AMENDED FINAL PLAT
FOR
SAN TAN 320
PARCELS 14 - 16

A RE-PLAT OF SAN TAN 320 PARCELS 14 – 16, RECORDED IN FEE NO. 20023-074266, PINAL COUNTY RECORDS, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

GENERAL NOTES

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF **EPCOR** 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. **86-400665.0001**.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220396.
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 **SAN TAN TRAILS ASSOCIATION INC.** 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 **SAN TAN TRAILS ASSOCIATION INC.**
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. TRACT AA, TRACT CCC AND TRACTS O THROUGH TRACT Z ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE **SAN TAN TRAILS ASSOCIATION INC.**
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 3/11/2022 IN FEE NO. 2022-029777 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. MAINTENANCE OF ALL DRAINAGE ELEMENTS WITHIN THE PROJECT WILL BE THE RESPONSIBILITY OF THE HOA. SHOULD THE HOA NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, PINAL COUNTY MAY ENTER UPON AND MAINTAIN THE EASEMENTS, AT ITS OWN DISCRETION.
16. STREETS SHOWN AS TRACT DDD IS PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE **SAN TAN TRAILS ASSOCIATION INC.**, FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS, AND PUBLIC UTILITIES.
17. RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS, AS DESIGNATED ON THIS PLAT, SHALL BE GRANTED AND CONVEYED TO THE **SAN TAN TRAILS ASSOCIATION INC.**, WHERE PRIVATE STREETS INTERSECT INTO PRIVATE STREETS, 21' X 21' AT PRIVATE LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT PRIVATE COLLECTOR AND/OR ARTERIAL INTERSECTIONS.

LIENHOLDER RATIFICATION

THE UNDERSIGNED IS THE DULY AUTHORIZED AGENT OF EACH BENEFICIARY WHO HOLDS BENEFICIARY INTEREST UNDER THE PERFORMANCE DEED OF TRUST DATED 3/9/2022, AND RECORDED ON 3/11/2022, AS FEE NO. 2022-029778 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA AND DOES HEREBY RATIFY THIS PLAT ON BEHALF OF EACH BENEFICIARY THIS 7th DAY OF February, 2025.

BY: _____

NAME: JASON BARNEY

ITS: AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS.
COUNTY OF Maricopa)

ON THIS 7 DAY OF February 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JASON BARNEY, WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF BOA SORTE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP; BEN FATTO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; VIEL CLUCK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; LANDMARK LAND INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; LAND HILL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND DRAGONFLY CAPITAL HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF EACH ENTITY REFERENCED IN THIS ACKNOWLDEGEMENT, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

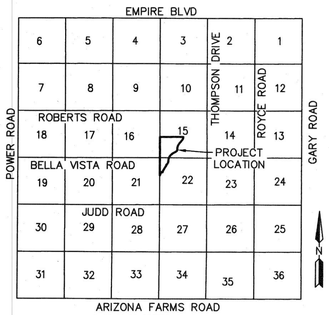
NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: 12/11/2026

SHERYL M HENNIGH
Notary Public - Arizona
Maricopa County
Commission # 637958
My Comm. Expires Dec 11, 2026

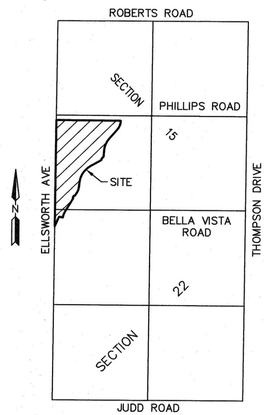
BASIS OF BEARINGS

N0°02'53"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON.



VICINITY MAP

NTS
T3S-R7E



LOCATION MAP

NTS

BASE ZONING & ZONING CASE NO.

PLANNED AREA DEVELOPMENT *SEE FP02 FOR LOT DEVELOPMENT STANDARDS
(PAD) ZONING DISTRICT (R-7)
(PAD) ZONING DISTRICT (R-9)
(PAD) ZONING DISTRICT (R-12)
(PAD) ZONING DISTRICT (MD)

CASE # PZ-PD-008-15

BENCHMARK

NORTHEAST CORNER OF SECTION 10, T.3S., R.7E.,
FOUND 3" PCHD (PINAL COUNTY HIGHWAY DEPARTMENT)
BRASS CAP IN HAND HOLE, DOWN 0.8', STAMPED
"PINAL COUNTY HWY DEPT"
ELEVATION: 1529.82'
DATUM: NAVD88

SERVICE PROVIDERS

WATER	EPCOR
SEWER	EPCOR
ELEC.	SRP
GAS	MESA GAS
TELEPHONE	COX OR CENTURY LINK
CABLE TV	COX OR CENTURY LINK
POLICE	PINAL COUNTY SHERIFF DEPARTMENT
FIRE	RURAL METRO
ELEMENTARY SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE	REPUBLIC SERVICES

LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
— — —	SECTION LINE
——— ———	CENTER LINE
——— - ———	RIGHT OF WAY
———	PARCEL LINE
- - - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
◇1	FEE NO. 2023-051557, PCR

LAND SURVEYOR 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 JULY 2024, 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.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
bbenedict@hilgartwilson.com

DATE: 1-20-2025

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed: 1-20-25
ARIZONA, U.S.A.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

_____ 2-11-2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE
PLANNING DIVISION

_____ 2/11/2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE
AQUIFER PROTECTION DIVISION

_____ 02/18/2025
PINAL COUNTY PUBLIC WORKS DEPARTMENT — DATE
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF PERFORMANCE BOND, RESOLUTION NO. 090623-RD23-040 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. 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

OWNER/DEVELOPER

TOLL BROTHERS AZ CONSTRUCTION COMPANY
8767 EAST VIA DE VENTURA #390
SCOTTSDALE, AZ 85258

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE, SUITE 250
PHOENIX, AZ 85016
PH: 602.490.0535
FAX: 602.368.2436
CONTACT: BRIAN J. BENEDICT, RLS

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA)
)SS.
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF AMENDED FINAL PLAT FOR **"SAN TAN 320 PARCELS 14 – 16"**, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT 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.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION IS THE OWNER OF FEE TITLE IN THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. **TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION** 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.

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' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION HEREBY DEDICATES , GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS TRACT Z AS DESIGNATED ON THIS PLAT.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC, UPON ALL LOTS ADJACENT TO TRACTS AND/OR ADJACENT TO STREETS.

OWNER HEREBY GRANTS TO PINAL COUNTY AN EMERGENCY ACCESS EASEMENT ACROSS TRACT DDD FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS AA, BB, DDD, O, R, S, T, V, W, Y, Z AND/OR THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE AREAS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE **SAN TAN TRAILS ASSOCIATION INC.** SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE AREA PER THE APPROVED PLANS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE AREAS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE AREAS, AND CHARGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE USE.

WATER AND SEWER 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 WATER AND SEWER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

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.

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:

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, 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 10th DAY OF February, **2025.**

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION

BY: _____

ITS: Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS.
COUNTY OF PINAL)

GAIL LANGDON
Notary Public - Arizona
Maricopa County
Commission # 630739
My Comm. Expires Jul 22, 2026

ON THIS 10th DAY OF February **2025**, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Angela Gibson WHO ACKNOWLEDGED THEMSELF TO BE AUTHORIZED REPRESENTATIVE OF **TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION** AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: 07/22/2026

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16
PINAL COUNTY, ARIZONA
AMENDED FINAL PLAT

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: NONE
DRAWN: MRM
APPROVED: BJB
STATUS:
COUNTY TRACKING NO: FP21-040

