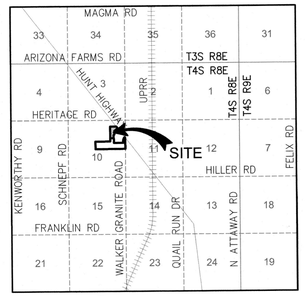
FINAL PLAT
LOOKOUT MOUNTAIN PARCEL B
LOTS 1-37 & COMMON AREAS "A" THROUGH "D"

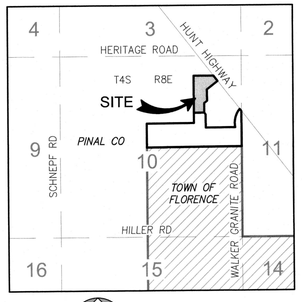
A REPLAT OF PARCEL B OF THE FINAL PLAT OF LOOKOUT MOUNTAIN PARCEL A & PARCEL B, AS RECORDED IN FEE NO. _____-___, AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTES:

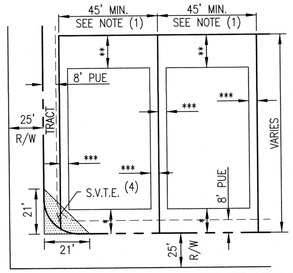
1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86-401382.0002.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240025. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)
3. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING, SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
4. ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE LOOKOUT MOUNTAIN PARCEL A & PARCEL B HOMEOWNER'S ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
5. NO STRUCTURE SHALL BE CONSTRUCTED IN, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO, THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
6. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE LOOKOUT MOUNTAIN PARCEL A & PARCEL B HOMEOWNER'S ASSOCIATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
10. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
11. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
12. TRACTS A THROUGH D ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE LOOKOUT MOUNTAIN PARCEL A & PARCEL B HOMEOWNER'S ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
13. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
14. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 03/20/2024 IN FEE NO. 2024-020342 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. THIS SUBDIVISION IS ADJACENT TO ARIZONA STATE LAND AND THE GILA RIVER INDIAN COMMUNITY, WHICH MAY BE DEVELOPED FOR ANY POSSIBLE LAND USE IN THE FUTURE.



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.



MINIMUM SETBACKS:

*FRONT YARD
HOUSE FORWARD = 15'
SIDE ENTRY GARAGE = 15'
GARAGE FORWARD = 20'

**REAR YARD
TYPICAL SETBACK = 20'

***SIDE YARD
INTERIOR LOT = 5' & 7'
CORNER LOT = 5'

NOTES:

1. MINIMUM LOT WIDTHS ARE MEASURED AT THE FRONT SETBACK LINE.
2. THE TYPICAL FRONT GARAGE SETBACK IS 20' FROM STREET RIGHT-OF-WAY TO THE FACE OF GARAGE DOOR.
3. FRONT PATIO MAY EXTEND INTO FRONT YARD SETBACK NO MORE THAN 5'
4. SIDE-ENTRY GARAGE AND/OR CASITAS (LIVABLE SPACE) WILL HAVE A MINIMUM FRONT YARD SETBACK OF 15' MEASURED FROM STREET RIGHT-OF-WAY.
5. A COVERED PATIO IS A SINGLE-STORY ELEMENT AND MAY EXTEND INTO THE REAR YARD SETBACK NO MORE THAN 10'.
6. STREET SIDE YARD SETBACKS ON LOTS SHALL INCLUDE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO ANY LANDSCAPE TRACT, A 5' WIDE SIDE YARD SETBACK WILL BE REQUIRED ON THE LOT.
7. BUILDABLE AREA NOT TO EXCEED 60 PERCENT OF THE LOT, INCLUDING ALL STRUCTURES, EXCEPT SWIMMING POOLS.

