



PINAL COUNTY, ARIZONA

# McCARTNEY RANCH



**SUBJECT SITE**

Property Looking North



PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

7600 East Doubletree Ranch Road, Suite 150  
Scottsdale, AZ 85258



## PINAL COUNTY, ARIZONA

# McCARTNEY RANCH II

### LOCATION

Located at the southeast corner of McCartney Road and State Highway 387/Pinal Avenue in Casa Grande, Arizona.

### SIZE

±300 Acres

*\*36-acre commercial site is available for purchase without acquiring the other parcels.*

### ASSESSOR PARCEL NUMBER

504-02-001A, 504-02-001B, 504-02-002L and 504-02-002M

### ZONING

PAD/Casa Grande

Please see page 6 for information on current entitlement status. Previous plans submitted and approved by the City of Casa Grande showed 708 lots with an average density of 2.2 DU/Ac, 15% open space, multi-family residential and commercial with underlying B-2 zoning.

### PRICE

Submit

### TERMS

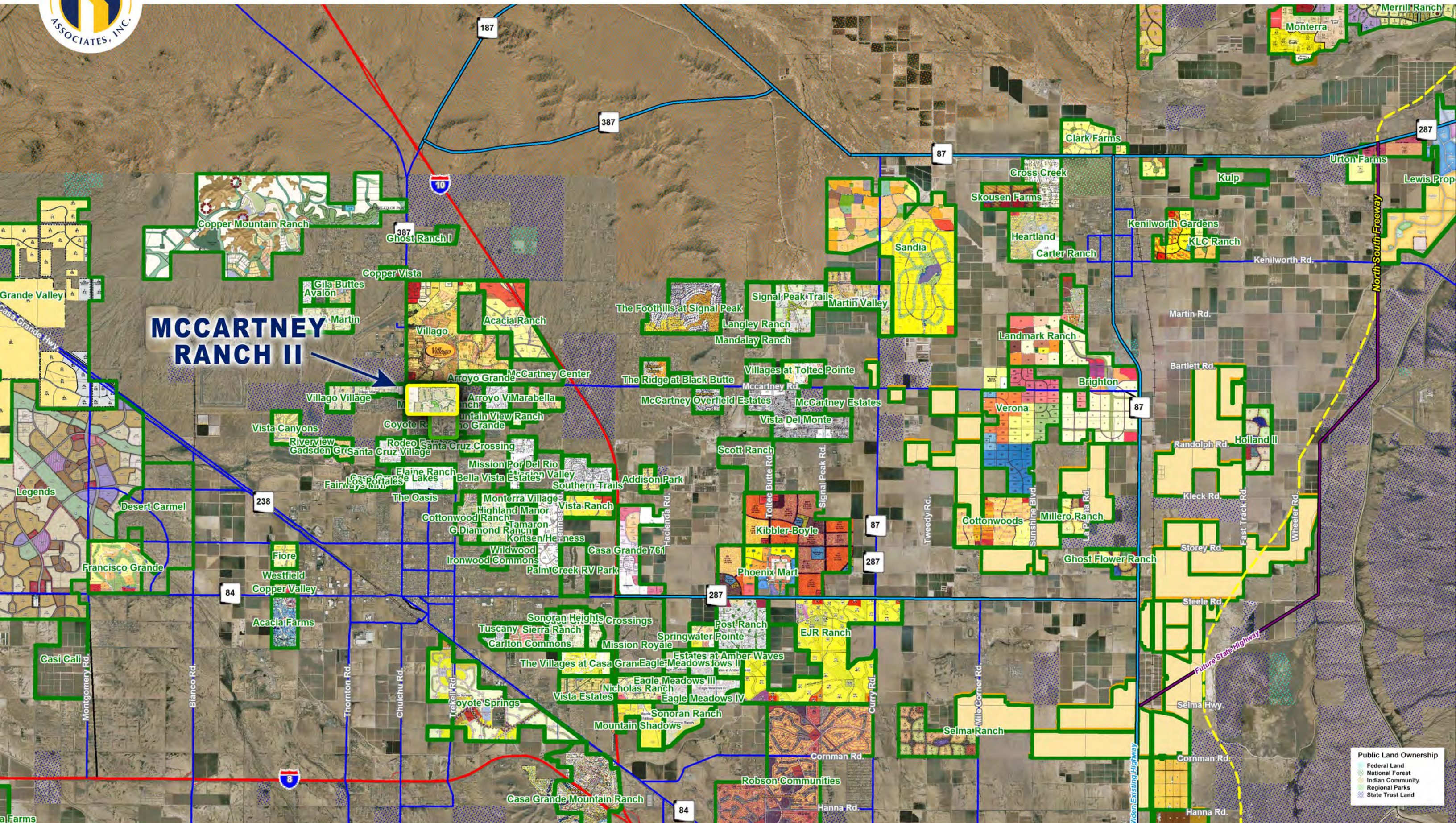
Cash

### DUE DILIGENCE

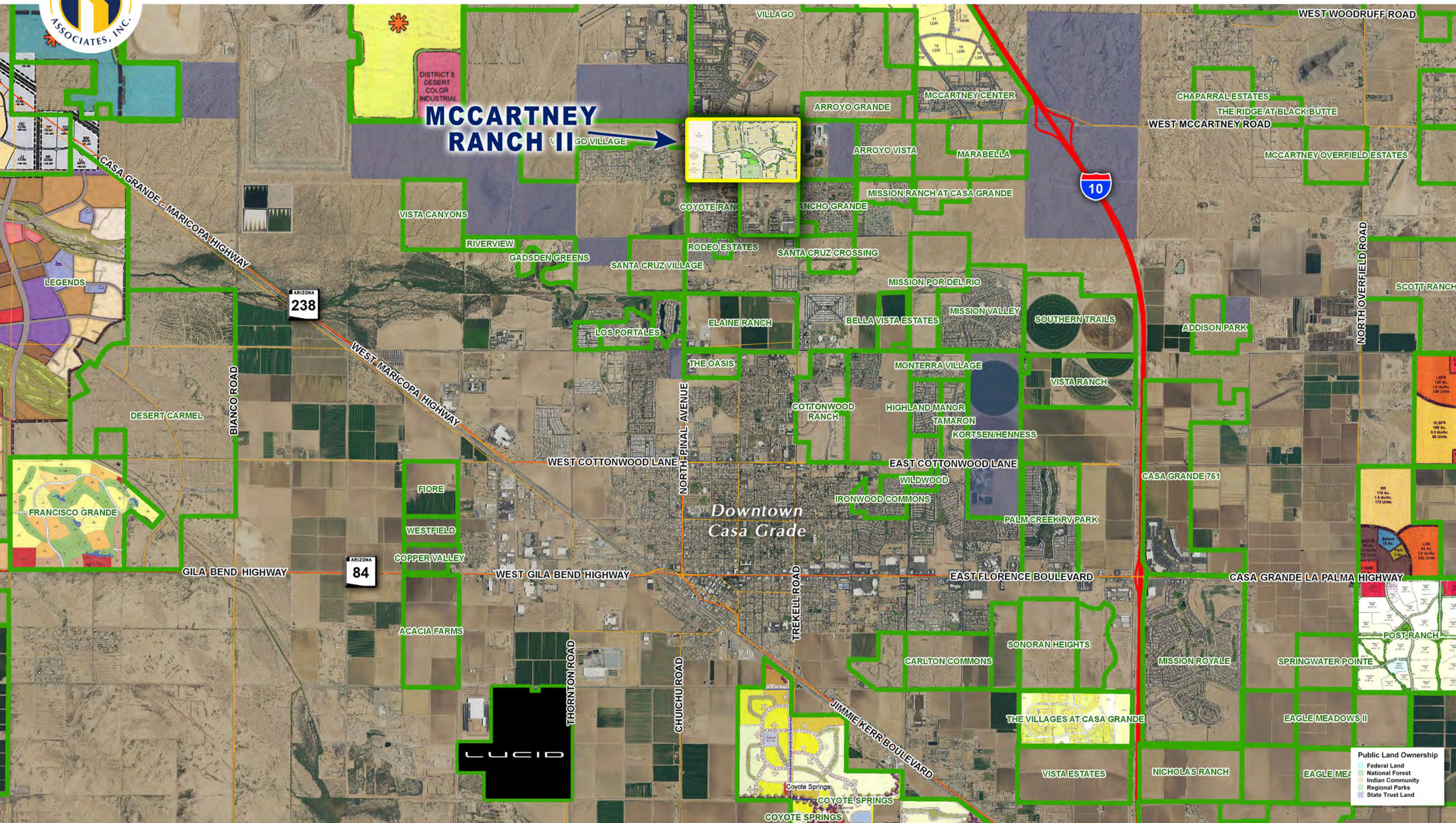
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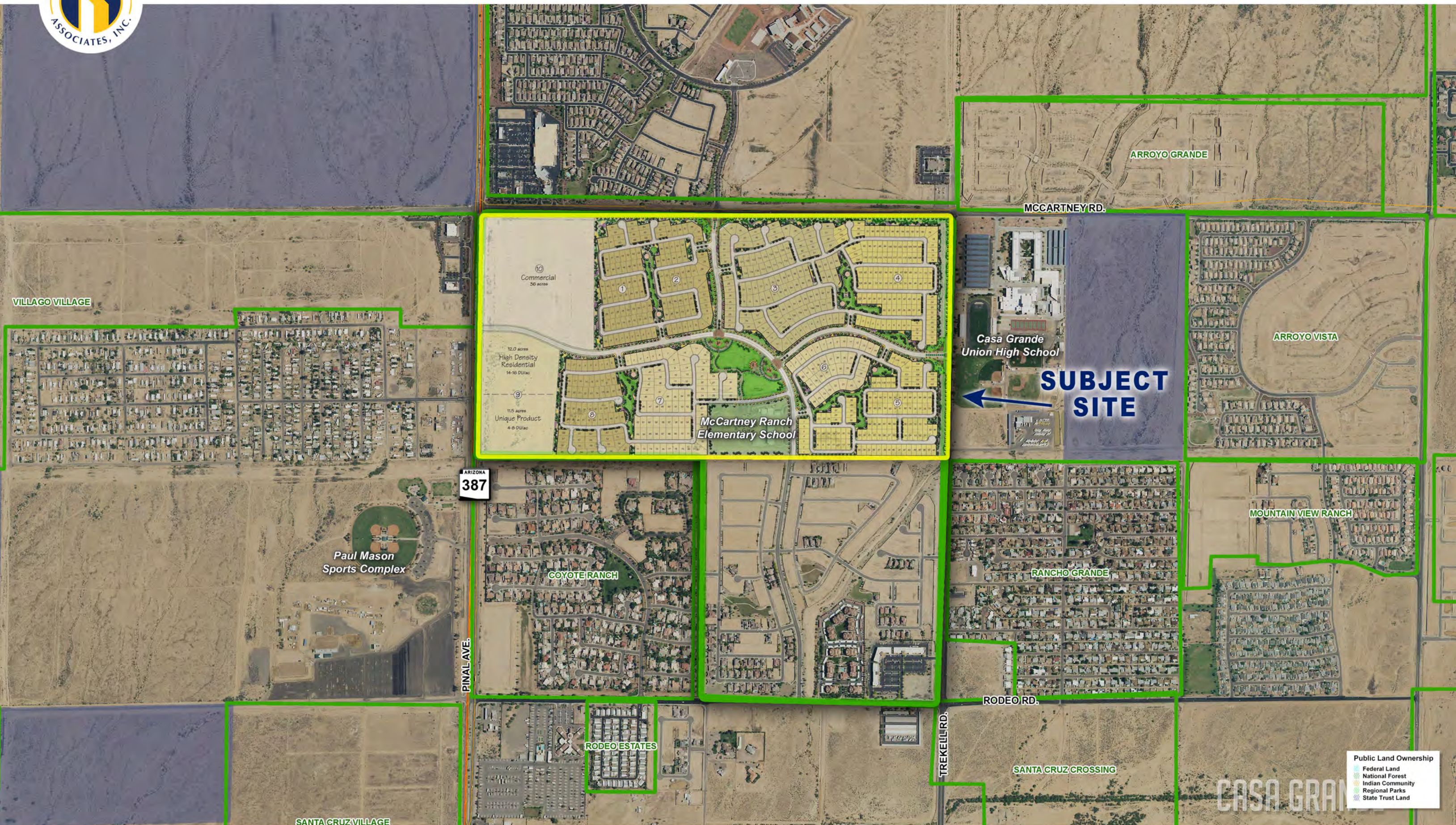
### COMMENTS

