

ENCANTO VISTA I & II

EXCLUSIVE LISTING | PINAL COUNTY, ARIZONA

LOCATION Southwest corner of west of Wild Horse and Sun Dance Drives, Pinal County, Arizona. (South of Hawes Road & Hunt Highway).

SIZE ±104.98 acres (all or part)

PRICE Submit

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 sundance and wildhorse 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).



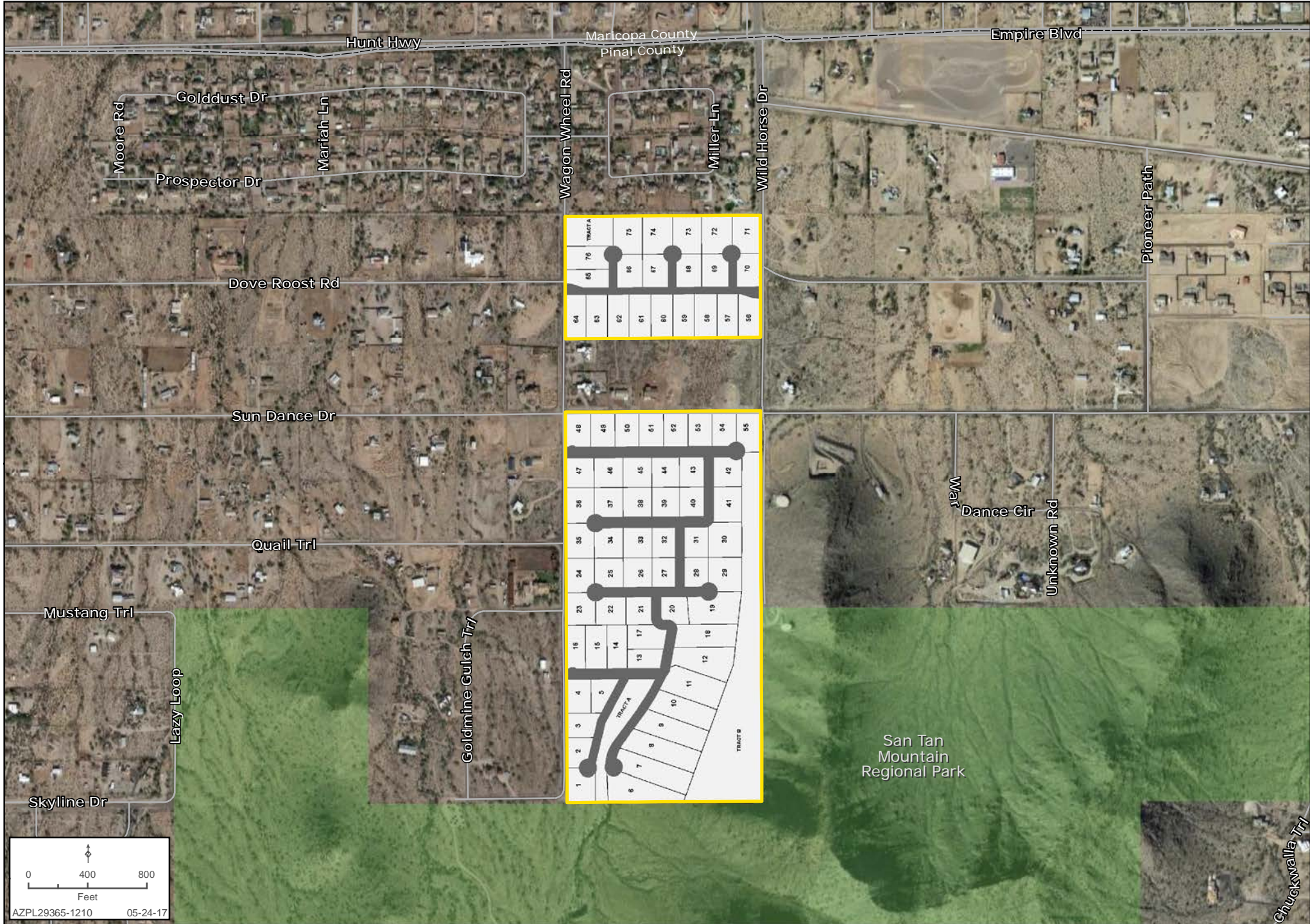
Bret Rinehart | brinehart@landadvisors.com **Ben Heglie** | bheglie@landadvisors.com **Ryan Semro** | rsemro@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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 - 6.6.19 **Owner/Agent.**



