS\PZPD01801.RES

CASE NO. PZ-PD-018-01
STIPULATIONS

1) The applicant/owner/developer, at the time of Goldmine Mountain Estates residential subdivision development, shall secure and submit all required applications, plans, supporting documentation submittals, approvals and permits from the applicable and appropriate Federal, State, and County regulatory agencies;
2) the (GR) General Rural zoned property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-018-01), in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance, the Pinal County Subdivision Ordinance and the applicant's submittal documents;
3) prior to final subdivision approval (initial plat), the applicant/owner shall provide a Traffic Impact Analysis satisfactory to the requirements of the Public Works Department;
4) prior to final subdivision approval (initial plat), the applicant/owner shall provide a Geotechnical Report satisfactory to the requirements of the Public Works Department;
5) prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide a Master Drainage Study completed by an Arizona Registered Professional Engineer to the Pinal County Public Works Department for review and approval to ensure compliance with the County Drainage Regulations;
6) prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide written verification from Coolidge Unified School District #21 that applicable school concerns/issues have been resolved to the satisfaction of the school district;
7) AT THE TIME OF PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT APPROVAL BY THE BOARD OF SUPERVISORS THE APPLICANT/OWNER VOLUNTEERS TO PAY $27.00/LOT FOR THE PROPOSED 67 RESIDENTIAL LOTS, TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE SUPERSTITION VALLEY SUBREGIONAL TRANSPORTATION STUDY, EXHIBIT 21, FEE SCHEDULE - REDUCED FEE, AS IT PERTAINS TO THIS PAD OVERLAY DISTRICT APPROVAL;
8) prior to final subdivision approval (initial plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable;
9) prior to final subdivision approval (initial plat), the applicant/owner shall provide written verification from the Rural Metro Fire Department, that applicable fire service concerns/issues have been resolved to the satisfaction of the fire department;
10) the applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Goldmine Mountain Estates Master Planned Residential Community remains in open space;
11) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
12) require sidewalks on both sides of collector streets and on at least one side of all other streets;
13) the street cross-sections and required street improvements are not approved with Board of Supervisors approval of the PAD, approval of the street cross-sections and required street improvements will be finalized with the Tentative Plat;
14) granting of this Planned Area Development (PAD) Overlay District request will require, at the time of application for development (Goldmine Mountain Estates tentative plat), that the applicant submit and secure from the applicable and appropriate Federal, State and County regulatory agencies, all required applications, plans, permits, supporting documentation and approvals including, but not limited to, PAD overlay district approval, subdivision plat, planning clearance, building, grading, paving, drainage, landscaping, walls/fencing, signage, lighting, sanitation, water supply, public/private utilities, retention/detention, access, road dedication, Traffic Impact Analysis, Geotechnical Report, air quality, and fire suppression;
15) in order to minimize hillside disturbance and encourage preservation of the natural character and aesthetic value of the desert within the development, and to allow the developer/owner the flexibility necessary to produce a unique environmentally sensitive project to preserve rural values and lifestyles of the area, the following conditions are agreed to:

a) There will be a diversity of building types and building elevations.
b) There will be an "environmentally sensitive" subdued entry feature for the development.
c) It is anticipated that there will be no street lights in this development. If street lighting is required, it will be accomplished through small, indirect, "bollard-style" light standards.
d) Local street standards may be modified, as approved by the County Engineer, to encourage better adjustment to the topography of the area to protect existing topographic features such as washes, boulders and rock outcroppings, and established native vegetation which cannot be moved or salvaged.
e) The building envelope shall occupy not more than 40% of the total lot area. There shall be a minimum ten (10') foot setback from any property line for the building envelope that shall be cordoned off in the field prior to any grading or construction, with the areas outside of the cordoned building envelope remaining in a natural state, both during and after construction. Disturbed areas will be re-vegetated.
f) Walls or fences on individual lots within the development shall be low walls or open fences (pipe, rail, iron, stonework, etc.) Except immediately around the home or pool area, where a wall or privacy fence six (6') feet high may be built within the building envelope.
g) Generally, the retained washes and new drainage channels shall maintain a "natural" desert character, with little or no disturbance, with the exception of driveways, roadways, and utility crossings.
h) No development above the 15% slope (contour) and ridge line.
i) Prepare/provide indigenous plant list for re-vegetation within the building envelope and that the plant list from the San Tan Park General Plan be followed.
j) Implementation of all the conditions mentioned above shall be accomplished according to the interpretation of the developer/ landowner, with Pinal County staff approval;

16) prior to final subdivision approval (initial plat) the applicant/owner shall comply with the conditions as set forth in the Memorandum from the Pinal County Public Works Department to the Pinal County Planning & Zoning Commission, dated July 5, 2001;
17) the property is to be subdivided with two separate plats; and
18) should the requested PAD subdivision development not commence within 18 months of the Pinal County Board of Supervisors approval of this PAD Overlay District, the Board may schedule a public hearing to grant an extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.

Goldmine Mountain Estates PAD Abandonment

Intersection of Wagon Wheel Rd. & Sundance Dr.

Neighborhood Meeting Summary

Case #: PZ-PD-009-24

Date:	September 19, 2024
Time:	6:30PM-7:50PM
Location:	Newell Barney College Prep Library 24937 S. Sossaman Road Queen Creek, AZ 85142

Applicant Team:
Chris Webb, Rose Law Group
Amber Knapp, Rose Law Group
Kayla Amado, Rose Law Group

The Applicant Team arrived at the meeting site at 6:00PM to set up the Library with exhibit boards on easels. Neighbors began arriving at 6:15PM and were asked to sign into the meeting. A total of 17 neighbors and 1 of the owners of the subject property signed into the meeting (see meeting sign-in sheet attached hereto). Attendees were greeted by a member of the Applicant Team and walked around the exhibit boards. The PAD Abandonment application was explained, and questions were answered.

The Applicant Team received 8 total comment cards from the neighbors in attendance; 4 neutral, 1 in support, and 3 in opposition to the requested PAD Abandonment (see comment cards attached hereto).

While the neighbors were generally supportive of the elimination of the smaller lots approved with the PAD in favor of the underlaying General Rural (GR) zoning, the main concerns expressed about the proposed PAD Abandonment included concerns that the current PAD stipulations requiring drainage, traffic, and geotechnical studies will be removed, leaving some uncertainty as to the County's resulting review process and regulations for the future development of the subject property. Additional concerns included historical flooding issues and earth fissures associated with the area.

The meeting adjourned at 7:50PM.

The Applicant Team has followed up with all neighbors in attendance and will continue to keep them updated on the application status as we move through the process.

Some of the neighbors in attendance requested a 2nd follow-up neighborhood meeting with a County representative in attendance. The Applicant Team is working on this request.

