



PINAL COUNTY, ARIZONA

SIGNAL PEAK AND MCCARTNEY



SIGNAL PEAK RD

**SUBJECT
SITE**

LAKE POWELL DR

CURRY RD

MCCARTNEY RD


Property
Looking Southwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
DAN BALDWIN / dan@nathanlandaz.com
RYAN DUNCAN / ryan@nathanlandaz.com

PINAL COUNTY, ARIZONA

SIGNAL PEAK AND MCCARTNEY

LOCATION

Located at the southeast corner of Signal Peak Road and McCartney Road in Pinal County, Arizona.

SIZE

±304.85 Acres

ASSESSOR PARCEL NUMBERS

401-01-009, 010C, 010D

PRICE

Submit

TERMS

Submit

UTILITIES

Electric: Electric District #2 (ED2)

Telephone: Qwest Communications

Natural Gas: Southwest Gas

Water: Arizona Water Company

Sewage Disposal: Below ground septic system

ZONING

CR-1A | Pinal County

Proposed Lot Sizes: 1 DU/Acre

GENERAL PLAN

Low Density Single Family

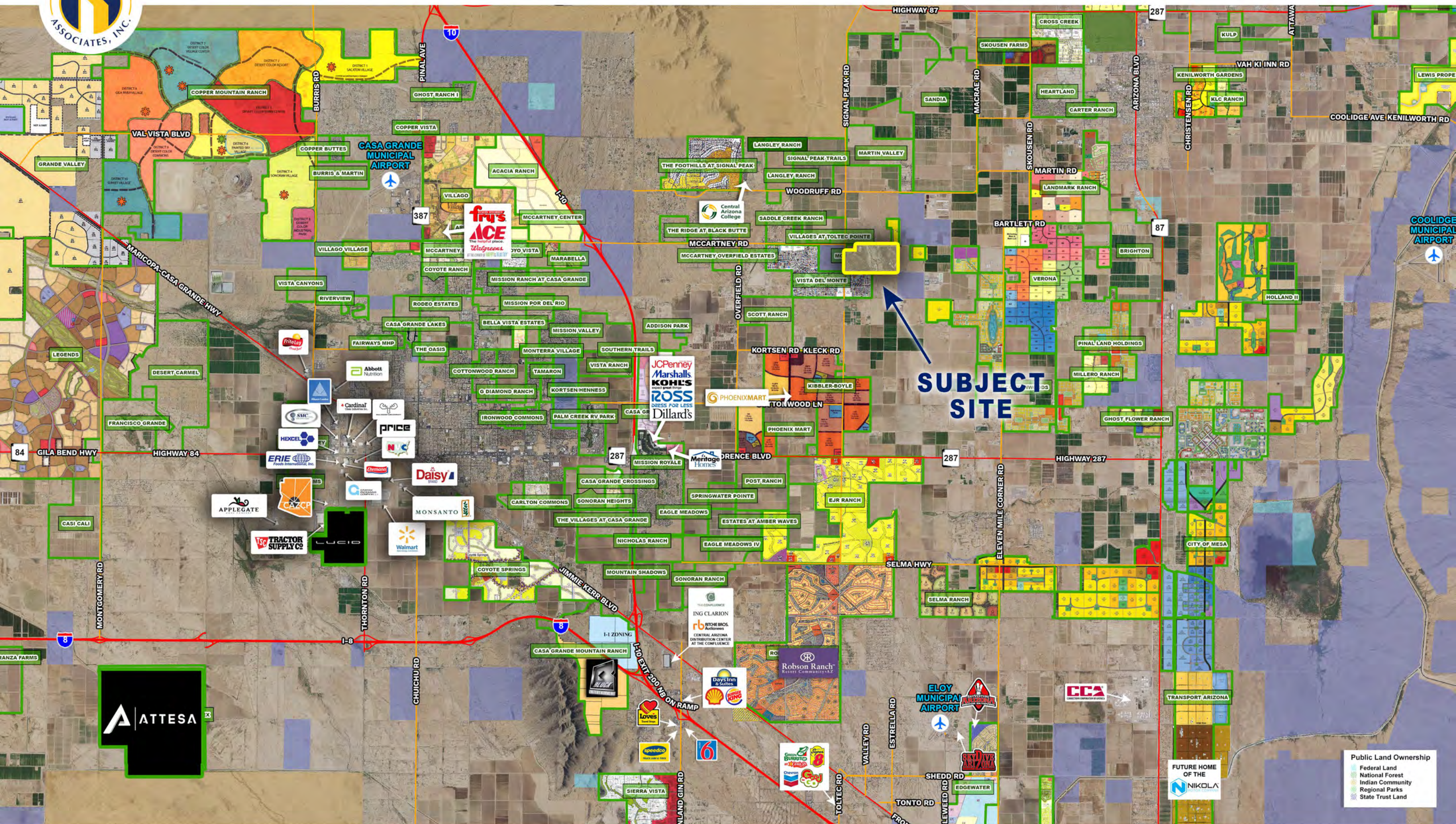
(City of Coolidge)

