FINAL PLAT
FOR
SKYLINE VILLAGE - PARCEL 5
LOTS 1 THROUGH 130 & COMMON AREAS "A" THROUGH "E"

A REPLAT OF PARCEL 5 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.

NOTES:

1. LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2401 ONLY AND NOT OTHERWISE, HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FOR THIS SUBDIVISION PURSUANT TO A.R.S. § 45-576 AND A.A.C. R12-15-701, AND SUBMITS SAID CERTIFICATE WITH THIS PLAT. DWR FILE NO. 29-401971.0008.

2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240257. (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 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 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 AND E 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 ON5/17/22 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	19.62 ACRES
NET ACREAGE	18.68 ACRES
JENNINGS STREET R/W	0.94 ACRES
AREA OF STREETS	3.79 ACRES
AREA OF TRACTS	1.54 ACRES
AREA OF LOTS	13.35 ACRES
NUMBER OF LOTS	130
AVERAGE LOT SIZE	4475 SF, 0.10 AC.
OVERALL DENSITY	6.62 DU/AC
GROSS OPEN SPACE	7.85%

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

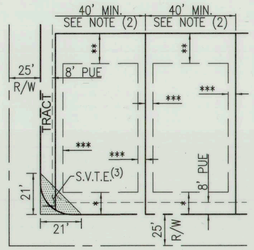
WATER	TOWN OF QUEEN CREEK
SEWER	EPCOR
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	AT&T LONG DISTANCE
REFUSE COLLECTION	BY PRIVATE CONTRACT
FIRE	RURAL/METRO FIRE DEPT.
POLICE	PINAL COUNTY SHERIFF'S OFFICE
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT
NATURAL GAS	CITY OF MESA GAS

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

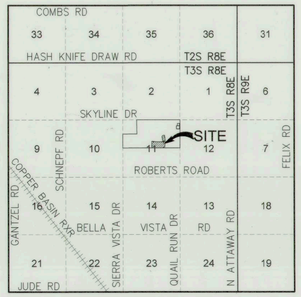
MINIMUM SETBACKS:

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

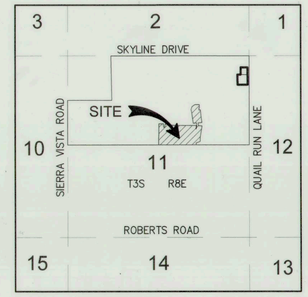
**REAR YARD
TYPICAL SETBACK(6) = 15'

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

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.
4. FRONT PATIO MAY EXTEND INTO FRONT YARD SETBACK NO MORE THAN 5'.
5. SIDE-ENTRY GARAGE AND/OR CASITAS (LIVABLE SPACE) WILL HAVE A MINIMUM FRONT YARD SETBACK OF 15' MEASURED FROM THE FRONT PROPERTY LINE.
6. A COVERED PATIO IS A SINGLE-STORY ELEMENT AND MAY EXTEND INTO THE REAR YARD SETBACK NO MORE THAN 10'.
7. 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.
8. BUILDABLE AREA NOT TO EXCEED 60 PERCENT OF THE LOT, INCLUDING ALL STRUCTURES, EXCEPT SWIMMING POOLS.



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.

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 JUNE, 2019, 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 01-15-25 — ARIZONA, U.S.A.

APPROVALS:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE 2/5/2025
PLANNING DIVISION

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE 2/4/2025
AQUIFER PROTECTION DIVISION

PINAL COUNTY PUBLIC WORKS DEPARTMENT — DATE 02/06/2025
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST ASSURANCE AGREEMENT (TRUST NO. 2401), FEE NO. 2024-085278, 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:

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2401 ONLY AND NOT OTHERWISE, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF SKYLINE VILLAGE – PARCEL 5, A PORTION OF THE NORT 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. 2401 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.

A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH THAT PORTION OF TRACT D, DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENT WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENT 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.