Sign-in Sheets

Sun American – Wagon Wheel 80 | Open House Meeting Sign-in Sheet

Located at Newell Barney Junior High School ***Thursday, September 19, 2024 from 6:30PM – 7:30PM***

Name	Address	Email	Phone	Y/N to receive project updates
DAVE HULL	34880 N WAGON WHEEL		480 987 0451	YES
KATHY HULL	"		"	YES
HAROLD HENSON JR	7553 W. HUNT HWY		480-246-4329	YES
JOAN ETZENHOUSER	8488 W. SUNDANCE DR.	rafikikita@yahoo.com	602-300-1603	YES
Choon Patterson	8487 W. Sundance Dr.		602-740-8227	Yes
ANTONIA VALENZUELA	19530 E. VIA DE OLIVOS		480-734-3849	Yes
Scott & Debbie Neubert	8156 W Sun Dance Dr.	Debbieneubert@msn.com	714-329-1783	yes

Sun American – Wagon Wheel 80 | Open House Meeting Sign-in Sheet

Located at Newell Barney Junior High School ***Thursday, September 19, 2024 from 6:30PM – 7:30PM***

Name	Address	Email	Phone	Y/N to receive project updates
Huxley Paula Madeheim	35205 N. Wagon Wheel Rd	pmadeheim@live.com	480 358 5261 480-358-5259	Yes
Cindi Ptak	9425 W. Golddust Dr.	cynthiaptak@comcast.com	602.554.7870	YES
John Boardman	9081 W. Prospector Dr	desertdc@cox.net	602-568-5414	yes
Greg Bosetta	Sundance / Wagon Wheel	RGLES@AOL.com	480 603 7376	Yes
S Cortez	26228 S. Hawkeye		480-343-5433	yes
Jason Hamilton	35251 N. Wagon Wheel Rd.	Jhamilton1414@yahoo.com	602-501-6160	Yes
KATRINA WEST	8082 W. SUNDANCE DR.	ROMANLYNN65@gmail.com	480 784 7874	YES
Fran Eric Ridgeway	38223 N Wild horse	Jacke3203@Gmail Rgl	480 8155348	Yes

Comment Cards

I am in SUPPORT / OPPOSITION (circle one)
of the project.

KATRINA WEST
Name

480 784 7874
Phone

ROMANLYNN65@gmail.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in SUPPORT / ~~OPPOSITION~~ (circle one)
of the project.

JOAN EIZENHOUSER
Name

6023001603
Phone

rafikikira@yahoo.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Abandonment of the "Goldmine Mtn Estates" PAD should not take place, because it will remove the County's liability of performing hydrology & geo-technical studies that will reveal the

Cont. on reverse →

flooding problems and earth fissures in the area. It will be a case of "buyer beware" and unwitting buyers will be stuck with paying for those studies individually, or risk finding their properties flooded or fissures creating health & safety hazards.

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Kathy Hull
Name

4809870451
Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Permits before stipulations
compliance?
Change of lot configuration?

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Scott Neubert

Name

Phone

scottneubert@msn.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I'm concerned about the stipulations and studies that will go away along with the approved subdivision 20 years age. We need more info.

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one) of the project.

Cindi Ptak
Name

602 554 7870 cynthiaptak@comcast.net
Phone Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

PROVISIONAL SUPPORT W/ SIGNIFICANT CONCERNS THAT I'D LIKE ADDRESSED. Requesting another community mtg in which Pinal County Planning + Zoning to address flooding + other geological

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Huxley Madeheim
Name

480-358-5261
Phone

Hmadeheim@live.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Future meetings should include the plans for preventing construction on fissures, and increased flooding.

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Paula Madeheim

Name

480-358-5259

Phone

Pmadeheim@live.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I will attend all the meetings to gather all the information

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

John Boardman

Name

602 568 5414 desertdc@cox.net

Phone Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

We need a presentation by the county on preserving current stipulations & current geological studies on fissures & drainage; before deciding to remove current PAD.

Cont. on reverse →

I dont mind the current PUD being dissolved but we need the stipulations & geological, etc.

Goldmine Mountain Estates PAD Abandonment

Intersection of Wagon Wheel Rd. & Sundance Dr.

Second Neighborhood Meeting Summary

Case #: PZ-PD-009-24

Date:	October 8, 2024
Time:	6:00PM-7:00PM
Location:	Queen Creek Library 21802 S Ellsworth Rd, Erma Bombeck Room Queen Creek, AZ 85142
Applicant Team:	
Chris Webb, Rose Law Group	
Amber Knapp, Rose Law Group	

The Applicant Team arrived at the meeting site at 5:30PM to set up the Library with exhibit boards on easels, set out sign-in sheets, and comment cards. Neighbors began arriving at 5:50PM and were asked to sign into the meeting. A total of 12 neighbors and 1 of the owners of the subject property signed into the meeting (see meeting sign-in sheet attached hereto). A member of the Applicant Team welcomed attendees and led an informative discussion, addressing questions from the first neighborhood meeting and explaining requested historical project documents and future County development review processes.

The Applicant Team received 7 total comment cards from the neighbors in attendance; 2 neutral, 1 in support, and 4 in opposition to the requested PAD Abandonment (see comment cards attached hereto).

While the neighbors were still generally supportive of the elimination of the smaller lots approved with the PAD in favor of the underlaying General Rural (GR) zoning, the main concerns expressed about the proposed PAD Abandonment continued to be that the current PAD stipulations requiring drainage, traffic, and geotechnical studies will be removed, leaving some uncertainty as to the County's resulting review process and regulations for the future development of the subject property. In response, the Applicant Team provided copies and an explanation of all prior drainage, traffic and geotechnical/fissure studies conducted on the subject property in satisfaction of the PAD stipulations. Additional concerns expressed by the neighbors included historical drainage issues, historical mining activity on the subject property, current traffic impacts, and historical earth fissures associated with the area.

The meeting adjourned at 7:00PM.

The Applicant Team has followed up with all neighbors in attendance and will continue to keep them updated on the application status as we move through the process.

