

NOTES:

1. VP MRY P2, LLC, HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FOR THIS SUBDIVISION PURSUANT TO A.R.S. § 45-576, AND SUBMITS SAID CERTIFICATE WITH THIS PLAT. ADEQ CERTIFICATE NO. 31-401971.0001.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240258. (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 SKYLINE VILLAGE 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 PLACED 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 SKYLINE VILLAGE 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, B, C, D, E AND F ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE SKYLINE VILLAGE 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 5/17/22 IN FEE NO. 2022-058486 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. THIS SUBDIVISION IS ADJACENT TO ARIZONA STATE LAND, WHICH MAY BE DEVELOPED FOR ANY POSSIBLE LAND USE IN THE FUTURE.

BENCHMARK

PINAL COUNTY CONTROL NETWORK POINT
#308138 BEING A 1-1/2" PIPE LOCATED AT THE
WEST QUARTER CORNER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 8 EAST.

ELEVATION = 1533.74 (NAVD 88 DATUM)

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE NORTH LINE OF
THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 8 EAST, BEARS
S89°59'06"E PER RECORD OF SURVEY RECORDED
IN INSTRUMENT 2007-054094 P.C.R.

LAND USE TABLE

ZONING.....CR-3
GROSS ACREAGE.....23.64 ACRES
NET ACREAGE.....23.64 ACRES
AREA OF STREETS.....4.86 ACRES
AREA OF TRACTS.....5.32 ACRES
AREA OF LOTS.....13.46 ACRES
NUMBER OF LOTS.....134
AVERAGE LOT SIZE.....4376 SF, 0.10 AC.
OVERALL DENSITY.....5.67 DU/AC
GROSS OPEN SPACE.....22.5 %

FLOOD ZONE

ACCORDING TO FLOOD INSURANCE RATE MAPS
#0421C0475E AND #04021C0500E, BOTH DATED
DECEMBER 4, 2007, THIS PROPERTY IS LOCATED
IN FLOOD ZONE "X". ZONE "X" IS DESCRIBED
AS AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN.

LOT TABLE:

SEE SHEET FP02 FOR LOT TABLE

TRACT TABLE:

SEE SHEET FP02 FOR TRACT TABLE

UTILITIES AND SERVICES

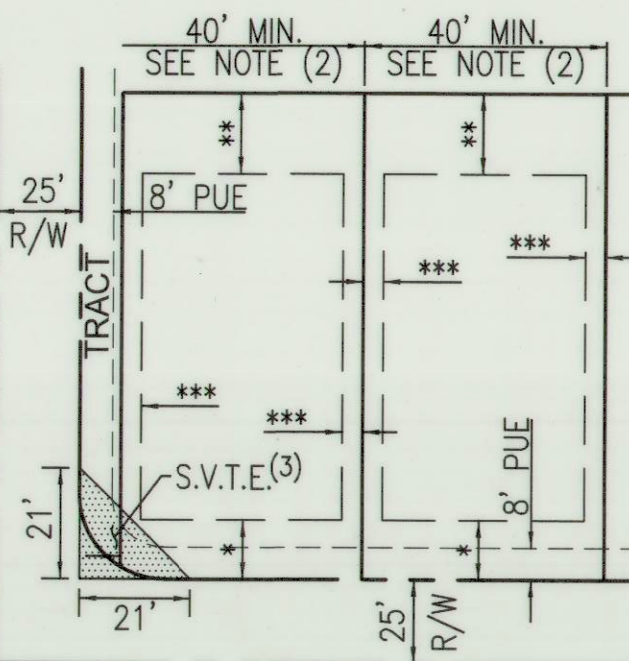
WATER.....TOWN OF QUEEN CREEK
SEWER.....EPCOR
ELECTRIC.....SALT RIVER PROJECT (SRP)
TELEPHONE.....AT&T LONG DISTANCE
REFUSE COLLECTION...BY PRIVATE CONTRACT
FIRE.....RURAL/METRO FIRE DEPT.
POLICE.....PINAL COUNTY SHERIFF'S OFFICE
SCHOOLS.....FLORENCE UNIFIED SCHOOL DISTRICT
NATURAL GAS.....CITY OF MESA GAS

