

ENCANTO VISTA I & II

EXCLUSIVE LISTING | PINAL COUNTY, ARIZONA

LOCATION Parcels are located at the southwest corner of Wild Horse Drive and Sun Dance Drive in Pinal County, Arizona (south of Hawes Road and Hunt Highway).

SIZE ±104.98 acres

PRICE \$50,000 per acre

UTILITIES

Electric - Salt River Project

Water - Queen Creek

Sewer - individual septic

Gas - Southwest Gas Corporation

WATER RIGHTS Encanto Vista has DWR certificates issued 7/12/06 on phase 1 for 55 lots 272.03 acre feet and phase 2 21 lots for 74.7 acre feet. The acre feet is an estimated usage and it is now reserved for the property with the issuance of the certificate. There is a 12 inch line in Sun Dance and Wild Horse and also on the west side of the property.

COMMENTS

- The property is situated at the base of the San Tan Mountains and benefits from views of surrounding mountains and Phoenix city lights.
- Final Plat previously submitted in 2006 for 76 lots ranging from 43,560-85,396 square feet.
- A portion of the northern ±25 acres may be impacted by Earth Fissures (see EFM for Chandler Heights study area).



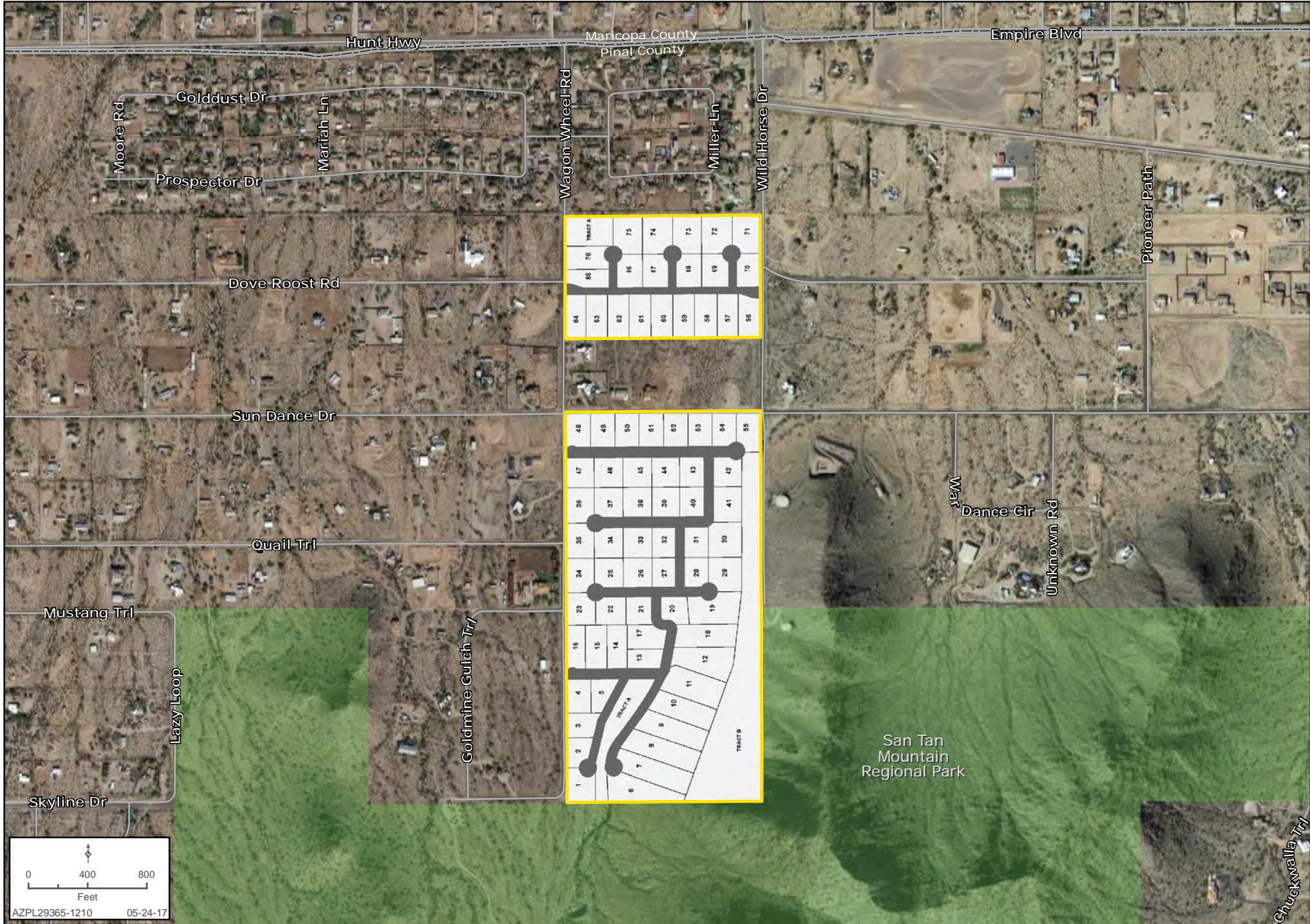
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4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPL29365-5.25.17



