FINAL PLAT
FOR
SKYLINE VILLAGE - PARCEL 1
LOTS 1 THROUGH 211 & COMMON AREAS "A" THROUGH "H"

A REPLAT OF PARCEL 1 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. JEN ARIZONA 71, LLC, 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 ET SEQ., AND SUBMITS SAID CERTIFICATE WITH THIS PLAT. DWR CERTIFICATE NO. 29-401971.0010

2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240255. (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, E, F, G AND H 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	R-7 (PAD)
GROSS ACREAGE	45.96 ACRES
NET ACREAGE	45.96 ACRES
AREA OF STREETS	9.17 ACRES
AREA OF TRACTS	9.91 ACRES
AREA OF LOTS	26.88 ACRES
NUMBER OF LOTS	211
AVERAGE LOT SIZE	5549 SF, 0.13 AC.
OVERALL DENSITY	4.59 DU/AC
GROSS OPEN SPACE	21.6 %

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

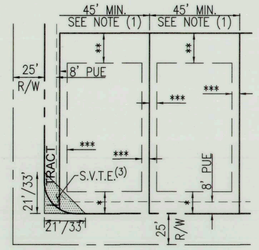
WATER	TOWN OF QUEEN CREEK
SEWER	EPCOR
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	AT&T LONG DISTANCE
REFUSE COLLECTION	BY PRIVATE CONTRACT
FIRE	RURAL/METRO FIRE DEPT.
POLICE	PINAL COUNTY SHERIFF'S OFFICE
SCHOOLS	FLORENCE UNIFIED SCHOOL DISTRICT
NATURAL GAS	CITY OF MESA GAS

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	15'
MIN SIDE YARD SETBACK	5'/5'
MIN REAR YARD SETBACK	20'
MAX LOT COVERAGE	60%
MIN LOT AREA	5,400 SF
MIN LOT WIDTH	45'
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

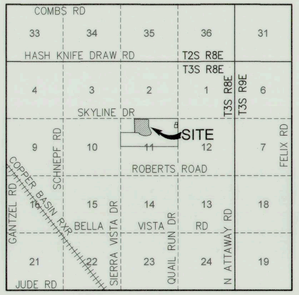
MINIMUM SETBACKS:

*FRONT YARD
GARAGE FORWARD(1)=16'
PORCH, LIVING AREA OR SIDE LOADED GARAGE FORWARD(1)=15'

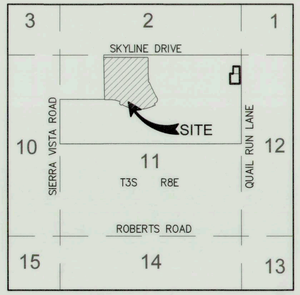
**REAR YARD
TYPICAL SETBACK=20'

***SIDE YARD
INTERIOR LOT =5' & 5'
CORNER LOT(2) =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

JEN ARIZONA 71, LLC
2222 W. PINNACLE PEAK RD., STE 400
PHOENIX, ARIZONA 85027
CONTACT: MICHAEL K. JESBERGER
PHONE: (602) 374-2777

ENGINEER

UNITED ENGINEERING GROUP, LLC
3205 W. RAY ROAD
CHANDLER, ARIZONA 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 48648 DAVID J. SAEGER Date Signed 1-27-25 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 SUBDIVISION IMPROVEMENT PERFORMANCE BOND, FEE NO. 2024-085280, 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:

JEN ARIZONA 71, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF SKYLINE VILLAGE – PARCEL 1, 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.

JEN ARIZONA 71, 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. JEN ARIZONA 71, 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 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, D, F & H. 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.

SEWER EASEMENTS ARE 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:

JEN ARIZONA 71, 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 3rd DAY OF FEB, 2025.