BASE ZONING AND ZONING CASE #:

EXISTING ZONING.....R-7/PAD
ZONING CASE.....PZ-PD-009-20 &
PZ-009-20
MAX BUILDING HEIGHT.....30'
MIN FRONT YARD SETBACK.....13'
MIN SIDE YARD SETBACK.....5'/5'
MIN REAR YARD SETBACK.....15'
MAX LOT COVERAGE.....60%
MIN LOT AREA.....4,200 SF
MIN LOT WIDTH.....40'
MIN LOT DEPTH.....105'
MIN OPEN SPACE.....18%

LEGEND

- Fd. BRASSCAP, AS NOTED
• Fd. MONUMENT, AS NOTED
○ PROPOSED CENTERLINE MONUMENT
--- SECTION/MID-SECTION LINE
--- SUBJECT PROPERTY LINE
----- PROPOSED EASEMENT LINE
----- RIGHT-OF-WAY
PUE PUBLIC UTILITY EASEMENT
S.V.T.E. SITE VISIBILITY TRIANGLE EASEMENT
V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
F.B.S.L. FRONT BUILDING SETBACK LINE
R.B.S.L. REAR BUILDING SETBACK LINE



MINIMUM LOT DIMENSIONS AND BUILDING SETBACKS

NOT TO SCALE

1. FRONT SETBACKS ARE MEASURED FROM RIGHT-OF-WAY.
2. MINIMUM LOT WIDTHS ARE MEASURED AT THE FRONT SETBACK LINE.
3. THE TYPICAL FRONT GARAGE SETBACK IS 20' FROM BACK OF SIDEWALK TO THE FACE OF THE GARAGE. 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 THE FRONT PROPERTY LINE. A COVERED PATIO IS A SINGLE-STORY ELEMENT AND MAY EXTEND INTO THE REAR YARD SETBACK NO MORE THAN 10'.
5. 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.
6. BUILDABLE AREA NOT TO EXCEED 60 PERCENT OF THE LOT, INCLUDING ALL STRUCTURES, EXCEPT SWIMMING POOLS.

MINIMUM SETBACKS:

*FRONT YARD
GARAGE FORWARD(1)(3)=16'
PORCH, LIVING AREA
OR SIDE LOADED
GARAGE FORWARD(1)(5)=13'

