

A REPEAT OF A PORTION OF THE FINAL PLAT OF "SKYLINE RANCH MARKETPLACE" RECORDED AS DOC. 2012-076804 OF OFFICIAL RECORDS, BEING A PORTION OF THE WEST HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 8 EAST, AND THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

1. THIS SUBDIVISION WITHIN THE SERVICE AREA OF EPICOR UTILITIES, EPICOR CONFIRMS THAT THE PROPERTY IS LOCATED WITHIN THE AREA ENCOMPASSED BY EPICOR'S CERTIFICATE OF CONVENIENCE AND NECESSITY ("CC&N"), AND IS SPECIFICALLY LOCATED WITHIN EPICOR'S SAN TAN DISTRICT. EPICOR WILL PROVIDE WATER AND SEWER SERVICE TO THE PROPERTY IN ACCORDANCE WITH EPICOR'S TARIFFS, THE ARIZONA CORPORATION COMMISSION'S RULES AND REGULATIONS, AND, IF APPLICABLE, THE TERMS AND CONDITIONS OF A MAIN EXTENSION AGREEMENT AS EVIDENCED BY A WILL SERVE LETTER, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

3. 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.

6. ALL TRENCH WORK WITHIN UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.

9. ON ALL LOTS THE OWNER AN/OR DEVELOPER SHALL ENSURE THAT BUILDINGS CAN FIT WITHIN THE BUILDING SETBACK.

10. THIS PLAT IS SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, AND EASEMENTS, AND LIABILITIES AND OBLIGATIONS TO SKYLINE RANCH II HOMEOWNERS ASSOCIATION CONTAINED IN DOCUMENT NUMBER 2004-0066163.

1	COVER, NOTES
2	PLAT, LEGEND
3	PLAT, LINE/CURVE TABLES
4	PLAT

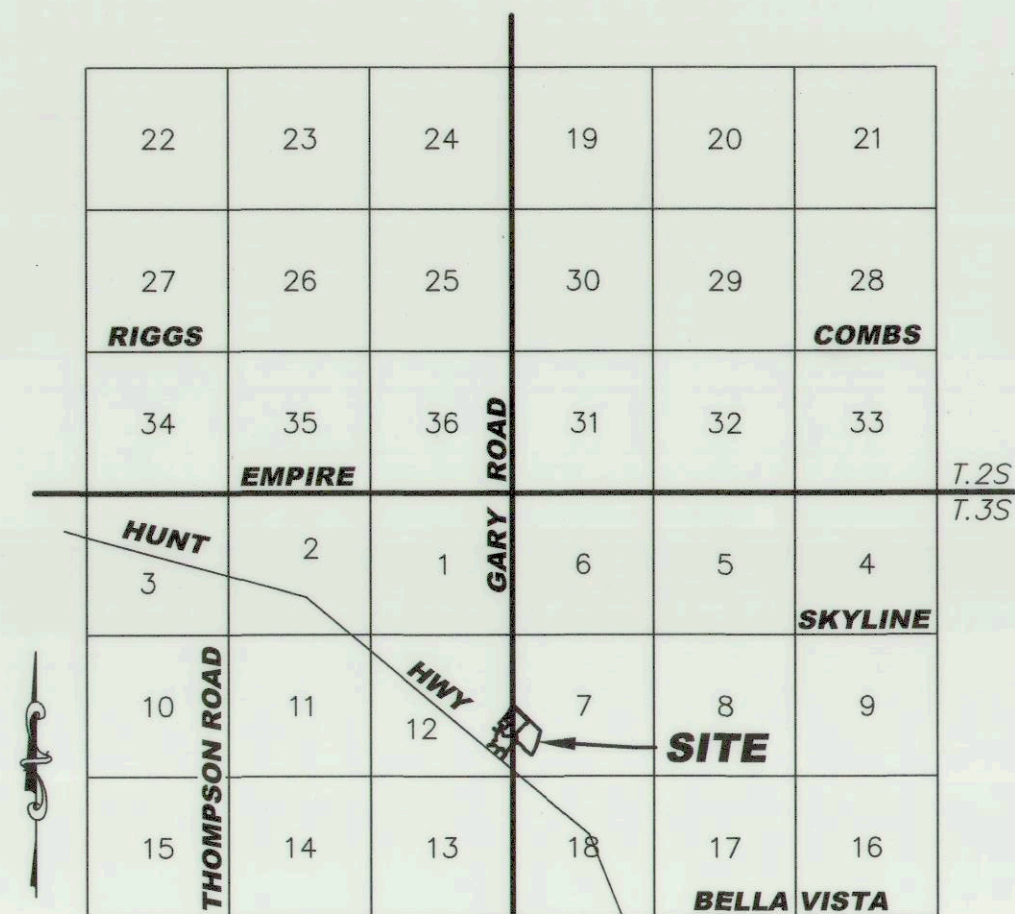
ELEVATION: 1514.030' (CITY OF QUEEN CREEK DATUM = NAVD 88)