Sign-in Sheets

Sun American – Wagon Wheel 80 | Open House Meeting Sign-in Sheet

Queen Creek Library – Study Room 4: 21802 S Ellsworth Rd ***Thursday, October 8, 2024 from 6:00 PM – 7:00PM***

Name	Address	Email	Phone	Y/N to receive project updates
Dale + Kristen Scholl	3759 E Phelps St Gilbert, AZ 85295	Schel246@pacific.edu	480-370-6914	Y
DAVE + KATHY HULL	34880 N WAGON WHEEL DR 85144	dahull55@HOTMAIL.COM	480 570 4474	Y
Paula Madeheim Huxley Madeheim	35205 N. WagonWheel Rd.	Pmadeheim@live.com Hmadeheim@live.com	480-358-5259 480-358-5261	Y
Gilbert Olgin	5930 W. Thunder Clouds		480-201-8324	Y
JOAN EISENHOUSER	8488 W. SUNDANCE DR	rafikita@yahoo.com	602-300-1603	Y
John Boardman	9081 W. Prospector Dr.	desertdc@cox.net	602-568-5414	Y
S Cen TOL	26226 S Hawes Rd		480-343-5433	Y
KATRENA WEST	8082 W. SUNDANCE DR.	ROMANLYNN65@gmail.com	480 784 7874	Y

Sun American – Wagon Wheel 80 | Open House Meeting Sign-in Sheet

Queen Creek Library – Study Room 4: 21802 S Ellsworth Rd ***Thursday, October 8, 2024 from 6:00 PM – 7:00PM***

Name	Address	Email	Phone	Y/N to receive project updates
Diane Drenk	8486 W. Mustang Trail	dianedrenk@gmail.com	480540-0915	Y

Comment Cards

I am in SUPPORT / OPPOSITION (circle one) of the project.

Silvia Centoz

Name

(818) 343-5433

Phone

n/A

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Paula Madeheim

Name

480-358-5259

Phone

Pmadeheim@live.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

People need to go forward not Backward
Some of the questions were not
Appropriate to Chairs.

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

John Boardman

Name

602-568-5414 desertdc@cox.net

Phone Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

JOAN ETZENHOUSER

Name

602-300-1603

Phone

rafikita@yahoo.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Kathy Hull
Name

480 987-0451
Phone

KathKeath.mj@gmail.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

Much more information is needed.

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project. ? ?

Diane Drenk
Name

480-540-0915
Phone

dianedrenk@gmail.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

I'd like to know why so many of my neighbors that live close to the project area ... including myself are not getting notified of these meetings?

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one) of the project.

Kristen Schell & Dale Schell
Name

480-729-1601
Phone

Kristenschell@yahoo.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.
Please feel free to leave them below.

My husband and I own one of the lots on Wagon Wheel. We are for elimination of the PAD and are wanting to build without being restricted by all the old timers.

cont. on reverse →

Is there anything that those of us are in favor of your proposal should be doing?

Should we be concerned about having permiting issues if this fails? Is there a plan B?

Thank you for the info tonight.

MODIE ELIZABETH K TRUST
21 STATE ROUTE 124
COOLVILLE, OH 45723

HUNKLER RONALD B
34317 GOLDMINE GULCH TRL
QUEEN CREEK, AZ 85142

ENCANTO VISTA LLC
5080 N 40TH ST STE 205
PHOENIX, AZ 85018

DAVIS BRANDON & CRISTIN
8405 W MUSTANG TRL
QUEEN CREEK, AZ 85144

MIEDOWICZ ERIC
34538 N WAGON WHEEL RD
QUEEN CREEK, AZ 85144

DRENK JOHN & DIANE L
8486 W MUSTANG TRL
QUEEN CREEK, AZ 85144

TOWN OF QUEEN CREEK
22350 S ELLSWORTH RD
QUEEN CREEK, AZ 85142

TRIPLE A VENTURES LLLP
6522 E MONTERRA WAY
SCOTTSDALE, AZ 85266

HULL DAVID A & KATHLEEN E
34880 N WAGON WHEEL RD
QUEEN CREEK, AZ 85144

PATTERSON DAN WILLIS & CHOON WANG
8487 W SUN DANCE DR
QUEEN CREEK, AZ 85144

ROSALES BEVERLY TRUST
4647 E BUCKBOARD CT
GILBERT, AZ 85297

DILLON JOHN RAY & DEBRA T STEWART-DILLON TRS
18225 E CLOUD RD
GILBERT, AZ 85298

KELLY KEITH & CINDY D
2307 OXFORD ST
ROCKFORD, IL 61103

KUSHNER LANA
7838 W SUNDANCE DR
QUEEN CREEK, AZ 85144

A & E LAND HOLDINGS LLC
PO BOX 2418
APACHE JUNCTION, AZ 85117

ETZENHOUSER ROCKY DEAN
8488 W SUN DANCE DR
QUEEN CREEK, AZ 85144

MADEHEIM HUXLEY THOMAS & PAULA LARKEN JT
35205 N WAGON WHEEL RD
SAN TAN VALLEY, AZ 85144

HAYNIE JOSHUA & HILLARY
8206 W SUN DANCE DR
QUEEN CREEK, AZ 85142

NEUBERT SCOTT WALTER & DEBORAH LEE
8156 W SUN DANCE DR
QUEEN CREEK, AZ 85144

WEST BOBBY EUGENE & KATRINA LYNN
297 S BOULDER CT
GILBERT, AZ 85296

BESETH GREGORY E
6235 E WINDSONG ST
APACHE JUNCTION, AZ 85119

FERNANDEZ STEVEN JR & YVETTE A
7839 W DOVE ROOST RD
QUEEN CREEK, AZ 85144

FIERRO MARCELLA
71 W RED MESA TRL
SAN TAN VALLEY, AZ 85143

MCGEE BILLY SHANE & SANDRA DAWN
8485 W DOVE ROOST RD
QUEEN CREEK, AZ 85144

BOATWRIGHT BONNIE L
35453 N WILD HORSE DR
QUEEN CREEK, AZ 85144

COHEN DONNA LOGAN TRS
4512 E PHELPS RD
PHOENIX, AZ 85032

HARRELL BRETT LA MONT & BUSHMAN BARBARA JEAN CO-TRS
8486 W DOVE ROOST RD
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MACK BRUCE W & EVANGELINE B
9271 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

TAYLOR DEREK M & ALISON FAM TRUST
8949 N PROSPECTOR DR
QUEEN CREEK, AZ 85144

SIEMENS BRIAN J & MARIA CLAUDIA C/SIEMENS TIMOTHY & STEPHANIE A
8883 W PROSPECTOR DR
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KNUTSEN CHRISTOPHER & ANGELA
8817 W PROSPECTOR DR
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GEORGE & MERION BORMANN LIVING TRUST
9327 W PROSPECTOR DR
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WOLFERT MITCHELL RYAN & TAYLOR RENEE
8751 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