SITE PLAN MAP

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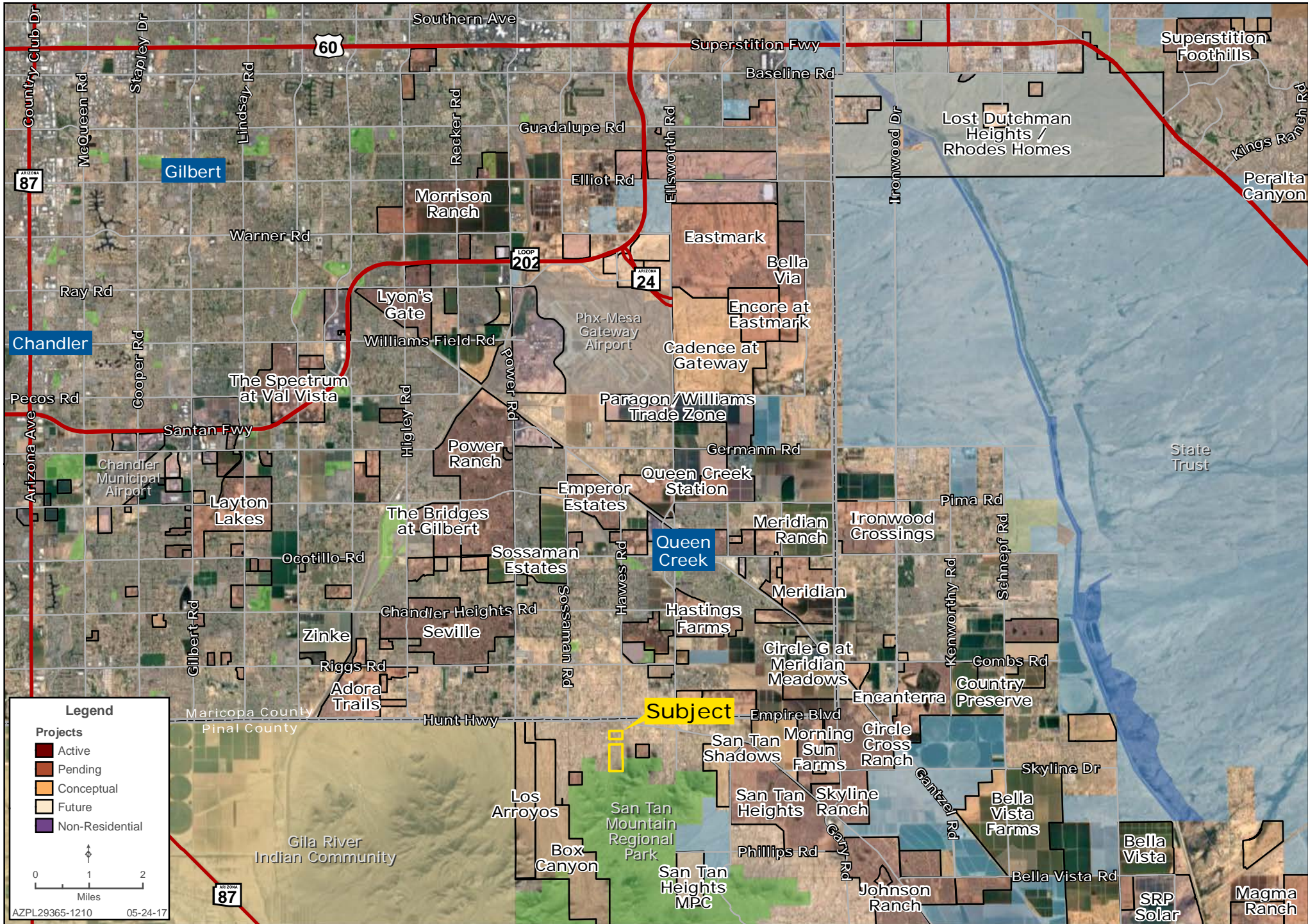
ENCANTO VISTA SURROUNDING AMENITIES