DWG. NO.
FP01
SHT. 1 OF 13

© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP01.dwg 2/7/2025 9:53 AM

TABLE 23.201 : LOT DEVELOPMENT STANDARDS / SETBACKS, BUILDING HEIGHT, LOT COVERAGE – CIRCLE G AT THE SAN TANS

STANDARD	CASITAS SF-D (MD) (PROPOSED)	CASITAS SF-D (MD) (PCDSC)	CASITAS SF-A (MD) (PROPOSED)	CASITAS SF-A (MD) (PCDSC)	55'X120' (R-7) (PROPOSED)	55'X120' (R-7) (PCDSC)	65'X130' (R-7) (PROPOSED)	65'X130' (R-7) (PCDSC)	80'X140' (R-9) (PROPOSED)	80'X140' (R-9) (PCDSC)	VLDR (R-12) (PROPOSED)	VLDR (R-12) (PCDSC)
MINIMUM LOT AREA (SQ. FT.):	7,000	7,000	**3,000**	3,500	**6,600**	7,000	**6,600**	7,000	9,000	9,000	12,000	12,000
MINIMUM LOT WIDTH (FT.):	50	50	25	25	50	50	50	50	50	50	50	50
MINIMUM HEIGHT (FT.):	30	30	30	30	30	30	30	30	30	30	30	30
MINIMUM BUILDING SETBACKS (FT.):												
FRONT (FRONT FACING GARAGE):	20	20	20	20	20	20	20	20	20	20	**20**	20
FRONT (SIDE ENTRY GARAGE/PORCH/LIVABLE AREA):	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED
SIDE:	**5 / 10**	10	**0**	10	**5 / 10**	10	**5 / 10**	10	**5 / 10**	10	**5 / 10**	10
MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:	–	–										
REAR (DWELLING UNITS):	**20**	25	**20**	25	**20**	25	**20**	25	**20**	25	**20**	25
REAR (COVERED PATIO):	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED	**15**	NOT SPECIFIED
BUILDABLE AREA (MAXIMUM LOT COVERAGE (%)):	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
PARKING:	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU

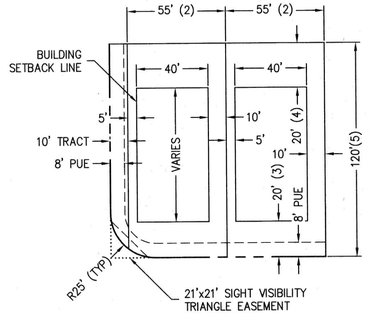
* PROPOSED DEVIATIONS FROM PINAL COUNTY DEVELOPMENT SERVICES CODE (PCDSC) STANDARDS ARE INDICATED IN BOLD TYPEFACE.

LAND USE TABLE	
GROSS ACREAGE	60.533 ACRES
AREA OF STREETS (PRIVATE)	8.336 ACRES
NET ACREAGE	52.197 ACRES
AREA OF TRACTS	26.038 ACRES
AREA OF PARCEL 16	2.288 ACRES
TOTAL NUMBER OF LOTS	131 LOTS
OVERALL DENSITY	1.24 DU/GROSS AC.
AVERAGE AREA PER LOT	9,000 S.F.

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT AA	0.0250	COMMON AREA, OPEN SPACE
TRACT DDD	8.3359	COMMON AREA, ROADWAY & DRAINAGE
TRACT O	7.1751	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT P	0.0273	COMMON AREA, OPEN SPACE
TRACT Q	0.0337	COMMON AREA, OPEN SPACE
TRACT R	1.9231	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT S	3.2435	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT T	2.8766	COMMON AREA, DRAINAGE, OPEN SPACE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT U	0.0250	COMMON AREA, OPEN SPACE
TRACT V	0.2536	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT W	0.1591	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT X	0.0290	COMMON AREA, OPEN SPACE
TRACT Y	0.3478	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT Z	9.8941	COMMON AREA, DRAINAGE, OPEN SPACE, WATER EASEMENT, SEWER EASEMENT & EMERGENCY ACCESS EASEMENT

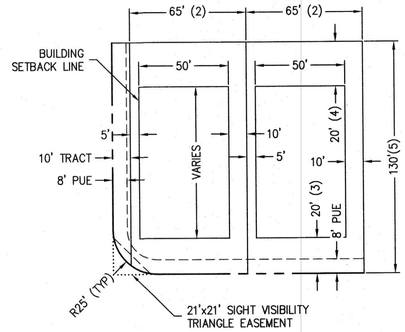
NOTES:
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS/SIDEWALKS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-7 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 55', MINIMUM LOT AREA IS 6,600 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

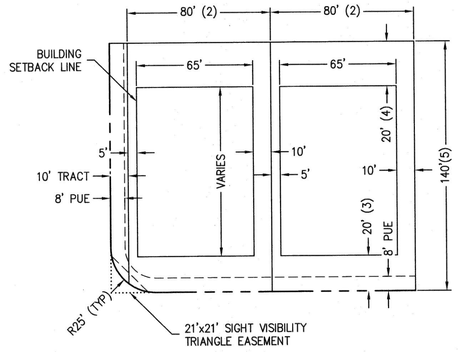
TYPICAL 55'x120' LOTS & BUILDING SETBACKS
N.T.S.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-7 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 65', MINIMUM LOT AREA IS 6,600 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

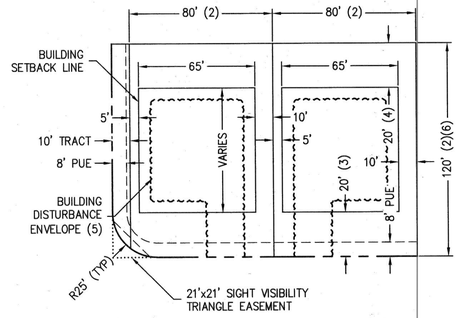
TYPICAL 65'x130' LOTS & BUILDING SETBACKS
N.T.S.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-9 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 80', MINIMUM LOT AREA IS 9,000 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

TYPICAL 80'x140' LOTS & BUILDING SETBACKS
N.T.S.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-12 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 80'. MINIMUM LOT DEPTH PER PRODUCT TYPE IS 120'. LOT WIDTHS OR DEPTHS MUST BE ADJUSTED TO PROVIDE THE MINIMUM LOT SQUARE FOOTAGE. MINIMUM LOT AREA IS 12,000 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. INDIVIDUAL BUILDING DISTURBANCE ENVELOPES WILL BE ESTABLISHED AT THE TIME OF DWELLING UNIT DESIGN FOR EACH LOT. REMAINDER OF LOT AREA TO BE PRESERVED AS PRIVATE ONLOT OPEN SPACE.
6. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

TYPICAL VERY LOW DENSITY RESIDENTIAL LOTS & BUILDING SETBACKS
N.T.S.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J. BENEDICT
Not Signed 1-28-25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