JEN ARIZONA 71, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: JEC

TITLE: Authorized Signatory

ACKNOWLEDGEMENT

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

ON THIS 3rd DAY OF FEB, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED DIANE CURLEY, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED SIGNATORY OF, JEN ARIZONA 71, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC — MY COMMISSION EXPIRES 8/28/2027

MARY A FLYNN Notary Public - Arizona Maricopa County Commission # 652379 My Comm. Expires Aug 28, 2027

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 1
LOTS 1 THROUGH 211 & COMMON AREAS "A" THROUGH "H"
A REPLAT OF PARCEL 1 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

SUBMITTALS:

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

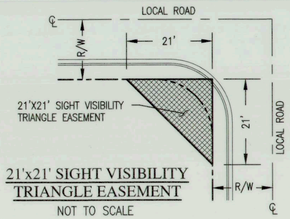
REGISTERED LAND SURVEYOR 48648 DAVID J. SAEGER Date Signed 1-27-25 ARIZONA U.S.A.

FP01
SHEET 1 OF 5
PROJECT NUMBER
10944-1

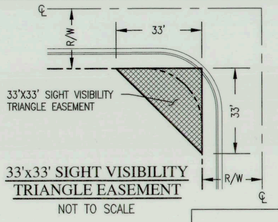
FP22-058

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C12	50.00'	16.54'	018°57'01"
C13	50.00'	112.00'	128°20'53"
C14	50.00'	15.88'	018°11'42"

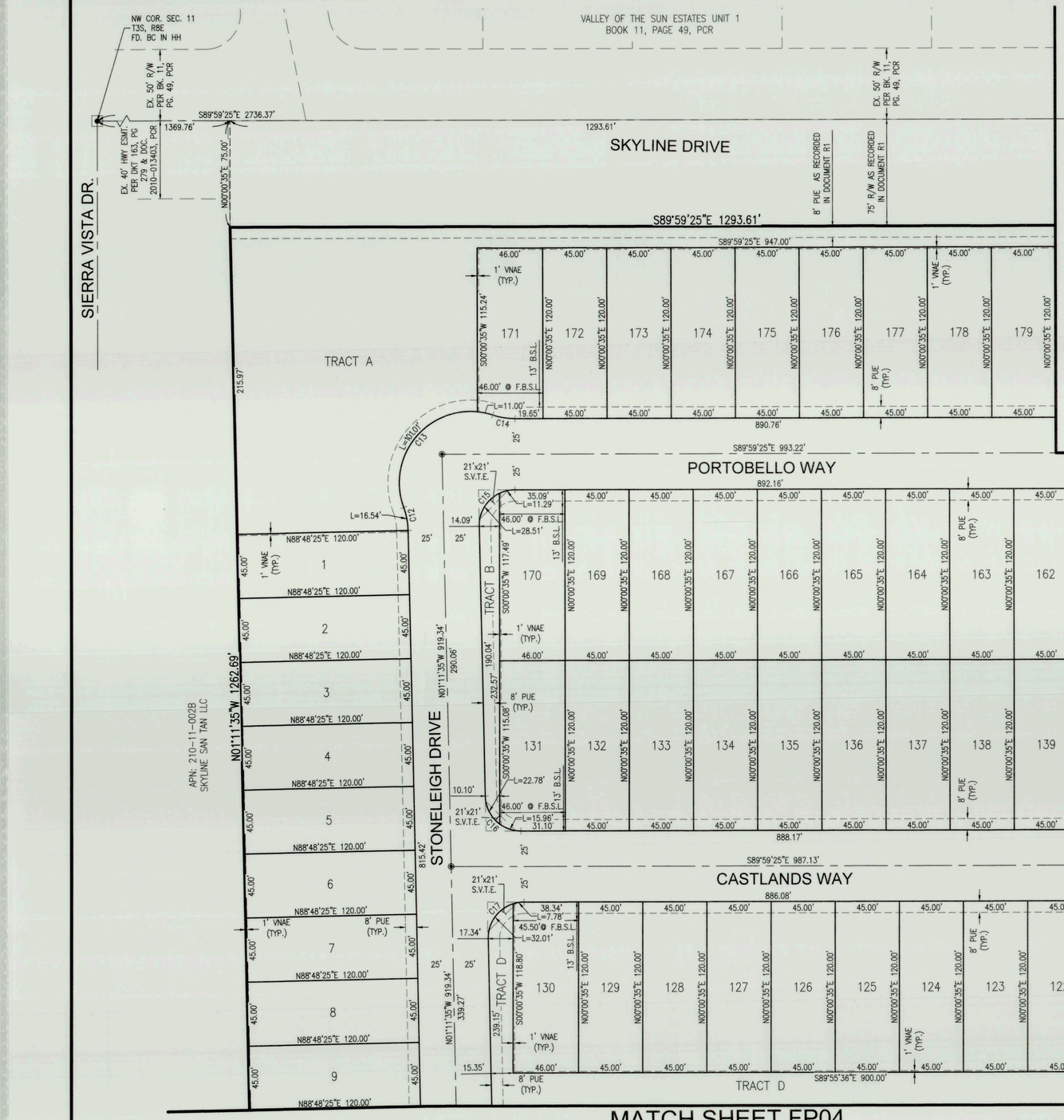
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C15	25.00'	39.79'	091°12'10"
C16	25.00'	38.75'	088°47'50"
C17	25.00'	39.79'	091°12'10"



