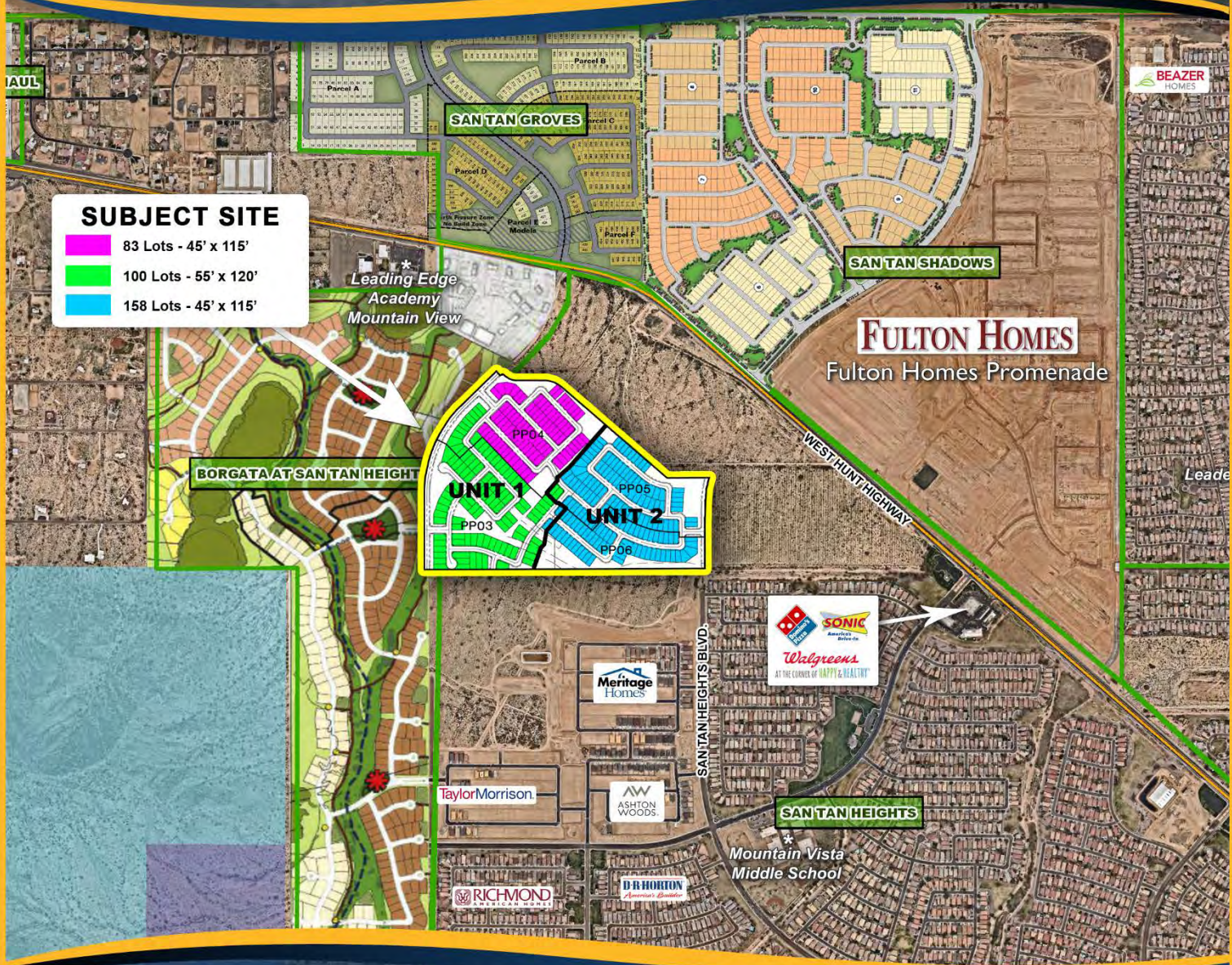


NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# SAN TAN HEIGHTS PARCELS B3 AND B4 PINAL COUNTY, ARIZONA



**NATHAN & ASSOCIATES, INC.**  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150  
SCOTTSDALE · ARIZONA · 85258-2156  
OFFICE: 480.367.0700 · FAX: 480.367.8341  
WWW.NATHANANDASSOCIATESINC.COM



# SAN TAN HEIGHTS

## PARCELS B3 AND B4

### LOCATION:

Located at the northeast corner of Thompson Road and Skyline Drive, Pinal County, Arizona.

### SIZE:

85.36 Acres

PHASE	LOT COUNT	LOT SIZE	PRICE PER FRONT FOOT FINISHED	PRICE PER FINISHED LOT	PRICE PER PARCEL
Unit 1	83	45' x 115'	\$1,550	\$69,750	\$5,789,250
	100	55' x 120'	\$1,550	\$85,250	\$8,525,000
Unit 2	154	45' x 115'	\$1,550	\$69,750	\$10,741,500
	4	55' x 120'	\$1,550	\$85,250	\$341,000

\*16,385 Total Front Feet.