AN ACCESS EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS, AND THROUGH THAT PORTION OF TRACT D DESIGNATED AS SUCH HERON. MAINTENANCE OF THE AREA SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE 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. 2401 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 28TH DAY OF JANUARY, 2025.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2401 ONLY AND NOT OTHERWISE:

BY: _____

TITLE: TRUST OFFICER

ACKNOWLEDGEMENT

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

ON THIS 28TH DAY OF JANUARY, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED SHAWN TESSENSOHN, 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. 2401 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 — MY COMMISSION EXPIRES June 19, 2028

JUSTINA DENDAUW — Notary Public - State of Arizona — MARICOPA COUNTY — Commission # 667744 — Expires June 19, 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
SKYLINE VILLAGE - PARCEL 5
LOTS 1 THROUGH 130 & COMMON AREAS "A" THROUGH "E"
A REPLAT OF PARCEL 5 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

SUBMITTALS:

DESIGNED BY:	BI
DRAWN BY:	BI
CHECKED BY:	DJM

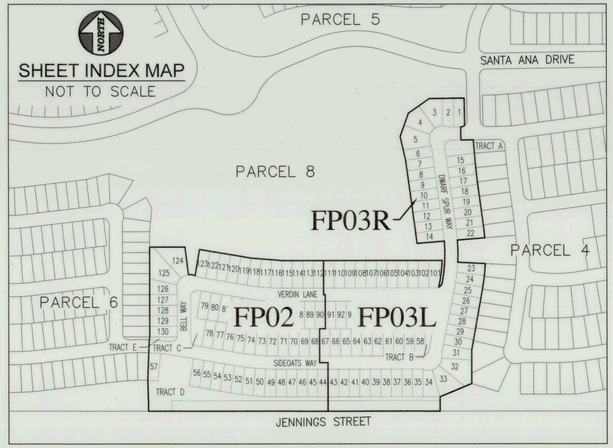
REGISTERED LAND SURVEYOR — CERTIFICATE NO. 48648 — DAVID J. SAEGER — Date Signed 01-15-25 — ARIZONA, U.S.A.

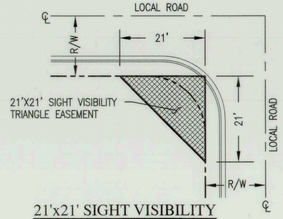
FP01
SHEET 1 OF 3
PROJECT NUMBER
10944-1

FP22-053

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	50.00'	26.49'	030°21'07"
C7	25.00'	42.69'	097°49'50"
C8	25.00'	35.16'	080°35'01"
C9	425.00'	16.23'	002°11'15"
C10	50.00'	14.14'	016°12'23"
C11	50.00'	114.87'	131°37'48"
C12	50.00'	15.88'	018°11'42"
C13	375.00'	7.87'	001°12'11"
C14	25.00'	42.85'	098°12'48"
C15	400.00'	65.74'	009°24'59"
C30	325.00'	53.48'	009°25'41"
C31	275.00'	45.25'	009°25'41"
C32	25.00'	39.27'	090°00'00"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	40.00'	N00°01'52"E
L2	77.55'	N01°56'19"W
L3	10.88'	N10°44'44"E
L16	19.79'	N35°33'48"W
L17	19.80'	S54°28'16"W
L18	38.96'	N00°01'33"E
L19	13.96'	S00°01'33"W





21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
NOT TO SCALE

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
1	4486	0.1030
2	4654	0.1068
3	6838	0.1570
4	6858	0.1574
5	7567	0.1737
6	4378	0.1005
7	4200	0.0964
8	4200	0.0964
9	4200	0.0964
10	4200	0.0964
11	4200	0.0964
12	4200	0.0964
13	4200	0.0964
14	4423	0.1015
15	4316	0.0991
16	4249	0.0975
17	4213	0.0967
18	4201	0.0965
19	4200	0.0964
20	4200	0.0964
21	4200	0.0964
22	4418	0.1014
23	4438	0.1019
24	4438	0.1019
25	4335	0.0995
26	4254	0.0977
27	4288	0.0984
28	4322	0.0992
29	4356	0.1000
30	4390	0.1008
31	5258	0.1207
32	8793	0.2019
33	7187	0.1650