21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT
NOT TO SCALE



33'x33' SIGHT VISIBILITY TRIANGLE EASEMENT
NOT TO SCALE

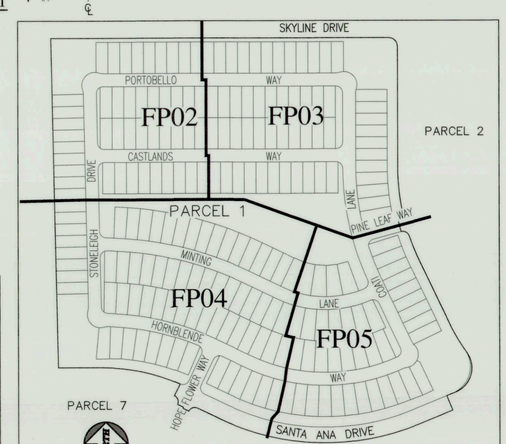


N. 1/4 COR. SEC. 11
T3S, R8E
Fd. BC IN HH

RECORDED DOCUMENTS:

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

TRACT TABLE			
TRACT	SQ. FT.	ACRES	USE
Tract A	105747	2.4276	PUE, OPEN SPACE, LANDSCAPING, DRAINAGE, SVTE & RECREATION
Tract B	2668	0.0613	PUE, OPEN SPACE, LANDSCAPING, SVTE
Tract C	6228	0.1430	PUE, OPEN SPACE, LANDSCAPING, SVTE
Tract D	159581	3.6635	PUE, OPEN SPACE, LANDSCAPING, DRAINAGE, SVTE, TOT LOT & RECREATION
Tract E	3028	0.0695	PUE, OPEN SPACE, LANDSCAPING, SVTE
Tract F	54490	1.2509	PUE, OPEN SPACE, LANDSCAPING, DRAINAGE, SVTE, RECREATION & SEWER EASEMENT
Tract G	5092	0.1169	PUE, OPEN SPACE, LANDSCAPING, SVTE
Tract H	94606	2.1719	PUE, OPEN SPACE, LANDSCAPING, DRAINAGE, SVTE, RECREATION & SEWER EASEMENT



SHEET INDEX MAP
NOT TO SCALE

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
1	5400	0.1240
2	5400	0.1240
3	5400	0.1240
4	5400	0.1240
5	5400	0.1240
6	5400	0.1240
7	5400	0.1240
8	5400	0.1240
9	5400	0.1240
10	5400	0.1240
11	5400	0.1240
12	5400	0.1240
13	5400	0.1240
14	5400	0.1240
15	5400	0.1240
16	5400	0.1240
17	5400	0.1240
18	5826	0.1338
19	5770	0.1325
20	5687	0.1306
21	5687	0.1306
22	5687	0.1306
23	5687	0.1306
24	5687	0.1306
25	5682	0.1304
26	5633	0.1293
27	5400	0.1240
28	5603	0.1286
29	5735	0.1317
30	5735	0.1317
31	5735	0.1317
32	5735	0.1317
33	5735	0.1317
34	5735	0.1317
35	5735	0.1317
36	5735	0.1317
SUBTOTAL=4.5932		