**REAR YARD
TYPICAL SETBACK(6)=15'

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

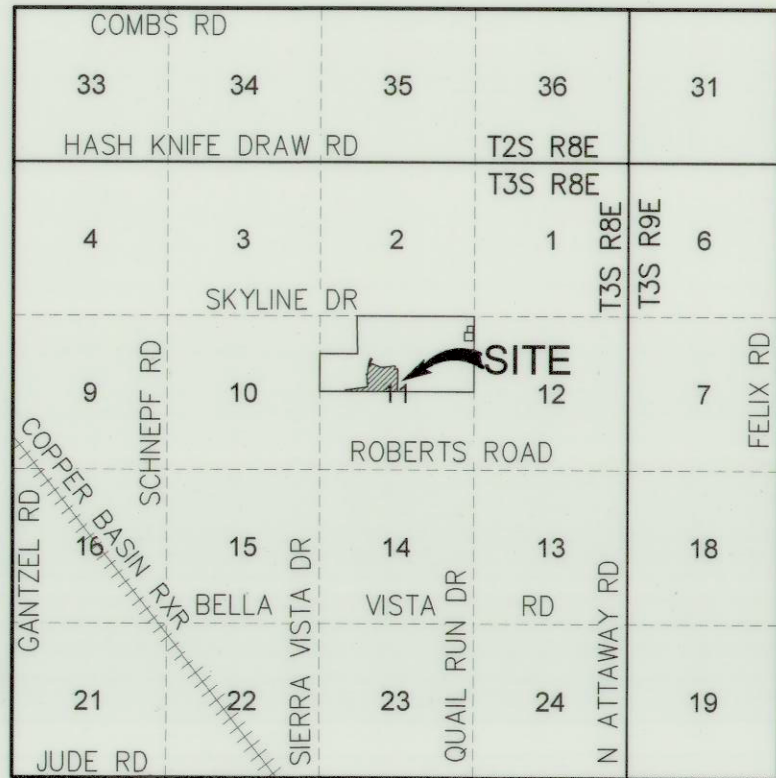
FINAL PLAT

FOR

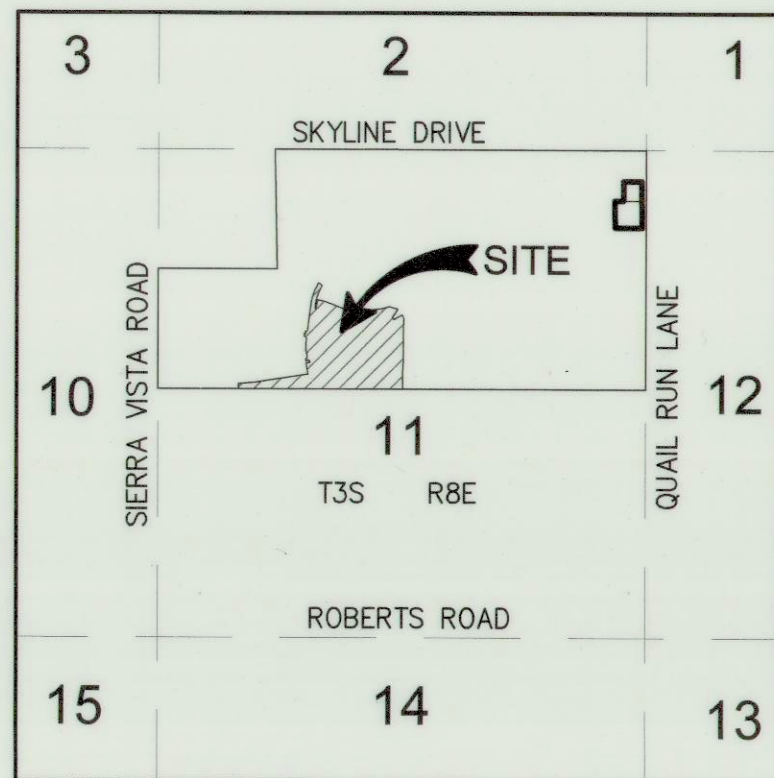
SKYLINE VILLAGE - PARCEL 6

LOTS 1 THROUGH 134 & COMMON AREAS "A" THROUGH "F"

A REPLAT OF PARCEL 6 OF THE BLOCK PLAT FOR SKYLINE VILLAGE AS RECORDED
IN FEE #2022-060330, P.C.R. AND BEING A PLANNED AREA DEVELOPMENT LOCATED
IN THE NORTH HALF OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

OWNER

LANDMARK TITLE ASSURANCE AGENCY OF
ARIZONA, LLC (TRUSTEE UNDER TRUST NO. 2401)
2250 E CAMELBACK RD, STE 275
PHOENIX, AZ 85016
CONTACT: SHAWN TESSENSHOHN
PHONE: (602) 748-2800

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.

DECLARATION, TITLE WARRANTY, AND DEDICATION:

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

KNOWN ALL MEN BY THESE PRESENTS:

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2409 ONLY AND NOT OTHERWISE, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF SKYLINE VILLAGE - PARCEL 6, A PORTION OF THE NORTH HALF OF SECTION 11, TOWNSHIP 3 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 PARCELS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID PARCELS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2409 ONLY AND NOT OTHERWISE, 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. LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, 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 WITH PUBLIC STREETS.

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

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

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

A SEWER EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF SEWER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

OWNER'S AGREEMENT

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

IN WITNESS WHEREOF:

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2409 ONLY AND NOT OTHERWISE, 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 22ND DAY OF JANUARY, 2025.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2409 ONLY AND NOT OTHERWISE:

BY: Shawn Tessenshohn

TITLE: TRUST OFFICER

ACKNOWLEDGEMENT

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

ON THIS 22ND DAY OF JANUARY, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED SHAWN TESSENSHOHN, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE TRUST OFFICER OF, LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2409 ONLY AND NOT OTHERWISE, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