Water and sewer are available to the site and there is WWTP capacity at the plant to the west.



# MCCARTNEY RANCH II





Based on our information, below is a current status of the improvement plans and plats for the project.

Infrastructure-

- Final Plat- Submitted not approved (3<sup>rd</sup> submittal 12/17/07)
- Improvement Plans- 9/6/07 Approved
- Landscaping – 10/13/06 Approved

The final plat shows the updated ROW along McCartney as 70' from 55'. The project files indicate that the obligation for McCartney Ranch would be to dedicate the 70' ROW and build the street to the 55' cross section.

Parcel 1-

- Final Plat- Submitted not approved (3<sup>rd</sup> submittal 12/17/07)
- Improvement Plans- 8/28/06 Approved, 1 year approval extension on 8/27/07
- Landscaping- 10/13/2006 Approved

Parcel 2-

- Final Plat- Submitted not approved (3<sup>rd</sup> submittal 12/17/07)
- Improvement Plans- 8/28/06 Approved, 1 year approval extension on 8/27/07
- Landscaping- 10/13/2006 Approved

Parcel 3-

- Final Plat- Submitted not approved (3<sup>rd</sup> submittal 12/17/07)
- Improvement Plans- 11/17/06 Approved, 1 year approval extension on 11/16/07
- Landscaping- 10/13/2006 Approved

Parcel 4-

- Final Plat- Submitted not approved (3<sup>rd</sup> submittal 12/17/07)
- Improvement Plans- 11/17/06 Approved, 1 year approval extension on 11/16/07
- Landscaping- 10/13/2006 Approved

Parcel 5-

- Final Plat- Submitted not approved (3<sup>rd</sup> submittal 12/17/07)
- Improvement Plans- 3/28/07 Approved
- Landscaping- 10/13/2006 Approved

Parcel 6-

- Final Plat- Submitted not approved (3<sup>rd</sup> submittal 12/17/07)
- Improvement Plans- 3/28/07 Approved
- Landscaping- 10/13/2006 Approved

Parcel 7-

- Final Plat- Submitted not approved (3<sup>rd</sup> submittal 12/17/07)
- Improvement Plans- 3/28/07 Approved
- Landscaping- 10/13/2006 Approved

Parcel 8-

- Final Plat- Submitted not approved (3<sup>rd</sup> submittal 12/17/07)
- Improvement Plans- 3/28/07 Approved
- Landscaping- 10/13/2006 Approved



McCartney ROAD

High School

⑩  
Commercial  
36 acres



12.0 acres  
High Density  
Residential  
14-16 DU/ac

⑨  
11.5 acres  
Unique Product  
4-8 DU/ac

School Site

SINGLE FAMILY  
Site Data

|              | ACRES | DU/ac | SIZE       | UNITS      |
|--------------|-------|-------|------------|------------|
| 1            | 30.79 | 3.3   | 60' x 125' | 69         |
| 2            | 25.93 | 3.0   | 60' x 125' | 66         |
| 3            | 45.18 | 2.9   | 65' x 125' | 129        |
| 4            | 40.31 | 3.2   | 55' x 120' | 127        |
| 5            | 34.07 | 3.5   | 55' x 120' | 120        |
| 6            | 16.04 | 2.6   | 70' x 125' | 42         |
| 7            | 27.93 | 3.1   | 70' x 125' | 87         |
| 8            | 19.81 | 3.4   | 60' x 125' | 68         |
| <b>TOTAL</b> |       |       |            | <b>708</b> |

LOT SIZE SUMMARY

|            |         |     |
|------------|---------|-----|
| 55' x 120' | 6600 sf | 247 |
| 60' x 125' | 7500 sf | 246 |
| 65' x 125' | 8125 sf | 129 |
| 70' x 125' | 8120 sf | 129 |
|            |         | 258 |

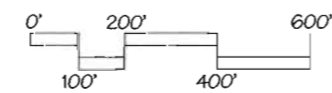
ADOT Facility

PINAL AVENUE

TREKELL ROAD

EL PASO NATURAL GAS RIGHT-OF-WAY

265'