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
37	5735	0.1317
38	5735	0.1317
39	5735	0.1317
40	5735	0.1317
41	5767	0.1324
42	5746	0.1319
43	5553	0.1275
44	5614	0.1289
45	5635	0.1294
46	5635	0.1294
47	5635	0.1294
48	5635	0.1294
49	5635	0.1294
50	5635	0.1294
51	5635	0.1294
52	5635	0.1294
53	5626	0.1292
54	5400	0.1240
55	5400	0.1240
56	5400	0.1240
57	5717	0.1312
58	5859	0.1345
59	5854	0.1344
60	5853	0.1344
61	5855	0.1344
62	5860	0.1345
63	5856	0.1344
64	5853	0.1344
65	5854	0.1344
66	5857	0.1345
67	5859	0.1345
68	5950	0.1366
69	5954	0.1367
70	5954	0.1367
71	5954	0.1367
72	5954	0.1367
SUBTOTAL=4.7378		

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
73	5954	0.1367
74	5954	0.1367
75	5954	0.1367
76	5701	0.1309
77	5400	0.1240
78	5400	0.1240
79	5429	0.1246
80	5618	0.1290
81	5618	0.1290
82	5618	0.1290
83	5617	0.1290
84	5617	0.1289
85	5617	0.1289
86	5617	0.1289
87	5617	0.1289
88	5617	0.1290
89	5617	0.1290
90	5614	0.1289
91	5584	0.1282
92	5584	0.1282
93	5584	0.1282
94	5584	0.1282
95	5584	0.1282
96	5584	0.1282
97	5584	0.1282
98	5584	0.1282
99	5584	0.1282
100	5584	0.1282
101	5584	0.1282
102	5577	0.1280
103	5400	0.1240
104	5400	0.1240
105	5400	0.1240
106	6076	0.1395
107	6327	0.1453
108	6327	0.1453
SUBTOTAL=4.6723		

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
109	6327	0.1453
110	6327	0.1453
111	5457	0.1253
112	5400	0.1240
113	5400	0.1240
114	5400	0.1240
115	5400	0.1240
116	5400	0.1240
117	5400	0.1240
118	5400	0.1240
119	5400	0.1240
120	5400	0.1240
121	5400	0.1240
122	5400	0.1240
123	5400	0.1240
124	5400	0.1240
125	5400	0.1240
126	5400	0.1240
127	5400	0.1240
128	5400	0.1240
129	5400	0.1240
130	5517	0.1267
131	5497	0.1262
132	5400	0.1240
133	5400	0.1240
134	5400	0.1240
135	5400	0.1240
136	5400	0.1240
137	5400	0.1240
138	5400	0.1240
139	5400	0.1240
140	5400	0.1240
141	5400	0.1240
142	5400	0.1240
143	5400	0.1240
144	5400	0.1240
SUBTOTAL=4.5128		

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
145	5400	0.1240
146	5400	0.1240
147	5400	0.1240
148	5400	0.1240
149	5400	0.1240
150	5400	0.1240
151	5400	0.1240
152	5400	0.1240
153	5400	0.1240
154	5400	0.1240
155	5400	0.1240
156	5400	0.1240
157	5400	0.1240
158	5400	0.1240
159	5400	0.1240
160	5400	0.1240
161	5400	0.1240
162	5400	0.1240
163	5400	0.1240
164	5400	0.1240
165	5400	0.1240
166	5400	0.1240
167	5400	0.1240
168	5400	0.1240
169	5400	0.1240
170	5511	0.1265
171	5466	0.1255
172	5400	0.1240
173	5400	0.1240
174	5400	0.1240
175	5400	0.1240
176	5400	0.1240
177	5400	0.1240
178	5400	0.1240
179	5400	0.1240
180	5400	0.1240
SUBTOTAL=4.4680		

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
181	5400	0.1240
182	5400	0.1240
183	5400	0.1240
184	5400	0.1240
185	5400	0.1240
186	5400	0.1240
187	5400	0.1240
188	5400	0.1240
189	5400	0.1240
190	5400	0.1240
191	5449	0.1251
192	5512	0.1265
193	5400	0.1240
194	5400	0.1240
195	5400	0.1240
196	5400	0.1240
197	5400	0.1240
198	5522	0.1268
199	5670	0.1302
200	5670	0.1302
201	5670	0.1302
202	5660	0.1299
203	5660	0.1299
204	5670	0.1302
205	5628	0.1292
206	5400	0.1240
207	5400	0.1240
208	5400	0.1240
209	5400	0.1240
210	5400	0.1240
211	5512	0.1265
SUBTOTAL=3.8947		

NORTH

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

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REVISIONS		
NO.	DESCRIPTION	DATE

FINAL PLAT
SKYLINE VILLAGE - PARCEL 1
LOTS 1 THROUGH 211 & COMMON AREAS "A" THROUGH "H"
A REPLAT OF PARCEL 1 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

SUBMITTALS:

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J. SAEGER
Date Signed 1-27-23
ARIZONA, U.S.A.

