

NOTES:

- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF ARIZONA WATER COMPANY 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 THE WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- STREETS SHOWN AS TRACT A ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE SIGNAL PEAK CANYON HOMEOWNERS ASSOCIATION 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, SHALL BE GRANTED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION WHERE PRIVATE STREETS INTERSECT INTO PRIVATE STREETS, 21'X21' AT LOCAL TO LOCAL INTERSECTIONS AND 33'X33' AT ARTERIAL OR COLLECTOR INTERSECTIONS.
- AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS SHALL BE GRANTED AND CONVEYED TO THE SIGNAL PEAK CANYON HOMEOWNERS ASSOCIATION UPON ALL LOTS ADJACENT TO PRIVATE DRAINAGE EASEMENTS OR FACILITIES AND/OR ADJACENT TO PRIVATE ARTERIAL STREETS OR COLLECTOR STREETS.
- 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.
- TRACT A IS A COMMON AREA WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE SIGNAL PEAK CANYON HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO ANY 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 PER THE EQUATION SHOWN ON THIS PLAT AND THE CALCULATED OVERALL GROSS RETENTION VOLUMES SHALL NOT BE CHANGED OR REDUCED 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 PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SIGNAL PEAK CANYON HOMEOWNERS ASSOCIATION.
- ALL SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WORK WITHIN THE SUBDIVISION STREETS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ON ALL LOTS THE OWNER AND/OR HOME BUILDER 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.
- 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. ADDITIONALLY, ALL HOMES IN THIS SUBDIVISION SHALL BE EQUIPPED WITH FIRE SPRINKLERS.
- ALL LOTS IN THIS SUBDIVISION REQUIRE ON-LOT RETENTION PURSUANT TO THE HILLSIDE VOLUME CALCULATION EQUATION SHOWN ON THIS PLAT.
- THE INDIVIDUAL LOT OWNER OR HOME BUILDER IS RESPONSIBLE FOR INSURING THAT ALL WASHES ENTER AND EXIT THE LOT AT THE HISTORIC LOCATION AND THAT DRAINAGE FLOWS ARE NOT IMPEDED IN ANY WAY.
- ALL RESIDENTIAL DEVELOPMENT SHALL BE CONVENTIONAL CONSTRUCTION.

BENCHMARK:
BRASS CAP ON THE NORTHEAST CORNER OF SECTION 25, T-5-S, R-6-E
ELEVATION = 1538.18 NAVD 88 DATUM

BASIS OF BEARING:
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, T5S, R7E, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, WHICH BEARS S 00°17'31" W.

LAND USE TABLE:
TOTAL LOT AREA: 1,849,090.29 SF
42.44 AC

GROSS ACREAGE: 42.44 ACRES
AREA OF TRACT A: 3.57 ACRES
NET ACREAGE: 38.87 ACRES

LOTS 6-28 "GR" ZONING
TOTAL LOTS (23): 42.44 AC
AVG LOT: 1.85 AC

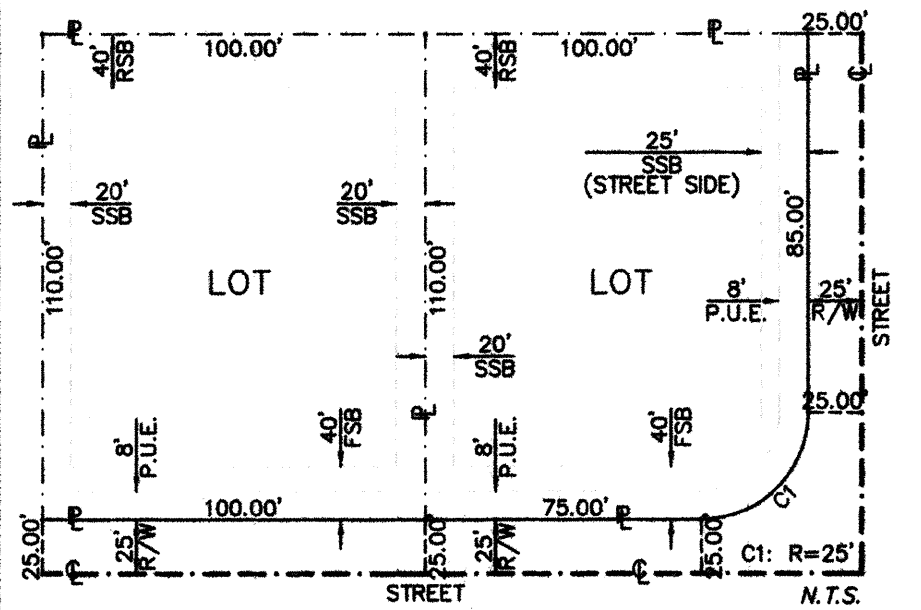
TRACT USE TABLE:

TRACT A: FOR INGRESS/EGRESS,
PUBLIC UTILITIES, AND DRAINAGE
AREA: 155,659.68 SF
3.57 AC

BASE ZONING - GR ZONING:

SETBACKS	SETBACKS / REQUIREMENTS
FRONT	40 FT.
REAR	40 FT.
SIDE	20 FT.
STREET SIDE	25 FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM DISTANCE BETWEEN MAIN BUILDINGS	25 FT.
MAXIMUM BUILDING HEIGHT	30 FT. OR 2 STORIES
MINIMUM LOT AREA (ALLOWED)	54,450 SQUARE FEET (1 1/4 ACRES)
MINIMUM LOT AREA (PROVIDED)	54,626 SQUARE FEET
OVERALL PROPOSED NET DENSITY	0.534 D.U./ACRE (23 LOTS/43.08 AC.)
AVERAGE LOT SIZE	1.87 ACRE (81,457 SQUARE FEET)

TYPICAL INTERIOR LOTS:



GR - GENERAL RURAL - ZONE

SERVICE PROVIDERS:

SEWER	INDIVIDUAL SEPTIC SYSTEMS
WATER	ARIZONA WATER COMPANY
GAS	SOUTHWEST GAS - NOT AVAILABLE
ELECTRICITY	SAN CARLOS IRRIGATION PROJECT
TELEPHONE	QWEST TELEPHONE COMPANY
POLICE	PINAL COUNTY SHERIFF'S OFFICE
FIRE	REGIONAL FIRE RESCUE
SCHOOLS	COOLIDGE UNITED SCHOOL DISTRICT #21
SOLID WASTE	PRIVATE HAULER (KIM'S TRASH SERVICE)

SHEET INDEX:
FP.1 TITLE SHEET
FP.2 UNIT 5B FINAL PLAT
FP.3 UNIT 5B FINAL PLAT



**FINAL PLAT OF
LAS MONTANAS UNIT 5B**

A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP-5-SOUTH, RANGE-7-EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, PINAL COUNTY, ARIZONA

OWNER(S):

D & H INVESTMENTS, LLC
4802 NORTH 66TH STREET
SCOTTSDALE, AZ 85251
HARLYN L. GRIFFITHS, MEMBER
480 393-3812

SIGNAL PEAK INVESTMENTS LIMITED PARTNERSHIP
9 NORTH BULLMOOSE CIRCLE
CHANDLER, AZ 85224
ROBERT C. HORNE, GENERAL PARTNER
520-836-5100

DEVELOPER:

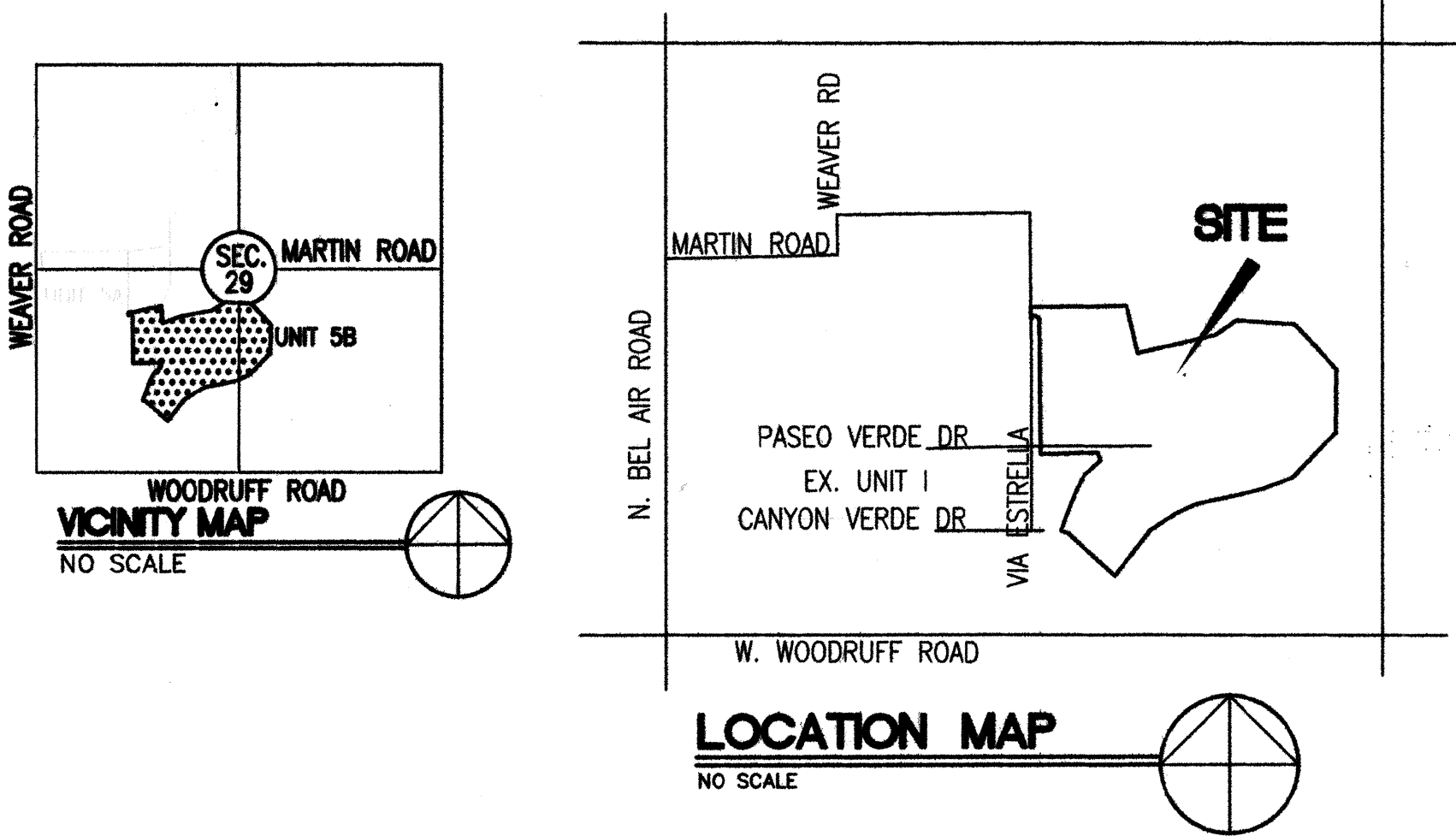
TERRA RICA DEVELOPMENT, INC.
4802 NORTH 66TH STREET
SCOTTSDALE, AZ 85251
HARLYN L. GRIFFITHS, PRESIDENT
480 393-3812