April 26, 2006

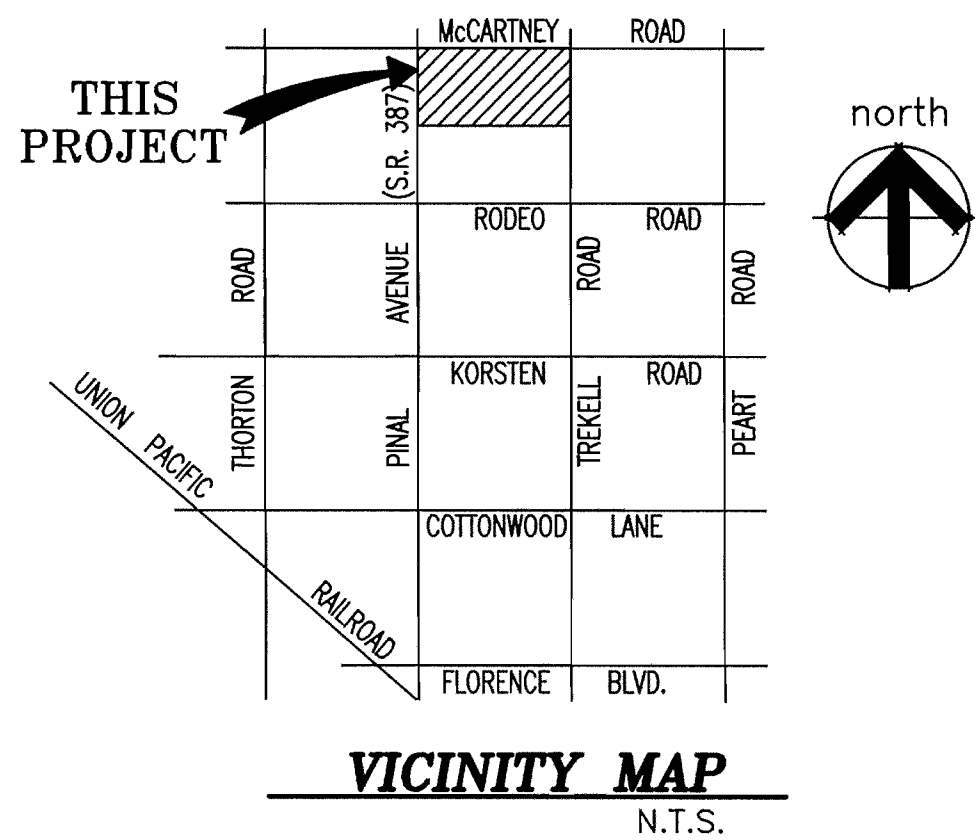
McCartney Ranch Phase I



ILLUSTRATIVE MASTER PLAN

# McCartney Ranch



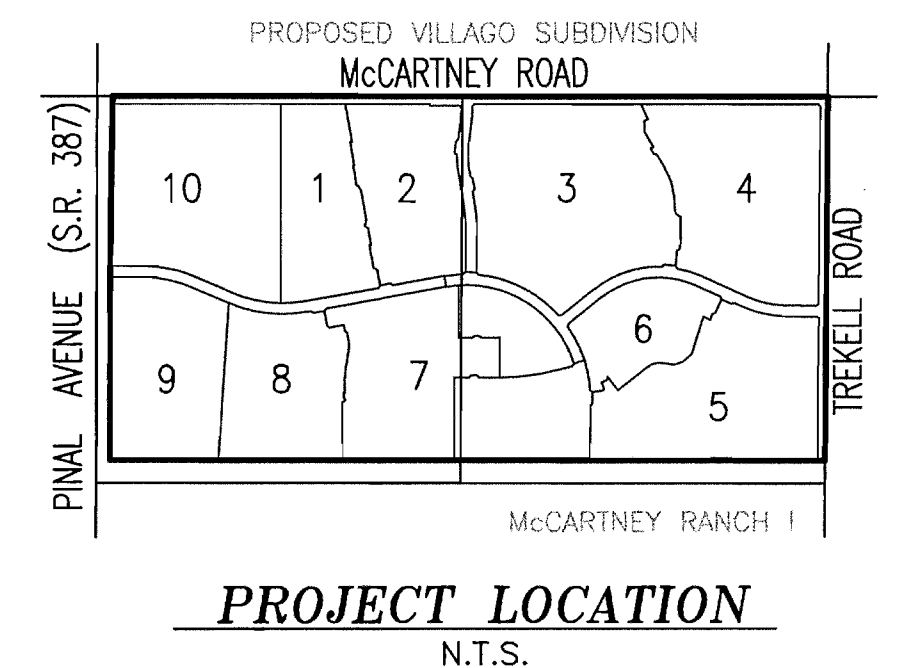


**OWNER/DEVELOPER:**  
 VANDERBILT FARMS, L.L.C.  
 1121 W. WARNER STE#109  
 TEMPE, ARIZONA 85284  
 (480) 831-2000  
 CONTACT: CHRIS HUCK

**ENGINEER:**  
 AMEC INFRASTRUCTURE, INC.  
 4435 E. HOLMES AVENUE  
 MESA, ARIZONA 85206  
 (480) 830-3700  
 CONTACT: TIMOTHY B. ANDERSON, P.E.

# A FINAL PLAT OF McCARTNEY RANCH II INFRASTRUCTURE PLAT

GLO LOTS 1, 2 AND 3, A PORTION OF GLO LOT 4,  
 A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND  
 A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF  
 SECTION 5, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE  
 GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



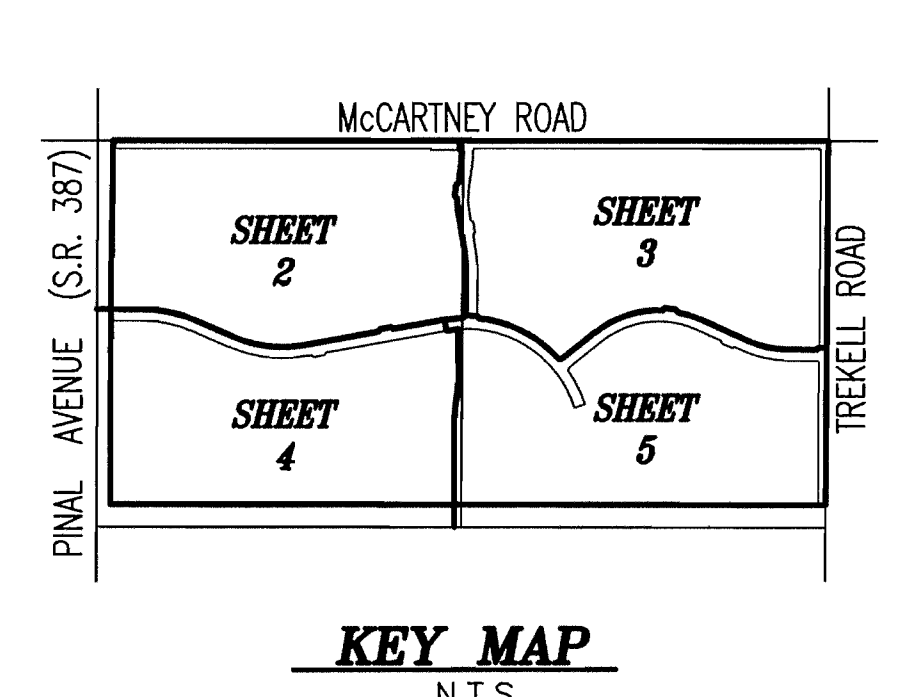
**PROJECT LOCATION**  
 N.T.S.

STATE OF ARIZONA } SS  
 COUNTY OF PINAL }  
 I hereby certify that the within instrument is filed  
 in the official records of this County in Cabinet  
 \_\_\_\_\_ Slide \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 LAURA DEAN-LYTLE, Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

**LEGAL DESCRIPTION**

GLO LOTS 1, 2 AND 3, A PORTION OF GLO LOT 4, A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH AT THE NORTHEAST CORNER OF SAID SECTION 5, FROM WHICH A FOUND CITY OF CASA GRANDE BRASS CAP FLUSH AT THE EAST QUARTER OF SECTION 5 BEARS SOUTH 00 DEGREES 35 MINUTES 32 SECONDS WEST A DISTANCE OF 2,801.62 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION 5, SOUTH 00 DEGREES 35 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 2,636.62 FEET, TO THE NORTH LINE OF THE SOUTH 165.00 FEET OF THE NORTH HALF OF SAID SECTION 5; THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH LINE, NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 1,700.91 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, THE CENTER OF WHICH BEARS NORTH 87 DEGREES 20 MINUTES 49 SECONDS WEST AT A DISTANCE OF 840.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 32 MINUTES 39 SECONDS, FOR A DISTANCE OF 37.30 FEET, TO THE CURVE'S END; THENCE NORTH 00 DEGREES 06 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 360.76 FEET; THENCE NORTH 44 DEGREES 29 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 20.83 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 42 SECONDS WEST, FOR A DISTANCE OF 80.04 FEET; THENCE NORTH 47 DEGREES 05 MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 21.52 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, THE CENTER OF WHICH BEARS SOUTH 86 DEGREES 36 MINUTES 24 SECONDS WEST AT A DISTANCE OF 900.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 15 MINUTES 27 SECONDS, FOR A DISTANCE OF 223.96 FEET, TO A LINE RADIAL TO SAID CURVE; THENCE ALONG SAID RADIAL LINE, SOUTH 72 DEGREES 20 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 80.00 FEET; THENCE LEAVING SAID RADIAL LINE, SOUTH 28 DEGREES 54 MINUTES 14 SECONDS WEST, FOR A DISTANCE OF 20.83 FEET; THENCE SOUTH 74 DEGREES 56 MINUTES 05 SECONDS WEST, FOR A DISTANCE OF 128.86 FEET, TO A POINT OF TANGENT CURVATURE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1,478.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 03 MINUTES 55 SECONDS, FOR A DISTANCE OF 388.83 FEET, TO THE CURVE'S END; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 169.68 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 21.21 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 44.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 21.21 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 110.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 599.24 FEET, TO THE NORTH LINE OF THE SOUTH 165.00 FEET OF THE NORTH HALF OF SAID SECTION 5; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 54 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 2,494.54 FEET, TO THE EASTERLY LINE OF THAT PROPERTY DEEDED TO THE STATE OF ARIZONA IN DOCKET 653, PAGE 469, PINAL COUNTY RECORDS; THENCE LEAVING SAID NORTH LINE, ALONG SAID EASTERLY LINE, NORTH 00 DEGREES 16 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 1,777.01 FEET, TO A POINT OF TANGENT CURVATURE CONCAVE TO THE EAST AND HAVING A RADIUS OF 22,818.32 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 00 SECONDS FOR A DISTANCE OF 710.22 FEET, TO THE CURVE'S END; THENCE NORTH 02 DEGREES 03 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 147.58 FEET, TO THE NORTH LINE OF SAID SECTION 5, FROM WHICH A FOUND ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 6 EAST BEARS NORTH 89 DEGREES 55 MINUTES 41 SECONDS WEST AT A DISTANCE OF 81.41 FEET; THENCE LEAVING SAID EASTERLY LINE, ALONG SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 2,534.04 FEET, TO A FOUND PK NAIL AT THE NORTH QUARTER CORNER OF SAID SECTION 5, FROM WHICH A FOUND PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH AT THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 89 DEGREES 55 MINUTES 41 SECONDS EAST AT A DISTANCE OF 33.29 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 2,649.70 FEET, TO THE POINT OF BEGINNING.