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AS SHOWN IN DOCUMENT NO. 2022-044889 PINAL COUNTY RECORDS. SAID LINE BEARS NORTH 03 DEGREES 15 MINUTES 39 SECONDS WEST.

DATE UTILITY MAPS ORDERED: **DATE 9-22-23**

UTILITY TYPE	PROVIDER	STATUS
ELECTRIC	APS	RECEIVED 9-26-23
GAS	SWG-NO FACILITIES	RECEIVED 9-22-23
TELEPHONE	COX	RECEIVED 9-22-23
TELEVISION	COX	RECEIVED 9-22-23
WATER	EPCOR	RECEIVED 6-21-24
SEWER	EPCOR	RECEIVED 6-21-24
STORM	MESA	RECEIVED 9-16-24

WINCO FOODS LLC
650 N. ARMSTRONG PL.
BOISE, ID 83704
PHONE: 208-377-0110

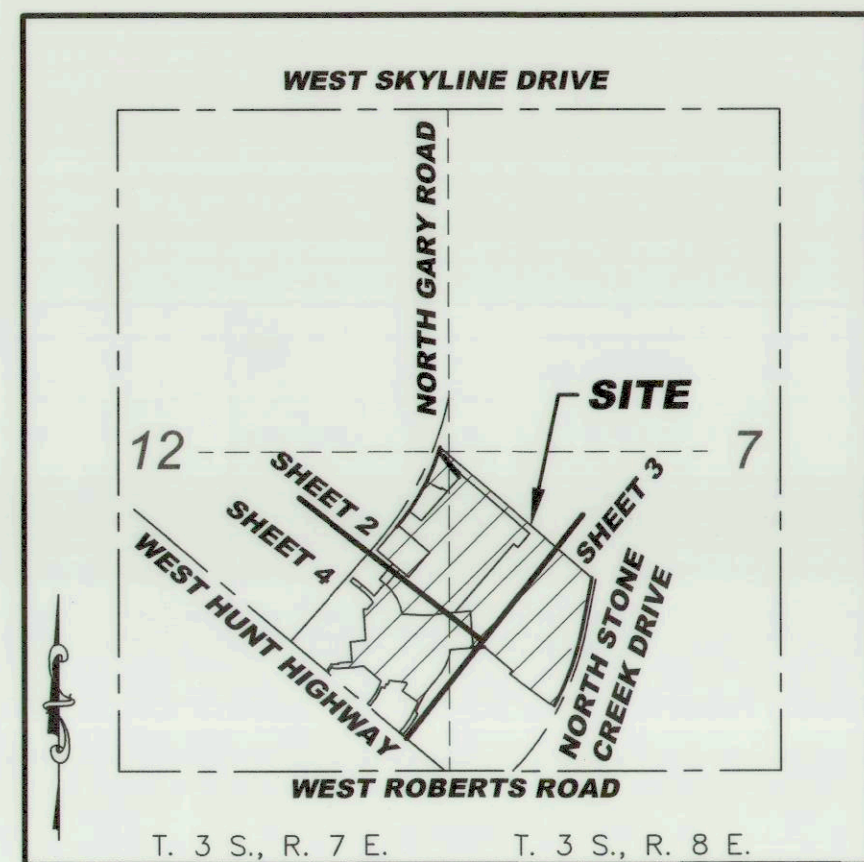


VICINITY MAP
N.T.S.