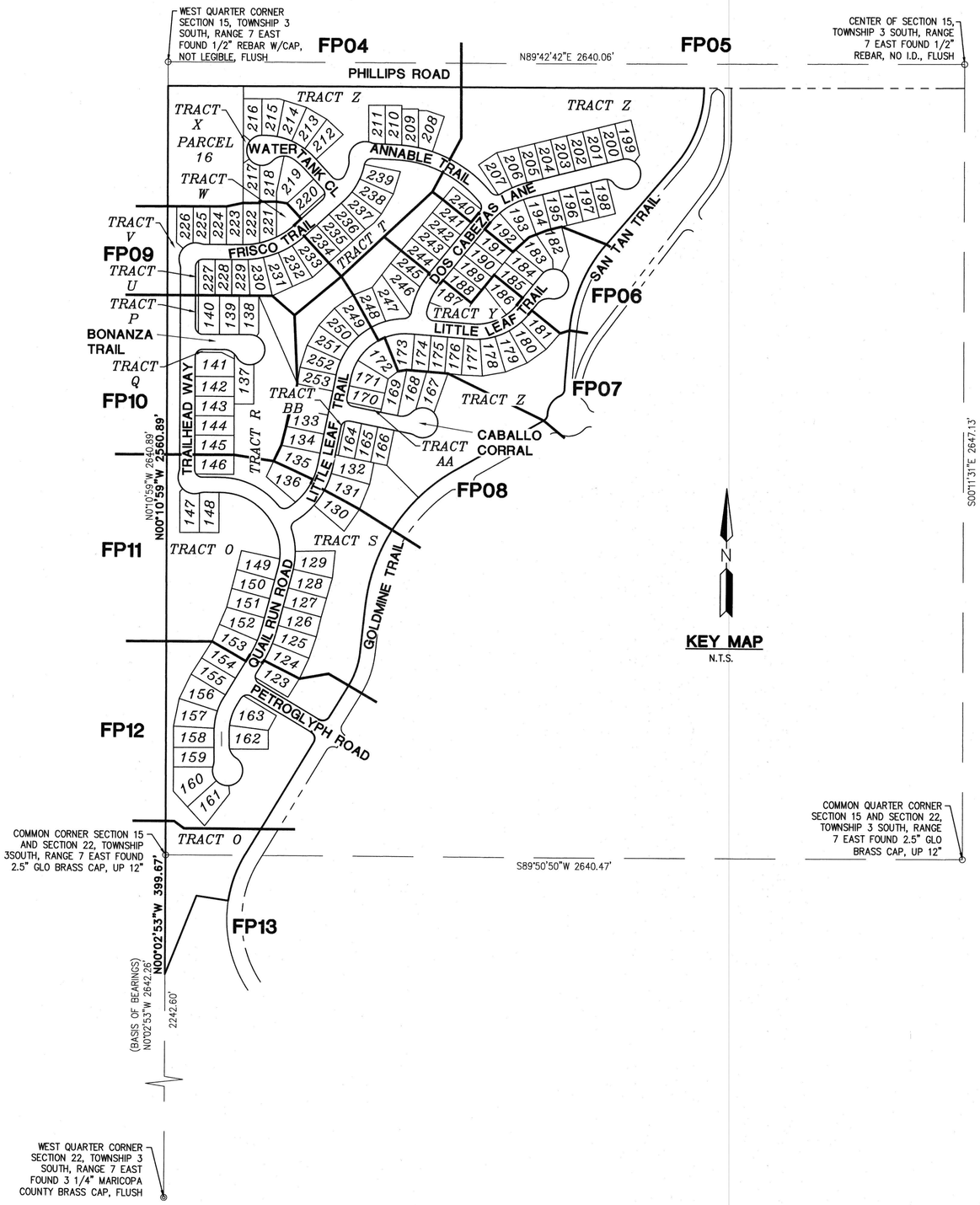
SAN TAN 320 PARCELS 14 - 16
PINAL COUNTY, ARIZONA
AMENDED FINAL PLAT

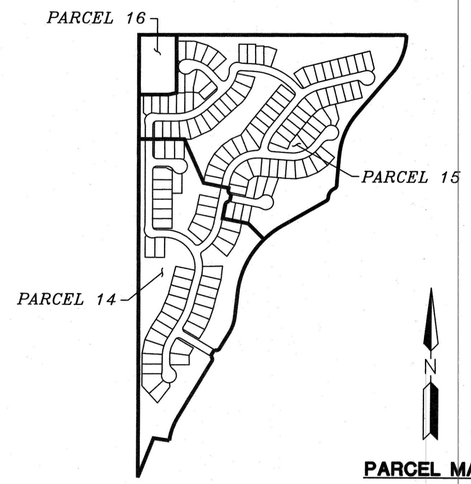
PROJ. NO.: 1264
DATE: JAN 2025
SCALE: NONE
DRAWN: MRM
APPROVED: BJB
STATUS:
COUNTY TRACKING NO: FP21-040

DWG. NO.
FP02
SHT. 2 OF 13

© Copyright 2025, HILGARTWILSON, LLC – This document is the sole property of HILGARTWILSON, LLC.

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP02.dwg 2/7/2025 9:54 AM





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 1/16/25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: NONE
DRAWN: MRM
APPROVED: BJB
STATUS:
COUNTY TRACKING NO: FP21-040

DWG. NO.
FP03
SHT. 3 OF 13

© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP03.dwg 1/17/2025 9:53 AM

WEST QUARTER CORNER
SECTION 15, TOWNSHIP 3
SOUTH, RANGE 7 EAST
FOUND 1/2" REBAR W/CAP,
NOT LEGIBLE, FLUSH

ARIZONA STATE LAND

N89°42'42"E 2640.06'

PHILLIPS ROAD

80' R/W
FEE NO. 99-046444
FEE NO. 99-056147

80.00'

249.90'

394.93'

N89°42'42"E 1777.02'

1112.20'

MATCH SHEET 5

8' POWER DISTRIBUTION EASEMENT FEE NO. 2005-088856 P.C.R.

20' WE & EMERGENCY ACCESS EASEMENT

ARIZONA STATE LAND
N0°10'59"W 2640.89'
N00°10'59"W 2560.89'
400.04'

Parcel 16

TRACT X

TRACT Z

TRACT DDD

TRACT T

TRACT W

WATER TANK CIRCLE

FRISCO TRAIL

ANNABLE TRAIL

S89°48'21"W 118.92'
S72°55'18"E 94.56'
S60°05'28"E 77.58'
S47°17'17"E 74.03'
S89°42'42"W 110.00'
S89°42'42"W 55.00'
S89°42'42"W 27.50'
S71°46'54"E 61.59'
N18°21'45"E 122.83'
S87°32'34"E 96.38'
S79°22'19"E 121.95'
S66°32'29"E 122.48'
S17°02'36"W 77.89'
S53°42'39"E 122.51'
S30°17'11"W 77.83'
S42°50'59"E 120.00'
S42°47'40"E 120.00'
N47°09'01"E 121.72'
N35°19'27"E 122.17'
N23°29'37"E 122.17'
N10°39'47"E 122.17'
S00°11'39"E 121.16'
N00°17'18"W 182.94'
N00°17'18"W 121.89'
N00°17'18"W 128.90'
N00°17'18"W 131.77'
N00°17'18"W 128.10'
S00°17'18"E 183.28'
N89°42'46"E 194.98'
N77°06'18"E 56.37'
S89°48'21"W 55.00'
S81°20'16"E 34.43'
N47°09'01"E 120.00'
N47°09'01"E 115.00'
N47°09'01"E 176.55'
N47°09'01"E 237.93'
N42°50'59"W 146.62'
S00°11'39"E 387.74'
S00°11'39"E 125.35'
N00°11'39"W 125.35'
N11°15'29"E 122.36'
S54°35'51"W 25.19'
S50°30'22"E 29.84'
S00°11'39"E 32.24'
S89°48'21"W 56.15'
N51°03'04"E 38.26'
S35°44'26"W 38.91'

MATCH SHEET 9
MATCH SHEET 6
MATCH SHEET 7

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C25	34.00'	84°31'44"	50.16'
C26	55.00'	17°20'29"	16.65'
C27	25.00'	81°11'07"	35.42'
C28	55.00'	23°57'38"	23.00'
C30	200.00'	19°26'10"	67.84'
C31	25.00'	109°28'16"	47.77'
C32	50.00'	78°27'47"	68.47'
C33	25.00'	90°00'00"	39.27'

40 20 0 40 80
SCALE: 1" = 40'

LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
—— —— ——	SECTION LINE
——— — ———	CENTER LINE
—— - - ——	RIGHT OF WAY
———	PARCEL LINE
- - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
◇1	FEE NO. 2023-051557, PCR

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 1-20-25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: AS SHOWN
DRAWN: MRM
APPROVED: BJB
STATUS:
COUNTY TRACKING NO: FP21-040

DWG. NO.
FP04
SHT. 4 OF 13

© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP04.dwg 1/17/2025 9:54 AM

N

40 20 0 40 80

SCALE: 1" = 40'

CENTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 7 EAST FOUND 1/2" REBAR, NO I.D., FLUSH

ARIZONA STATE LAND

← N89°42'42"E 2640.06'

PHILLIPS ROAD

80' R/W
FEE NO. 99-046444
FEE NO. 99-056147

← N89°42'42"E 1777.02'

← 1112.20'

8' POWER DISTRIBUTION EASEMENT FEE NO. 2005-088856 P.C.R.