MINIMUM LOT DIMENSIONS AND BUILDING SETBACKS
NOT TO SCALE

BASIS OF BEARING

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

BENCHMARK

DES=L364, VERTICAL DATUM=NAVD88
ABOUT 2.8 MILES NW ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION SIGN AT MAGMA, IN SECTION 16, T3S, R8E, 29 FEET SW OF THE TRACKS, 36 FEET NE OF THE CENTERLINE OF A GRAVELED ROAD WHICH PARALLELS THE TRACKS. 3.5 FEET NW OF MILEPOST 947, 13 FEET SE OF A METAL WITNESS POST, BEING A 5/8 INCH COPPER COATED ROD THAT IS DRAWN TO THE DEPTH OF 9 FEET AND IS ENCASED IN A 5 INCH IRON PIPE PROJECTING 2 INCHES.
ELEVATION=1504.20 FEET

BASE ZONING AND ZONING CASE #:

EXISTING ZONING	R-7/PAD
ZONING CASE	2021-PZ-PD-019-20 2021-PZ-019-20
MAX BUILDING HEIGHT	30'
MIN LOT SIZE	5,175 SF
MIN LOT WIDTH	45'
MIN FRONT YARD SETBACK	20'*/15'
MIN SIDE YARD SETBACK	5' & 7'
MIN REAR YARD SETBACK	20'
MIN DISTANCE BETWEEN UNITS	10'
MAX LOT COVERAGE	60%
MIN OPEN SPACE	15%

LOT TABLE:

SEE SHEET FP02 FOR LOT TABLE

LAND USE TABLE

TOTAL GROSS ACREAGE	10.00 ACRES
AREA OF HUNT HWY R/W	0.20 ACRES
TOTAL NET ACREAGE	9.80 ACRES
AREA OF LOCAL STREETS	2.12 ACRES
AREA OF TRACTS	2.13 ACRES
ZONING	R-7/PAD
TOTAL NUMBER OF LOTS	37
AVERAGE LOT ACREAGE	6522 SF
OVERALL DENSITY	3.70 DU/AC
GROSS OPEN SPACE	21.3%

LEGEND

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

UTILITIES AND SERVICES NOTIFICATIONS:

UTILITY	PROVIDER	CONTACT	PHONE	DATE
WATER	EPCOR	KATHERINE NIERVA	480-797-9609	9-08-22
SEWER	EPCOR	KATHERINE NIERVA	480-797-9609	9-08-22
ELECTRIC	ARIZONA PUBLIC SERVICE (APS)	JACK ECKENROD	520-421-8332	2-11-20
TELEPHONE	CENTURY LINK/TERRATECH	JEANETTE DEBOARD	480-423-4752	1-28-20
CABLE TV	COX COMMUNICATIONS	CONFLICT REVIEW	623-328-2202	1-24-20
NATURAL GAS	CITY OF MESA GAS	DAWN FORREST	480-644-3436	1-08-20

TRACT TABLE:

SEE SHEET FP02 FOR TRACT TABLE

OWNER/DEVELOPER

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

ENGINEER

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

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2020, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID J. SAEGER
(NAME)

48648
(AZ REG LAND SURVEY #)

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

(480) 705-5372
(PHONE #)

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J.
SAEGER
Date Signed 6-11-24
ARIZONA, U.S.A.

APPROVALS:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — 11/14/2024 DATE
PLANNING DIVISION

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

PINAL COUNTY PUBLIC WORKS DEPARTMENT — 11/14/2024 DATE
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A Third Party Trust, RESOLUTION NO. 2024-067548, HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE THE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC. 11-822, THIS ____ DAY OF _____, _____. APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS

BY: _____ ATTEST: _____.
CHAIR CLERK

DECLARATION, TITLE WARRANTY, AND DEDICATION:

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

KNOWN ALL MEN BY THESE PRESENTS:

LOOKOUT MOUNTAIN PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF LOOKOUT MOUNTAIN PARCEL B, A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

LOOKOUT MOUNTAIN PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. LOOKOUT MOUNTAIN PARTNERS, LLC, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

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

RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21'x21' AT LOCAL TO LOCAL INTERSECTIONS AND 33'x33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH PUBLIC STREET.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE VEHICULAR NON-ACCESS EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO PUBLIC DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS.