ZONE: CB-2 (GENERAL BUSINESS ZONING DISTRICT)

ZONING INFORMATION OBTAINED FROM PINAL COUNTY
ASSESSORS WEBSITE.

RICK ENGINEERING COMPANY
2401 W. PEORIA AVE., STE. 130
PHOENIX, AZ 85029
PHONE: 602-957-3350
CONTACT: JARED HANSMANN, RLS



KEY MAP
N.T.S.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	84,856	1.948
2	36,988	0.849
3	66,488	1.526
4	427,949	9.824
5	524,133	12.032
6	173,971	3.994
7	279,448	6.415
8	208,386	4.784
OVERALL	1,802,220	41.373

KNOW ALL MEN BY THESE PRESENTS:

WINCO FOODS, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF SKYLINE RANCH RETAIL, LOCATED IN A PORTION OF THE WEST HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 8 EAST, AND THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MARIQUAN PLAT, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY ARE THESE PLATS SET FORTH. LOCATION AND GIVEN 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.

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:
WINCO FOODS, LLC A DELAWARE 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 19th, DAY OF February,
2025.

WINCO FOODS, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: Chad W. Lerner

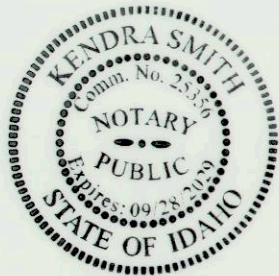
TITLE: Vice President General Counsel

STATE OF IDAHO } SS
COUNTY OF ADA }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON February 19, 2025 BY
Chad W. Lamer, AS THE Vice President General Counsel OF WINCO FOODS, LLC.

BY: Kendra Smith
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES: 09/28/2029



THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

_____ 2-24-2025
 CAPITAL COUNTY PLANNING & DEVELOPMENT SERVICES DATE
 _____ 02/25/2025
 CAPITAL COUNTY COMMUNITY DEVELOPMENT AQUIFER DATE
 PROTECTION DIVISION
 _____ 02/24/2025
 CAPITAL COUNTY ENGINEER DATE

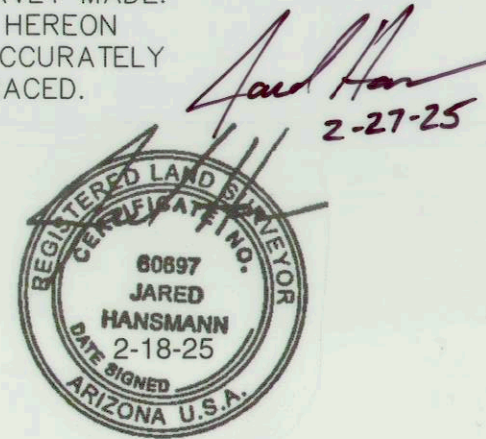
11- 822 THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. § 19-206.01. THIS 19 DAY OF March, 2025, APPROVAL OR RECDORATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY PINAL COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN ON THIS PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS