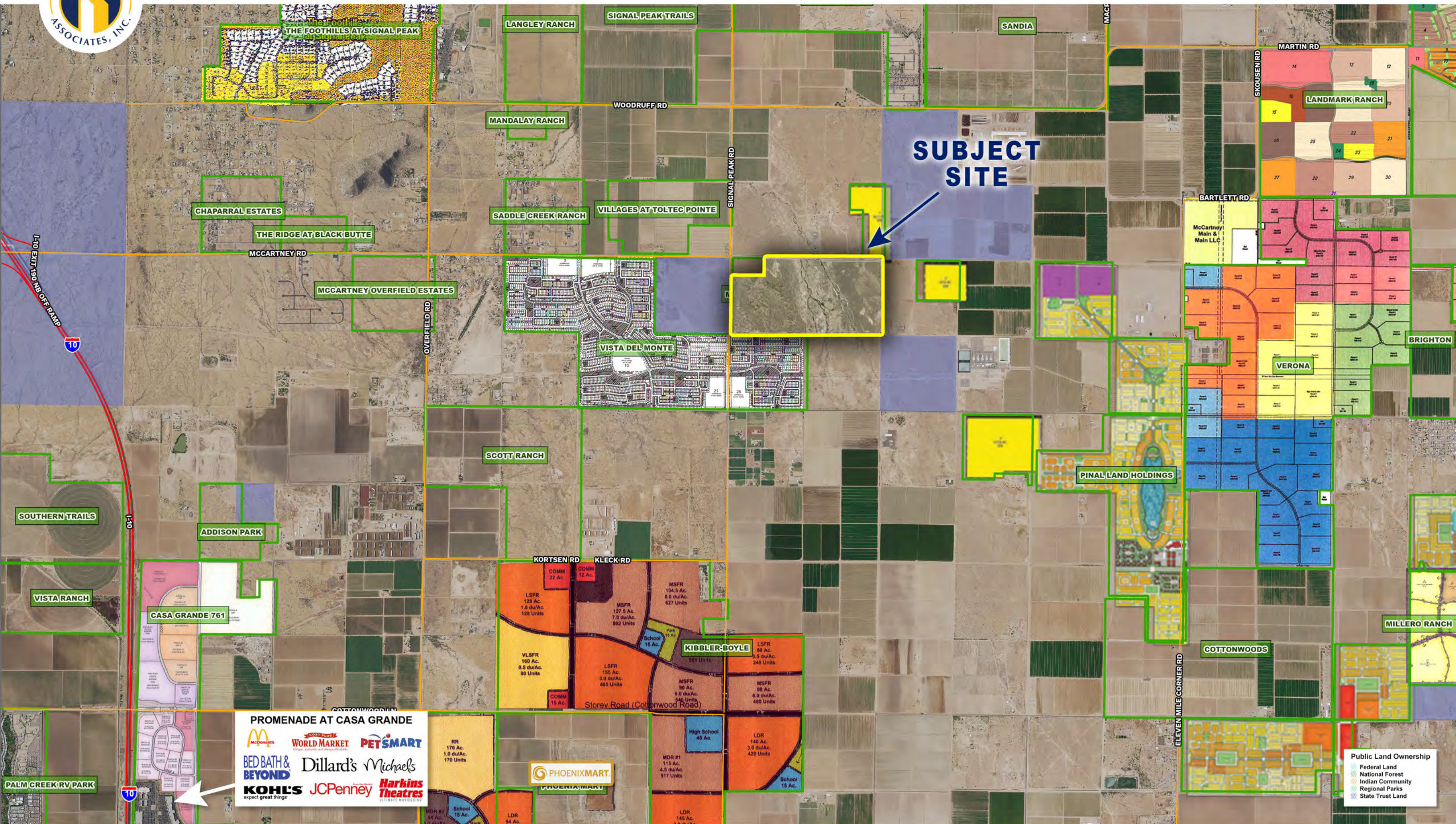
COMMENTS

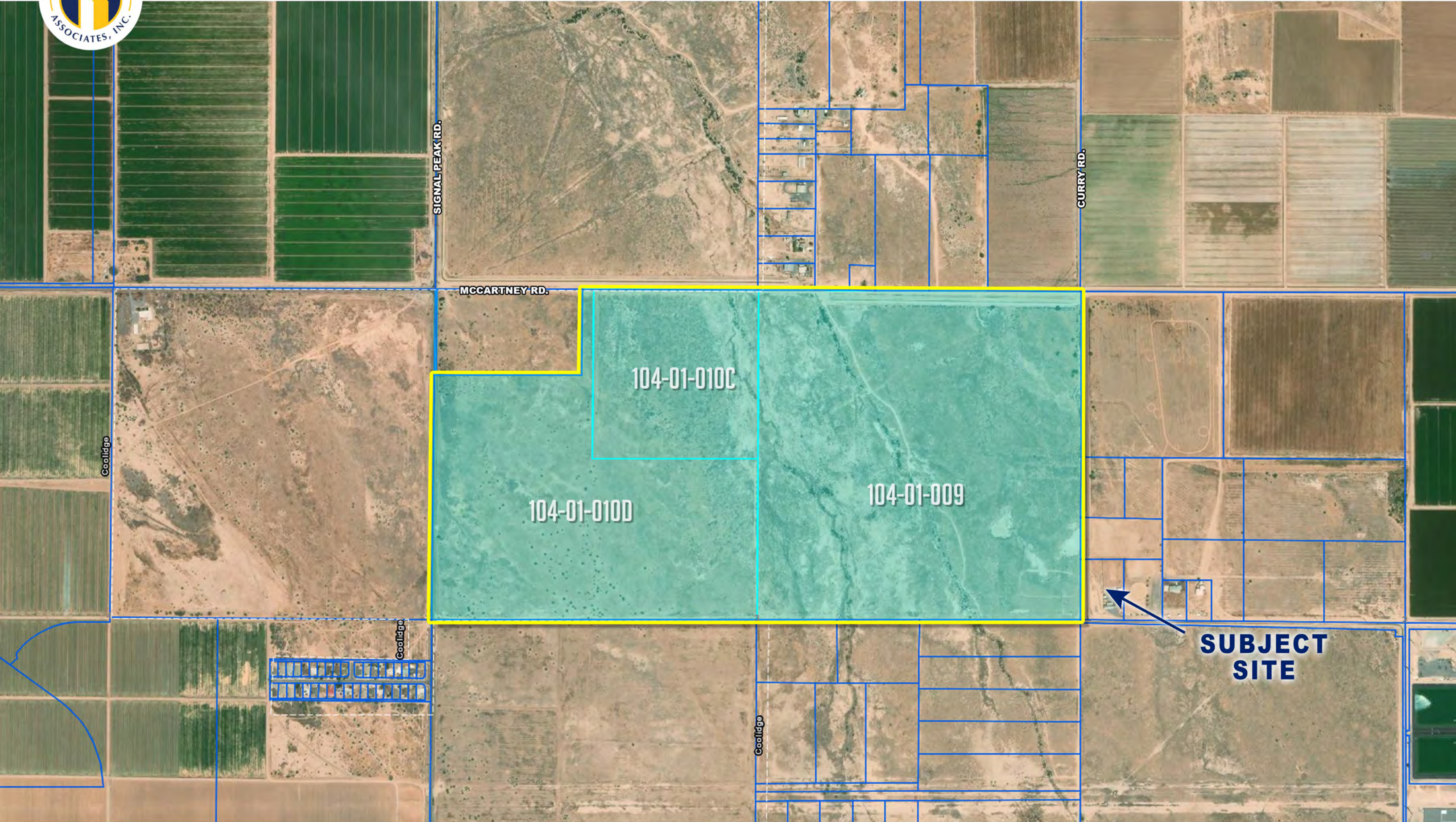
Certificate of Assured Water Supply criteria have been met. [Please click](#) for details.