A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT D. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF LOOKOUT MOUNTAIN PARCEL A & PARCEL B HOMEOWNER'S ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENT, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENT, AND CHARGE THE HOMEOWNER'S ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENT.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

OWNER'S AGREEMENT

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH PINAL COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

LOOKOUT MOUNTAIN PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED THIS 1st DAY OF August, 2024.

LOOKOUT MOUNTAIN PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: Manager

ACKNOWLEDGEMENT

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

ON THIS 1st DAY OF August, 2024, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED Garth Wieger, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Manager OF, LOOKOUT MOUNTAIN PARTNERS, LLC AN ARIZONA LIMITED COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

Sean Hamill — March 30, 2028
NOTARY PUBLIC — MY COMMISSION EXPIRES

SEAN HAMILL
Notary Public - Arizona
Maricopa County
Commission # 664128
My Comm. Expires Mar 30, 2028

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

REVISIONS
NO. | DESCRIPTION | DATE

FINAL PLAT
LOOKOUT MOUNTAIN PARCEL B
LOTS 1-37 & COMMON AREAS "A" THROUGH "D"
PINAL COUNTY, ARIZONA

SUBMITTALS:	
1	OCTOBER 2022
DESIGNED BY:	BI
DRAWN BY:	BI
CHECKED BY:	DJM

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J.
SAEGER
Date Signed 6-11-24
ARIZONA, U.S.A.

FP01
SHEET 1 OF 2
PROJECT NUMBER
14401

FP22-078

u:\14401 - lookout mountain (montage)\dwg\final plat\Parcel B\14401 Parcel B FP01.dwg, bmcclellan

TRACT TABLE			
TRACT	SQ. FT.	ACRES	USAGE
TRACT A	8886.69	0.2040	PUE, OPEN SPACE, LANDSCAPE, SVTE, TRAIL CORRIDOR
TRACT B	10217.98	0.2346	PUE, OPEN SPACE, LANDSCAPE, SVTE, TRAIL CORRIDOR
TRACT C	6539.32	0.1501	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE
TRACT D	67342.70	1.5460	PUE, OPEN SPACE, DRAINAGE, LANDSCAPE, SVTE, RECREATION, TRAIL CORRIDOR

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
1	5399.76	0.1240
2	5400.00	0.1240
3	5400.00	0.1240
4	5400.00	0.1240
5	5400.00	0.1240
6	5421.95	0.1245
7	5948.14	0.1366
8	6209.93	0.1426
9	6737.48	0.1547
10	7562.48	0.1736
11	6699.18	0.1538
12	6856.29	0.1574
13	6648.28	0.1526
14	6157.56	0.1414
15	5919.57	0.1359
16	5919.52	0.1359
17	5919.47	0.1359
18	5748.15	0.1320
19	7263.11	0.1667

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
20	5555.75	0.1275
21	5554.75	0.1275
22	5703.37	0.1309
23	7390.95	0.1697
24	11952.64	0.2744
25	9483.93	0.2177
26	6282.59	0.1442
27	7407.24	0.1700
28	8146.07	0.1870
29	8626.62	0.1980
30	8485.53	0.1948
31	7113.69	0.1633
32	5729.28	0.1315
33	5589.31	0.1283
34	5582.52	0.1282
35	5575.72	0.1280
36	5568.93	0.1278
37	5562.40	0.1277

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

LOOKOUT MOUNTAIN PARCEL A & PARCEL B, BY UNITED ENGINEERING GROUP FP19-044

PROPOSED "THE RESERVE AT LOOKOUT MOUNTAIN"

TEMPORARY DRAINAGE ESMT. AS RECORDED IN FEE NO. 2022-115835

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

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

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

N. 1/4 COR SEC 10 FOUND GLO BRASS CAP (1928)

N00°13'06"W 377.71'

N00°12'13"W 661.88'

S89°47'01"W 293.53'

S00°13'06"E 268.04'

S00°01'34"E 270.62'

S00°25'46"E 320.97'

S52°21'16"W 98.77'

S52°21'16"W 380.64'

N89°59'07"E 555.42'

S89°52'34"E 1371.46'

S89°52'34"E 1276.38' (CALCED)