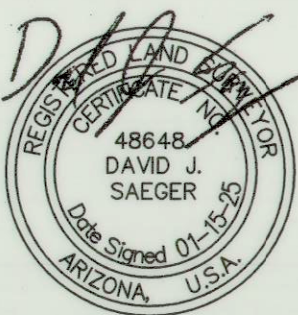
NOTARY PUBLIC

June 19, 2028
MY COMMISSION EXPIRES



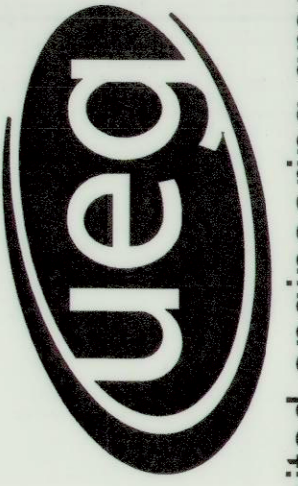
FINAL PLAT
SKYLINE VILLAGE - PARCEL 6
LOTS 1 THROUGH 134 & COMMON AREAS "A" THROUGH "F"
A REPLAT OF PARCEL 6 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

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

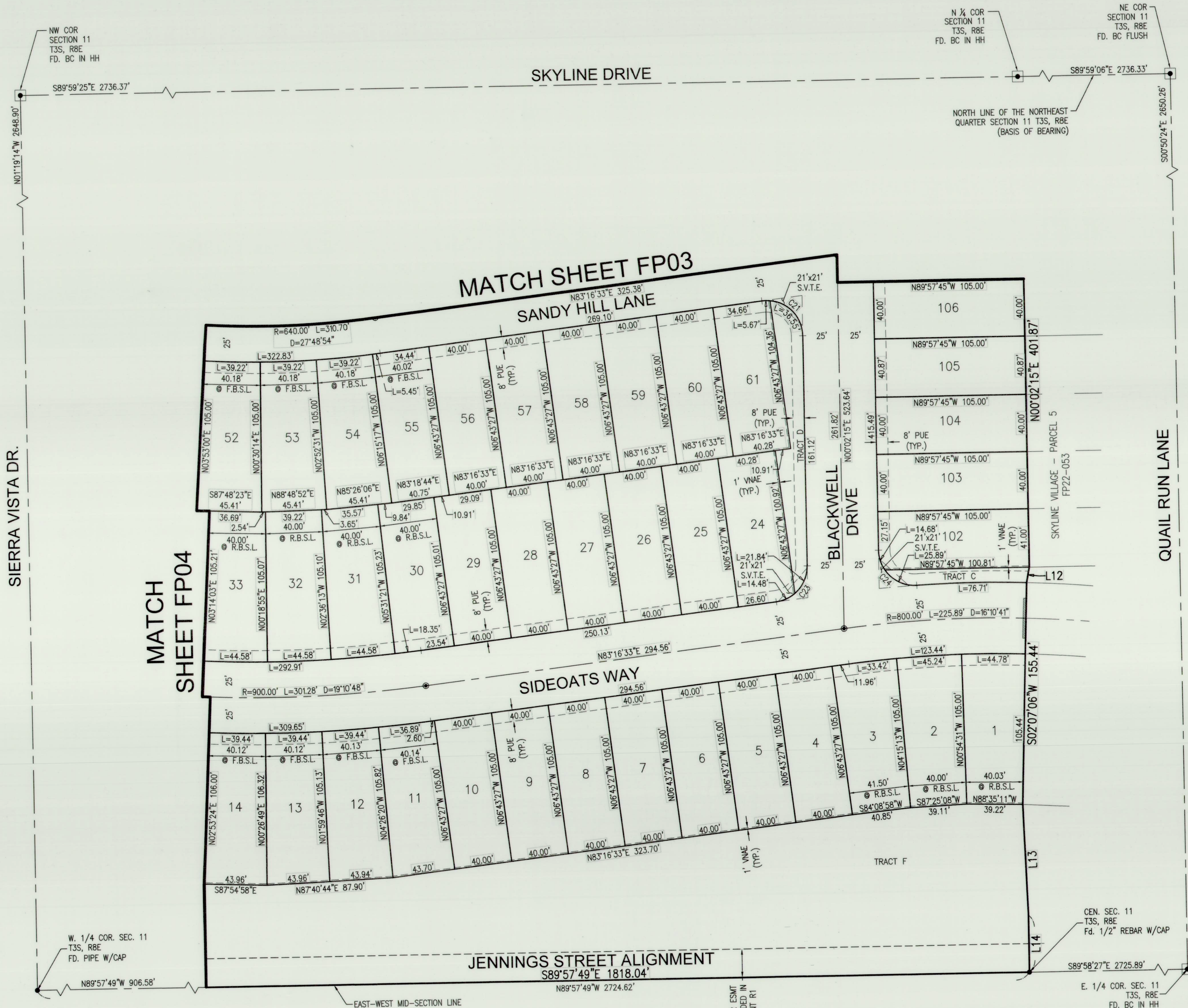


FP01
SHEET 1 OF 5
PROJECT NUMBER
10944-1

3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.705.5372
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www.uniteleg.com