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
34	5146	0.1181
35	4224	0.0970
36	4200	0.0964
37	4200	0.0964
38	4200	0.0964
39	4200	0.0964
40	4200	0.0964
41	4200	0.0964
42	4200	0.0964
43	4200	0.0964
44	4200	0.0964
45	4200	0.0964
46	4200	0.0964
47	4200	0.0964
48	4229	0.0971
49	4407	0.1012
50	4405	0.1011
51	4381	0.1006
52	4331	0.0994
53	4200	0.0964
54	4200	0.0964
55	4200	0.0964
56	4200	0.0964
57	4467	0.1025
58	4296	0.0986
59	4200	0.0964
60	4200	0.0964
61	4200	0.0964
62	4200	0.0964
63	4200	0.0964
64	4200	0.0964
65	4200	0.0964
66	4200	0.0964

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
67	4200	0.0964
68	4200	0.0964
69	4200	0.0964
70	4200	0.0964
71	4200	0.0964
72	4397	0.1009
73	4408	0.1012
74	4408	0.1012
75	4259	0.0978
76	4200	0.0964
77	4200	0.0964
78	4200	0.0964
79	4200	0.0964
80	4200	0.0964
81	4200	0.0964
82	4200	0.0964
83	4290	0.0985
84	4433	0.1018
85	4433	0.1018
86	4299	0.0987
87	4200	0.0964
88	4200	0.0964
89	4200	0.0964
90	4200	0.0964
91	4200	0.0964
92	4200	0.0964
93	4200	0.0964
94	4200	0.0964
95	4200	0.0964
96	4200	0.0964
97	4200	0.0964
98	4200	0.0964
99	4200	0.0964

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
100	4200	0.0964
101	4801	0.1102
102	4200	0.0964
103	4200	0.0964
104	4200	0.0964
105	4200	0.0964
106	4200	0.0964
107	4200	0.0964
108	4200	0.0964
109	4200	0.0964
110	4200	0.0964
111	4200	0.0964
112	4200	0.0964
113	4200	0.0964
114	4200	0.0964
115	4200	0.0964
116	4430	0.1017
117	4617	0.1060
118	4439	0.1019
119	4200	0.0964
120	4200	0.0964
121	4200	0.0964
122	4200	0.0964
123	4282	0.0983
124	8630	0.1981
125	9391	0.2156
126	5059	0.1161
127	4293	0.0985
128	4200	0.0964
129	4200	0.0964
130	4303	0.0988

TRACT TABLE			
TRACT	SQ. FT.	ACRES	USE
TRACT A	6186	0.1420	PUE, OPEN SPACE, LANDSCAPING, SVTE
TRACT B	4020	0.0923	PUE, OPEN SPACE, LANDSCAPING, SVTE
TRACT C	8479	0.1946	PUE, OPEN SPACE, LANDSCAPING, SVTE
TRACT D	46922	1.0772	PUE, OPEN SPACE, LANDSCAPING, DRAINAGE, ACCESS EASEMENT & SEWER EASEMENT
TRACT E	1432	0.0329	PUE, OPEN SPACE, LANDSCAPING, SVTE