YOUNG FRANCES
PO BOX 9562
CHANDLER HEIGHTS, AZ 85127

SNYDER JEFFREY R & JONNI M
35522 N GOLDRUSH LN
QUEEN CREEK, AZ 85144

KARAUS STEVEN M & REBECCA A
35521 N MILLER LN
QUEEN CREEK, AZ 85144

GLEASON BRIAN R
35575 N MOYES RD
QUEEN CREEK, AZ 85144

MUNOZ LEO & LUPE G
35578 N GOLDRUSH LN
QUEEN CREEK, AZ 85144

MCLAREN RONALD D & CARLA M
35577 N MILLER LN
QUEEN CREEK, AZ 85144

COOK STEPHEN M
9012 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

DEPORZIO BRIAN REV TRUST
9242 W PROSPECTOR DR
SAN TAN VALLEY, AZ 85144

PAPARATTO DANIELLE L
8966 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

ROCHA JESUS L & MARIA M
9278 W PROSPECTOR DR
SAN TAN VALLEY, AZ 85144

ANDERSON THOMAS MARVIN III
8920 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

BAKER WILLIAM E & SUSAN L CO-TRS
8874 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

ATHEY RICHARD BRANDON
8828 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

BRYANT WILLIAM A
318 WHITE SPAR RD
PRESCOTT, AZ 86303

SMITH DANIEL
35611 N MILLER LN
QUEEN CREEK, AZ 85144

ESTOPELLAN JUAN G & AMERICA
35705 N WILD HORSE DR
QUEEN CREEK, AZ 85144

WEEDA JOHN B & MARGERY
101 SHADY ACRES ST NE
MANDAN, ND 58554

GEISLER ERIK & KELLY FAM TRUST
3297 E VALLEJO CT
GILBERT, AZ 85298

ANDERSON ERIC D & KRISTIN K
9005 W GOLDDUST DR
QUEEN CREEK, AZ 85144

BAFFA CHESTER & CHERYL JOINT REVOCABLE TRUST
8959 W GOLDDUST DR
QUEEN CREEK, AZ 85144

DOZHIER THADDEUS & CASEY
8911 W GOLDDUST DR
QUEEN CREEK, AZ 85144

RENO WILLIAM M
23336 N 120TH LN
SUN CITY, AZ 85373

AEPPLI TIMOTHY A & AMY L
8821 W GOLDDUST DR
QUEEN CREEK, AZ 85144

GOLDMINE MOUNTAIN PROPERTY OWNERS ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

BARTH JOSEPH & JENNIFER
24099 S 201ST CT
QUEEN CREEK, AZ 85142

ESCOBAR JEFF & MONIQUE
34461 N GOLDMINE GULCH TRL
QUEEN CREEK, AZ 85144

BERGER LIOR
7046 S STAR DR
GILBERT, AZ 85298

LE RICHARD K
2141 E CALLE DE ARCOS
TEMPE, AZ 85284

WOHLTMAN PHILIP D & MARSHA E REV TRUST
9215 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

HAMILTON JASON & TRACI
35251 N WAGON WHEEL RD
QUEEN CREEK, AZ 85142

DIRUZZIO SHARON TR
6750 S OAKMONT DR
CHANDLER, AZ 85249

OAKES PATRICK R & TRACEY
34908 N WAGON WHEEL RD
QUEEN CREEK, AZ 85144

DOUBLE J BOARDMAN LIV TRUST
9081 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

RODRIGUEZ MARIA ERENDIRA
8382 W SUN DANCE DR
QUEEN CREEK, AZ 85144

STEWART JILL C & RONALD
35519 N MOYES RD
QUEEN CREEK, AZ 85144

NEXSTAR HOMES LLC
2350 E GERMANN RD STE 35
CHANDLER, AZ 85286

CLOUD CREEK HOMES INC
18124 E SUNNYBROOK LN
GILBERT, AZ 85298

TARA LAND HOLDINGS LLC
1846 E INNOVATION PARK DR STE 100
ORO VALLEY, AZ 85755

SCHELL KRISTEN L & DALE A
3759 E PHELPS ST
GILBERT, AZ 85295

MYHRE KATHY
3913 E DECATUR ST
MESA, AZ 85205

THILL JOHN & WHITNEY
8384 W DOVE ROOST RD
QUEEN CREEK, AZ 85144

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **17TH** DAY OF **OCTOBER, 2024**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR**, ABANDONMENT OF THE PAD OVERLAY DISTRICT** AND AMEND THE ZONING ORDINANCE AND/OR MAPS IN THE SAN TAN VALLEY AREA, PINAL COUNTY, ARIZONA.

PZ-PD-009-24 - PUBLIC HEARING/ACTION: Encanto Vista, LLC, Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sean & Rachael Austin, Sunwest Pools and Landscaping LLC, landowner(s)/applicant, Chris Webb from Rose Law Group, pc, agent, requesting an approval for abandonment of the Goldmine Mountain Estates PAD (PZ-PD-018-01) overlay and revert to the underlying zoning of General Rural Zone (GR) on two non-contiguous groups of parcels, totaling 105± acres, situated in Section 05, T03S, R07E, along east of N Wagon Wheel Rd, south of W Sundance Dr (South parcels on file) and 500 feet north of W Sundance Dr. (North Parcels on file), south of W Hunt Highway in San Tan Valley area, Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and on the internet at:

https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this **16th** day of **September 2024**, Pinal County, Development Services

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY, PLANNING DIVISION, DEVELOPMENT SERVICES, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not your wish to appear and be heard at the hearing

Contacts for this matter: Sangeeta Deokar, Senior Planner
E-mail Address: sangeeta.deokar@pinalcountyaz.gov
Phone #: (520) 866-6441 Fax: (520) 866-6530

[Anything below this line is not for publication.]

PUBLISHED ONCE:

Pinal Central Dispatch

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona,Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Sep. 26, 2024

NOTICE ID: QpBHtp6WowBrtcFoAIOi
NOTICE NAME: PZ-PD-009-24

Rachel Cozart

(Signed)_____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 09/27/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17TH DAY OF OCTOBER, 2024, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR, ABANDONMENT OF THE PAD OVERLAY DISTRICT AND AMEND THE ZONING ORDINANCE AND/OR MAPS IN THE SAN TAN VALLEY AREA, PINAL COUNTY, ARIZONA.
PZ-PD-009-24 - PUBLIC HEARING/ACTION: Encanto Vista, LLC, Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sean & Rachael Austin, Sunwest Pools and Landscaping LLC, landowner(s)/applicant, Chris Webb from Rose Law Group, pc, agent, requesting an approval for abandonment of the Goldmine Mountain Estates PAD (PZ-PD-018-01) overlay and revert to the underlying zoning of General Rural Zone (GR) on two non-contiguous groups of parcels, totaling 105± acres, situated in Section 05, T03S, R07E, along east of N Wagon Wheel Rd, south of W Sundance Dr (South parcels on file) and 500 feet north of W Sundance Dr. (North Parcels on file), south of W Hunt Highway in San Tan Valley area, Pinal County. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and on the internet at: https://www.pinal.gov/236/Notice-of-Hearings
ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.
DATED this 18th day of September 2024, Pinal County, Development Services
A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY, PLANNING DIVISION, DEVELOPMENT SERVICES, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not your wish to appear and be heard at the hearing
Contacts for this matter: Sangeeta Deokar, Senior Planner
E-mail Address: sangeeta.deokar@pinalcountyaz.gov
Phone #: (520) 866-6441 Fax: (520) 866-6530
No. of publications: 1: date of publication: Sep 26, 2024

