

GENERAL NOTES

- 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.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220395.
- 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.
- 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.
- 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.
- 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.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
- 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.**
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- 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.
- TRACTS CC THROUGH TRACT LL ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE **SAN TAN TRAILS ASSOCIATION INC.**
- 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.
- 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.
- 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.
- STREETS SHOWN AS TRACT(S) EEE AND HHH ARE 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.
- 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.

DECLARATION, TITLE WARRANTY AND DEDICATION

BOA SORTE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP; BEN FATTO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; VIEL GLUCK, 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 SAN TAN 320 CASITA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, EACH HOLDING AN UNDIVIDED INTEREST IN PARCEL 11 OF THIS SUBDIVISION PLAT AS A TENANT IN COMMON (EACH A "TIC OWNER" AND COLLECTIVELY THE "TIC OWNERS"), EACH TIC OWNER HAS CAUSED ITS NAME TO BE AFFIXED AND EACH TIC OWNER HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, JASON BARNEY, WHO HAS BEEN DULY AUTHORIZED BY EACH OF THE TIC OWNERS, THIS 27 DAY OF February, 2025

BY: Jason Barney
JASON BARNEY

ITS: AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF Maricopa)SS.

ON THIS 27 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 GLUCK, 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 SAN TAN 320 CASITA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF EACH ENTITY REFERENCED IN THIS ACKNOWLEDGEMENT, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: 12/11/2026



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 27 DAY OF February, 2025.

BY: Jason Barney

NAME: JASON BARNEY

ITS: AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF Maricopa)SS.

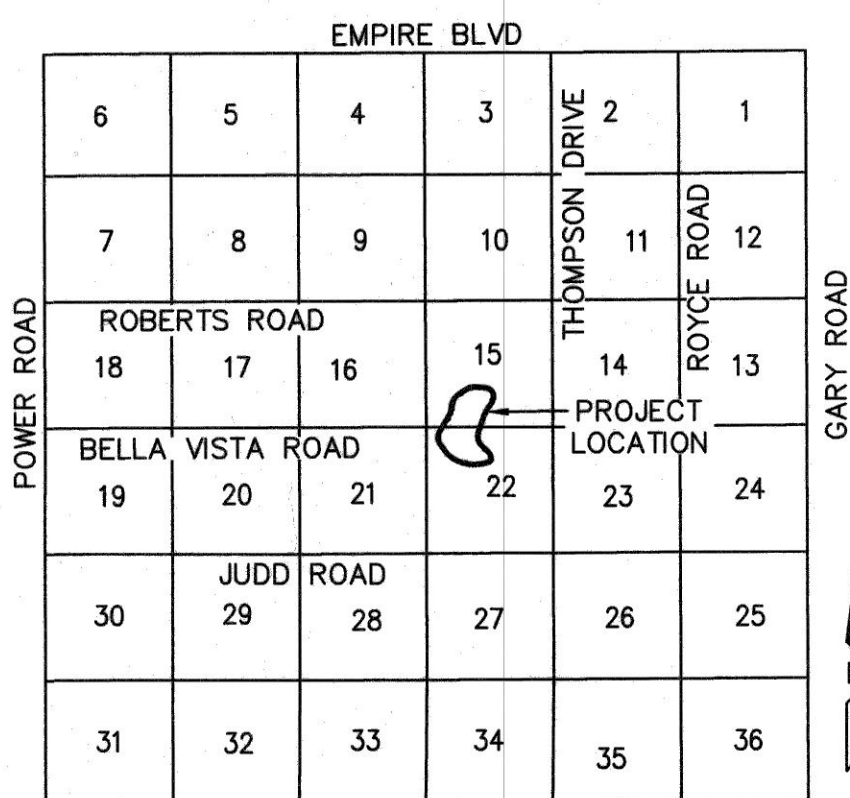
ON THIS 27 DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JASON BARNEY, WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF BOA SORTE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP; BEN FATTO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; VIEL GLUCK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; LANDMARK LAND INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; LAND HILL HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; AND SAN TAN 320 CASITA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF EACH ENTITY REFERENCED IN THIS ACKNOWLEDGEMENT, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: [Signature]

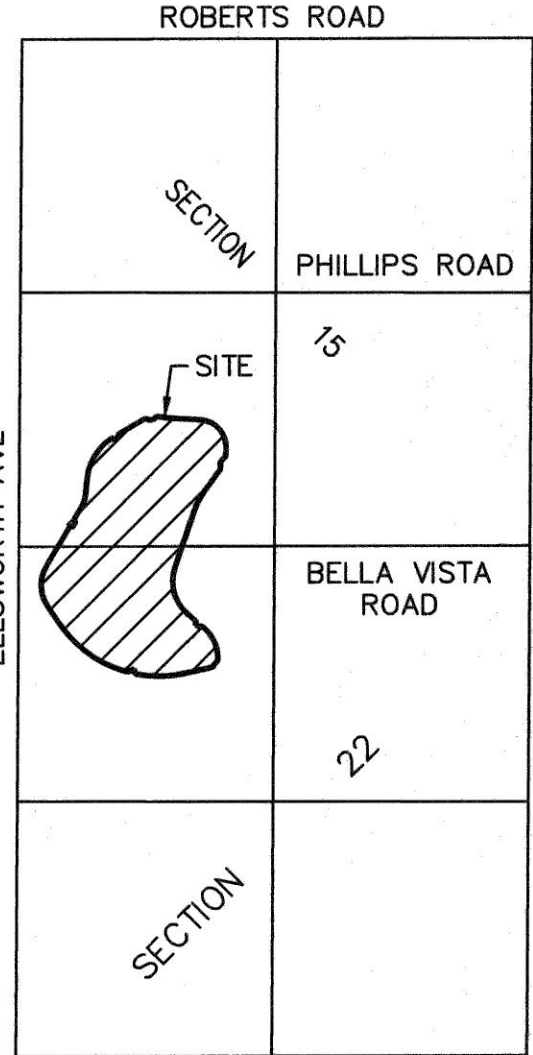
MY COMMISSION EXPIRES: 12/11/2026

AMENDED FINAL PLAT
FOR
SAN TAN 320
PARCELS 9, 10, 11, 12 & 13

A RE-PLAT OF SAN TAN 320 PARCELS 9, 10, 11, 12 & 13 RECORDED IN FEE NO. 2023-092071, 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



VICINITY MAP
NTS
T3S-R7E



LOCATION MAP
NTS

BASE ZONING & ZONING CASE NO.

PLANNED AREA DEVELOPMENT *SEE FP02 FOR LOT
(PAD) ZONING DISTRICT (R-7) DEVELOPMENT STANDARDS
(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 0.833', STAMPED "PINAL COUNTY HWY DEPT"
ELEVATION: 1529.82'
DATUM: NAVD88

BASIS OF BEARINGS

N00°02'53"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON.