ENGINEER:

BRUCE J. KOLINSKI, P.E.
315 W. SAN JUAN AVE.
PHOENIX, AZ 85013
602-743-2867 Cell
602-274-0195 Office
602-274-0825 FAX
kolinski@q.com

SURVEYOR:

TAYLOR HANSEN, RLS
HANSEN ENGINEERING & SURVEYING
115 S. MAIN ST.
COOLIDGE, AZ 85228
520-723-3261 Office



BASIS FOR REQUIRED HILLSIDE ON-LOT RETENTION VOLUME:

Vr = Required Storage Volume in cubic feet
D = 100-Year, 1-Hour duration rainfall depth = 2.65"
A = Total Roof and Paved Lot Area Outside Roof in square feet
"C" Factors to be used in calculation.
Roof Area: C = 0.95
Concrete Area: C = 0.95
Asphalt Area: C = 0.95

Cw = Weighted Runoff Coefficient = 0.95

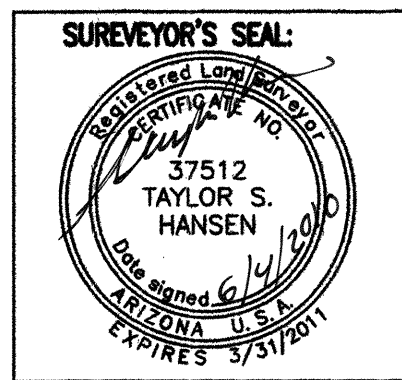
Vr = D/12 (A) (Cw) = Required Hillside On-Lot Retention Volume (cubic feet)
Vr = 0.21 (A) = Required Hillside On-Lot Retention Volume (cubic feet)

NOTE: IT IS THE RESPONSIBILITY OF THE LOT OWNER TO INSURE THAT THE
REQUIRED RETENTION VOLUME IS PROVIDED PER THE ABOVE EQUATION.

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
May, 2010, AND THAT 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.

Taylor Hansen, RLS
HANSEN ENGINEERING & SURVEYING
115 S. MAIN ST.
COOLIDGE, AZ 85228
ARIZONA REGISTERED LAND
SURVEYOR, #



APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY PLANNING & DEVELOPMENT	DATE
PINAL COUNTY ENVIRONMENTAL HEALTH	DATE
PINAL COUNTY ENGINEER	DATE
PINAL COUNTY, PUBLIC WORKS DEPARTMENT	DATE

ASSURANCES IN THE FORM OF _____ 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 FORM IN ACCORDANCE WITH A.R.S. 11-806.01,
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: _____
CHAIRMAN CLERK

IN WITNESS WHEREOF:

D & H INVESTMENTS, LLC AN ARIZONA LIMITED LIABILITY COMPANY AND
SIGNAL PEAK INVESTMENTS LIMITED PARTNERSHIP, AN ARIZONA LIMITED
PARTNERSHIP TOGETHER AS OWNER, HAS HEREUNTO CAUSED THEIR NAMES
TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE
SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS 4th
DAY OF June, 2010.