### PLAT STATUS:

B3 – Final Plat Pending Approval, B4 – Tentative Plat Approved September 19, 2013

### ZONING:

CR-3, C-4, C-5 PAD (Pinal County)

### SETBACKS AND LOT COVERAGE:

SETBACKS				LOT COVERAGE
Lot Width	Side Yard	Front Yard	Rear Yard	Maximum Building Area
45'	5' & 5'	18'	15'	50%
55'	5' & 5'	18'	15'	50%



# SAN TAN HEIGHTS

PARCELS B3 AND B4

## FEES:

	1501-2100	2101-MORE
Transportation	\$7,527	\$7,978
Safety	\$645	\$700
Parks	\$494	\$536
JUC Water	\$900	\$900
JUC Sewer	\$1,000	\$1,000

## UTILITIES:

Water: Johnson Utilities Company

Sewer: Johnson Utilities Company

Electricity: Salt River Project

Gas: City of Mesa Utility

Telephone: Qwest Communications

Cable: Cox Communications

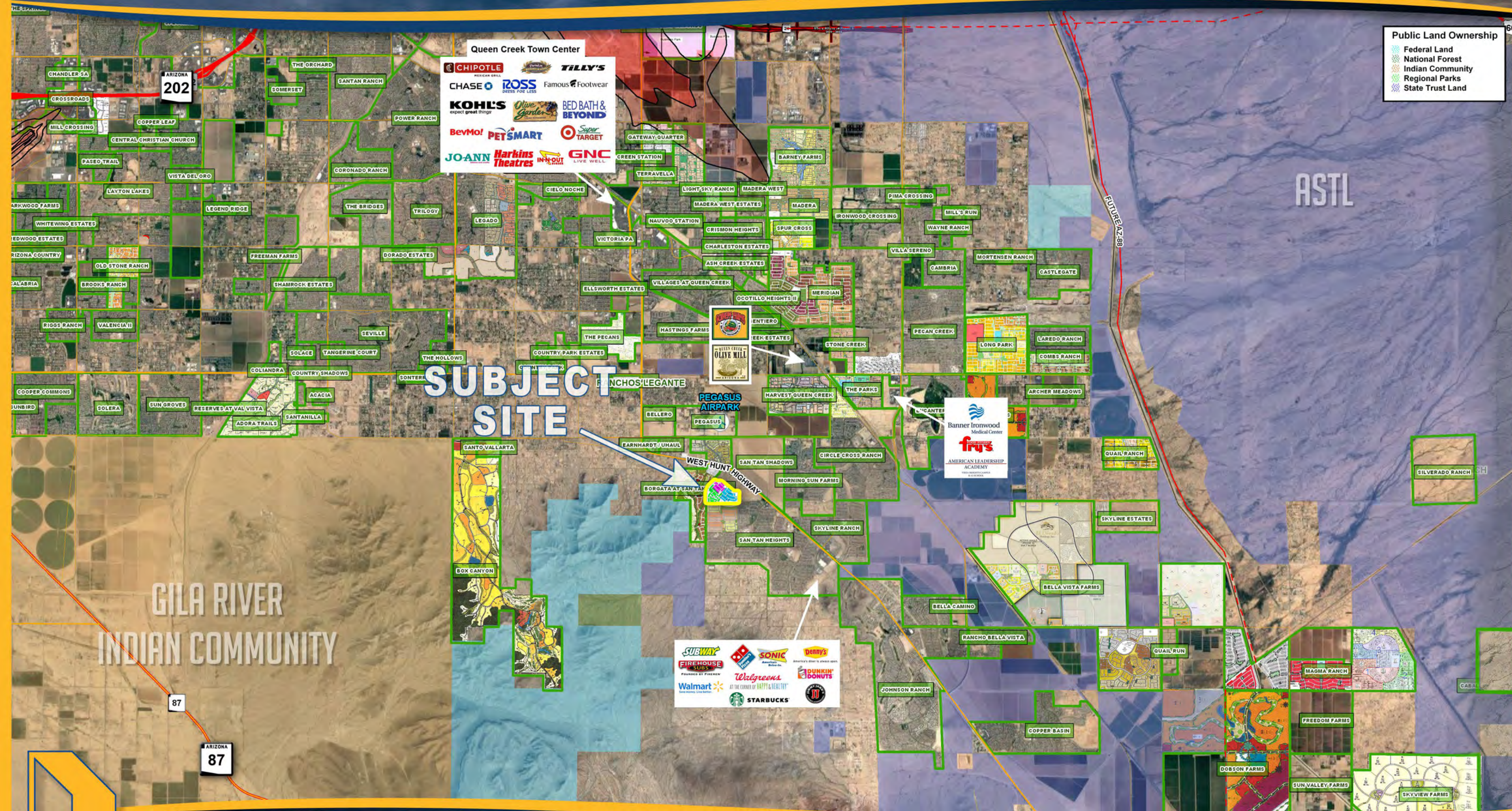
## SCHOOLS:

San Tan Elementary School (K-8)

San Tan Foothills High (9-12)

# SOUTHEAST VALLEY SUBMARKET

## SAN TAN HEIGHTS, PARCELS B3 AND B4



**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

**SUBJECT SITE**

GILA RIVER  
INDIAN COMMUNITY

NATHAN & ASSOCIATES, INC.  
7600 E. DOUBLETREE RANCH ROAD, SUITE 150 • SCOTTSDALE • ARIZONA • 85258-2156  
OFFICE: 480.367.0700 • FAX: 480.367.8341  
WWW.NATHANANDASSOCIATESINC.COM

This map was produced using data from private and governmental sources deemed to be reliable. The information herein is provided without representation or warranty.

# SAN TAN HEIGHTS

## PARCELS B3 AND B4



**SUBJECT SITE**

**UNIT 1**  
PP03, PP04, PP05

**UNIT 2**  
PP06

**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

**GENERAL NOTES**

PLANNING DEPARTMENT:  
 A. THE GROSS AREA OF THE SUBDIVISION IS 85.36 ACRES.  
 B. ZONING INFORMATION: ZONING IS CR-3, CR-4, CR-5/PAD.  
 C. THE NUMBER OF LOTS IS 326.  
 D. THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS 17.22 ACRES.