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

OWNER/DEVELOPER

LANDMARK LAND INVESTMENTS LLC
4950 E. BASELINE RD, STE 105
GILBERT, AZ 85234

OWNER/DEVELOPER

SAN TAN 320 CASITA, LLC
7515 E. 1ST STREET
SCOTTSDALE, AZ 85251

OWNER/DEVELOPER

LAND HILL HOLDINGS, LLC
HARPER LAW OFFICES, P.C.
111 W. CEDAR LANE, STE C
PAYSON, AZ 85541

OWNER/DEVELOPER

BOA SORTE LIMITED PARTNERSHIP
1819 E. SOUTHERN, STE B-10
MESA, AZ 85204

OWNER/DEVELOPER

BEN FATTO, LLC
1223 S. CLEARVIEW AVE., STE 103
MESA, AZ 85209

OWNER/DEVELOPER

VIEL GLUCK, LLC
1223 S. CLEARVIEW AVE., STE 105
MESA, AZ 85209

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



APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

[Signature] 3-4-2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

[Signature] 03/03/2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION

[Signature] 03/03/2025
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF PERFORMANCE BOND, RESOLUTION NO. _____ 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

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

OWNER/DEVELOPER

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

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA)
COUNTY OF PINAL)SS.

KNOW ALL MEN BY THESE PRESENTS:

TOLL BROTHERS AZ CONSTRUCTION COMPANY, AN ARIZONA CORPORATION, AS OWNER OF PARCELS 9, 10, 12 AND 13, HAVE SUBDIVIDED UNDER THE NAME OF AMENDED FINAL PLAT FOR "SAN TAN 320 - PARCELS 9, 10, 11, 12 & 13" A REPLAT OF SAN TAN 320 - PARCELS 9, 10, 11, 12 & 13, RECORDED IN FEE NO. 2023-092071, 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 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.

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 ON THE SIDES AND REAR OF LOTS.

OWNER HEREBY GRANTS TO PINAL COUNTY AN EMERGENCY ACCESS EASEMENT ACROSS TRACT EEE 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 A, AAA, B, C, D, E, EEE, G, H, HHH, I, K, L 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.

SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC OVER THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF THE SIDEWALKS. MAINTENANCE OF THE SIDEWALKS WITHIN THE EASEMENT WILL BE THE RESPONSIBILITY OF THE SAN TAN TRAILS ASSOCIATION INC.

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 28th DAY OF February, 2025

BY: [Signature]

NAME: Aaron Insko

ITS: Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF Maricopa)SS.

ON THIS 28th DAY OF February, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Jason Barney, WHO ACKNOWLEDGED HIMSELF TO BE THE 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: [Signature]

MY COMMISSION EXPIRES: 07/22/2026

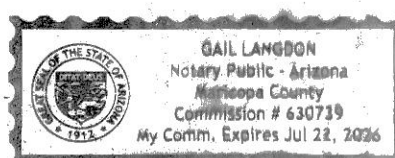


TABLE 23.201 : LOT DEVELOPMENT STANDARDS / SETBACKS, BUILDING HEIGHT, LOT COVERAGE – CIRCLE G AT THE SAN TANS												
STANDARD	CASITAS SF-D (MD) (PROPOSED)	CASITAS SF-D (MD) (PCDSC)	CASITAS SF-A (MD) (PROPOSED)	CASITAS SF-A (MD) (PCDSC)	55'X120' (R-7) (PROPOSED)	55'X120' (R-7) (PCDSC)	65'X130' (R-7) (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.):	20	20	20	20	20	20	20	20	20	20	20	20
FRONT (FRONT FACING GARAGE):												
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.												

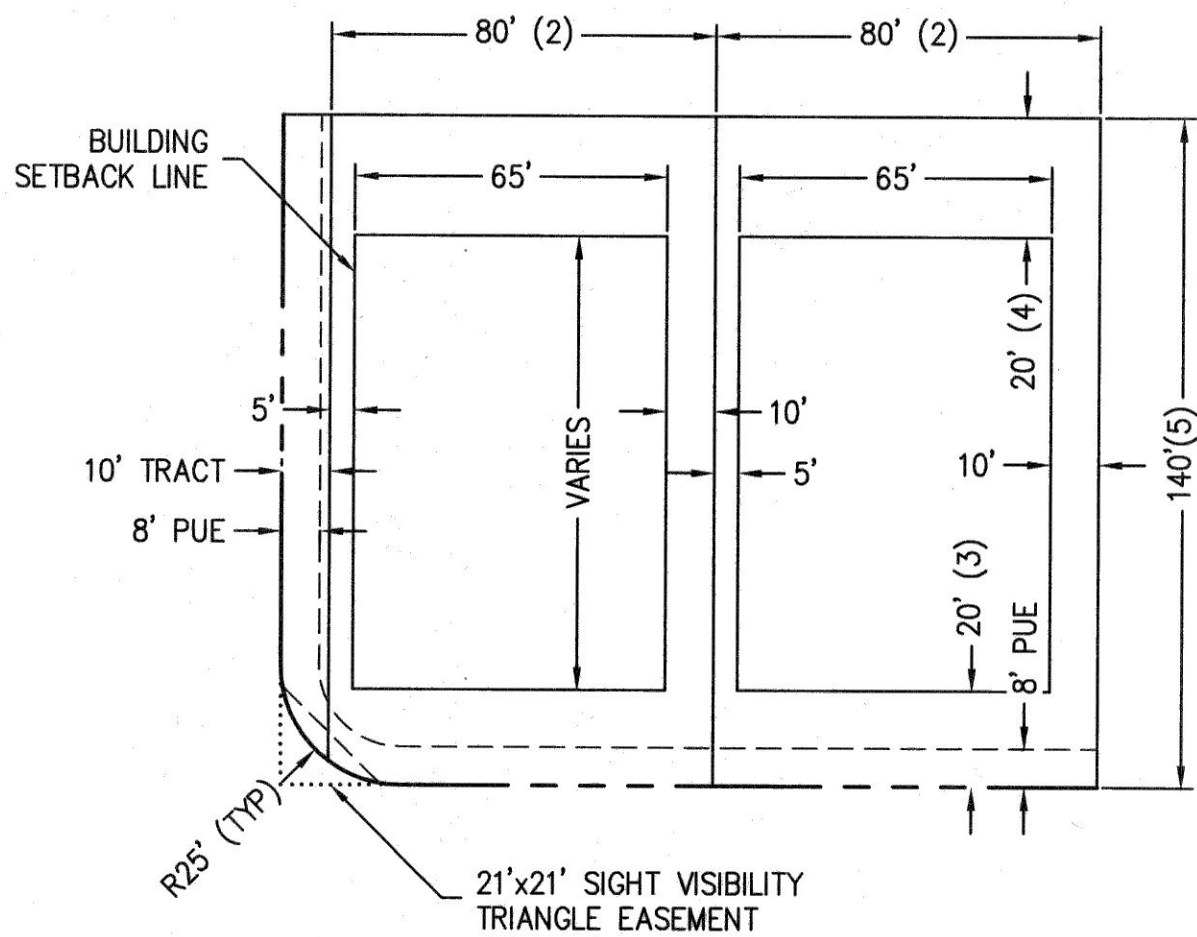
LEGEND	
○	FOUND MONUMENT AS NOTED
●	SET BRASS CAP
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
—	BOUNDARY LINE
—	SECTION LINE
—	CENTER LINE
—	RIGHT OF WAY
—	PARCEL LINE
—	EASEMENT LINE
—	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER LINE EASEMENT
WE	WATER LINE EASEMENT
WNAE	VEHICLE NON-ACCESS EASEMENT
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')
◇	FEE NO. 2023--051557, PCR

LAND USE TABLE	
GROSS ACREAGE	69.340 ACRES
AREA OF STREETS (PRIVATE)	7.553 ACRES
NET ACREAGE	61.787 ACRES
AREA OF TRACTS	23.689 ACRES
AREA OF PARCELS	10.784 ACRES
TOTAL NUMBER OF LOTS	92 LOTS
OVERALL DENSITY	1.24 DU/GROSS AC.