FP02
SHEET 2 OF 5
PROJECT NUMBER
10944-1

FP22-058

VALLEY OF THE SUN ESTATES UNIT 1
BOOK 11, PAGE 49, PCR

NW COR. SEC. 11
T3S, R8E
FD. BC IN HH

S89°59'25"E 2736.37'

EX. 50' R/W PER BK. 11, PG. 49, PCR

1293.61'

8' PUE AS RECORDED IN DOCUMENT R1

75' R/W AS RECORDED IN DOCUMENT R1

SKYLINE DRIVE

N. 1/4 COR. SEC. 11
T3S, R8E
Fd. BC IN HH

73.00'

N00°00'35"E 75.00'

EX. 50' R/W PER BK. 10, PG. 12, PCR

NE COR. SEC. 11
T3S, R8E
FD. BC FLUSH

SIERRA VISTA DR.

QUAIL RUN LANE

S89°59'25"E 1293.61'

S89°59'25"E 947.00'

1293.61'

45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 46.00'

1' VNAE (TYP.)

180	181	182	183	184	185	186	187	188	189	190	191
N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 115.02'

8' PUE (TYP.)

13' B.S.L.

46.00' @ F.B.S.L.

45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 16.12'

890.76'

33'x33' S.V.T.E. AS RECORDED IN DOCUMENT R1

C1

TRACT A

8' PUE RECORDED IN DOCUMENT R1

80' R/W AS RECORDED IN DOCUMENT R1

40' | 40'

S89°59'25"E 993.22'

PORTOBELLO WAY

892.16'

25'

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

C21

C18

C19 L=95.76'

L=2.64'

L=13.24'

C20

2.07'

27.07'

45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00' | 45.00'

161	160	159	158	157	156	155	154	153	152	151
N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	S00°00'35"W 120.00'

8' PUE (TYP.)

1' VNAE (TYP.)

TRACT C

240.00'

190.00'

8' PUE (TYP.)

140	141	142	143	144	145	146	147	148	149	150
N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'

8' PUE (TYP.)

27.07'

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

2.07'

C22

25'

888.17'

S89°59'25"E 987.13'

CASTLANDS WAY

886.08'

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

C23

37.74'

L=7.89'

45.50' @ F.B.S.L.

L=31.24'

17.24'

N00°00'35"E 334.02'

121	120	119	118	117	116	115	114	113	112	111
N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 120.00'	N00°00'35"E 118.77'

8' PUE (TYP.)

13' B.S.L.

1' VNAE (TYP.)

S89°55'36"E 900.00'

21.99'

TRACT D

8' PUE (TYP.)

R=825.00' L=464.77' D=32°15'45"

L=442.15'

MATCH SHEET FP04

MATCH SHEET FP02

COATI LANE

S00°00'35"W 461.02'

SURREY LANE

S00°00'35"W 334.02'

N00°00'35"E 295.88'

S00°50'25"E 2650.26'

SKYLINE VILLAGE – PARCEL 2
FP22-052

S89°59'25"E 118.26'

192	193	194	195	196	197	198	199	200	201	202
46.00' @ F.B.S.L.	S89°59'25"E 120.00'	S89°59'25"E 120.00'	S89°59'25"E 120.00'	S89°59'25"E 120.00'	S89°59'25"E 120.00'	N88°43'18"E 120.00'	N85°50'29"E 120.00'	N82°57'40"E 120.00'	N80°04'52"E 120.00'	N77°12'03"E 117.27'

32.92'

13' B.S.L.

1' VNAE (TYP.)

46.00'

45.00'

282.80'

8' PUE (TYP.)

1' VNAE (TYP.)