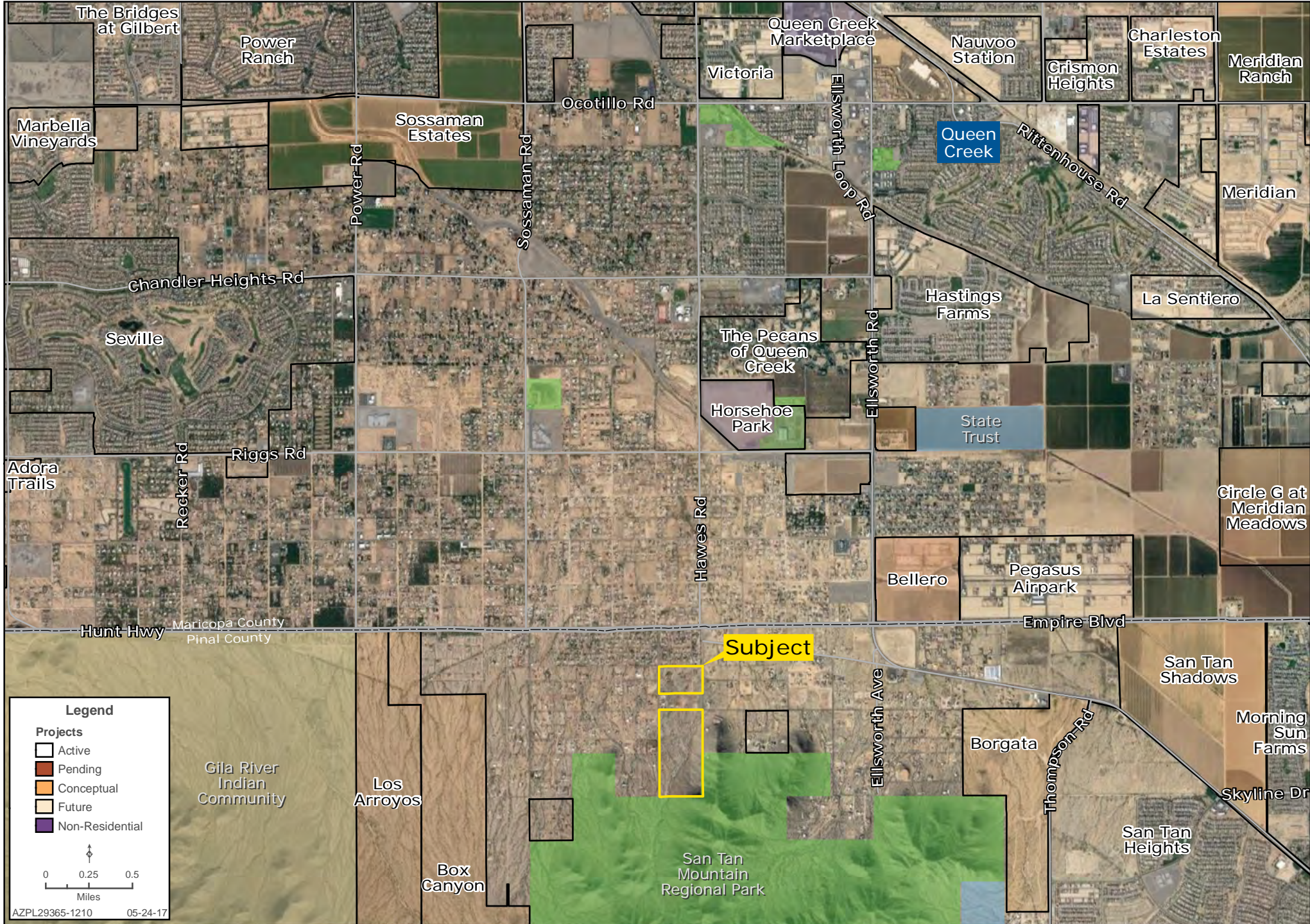
SITE PLAN MAP

Bret Rinehart | Ben Heglie | Ryan Semro | 480.483.8100 | www.landadvisors.com



SURROUNDING AREA MAP

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Legend

Projects

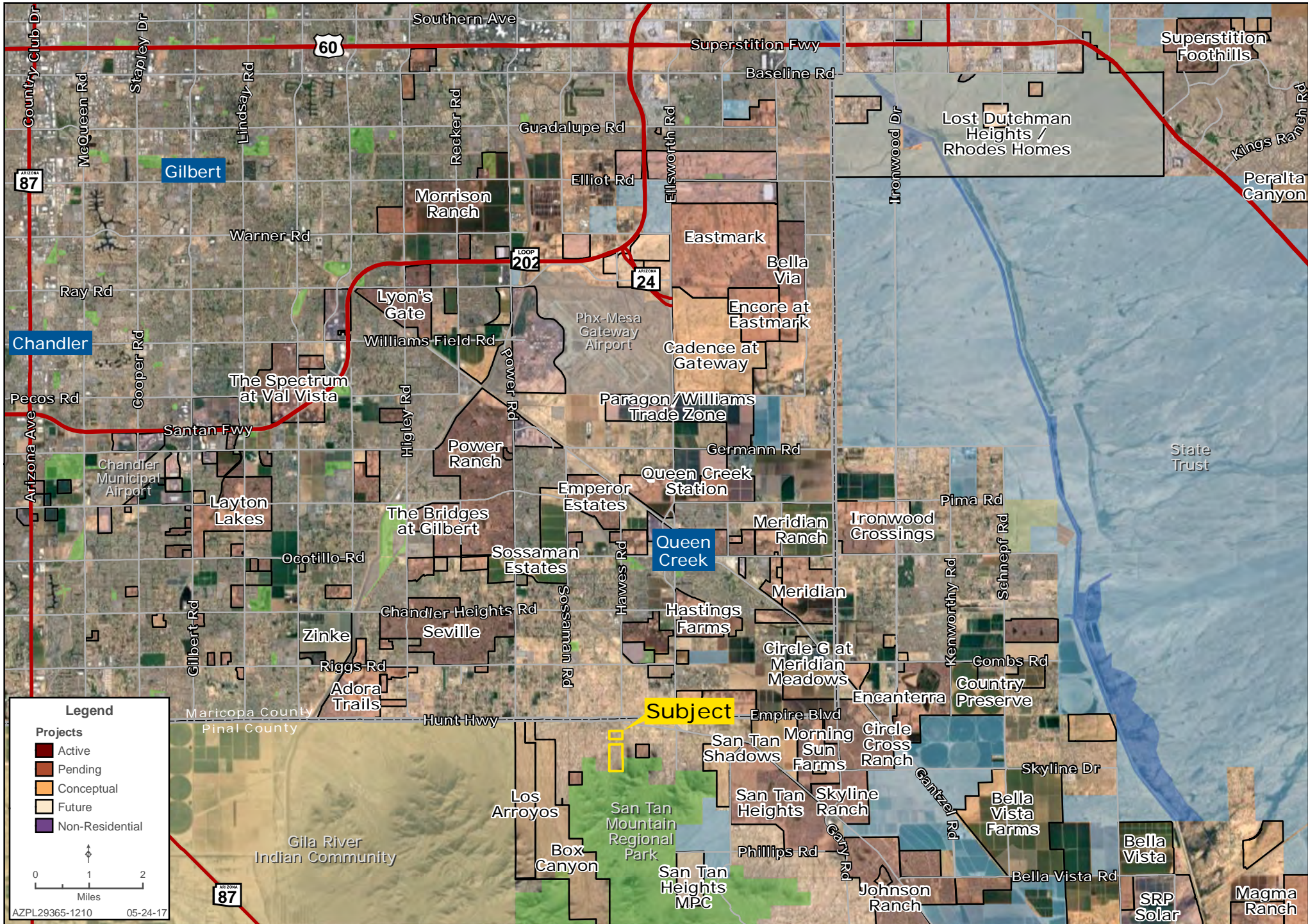
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.25 0.5
Miles