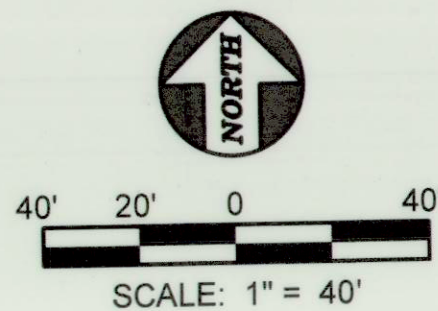
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CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C21	25.00'	42.22'	096°45'42"
C23	25.00'	36.32'	083°14'18"
C24	25.00'	40.57'	092°58'49"

LINE TABLE		
LINE #	LENGTH	BEARING
L12	10.88'	S10°44'44"W
L13	77.55'	S01°56'19"E
L14	40.00'	S00°01'52"W

RECORDED DOCUMENTS:
R1 = "BLOCK PLAT FOR SKYLINE VILLAGE", PER 2022-060330, P.C.R.





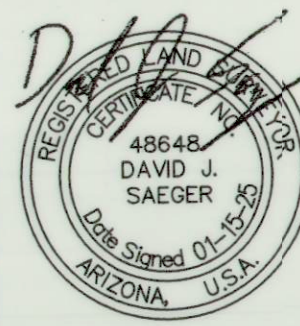
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REVISIONS		DATE
NO.	DESCRIPTION	