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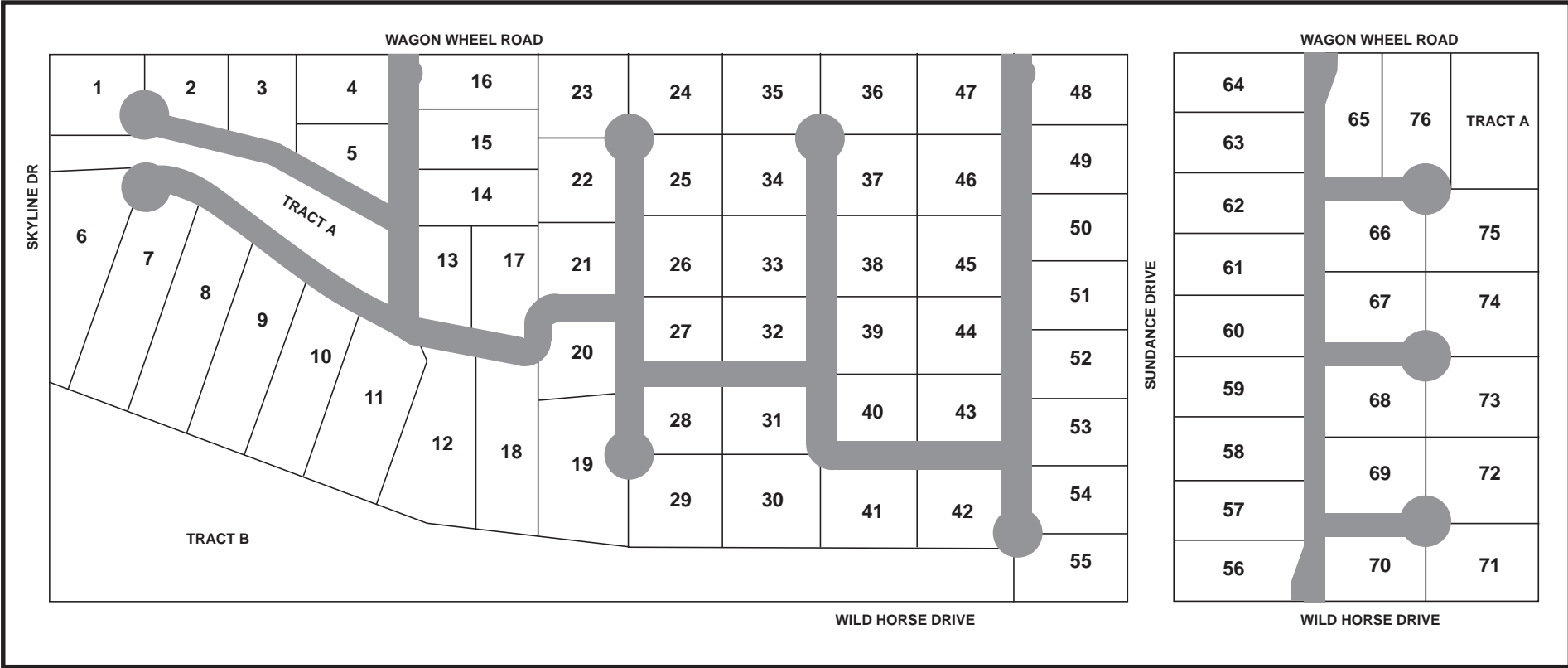