AZPL29365-1210 05-24-17

REGIONAL MAP

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Legend

Projects

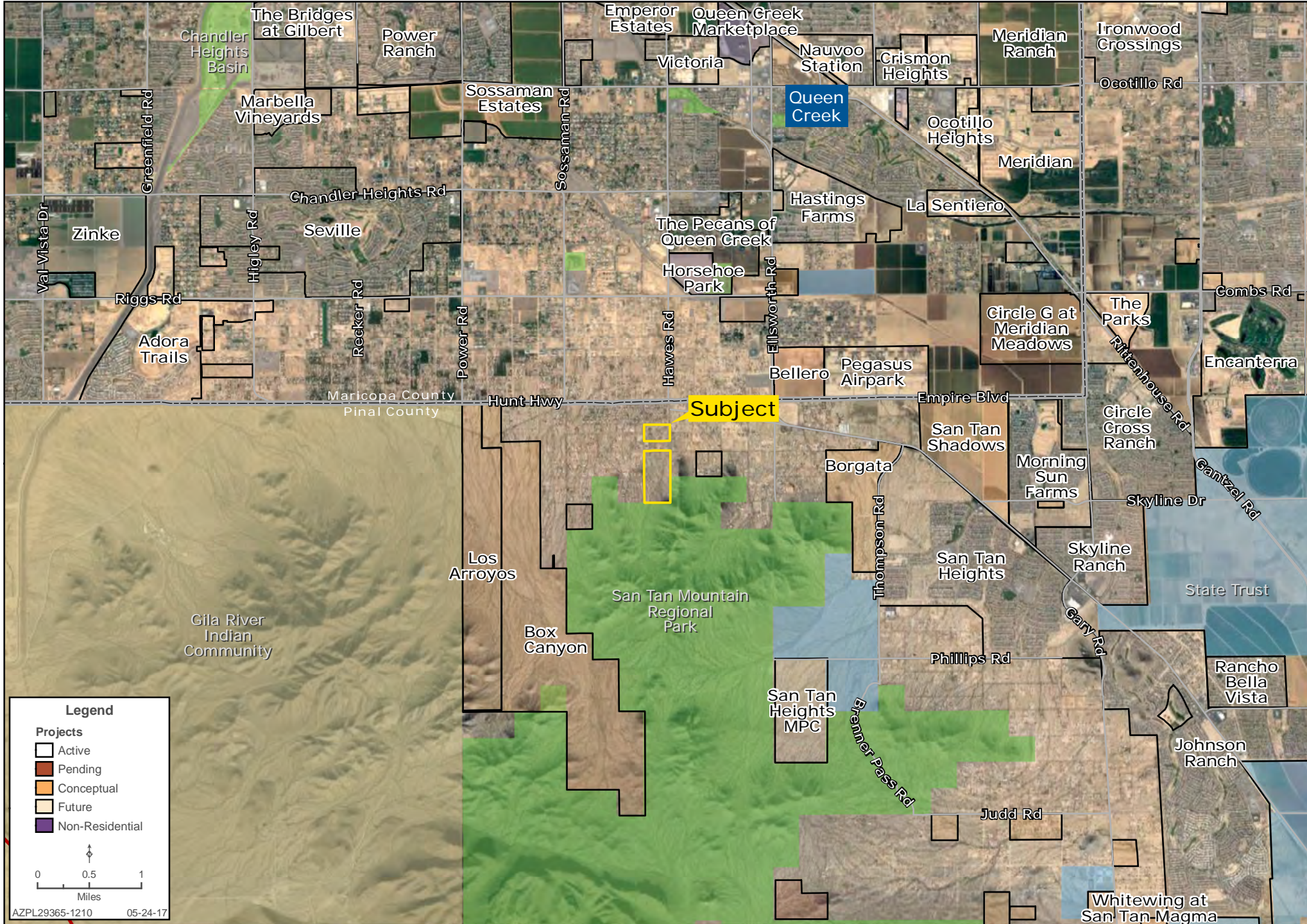
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 1 2
Miles