PUBLIC WORKS DEPARTMENT:  
 A. THOMPSON ROAD, MOUNTAIN VISTA BLVD., AND SAN TAN HEIGHTS BLVD. ARE THE NEAREST PAVED ACCESSES MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION; THESE STREETS ARE ADJACENT TO THE SUBDIVISION.  
 B. ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.  
 C. THERE ARE NO PROPOSED ABANDONMENTS OF PUBLIC RIGHT-OF-WAYS.  
 BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT:  
 A. PUBLIC SEWERS ARE PLANNED FOR THIS SITE.  
 1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.  
 2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

**SPECIAL NOTES**

PLANNING DEPARTMENT:  
 A. IF ANY VARIANCE, WAIVER OR SPECIAL USE PERMIT APPROVAL IS RECEIVED, ADD A NOTE STATING WHO APPROVED IT, WHAT WAS APPROVED, AND WHEN IT WAS APPROVED AND THE CASE NUMBER. PROVIDE A COPY OF THE MINUTES ON EACH OFFICIAL ACTION WITH THE TENTATIVE PLAT.  
 B. "A" IS THE FLOOD ZONE DESIGNATION. THE SUBJECT PROPERTY LIES WITHIN ZONE "X" WITH A DEFINITION OF: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04020407E, PANEL NUMBER 475 OF 2575, EFFECTIVE DATE DECEMBER 04, 2007.  
 C. MINIMUM LOT SIZE:  
 45x115 = CR-5  
 50x115 = CR-4  
 55x120 = CR-3

ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS:  
 A. PUBLIC SEWERS  
 1. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.  
 2. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.  
 3. ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.  
 4. THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.  
 5. THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.  
 B. DRYWELLS  
 ALL DRYWELLS SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOA AND ARE TO BE REPLACED BY THE HOA WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 36 HOUR PERIOD. ANNUAL INSPECTION AND MAINTENANCE OF THE DRY WELL SILTING CHAMBER IS REQUIRED. THE NUMBER OF DRYWELLS SHOWN IS BASED ON AN ASSUMED DISPOSAL RATE OF 0.3 CFS. THE DEVELOPER WILL PROVIDE PERCOLATION TESTS TO SHOW ACTUAL DISPOSAL RATE OR MODIFY DESIGN TO COMPLY WITH PCDM VOL. 1, SECTION 3.10.4.3 MAX DRYWELL DISPOSAL RATE OF 0.1 CFS PER DRYWELL.

**BASIS OF BEARING**

BASIS OF BEARING IS N89°45'04"E ASSUMED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

**BENCHMARK**

FOUND 3" BRASS CAP IN HAND HOLE-PINAL COUNTY HIGHWAY DEPARTMENT NW CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 7 EAST PINAL COUNTY POINT NUMBER 307125, ELEVATION 1529.82 FEET NAVD 88.

**LAND USE TABLE**

GROSS ACREAGE	85.36 AC
AREA OF STREETS	15.79 AC
NET ACREAGE	66.16 AC
TOTAL NUMBER OF LOTS	341 LOTS
OVERALL DENSITY	3.99 DU/AC
ARTERIAL ROAD R/W DEDICATION	2.64 AC
MAJOR COLLECTOR ROAD R/W DEDICATION	0.79 AC
AVERAGE AREA PER LOT	5,968 SF
AREA OF TRACTS	19.41 AC

**SERVICE PROVIDERS**

WATER	JOHNSON UTILITIES
SEWER	JOHNSON UTILITIES
ELEC.	SALT RIVER PROJECT
GAS	MESA GAS
TELEPHONE	CENTURY LINK
CABLE TV	COX
POLICE	PINAL COUNTY SHERIFFS OFFICE
FIRE	RURAL - METRO FIRE DEPARTMENT
ELEMENTARY SCHOOL DISTRICT	COOLIDGE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	COOLIDGE UNIFIED SCHOOL DISTRICT

# TENTATIVE PLAT OF SAN TAN HEIGHTS B-3 & B-4

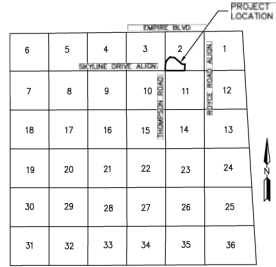
A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

**DEVELOPER/OWNER**

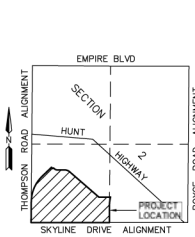
WOODSIDE 20/25 LLC  
 LAS VEGAS DISTRESSED GROUP  
 2810 W CHARLESTON BOULEVARD, SUITE 80  
 LAS VEGAS, NEVADA 89102  
 PHONE: 702.658.9800  
 CONTACT: MATT WERNER

**ENGINEER/PLANNER**

HILGARTWILSON  
 2141 EAST HIGHLAND AVENUE SUITE #250  
 PHOENIX, AZ 85016  
 PH: 602.490.0535  
 CONTACT: DEAN PEHRSON, PE



**VICINITY MAP**  
N.T.S.



**LOCATION MAP**  
N.T.S.

**BASE ZONING & ZONING CASE NO.**

PLANNED AREA DEVELOPMENT (PAD)  
 ZONING DISTRICT (CR-3, CR-4 & CR-5)  
 CASE NO. PZ-PD-037-99

	CR-3	CR-4	CR-5
MAX. BUILDING HEIGHT:	30'	30'	30'
MIN. LOT AREA:	6,000 SF	5,000 SF	4,000 SF
MIN. LOT WIDTH:	55'	50'	45' (40')
MIN. FRONT YARD SETBACK:	18'	18'	18' (8')
MIN. SIDE YARD SETBACK:	5'	5'	5' (3')
MIN. REAR YARD SETBACK:	15'	15'	15' (10')
MIN. STREET SIDE YARD SETBACK:	10'	10'	10' (5')
MIN. TOTAL SIDE YARD SETBACK:	10'	10'	10' (6')
TARGET DENSITY:	4.0 du/ac	4.5 du/ac	5.0 du/ac