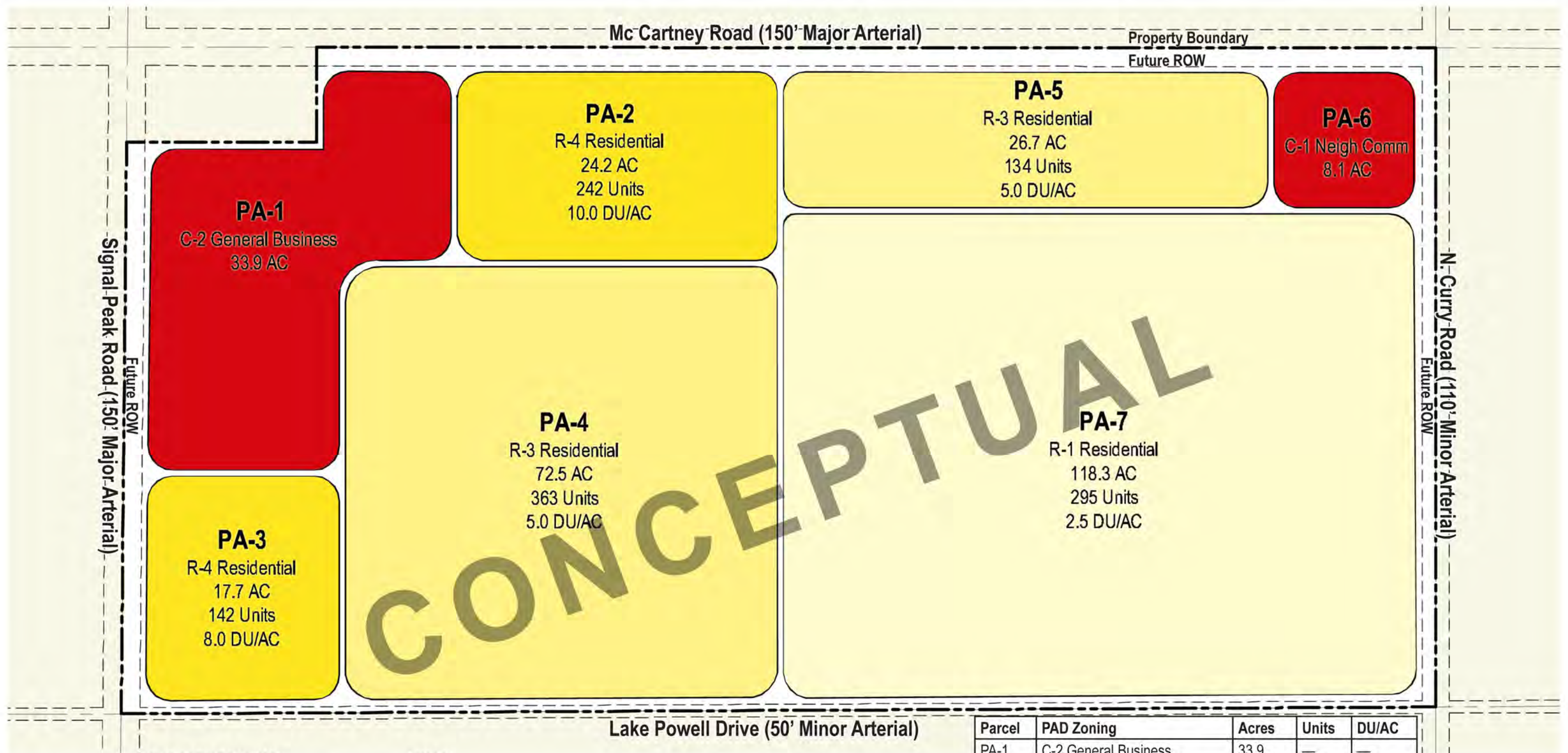


SIGNAL PEAK AND MCCARTNEY / PINAL COUNTY SUBMARKET









PROJECT SUMMARY

Total Acreage 319.6
Proposed Units 1176
Project Density 3.7 DU/AC

NOTES

1. The property on the northwest corner (6.75AC) is excluded.
2. The PAD requirement of 15% open space will be determined at the time of PAD submittal.
3. The zoning categories are preliminary and intended to highlight compatible characteristics based on the City's zoning categories. The PAD will determine the zoning criteria for the planning areas.

Parcel	PAD Zoning	Acres	Units	DU/AC
PA-1	C-2 General Business	33.9	—	—
PA-2	R-4 Residential	24.2	242	10.0
PA-3	R-4 Residential	17.7	142	8.0
PA-4	R-3 Residential	72.5	363	5.0
PA-5	R-3 Residential	26.7	134	5.0
PA-6	C-1 Neighborhood Commercial	8.1	—	—
PA-7	R-1 Residential	118.3	295	2.5