MATCH SHEET 4

TRACT Z

TRACT Z

TRACT Z

TRACT Z

TRACT Z

TRACT Z

TRACT Z

TRACT Z

8' PUE

R=588.00' D=40°40'21" L=275.43'

SAN TAN 320 PARCELS 1 – 5 FEE NO. 2023-051557, PCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	N41°29'28"W	60.87'
L7	N41°29'28"W	14.74'
L8	N41°29'28"W	14.74'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C20	152.05'	33°19'23"	88.43'
C21	30.00'	67°58'32"	35.59'
C22	25.00'	81°09'00"	35.41'
C23	25.00'	81°09'00"	35.41'
C24	300.00'	1°05'04"	5.68'

208

MATCH SHEET 4

TRACT DDD

ANNABLE TRAIL

L=341.60'

L=223.62'

R=400.00' D=46°03'07" L=321.56'

L=301.41'

8' PUE

N55°41'05"E 72.85'

1' VNAE

N24°15'42"W 126.55'

N34°05'43"W 119.71'

207

206

205

204

203

202

201

200

199

72.85'

55.38'

55.00'

N14°12'29"W 120.00'

N14°12'29"W 120.27'

N75°47'31"E 458.23'

L=27.64'

L=7.77'

L=43.87'

L=96.52'

L=1.15'

L=51.49'

53.77'

323.58'

L=5.20'

L=38.68'

49.81'

S36°04'32"W 28.25'

DOS CABEZAS LANE

TRACT DDD

N75°47'31"E 240.05'

C20

C21

C22

L=130.95'

L=176.63'

R=275.00' D=3°71'0.3"

L=162.39'

L=91.59'

L=25.97'

39.42'

249.42'

L=10.20'

L=25.40'

L=81.78'

R=50.00' D=247°58'32" L=216.40'

L=36.06'

S53°17'34"E 62.75'

N53°17'34"W 56.02'

103.08'

SAN TAN TRAIL

R=588.00' D=40°40'21"

S40°22'31"W 352.98'

214.82'

24'

TRACT T

240

L=25.33'

L=10.07'

C24

C23

L=47.68'

L=44.83'

N51°25'31"W 118.24'

N51°25'31"W 120.00'

MATCH SHEET 6

241

193

194

195

196

197

198

S20°09'35"E 124.80'

S41°12'29"E 120.14'

N14°12'29"W 120.14'

N14°12'29"W 118.43'

S41°09'04"E 125.44'

N75°47'31"E 231.15'

183.65

192

S51°25'31"E 120.00'

N46°53'49"E 72.89'

N68°25'28"E 66.63'

41.59'

21.27'

51.42'

182

191

183

184

SAN TAN 320 PARCELS 1 – 5 FEE NO. 2023-051557, PCR

LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
- - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
◇1	FEE NO. 2023-051557, PCR

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J. BENEDICT
Date Signed 1-20-25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

© Copyright 2025, HILGARTWILSON, LLC – This document is the sole property of HILGARTWILSON, LLC.

STATUS:

COUNTY TRACKING NO: FP21-040

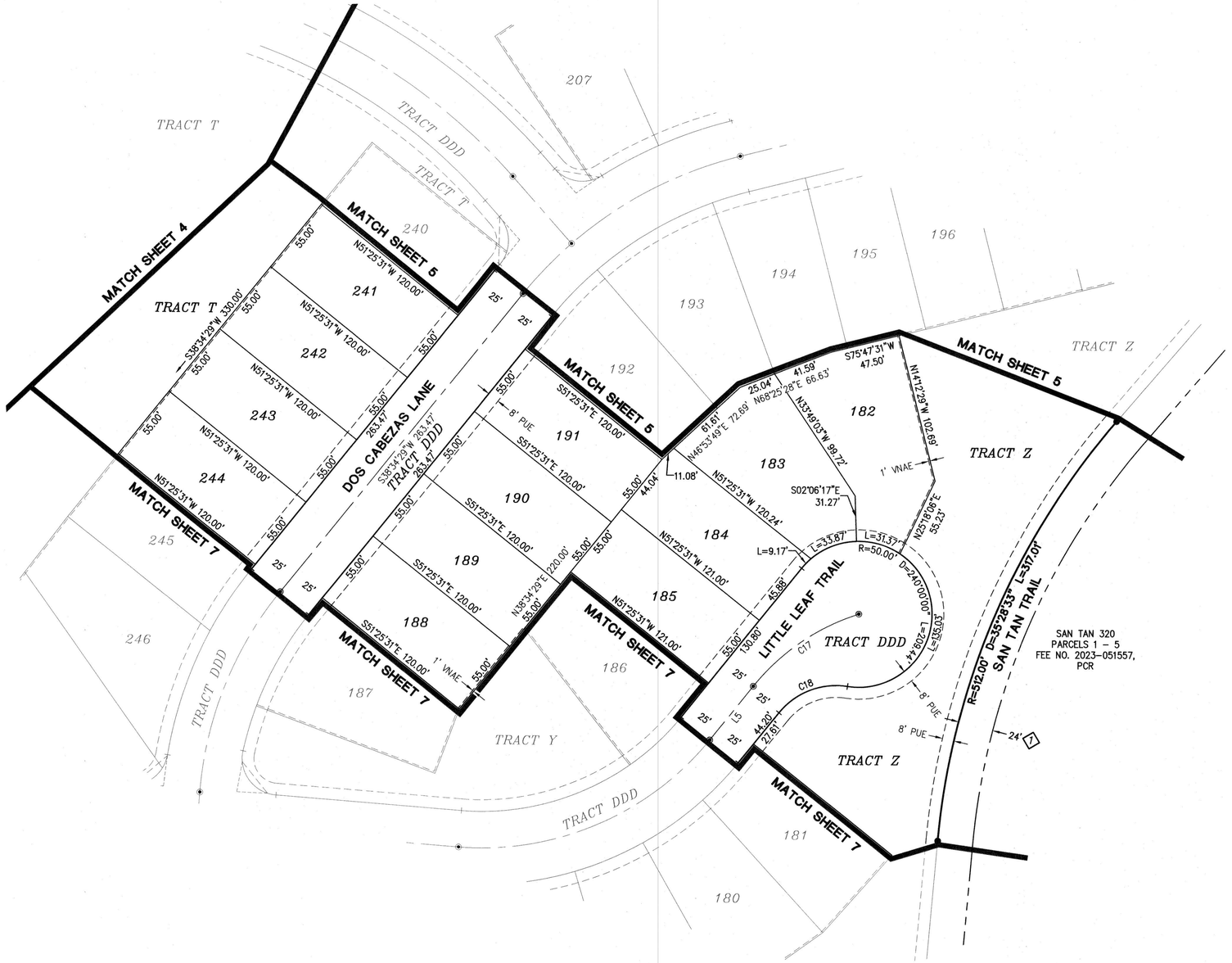
PROJ. NO.: 1264
DATE: JAN 2025
SCALE: AS SHOWN
DRAWN: MRM
APPROVED: BJB

DWG. NO.

FP05

SHT. 5 OF 13

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP05.dwg 1/17/2025 9:54 AM



N

40 20 0 40 80

SCALE: 1" = 40'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N38°34'29"E	47.27'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C17	152.06'	33°19'23"	88.43'
C18	50.00'	60°00'00"	52.36'

LEGEND

- FOUND MONUMENT AS NOTED
- SET BRASS CAP
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT–OF–WAY
- PUE — PUBLIC UTILITY EASEMENT
- SE — SEWER LINE EASEMENT
- WE — WATER LINE EASEMENT
- VNAE — VEHICLE NON–ACCESS EASEMENT
- PCR — PINAL COUNTY RECORDS
- RLS — REGISTERED LAND SURVEYOR
- APN — ASSESSOR PARCEL NUMBER
- (1) — SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- (2) — SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
- ⟨1⟩ — FEE NO. 2023–051557, PCR

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed: 01-16-25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