OPEN SPACE: 23%  
 \* DEVELOPMENT STANDARDS FOR COURT HOMES SHOWN IN PARENTHESES.  
 \*\*\*OWNER PROCESSED PAD AMENDMENT FOR SAN TAN HEIGHTS B3 & B4 REQUESTING A DENSITY INCREASE AND MODIFICATION TO DEVELOPMENT STANDARDS. SAID PAD AMENDMENT HAS BEEN APPROVED. THE LOTS LISTED BELOW STRADDLE ZONING BOUNDARIES AND THEREFORE HAVE BEEN SPECIFICALLY LISTED SHOWING WHICH ZONING STANDARDS APPLY TO EACH SUBJECT LOT:

DEVELOPMENT STANDARD	LOTS
CR-3	30-32, 57, 58, 78-80, 90-96 108-110, 132-134, 165-167, 310, 312, 313
CR-4	192-194, 200-203, 229, 235, 236
CR-5	N/A

**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, 2013, 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.

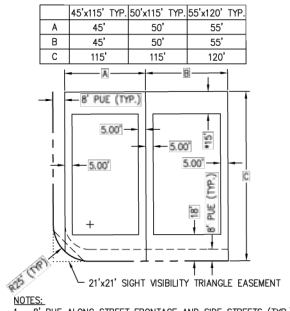
KIRK PANGUS DATE



ARIZONA REGISTERED LAND SURVEYOR NO. 19344  
 HILGARTWILSON  
 1661 E. CAMELBACK ROAD, SUITE 275  
 PHOENIX, ARIZONA 85016  
 P: 602.490.0535  
 KPANGUS@HILGARTWILSON.COM

**LEGEND**

- FOUND (EXISTING) MONUMENT AS NOTED
- ⊗ FOUND (EXISTING) BRASS CAP IN HAND HOLE
- ⊕ FOUND (EXISTING) BRASS CAP FLUSH
- ⊞ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC PULL BOX
- ⊞ ELECTRIC PANEL
- ⊞ LIGHT POLE
- ⊞ SIGN
- ⊞ PVC RISER
- ⊞ COMMUNICATIONS CONDUIT STUB
- ⊞ VAULT (UNKNOWN TYPE)
- ⊞ TELEPHONE PEDESTAL
- ⊞ CABLE TV PULL BOX
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ GAS VALVE
- ⊞ SANITARY SEWER MANHOLE
- ⊞ POWER POLE
- (1529) --- EXISTING CONTOURS
- === 1529 === PROPOSED CONTOURS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY
- DRAINAGE FLOW ARROW
- R/W RIGHT-OF-WAY
- ⊞ CENTER LINE
- PCR PINAL COUNTY RECORDS
- LS LAND SURVEYOR



**TYPICAL LOT LAYOUTS & BUILDING SETBACKS**  
N.T.S.

**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE

2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
 PHOENIX, AZ 85016 www.hilgartwilson.com

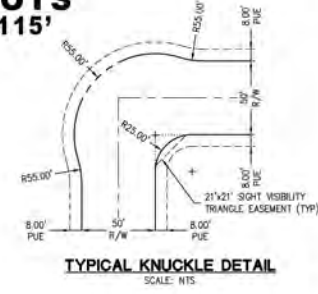
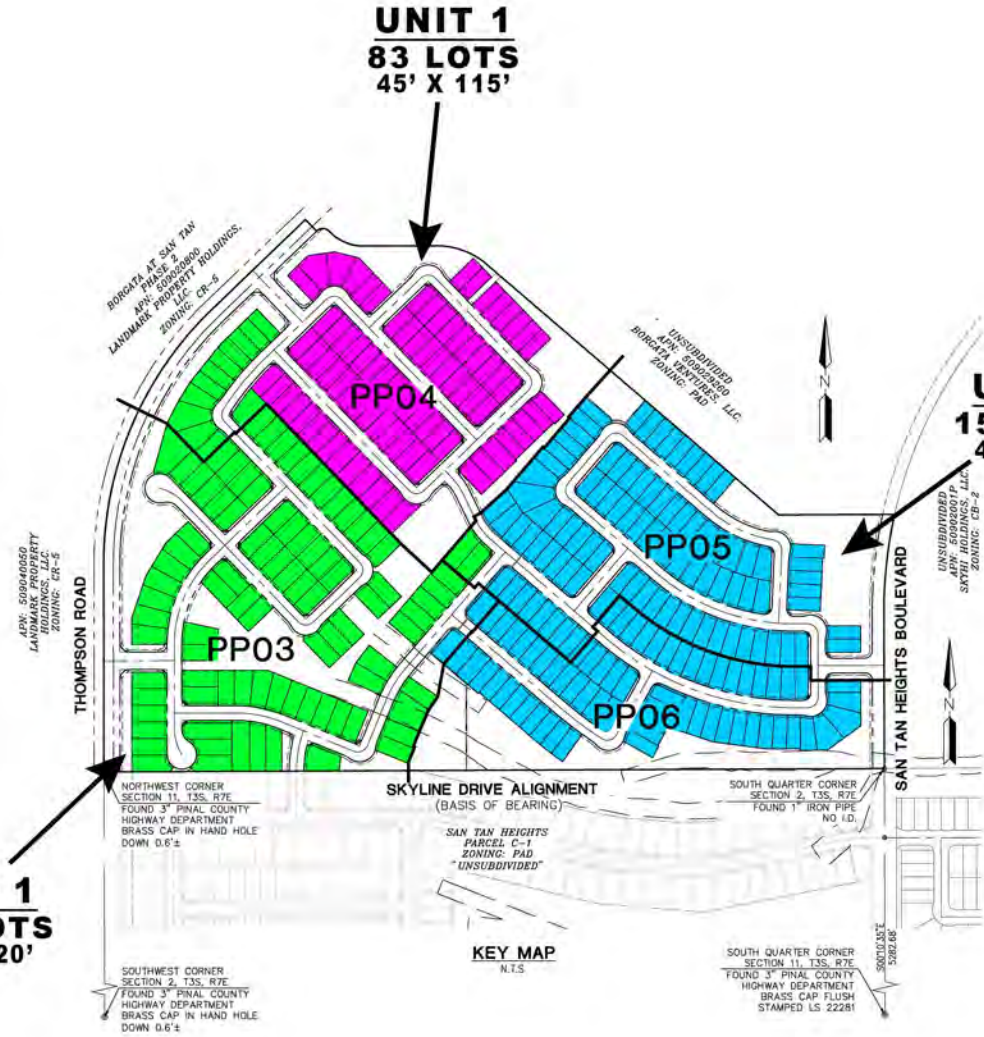
<b>SAN TAN HEIGHTS B-3 &amp; B-4</b>	JOB # 1214.20
<b>TENTATIVE PLAT</b>	DWG. NO. PPO1
	SHT. 1 OF 6