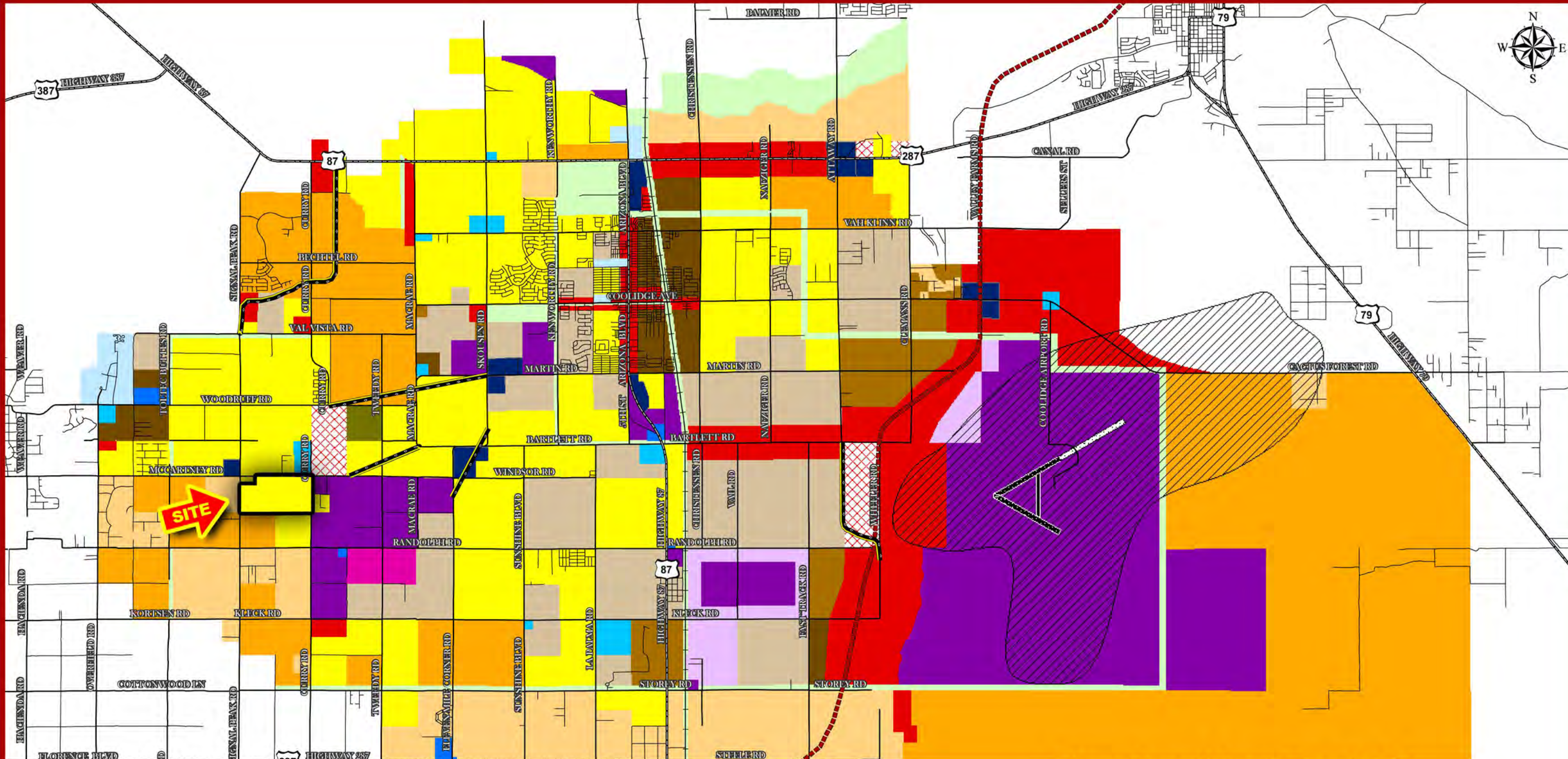
SIGNAL PEAK | PRELIMINARY PAD EXHIBIT

April 10, 2009



418 North Toole Avenue
Tucson, Arizona 85701
P 520.622.9565
F 303.622.8316
www.norris-design.com

NORRIS DESIGN
Planning | Landscape Architecture



City of Coolidge General Plan

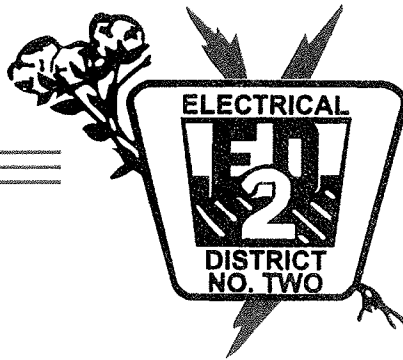
- | | | | |
|----------------------------------|--------------------------------|--------------------------------|------------------------|
| Existing Transportation | Land Use | Neighborhood Commercial | Airport Overlay |
| Highways | Agricultural | Community Commercial | Existing Runway |
| Major Roads | Parks or Open Space | Regional Commercial | Proposed Extension |
| Minor Roads | Very Low Density Single Family | Mixed Use | Protection Zone |
| Railroad | Low Density Single Family | Regional Mixed Use | |
| Conceptual Transportation | Medium Density Single Family | General Office | |
| Proposed Freeway* | Low Density Multi-Family | Commerce Park | |
| Proposed Arterial Offset* | Medium Density Multi-Family | Industrial | |
| | Master Planned Community | Public Facility | |

*Proposed freeways and arterials do not account for existing planned development, current roadway alignments, or vertical structures and should not be construed as centerline or roadway alignments.



ELECTRICAL DISTRICT

POST OFFICE BOX 548
COOLIDGE, ARIZONA 85228
www.ed2.com



NUMBER TWO, PINAL COUNTY

PHONE: (520) 723-7741
FAX: (520) 723-5252

December 19, 2009

Mr. Dan Reeb
AD Alliance VI LP
c/o Cowley-Reeb Management
625 S 5th St Ste E2
Phoenix, AZ 85004-2623

Dear Mr. Dan Reeb:

As you are aware, Electrical District No. 2 has planned to build a 69kV line with an underbuilt 12kV circuit in the easement we have across your property. This easement has been previously determined in consultation with you. In all, but a few locations, the new line will be in the same alignment as the existing 12kV distribution line currently on your property. Survey crews have had flags placed at the new pole locations for some time now. The purpose of the line is to provide transmission to ED2's first new substation to be built in some thirty years. The new substation is located approximately one-third of a mile south of Highway 287 on Hacienda Road. The substation has already been constructed and will be energized as soon as the 69kV line can be built.

We expect to begin construction of the line early in 2010. When the existing distribution line is switched over to the new poles, you may experience a brief disruption of electric service. The line construction has been contracted to Sun Electric. If you have any questions now or during construction of the line, please call Mr. David Wilson, Manager of Engineering and Operations for ED2 at 723-7741.

Sincerely,

Thomas S. Martin
General Manager

NOTES:

1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF THE ARIZONA WATER COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS § 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A LETTER, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
2. STREETS SHOWN AS INGRESS/EGRESS EASEMENTS ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE TO BE FORMED HOMEOWNER'S ASSOCIATION FOR SADDLE CREEK II FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.
3. RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, SHALL BE GRANTED AND CONVEYED TO THE SADDLE CREEK II HOMEOWNER'S ASSOCIATION WHERE PRIVATE STREETS INTERSECT INTO PRIVATE STREETS. 21 FEET AT PRIVATE LOCAL TO LOCAL INTERSECTIONS AND 33 FEET BY 33 FEET AT ARTERIAL OR PRIVATE COLLECTOR INTERSECTIONS.
4. AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS SHALL BE GRANTED AND CONVEYED TO THE SADDLE CREEK II HOMEOWNER'S ASSOCIATION UPON ALL LOTS ADJACENT TO PRIVATE DRAINAGE EASEMENTS OR FACILITIES AND/OR ADJACENT TO PRIVATE ARTERIAL STREETS OR COLLECTOR STREETS.
5. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
6. TRACTS A, B AND C AND THOSE AREAS DESIGNATED AS OPEN SPACE, RECREATION AND LANDSCAPE EASEMENTS ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE SADDLE CREEK II HOMEOWNER'S ASSOCIATION, A TO BE FORMED ARIZONA NON-PROFIT CORPORATION. A COPY OF THE SIGNED CONVEYANCE DOCUMENT BE SUBMITTED WITH THIS PLAT.
7. NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
8. THE STORM WATER RETENTION/DETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE MUST BE MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
9. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
10. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SADDLE CREEK II HOMEOWNER'S ASSOCIATION.
11. ALL SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WORK WITHIN THE SUBDIVISION STREETS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
12. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
13. ON ALL LOTS THE OWNER AND/OR DEVELOPER OF EACH LOT SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC.
14. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY BUILDING SAFETY DEPARTMENT.
15. ALL LOTS IN THIS SUBDIVISION REQUIRE ON-LOT RETENTION/DETENTION PURSUANT TO THE VOLUME TABLE ON THIS PLAT.
16. COVENANTS, CONDITIONS AND RESTRICTION WERE RECORDED ON 6-14-07 IN DOCKET 2007-059629 AT PAGE(S) 1 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
17. LOT 79 IS A POSSIBLE FUTURE WELL SITE. USES AND NOISES CONSISTENT WITH THE CONSTRUCTION, MAINTENANCE AND USE OF A WELL MAY OCCUR.

RETENTION TABLE

LOT #	AREA (ft ²)	RETENTION AREA (ft ³)	LOT #	AREA (ft ²)	RETENTION AREA (ft ³)	LOT #	AREA (ft ²)	RETENTION AREA (ft ³)
1	47006	5829	49	44434	5510	97	43610	5408
2	46887	5814	50	44639	5535	98	43610	5408
3	46769	5799	51	43887	5442	99	43610	5408
4	46651	5785	52	43887	5442	100	43610	5408
5	46532	5770	53	43887	5442	101	43610	5408
6	46414	5755	54	43887	5442	102	43610	5408
7	46296	5741	55	43887	5442	103	43610	5408
8	46177	5726	56	43887	5442	104	45076	5589
9	46059	5711	57	43887	5442	105	44658	5538
10	45940	5697	58	43887	5442	106	43610	5408
11	45822	5682	59	43887	5442	107	43610	5408
12	45704	5667	60	43887	5442	108	43610	5408
13	45724	5670	61	43887	5442	109	43610	5408
14	44229	5484	62	43887	5442	110	43610	5408
15	43887	5442	63	43887	5442	111	43610	5408
16	43887	5442	64	43887	5442	112	43610	5408
17	43887	5442	65	43887	5442	113	43610	5408
18	43887	5442	66	43887	5442	114	43610	5408
19	43887	5442	67	43887	5442	115	43610	5408
20	43887	5442	68	45324	5620	116	43610	5408
21	43887	5442	69	43610	5408	117	46900	5816
22	43887	5442	70	43610	5408	118	47426	5881
23	43887	5442	71	43610	5408	119	43610	5408
24	43887	5442	72	43610	5408	120	43610	5408
25	43887	5442	73	53105	6585	121	43610	5408
26	43887	5442	74	53187	6595	122	43610	5408
27	43887	5442	75	43610	5408	123	43610	5408
28	43887	5442	76	43610	5408	124	43610	5408
29	43887	5442	77	43610	5408	125	43610	5408
30	43887	5442	78	43610	5408	126	43610	5408
31	43887	5442	79	45913	5693	127	43610	5408
32	43887	5442	80	45495	5641	128	43610	5408
33	43887	5442	81	43610	5408	129	43610	5408
34	43887	5442	82	43610	5408	130	44239	5486
35	43887	5442	83	43610	5408	131	43819	5434
36	43887	5442	84	43610	5408	132	43608	5407
37	43887	5442	85	43610	5408	133	43608	5407
38	43887	5442	86	43610	5408	134	43608	5407
39	43887	5442	87	43610	5408	135	43608	5407
40	43887	5442	88	43610	5408	136	43608	5407
41	43887	5442	89	43610	5408	137	43608	5407
42	43887	5442	90	43610	5408	138	43608	5407
43	43887	5442	91	45850	5685	139	43608	5407
44	43887	5442	92	46375	5751	140	43608	5407
45	43887	5442	93	43610	5408	141	43608	5407
46	43887	5442	94	43610	5408	142	43608	5407
47	43887	5442	95	43610	5408	143	47949	5946
48	43887	5442	96	43610	5408			