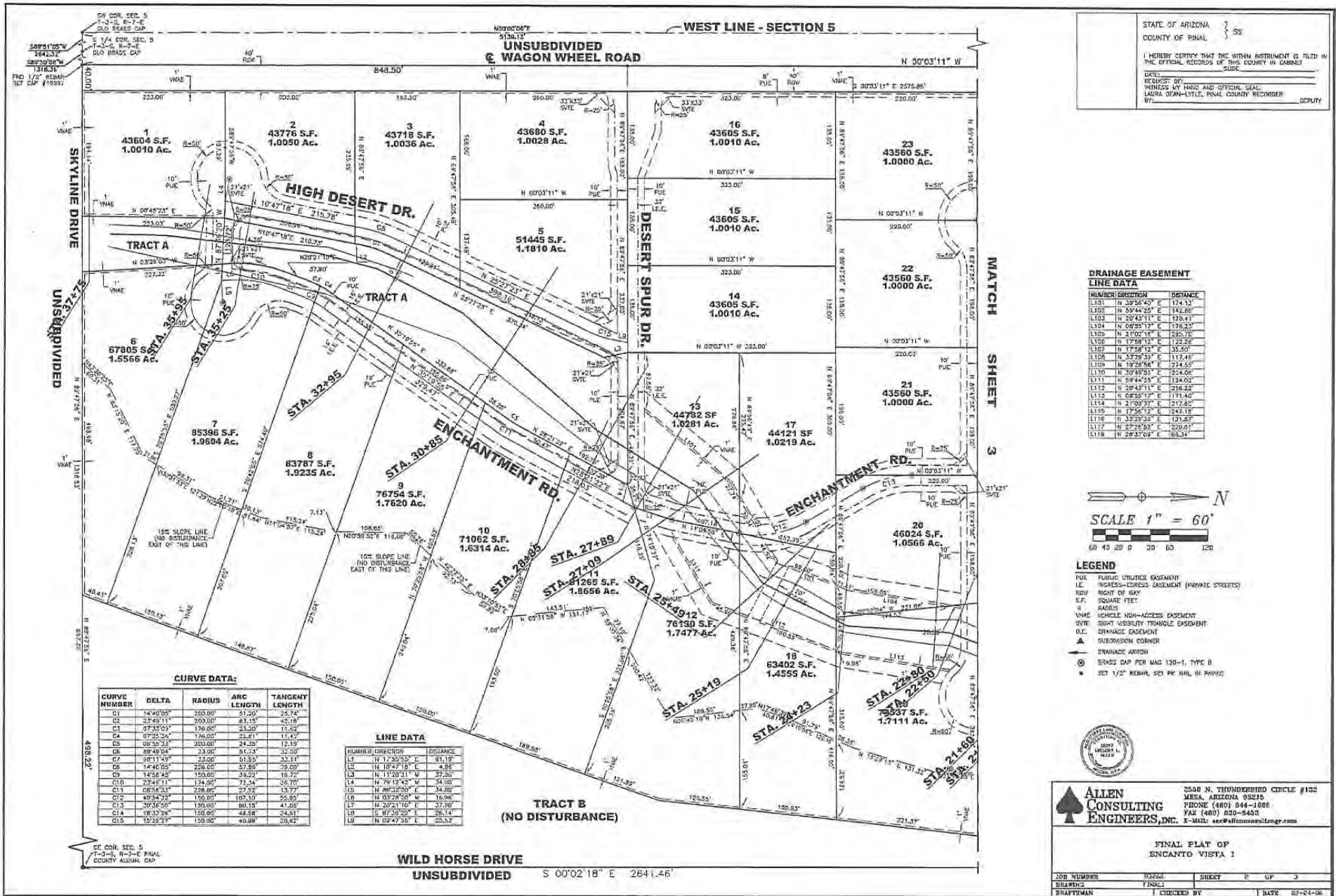
AZPL29365-1210 05-24-17

SURROUNDING DEVELOPMENT MAP

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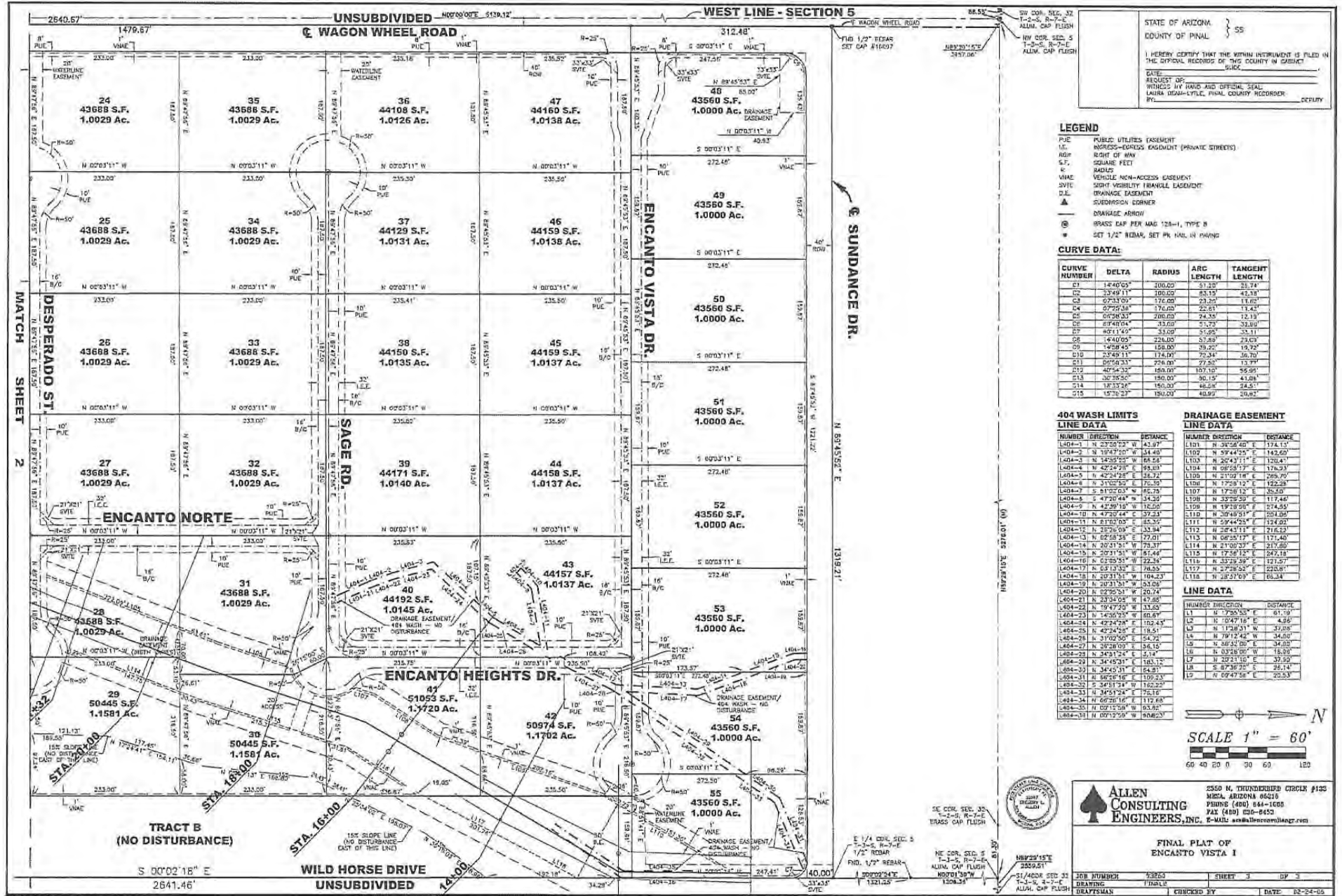
ENCANTO VISTA I FINAL PLAT