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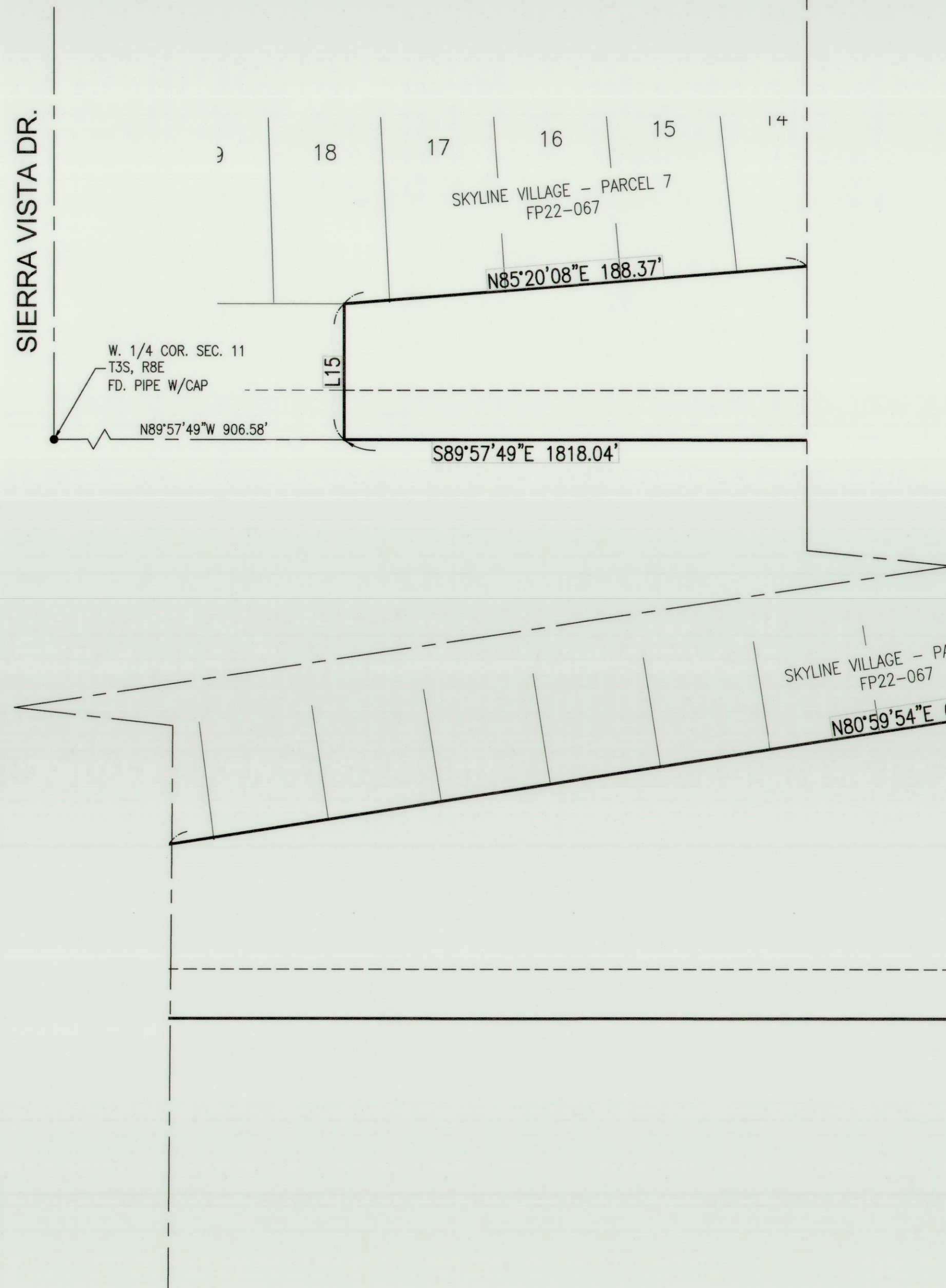
SUBMITTALS:	
DESIGNED BY:	BLM
DRAWN BY:	BLM
CHECKED BY:	DJM