TRACT USE TABLE

TRACT NAME	AREA	GENERAL TRACT USES
A	0.1686 ACRES	LANDSCAPE, RECREATION AND RETENTION
B	0.1679 ACRES	LANDSCAPE, RECREATION AND RETENTION
C	0.8707 ACRES	LANDSCAPE, RECREATION AND RETENTION

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3 BEARS NORTH 89°47'50" WEST.

LAND USE TABLE

GROSS ACREAGE	156.9988 ACRES
AREA OF STREETS	13.5614 ACRES
NET ACREAGE	146.9254 ACRES
AREA OF TRACTS	1.2072 ACRES
TOTAL NUMBER OF LOTS	143 LOTS
OVERALL DENSITY	0.91 DU/GROSS AC
AVERAGE AREA PER LOT	44,279 S.F. = 1.0165 AC

BENCHMARK

3" PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 34, T5S, R7E, G&SRB&M ELEV=1404.11 NAVD88 PER PINAL COUNTY CONTROL NETWORK

FINAL PLAT FOR SADDLE CREEK II

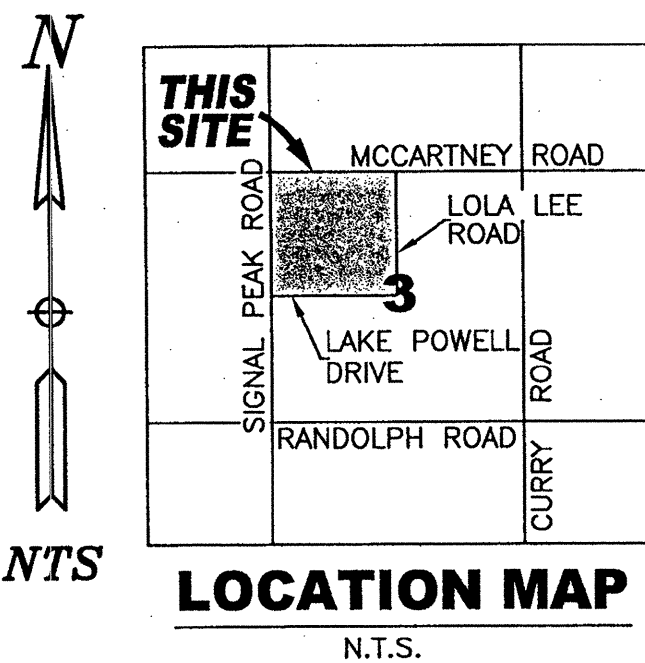
A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, T-6-S, R-7-E, OF THE G&S.R. B&M, PINAL COUNTY, ARIZONA

DEVELOPER/OWNER

CORNERSTONE SIGNAL PEAK, LLC
1630 S. STAPLEY RD. STE. 223
MESA, AZ 85204
PHONE: (480) 505-1900
FAX: (480) 505-1905

ENGINEER/SURVEYOR

ALLEN CONSULTING ENGINEERS
2550 N. THUNDERBIRD CIRCLE STE. 132
MESA, AZ 85215
PHONE: (480) 844-1666
FAX: (480) 830-8453



SHEET INDEX

COVER 1
FINAL PLAT 2-3

LIEN HOLDER'S RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARY'S INTEREST UNDER DEED OF TRUST DATED AUGUST 30, 2005 AND RECORDED ON AUGUST 31, 2005, AS INSTRUMENT NO. 2005-114021, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT THIS 26 DAY OF September, 2006.

SIGNAL PEAK CAPITAL L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY A. M. Allen
TITLE: member

STATE ARIZONA) SS.

COUNTY OF Maricopa

ON THIS 26 DAY OF September, 2006, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED J. Mark Harris, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE Member OF SIGNAL PEAK CAPITAL L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, I HAVE EXECUTED THE FOREGOING RATIFICATION.

J. Mark Harris
NOTARY PUBLIC

LIEN HOLDER'S RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARY'S INTEREST UNDER DEED OF TRUST DATED AUGUST 30, 2005 AND RECORDED ON AUGUST 31, 2005, AS INSTRUMENT NO. 2005-114020, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT THIS 26 DAY OF September, 2006.

M&I MARSHALL AND ILSLEY BANK, A WISCONSIN BANKING CORPORATION

BY F. J. C.
TITLE: V.P.

STATE ARIZONA) SS.

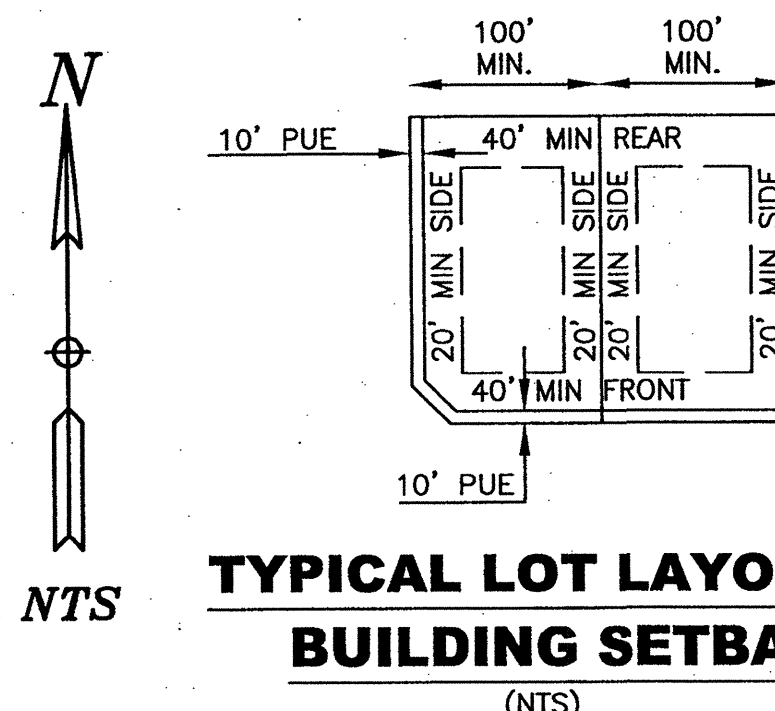
COUNTY OF Maricopa

ON THIS 26 DAY OF September, 2006, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Lynn Cole, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE V.P. OF M&I MARSHALL AND ILSLEY BANK, A WISCONSIN BANKING CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, I HAVE EXECUTED THE FOREGOING RATIFICATION.