ENCANTO VISTA I FINAL PLAT (ENCANTO VISTA I) - ALLEN CONSULTING ENGINEERS, INC.

JOB NUMBER	04264	SHEET	C OF 3
DRAWING	FINAL	CHECKED BY	
DRAFTSMAN	T	DATE	02-24-06

ENCANTO VISTA I FINAL PLAT



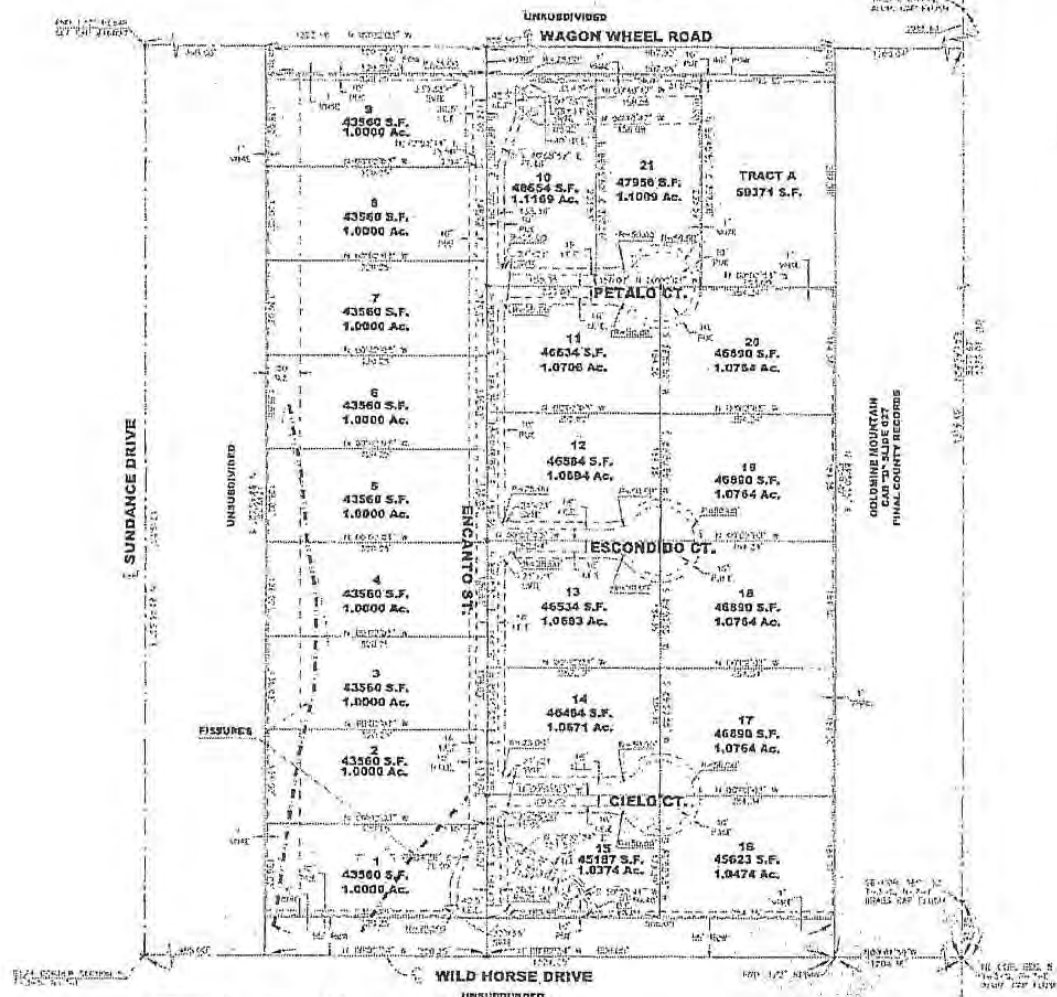
ENCANTO VISTA II

A PORTION OF THE EAST HALF OF SECTION 5, TOWNSHIP 3
SOUTH, RANGE 7 EAST OF THE G.&S.R.B.&M., PINAL
COUNTY, ARIZONA.