REGIONAL MAP

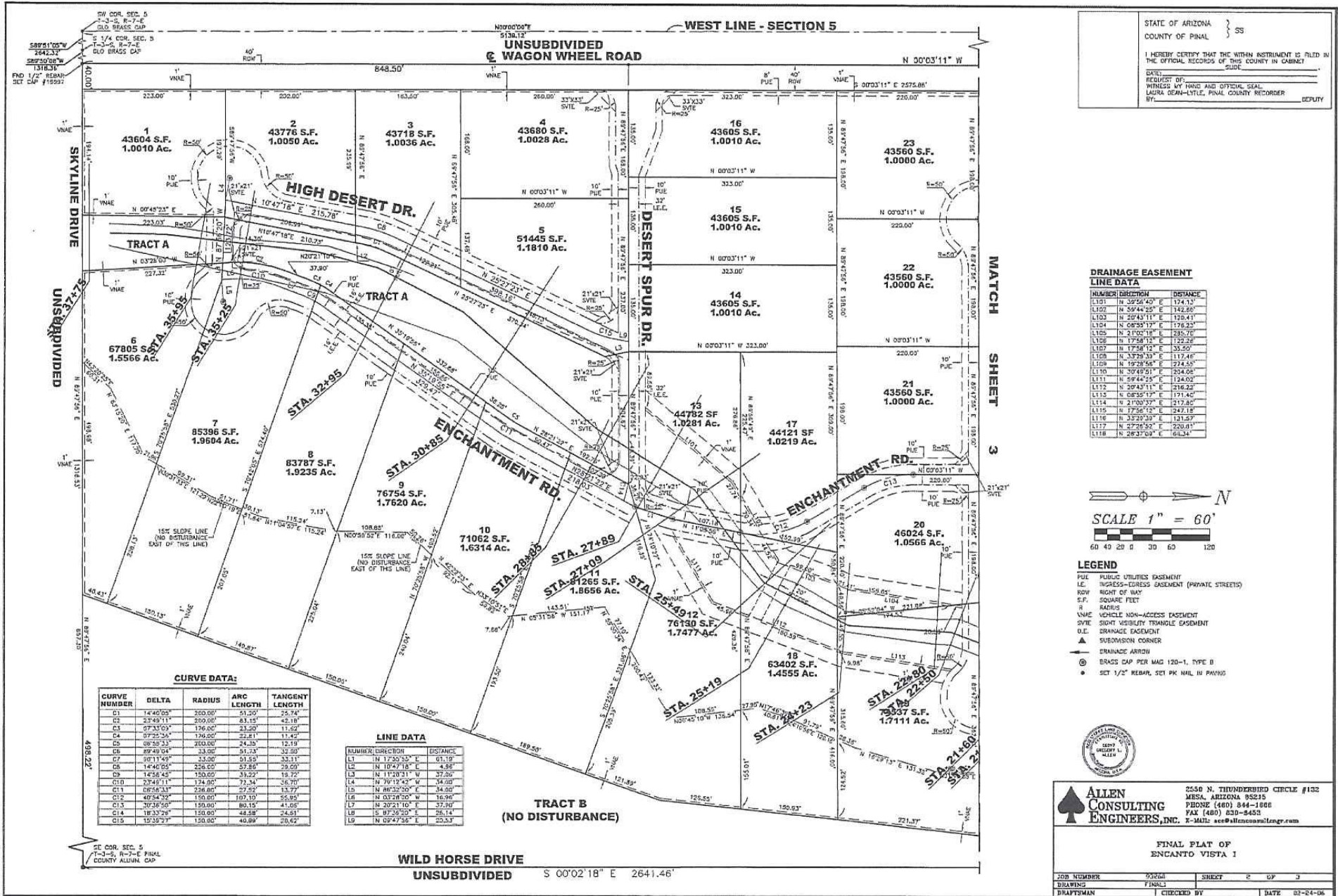
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ENCANTO VISTA I & II LOT BREAKDOWN