Lynn Cole
NOTARY PUBLIC

UTILITIES & SERVICES

ELECTRIC - APS
TELEPHONE - QWEST
SEWER - SEPTIC
WATER - ARIZONA WATER COMPANY
POLICE/SECURITY - PINAL COUNTY SHERIFF
FIRE - REGIONAL FIRE & RESCUE
SCHOOLS - COOLIDGE UNIFIED SCHOOL DISTRICT
SOLID WASTE - PRIVATE
LANDSCAPING - HOA
STREETS - HOA
F.I.R.M. FLOOD ZONE - C



LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2005, 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. ALL LOTS HAVE BEEN ACCURATELY STAKED AND THE PHYSICAL DESCRIPTION OF THE MARKER IS AS INDICATED BY THE PLAT.

Gregory L. Allen
GREGORY L. ALLEN
2550 NORTH THUNDERBIRD CIRCLE, #132
MESA, ARIZONA 85215
ARIZONA REGISTERED LAND SURVEYOR, #16097

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

G. R. Rattenbach DATE 6/8/07
FINAL COUNTY PLANNING & DEVELOPMENT SERVICES

W. J. C. DATE 6/8/07
PINAL COUNTY ENVIRONMENTAL HEALTH

Gregory L. Allen DATE 6/9/2007
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A LETTER OF CREDIT HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH ARS § 11-806.01, THIS 13 DAY OF JUNE, 2007, 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: W. J. C. CHAIRMAN
ATTEST: Gregory L. Allen CLERK

LEGEND

— — — — — INGRESS/EGRESS EASEMENT
— — — — — PUBLIC UTILITIES EASEMENT
— — — — — PUBLIC UTILITIES EASEMENT
— — — — — SUBDIVISION CORNER
▲ SET 1/2" REBAR, SET PK NAIL IN PAVING
• UNLESS OTHERWISE NOTED
— — — — — OFFSITE DRAINAGE EASEMENT
— — — — — OFFSITE DRAINAGE EASEMENT
— — — — — HOMEOWNER'S ASSOCIATION
— — — — — VEHICULAR NON-ACCESS EASEMENT
— — — — — SITE VISIBILITY TRIANGLE EASEMENT
— — — — — WATERLINE EASEMENT
— — — — — WATERLINE EASEMENT
— — — — — MATCHLINE

BASE ZONING

EXISTING ZONING: CR-1A

SETBACKS:

FRONT: 40'

REAR: 40'

SIDE: 20'

DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

CORNERSTONE SIGNAL PEAK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SADDLE CREEK II" LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, STREETS AND TRACTS SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY.

CORNERSTONE SIGNAL PEAK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THE PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THEREON; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. CORNERSTONE SIGNAL PEAK, L.L.C. 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.

A TOTAL OF 55 FEET FROM THE CENTERLINES OF MCCARTNEY ROAD & SIGNAL PEAK ROAD ALONG THE NORTH AND WEST PROPERTY LINES AND A TOTAL OF 40 FEET ALONG LOLA LEE ROAD AND LAKE POWELL DRIVE ALONG THE EAST AND SOUTH PROPERTY LINES AS DESIGNATED ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21 FEET BY 21 FEET AT LOCAL TO LOCAL INTERSECTIONS AND 33 FEET BY 33 FEET AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

CORNERSTONE SIGNAL PEAK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS ALL PRIVATE STREETS DESIGNATED ON THIS PLAT.

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

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED UPON, OVER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY SADDLE CREEK II HOMEOWNER'S ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE HOMEOWNER'S ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED 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 OWNER.

WATER EASEMENTS ARE HEREBY DEDICATED UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF WATER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH 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:

BY: CORNERSTONE HOMES AND DEVELOPMENT, INC., AN ARIZONA CORPORATION
ITS: MANAGER

BY: Gregory L. Allen DATE 6/9/07

TITLE: CLERK

ACKNOWLEDGMENT

STATE OF ARIZONA)

COUNTY OF MARICOPA)

ON THIS 26 DAY OF September, 2006, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Gregory L. Allen, WHO ACKNOWLEDGED HIMSELF TO BE THE CHIEF EXECUTIVE OFFICER OF CORNERSTONE HOMES AND DEVELOPMENT, INC., AN ARIZONA CORPORATION, THE MANAGER OF CORNERSTONE SIGNAL PEAK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES: 4-1-2011

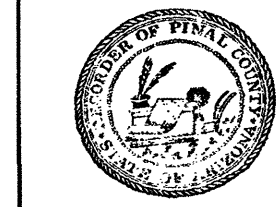
S-016-05

ALLEN CONSULTING ENGINEERS, INC.

2550 N. THUNDERBIRD CIRCLE #132
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453
E-MAIL: ace@allenconsulting.com

SADDLE CREEK II
FINAL PLAT

STATE OF ARIZONA } SS 2007-069629
COUNTY OF PINAL } 2043
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN
THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET
4 SLIDE 010
DATE: 6-14-07
REQUEST OF: Cornerstone Signal Peak LLC
WITNESS MY HAND AND OFFICIAL SEAL
LAURA DEAN-LYTLE, PINAL COUNTY RECORDER
BY: Karen E. Bowe DEPUTY