S-007-13

This plan is prepared by the undersigned engineer or architect or professional geologist or professional land surveyor, and is prepared by means of other instruments and information furnished to him by others.

**TRACT TABLE**

TRACT TABLE		
TRACT	AREA (ACRES)	USE
A	1.3697	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, RECREATION AND PEDESTRIAN ACCESS EASEMENT
AA	0.0377	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
B	0.0632	SEWER EASEMENT
BB	0.0377	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
C	2.0845	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, RECREATION AND PEDESTRIAN ACCESS EASEMENT
CC	0.0377	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
D	2.5468	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, RECREATION AND PEDESTRIAN ACCESS EASEMENT
DD	0.0380	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
E	2.4958	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, RECREATION AND PEDESTRIAN ACCESS EASEMENT
F	4.3549	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, RECREATION AND PEDESTRIAN ACCESS EASEMENT
G	0.3333	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PUBLIC DRAINAGE EASEMENT
H	0.0181	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, AND PEDESTRIAN ACCESS EASEMENT
I	0.0910	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, AND PEDESTRIAN ACCESS EASEMENT
J	0.0386	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
K	5.3648	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, RECREATION AND PEDESTRIAN ACCESS EASEMENT
L	0.0290	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
M	0.0203	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
N	0.0219	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
O	0.0395	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
P	0.0395	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
Q	0.0395	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
R	0.0407	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
S	0.0234	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
T	0.0377	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
U	0.0388	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
V	0.0191	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
W	0.0386	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
X	0.0377	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
Y	0.0377	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
Z	0.0386	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE



REV: \_\_\_\_\_

**HILGARTWILSON**  
REGISTERED PROFESSIONAL ENGINEER  
214 E. HOWLAND AVE., STE. 200 | P.O. BOX 400,035 | P.O. BOX 368,245  
PHOENIX, AZ 85016



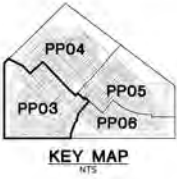
**SAN TAN HEIGHTS B-3 & B-4**  
S.E.C. OF THOMPSON ROAD & SKYLINE DRIVE ALIGNMENT  
PINAL COUNTY, ARIZONA

**NOTES AND DETAILS**

**HILGARTWILSON**  
PROJ. NO.: 127420  
DATE: JUNE 2014  
SCALE: N.T.S.  
DRAWN: DR. SH  
DESIGNED: JP  
APPROVED: DP

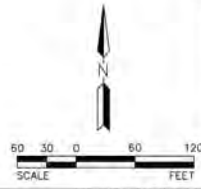
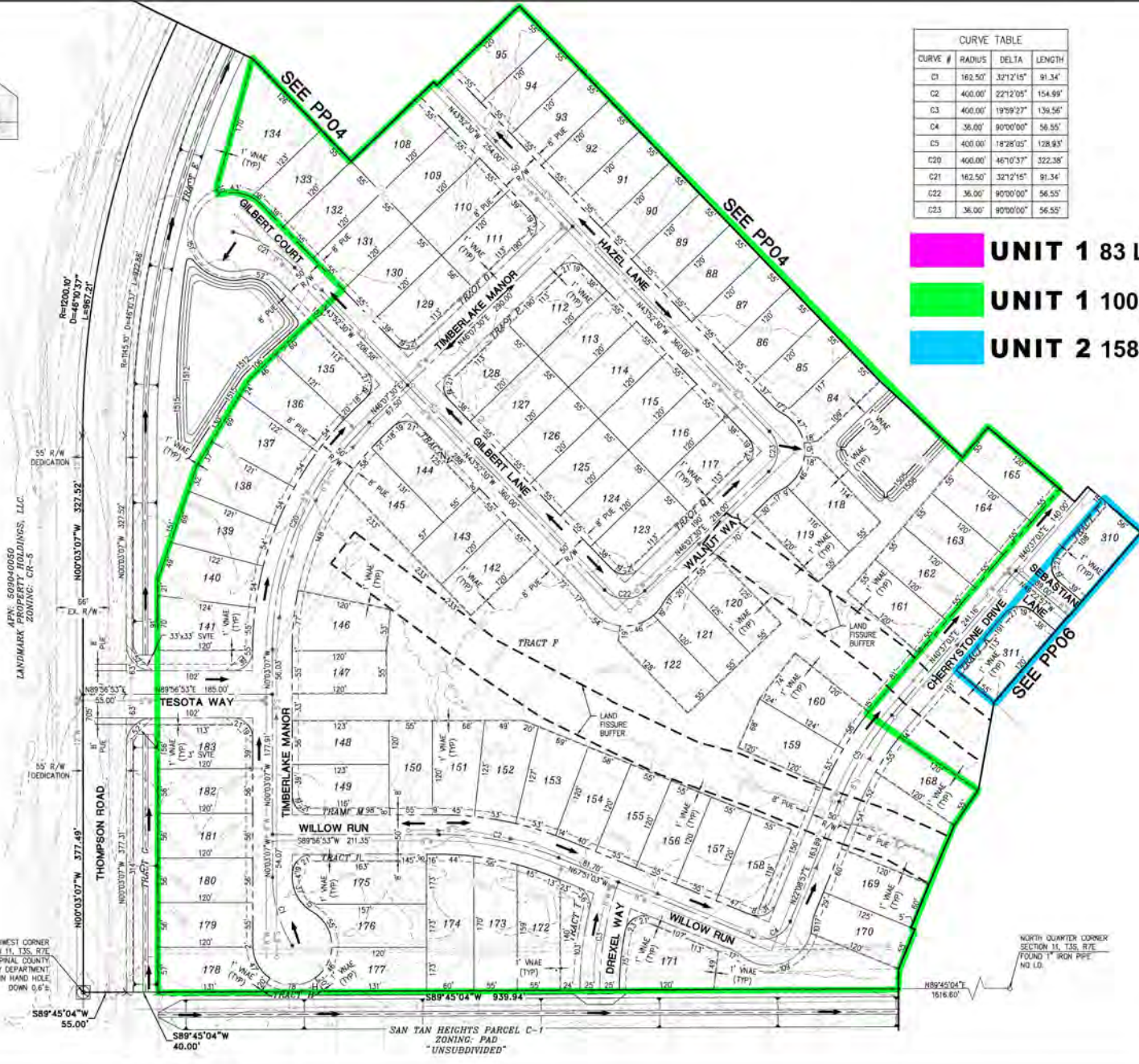
**PP02**