ENCANTO VISTA I FINAL PLAT



STATE OF ARIZONA }
 COUNTY OF PINAL } SS

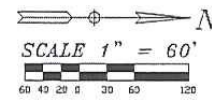
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET _____

 DEPUTY COUNTY CLERK

REQUEST OF:
 WITNESS MY HAND AND OFFICIAL SEAL
 LAURA DEAN-LITTLE, PINAL COUNTY RECORDER
 BY: _____ DEPUTY

DRAINAGE EASEMENT LINE DATA

NUMBER	DIRECTION	DISTANCE
L101	N 39°54'40" E	174.71'
L102	N 59°44'20" E	142.00'
L103	N 29°43'11" E	120.41'
L104	N 08°35'17" E	176.33'
L105	N 21°00'18" E	285.70'
L106	N 17°58'12" E	122.24'
L107	N 17°58'12" E	35.50'
L108	N 33°29'33" E	117.48'
L109	N 18°28'56" E	224.45'
L110	N 30°45'51" E	204.08'
L111	N 8°44'25" E	124.02'
L112	N 39°43'11" E	216.23'
L113	N 08°35'17" E	171.40'
L114	N 21°00'37" E	217.80'
L115	N 17°58'12" E	247.18'
L116	N 33°29'30" E	131.52'
L117	N 27°26'52" E	220.81'
L118	N 28°37'09" E	64.34'



- LEGEND**
- PUE PUBLIC UTILITIES EASEMENT
 - ICE INGRESS-EGRESS EASEMENT (PRIVATE STREETS)
 - ROW RIGHT OF WAY
 - S.F. SQUARE FEET
 - R RADIUS
 - VNAE VEHICLE NON-ACCESS EASEMENT
 - SVTE SIGHT TRIANGLE EASEMENT
 - O.E. DRAINAGE EASEMENT
 - ▲ SUBDIVISION CORNER
 - DRAINAGE ARROW
 - BRASS CAP PER MAG 120-1, TYPE B
 - SET 1/2" REBAR, SET PK NAIL, IN PAVING

CURVE DATA:

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH
C1	14°40'00"	200.00'	51.50'	25.74'
C2	25°49'11"	200.00'	81.15'	43.18'
C3	07°33'03"	176.00'	23.20'	11.82'
C4	07°25'34"	176.00'	22.81'	11.42'
C5	08°25'33"	200.00'	24.10'	12.19'
C6	89°49'04"	23.00'	51.73'	32.30'
C7	00°11'00"	33.00'	51.53'	32.11'
C8	14°40'00"	200.00'	57.89'	29.09'
C9	14°28'45"	150.00'	39.22'	19.72'
C10	25°49'11"	174.80'	71.34'	36.70'
C11	08°58'33"	226.80'	27.52'	13.77'
C12	40°54'39"	150.00'	102.10'	55.95'
C13	20°38'50"	150.00'	80.15'	41.05'
C14	18°33'48"	150.00'	48.88'	24.81'
C15	15°39'21"	150.00'	40.89'	20.62'

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 12°30'00" E	61.19'
L2	N 10°47'18" E	4.86'
L3	N 11°20'31" W	37.26'
L4	N 70°19'42" W	14.00'
L5	N 80°32'00" E	34.00'
L6	N 03°26'00" W	16.96'
L7	N 20°21'00" E	37.30'
L8	N 10°29'00" E	26.14'
L9	N 02°47'36" E	20.53'

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 MESA, ARIZONA 85215
 PHONE (480) 844-1000
 FAX (480) 830-8483
 E-MAIL: ace@allencosaz.com