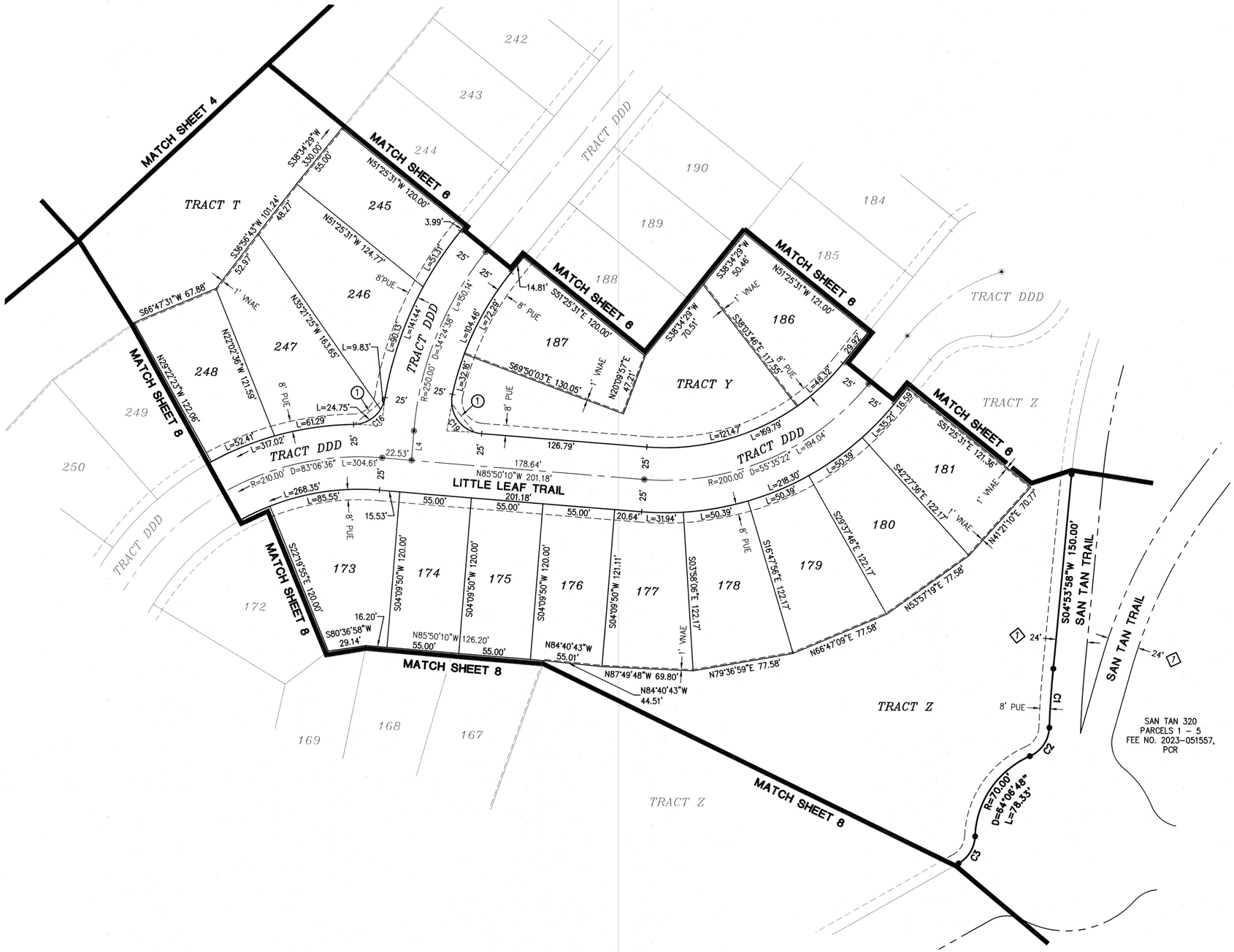
AMENDED FINAL PLAT

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: AS SHOWN
DRAWN: MRM
APPROVED: BJB
STATUS:
COUNTY TRACKING NO: FP21-040

DWG. NO.
FP06
SHT. 6 OF 13

© Copyright 2025, HILGARTWILSON, LLC – This document is the sole property of HILGARTWILSON, LLC.

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP06.dwg 1/17/2025 9:55 AM



N

40 20 0 40 80

SCALE: 1" = 40'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L4	S04°09'50"W	22.82'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	829.52'	3°08'50"	45.56'
C2	25.00'	64°06'40"	27.97'
C3	25.00'	58°14'35"	25.41'
C16	25.00'	79°14'29"	34.58'
C19	25.00'	97°48'40"	42.68'

LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
◇1	FEE NO. 2023-051557, PCR

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 8-30-25
ARIZONA, U.S.A.

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP07.dwg 1/17/2025 9:55 AM

© Copyright 2025, HILGARTWILSON, LLC – This document is the sole property of HILGARTWILSON, LLC.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

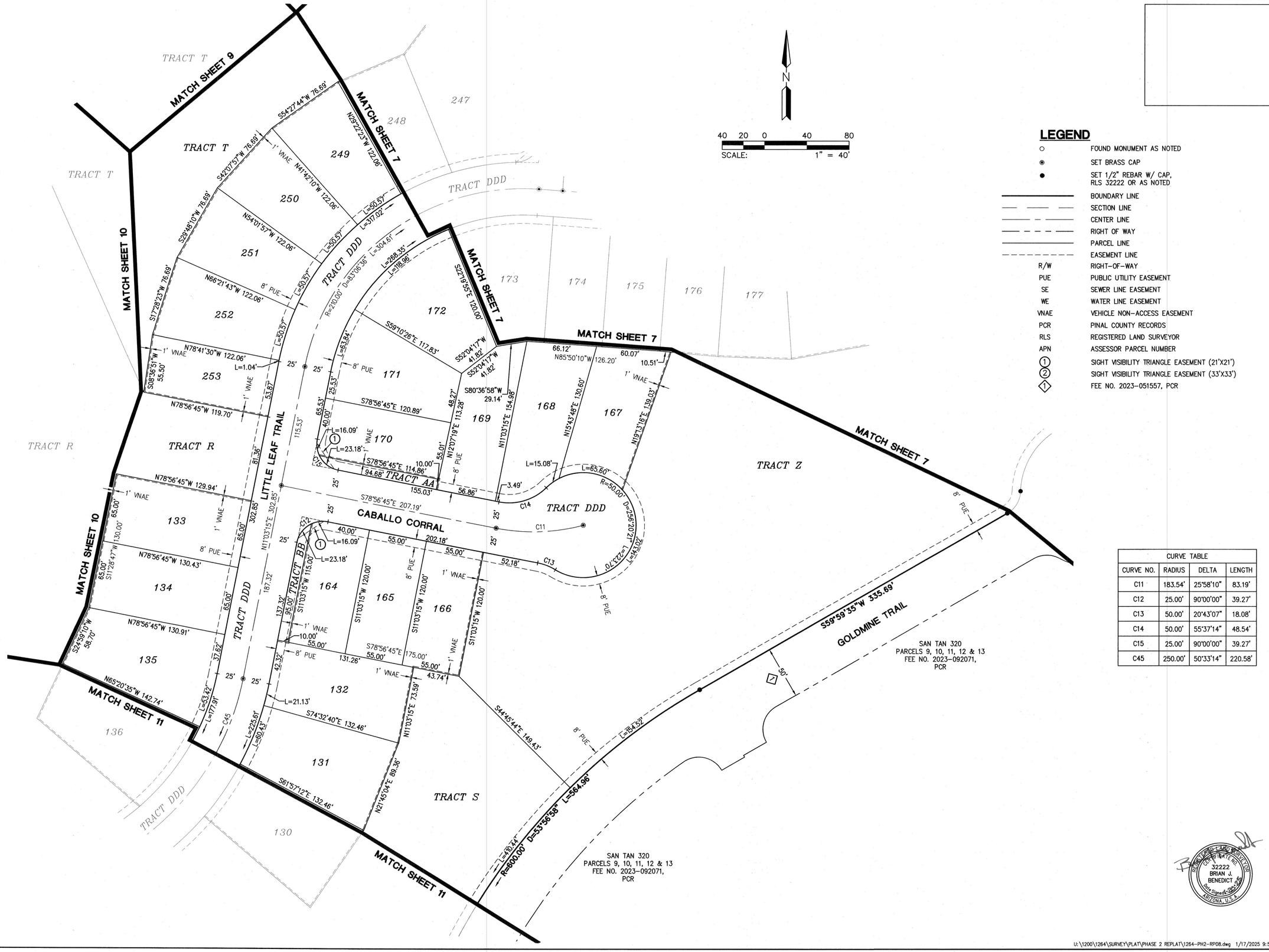
AMENDED FINAL PLAT

STATUS:

COUNTY TRACKING NO: FP21-040

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: AS SHOWN
DRAWN: MRM
APPROVED: BJB

DWG. NO.
FP07
SHT. 7 OF 13



LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
— — —	SECTION LINE
——— - ———	CENTER LINE
——— — ———	RIGHT OF WAY
———	PARCEL LINE
- - - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
⟨1⟩	FEE NO. 2023-051557, PCR

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C11	183.54'	25°58'10"	83.19'
C12	25.00'	90°00'00"	39.27'
C13	50.00'	20°43'07"	18.08'
C14	50.00'	55°37'14"	48.54'
C15	25.00'	90°00'00"	39.27'
C45	250.00'	50°33'14"	220.58'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed: 09/30/25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