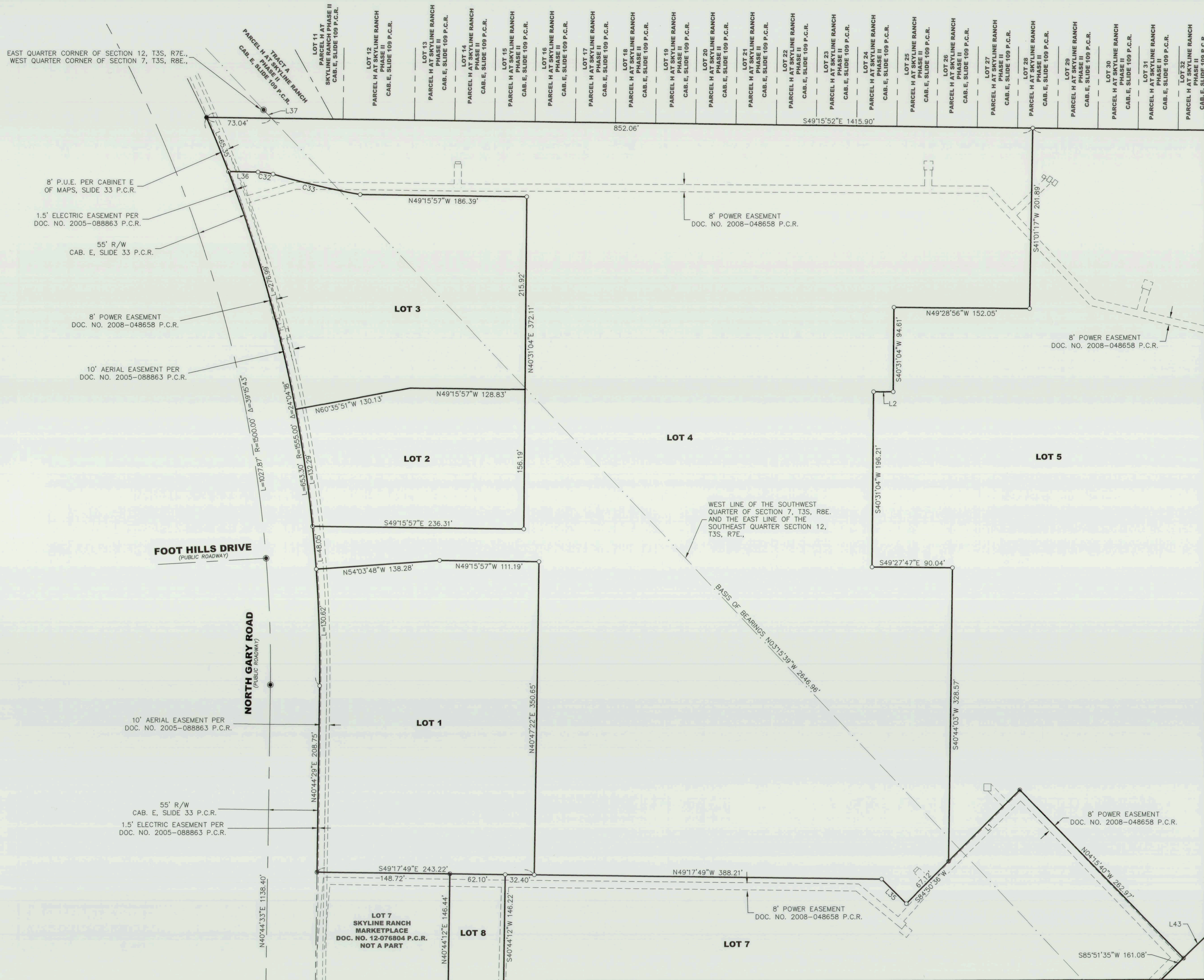
BY: _____ ATTEST
CHAIRMAN CLERK

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 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.

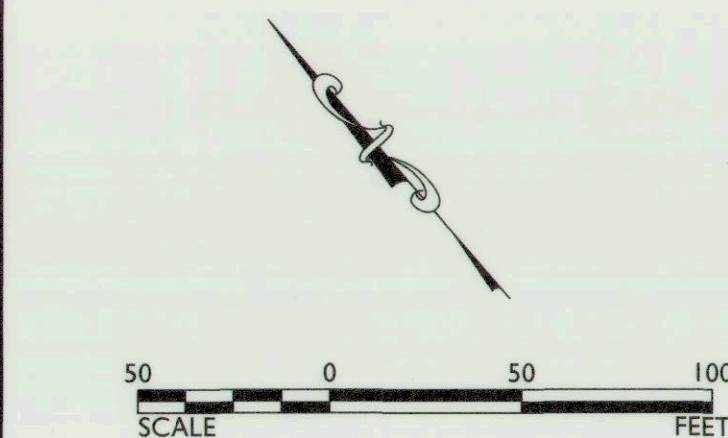
JARED HANSMANN, RLS #60697
RICK ENGINEERING
2401 W PEORIA AVE, STE 130
602-957-3350



EAST QUARTER CORNER OF SECTION 12, T3S, R7E.
WEST QUARTER CORNER OF SECTION 7, T3S, R8E.