STATE OF ARIZONA
COUNTY OF PINAL

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS FILED IN
THE PUBLIC RECORDS OF PINAL COUNTY, ARIZONA

RECORDED AT _____ O'CLOCK _____
MINUTES OF THE _____ DAY OF _____
A.D. 2014 BY _____ CLERK OF THE COUNTY RECORDS



**DRAINAGE EASEMENT
LINE DATA**

NUMBER	CORNER	DISTANCE
1	11 43°26'15" E	21.75'
2	11 43°26'15" E	12.50'



ALLEN CONSULTING ENGINEERS, INC.

2560 N. THUNDERBOLT CIRCLE #102
ARIZONA, ARIZONA 85215
PHONE (480) 844-1000
FAX (480) 870-8103
E-MAIL: info@allenconsulting.com

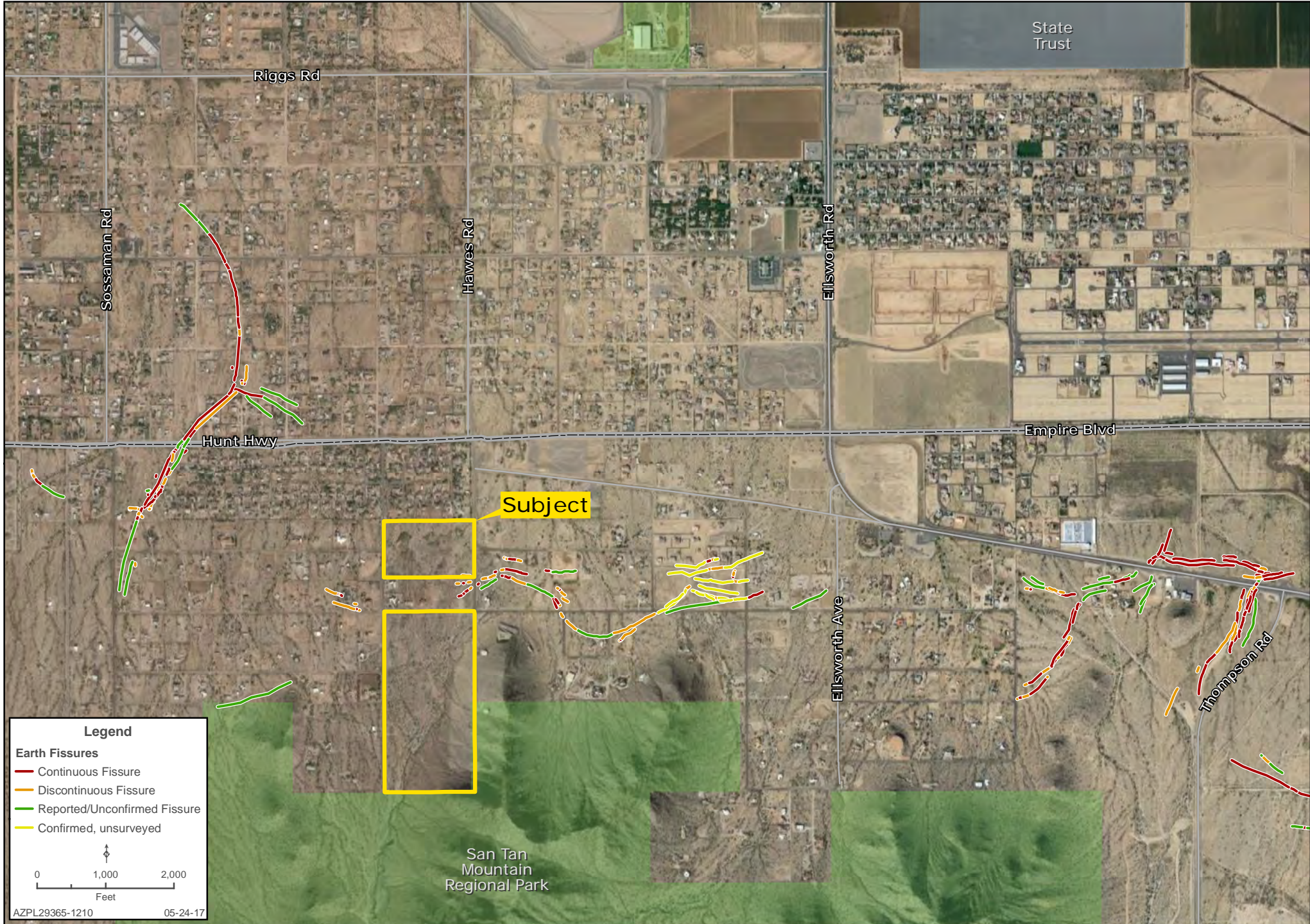
ENCANTO VISTA II
FINAL PLAT

JOB NUMBER	DATE	SHEET	OF	TOTAL
ENCANTO VISTA II	12/15/14	1	1	1
DESIGNED BY	CHECKED BY	DATE		
		12/15/14		



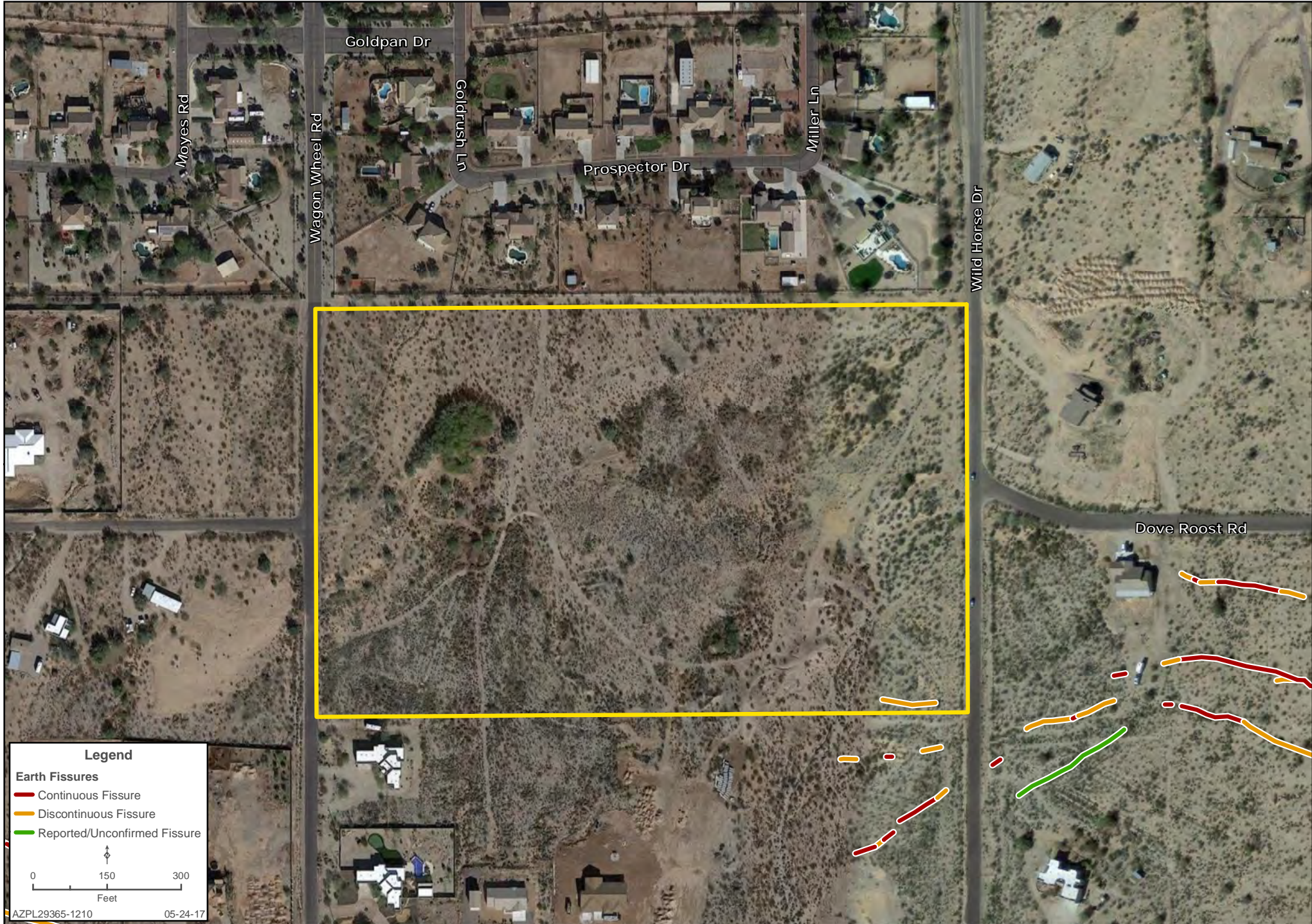
APPROXIMATE FISSURE LOCATIONS

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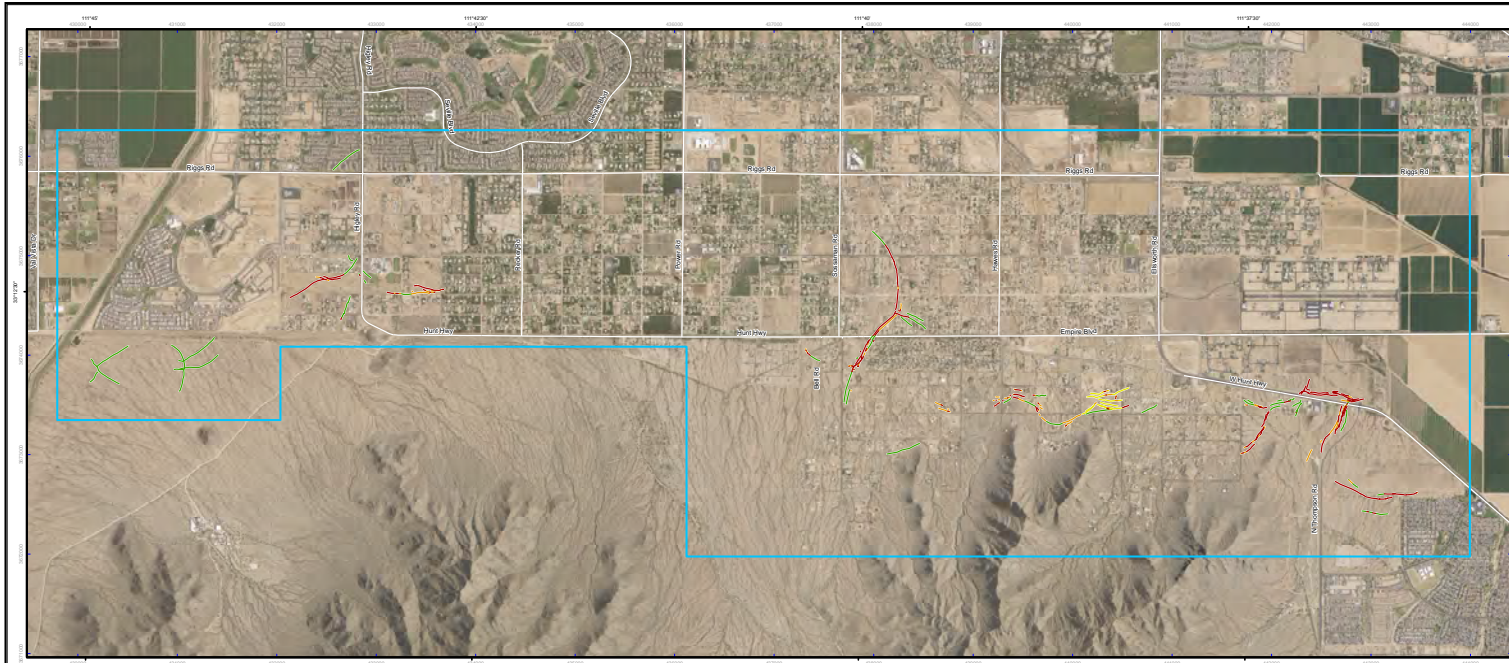