D & H INVESTMENTS, LLC AN ARIZONA LIMITED LIABILITY COMPANY AND
SIGNAL PEAK INVESTMENTS LIMITED PARTNERSHIP, AN ARIZONA LIMITED
PARTNERSHIP TOGETHER AS OWNER:

FOR: D & H INVESTMENTS, LLC
BY: Harlyn L. Griffiths
Harlyn L. Griffiths
TITLE: Member

FOR: SIGNAL PEAK LIMITED PARTNERSHIP
BY: Robert C. Horne
Robert C. Horne
TITLE: General Partner

ACKNOWLEDGEMENT:

LINDA M. HARTSOCK
NOTARY PUBLIC
MARICOPA COUNTY, ARIZONA
MY COMM. EXPIRES 08-05-2012
STATE OF ARIZONA
COUNTY OF PINAL
I, _____, DO hereby certify that the within instrument is filed
in the official records of this County in
Fee No. _____
Date: _____
Request of: _____
Witness my hand and official seal.
LAURA DEAN-LYTLE, _____
By: _____ Deputy

ON THIS 4 DAY OF June, 2010, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED Harlyn L. Griffiths WHO
ACKNOWLEDGED HIMSELF/HERSHELF TO BE HARLYN A. GRIFFITHS
OF D & H INVESTMENTS, LLC, AND WHO ACKNOWLEDGED HIMSELF/HERSHELF
TO BE ROBERT C. HORNE OF SIGNAL PEAK INVESTMENTS LIMITED
PARTNERSHIP, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID
ENTRY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.
Linda M. Hartsock 8.5.2010
NOTARY PUBLIC MY COMMISSION EXPIRES

DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT D & H INVESTMENTS, LLC AN ARIZONA LIMITED LIABILITY COMPANY AND SIGNAL PEAK
INVESTMENTS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP TOGETHER AS OWNER HAS
SUBDIVIDED UNDER THE NAME "LAS MONTANAS UNIT 5B", LOCATED IN A PORTION OF THE
NORTHWEST QUARTER, THE SOUTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 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 SET FORTH THE
LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREET, AND EASEMENTS
CONSTITUTING SAME AND THAT SAID LOTS, TRACTS, AND STREETS SHALL BE KNOWN BY THE
NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

D & H INVESTMENTS, LLC AN ARIZONA LIMITED LIABILITY COMPANY AND SIGNAL PEAK INVESTMENTS
LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP TOGETHER AS FEE TITLE OWNER, HEREBY
DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY
VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS ALL PRIVATE STREETS AS
DESIGNATED ON THIS PLAT.

THE STREET SHOWN IN TRACT A ON THIS PLAT IS PRIVATE AND IS TO BE MAINTAINED BY THE
SIGNAL PEAK CANYON HOMEOWNERS ASSOCIATION AND IS TO BE USED FOR ROADWAY PURPOSES
INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

D & H INVESTMENTS, LLC AN ARIZONA LIMITED LIABILITY COMPANY AND SIGNAL PEAK INVESTMENTS
LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP TOGETHER AS FEE TITLE OWNER, HEREBY
DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY
VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS ALL PRIVATE STREETS AS
DESIGNATED ON THIS PLAT.

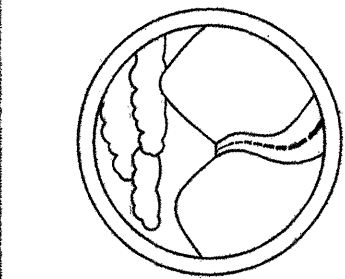
NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER,
ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH THEREON. NO USE SHALL BE
PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE
DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE
HOMEOWNERS 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 HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE. ALL
OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, 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.

WATER EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, UNDER, ACROSS AND THROUGH
THOSE AREAS DESIGNATED AS SUCH THEREON 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 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.

HANSEN
ENGINEERING & SURVEYING
115 SOUTH MAIN ST.
COOLIDGE, AZ
520-723-3261



REVISIONS

LAS MONTANAS UNIT 5B

D & H INVESTMENTS AND
SIGNAL PEAK INVESTMENTS LIMITED PARTNERSHIP
PINAL COUNTY, ARIZONA

DATE
DEC 08

JOB NO.:
2009-15

PROJECT
B.K

DRAWN BY
NMK

CHECKED BY
B.K

DRAWING NO.