MATCHLINE - SHEET 4



MATCHLINE - SHEET 3

LEGEND

- | | |
|---------|---------------------------------|
| ◎ | FOUND 'PK' NAIL |
| ● | FOUND 1/2" REBAR |
| ○ | SET 1/2" REBAR, TAGGED RLS 6097 |
| ◎ | FOUND BRASS CAP FLUSH |
| ◻ | FOUND BRASS CAP IN HANDHOLE |
| P.C.R. | PINAL COUNTY RECORDS |
| BK./Pg. | BOOK & PAGE |
| DOC. | DOCUMENT NUMBER |
| DKT. | DOCKET NUMBER |
| APN | ASSESSOR PARCEL NUMBER |
| R/W | RIGHT OF WAY |
| <hr/> | |
| _____ | BOUNDARY LINE |
| _____ | SECTION LINE |
| _____ | CENTER LINE |
| ----- | EASEMENT LINE |
| _____ | ADJACENT BOUNDARY LINE |

FINAL PLAT

SKYLINE RANCH RETAIL

SAN TAN VALLEY, ARIZONA

2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029

602-957-3350
rickengineering.com

SURVEYOR:



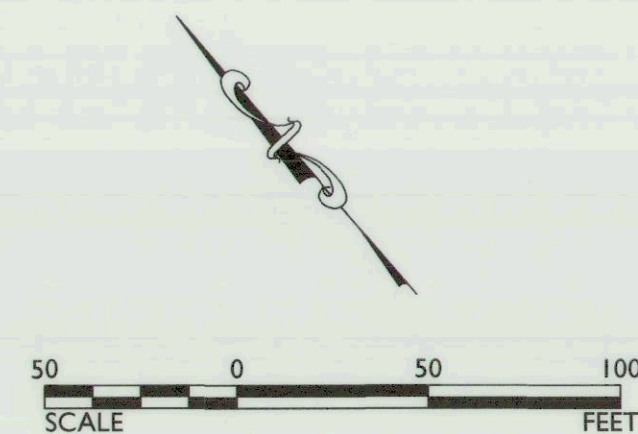
DRAWN BY:	DB	SCALE:	1" = 50'
CHECKED BY:	JH	DATE:	1/7/2025