APPROXIMATE FISSURE LOCATIONS

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ENCANTO VISTA I & II FISSURE MAP



Earth Fissure Map of the Chandler Heights Study Area: Pinal and Maricopa County, Arizona

January 2016
Arizona Geological Survey
Digital Map Series - Earth Fissure Map 1 (DM-EF-1)
version 3.0

Notice

The State of Arizona has made a reasonable effort to ensure the accuracy of this map when it was produced, but errors may be present and the state of Arizona does not guarantee its accuracy. The map supplements, and is not a substitute for, a professional inspection of property for defects and conditions.

Introduction

This is one of a series of earth fissure maps prepared by the Arizona Geological Survey (AZGS) in accordance with Ariz. Rev. Stat. § 27-152.01(3). AZGS collected location information from previously conducted earth fissure studies, reviewed available remote-sensing aerial and satellite imagery, and conducted surface site investigations throughout the study area. A reasonable effort was made to identify all earth fissures in the study area. Nonetheless, some fissures may remain unmapped as a result of one or more of the following:

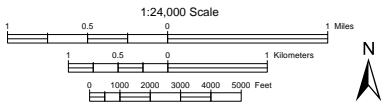
- 1) Existing fissures may have been masked by construction or agricultural activities.
- 2) Incipient fissures may lack clear surface expression.
- 3) The surface expression of fissures changes constantly as new earth fissures develop and old earth fissures fill in. A blank area on the map does not guarantee earth fissures are not present. However, blank areas within the study area boundary have been investigated, and no surface evidence of fissures was found as of the date of map publication. Determining the presence or absence of a fissure at any specific site may require additional mapping and/or geotechnical analysis.

References

- Geological Consultants Inc., 2002, Task 2 Subsurface earth fissure investigation program, Northlope development, Pinal County, Arizona: Geological Consultants Inc. Report, Project No. 2002-153T2, 19 p.
- Geological Consultants Inc., 2006, Land Subsidence and Earth Fissure Evaluation Task 1 and Task 2, Santanilla, SW Corner Riggs Road and Higley Road, Gilbert, Maricopa County, Arizona: Geological Consultants Inc. Report Project No. 2006-147, 27 p.
- Geological Consultants Inc., 2006, Land Subsidence and Earth Fissure Evaluation - Task 1, Vicinity of Hunt Highway and Thompson Road, Pinal County, Arizona: Geological Consultants Inc. Report, Project No. 06-169, 25 p.
- Geological Consultants Inc., 2007, Earth fissure investigation report November 2007 update, San Tan Heights development, Pinal County, Arizona: Geological Consultants Inc. Report, Project No. 03-168, 22 p., 2 plates.

- Harris, R.C., 1994, A reconnaissance of earth fissures near Apache Junction, Chandler Heights, and southwestern Picacho Basin: Arizona Geological Survey Open-File Report 94-11, 5 p., 2 sheets, scales 1:24,000 and 1:26,700.
- Laney, R.L., Raymond, R.H., and Winikka, C.C., 1978, Maps showing water-level declines, land subsidence, and earth fissures in south-central Arizona: U.S. Geological Survey Water-Resources Investigations Open-File Report WRI 78-0063, 2 sheets, scale 1:125,000.

NAIP Orthoimagery (1-Meter GSD), 2015, USDA-FSA-APFO Aerial Photography Field Office, Salt Lake City, Utah.



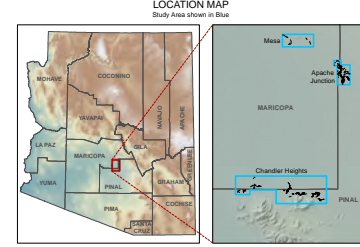
Air photo base compiled from 2015, 1 meter NAIP (National Agriculture Imagery Program) digital ortho imagery.

Transportation network dataset compiled by Arizona State Lands Dept. by combining the 2007 County Road Data of Maricopa, Pima, Pinal and Cochise Counties with the Census 2000 TIGER/Line Data of the remaining Counties.

Map projection and blue, 1000-meter grid, Universal Transverse Mercator, Zone 12, North American Datum of 1983 (NAD83).

MAP EXPLANATION

- Red lines represent the location of continuous earth fissures manifested as open cracks or gullies.
- Orange lines represent the location of discontinuous earth fissures manifested as elongated to circular depressions or as abbreviated or irregular linear depressions. These discontinuous surface features frequently represent an incipient surface expression of an earth fissure.
- Yellow lines represent the location of fissures confirmed by non-AZGS personnel or clear evidence of earth fissures on aerial imagery. Traditional field investigation of these features by AZGS was hindered by agricultural or urban modification of the land surface.
- Green lines represent the approximate locations of unconfirmed earth fissures, defined as fissures which could not be confirmed by surface investigations by AZGS geologists, but which have been previously reported by Professional Geologists in published documents or maps.
- The outline of the Study Area is shown in blue. The limits of the study area are based on interpretation of modern and recent ground subsidence data provided by the Arizona Department of Water Resources. Historical and modern aerial photos taken within this area were searched for anomalous lineaments. These lineaments were then investigated in the field to determine if there was any evidence of earth fissures.




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Arizona Geological Survey
DM-EF-1 (Chandler Heights), v. 3.0