FP.1

SHEET NO. **1** OF **3**

S-050-00

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

COUNTY SEAL



REVISIONS

LAS MONTANAS UNIT 5B

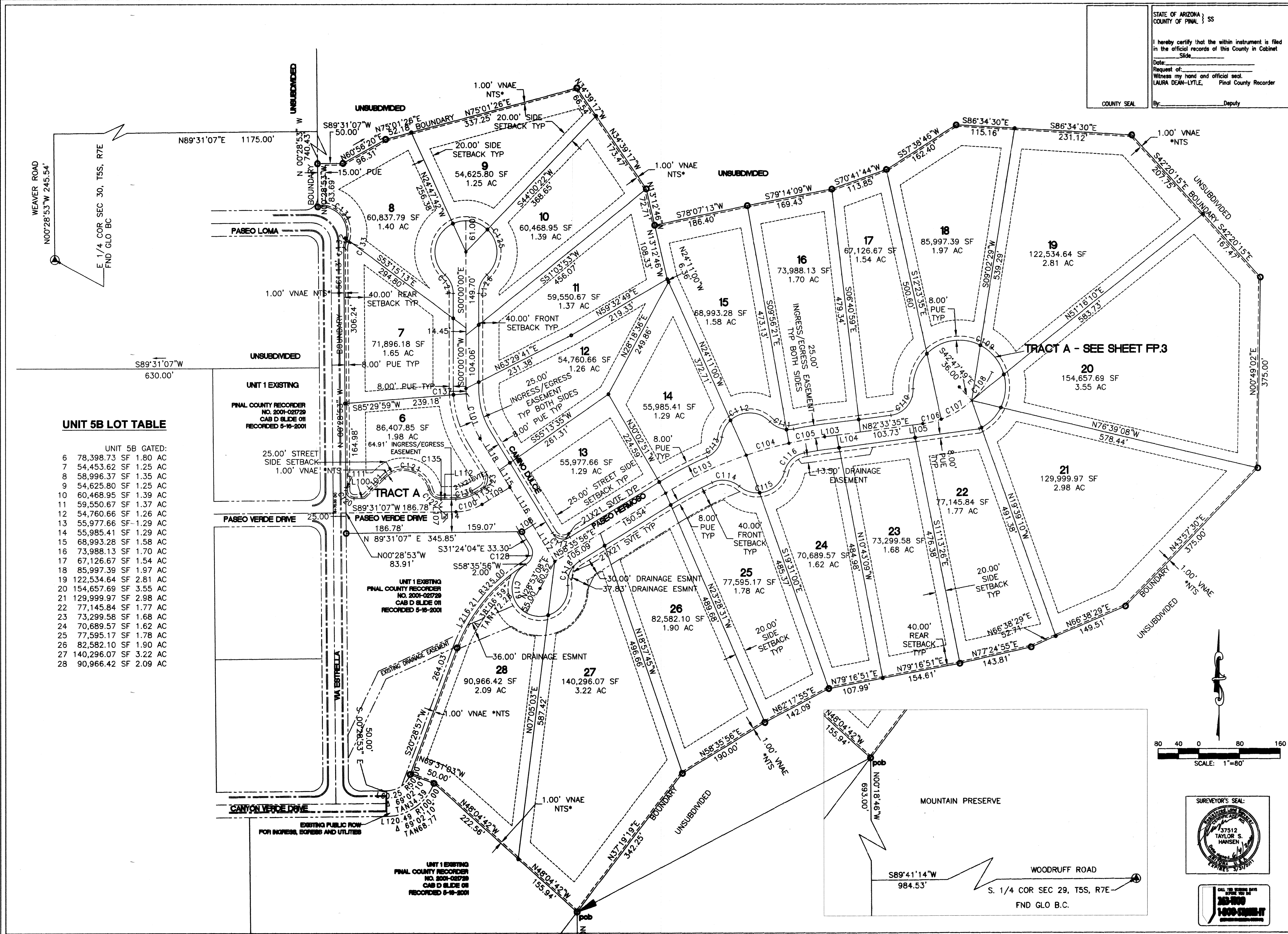
D & H INVESTMENTS AND
SIGNAL PEAK INVESTMENTS LIMITED PARTNERSHIP
PINAL COUNTY, ARIZONA

DATE	DEC 08
JOB NO.:	2008-15
PROJECT MANAGER	B.K.
DRAWN BY	N.M.K.
CHECKED BY	B.K.