Pinal County

AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PD-009-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at NEC Sun Dance Dr and Wagon Wheel Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 09/24/24 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

MaryBeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

My Commission expires: 10-25-24


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
09/24/24
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
09/24/24
September 24, 2024 at 12:12 PM
+33 201754 -111 651546
8751 W Prospector Dr
Queen Creek AZ 85142
United States
Maps


NOTICE
PLANNING & ZONING
PUBLIC HEARING
NOTICE
PLANNING & ZONING
PUBLIC HEARING
September 24, 2024 at 12:01 PM
33.194380, -111.652469
Queen Creek AZ 85142
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
09/24/24
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
09/24/24
PINAL COUNTY
Public Hearings
Case Number: PZ-PD-009-24
Existing Zoning: General Rural (GR) with PAD Overlay
Proposed Zoning: General Rural (GR)
Acreage: Approx. 105 acres
Applicant Name: Chris Webb - Rose Law Group pc
Applicant Phone Number: 480-240-5648
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
September 24, 2024 at 11:55 AM
+33.197924,-111.651429
7900–8298 W Sun Dance Dr
Queen Creek AZ 85142
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
September 24, 2024 at 11:27 AM
+33 190882 - 111 655775
34201 - 34467 N Wagon Wheel Rd
Queen Creek AZ 85142
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Maps
September 24, 2024 at 11:22 AM
+33 194399, -111 655807
34683–34799 N Wagon Wheel Rd
Queen Creek AZ 85142
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
09/24/24
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
09/24/24
Maps
September 24, 2024 at 11:19 AM
+33 198016 111 555708
35165 N Wagon Wheel Rd
Queen Creek AZ 85142
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
09/24/24
PINAL COUNTY
Public Hearings
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Existing Zoning: General Rural (GR) with PAD Overlay
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Applicant Phone Number: 480-240-5648
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
09/24/24
Maps
September 24, 2024 at 11:14 AM
+33.201492, -111.655696
9081 W Prospector Dr
Queen Creek AZ 85142
United States

Affidavit of Notification

Application: PZ-PD-009-24

Applicant Name: Encanto Vista, LLC, Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sean & Rachael Austin, Sunwest Pools and Landscaping LLC

Location: Wagon Wheel Road and Sundance Drive

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

niah haynes
Applicant/Representative Signature

09/30/24
Date

This instrument was acknowledged before me on this 30th **day of** SEPTEMBER,

20 24, **by** NIAH HAYES. **In witness whereof**

I hereunto set my hand and official seal.

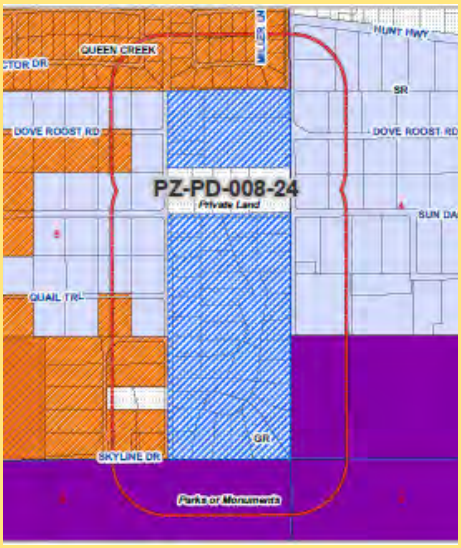
ROSE REYNOLDS
Notary Public - Arizona
Maricopa County
Commission # 637217
My Comm. Expires Nov 26, 2026

Notary Public

My commission expires NOVEMBER 26, 2026

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **17TH** DAY OF **OCTOBER 2024**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **ABANDONMENT OF A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** AND AMEND THE ZONING ORDINANCE AND/OR MAPS IN SAN TAN VALLEY AREA OF PINAL COUNTY, ARIZONA .

PZ-PD-009-24 - PUBLIC HEARING/ACTION: Encanto Vista, LLC, Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sean & Rachael Austin, Sunwest Pools and Landscaping LLC, landowner(s)/applicant, Chris Webb from Rose Law Group, pc, agent, requesting an approval for abandonment of the Goldmine Mountain Estates PAD (PZ-PD-018-01) overlay and revert to the underlying zoning of General Rural Zone (GR) on two non-contiguous groups of parcels, totaling 105± acres, situated in Section 05, T03S, R07E, along east of N Wagon Wheel Rd, south of W Sundance Dr (South parcels on file) and 500 feet north of W Sundance Dr. (North Parcels on file), south of W Hunt Highway in San Tan Valley area, Pinal County.



DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE:
https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD OR SHOULD NOT BE GRANTED. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:
Planning Case Number (see above),
Your name, address, telephone number and property tax parcel number **(Print or type)**
A brief statement of reasons for supporting or opposing the request.
Whether or not you wish to appear and be heard at the hearing.

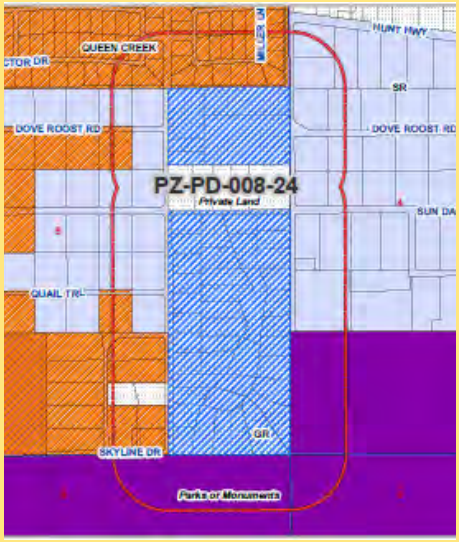
PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. WRITTEN STATEMENTS FOR OR AGAINST THE PROPOSAL MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 (85 N. FLORENCE STREET) FLORENCE, AZ 85132, OR BY EMAIL TO THE CASE COORDINATOR INDICATED BELOW

Contact for this matter: Sangeeta Deokar, Senior Planner
E-mail Address: Sangeeta.Deokar@pinal.gov Phone: (520) 866-6641 Fax: (520) 866-6435

PINAL COUNTY
WIDE OPEN OPPORTUNITY

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **17TH** DAY OF **OCTOBER 2024**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **ABANDONMENT OF A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** AND AMEND THE ZONING ORDINANCE AND/OR MAPS IN SAN TAN VALLEY AREA OF PINAL COUNTY, ARIZONA .