PARCEL TABLE			
PARCEL NO.	AREA (SQ.FT)	AREA (ACRES)	USE
PARCEL 10	199,354	4.577	PARK & OPEN SPACE
PARCEL 11	270,384	6.207	FUTURE DEVELOPMENT

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT CC	2.260	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT DD	2.190	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT EE	0.571	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT EEE	6.376	COMMON AREA, ROADWAY & DRAINAGE
TRACT FF	4.307	COMMON AREA, DRAINAGE, OPEN SPACE
TRACT GG	0.069	COMMON AREA, OPEN SPACE
TRACT HH	1.198	COMMON AREA, DRAINAGE, OPEN SPACE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT HHH	1.177	COMMON AREA, ROADWAY & DRAINAGE
TRACT II	9.707	COMMON AREA, DRAINAGE, OPEN SPACE & SEWER EASEMENT
TRACT JJ	0.150	COMMON AREA, OPEN SPACE
TRACT KK	0.060	COMMON AREA, OPEN SPACE
TRACT LL	3.177	COMMON AREA, DRAINAGE, OPEN SPACE



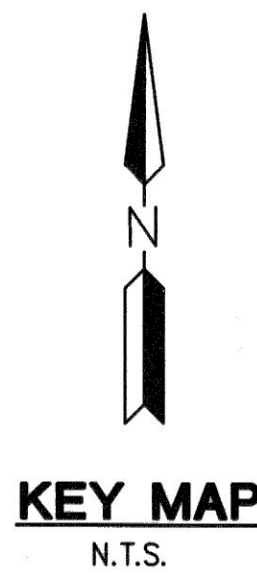
NOTES:

- 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
- 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.
- FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
- REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
- DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

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



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



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

N89°42'42"E 2640.06'

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

LANDMARK LAND INVESTMENTS LLC
APN 509-02-005B
(UNSUBDIVIDED)
FEE NO. 2020-049534 PCR

FP04

FP05

WYATT
WAY

FP12

FP06

FP11

FP07

SOUTHWEST CORNER OF SECTION
15 AND NORTHWEST CORNER OF
SECTION 22, TOWNSHIP 3
SOUTH, RANGE 7 EAST FOUND
2.5" GLO BRASS CAP, UP 12"

FP10

FP08

SOUTH QUARTER CORNER
SECTION 15 AND NORTH
QUARTER CORNER SECTION
22, TOWNSHIP 3 SOUTH,
RANGE 7 EAST FOUND 2.5"
GLO BRASS CAP, UP 12"

LANDMARK LAND INVESTMENTS LLC
APN 509-02-008C
(UNSUBDIVIDED)
FEE NO. 2020-049534 PCR

FP10

FP10

FP09

AMETHYST
COURT

LANDMARK LAND INVESTMENTS LLC
APN 509-02-008C
(UNSUBDIVIDED)
FEE NO. 2020-049534 PCR

S89°51'04"W 2650.70'

CENTER OF SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 7
EAST FOUND 1/2" REBAR W/
TAG JASON KACK, RLS 33315,
UP 4"

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 254	13,434	0.308
LOT : 255	13,450	0.309
LOT : 256	12,133	0.279
LOT : 257	12,401	0.285
LOT : 258	18,047	0.414
LOT : 259	17,517	0.402
LOT : 260	17,684	0.406
LOT : 261	12,401	0.285
LOT : 262	12,819	0.294
LOT : 263	13,617	0.313
LOT : 264	12,210	0.280
LOT : 265	11,282	0.259
LOT : 266	12,534	0.288
LOT : 267	13,049	0.300
LOT : 268	13,049	0.300
LOT : 269	13,049	0.300
LOT : 270	13,049	0.300
LOT : 271	13,439	0.309
LOT : 272	12,420	0.285
LOT : 273	11,396	0.262

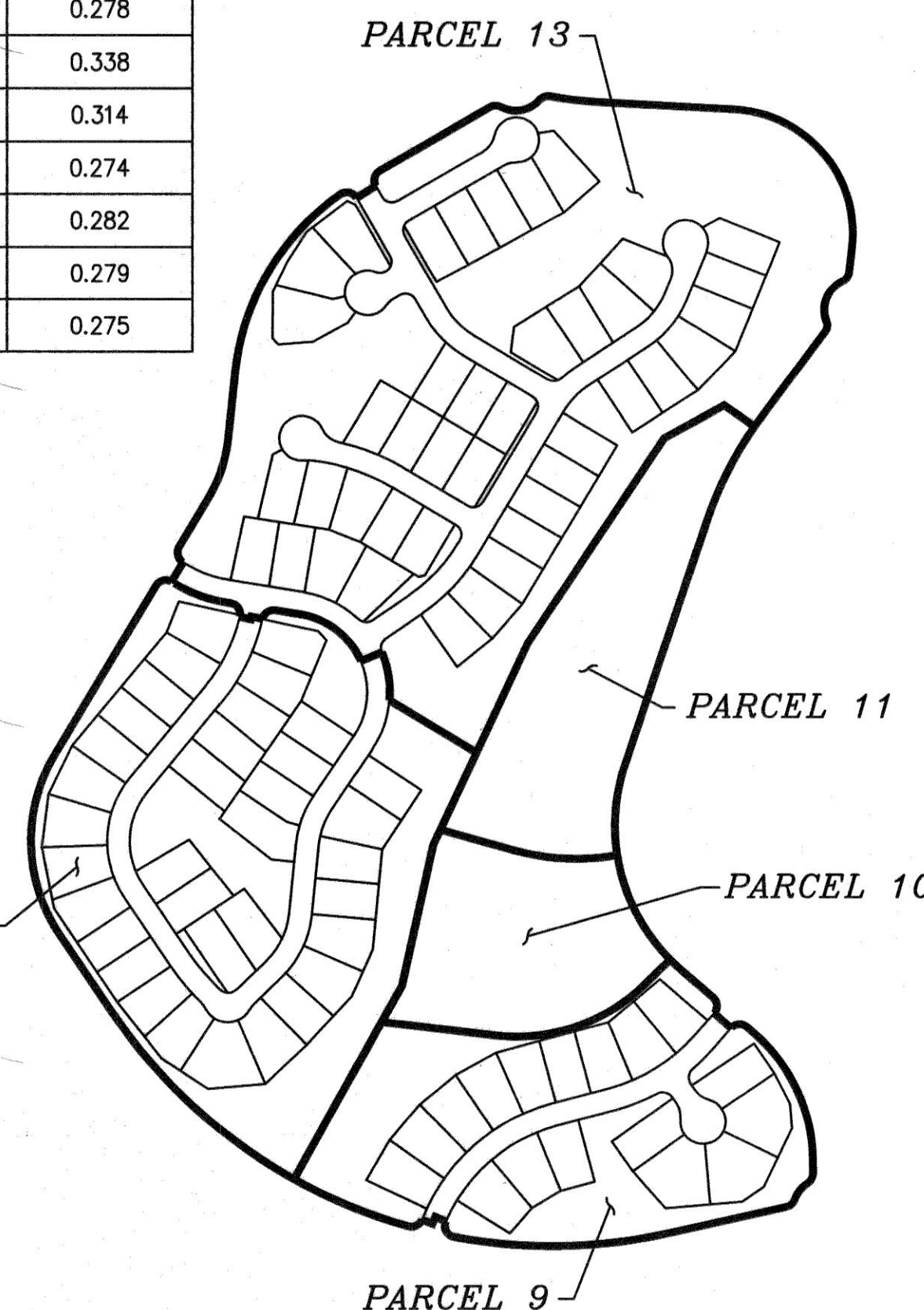
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 314	11,496	0.264
LOT : 315	12,185	0.280
LOT : 316	11,230	0.258
LOT : 317	11,280	0.259
LOT : 318	13,233	0.304
LOT : 319	12,186	0.280
LOT : 320	11,843	0.272
LOT : 321	11,913	0.273
LOT : 322	11,645	0.267
LOT : 323	13,931	0.320
LOT : 324	14,199	0.326
LOT : 325	12,428	0.285
LOT : 326	12,512	0.287
LOT : 327	11,828	0.272
LOT : 328	11,231	0.258
LOT : 329	11,231	0.258
LOT : 330	11,231	0.258
LOT : 331	11,231	0.258
LOT : 332	11,231	0.258
LOT : 333	12,066	0.277