GALAXITE DRIVE

CONOLEY LANE

WULFINITE DRIVE

HUNT HIGHWAY

HERITAGE ROAD (ALIGNMENT)

TRACT A

TRACT B

TRACT C

TRACT D

21' TRAIL CORRIDOR

30' TRAIL CORRIDOR

17.5' TRAIL CORRIDOR

19.58' TRAIL CORRIDOR

TEMPORARY DRAINAGE ESMT. AS RECORDED IN FEE NO. 2022-115835

PROPOSED "THE RESERVE AT LOOKOUT MOUNTAIN"

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

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

SEVILLE INVESTMENTS, LLC
APN: 200 25 002G
UNSUBDIVIDED

NOT A PART RIGHT-OF-WAY AS RECORDED IN FEE NO. 2023-083863

PROPOSED 42' R/W TO BE DEDICATED HEREON

FUTURE 42' R/W

75' R/W

EX. 33' R/W PER DKT. 974, PG. 726

EX. 75' R/W PER FEE #2008-065870

SET #4 REBAR W/CP STAMPED RLS 28724

NORTH LINE OF N.E. COR SEC 10

E. 1/4 COR SEC 10 NOT FOUND (CALCULATED POSITION)

N.E. COR SEC 10 NOT FOUND (CALCULATED POSITION)

N00°11'14"W 2636.06' (R) N00°11'33"W 2635.79' (C)

WALKER GRANITE ROAD (ALIGNMENT)

NOTE 1:
NON-EXCLUSIVE TEMPORARY ACCESS FEE NO. 2022-115835, P.C.R.

NORTH

50' 25' 0 50'

SCALE: 1" = 50'

LOCAL ROAD

21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT

NOT TO SCALE

LOCAL ROAD, COLLECTOR ROAD OR ARTERIAL ROAD

33'x33' SIGHT VISIBILITY TRIANGLE EASEMENT

COLLECTOR ROAD OR ARTERIAL ROAD

NOT TO SCALE

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

LINE TABLE		
LINE #	LENGTH	BEARING
L1	1.58'	S89°52'34"E
L2	1.86'	N89°52'34"W
L3	1.72'	S89°52'34"E
L4	25.00'	S15°34'58"W
L5	17.28'	S55°37'17"E
L6	55.82'	S55°37'17"E
L7	39.42'	S55°37'17"E
L8	33.68'	N55°37'17"W
L9	43.91'	S63°18'23"E
L10	4.67'	S63°18'23"E

LINE TABLE		
LINE #	LENGTH	BEARING
L11	38.73'	S70°59'29"E
L12	20.37'	S70°59'29"E
L13	64.87'	S78°40'34"E
L14	54.42'	S78°40'34"E
L15	60.19'	S78°40'34"E
L16	59.10'	S78°40'34"E
L17	59.10'	S70°59'29"E
L18	59.10'	S63°18'23"E
L19	10.52'	N63°18'23"W

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	25.00'	2.30'	005°15'54"
C2	25.00'	34.70'	079°31'08"
C3	25.00'	38.88'	089°06'31"
C4	25.00'	37.13'	085°06'00"
C5	33.00'	52.53'	091°12'15"
C6	25.00'	39.27'	090°00'00"
C7	50.00'	48.99'	056°08'35"
C8	635.00'	42.71'	003°51'12"
C9	50.00'	212.94'	244°00'46"

3206 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
Fax: 480.705.5376
www.unitedeng.com
united engineering group

REVISIONS		
NO.	DESCRIPTION	DATE

FINAL PLAT

LOOKOUT MOUNTAIN PARCEL B

LOTS 1-37 & COMMON AREAS "A" THROUGH "D"

PINAL COUNTY, ARIZONA

SUBMITTALS:	
1	OCTOBER 2022
DESIGNED BY:	BI
DRAWN BY:	BI
CHECKED BY:	DJM

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J. SAEGER
Date Signed 6-1-23
ARIZONA, U.S.A.

FP02

SHEET 2 OF 2

PROJECT NUMBER
14401

FP22-078

u:\14401 - lookout mountain (montage)\dwg\final plat\Parcel B\14401 Parcel B FP02.dwg, bmcclellan