SHEET 2 OF 8  
S-007-13



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	162.50'	32°12'15"	91.34'
C2	400.00'	22°12'05"	154.99'
C3	400.00'	19°59'27"	139.56'
C4	36.00'	90°00'00"	56.55'
C5	400.00'	18°28'05"	128.93'
C20	400.00'	16°10'37"	122.38'
C21	162.50'	32°12'15"	91.34'
C22	36.00'	90°00'00"	56.55'
C23	36.00'	90°00'00"	56.55'

- UNIT 1 83 Lots - 45' x 115'
- UNIT 1 100 Lots - 55' x 120'
- UNIT 2 158 Lots - 45' x 115'



REV: \_\_\_\_\_

**HILGARTWILSON**  
REGISTERED PLANNING PROFESSIONAL CORPORATION  
2741 E. HIGHLAND AVE., STE. 200 PHOENIX, AZ 85016  
P: 602.968.2458  
www.hilgartwilson.com

**SAN TAN HEIGHTS B-3 & B-4**  
S.E.C. OF THOMPSON ROAD & SKYLINE DRIVE ALIGNMENT  
PINAL COUNTY, ARIZONA

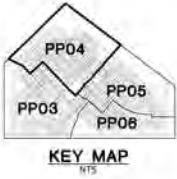
**TENTATIVE PLAT**

HILGARTWILSON  
PROJ. NO.: 1214.00  
DATE: JUNE 2014  
SCALE: 1"=60'  
DRAWN: DR. SH  
DESIGNED: JP  
APPROVED: DP

DWG. NO.:  
**PP03**

SHT. 3 OF 8  
5-007-13

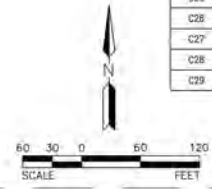




BORGATA PT SAW TAN  
 LPM PARCEL # 2  
 LPM 500000000  
 PROPERTY HOLDINGS, LLC.  
 ZONING: CR-5

- UNIT 1** 83 Lots - 45' x 115'
- UNIT 1** 100 Lots - 55' x 120'
- UNIT 2** 158 Lots - 45' x 115'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C8	300.00'	175°29'	62.89'
C24	36.00'	76°35'40"	46.13'
C25	955.10'	13°24'20"	223.47'
C26	36.00'	90°00'00"	56.55'
C27	36.00'	90°00'00"	56.55'
C28	36.00'	90°00'00"	56.55'
C29	36.00'	90°00'00"	56.55'



NORTH QUARTER CORNER  
 SECTION 11, T3S, R7E  
 FOUND 1" BORN PINE  
 NO. 10.

N89°45'04"E  
 2651.54'

N89°45'30"W  
 39.194'

N00°16'5"W  
 173.33'

N00°16'5"W  
 326.33'

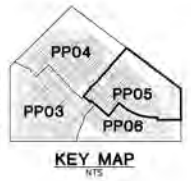
**HILGART WILSON**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 2741 E. HIGHLAND AVE., STE. 200 | P.O. BOX 490233 | PHOENIX, AZ 85016  
 www.hilgartwilson.com