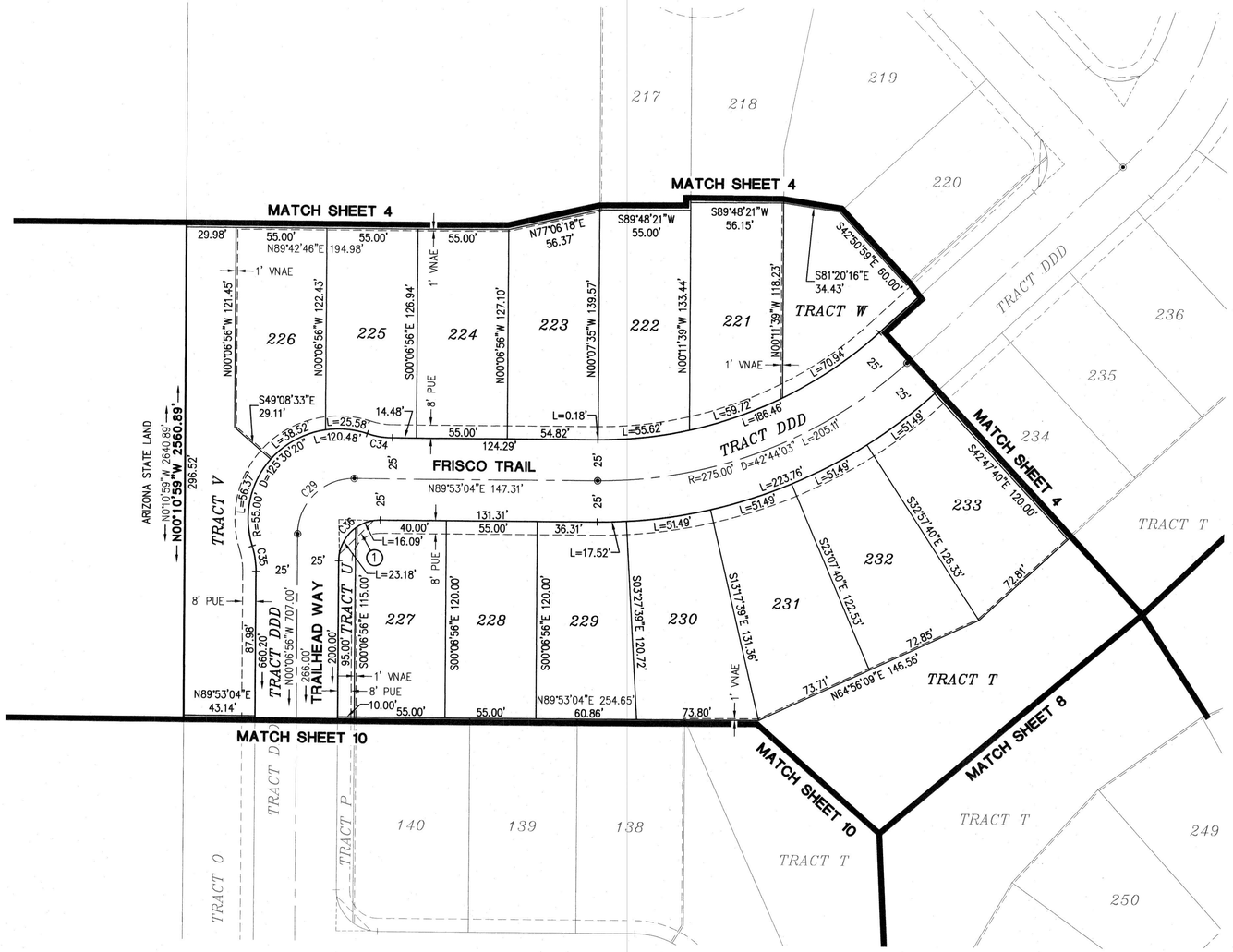
© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

STATUS:

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: AS SHOWN
DRAWN: MRM
APPROVED: BJB

COUNTY TRACKING NO:
FP21-040

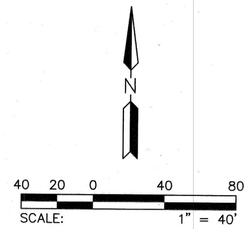
DWG. NO.
FP08
SHT. 8 OF 13



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C29	34.00'	90°00'00"	53.41'
C34	50.00'	17°45'10"	15.49'
C35	50.00'	17°45'10"	15.49'
C36	25.00'	90°00'00"	39.27'

LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— — —	RIGHT OF WAY
———	PARCEL LINE
- - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
◇1	FEE NO. 2023-051557, PCR





HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

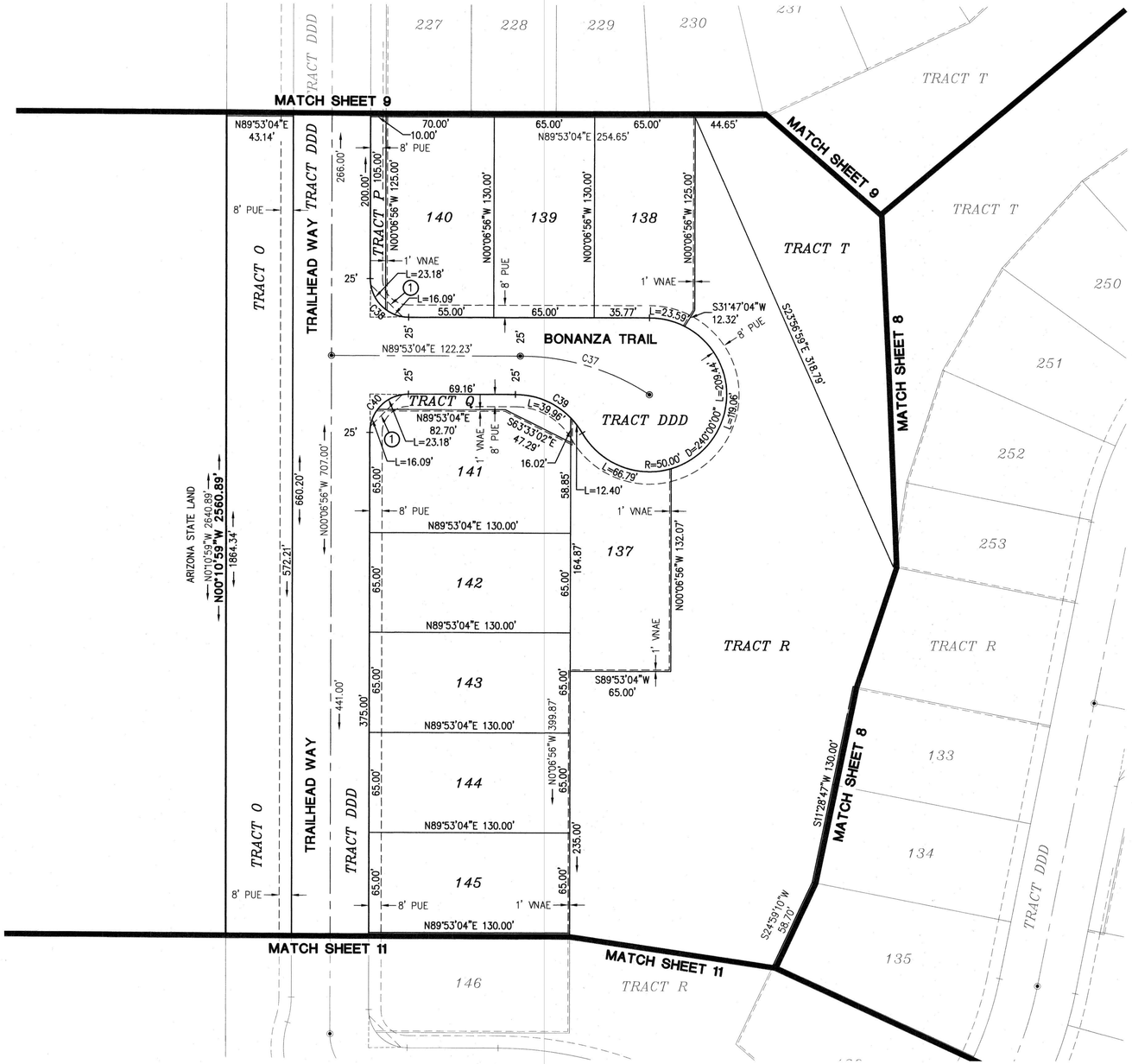
AMENDED FINAL PLAT

© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

PROJ. NO.: 1264	STATUS:
DATE: JAN 2025	
SCALE: AS SHOWN	COUNTY TRACKING NO:
DRAWN: MRM	FP21-040
APPROVED: BJB	

DWG. NO.
FP09
SHT. 9 OF 13

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP09.dwg 1/17/2025 9:56 AM



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C37	152.06'	33°19'23"	88.43'
C38	25.00'	90°00'00"	39.27'
C39	50.00'	60°00'00"	52.36'
C40	25.00'	90°00'00"	39.27'