**KEY MAP**  
 N.T.S.

**LEGEND**

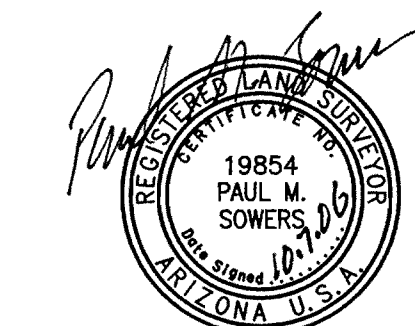
- ⊙ Indicates Set Brass Cap
- ⊠ Indicates Found Monument, as noted
- Indicates Corner of Subdivision
- Indicates Boundary of this Subdivision
- PUE Indicates Public Utilities Easement
- COCG Indicates City of Casa Grande
- PCR Indicates Pinal County Records
- VNAE Indicates Vehicular Non Access Easement
- PCHD Indicates Pinal County Highway Department
- BCHH Indicates Brass Cap in Hand Hole
- BCF Indicates Brass Cap Flush
- COR Indicates Corner
- SEC Indicates Section
- FD Indicates Found
- R/W Indicates Right of Way
- EX Indicates Existing
- ESMT Indicates Easement

**SIGHT VISIBILITY EASEMENTS**

- ① LOCAL TO LOCAL STREET WILL HAVE A 21' X 21' SIGHT VISIBILITY TRIANGLE EASEMENT.
- ② ANY STREET INTERSECTING WITH AN ARTERIAL OR CONNECTOR STREET WILL HAVE A 33' X 33' SIGHT VISIBILITY TRIANGLE EASEMENT.

**LAND SURVEYOR CERTIFICATION**

I, PAUL M. SOWERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CORRECTLY REPRESENTS A SURVEY PERFORMED BY AMEC INFRASTRUCTURE DURING THE MONTH OF NOVEMBER, 1998; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



PAUL M. SOWERS  
 REGISTERED LAND SURVEYOR NO. 19854

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT VANDERBILT FARMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "McCARTNEY RANCH II", GLO LOTS 1, 2 AND 3, A PORTION OF GLO LOT 4, A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED BY THE LEGAL DESCRIPTION SHOWN HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "McCARTNEY RANCH II", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH PARCEL, STREET AND TRACT, AND THAT EACH PARCEL, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER GIVEN TO EACH RESPECTIVELY. PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CASA GRANDE. ALL OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON. THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CASA GRANDE FOR THE USE OF THE PUBLIC. TRACTS A-E ARE TO BE CONVEYED TO THE McCARTNEY RANCH II HOMEOWNERS ASSOCIATION & ARE TO BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A STORM DRAINAGE & RETENTION EASEMENT IS HEREBY DEDICATED ACROSS THE ENTIRE AREA OF TRACT A. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER THE ENTIRE AREA OF TRACTS B, C, D AND E.

IN WITNESS WHEREOF: VANDERBILT FARMS, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED BY THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

VANDERBILT FARMS, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER

BY: \_\_\_\_\_  
 ITS: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
 )SS.  
 COUNTY OF PINAL )

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF VANDERBILT FARMS, L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**APPROVALS**

DATA ON THIS PLAT WAS REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY THE CITY ENGINEER OF CASA GRANDE, ARIZONA.

CITY ENGINEER \_\_\_\_\_

THIS PLAT IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF CASA GRANDE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ THE FINAL PLAT REVIEWED \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING AND ZONING COMMISSION CHAIRPERSON \_\_\_\_\_

PLANNING AND DEVELOPMENT DIRECTOR \_\_\_\_\_

APPROVED BY THE CITY COUNCIL OF THE CASA GRANDE, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**MAINTENANCE OF OPEN SPACE**

ALL LANDSCAPE AREAS INCLUDING ALL LANDSCAPING WITHIN ADJACENT RIGHTS-OF-WAY AND DRAINAGE AREAS WITHIN McCARTNEY RANCH II SHALL BE THE RESPONSIBILITY OF THE McCARTNEY RANCH II HOMEOWNERS ASSOCIATION.

**100 YEAR FLOOD PLAIN**

THIS SUBDIVISION LIES WITHIN A FLOOD PLAIN DESIGNATED AS ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL #0400800005C, CITY OF CASA GRANDE, ARIZONA, AS PREPARED BY FEMA.

**100 YEAR WATER SUPPLY**

McCARTNEY RANCH II IS WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576.

**BASIS OF BEARING**

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, T.6S., R.6E., USING A BEARING OF NORTH 00 DEGREES 35 MINUTES 32 SECONDS EAST PER AN ALTA/ACSM LAND TITLE SURVEY RECORDED IN BOOK 9 OF SURVEYS, PAGE 106, PINAL COUNTY, ARIZONA.

**GENERAL NOTES**

1. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, UNLESS APPROVED OTHERWISE BY THE CITY OF CASA GRANDE.
2. ALL UTILITIES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION AND THE CITY OF CASA GRANDE.
3. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF CASA GRANDE.
4. A #4 REBAR 18" IN LENGTH WILL BE SET AT EACH PROPERTY CORNER.
5. ALL STREET RIGHTS OF WAY TO BE DEDICATED FOR PUBLIC USE.
6. ALL STREETS TO BE CONSTRUCTED TO CITY OF CASA GRANDE STANDARDS.
7. A HOMEOWNERS ASSOCIATION WILL BE FORMED FOR EACH PARCEL OR PARCELS.
8. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY H.O.A., AND ALL LOT OWNERS SHALL BE A MEMBER OF THE H.O.A. CC&R'S TO BE ENFORCED BY HOA.

**AREAS**

|           |                 |                |
|-----------|-----------------|----------------|
| PARCEL 1  | 818,703 S.F.    | 18.7948 ACRES  |
| PARCEL 2  | 932,604 S.F.    | 21.4096 ACRES  |
| PARCEL 3  | 1,823,187 S.F.  | 41.8546 ACRES  |
| PARCEL 4  | 1,503,682 S.F.  | 34.5198 ACRES  |
| PARCEL 5  | 1,430,915 S.F.  | 32.8493 ACRES  |
| PARCEL 6  | 567,871 S.F.    | 13.0319 ACRES  |
| PARCEL 7  | 1,076,578 S.F.  | 24.7148 ACRES  |
| PARCEL 8  | 936,103 S.F.    | 21.4900 ACRES  |
| PARCEL 9  | 1,055,657 S.F.  | 24.2346 ACRES  |
| PARCEL 10 | 1,570,132 S.F.  | 36.0453 ACRES  |
| TRACT A   | 344,048 S.F.    | 7.8982 ACRES   |
| TRACT B   | 1,229 S.F.      | 0.0282 ACRES   |
| TRACT C   | 1,471 S.F.      | 0.0338 ACRES   |
| TRACT D   | 1,414 S.F.      | 0.0325 ACRES   |
| TRACT E   | 2,878 S.F.      | 0.0661 ACRES   |
| RW        | 990,145 S.F.    | 22.7306 ACRES  |
| BDRY      | 13,056,419 S.F. | 299.7341 ACRES |

**TRACT USE TABLE**

| TRACT       | USAGE                                   | AREA         |
|-------------|---|--------------|
| A           | COMMUNITY PARK, OPEN SPACE AND DRAINAGE | 7.8982 ACRES |
| B, C, D & E | PUE, LANDSCAPE & PEDESTRIAN ACCESS      | 0.1606 ACRES |
| TRACT TOTAL |   | 8.0588 ACRES |

01 2005 050

ameco  
 AMEC Infrastructure, Inc.  
 4435 EAST HOLMES AVENUE  
 MESA, ARIZONA 85206  
 PHONE (480) 830-3700  
 FAX (480) 830-3903