25'

24.88'

45.01' @ R.B.S.L. L=19.78' 24.88'

L=22.48'

L=50.27'

45.00' @ R.B.S.L. L=44.24'

L=212.04'

L=38.15'

L=11.94'

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

L=28.61'

110.16'

13.75'

C24

25'

S74°55'17"W 450.00'

PINE LEAF WAY

C2

C3

L1

33'x33' S.V.T.E. AS RECORDED IN DOCUMENT R1

E ¼ COR. SEC. 11
T3S, R8E
FD. BC FLUSH

RECORDED DOCUMENTS:

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

NORTH

40' 20' 0 40'

SCALE: 1" = 40'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	33.00'	51.84'	090°00'00"
C2	840.00'	172.62'	011°46'28"
C3	25.00'	37.82'	086°41'11"
C18	50.00'	15.88'	018°11'42"
C19	50.00'	110.30'	126°23'23"
C20	50.00'	15.88'	018°11'42"
C21	25.00'	39.27'	090°00'00"
C22	25.00'	39.27'	090°00'00"
C23	25.00'	39.13'	089°40'53"
C24	25.00'	40.55'	092°56'22"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	50.00'	S15°04'43"E

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REVISIONS

NO.	DESCRIPTION	DATE

FINAL PLAT
SKYLINE VILLAGE - PARCEL 1
LOTS 1 THROUGH 211 & COMMON AREAS "A" THROUGH "h"
A REPLAT OF PARCEL 1 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

SUBMITTALS:

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J. SAEGER
Date Signed 1-27-25
ARIZONA, U.S.A.

FP03

SHEET 3 OF 5

PROJECT NUMBER
10944-1

FP22-058

MATCH SHEET FP02

MATCH SHEET FP05

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C25	25.00'	38.33'	087°51'24"
C26	25.00'	40.28'	092°19'00"
C27	25.00'	38.08'	087°15'46"
C28	50.00'	15.88'	018°11'42"
C29	50.00'	108.53'	124°21'42"
C30	50.00'	16.70'	019°08'29"
C31	25.00'	40.59'	093°01'35"
C32	25.00'	39.27'	090°00'00"
C33	25.00'	38.72'	088°44'45"
C33	25.00'	38.72'	088°44'45"
C34	25.00'	39.27'	090°00'00"
C45	725.00'	307.19'	024°16'36"
C51	25.00'	39.90'	091°26'50"
C52	25.00'	39.27'	090°00'00"
C56	930.00'	774.97'	047°44'40"

LINE TABLE		
LINE #	LENGTH	BEARING
L5	25.00'	N64°26'46"W
L6	4.79'	N25°33'14"E
L8	167.34'	N89°58'37"W

RECORDED DOCUMENTS:

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

NORTH

40' 20' 0 40'

SCALE: 1" = 40'

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REVISIONS

NO.	DESCRIPTION	DATE

FINAL PLAT
SKYLINE VILLAGE - PARCEL 1
LOTS 1 THROUGH 211 & COMMON AREAS "A" THROUGH "h"
A REPLAT OF PARCEL 1 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