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 274	11,437	0.263
LOT : 275	12,048	0.277
LOT : 276	13,592	0.312
LOT : 277	13,592	0.312
LOT : 278	13,592	0.312
LOT : 279	13,487	0.310
LOT : 280	11,406	0.262
LOT : 281	11,445	0.263
LOT : 282	12,378	0.284
LOT : 283	13,272	0.305
LOT : 284	18,052	0.414
LOT : 285	14,144	0.325
LOT : 286	12,003	0.276
LOT : 287	13,921	0.320
LOT : 288	13,796	0.317
LOT : 289	11,303	0.259
LOT : 290	12,081	0.277
LOT : 291	14,670	0.337
LOT : 292	11,285	0.259
LOT : 293	11,240	0.258

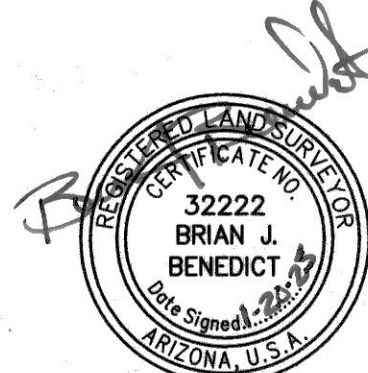
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 334	13,739	0.315
LOT : 335	12,815	0.294
LOT : 336	11,383	0.261
LOT : 337	12,215	0.280
LOT : 338	14,195	0.326
LOT : 339	14,316	0.329
LOT : 340	12,117	0.278
LOT : 341	14,727	0.338
LOT : 342	13,670	0.314
LOT : 343	11,930	0.274
LOT : 344	12,305	0.282
LOT : 345	12,148	0.279
LOT : 346	11,966	0.275

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 294	11,320	0.260
LOT : 295	11,626	0.267
LOT : 296	14,542	0.334
LOT : 297	13,158	0.302
LOT : 298	13,843	0.318
LOT : 299	11,992	0.275
LOT : 300	11,863	0.272
LOT : 301	12,475	0.286
LOT : 302	11,927	0.274
LOT : 303	12,254	0.281
LOT : 304	12,703	0.292
LOT : 305	12,747	0.293
LOT : 306	14,225	0.327
LOT : 307	15,625	0.359
LOT : 308	17,003	0.390
LOT : 309	11,543	0.265
LOT : 310	11,436	0.263
LOT : 311	11,322	0.260
LOT : 312	11,394	0.262
LOT : 313	11,418	0.262

ZONING FOR ALL LOTS: R-9



PARCEL MAP
N.T.S.



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SAN TAN 320 PARCELS 9, 10, 11, 12 & 13

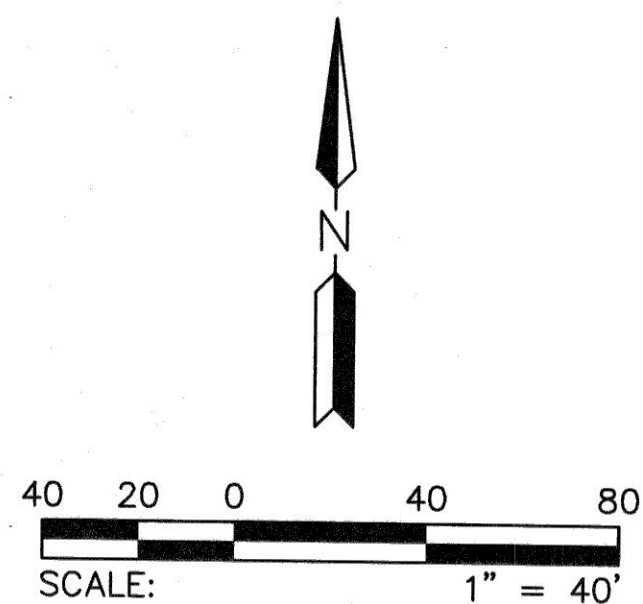
PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264
DATE: JAN 2025
SCALE: AS SHOWN
DRAWN: MRM
APPROVED: BJB
COUNTY TRACKING NO:
FP21-041

DWG. NO.
FP03
SHT. 3 OF 12

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SAN TAN 320
PARCELS 14 - 16
FEE NO. 2023-074266,
PCR

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
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SEWER LINE EASEMENT
- - - WATER LINE EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - PINAL COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
- ◇ FEE NO. 2023-051557, PCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N59°59'35"E	25.00'
L3	S30°00'25"E	1.97'
L4	S59°59'35"W	25.00'
L10	S59°59'35"W	48.59'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	25.00'	94°57'40"	41.43'
C4	25.00'	90°00'00"	39.27'
C5	25.00'	58°14'35"	25.41'
C6	25.00'	59°06'05"	25.79'
C20	292.39'	15°01'41"	76.69'
C21	128.98'	27°54'30"	62.82'
C22	25.00'	90°00'00"	39.27'
C23	50.00'	49°27'30"	43.16'
C24	50.00'	31°47'18"	27.74'
C25	25.00'	90°00'00"	39.27'
C26	25.00'	141°49'32"	61.88'
C27	25.00'	90°00'00"	39.27'
C28	50.00'	25°50'31"	22.55'



SAN TAN 320 PARCELS 9, 10, 11, 12 & 13

PINAL COUNTY, ARIZONA

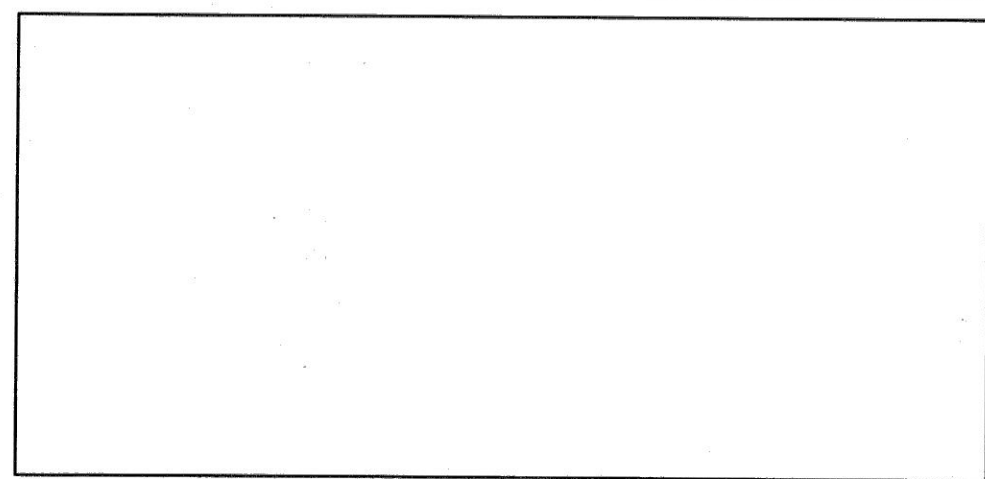
AMENDED FINAL PLAT

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

STATUS:

COUNTY TRACKING NO:
FP21-041

DWG. NO.
FP05
SHT. 5 OF 12

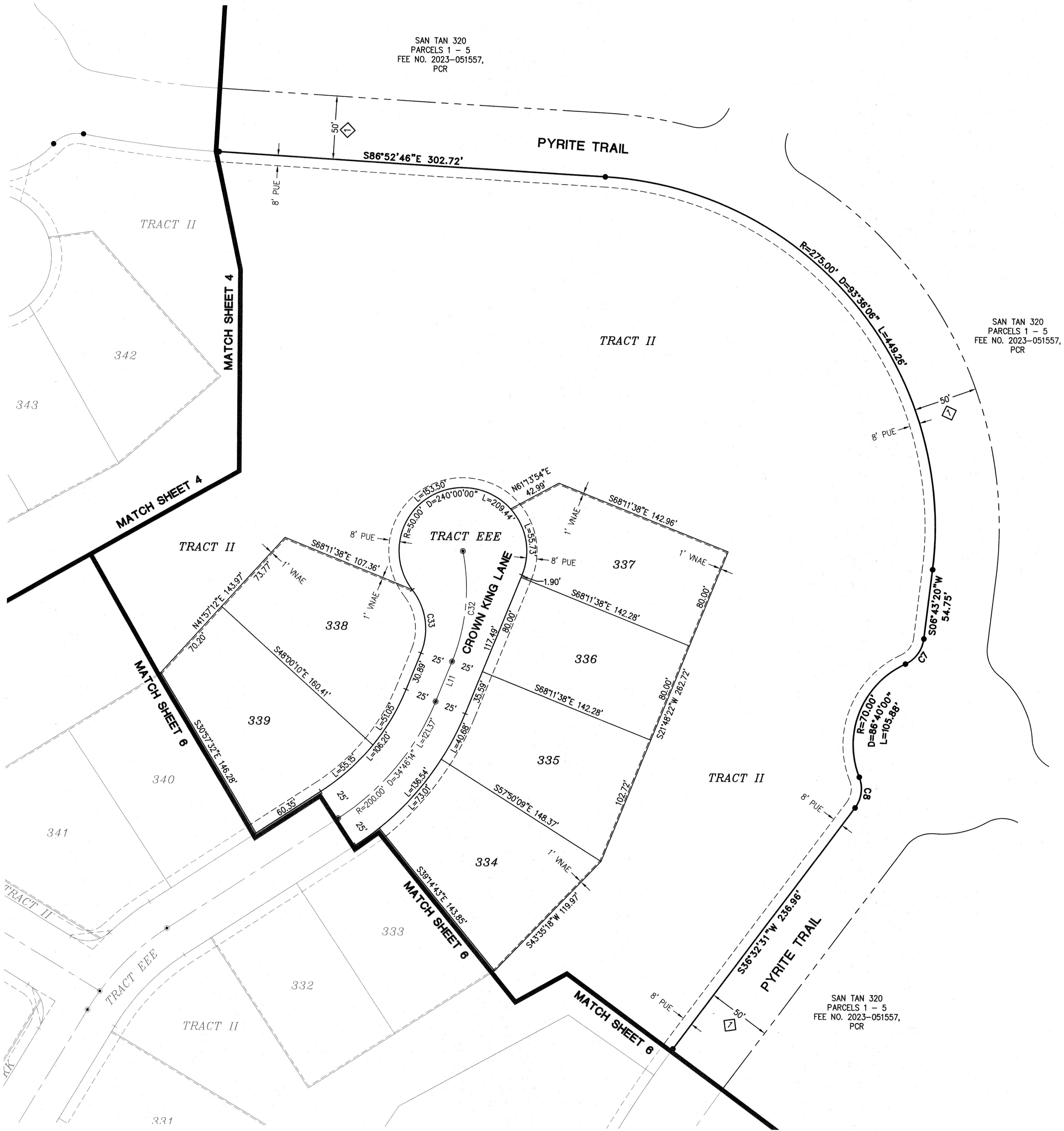


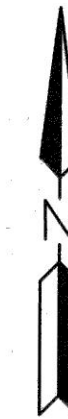
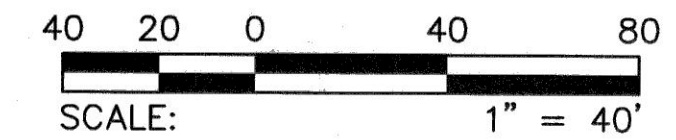
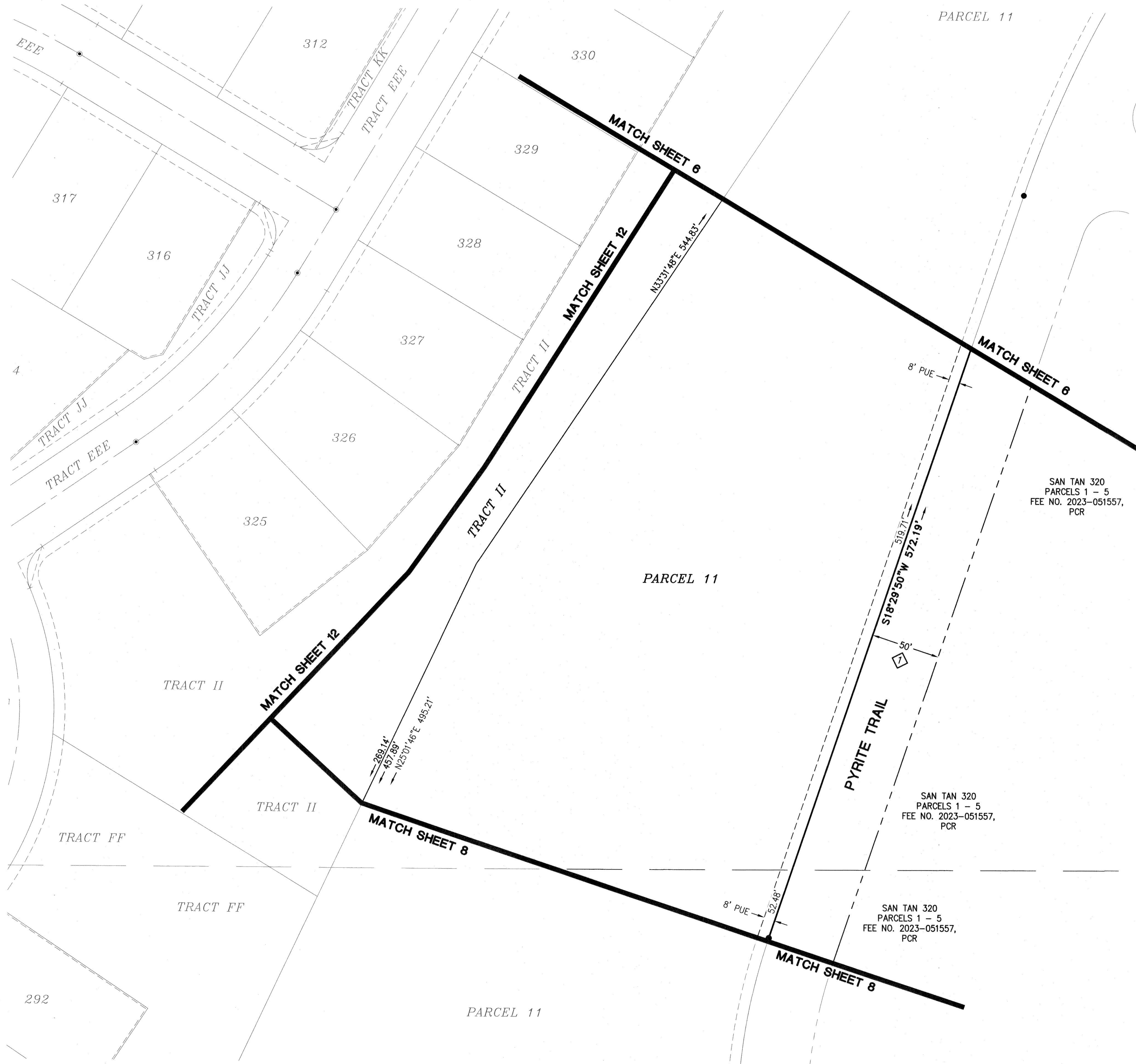
LEGEND