FP05
SHEET 5 OF 5
PROJECT NUMBER
10944-1

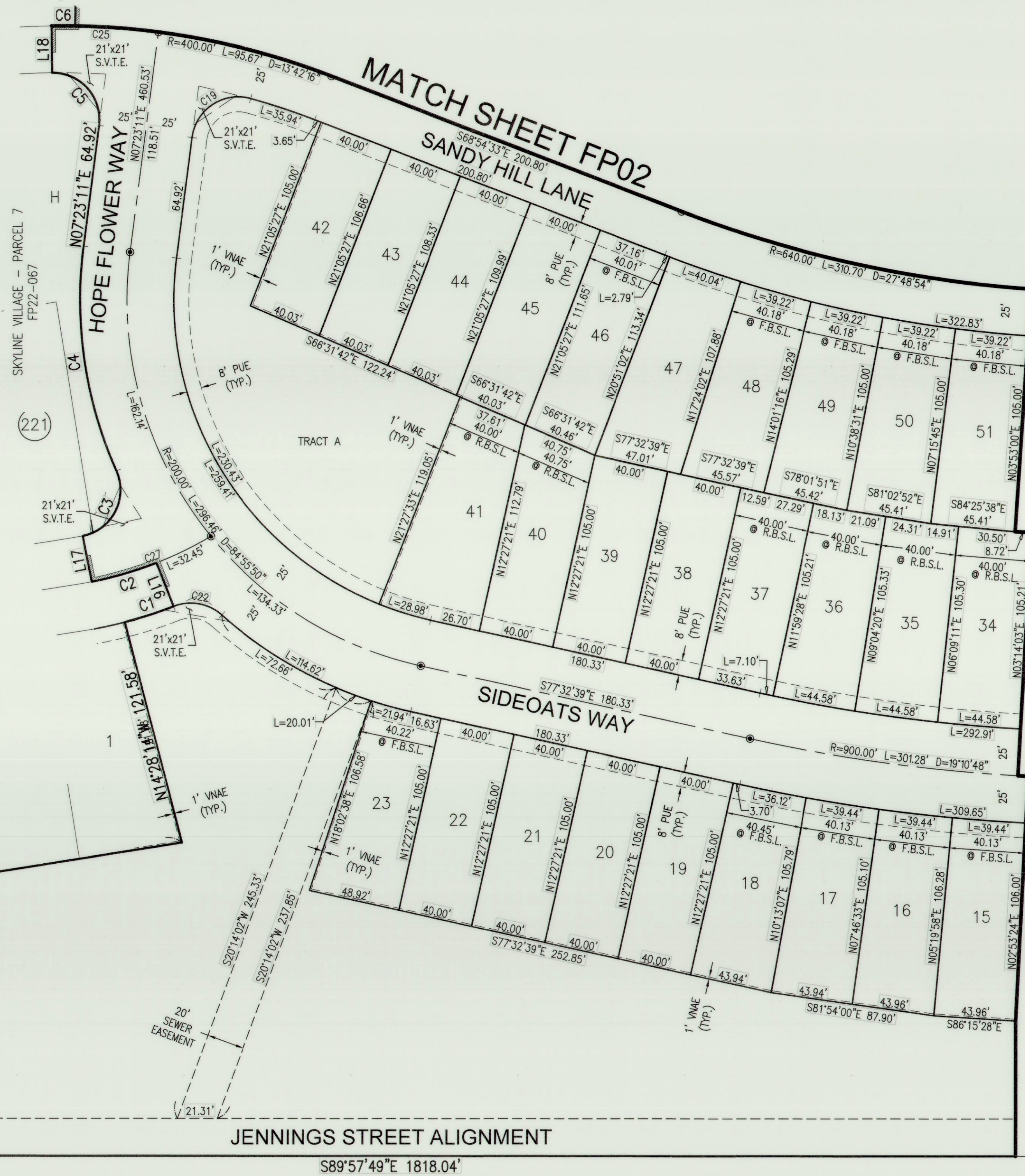
FP22-054

SIERRA VISTA DR.

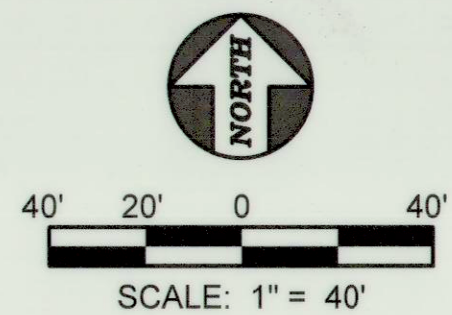


CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	225.00'	27.38'	006°58'25"
C2	200.00'	35.99'	010°18'36"
C3	25.00'	44.84'	102°46'19"
C4	225.00'	122.88'	031°17'33"
C5	25.00'	42.85'	098°12'48"
C19	25.00'	42.85'	098°12'48"
C22	25.00'	27.53'	063°05'12"
C25	400.00'	57.34'	008°12'48"
C27	200.00'	68.44'	019°36'19"

LINE TABLE		
LINE #	LENGTH	BEARING
L15	55.00'	S00°02'11"W
L16	25.00'	N21°26'39"W
L17	25.00'	N11°08'02"W
L18	25.00'	N00°49'36"W



CEN. SEC. 11
T3S, R8E
Fd. 1/2" REBAR W/CAP
FD. BC IN HH



RECORDED DOCUMENTS:

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2022-060330, P.C.R.

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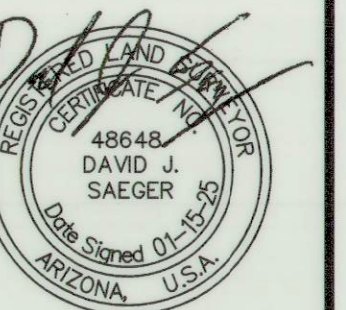


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REVISIONS	
NO.	DESCRIPTION

FINAL PLAT
SKYLINE VILLAGE - PARCEL 6
LOTS 1 THROUGH 134 & COMMON AREAS "A" THROUGH "F"
A REPLAT OF PARCEL 6 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

SUBMITTALS:	



FP04
SHEET 4 OF 5
PROJECT NUMBER 10944-1

FP22-054