N

40 20 0 40 80

SCALE: 1" = 40'

LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
——— ——— ———	SECTION LINE
——— – ———	CENTER LINE
——— – – ———	RIGHT OF WAY
———	PARCEL LINE
– – – – – –	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
◇1	FEE NO. 2023-051557, PCR

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed: 1-20-25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535/ F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: AS SHOWN
DRAWN: MRM
APPROVED: BJB

STATUS:

COUNTY TRACKING NO: FP21-040

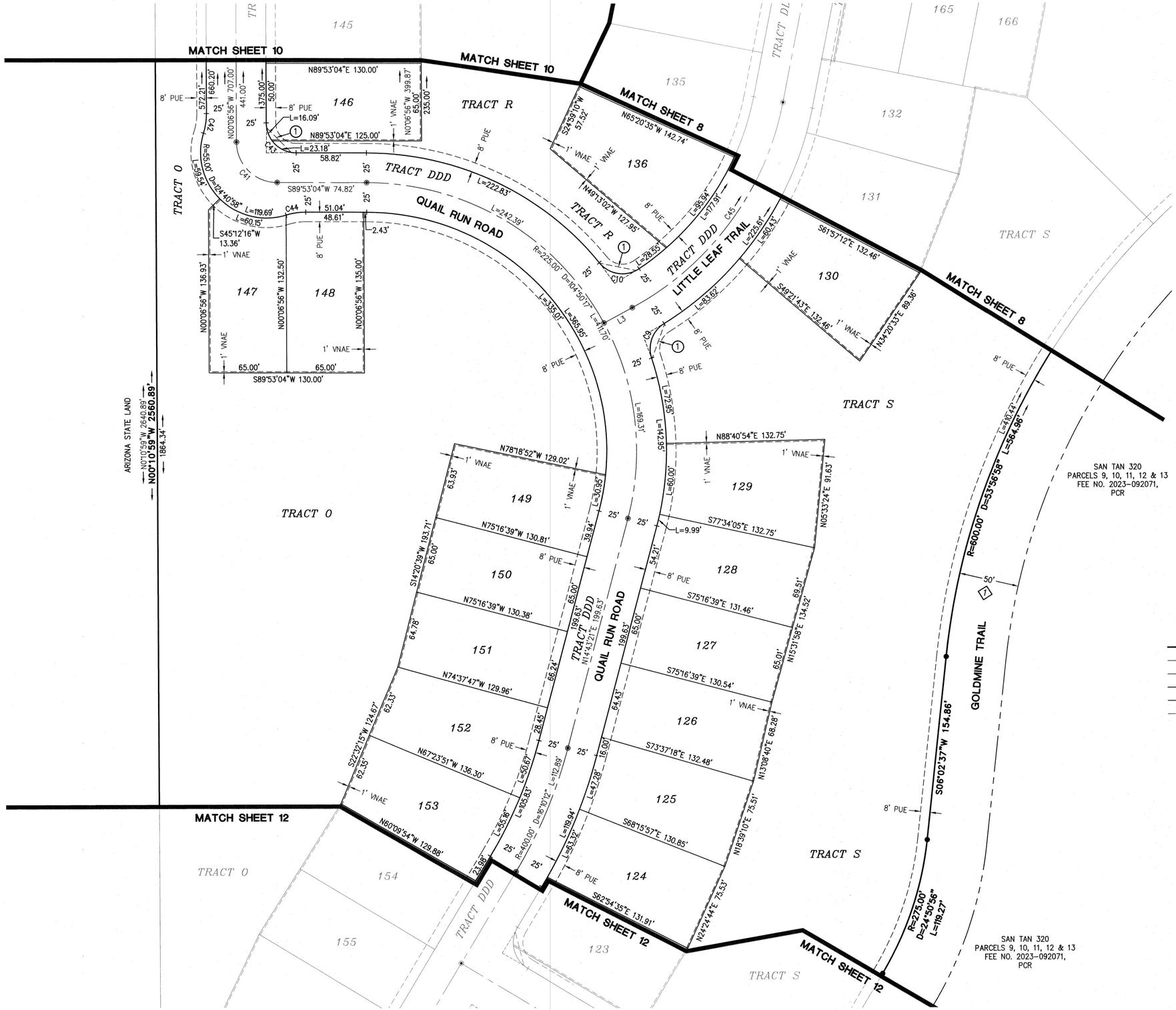
DWG. NO.

FP10

SHT. 10 OF 13

© Copyright 2025, HILGARTWILSON, LLC – This document is the sole property of HILGARTWILSON, LLC.

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP10.dwg 1/17/2025 9:57 AM



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	S61°36'28"W	26.96'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C9	25.00'	76°05'55"	33.20'
C10	25.00'	84°35'47"	36.91'
C41	34.00'	90°00'00"	53.41'
C42	55.00'	17°20'29"	16.65'
C43	25.00'	90°00'00"	39.27'
C44	55.00'	17°20'29"	16.65'
C45	250.00'	50°33'14"	220.58'

LEGEND

- FOUND MONUMENT AS NOTED
- SET BRASS CAP
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY
- PUE — PUBLIC UTILITY EASEMENT
- SE — SEWER LINE EASEMENT
- WE — WATER LINE EASEMENT
- VNAE — VEHICLE NON-ACCESS EASEMENT
- PCR — PINAL COUNTY RECORDS
- RLS — REGISTERED LAND SURVEYOR
- APN — ASSESSOR PARCEL NUMBER
- (1) SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- (2) SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
- (7) FEE NO. 2023-051557, PCR

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date signed 1-22-25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