PZ-PD-009-24 - PUBLIC HEARING/ACTION: Encanto Vista, LLC, Richard K. Le, Jason & Traci Hamilton, Tara Land Holdings, LLC, Nexstar Homes, LLC, Jesse Allan & Thai Phuong Quynh Trinh, Dale & Kristen Schell, Sean & Rachael Austin, Sunwest Pools and Landscaping LLC, landowner(s)/applicant, Chris Webb from Rose Law Group, pc, agent, requesting an approval for abandonment of the Goldmine Mountain Estates PAD (PZ-PD-018-01) overlay and revert to the underlying zoning of General Rural Zone (GR) on two non-contiguous groups of parcels, totaling 105± acres, situated in Section 05, T03S, R07E, along east of N Wagon Wheel Rd, south of W Sundance Dr (South parcels on file) and 500 feet north of W Sundance Dr. (North Parcels on file), south of W Hunt Highway in San Tan Valley area, Pinal County.



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Your name, address, telephone number and property tax parcel number **(Print or type)**
A brief statement of reasons for supporting or opposing the request.
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PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. WRITTEN STATEMENTS FOR OR AGAINST THE PROPOSAL MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 (85 N. FLORENCE STREET) FLORENCE, AZ 85132, OR BY EMAIL TO THE CASE COORDINATOR INDICATED BELOW

Contact for this matter: Sangeeta Deokar, Senior Planner
E-mail Address: Sangeeta.Deokar@pinal.gov Phone: (520) 866-6641 Fax: (520) 866-6435

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY
DEVELOPMENT SERVICES
P O BOX 749 (85 N FLORENCE ST.,)
FLORENCE, AZ 85123

NOTICE OF PUBLIC HEARING

PINAL COUNTY
DEVELOPMENT SERVICES
P O BOX 749 (85 N FLORENCE ST.,)
FLORENCE, AZ 85123

NOTICE OF PUBLIC HEARING

MODIE ELIZABETH K TRUST
21 STATE ROUTE 124
COOLVILLE, OH 45723

HUNKLER RONALD B
34317 GOLDMINE GULCH TRL
QUEEN CREEK, AZ 85142

ENCANTO VISTA LLC
5080 N 40TH ST STE 205
PHOENIX, AZ 85018

DAVIS BRANDON & CRISTIN
8405 W MUSTANG TRL
QUEEN CREEK, AZ 85144

MIEDOWICZ ERIC
34538 N WAGON WHEEL RD
QUEEN CREEK, AZ 85144

DRENK JOHN & DIANE L
8486 W MUSTANG TRL
QUEEN CREEK, AZ 85144

TOWN OF QUEEN CREEK
22350 S ELLSWORTH RD
QUEEN CREEK, AZ 85142

TRIPLE A VENTURES LLLP
6522 E MONTERRA WAY
SCOTTSDALE, AZ 85266

HULL DAVID A & KATHLEEN E
34880 N WAGON WHEEL RD
QUEEN CREEK, AZ 85144

PATTERSON DAN WILLIS & CHOON WANG
8487 W SUN DANCE DR
QUEEN CREEK, AZ 85144

ROSALES BEVERLY TRUST
4647 E BUCKBOARD CT
GILBERT, AZ 85297

DILLON JOHN RAY & DEBRA T STEWART-DILLON TRS
18225 E CLOUD RD
GILBERT, AZ 85298

KELLY KEITH & CINDY D
2307 OXFORD ST
ROCKFORD, IL 61103

KUSHNER LANA
7838 W SUNDANCE DR
QUEEN CREEK, AZ 85144

A & E LAND HOLDINGS LLC
PO BOX 2418
APACHE JUNCTION, AZ 85117

ETZENHOUSER ROCKY DEAN
8488 W SUN DANCE DR
QUEEN CREEK, AZ 85144

MADEHEIM HUXLEY THOMAS & PAULA LARKEN JT
35205 N WAGON WHEEL RD
SAN TAN VALLEY, AZ 85144

HAYNIE JOSHUA & HILLARY
8206 W SUN DANCE DR
QUEEN CREEK, AZ 85142

NEUBERT SCOTT WALTER & DEBORAH LEE
8156 W SUN DANCE DR
QUEEN CREEK, AZ 85144

WEST BOBBY EUGENE & KATRINA LYNN
297 S BOULDER CT
GILBERT, AZ 85296

BESETH GREGORY E
6235 E WINDSONG ST
APACHE JUNCTION, AZ 85119

FERNANDEZ STEVEN JR & YVETTE A
7839 W DOVE ROOST RD
QUEEN CREEK, AZ 85144

FIERRO MARCELLA
71 W RED MESA TRL
SAN TAN VALLEY, AZ 85143

MCGEE BILLY SHANE & SANDRA DAWN
8485 W DOVE ROOST RD
QUEEN CREEK, AZ 85144

BOATWRIGHT BONNIE L
35453 N WILD HORSE DR
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COHEN DONNA LOGAN TRS
4512 E PHELPS RD
PHOENIX, AZ 85032

HARRELL BRETT LA MONT & BUSHMAN BARBARA JEAN CO-TRS
8486 W DOVE ROOST RD
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MACK BRUCE W & EVANGELINE B
9271 W PROSPECTOR DR
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TAYLOR DEREK M & ALISON FAM TRUST
8949 N PROSPECTOR DR
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SIEMENS BRIAN J & MARIA CLAUDIA C/SIEMENS TIMOTHY & STEPHANIE A
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KNUTSEN CHRISTOPHER & ANGELA
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WOLFERT MITCHELL RYAN & TAYLOR RENEE
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35522 N GOLDRUSH LN
QUEEN CREEK, AZ 85144

KARAUS STEVEN M & REBECCA A
35521 N MILLER LN
QUEEN CREEK, AZ 85144

GLEASON BRIAN R
35575 N MOYES RD
QUEEN CREEK, AZ 85144

MUNOZ LEO & LUPE G
35578 N GOLDRUSH LN
QUEEN CREEK, AZ 85144

MCLAREN RONALD D & CARLA M
35577 N MILLER LN
QUEEN CREEK, AZ 85144

COOK STEPHEN M
9012 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

DEPORZIO BRIAN REV TRUST
9242 W PROSPECTOR DR
SAN TAN VALLEY, AZ 85144

PAPARATTO DANIELLE L
8966 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

ROCHA JESUS L & MARIA M
9278 W PROSPECTOR DR
SAN TAN VALLEY, AZ 85144

ANDERSON THOMAS MARVIN III
8920 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

BAKER WILLIAM E & SUSAN L CO-TRS
8874 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