SKYLINE VILLAGE – PARCEL 8
AS RECORDED IN DOCUMENT R1

SKYLINE VILLAGE – PARCEL 6
AS RECORDED IN DOCUMENT R1

8' PUE AS RECORDED IN DOCUMENT R1

N89°57'45"W 133.79'
121.28'
12.52'
1' VNAE (TYP.)
N42°01'17"W 159.77'
S06°47'46"E 106.11'
106.11'
120.62'
41.90' @ F.B.S.L.
L=50.74'
C1
N09°27'14"E 101.51'
41.00' @ F.B.S.L.
L=3.57'
C12
21.96'
N77°14'47"W 106.20'
41.90' @ F.B.S.L.
L=50.74'
C11
L=23.33'
C10
N00°02'15"E 343.00'
60.51'
41.03' @ F.B.S.L.
N89°57'45"W 105.31'
C9
N89°57'45"W 105.00'
40.87'
24.64'
138.57'
N89°57'45"W 105.00'
40.00'
40.00'
8' PUE (TYP.)
N89°57'45"W 105.00'
40.00'
40.00'
N89°57'45"W 105.00'
41.00'
41.00' @ F.B.S.L.
33.93'
1' VNAE (TYP.)
130
L=7.17'
21'x21' S.V.T.E.
N89°57'45"W 103.98'
25'
25'
TRACT C
TRACT E
L=35.51'
L3
L=78.96'
C1
R=800.00' L=225.89' D=16°10'41"
35.40'
N80°32'46"W
25'
25'
L=95.39'
L=45.74'
L=46.04'
L=3.60'
74.41'
8' PUE (TYP.)
N02°07'06"E 155.44'
N02°07'06"E 105.44'
1
57
N05°47'01"E 105.00'
DRAINAGE EASEMENT
50.00' ACCESS EASEMENT
40.00' @ R.B.S.L.
N86°32'00"W
39.01'
TRACT D
DRAINAGE EASEMENT
L2
L1
N00°01'33"E
40.00'
CEN. SEC. 11 T3S, R8E Fd. 1/2" REBAR W/CAP
W. 1/4 COR. SEC. 11 T3S, R8E FD. PIPE W/CAP
N89°57'49"W 2724.62'
S89°58'27"E 88.74'
SIERRA VISTA DR.
APN: 210-11-0060
STATE OF ARIZONA

N80°32'46"W 201.00'
N85°18'13"W 117.34'
N89°58'27"W 611.18'
1' VNAE (TYP.)
41.00' 1' VNAE (TYP.)
40.00' 40.00' 40.00' 40.00' 40.00' 40.00'
39.33' 40.01' @ R.B.S.L.
38.65' 40.03' @ R.B.S.L.
39.37' 40.02' @ R.B.S.L.
40.00' 40.00' 40.00' 40.00'
123 122 121 120 119 118 117 116 115 114 113 112
N09°27'14"E 105.00'
N06°51'50"E 107.74'
N02°29'51"E 101.73'
N00°01'33"E 105.00'
8' PUE (TYP.)
198.23'
16.27' L=27.80'
L=46.87'
L=101.20'
L=26.53' 17.36'
604.41'
N80°32'46"W 249.98'
VERDIN LANE
R=640.00' L=105.31' D=9°25'41"
N89°58'27"W 645.43'
25'
11.60'
21'x21' S.V.T.E.
C13
C14
C15
40.00' 40.00' 40.00' 40.00' 24.80' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00'
196.39'
L=109.43'
C28
40.07' @ F.B.S.L.
L=39.22'
40.18' @ F.B.S.L.
L=39.22'
40.18' @ F.B.S.L.
C29 23.62'
40.08' @ F.B.S.L.
584.39'
79 80 81 82 83 84 85 86 87 88 89 90
S09°27'14"W 105.00'
S08°10'08"W 105.00'
S04°47'23"W 105.00'
N01°24'37"E 105.00'
N00°01'33"E 105.00'
8' PUE (TYP.)
S80°32'46"E 40.00'
35.99'
S80°48'36"E 42.06'
S83°31'15"E 45.41'
S86°54'00"E 45.41'
S89°20'59"E 20.63'
21.60'
S89°58'27"E 40.00'
TRACT C
1' VNAE (TYP.)
8' PUE (TYP.)
21'x21' S.V.T.E.
154.82'
BELL WAY
N00°02'15"E 197.21'
78 77 76 75 74 73 72 71 70 69 68
N09°27'14"E 105.00'
35.78'
S80°32'46"E 4.01'
L14 32.93' 40.00' @ R.B.S.L.
L15 26.75' 40.00' @ R.B.S.L.
18.66' 20.63' 40.02' @ R.B.S.L.
S89°58'27"E 40.00'
N08°38'12"E 105.09'
N05°43'04"E 105.27'
N02°47'56"E 105.32'
N00°01'33"E 105.00'
8' PUE (TYP.)
21.13'
169.94'
L=12.48'
28.81'
L=44.58'
L=44.58'
L=143.98'
2.02'
L=42.35'
552.25'
R=900.00' L=148.10' D=9°25'41"
N89°58'27"W 593.21'
SIDEOATS WAY
N80°32'46"W 212.33'
247.73'
1.79'
L=28.09'
11.52' 40.10' @ F.B.S.L.
L=39.44' 40.12' @ F.B.S.L.
L=39.44' 40.12' @ F.B.S.L.
L=39.44' 40.12' @ F.B.S.L.
34.11' L=5.80' 40.02' @ F.B.S.L.
545.60'
57 56 55 54 53 52 51 50 49 48 47 46 45 44
N09°27'14"E 105.00'
N07°42'51"E 105.47'
N05°16'17"E 105.08'
N02°48'42"E 106.55'
N00°23'07"E 105.17'
N00°01'33"E 105.00'
8' PUE (TYP.)
1' VNAE (TYP.)
DRAINAGE EASEMENT
50.00' ACCESS EASEMENT
C30
C31
L19
L18
C32
TRACT D
8' PUE (TYP.)
20' SEWER ESMT. AS RECORDED IN DOCUMENT R1
42.81'
43.93'
43.97'
43.97'
40.58'
N80°32'46"W 202.81'
N84°01'32"W 87.90'
S89°48'30"W 84.55'
S89°58'27"E 160.00'
N89°58'27"W 75.00'
S89°58'27"E 522.30'
40' R/W
JENNINGS STREET
S89°58'27"E 597.30'
EAST-WEST MID-SECTION LINE
N89°58'27"W 1111.55' [TOTAL]
E. 1/4 COR. SEC. 11 T3S, R8E FD. BC IN HH
S89°58'27"E 2039.85'
QUAIL RUN LANE
MATCH SHEET FP03