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA 811

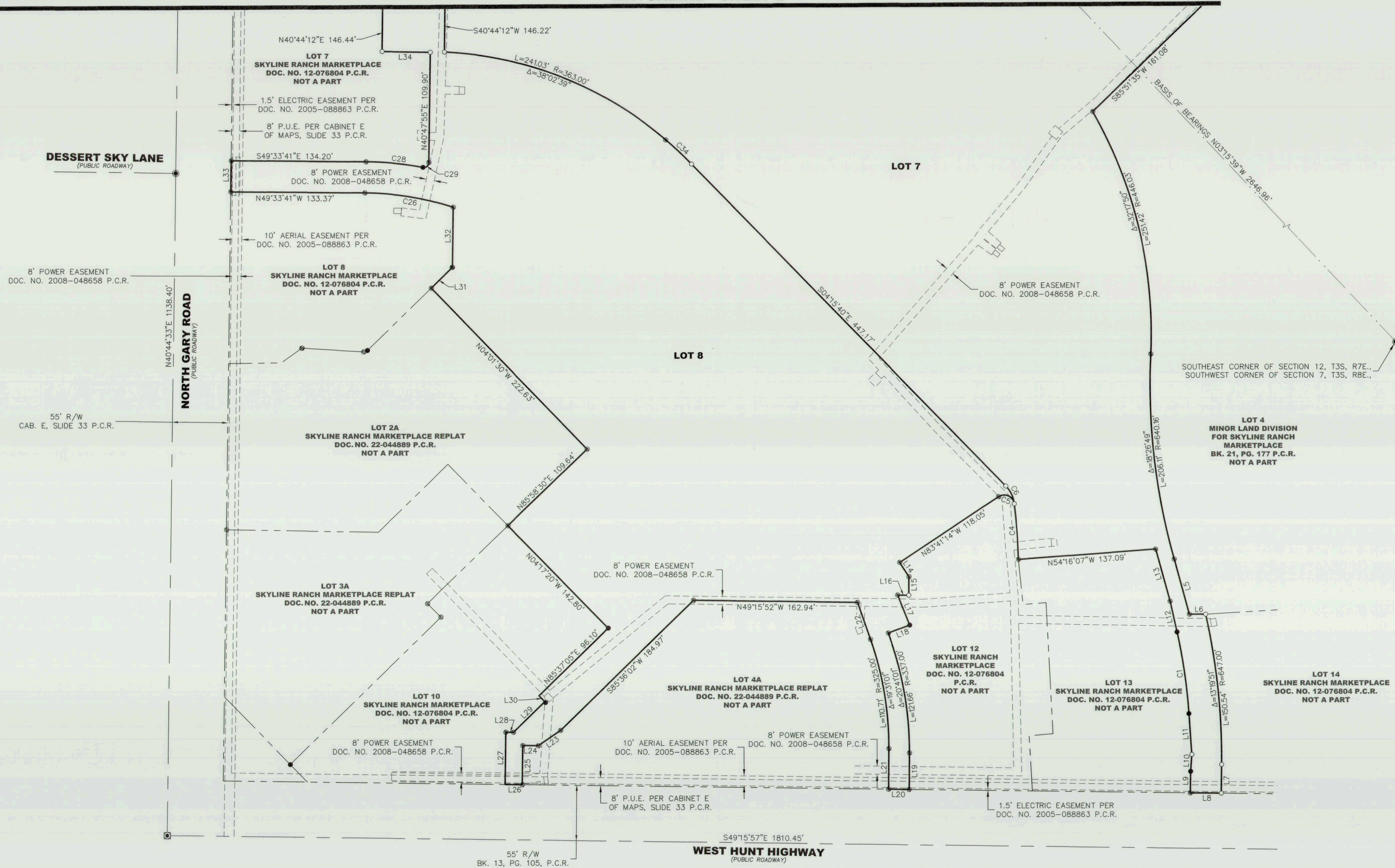
Call 811 or click Arizona811.com

PROJECT NO.
6933
SHEET NO. 2 OF 4



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°33'16"	550.03'	82.12'	N31°47'56"E 82.04'
C4	5°23'48"	589.88'	55.56'	N35°37'40"E 55.54'
C5	116°56'21"	10.00'	20.41'	N25°13'03"W 17.05'
C6	38°11'30"	30.02'	20.01'	S14°50'05"W 19.64'
C26	17°40'30"	290.00'	89.46'	N40°43'26"W 89.11'
C28	10°09'43"	321.00'	56.93'	S44°28'15"E 56.86'
C29	99°51'17"	5.00'	8.71'	S89°16'27"E 7.65'
C32	14°30'22"	67.00'	16.96'	N42°00'37"W 16.92'
C33	6°16'55"	914.46'	100.26'	N36°51'05"W 100.21'
C34	5°35'46"	363.00'	35.45'	S06°30'52"W 35.44'
C35	2°12'52"	1960.00'	75.75'	S09°58'57"W 75.75'

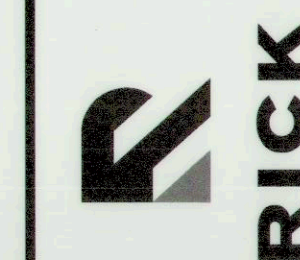
RECEIVED:

FINAL PLAT

SKYLINE RANCH RETAIL

SAN TAN VALLEY, ARIZONA

2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029602-957-3350
rickengineering.com

SKYLINE RANCH RETAIL

SAN TAN VALLEY, ARIZONA



PROJECT NO.

6933

SHEET NO. 4 OF 4

COUNTY CASE NO. FP24-026