DRAWING TITLE
UNIT 5B GATED
FINAL PLAT

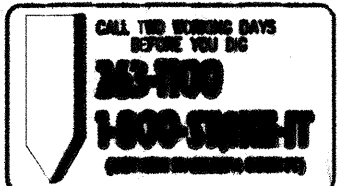
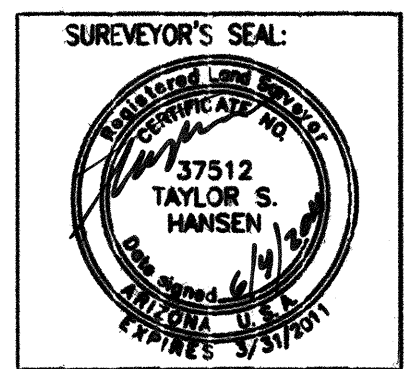
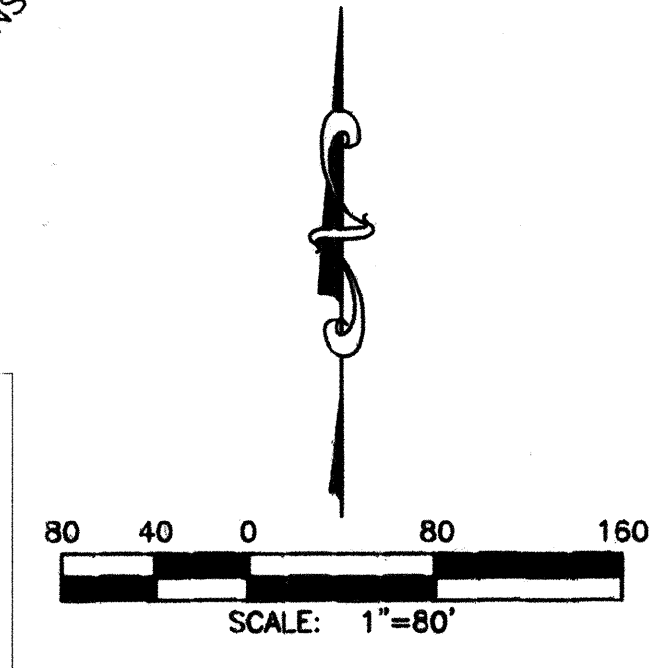
DRAWING NO.	FP.2
SHEET NO.	2
OF	3

8-050-00



UNIT 5B LOT TABLE

UNIT 5B GATED:		
6	78,398.73 SF	1.80 AC
7	54,453.62 SF	1.25 AC
8	58,996.37 SF	1.35 AC
9	54,625.80 SF	1.25 AC
10	60,468.95 SF	1.39 AC
11	59,550.67 SF	1.37 AC
12	54,760.66 SF	1.26 AC
13	55,977.66 SF	1.29 AC
14	55,985.41 SF	1.29 AC
15	68,993.28 SF	1.58 AC
16	73,988.13 SF	1.70 AC
17	67,126.67 SF	1.54 AC
18	85,997.39 SF	1.97 AC
19	122,534.64 SF	2.81 AC
20	154,657.69 SF	3.55 AC
21	129,999.97 SF	2.98 AC
22	77,145.84 SF	1.77 AC
23	73,299.58 SF	1.68 AC
24	70,689.57 SF	1.62 AC
25	77,595.17 SF	1.78 AC
26	82,582.10 SF	1.90 AC
27	140,296.07 SF	3.22 AC
28	90,966.42 SF	2.09 AC