RECORDED DOCUMENTS:

R1 = "BLOCK PLAT FOR SKYLINE VILLAGE", PER 2022-060330, PCR.

R2 = "SKYLINE VILLAGE – PARCEL 4", PER 2022-064792, PCR.

NORTH
40' 20' 0 40'
SCALE: 1" = 40'

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
SKYLINE VILLAGE - PARCEL 5
LOTS 1 THROUGH 130 & COMMON AREAS "A" THROUGH "E"
A REPLAT OF PARCEL 5 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

SUBMITTALS:

DESIGNED BY:	BI
DRAWN BY:	BI
CHECKED BY:	DJM

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J. SAEGER
Date Signed 01-15-25
ARIZONA, U.S.A.

FP02
SHEET 2 OF 3
PROJECT NUMBER
10944-1
FP22-053

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C2	590.00'	103.60'	010°03'38"
C3	25.00'	23.61'	054°07'13"
C4	600.00'	159.13'	015°11'46"
C5	25.00'	16.09'	036°52'12"
C6	650.00'	84.84'	007°28'43"
C16	50.00'	15.88'	018°11'42"
C17	50.00'	100.39'	115°02'02"
C18	25.00'	42.29'	096°55'33"
C19	50.00'	15.88'	018°11'42"

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C20	25.00'	34.31'	078°38'39"
C21	25.00'	44.22'	101°21'21"
C22	25.00'	34.68'	079°29'01"
C23	600.00'	191.72'	018°18'30"
C24	650.00'	217.22'	019°08'52"
C25	50.00'	15.88'	018°11'42"
C26	50.00'	116.34'	133°18'56"
C27	50.00'	15.88'	018°11'42"