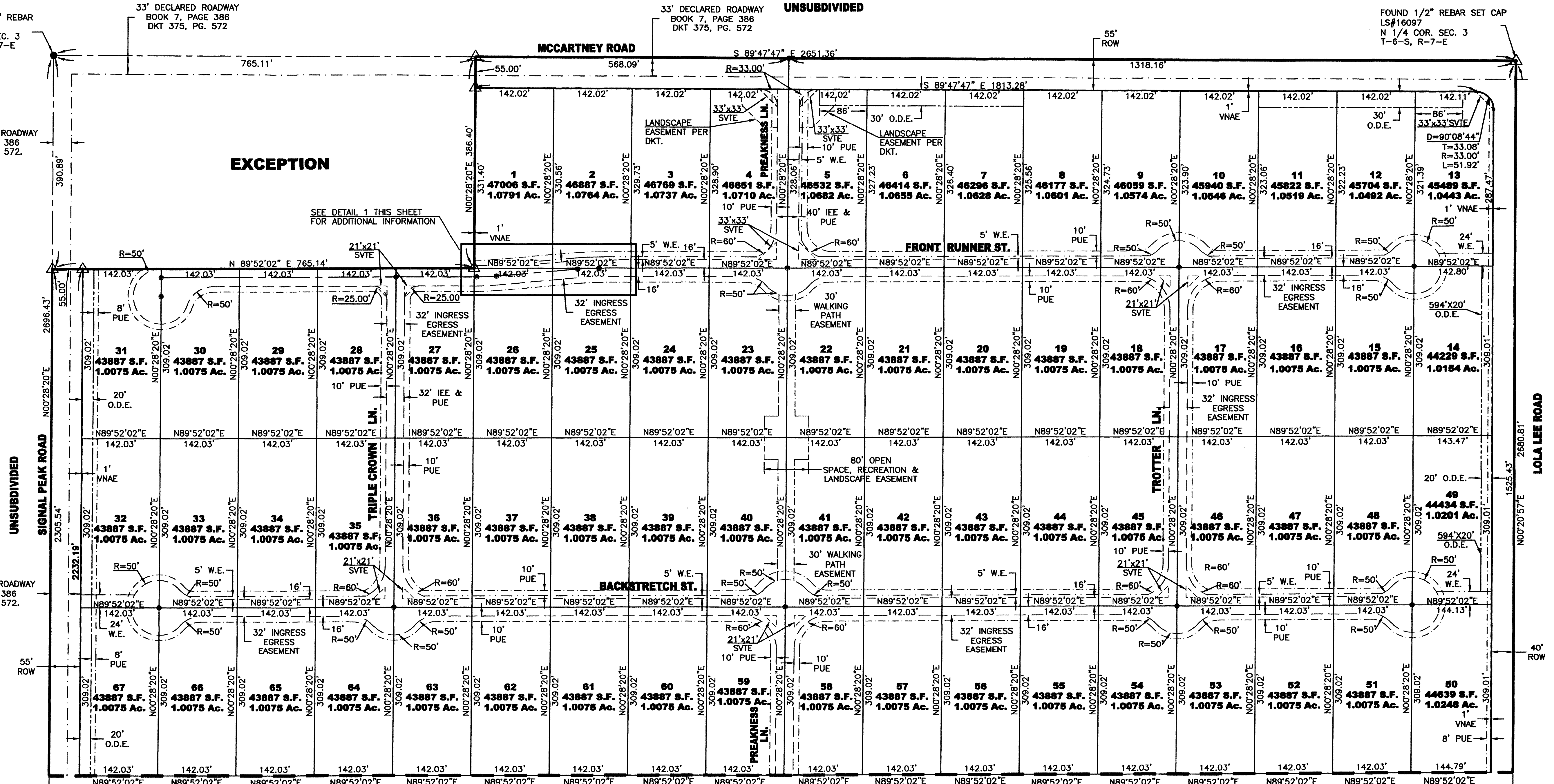
FOUND 1/2" REBAR
(ILLEGIBLE)
NW COR. SEC. 3
T-6-S, R-7-E

33' DECLARED ROADWAY
BOOK 7, PAGE 386
DKT 375, PG. 572

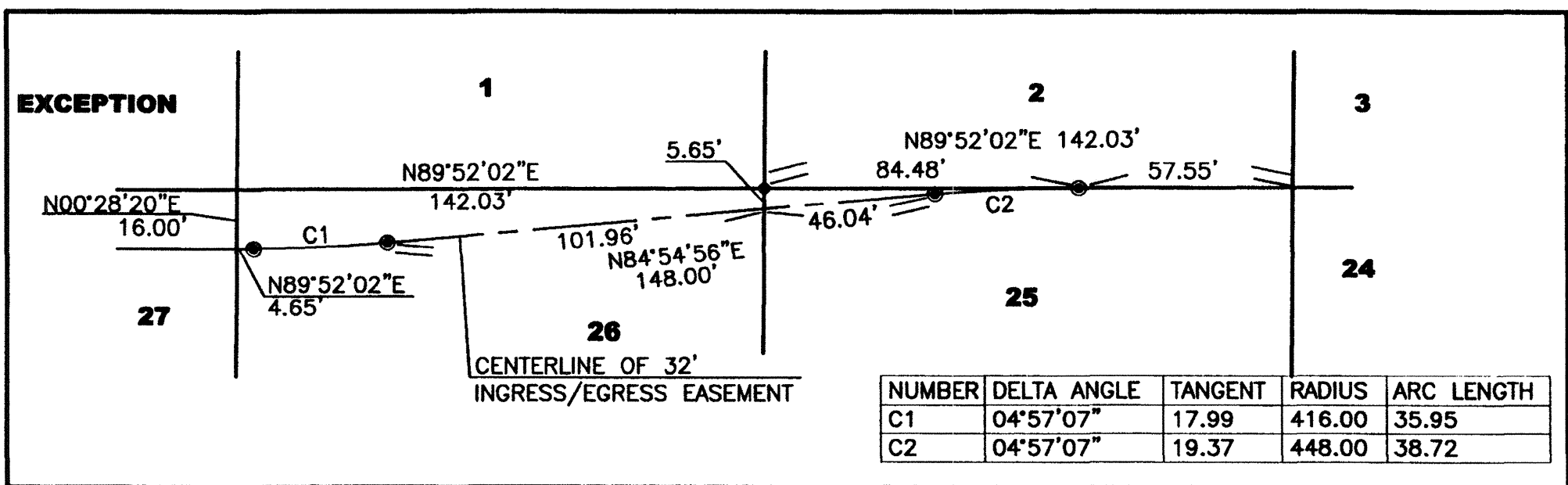
33' DECLARED ROADWAY
BOOK 7, PAGE 386
DKT 375, PG. 572

FOUND 1/2" REBAR SET CAP
LS#16097
N 1/4 COR. SEC. 3
T-6-S, R-7-E

EX. 33' DECLARED ROADWAY
BOOK 7, PAGE 386
DKT 375, PAGE 572.

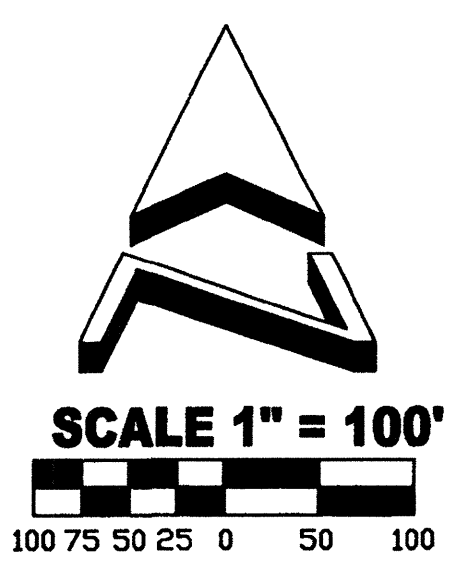


MATCH SHEET 3



NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	04°57'07"	17.99	416.00	35.95
C2	04°57'07"	19.37	448.00	38.72

DETAIL 1
SCALE: 1"=40'



SCALE 1" = 100'

FOUND ALUMINUM CAP (ILLEGIBLE)
E 1/4 COR. SEC. 3
T-6-S, R-7-E

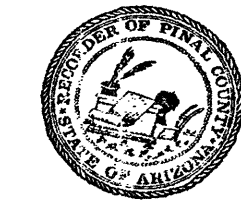
FOUND 1/2" REBAR LS#27753
SE COR. OF THE NW 1/4 OF SEC. 3
T-6-S, R-7-E

ALLEN CONSULTING ENGINEERS, INC.
2550 N. THUNDERBIRD CIRCLE #132
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453
E-MAIL: ace@allenconsulting.com