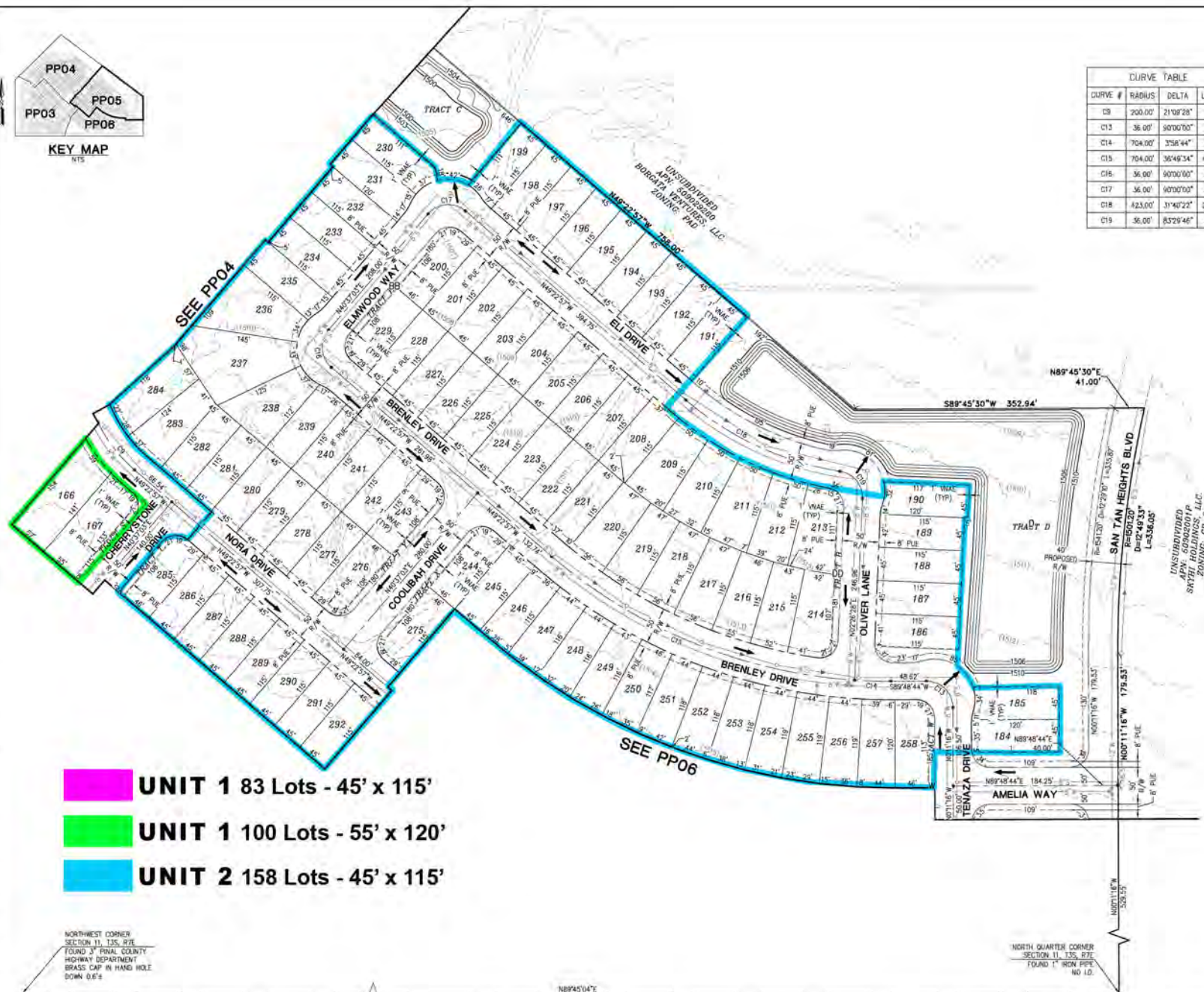
**SAN TAN HEIGHTS B-3 & B-4**  
 S.E.C. OF THOMPSON ROAD & SKYLINE DRIVE ALIGNMENT  
 PINAL COUNTY, ARIZONA  
 TENTATIVE PLAT

HILGART WILSON  
 PROJ. NO.: 1214.20  
 DATE: JUNE 2014  
 SCALE: 1"=60'  
 DRAWN: DR. SH  
 DESIGNED: DP  
 APPROVED: DP  
 DWG. NO.:  
**PP04**  
 SHEET 4 OF 6  
 5-007-13

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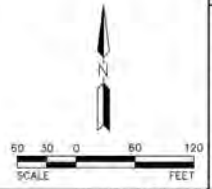
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C9	700.00'	21°08'28"	73.80'
C13	36.00'	90°00'00"	56.55'
C14	704.00'	3°58'44"	48.89'
C15	704.00'	36°49'34"	452.40'
C16	36.00'	90°00'00"	56.55'
C17	36.00'	90°00'00"	56.55'
C18	623.00'	31°40'22"	233.83'
C19	36.00'	83°29'46"	52.46'



- UNIT 1** 83 Lots - 45' x 115'
- UNIT 1** 100 Lots - 55' x 120'
- UNIT 2** 158 Lots - 45' x 115'

NORTHWEST CORNER  
SECTION 11, T3S, R7E  
FOUND BY PINAL COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP IN HANG HOLE  
DOWN 0.6'S

NORTH QUARTER CORNER  
SECTION 11, T3S, R7E  
FOUND 1" IRON PIPE  
NO I.D.



REV: \_\_\_\_\_

**HILGART WILSON**  
REGISTERED PLANNING ARCHITECTS & ENGINEERS  
274 E. HIGHLAND AVE. STE. 200 | P.O. BOX 490333 | PHOENIX, AZ 85018  
www.HilgartWilson.com