A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

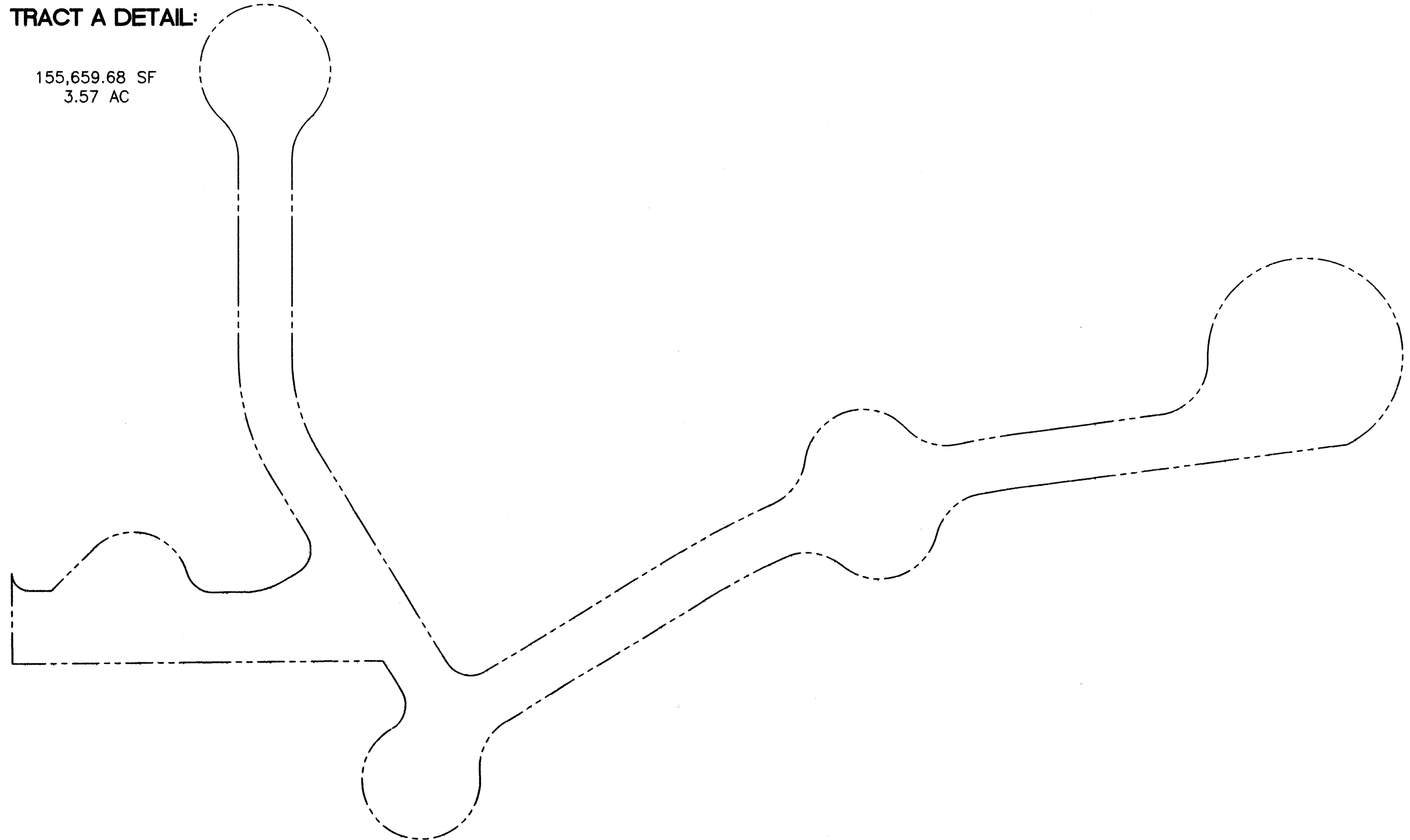
THENCE N 37°19'19" E A DISTANCE OF 342.25 FEET;
 THENCE N 58°35'56" E A DISTANCE OF 190.00 FEET;
 THENCE N 62°17'55" E A DISTANCE OF 142.09 FEET;
 THENCE N 79°16'51" E A DISTANCE OF 262.60 FEET;
 THENCE N 77°24'55" E A DISTANCE OF 143.81 FEET;
 THENCE N 66°38'29" E A DISTANCE OF 202.21 FEET;
 THENCE N 43°57'30" E A DISTANCE OF 375.00 FEET;
 THENCE N 00°49'02" E A DISTANCE OF 375.00 FEET;
 THENCE N 42°20'15" W A DISTANCE OF 375.22 FEET;
 THENCE N 86°34'30" W A DISTANCE OF 346.28 FEET;
 THENCE S 57°38'46" W A DISTANCE OF 162.40 FEET;
 THENCE S 70°41'44" W A DISTANCE OF 113.85 FEET;
 THENCE S 79°14'09" W A DISTANCE OF 169.43 FEET;
 THENCE S 78°07'13" W A DISTANCE OF 186.40 FEET;
 THENCE N 13°12'46" W A DISTANCE OF 72.71 FEET;
 THENCE N 34°39'17" W A DISTANCE OF 240.01 FEET;
 THENCE S 75°01'26" W A DISTANCE OF 389.43 FEET;
 THENCE S 60°56'20" W A DISTANCE OF 96.31 FEET;
 THENCE S 89°31'07" W A DISTANCE OF 50.00 FEET;
 THENCE S 00°28'53" E TO A POINT OF CURVATURE BEGINNING AN
 ARC CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET
 AND A CENTRAL ANGLE OF 120°48'37";
 THENCE SOUTHEASTERLY ALONG SAID ARC A DISTANCE OF 105.43
 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG AN ARC CONCAVE SOUTHEASTERLY HAVING A RADIUS
 OF 25.00 FEET AND A CENTRAL ANGLE OF 23°39'58", ADISTANCE OF
 10.33 FEET TO A POINT OF TANGENCY;
 THENCE S00°28'53" E A DISTANCE OF 561.13 FEET ALONG THE
 WESTERLY BOUNDARY OF SAID UNIT-59, SAID LINE ALSO BEING A
 PORTION OF THE EAST RIGHT-OF-WAY LINE OF VIA ESTRELLA DRIVE;
 THENCE N 89°31'07" E A DISTANCE OF 345.85 FEET;
 THENCE S 31°24'04" E A DISTANCE OF 33.30 FEET TO THE
 BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE
 RADIUS BEARS S 58°37'18" W A DISTANCE OF 25.00 FEET;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A
 CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO A
 POINT OF TANGENCY;
 THENCE S 58°35'56" W A DISTANCE OF 2.00 FEET TO THE
 BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE
 RADIUS BEARS S 31°24'04" E WITH A RADIUS OF 325.00 FEET;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A
 CENTRAL ANGLE OF 38°06'59" A DISTANCE OF 216.21 FEET TO A
 POINT OF TANGENCY;
 THENCE S 20°28'57" W A DISTANCE OF 264.03 FEET;
 THENCE S 69°31'03" E A DISTANCE OF 50.00 FEET;
 THENCE S 48°04'42" E A DISTANCE OF 378.50 FEET TO THE TRUE
 POINT OF BEGINNING;