LINE TABLE		
LINE #	LENGTH	BEARING
L4	39.19'	N06°41'55"W
L5	50.00'	S00°50'24"E
L6	46.94'	N89°09'36"E
L7	55.13'	S06°33'00"E
L8	55.16'	S07°41'16"E
L9	45.01'	S06°20'54"E
L10	45.53'	S04°33'10"W
L11	45.53'	S08°00'30"W
L12	42.66'	S09°42'55"W
L13	55.00'	S00°01'33"W

MATCH LOWER RIGHT

N ¼ COR SECTION 11 T3S, R8E FD. BC IN HH

S89°59'06"E 2736.33' NORTH LINE OF THE NORTHEAST QUARTER SECTION 11 T3S, R8E (BASIS OF BEARING)

NE COR SECTION 11 T3S, R8E FD. BC FLUSH

S00°50'24"E 2650.26'

MATCH SHEET FP02

SKYLINE VILLAGE – PARCEL 8 AS RECORDED IN DOCUMENT R1

N89°58'27"W 611.18'

VERDIN LANE

N89°58'27"W 645.43'

SIDEOATS WAY

N89°58'27"W 593.21'

JENNINGS STREET

N89°58'27"W 1111.55' [TOTAL]

SIERRA VISTA DR.

DWARF SPUR WAY

QUAIL RUN LANE

TRACT F

TRACT B

TRACT D

10' DRAINAGE ESMT. AS RECORDED IN DOCUMENT R1

S87°10'31"E 105.00'

N83°43'10"W 105.00'

N80°15'49"W 105.00'

N78°37'06"W 105.93'

N78°37'06"W 106.78'

N78°37'06"W 107.63'

N78°37'06"W 108.48'

N78°37'06"W 109.33'

N78°37'06"W 110.18'

N86°21'03"W 114.35'

N51°07'33"W 126.84'

S67°38'55"W 131.09'

S10°09'54"W 200.05'

S00°01'33"W 128.72'

SKYLINE VILLAGE – PARCEL 4 AS RECORDED IN DOCUMENT R2

8' PUE AS RECORDED IN DOCUMENT R2

20' SEWER ESMT. AS RECORDED IN DOCUMENT R1

40' R/W AS RECORDED IN DOCUMENT R2

EAST–WEST MID–SECTION LINE

E. 1/4 COR. SEC. 11 T3S, R8E FD. BC IN HH

S89°58'27"E 1614.34'

W. 1/4 COR. SEC. 11 T3S, R8E FD. PIPE W/CAP

N89°58'27"W 686.03'

CEN. SEC. 11 T3S, R8E Fd. 1/2" REBAR W/CAP

N89°57'49"W 2724.62'

APN: 210–11–0060 STATE OF ARIZONA

SCALE: 1" = 40'

N89°09'36"E 133.45'

N54°57'13"E 96.90'

N19°43'42"E 94.69'

N12°58'47"W 93.45'

N07°45'57"W 280.00'

SWALLOW TAIL DRIVE

NANDINA WAY

N89°09'36"E 250.63'

S00°50'24"E 105.00'

S06°04'43"E 106.32'

S07°45'57"E 114.52'

S85°20'47"W 105.00'

TRACT A

TRACT C

MATCH UPPER LEFT

SCALE: 1" = 40'

RECORDED DOCUMENTS:

R1 = "BLOCK PLAT FOR SKYLINE VILLAGE", PER 2022–060330, PCR.

R2 = "SKYLINE VILLAGE – PARCEL 4", PER 2022–064792, PCR.

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united engineering group

REVISIONS		
NO.	DESCRIPTION	DATE

FINAL PLAT
SKYLINE VILLAGE - PARCEL 5
LOTS 1 THROUGH 130 & COMMON AREAS "A" THROUGH "E"
A REPLAT OF PARCEL 5 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

SUBMITTALS:	
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DESIGNED BY:	BI
DRAWN BY:	BI
CHECKED BY:	DJM

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J. SAEGER
Date Signed 01-15-25
ARIZONA, U.S.A.

FP03
SHEET 3 OF 3
PROJECT NUMBER
10944-1

FP22-053