ATHEY RICHARD BRANDON
8828 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

BRYANT WILLIAM A
318 WHITE SPAR RD
PRESCOTT, AZ 86303

SMITH DANIEL
35611 N MILLER LN
QUEEN CREEK, AZ 85144

ESTOPELLAN JUAN G & AMERICA
35705 N WILD HORSE DR
QUEEN CREEK, AZ 85144

WEEDA JOHN B & MARGERY
101 SHADY ACRES ST NE
MANDAN, ND 58554

GEISLER ERIK & KELLY FAM TRUST
3297 E VALLEJO CT
GILBERT, AZ 85298

ANDERSON ERIC D & KRISTIN K
9005 W GOLDDUST DR
QUEEN CREEK, AZ 85144

BAFFA CHESTER & CHERYL JOINT REVOCABLE TRUST
8959 W GOLDDUST DR
QUEEN CREEK, AZ 85144

DOZHIER THADDEUS & CASEY
8911 W GOLDDUST DR
QUEEN CREEK, AZ 85144

RENO WILLIAM M
23336 N 120TH LN
SUN CITY, AZ 85373

AEPPLI TIMOTHY A & AMY L
8821 W GOLDDUST DR
QUEEN CREEK, AZ 85144

GOLDMINE MOUNTAIN PROPERTY OWNERS ASSOC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

BARTH JOSEPH & JENNIFER
24099 S 201ST CT
QUEEN CREEK, AZ 85142

ESCOBAR JEFF & MONIQUE
34461 N GOLDMINE GULCH TRL
QUEEN CREEK, AZ 85144

BERGER LIOR
7046 S STAR DR
GILBERT, AZ 85298

LE RICHARD K
2141 E CALLE DE ARCOS
TEMPE, AZ 85284

WOHLTMAN PHILIP D & MARSHA E REV TRUST
9215 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

HAMILTON JASON & TRACI
35251 N WAGON WHEEL RD
QUEEN CREEK, AZ 85142

DIRUZZIO SHARON TR
6750 S OAKMONT DR
CHANDLER, AZ 85249

OAKES PATRICK R & TRACEY
34908 N WAGON WHEEL RD
QUEEN CREEK, AZ 85144

DOUBLE J BOARDMAN LIV TRUST
9081 W PROSPECTOR DR
QUEEN CREEK, AZ 85144

RODRIGUEZ MARIA ERENDIRA
8382 W SUN DANCE DR
QUEEN CREEK, AZ 85144

STEWART JILL C & RONALD
35519 N MOYES RD
QUEEN CREEK, AZ 85144

NEXSTAR HOMES LLC
2350 E GERMANN RD STE 35
CHANDLER, AZ 85286

CLOUD CREEK HOMES INC
18124 E SUNNYBROOK LN
GILBERT, AZ 85298

TARA LAND HOLDINGS LLC
1846 E INNOVATION PARK DR STE 100
ORO VALLEY, AZ 85755

SCHELL KRISTEN L & DALE A
3759 E PHELPS ST
GILBERT, AZ 85295

MYHRE KATHY
3913 E DECATUR ST
MESA, AZ 85205

THILL JOHN & WHITNEY
8384 W DOVE ROOST RD
QUEEN CREEK, AZ 85144

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Case No. PZ-PD-009-24: Support for Abandonment of Old Goldmine Mountain Estates PAD

1 message

Jason Hamilton <jhamilton1414@yahoo.com> Thu, Oct 10, 2024 at 11:40 AM
To: sangeeta.deokar@pinal.gov, gilbert.olgin@pinal.gov
Cc: Wife <tracideason@yahoo.com>

Sangeeta & Gilbert,

We own the property at 35251 N. Wagon Wheel Rd and wanted to quickly express my support for the above-referenced application to abandon the old Goldmine Mountain Estates PAD. I'd like to encourage the County's Planning & Zoning Commission and the Board of Supervisors to approve it. Please include this email in your report/presentation to them. Thank you!

Jason & Traci Hamilton

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Case No. PZ-PD-009-24: Support for Abandonment of Old Goldmine Mountain Estates PAD

1 message

Jesse A <jessallan91@hotmail.com> Thu, Oct 10, 2024 at 12:01 PM
To: "sangeeta.deokar@pinal.gov" <sangeeta.deokar@pinal.gov>, "gilbert.olgin@pinal.gov" <gilbert.olgin@pinal.gov>

Sangeeta & Gilbert,

I own the property on North Wagon Wheel road and wanted to quickly express my support for the above-referenced application to abandon the old Goldmine Mountain Estates PAD. I'd like to encourage the County's Planning & Zoning Commission and the Board of Supervisors to approve it. Please include this email in your report/presentation to them. Thank you!

Jesse & Thai

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Support for Abandonment of Old Goldmine Mountain Estates PAD (Case No. PZ-PD-009-24)

1 message

Josh Simonton <JoshS@starwoodcustom.com> Thu, Oct 10, 2024 at 12:50 PM
To: "sangeeta.deokar@pinal.gov" <sangeeta.deokar@pinal.gov>, "gilbert.olgin@pinal.gov" <gilbert.olgin@pinal.gov>

Sangeeta & Gilbert,

I am one of the owners of Nexstar Homes, LLC that owns the property located south of the southwest corner of Hunt Highway and Wild Horse Drive (parcel number 509-06-136F). I am emailing you to express my support for the above-referenced application to abandon the old Goldmine Mountain Estates PAD. I am respectfully asking the County's Planning & Zoning Commission and the Board of Supervisors to approve it. Please include this email in your report/presentation to them. Thank you for your help!

Josh Simonton

2350 E. Germann Road, Suite 35

Chandler, AZ 85286

JoshS@StarwoodCustom.com

Mobile: 480-688-5658

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

PZ-PD 009-24

2 messages

Kath <kath@keatting.com> Mon, Sep 16, 2024 at 9:51 AM
To: sangeeta.deokar@pinal.gov
Cc: Diane Drenk <dianedrenk@gmail.com>, Hux Madeheim <hmadeheim@live.com>

Good morning,

Thank you for talking with me this morning regarding the proposed development of the acreage near Wagon Wheel Rd and Sundance Rd. PZ-PD 009-24.