SADDLE CREEK II
SIGNAL PEAK ROAD & MCCARTNEY ROAD
FINAL PLAT

JOB NUMBER	93314	SHEET	2 OF 3
DRAWING	PLAT2	CHECKED BY	DATE 05-25-07

FOUND 1/2" REBAR
(ILLEGIBLE)
NW COR. SEC. 3
T-6-S, R-7-E

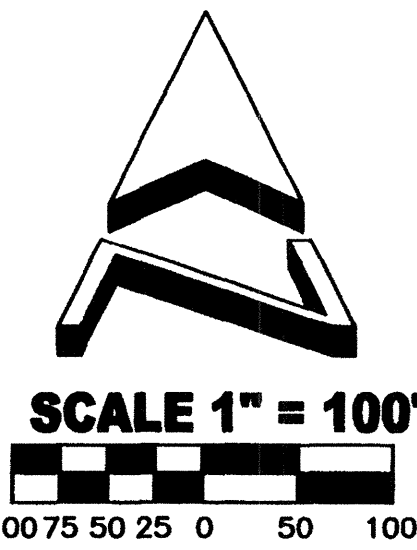


STATE OF ARIZONA } SS 2007-069629
COUNTY OF PINAL }
3043
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN
THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET
DATE: 6-14-07
REQUEST OF: Cornerstone Signal Peak LLC
WITNESS MY HAND AND OFFICIAL SEAL
LAURA DEAN-LYLE, PINAL COUNTY RECORDER
BY: Karen E. Powers DEPUTY

FOUND 1/2" REBAR SET CAP
LS#16097
N 1/4 COR. SEC. 3
T-6-S, R-7-E

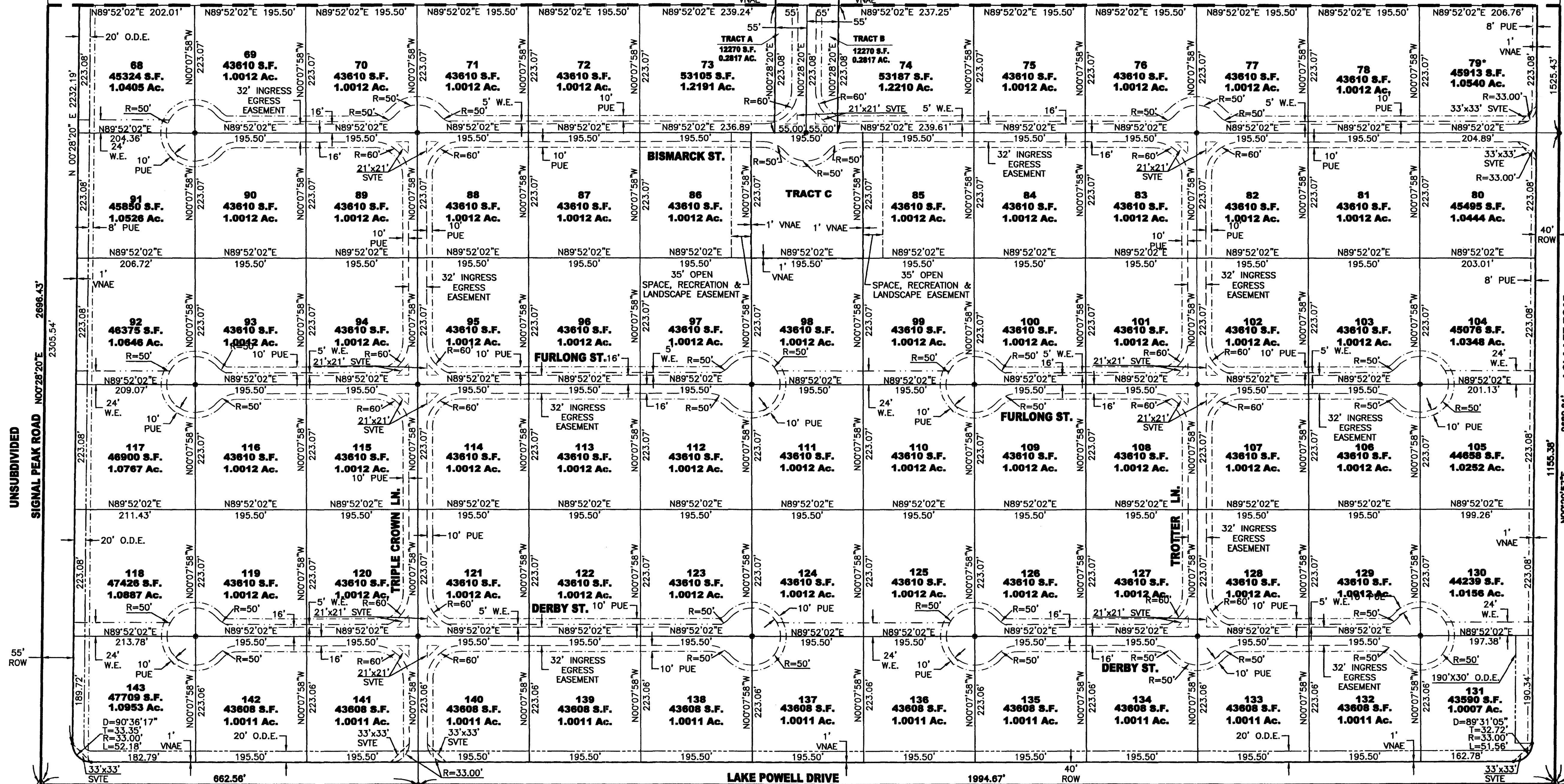
MATCH SHEET 2

*LOT 79 IS A POSSIBLE FUTURE WELL SITE.



SCALE 1" = 100'

100 75 50 25 0 50 100

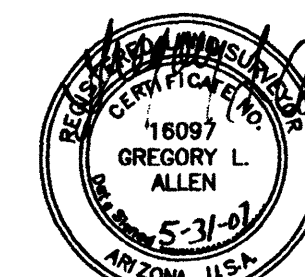


FOUND 1/2" REBAR SET CAP
LS#16097
W 1/4 COR. SEC. 3
T-6-S, R-7-E

FOUND 1/2" REBAR LS#27753
CENTER OF SEC. 3
T-6-S, R-7-E
S 00°21'20" W
2665.46'

FOUND ALUMINUM CAP (ILLEGIBLE)
E 1/4 COR. SEC. 3
T-6-S, R-7-E

FOUND ALUMINUM CAP LS#22283
S 1/4 COR. SEC. 3
T-6-S, R-7-E



ALLEN CONSULTING ENGINEERS, INC.
2550 N. THUNDERBIRD CIRCLE #132
MESA, ARIZONA 85215
PHONE (480) 844-1666
FAX (480) 830-8453
E-MAIL: ace@allenconsulting.com
SADDLE CREEK II
SIGNAL PEAK ROAD & MCCARTNEY ROAD
FINAL PLAT

JOB NUMBER	93314	SHEET	3 OF 3
DRAWING	PLAT		
DRAFTSMAN	CHECKED BY	DATE	05-31-07