FINAL PLAT  
 McCARTNEY RANCH II  
 INFRASTRUCTURE PLAT  
 PROJECT: CASA GRANDE, AZ

DESIGNER: SAN  
 DRAWN BY: SAN

PRELIMINARY  
 NOT  
 FOR  
 CONSTRUCTION  
 OR RECORDING

PROJECT NO.  
 01 2005 050

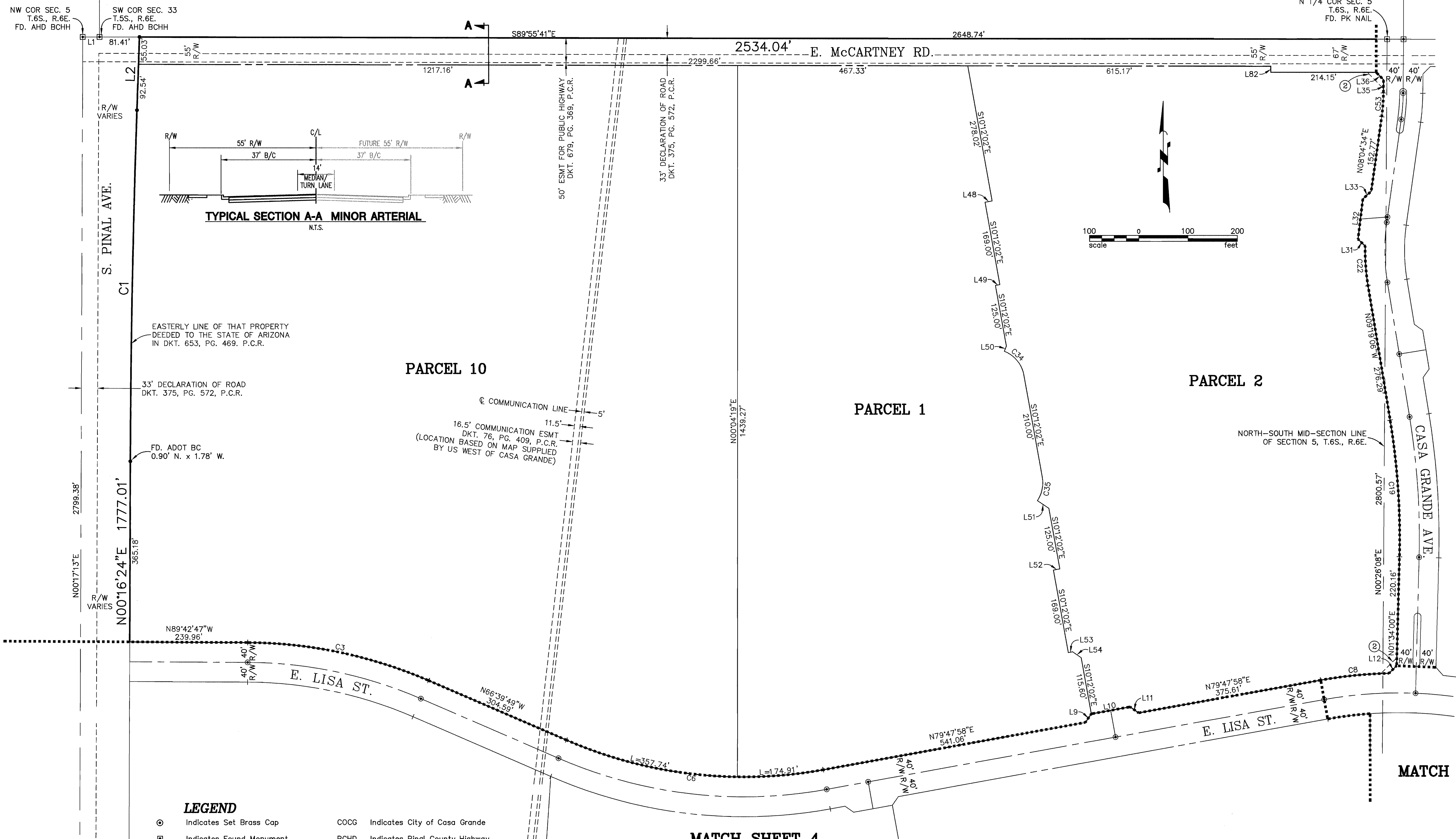
CGPZ  
 067-06

SHEET NO.

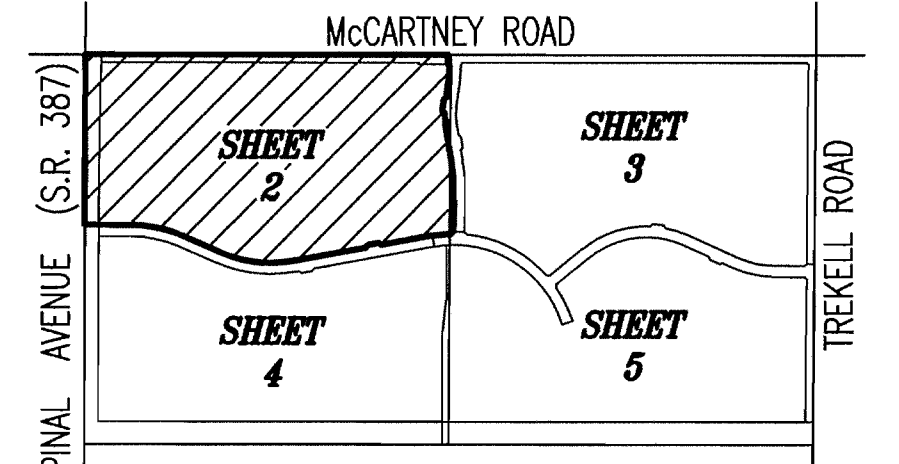
1 of 5



01 2005 050



- LEGEND**
- ⊙ Indicates Set Brass Cap
  - ⊠ Indicates Found Monument, as noted
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  - PUE Indicates Public Utilities Easement
  - ADOT Indicates Arizona Department of Transportation
  - AHD Indicates Arizona Highway Department
  - PCR Indicates Pinal County Records
  - DKT Indicates Docket
  - PG Indicates Page
  - BK Indicates Book
  - COCG Indicates City of Casa Grande
  - PCHD Indicates Pinal County Highway Department
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  - BC Indicates Brass Cap
  - COR Indicates Corner
  - SEC Indicates Section
  - FD Indicates Found
  - R/W Indicates Right of Way
  - MISC Indicates Miscellaneous
  - ESMT Indicates Easement
  - ⊕ Indicates Centerline



KEY MAP  
N.T.S.

**CURVE TABLE**

| CURVE | RADIUS    | LENGTH  | DELTA     |
|-------|-----------|---------|-----------|
| C1    | 22818.32' | 710.22' | 1°47'00"  |
| C3    | 940.00'   | 378.15' | 23°02'58" |
| C6    | 910.00'   | 532.65' | 33°32'13" |
| C8    | 900.00'   | 139.74' | 8°53'46"  |
| C19   | 1460.00'  | 277.37' | 10°53'06" |
| C22   | 440.00'   | 80.17'  | 10°26'22" |
| C34   | 64.00'    | 65.13'  | 58°18'37" |
| C35   | 64.00'    | 49.34'  | 44°10'16" |
| C53   | 360.00'   | 48.01'  | 7°38'25"  |

**LINE TABLE**

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | S89°49'08"W | 34.25'  |
| L2   | S02°03'24"W | 147.58' |
| L9   | S34°47'58"W | 21.21'  |
| L10  | N79°47'58"E | 80.00'  |
| L11  | N55°12'02"E | 21.21'  |
| L12  | N45°22'11"E | 21.65'  |
| L31  | S46°03'56"E | 20.01'  |
| L32  | S06°53'55"W | 81.53'  |
| L33  | N46°55'25"E | 23.36'  |
| L35  | S00°26'08"W | 26.54'  |
| L36  | N44°44'46"W | 21.15'  |
| L48  | S79°47'58"W | 14.67'  |
| L49  | S79°47'58"W | 9.19'   |
| L50  | S21°29'21"W | 11.21'  |
| L51  | S56°01'46"E | 27.85'  |
| L52  | S79°47'58"W | 13.05'  |
| L53  | N79°47'58"E | 8.93'   |
| L54  | S55°12'02"E | 21.21'  |
| L82  | N00°04'19"E | 12.00'  |

COUNTY SEAL

STATE OF ARIZONA }  
 COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County in Cabinet \_\_\_\_\_ Slide \_\_\_\_\_

Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 LAURA DEAN-LYTLE, Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

PROJECT NO.  
01 2005 050

SHEET NO.  
2 of 5

REVISIONS:

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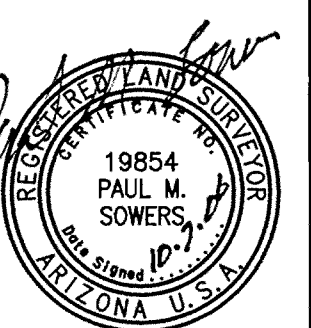
**ameco**

AMEC Infrastructure, Inc.  
 4435 EAST HOLMES AVENUE  
 MESA, ARIZONA 85206  
 PHONE (480) 830-3700  
 FAX (480) 830-3903