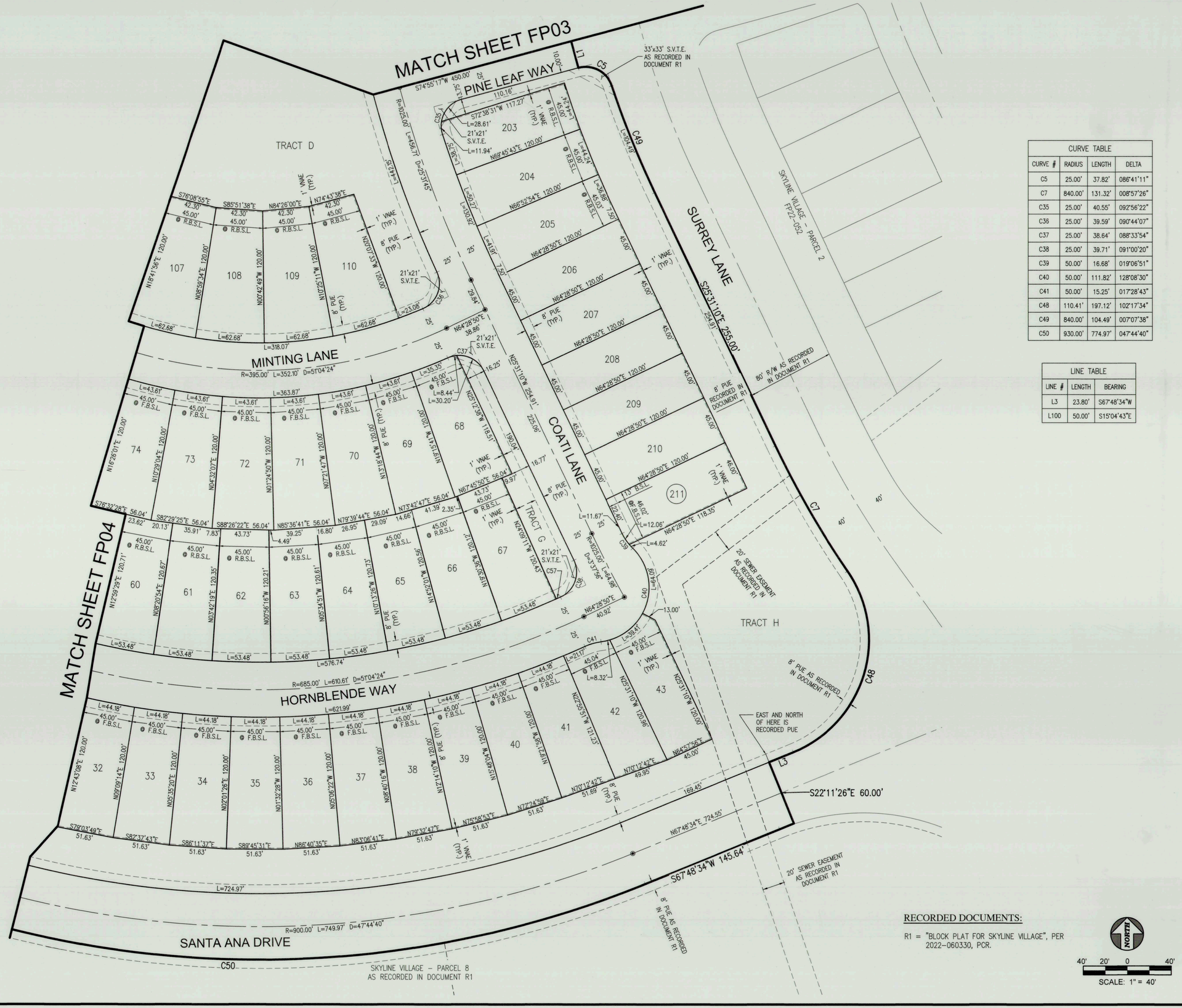
SUBMITTALS:

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48644
DAVID J. SAEGER
Date Signed 1-27-23
ARIZONA U.S.A.

FP04
SHEET 4 OF 5
PROJECT NUMBER
10944-1

FP22-058



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C5	25.00'	37.82'	086°41'11"
C7	840.00'	131.32'	008°57'26"
C35	25.00'	40.55'	092°56'22"
C36	25.00'	39.59'	090°44'07"
C37	25.00'	38.64'	088°33'54"
C38	25.00'	39.71'	091°00'20"
C39	50.00'	16.68'	019°06'51"
C40	50.00'	111.82'	128°08'30"
C41	50.00'	15.25'	017°28'43"
C48	110.41'	197.12'	102°17'34"
C49	840.00'	104.49'	007°07'38"
C50	930.00'	774.97'	047°44'40"

LINE TABLE		
LINE #	LENGTH	BEARING
L3	23.80'	S67°48'34"W
L100	50.00'	S15°04'43"E

RECORDED DOCUMENTS:

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

NORTH

40' 20' 0 40'

SCALE: 1" = 40'

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REVISIONS

NO.	DESCRIPTION	DATE

FINAL PLAT
SKYLINE VILLAGE - PARCEL 1
LOTS 1 THROUGH 211 & COMMON AREAS "A" THROUGH "H"
A REPLAT OF PARCEL 1 AS RECORDED IN FEE #2020-060330 P.C.R.
PINAL COUNTY, ARIZONA

SUBMITTALS:

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
48648
DAVID J. SAEGER
Date Signed 1-27-25
ARIZONA, U.S.A.

FP05

SHEET 5 OF 5

PROJECT NUMBER
10944-1

FP22-058