There are several concerns related to the development of this property. The current builder is asking to “abandon or terminate” the Goldmine Mountain Estates PAD Overlay, PZ-PD018-01, leaving in place only the subject property’s existing General Rural (GR)Zoning.
There are 18 stipulations attached to this case and they are asking for all of them to be abandoned or terminated but only leaving in place the change of zoning that was agreed to with the attached stipulations. Stipulation #18 states the property may revert to its former zoning classification if development does not commence within 18 months of the approval, see attached photos. This approval was done in 2001 and no development has commenced.
Some of our major concerns are traffic, flooding and preservation of the rural values associated with this parcel.
The Goldmine Estates which was built just north of this parcel has severe flooding problems and Queen Creek has provided them with sandbags when heavy rains are predicted. The water flows through this development before reaching the houses below.
Two new homes have already been built and sold that are located within this Planned Area Development although the hearing has not yet taken place. How can this happen?
We appreciate your help in bringing our concerns to light and we will also be prepared to voice our concerns at the public Pinal County meeting which will be held October 17. Please let me know if this date changes.
The information you requested is attached below.
Regards,
Kathy Hull
Kathy Keatting-Hull U.E.
image0.jpeg image1.jpeg image2.jpeg image3.jpeg image4.jpeg

5 attachments



image0.jpeg
139K

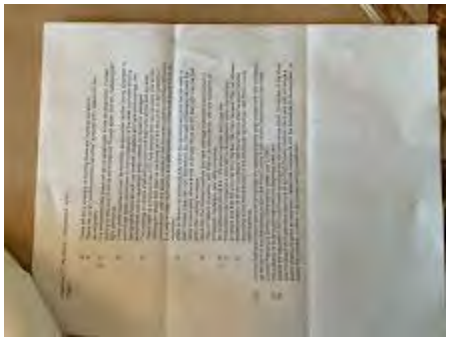


image1.jpeg
107K



image2.jpeg
121K



image3.jpeg
125K



image4.jpeg
146K

Sangeeta Deokar <sangeeta.deokar@pinal.gov> Mon, Sep 16, 2024 at 10:11 AM
To: Kath <kath@keatting.com>
Cc: Diane Drenk <dianedrenk@gmail.com>, Hux Madeheim <hmadeheim@live.com>

Thank you for the information.
I will share your concerns with the P & Zoning Commission.

Regards
Sangeeta Deokar
[Quoted text hidden]
--

Sangeeta Deokar
Senior Planner,

85 N Florence Street
P O Box 749
Florence, AZ 85132

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

PZ-PD-009-24

1 message

Perry Mathis <mathis@casontyler.com> Thu, Oct 10, 2024 at 12:06 PM
To: Sangeeta Deokar <sangeeta.deokar@pinal.gov>, Gilbert Olgin <Gilbert.olgin@pinal.gov>

Sangeeta and Gilbert,

My company Encanto Vista LLC owns property at Wagon Wheel and Sundance. We strongly support the removal of the old Goldmine Mountain Estates PAD proposed by the applicant. This will allow them to develop this beautiful property in a much less intensive manner, with fewer homes and less density. This will enhance the rural character of the neighborhood and will enhance property values.

Thanks,
Perry Mathis

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Case No. PZ-PD-009-24: Support for Abandonment of Old Goldmine Mountain Estates PAD

1 message

Todd Clarke <tclarke@ensignpartners.com> Mon, Oct 28, 2024 at 6:35 AM
To: "sangeeta.deokar@pinal.gov" <sangeeta.deokar@pinal.gov>, "gilbert.olgin@pinal.gov" <gilbert.olgin@pinal.gov>

Sangeeta & Gilbert,

My name is Todd Clarke, and my wife Jennifer and I own the property at 7534 W. Sun Dance Dr. Jennifer and I would like to share that I support the application to abandon the old Goldmine Mountain Estates PAD. Mr. Simonton (who is making the request) is looking to enhance the area and I'd like to encourage the County's Planning & Zoning Commission and the Board of Supervisors to approve it. I would ask that you please include my email of support in your presentation to them. I appreciate your time and consideration. I appreciate all you do and your commitment to the residents of Pinal County!



Todd J. Clarke

Managing Partner

Phone :: 480.626.5855

Mobile : 480.440.5965

Email: tclarke@ensignpartners.com

111 E. Rivulon Blvd #103

Gilbert, AZ 85297

www.ensignpartners.com



PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Case PZ-PD-009-24 Support for Abandonment of Old Goldmine Mountain Estates PAD”

1 message

Dan Farnsworth <Dan@halofireus.com> Fri, Oct 25, 2024 at 8:21 PM
To: "sangeeta.deokar@pinal.gov" <sangeeta.deokar@pinal.gov>, "gilbert.olgin@pinal.gov" <gilbert.olgin@pinal.gov>

Attn. Sangeeta & Gilbert,

I own the property at (Parcel **509050690**) 7478 W War Dance Cir. Queen Creek AZ 85142 and wanted to quickly express my support for the above-referenced application to abandon the old Goldmine Mountain Estates PAD. I’d like to encourage the County’s Planning & Zoning Commission and the Board of Supervisors to approve it. Please include this email in your report/presentation to them. Thank you!

Sincerely,

Daniel Farnsworth

Dan Farnsworth

Halo Fire Protection, llc

480.332.8762

PINAL COUNTY

Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Input from neighborhood meeting 9/19/24 to remove current PAD.

1 message

John Boardman DC <drboardman@ahwatukeechiropractic.com> Fri, Sep 20, 2024 at 5:33 PM
To: "sangeeta.deokar@pinal.gov" <sangeeta.deokar@pinal.gov>

Sangeeta,

The presentation by Chris Webb on 9/19/24 was done regarding doing away with the current Goldmine Mountain Estates PAD overlay. The concern I and many of my neighbors have, is the if that overlay is removed, then all the current (18) building stipulations will be removed. Although new stipulations will be in place, there is no guarantee that they will match or be appropriate to the current pad. I am against having the PAD removed until there are certain stipulation/protections put in place to regulate the development, such as, geological survey, geotechnical surveys, ground water flow, and flood info to name a few. I understand they want to develop the land and the 1.25 acre lots are good for the area. What we don't want to see happen, is a massive minor land division with multiple LLCs, and then have a company like Nextstar come in and build what looks like "subdivision" homes on these lots.

It should be noted that many at the meeting are not happy with the fact that this PAD overlay was in effect since 2001 and yet somehow, mysteriously, Pinal county overlooked that and allowed Nextstar to build those two homes on the North Parcel, and then proceeded to subdivide out the rest. Now all of a sudden, everyone realizes no further building can proceed unless the PAD is lifted. Thus, the meeting! This should have never happened since this PAD was in place, and I for one, have some legal concerns with how this whole deal went down. In other words, many of us do NOT TRUST Pinal county to make the right decisions, since this overlay was only 23 years old. If it had been 70 years old, I could understand not being able to have that record readily available. But not for one that is only 23 years old. I would like an explanation as to how the building of those homes and the minor land divisions were accomplished with the PAD in place? Who authorized it specifically?

Again, I am opposed to the lifting of the Goldmine Mountain Estates PAD at this time.

Thank you.

Dr. John Boardman DC

9081 W. Prospector Dr.

San Tan Valley, AZ 85144