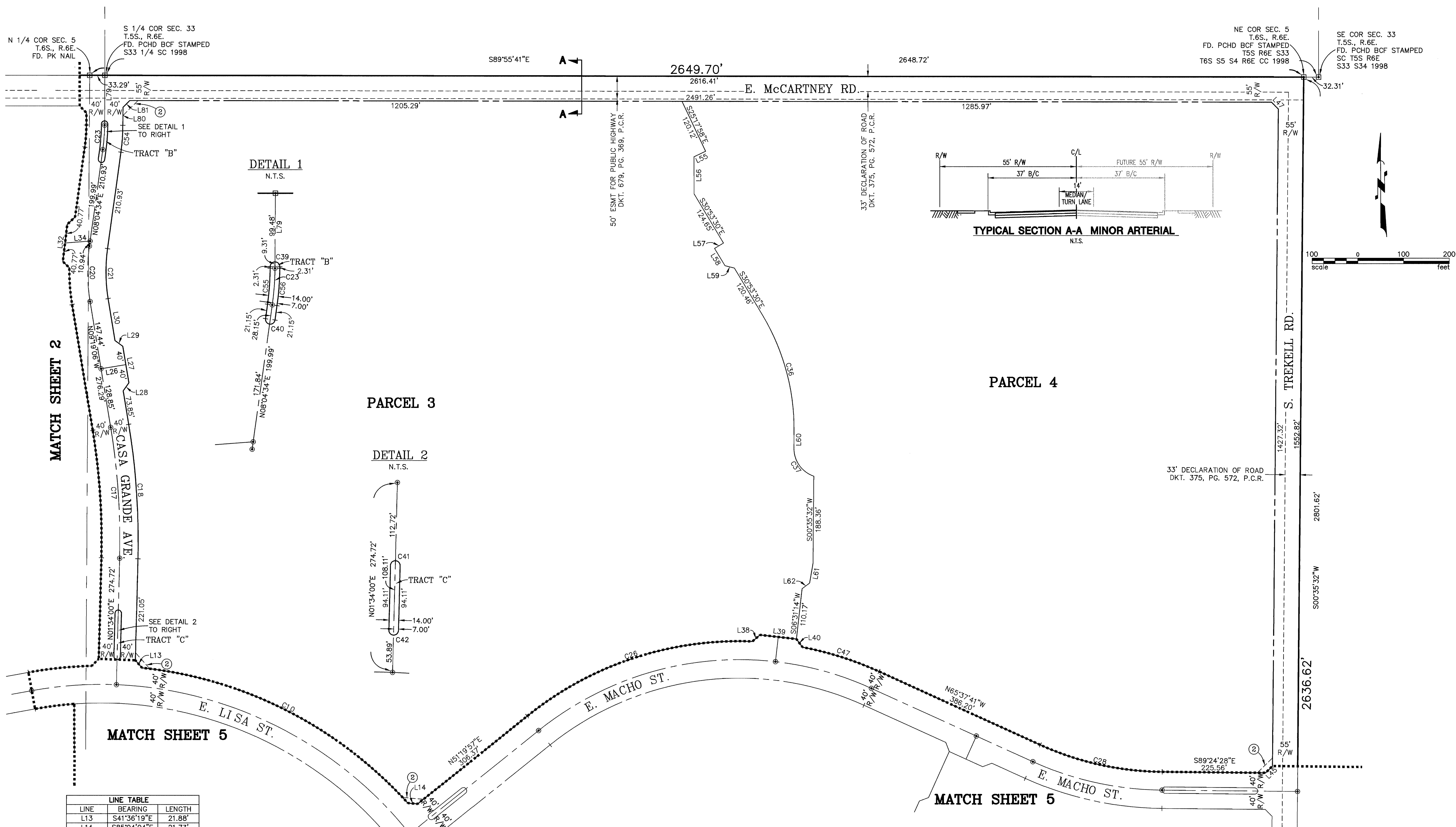
FINAL PLAT  
 MCCARTNEY RANCH II  
 INFRASTRUCTURE PLAT  
 CASA GRANDE, AZ

DESIGNER: SAN  
DRAWN BY: SAN

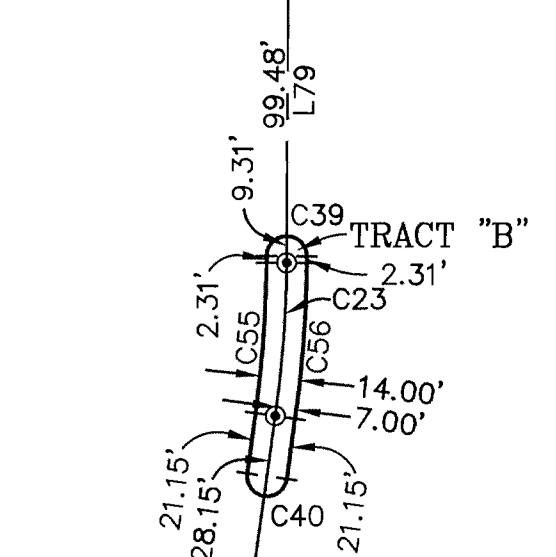
PRELIMINARY  
NOT  
FOR  
CONSTRUCTION  
OR RECORDING



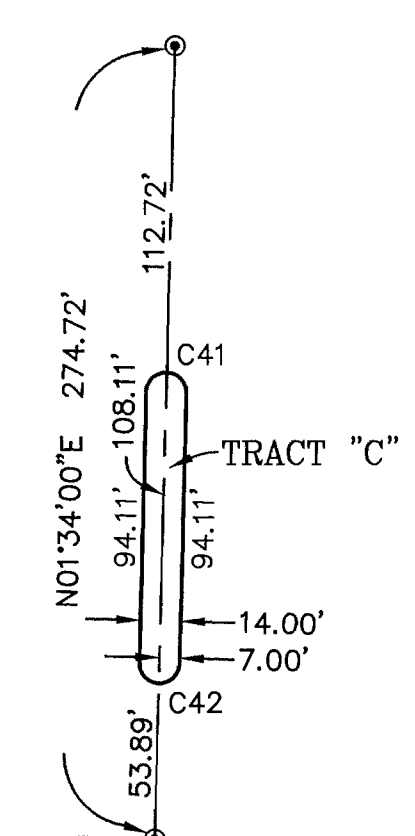
01 2005 050



DETAIL 1  
N.T.S.



DETAIL 2  
N.T.S.



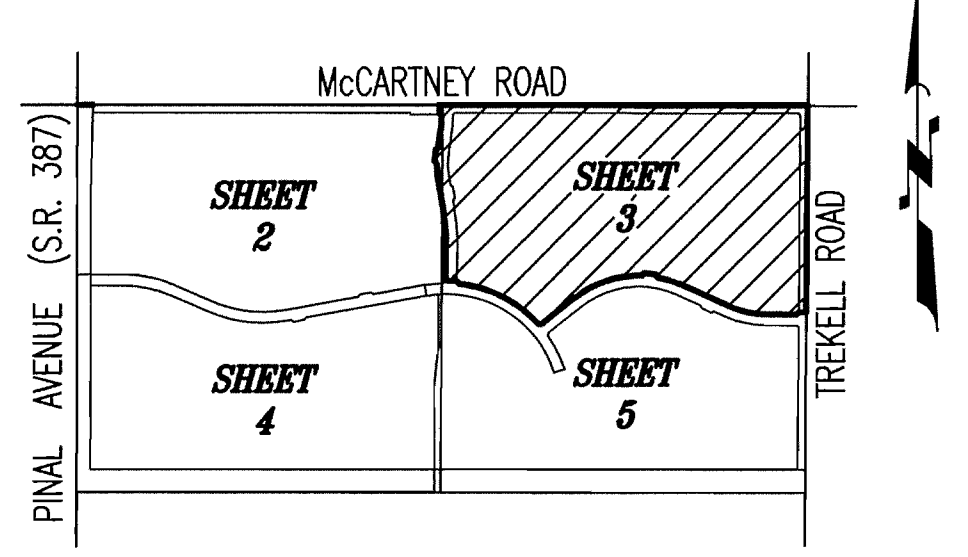
**LINE TABLE**

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L13  | S41°36'19"E | 21.88'  |
| L14  | S85°04'04"E | 21.73'  |
| L26  | S80°40'54"W | 55.02'  |
| L27  | S09°19'06"E | 80.00'  |
| L28  | S35°40'54"W | 21.21'  |
| L29  | N54°19'06"W | 21.21'  |
| L30  | N09°19'06"W | 92.44'  |
| L33  | S00°15'53"E | 80.96'  |
| L34  | N85°46'17"E | 55.08'  |
| L36  | N44°44'46"W | 21.15'  |
| L38  | N49°40'52"E | 21.88'  |
| L39  | S83°28'46"E | 80.00'  |
| L40  | S36°38'23"E | 21.88'  |
| L45  | S45°35'32"W | 21.21'  |
| L47  | N44°40'04"W | 21.12'  |
| L55  | S64°42'02"W | 27.79'  |
| L56  | S00°00'00"E | 80.00'  |
| L57  | S59°06'30"W | 22.69'  |
| L58  | S30°53'30"E | 44.00'  |
| L59  | S75°53'30"E | 21.21'  |
| L60  | S00°35'32"W | 37.24'  |
| L61  | S09°51'12"W | 44.00'  |
| L62  | S53°04'03"W | 20.63'  |
| L79  | S00°26'08"W | 108.79' |
| L80  | S00°26'08"W | 39.05'  |
| L81  | N45°15'14"E | 21.28'  |