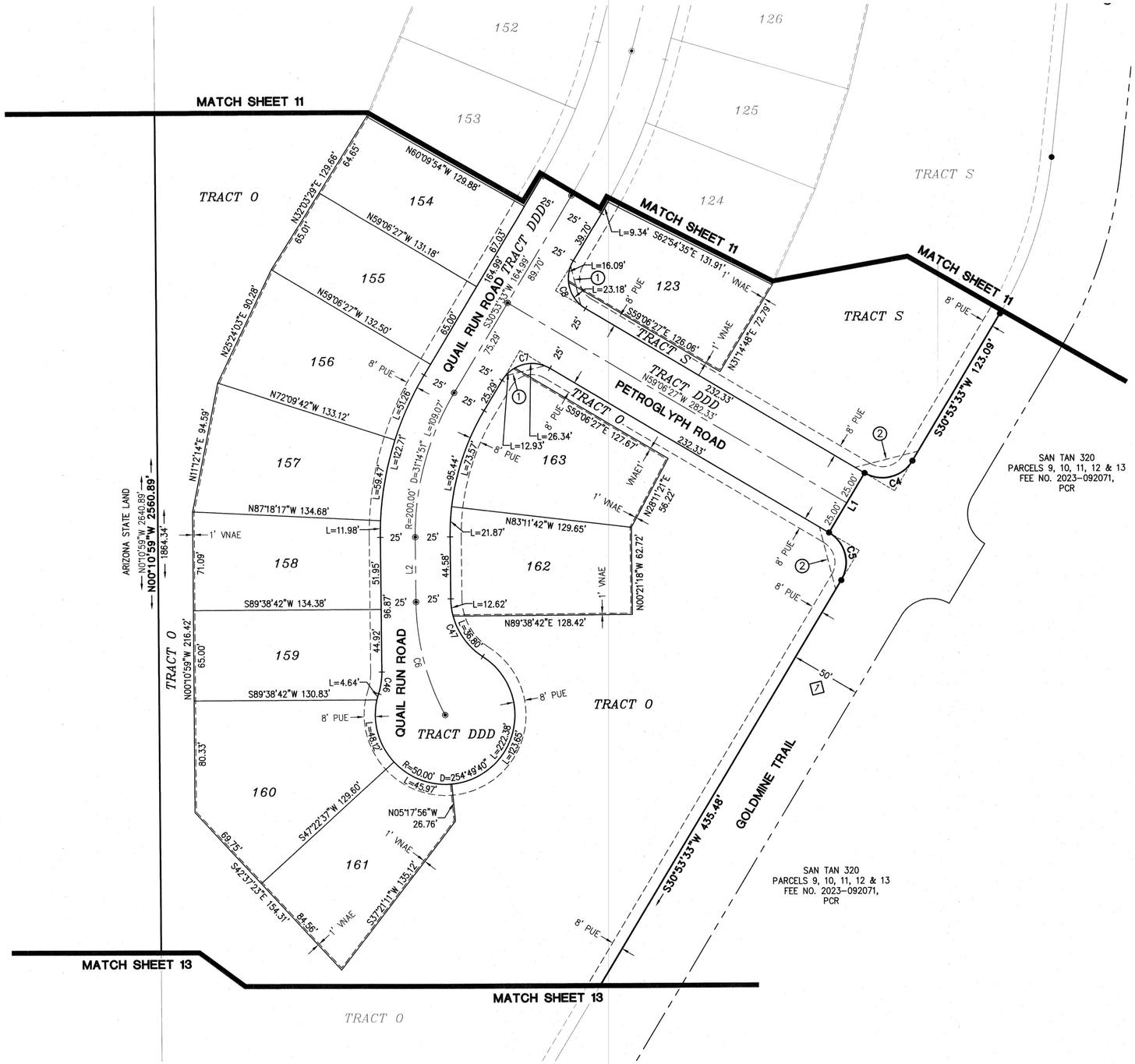
AMENDED FINAL PLAT

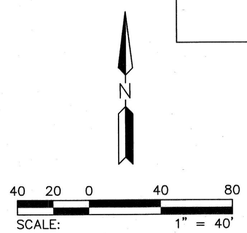
PROJ. NO.: 1264
STATUS:
DATE: JAN 2025
SCALE: AS SHOWN
COUNTY TRACKING NO:
FP21-040
DRAWN: MRM
APPROVED: BJB

DWG. NO.
FP11
SHT. 11 OF 13

© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP11.dwg 1/17/2025 9:57 AM





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S30°53'33"W	50.00'
L2	N00°21'18"W	46.75'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	25.00'	90°00'00"	39.27'
C5	25.00'	90°00'00"	39.27'
C6	175.44'	27°37'29"	84.59'
C7	25.00'	90°00'00"	39.27'
C8	25.00'	90°00'00"	39.27'
C46	50.00'	18°11'42"	15.88'
C47	50.00'	56°37'59"	49.42'

LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— - —	RIGHT OF WAY
———	PARCEL LINE
- - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
⟨1⟩	FEE NO. 2023-051557, PCR

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 1-24-25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

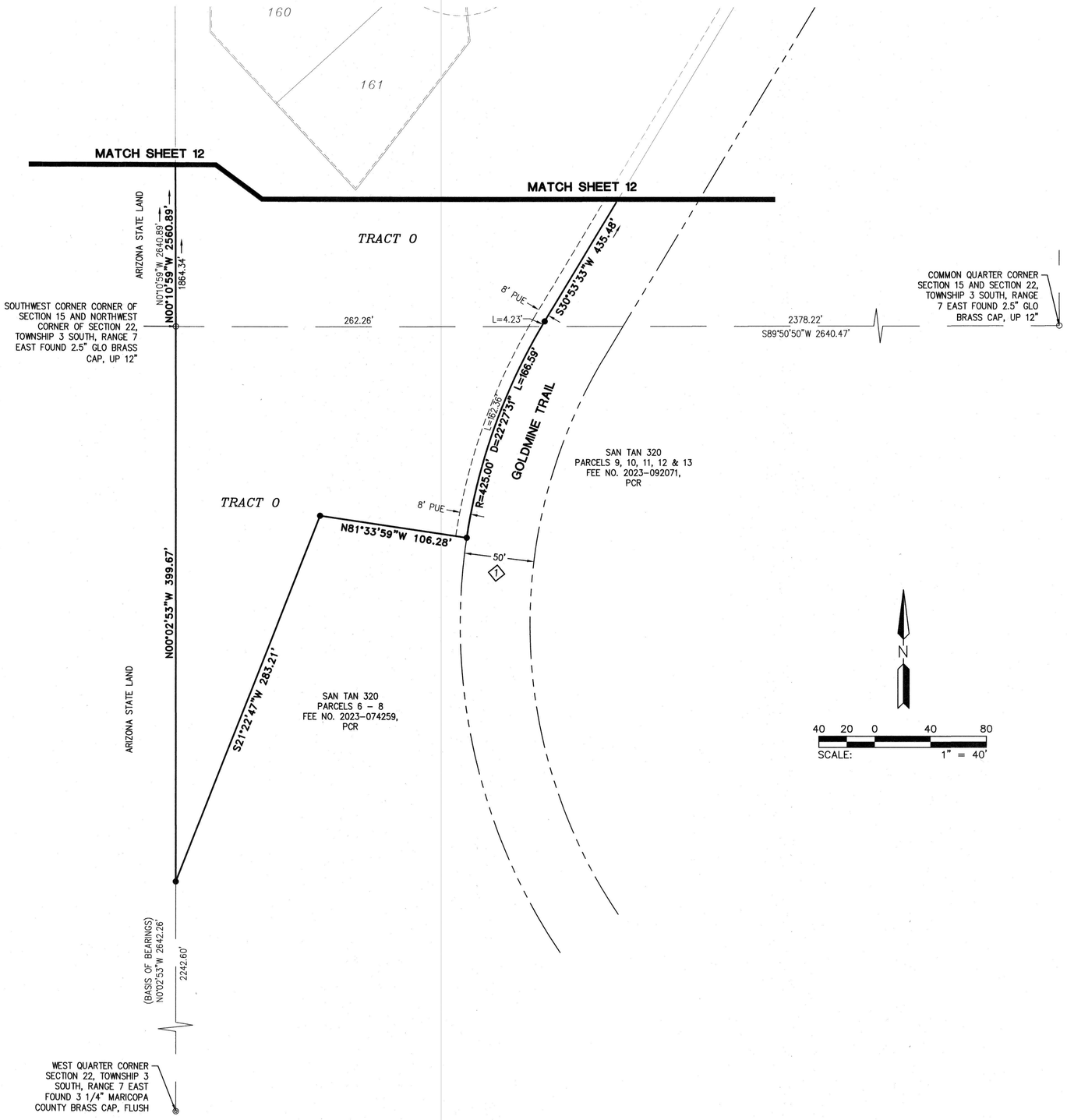
AMENDED FINAL PLAT

© Copyright 2025, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

PROJ. NO.: 1264	STATUS:
DATE: JAN 2025	COUNTY TRACKING NO: FP21-040
SCALE: AS SHOWN	
DRAWN: MRM	
APPROVED: BJB	

DWG. NO.
FP12
SHT. 12 OF 13

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP12.dwg 1/17/2025 9:58 AM



LEGEND

○	FOUND MONUMENT AS NOTED
◉	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
———	BOUNDARY LINE
— — —	SECTION LINE
———	CENTER LINE
— - - - —	RIGHT OF WAY
———	PARCEL LINE
- - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
PCR	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
①	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
②	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
◇1	FEE NO. 2023-051557, PCR

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed: 1-22-25
ARIZONA, U.S.A.

HILGARTWILSON
HAS JOINED COLLIERS ENGINEERING & DESIGN
2141 E. HIGHLAND AVE. STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

SAN TAN 320 PARCELS 14 - 16

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: AS SHOWN
DRAWN: MRM
APPROVED: BJB
STATUS:
COUNTY TRACKING NO: FP21-040

DWG. NO.
FP13
SHT. 13 OF 13

© Copyright 2025, HILGARTWILSON, LLC – This document is the sole property of HILGARTWILSON, LLC.

U:\1200\1264\SURVEY\PLAT\PHASE 2 REPLAT\1264-PH2-RP13.dwg 1/17/2025 9:58 AM