		UNIT 5B	GATED:
6	78,398.73	SF	1.80 AC
7	54,453.62	SF	1.25 AC
8	58,996.37	SF	1.35 AC
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14	55,985.41	SF	1.29 AC
15	68,993.28	SF	1.58 AC
16	73,988.13	SF	1.70 AC
17	67,126.67	SF	1.54 AC
18	85,997.39	SF	1.97 AC
19	122,534.64	SF	2.81 AC
20	154,657.69	SF	3.55 AC
21	129,999.97	SF	2.98 AC
22	77,145.84	SF	1.77 AC
23	73,299.58	SF	1.68 AC
24	70,689.57	SF	1.62 AC
25	77,595.17	SF	1.78 AC
26	82,582.10	SF	1.90 AC
27	140,296.07	SF	3.22 AC
28	90,966.42	SF	2.09 AC

LINE TABLE		
LINE	LENGTH	BEARING
L100	21.10	N89°31'07"E
L101	55.73	N45°00'00"E
L103	23.75	N82°33'35"E
L104	46.94	N82°33'35"E
L105	20.14	N82°33'35"E
L107	64.92	S00°28'53"E
L108	24.99	N58°37'18"E
L109	64.14	S58°37'18"W
L111	6.00	S00°28'53"E
L112	28.85	S89°31'07"W
L113	14.14	S58°37'18"W
L114	29.73	S89°31'07"W
L115	39.39	S31°22'42"E
L116	86.47	S31°22'42"E
L117	83.29	S31°22'42"E
L118	73.20	S31°22'42"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C100	53.93	100.00	30°53'49"	27.64
C101	92.84	188.00	28°17'44"	47.39
C103	175.64	800.00	12°34'45"	88.17
C104	87.32	800.00	6°15'14"	43.70
C105	71.59	800.00	5°07'39"	35.82
C106	37.39	175.00	12°14'27"	18.77
C107	70.60	175.00	23°06'56"	35.79
C108	69.11	175.00	22°37'41"	35.01
C109	391.89	91.00	246°44'45"	138.15
C110	73.79	50.00	84°33'41"	45.47
C111	51.05	50.00	58°29'39"	28.00
C112	124.26	55.00	129°26'51"	116.48
C113	51.05	50.00	58°29'39"	28.00
C114	56.86	50.00	65°09'11"	31.95
C115	111.53	55.00	116°10'55"	88.33
C116	56.86	50.00	65°09'11"	31.95
C117	39.28	25.00	90°01'22"	25.01
C118	56.39	50.00	64°37'14"	31.62
C119	235.42	55.00	245°15'06"	85.92
C120	25.13	16.00	90°00'00"	16.00
C121	108.42	52.00	119°27'45"	89.10
C122	31.83	25.00	72°56'39"	18.48
C123	39.27	25.00	90°00'00"	25.00
C124	41.45	50.00	47°29'44"	22.00
C125	292.76	61.00	274°59'12"	55.91
C126	41.44	50.00	47°29'28"	22.00
C128	39.27	25.00	90°00'00"	25.00
C132	10.33	25.00	2°33'58"	5.24
C133	7.89	50.00	9°02'46"	3.96
C134	97.53	50.00	111°45'51"	73.80
C135	0.87	25.00	2°00'00"	0.44
C136	40.44	75.00	30°53'49"	20.73
C137	10.11	188.00	3°04'58"	5.06

155,659.68 SF
3.57 AC



25.00' INGRESS/EGRESS EASEMENT

LOT 6

64.91' INGRESS/EGRESS EASEMENT

127.47'

ROW EASEMENT VARIES

PASEO VERDE DRIVE

UNIT 1 EXISTING
FINAL COUNTY RECORDER
NO. 2001-021728
CAB D SLIDE 011

CAMINO DULCE

25.00' INGRESS/EGRESS EASEMENT

115.52' INGRESS/EGRESS

LOT 28

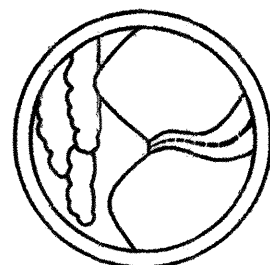
STATE OF ARIZONA }
COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed
in the official records of this County in
Fee No. _____
Date: _____
Request of: _____
Witness my hand and official seal.
LAURA DEAN-LYTLE, Pinal County Recorder

By: _____ Deputy: _____

COUNTY SEAL

HANSEN
ENGINEERING & SURVEYING
115 SOUTH MAIN ST.
COOLIDGE, AZ
520-723-3261



REVISIONS

LAS MONTANAS UNIT 5B

D & H INVESTMENTS AND
SIGNAL PEAK INVESTMENTS LIMITED PARTNERSHIP
PINAL COUNTY, ARIZONA

DATE
DEC 08

DEC 09

JOB NO.:

2009-15

**PROJECT
MANAGER**

BJK

DRAWN BY

Rank

CHECKED

BJK

DRAWING TITLE
UNIT 5B GATED
GENERAL PLAT

DRAWING NO.

FP.3

SHEET NO.

OF

S-050-00