- 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
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SEWER LINE EASEMENT
- - - WATER LINE EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - PINAL COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- ① SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
- ② SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
- ③ FEE NO. 2023-051557, PCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L11	S21°48'22"W	33.96'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	25.00'	58°14'35"	25.41'
C8	25.00'	58°14'35"	25.41'
C32	152.06'	33°19'23"	88.43'
C33	50.00'	60°00'00"	52.36'

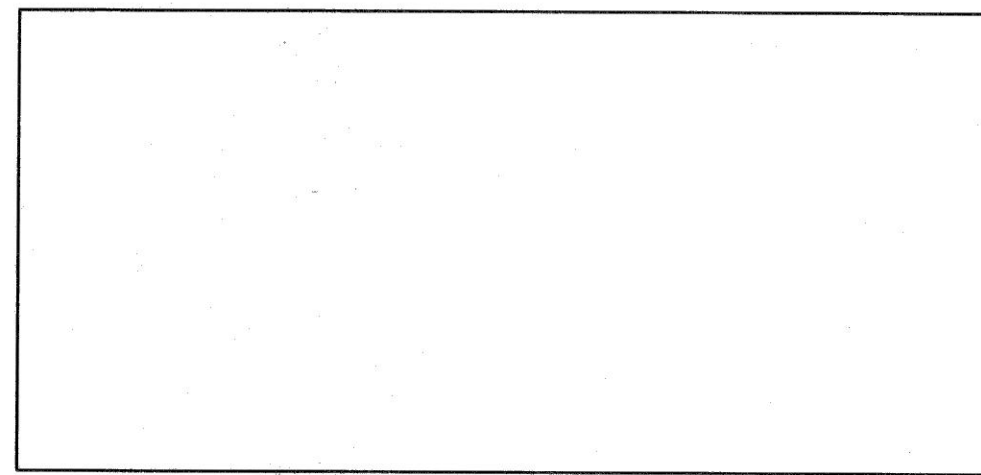
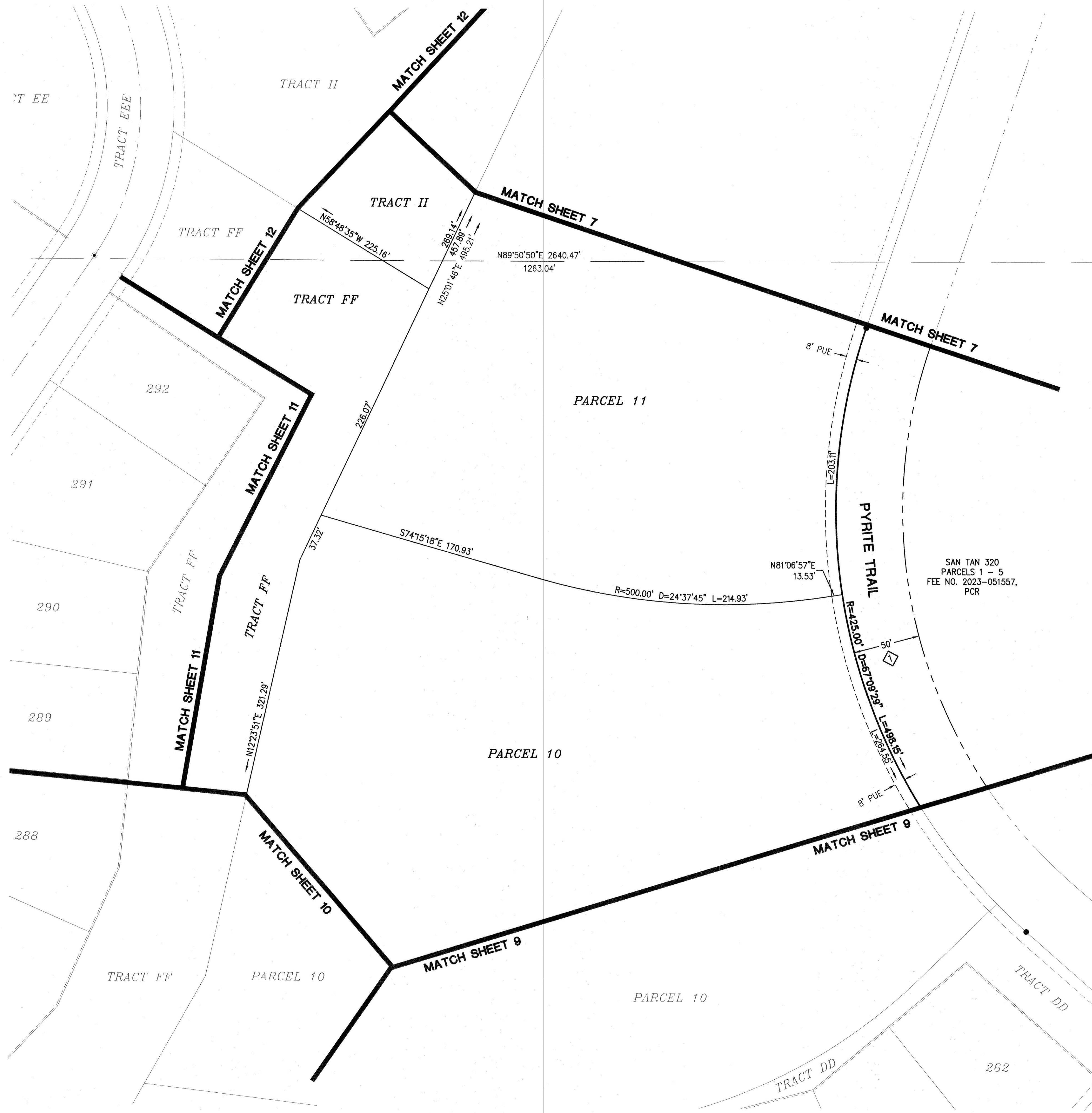