**CURVE TABLE**

| CURVE | RADIUS   | LENGTH  | DELTA      |
|-------|----------|---------|------------|
| C10   | 900.00'  | 665.29' | 42°21'14"  |
| C17   | 1500.00' | 284.97' | 10°53'06"  |
| C18   | 1540.00' | 292.56' | 10°53'06"  |
| C20   | 400.00'  | 121.44' | 17°23'40"  |
| C21   | 360.00'  | 109.29' | 17°23'40"  |
| C23   | 400.00'  | 53.34'  | 7°38'25"   |
| C26   | 740.00'  | 528.61' | 40°55'41"  |
| C28   | 660.00'  | 273.92' | 23°46'47"  |
| C36   | 478.00'  | 262.66' | 31°29'02"  |
| C37   | 64.00'   | 80.19'  | 71°47'24"  |
| C39   | 7.00'    | 21.99'  | 180°00'00" |
| C40   | 7.00'    | 21.99'  | 180°00'00" |
| C41   | 7.00'    | 21.99'  | 180°00'00" |
| C42   | 7.00'    | 21.99'  | 180°00'00" |
| C47   | 740.00'  | 175.54' | 13°35'29"  |
| C54   | 440.00'  | 58.67'  | 7°38'25"   |
| C55   | 393.00'  | 52.41'  | 7°38'25"   |
| C56   | 407.00'  | 54.27'  | 7°38'25"   |

- LEGEND**
- ⊙ Indicates Set Brass Cap
  - ⊠ Indicates Found Monument, as noted
  - Indicates Corner of Subdivision
  - Indicates Boundary of this Subdivision
  - PUE Indicates Public Utilities Easement
  - ADOT Indicates Arizona Department of Transportation
  - AHD Indicates Arizona Highway Department
  - PCR Indicates Pinal County Records
  - DKT Indicates Docket
  - PG Indicates Page
  - BK Indicates Book
  - COGC Indicates City of Casa Grande
  - PCHD Indicates Pinal County Highway Department
  - BCHH Indicates Brass Cap in Hand Only
  - BCF Indicates Brass Cap Flush
  - BC Indicates Brass Cap
  - COR Indicates Corner
  - SEC Indicates Section
  - FD Indicates Found
  - R/W Indicates Right of Way
  - MISC Indicates Miscellaneous
  - ESMT Indicates Easement
  - ⊕ Indicates Centerline



STATE OF ARIZONA }  
COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County in Cabinet \_\_\_\_\_ Slide \_\_\_\_\_

Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
LAURA DEAN-LYTLE, Pinal County Recorder  
By: \_\_\_\_\_ Deputy

REVISIONS:

**amec**

AMEC Infrastructure, Inc.  
4435 EAST HOLMES AVENUE  
MESA, ARIZONA 85206  
PHONE (480) 830-3700  
FAX (480) 830-3903

PROJECT:  
**FINAL PLAT**  
**MCCARTNEY RANCH II**  
**INFRASTRUCTURE PLAT**  
CASA GRANDE, AZ

DESIGNER: SAN  
DRAWN BY: SAN

**PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING**

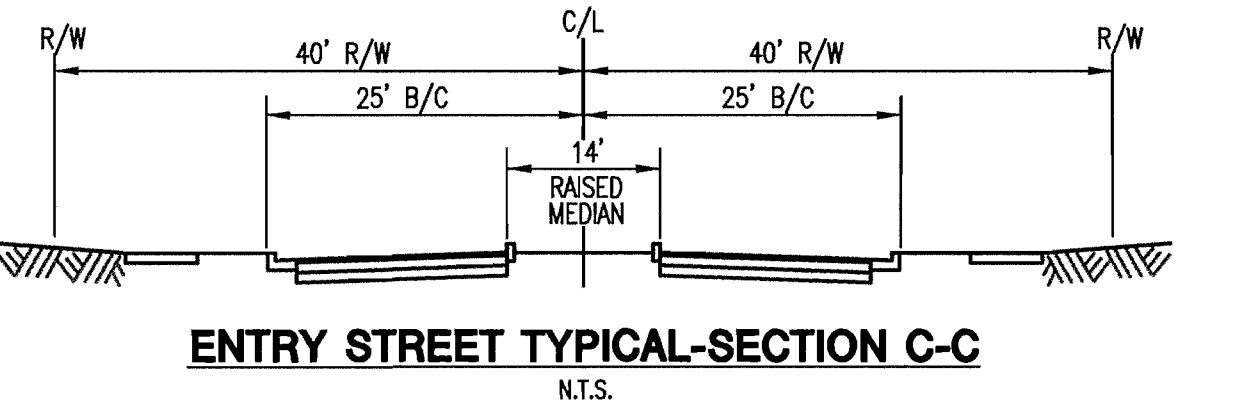
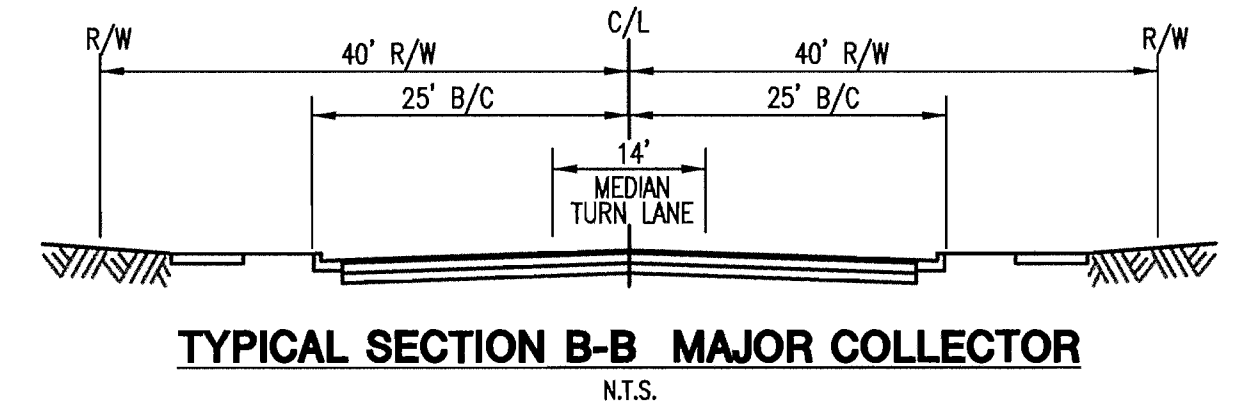
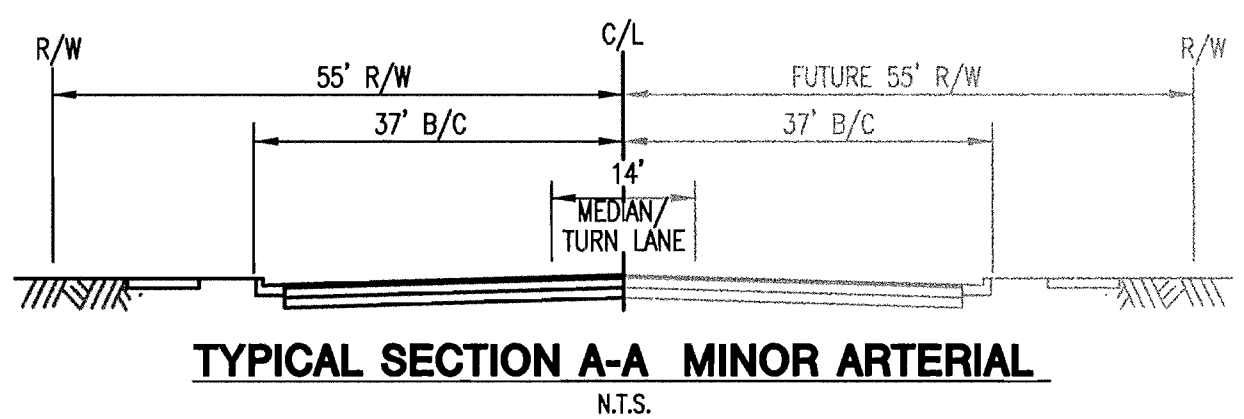
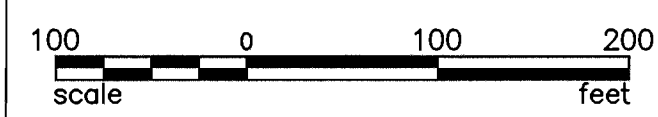
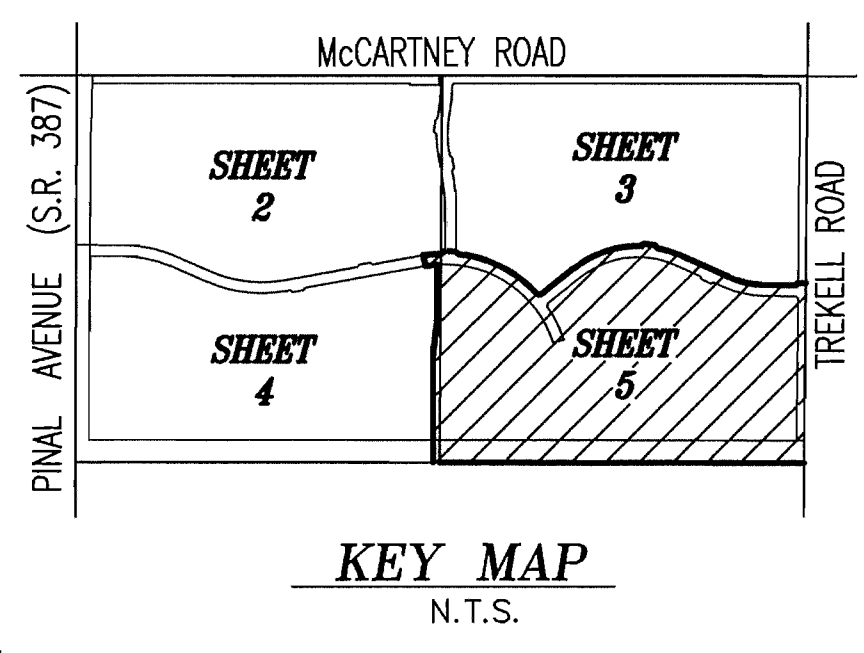
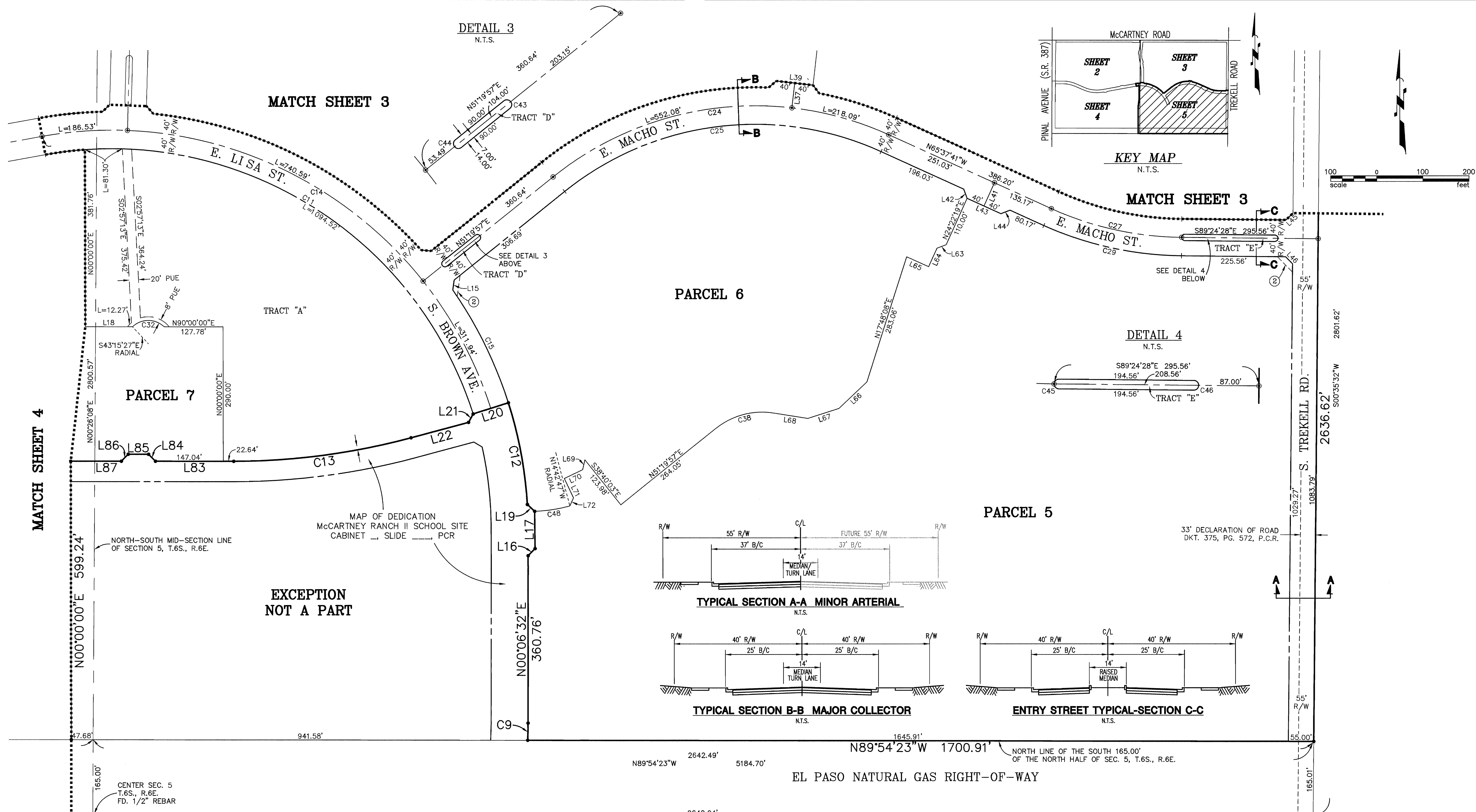
PROJECT NO.  
01 2005 050