**SAN TAN HEIGHTS B-3 & B-4**  
S.E.C. OF THOMPSON ROAD & SKYLINE DRIVE ALIGNMENT  
PINAL COUNTY, ARIZONA

**TENTATIVE PLAT**

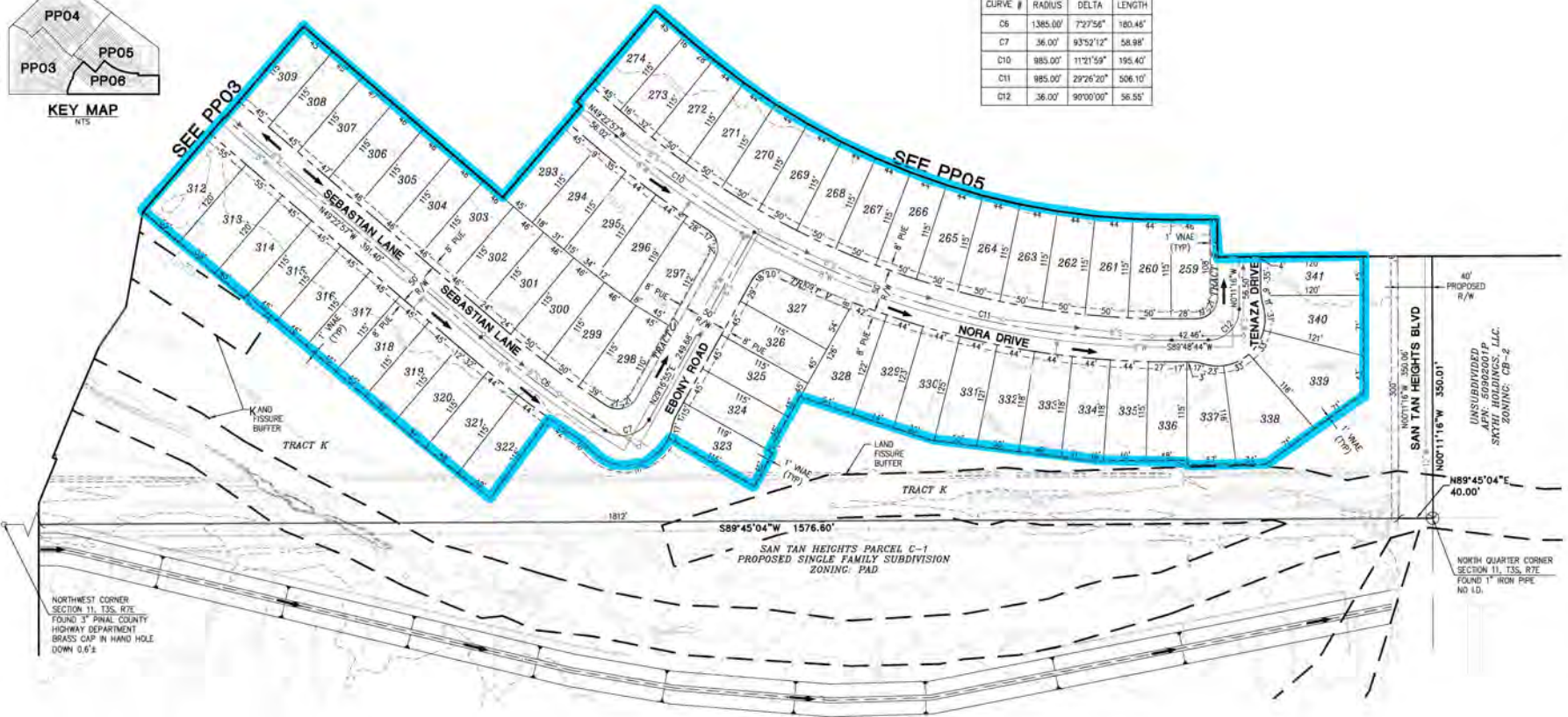
HILGART WILSON  
PROJ. NO.: 121420  
DATE: JUNE 2014  
SCALE: 1"=60'  
DRAWN: DR. SH  
DESIGNED: JP  
APPROVED: DP

DWG. NO.  
**PP05**

SHT. 5 OF 8  
5-007-13



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C6	1385.00'	72°25'48"	180.44'
C7	36.00'	93°52'12"	58.98'
C10	883.00'	112°15'59"	195.40'
C11	885.00'	29°26'20"	506.10'
C12	36.00'	90°00'00"	58.55'

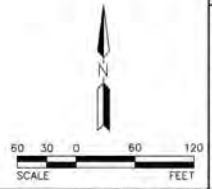


NORTHWEST CORNER  
SECTION 11, T3S, R7E  
FOUND 3" PINAL COUNTY  
HIGHWAY DEPARTMENT  
BRASS CAP IN HANG HOLE  
DOWN 0.6'

SAN TAN HEIGHTS PARCEL C-1  
PROPOSED SINGLE FAMILY SUBDIVISION  
ZONING: P4D

NORTH QUARTER CORNER  
SECTION 11, T3S, R7E  
FOUND 1" IRON PIPE  
NO I.D.

- UNIT 1 83 Lots - 45' x 115'**
- UNIT 1 100 Lots - 55' x 120'**
- UNIT 2 158 Lots - 45' x 115'**



REV: \_\_\_\_\_

**HILGART WILSON**  
REGISTERED PLANNING SURVEYOR & ENGINEER  
2141 E. HOLLAND AVE., STE. 200 | P.O. BOX 490,0335 | P. 602.968.2458  
PHOENIX, AZ 85016  
www.HilgartWilson.com

**SAN TAN HEIGHTS B-3 & B-4**  
S.E.C. OF THOMPSON ROAD & SKYLINE DRIVE ALIGNMENT  
PINAL COUNTY, ARIZONA

**TENTATIVE PLAT**

HILGART WILSON  
PROJ. NO.: 1214.20  
DATE: JUNE 2014  
SCALE: 1"=60'  
DRAWN: DR. SH  
DESIGNED: DP  
APPROVED: DP

DWG. NO.  
**PP06**

SHT. 6 OF 8

This plan was prepared by Hilgart Wilson & Associates, Inc. under contract with the applicant. It is not to be construed as a warranty of any kind. The applicant is responsible for the accuracy of the information provided. The applicant is responsible for the accuracy of the information provided. The applicant is responsible for the accuracy of the information provided.