LEGEND

- | | |
|--------|---|
| ○ | 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 |
| _____ | RIGHT-OF-WAY |
| R/W | PUBLIC UTILITY EASEMENT |
| PUE | SEWER LINE EASEMENT |
| SE | WATER LINE EASEMENT |
| WE | VEHICLE NON-ACCESS EASEMENT |
| VNAE | PINAL COUNTY RECORDS |
| PCR | REGISTERED LAND SURVEYOR |
| RLS | ASSESSOR PARCEL NUMBER |
| APN | SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21') |
| ① | SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33') |
| ② | FEE NO. 2023-051557, PCR |
| ① | |





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
---	RIGHT-OF-WAY
R/W	PUBLIC UTILITY EASEMENT
PUE	SEWER LINE EASEMENT
SE	WATER LINE EASEMENT
WE	VEHICLE NON-ACCESS EASEMENT
VNAE	PINAL COUNTY RECORDS
PCR	REGISTERED LAND SURVEYOR
RLS	ASSESSOR PARCEL NUMBER
APN	SIGHT VISIBILITY TRIANGLE EASEMENT (21'X21')
①	SIGHT VISIBILITY TRIANGLE EASEMENT (33'X33')
②	FEE NO. 2023-051557, PCR



SAN TAN 320 PARCELS 9, 10, 11, 12 & 13

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264	STATUS:
DATE: JAN 2025	COUNTY TRACKING NO:
SCALE: AS SHOWN	FP21-041
DRAWN: MRM	APPROVED: BJB

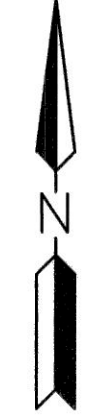
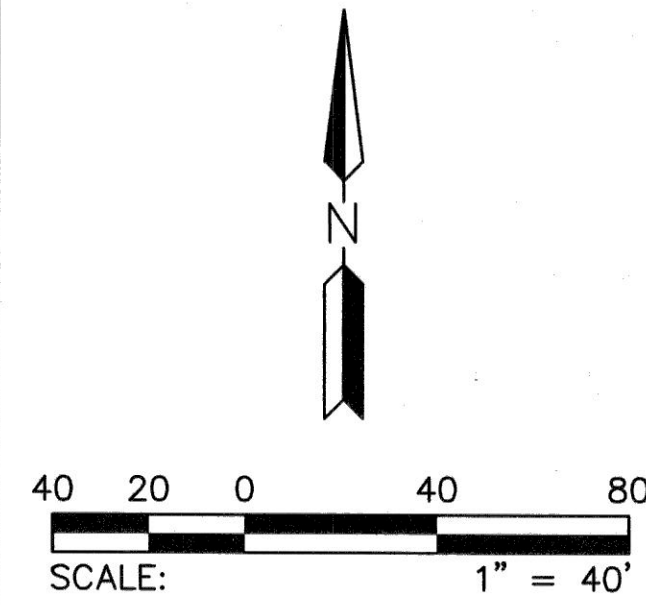
DWG. NO.

FP08

SHT. 8 OF 12

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
--- RIGHT-OF-WAY
R/W
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')
◆ FEE NO. 2023-051557, PCR



MATCH SHEET 10

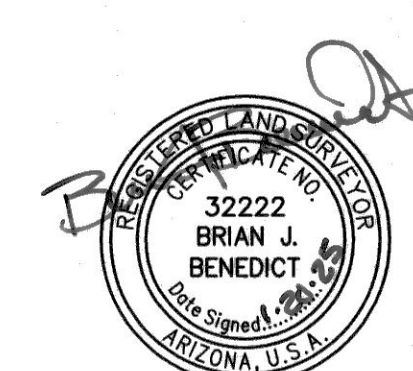
MATCH SHEET 9

SAN TAN 320
PARCELS 6 - 8
FEE NO. 2023-074259,
PCR

SAN TAN 320
PARCELS 6 - 8
FEE NO. 2023-074259,
PCR

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C9	25.00'	90°00'00"	39.27'
C10	25.00'	90°00'00"	39.27'
C11	25.00'	58°14'35"	25.41'
C12	25.00'	58°14'35"	25.41'
C13	25.00'	103°10'37"	45.02'
C14	400.00'	2°23'09"	16.66'
C15	25.00'	84°15'37"	36.77'
C16	25.00'	83°37'14"	36.49'
C17	50.00'	41°24'35"	36.14'
C18	50.00'	41°24'35"	36.14'
C19	25.00'	83°37'14"	36.49'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	S48°39'39"E	50.00'
L6	S48°39'39"E	24.62'
L7	S00°30'39"E	28.53'
L8	N66°08'43"W	25.00'
L9	S68°31'52"E	25.00'



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SAN TAN 320 PARCELS 9, 10, 11, 12 & 13

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264

DATE: JAN 2025

SCALE: AS SHOWN

DRAWN: MRM

APPROVED: BUB

STATUS:

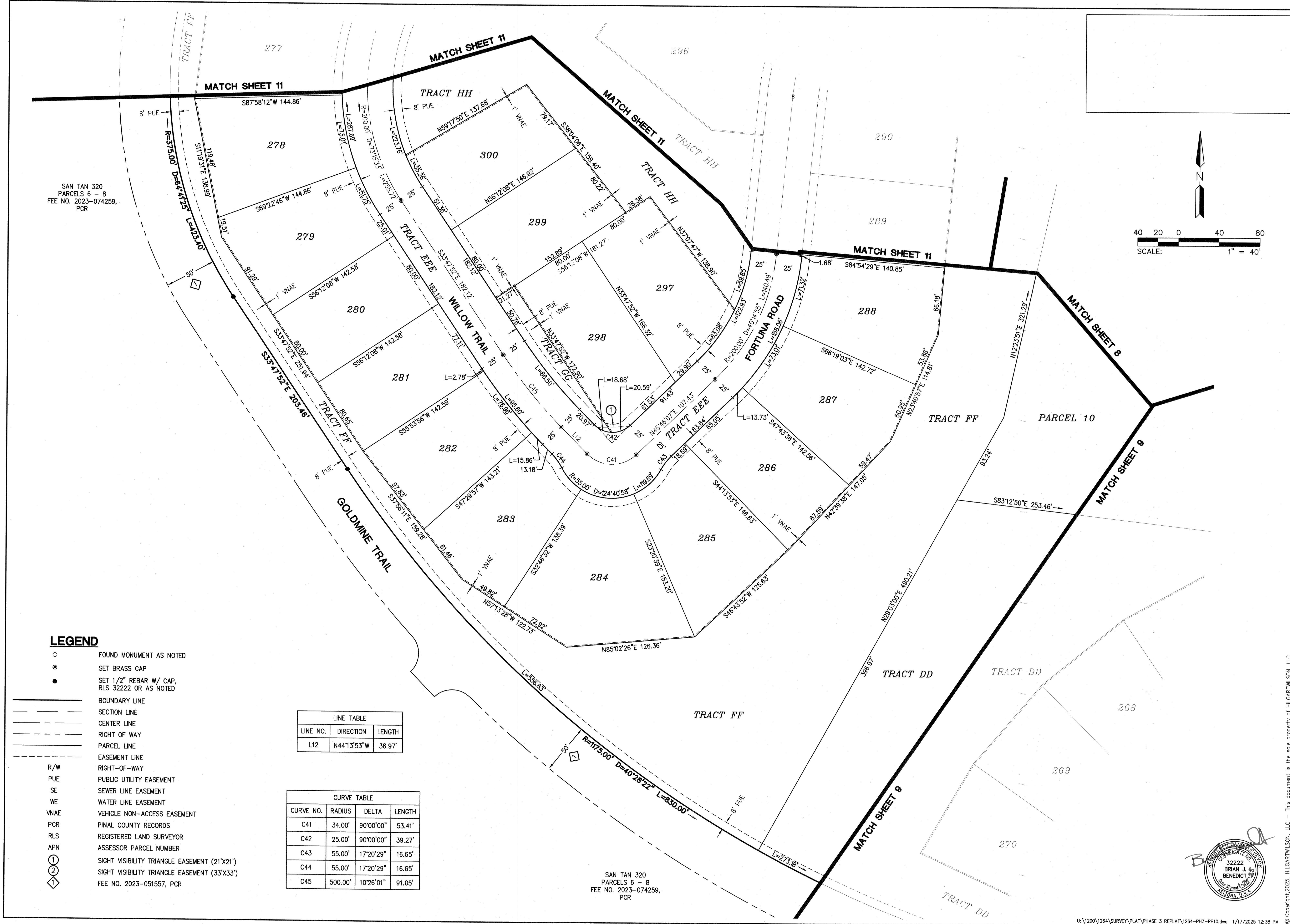
COUNTY TRACKING NO:

FP21-041

DWG. NO.

FP09

SHT. 9 OF 12



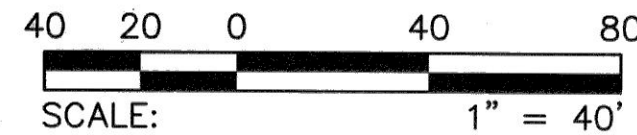
LEGEND

- 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
- - - RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- PUE 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')
- ③ FEE NO. 2023-051557, PCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L12	N44°13'53"W	36.97'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C41	34.00'	90°00'00"	53.41'
C42	25.00'	90°00'00"	39.27'
C43	55.00'	17°20'29"	16.65'
C44	55.00'	17°20'29"	16.65'
C45	500.00'	10°26'01"	91.05'

SAN TAN 320
PARCELS 6 - 8
FEE NO. 2023-074259,
PCR



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SAN TAN 320 PARCELS 9, 10, 11, 12 & 13

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264 STATUS:

DATE: JAN 2025

COUNTY TRACKING NO:

FP21-041

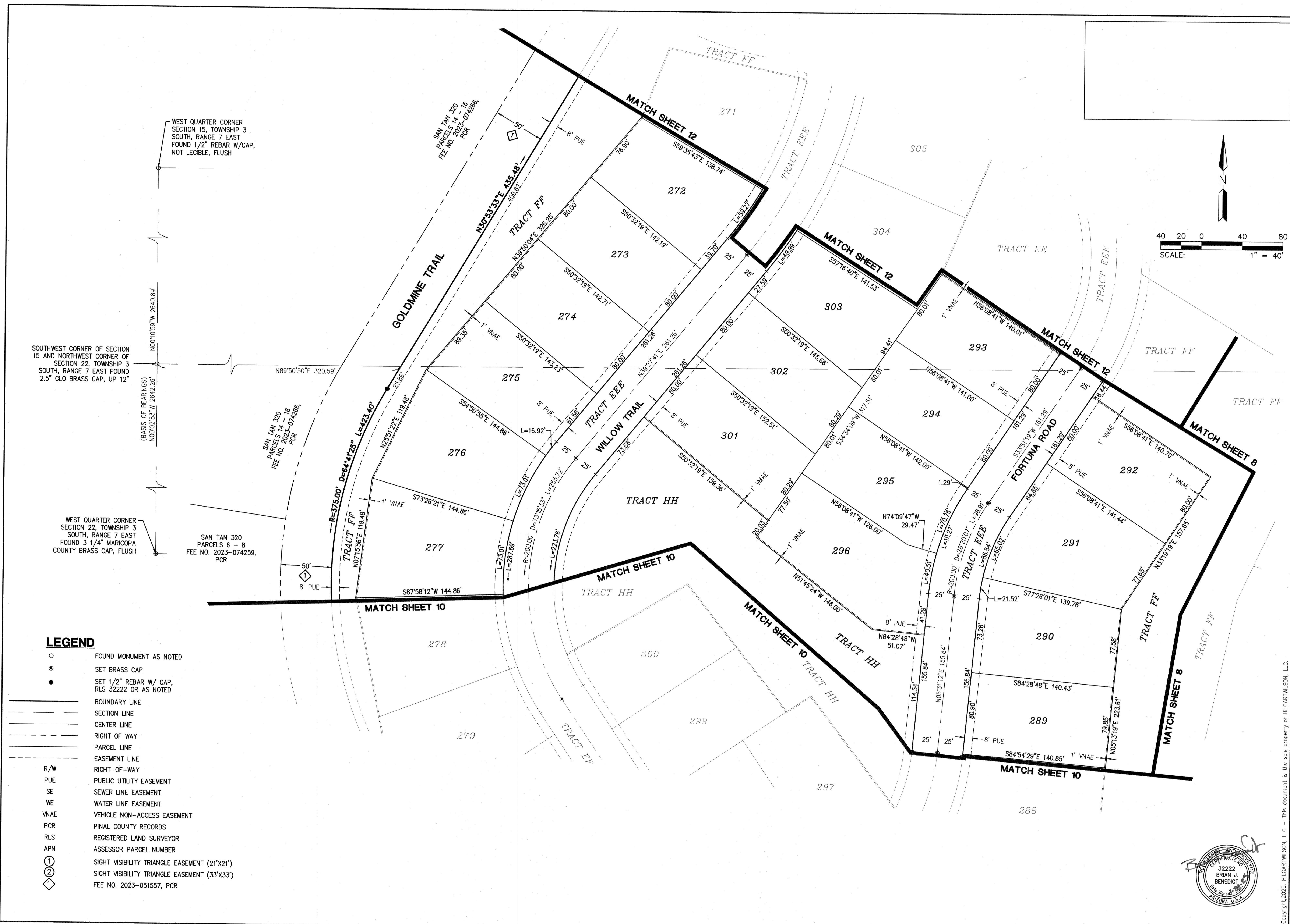
DRAWN: MRM

APPROVED: BJB

DWG. NO.

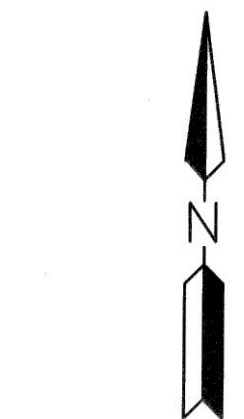
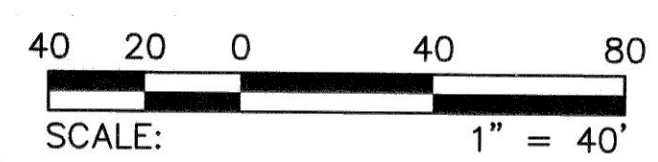
FP10

SHT. 10 OF 12



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
- RIGHT-OF-WAY
- R/W
- 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')
- ③ FEE NO. 2023-051557, PCR



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SAN TAN 320 PARCELS 9, 10, 11, 12 & 13

PINAL COUNTY, ARIZONA

AMENDED FINAL PLAT

PROJ. NO.: 1264

DATE: JAN 2025

SCALE: AS SHOWN

DRAWN: MRM

APPROVED: BJB

STATUS:

COUNTY TRACKING NO:

FP21-041

DWG. NO.

FP11

SHT. 11 OF 12

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