CGPZ  
067-06

SHEET NO.  
**3 of 5**



01 2005 050



EXCEPTION NOT A PART

MAP OF DEDICATION  
MCCARTNEY RANCH II SCHOOL SITE  
CABINET → SLIDE → PCR

EL PASO NATURAL GAS RIGHT-OF-WAY

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L15  | S07°57'25"W | 21.81'  |
| L16  | S44°29'33"W | 21.44'  |
| L17  | S00°31'42"E | 80.04'  |
| L18  | N90°00'00"W | 102.82' |
| L19  | S47°05'10"E | 21.52'  |
| L20  | N72°20'57"E | 80.00'  |
| L21  | N28°54'14"E | 20.83'  |
| L22  | S74°56'05"W | 128.86' |
| L37  | N06°31'14"E | 53.92'  |
| L39  | S83°28'46"E | 80.00'  |
| L41  | S24°22'19"W | 55.00'  |
| L42  | S20°37'41"E | 21.21'  |
| L43  | S65°37'41"E | 80.00'  |
| L44  | S69°22'19"W | 21.21'  |
| L45  | S45°35'32"W | 21.21'  |
| L46  | N44°24'28"W | 21.21'  |

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L63  | N69°22'19"E | 21.21'  |
| L64  | N44°22'19"E | 44.00'  |
| L65  | S65°37'41"E | 52.07'  |
| L66  | N46°39'17"E | 83.52'  |
| L67  | N72°08'33"E | 70.87'  |
| L68  | S80°55'44"E | 74.45'  |
| L69  | N12°56'25"E | 21.87'  |
| L70  | N64°32'54"E | 44.00'  |
| L71  | N25°27'06"W | 45.94'  |
| L72  | N24°19'15"E | 19.37'  |
| L83  | N90°00'00"E | 169.68' |
| L84  | N45°00'00"W | 21.21'  |
| L85  | S90°00'00"E | 44.00'  |
| L86  | S45°00'00"W | 21.21'  |
| L87  | N90°00'00"E | 110.00' |

| CURVE | RADIUS   | LENGTH   | DELTA      |
|-------|----------|----------|------------|
| C9    | 840.00'  | 37.30'   | 2°32'39"   |
| C11   | 820.00'  | 1181.43' | 82°32'59"  |
| C12   | 900.00'  | 223.96'  | 141°5'27"  |
| C13   | 1478.00' | 388.63'  | 150°3'55"  |
| C14   | 860.00'  | 1239.06' | 82°32'59"  |
| C15   | 900.00'  | 271.60'  | 17°17'25"  |
| C24   | 700.00'  | 770.17'  | 63°02'22"  |
| C25   | 660.00'  | 726.16'  | 63°02'22"  |
| C27   | 700.00'  | 290.52'  | 23°46'47"  |
| C29   | 740.00'  | 307.13'  | 23°46'47"  |
| C30   | 400.00'  | 16.52'   | 2°22'00"   |
| C31   | 1478.00' | 388.63'  | 150°3'55"  |
| C32   | 50.00'   | 75.50'   | 86°30'54"  |
| C33   | 1522.00' | 400.19'  | 150°3'55"  |
| C38   | 160.00'  | 133.31'  | 47°44'19"  |
| C43   | 7.00'    | 21.99'   | 180°00'00" |
| C44   | 7.00'    | 21.99'   | 180°00'00" |
| C45   | 7.00'    | 21.99'   | 180°00'00" |
| C46   | 7.00'    | 21.99'   | 180°00'00" |
| C48   | 360.00'  | 77.05'   | 12°15'46"  |

- LEGEND**
- ⊙ Indicates Set Brass Cap
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REVISIONS

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**amec**  
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 MESA, ARIZONA 85206  
 PHONE (480) 830-3700  
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**FINAL PLAT**  
**MCCARTNEY RANCH II**  
**INFRASTRUCTURE PLAT**  
 PROJECT: CASA GRANDE, AZ

DESIGNER: SAN  
 DRAWN BY: SAN

**PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING**



STATE OF ARIZONA } SS  
 COUNTY OF PINAL }  
 I hereby certify that the within instrument is filed in the official records of this County in Cabinet \_\_\_\_\_ Slide \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 LAURA DEAN-LYTLE, Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

PROJECT NO.  
01 2005 050  
 CGPZ  
067-06  
 SHEET NO.  
**5 of 5**

COUNTY SEAL