FINAL PLAT OF ENCANTO VISTA I

JOB NUMBER	04266	SHEET	C OF 3
DRAWING	FINAL	CHECKED BY	DATE 03-24-06
DRAFTSMAN			

SOURCE: 1/2" FINAL PLAT/ENCL. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

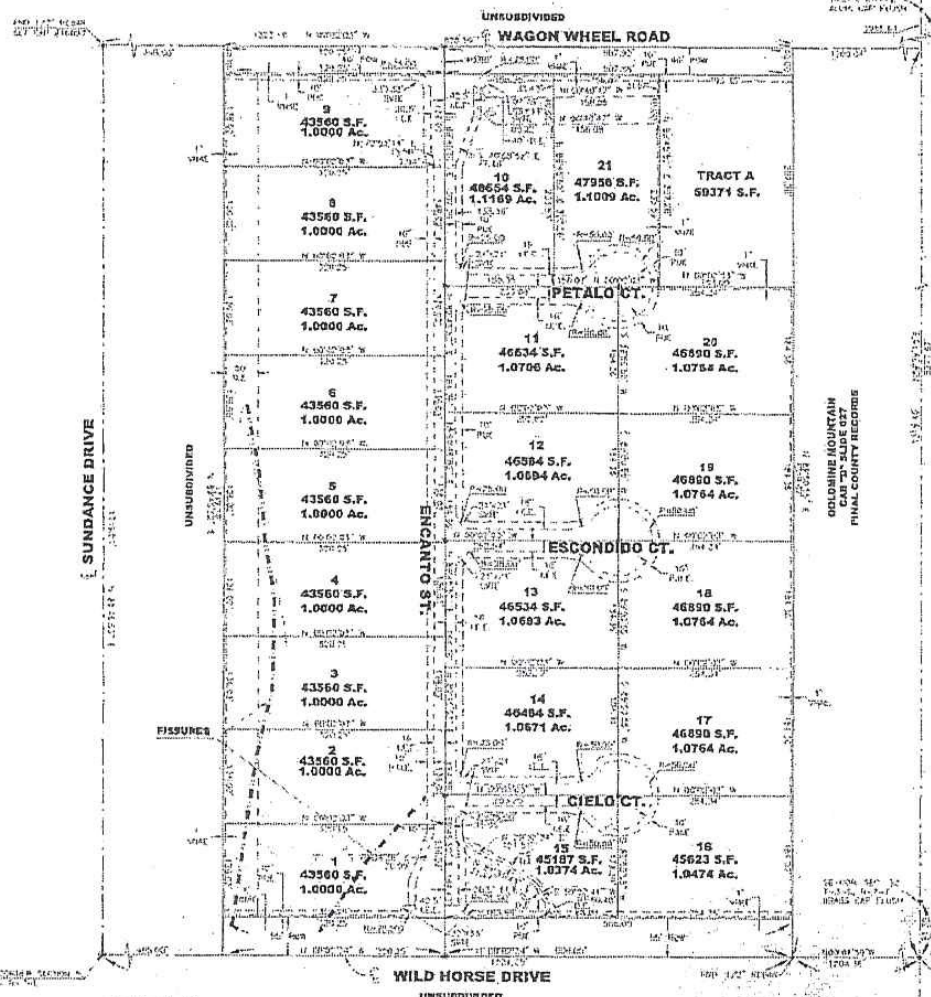
ENCANTO VISTA II FINAL PLAT

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.

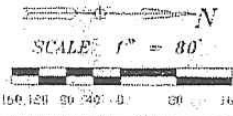
STATE OF ARIZONA
COUNTY OF PINAL

FILED BY _____ DATE _____
BY _____ REGISTERED PROFESSIONAL LAND SURVEYOR
NO. _____



DRAINAGE EASEMENT LINE DATA

NEAREST CORNER	DISTANCE
11	11 43'45" 15' E 21.75'
12	12 45'45" 15' E 12.50'



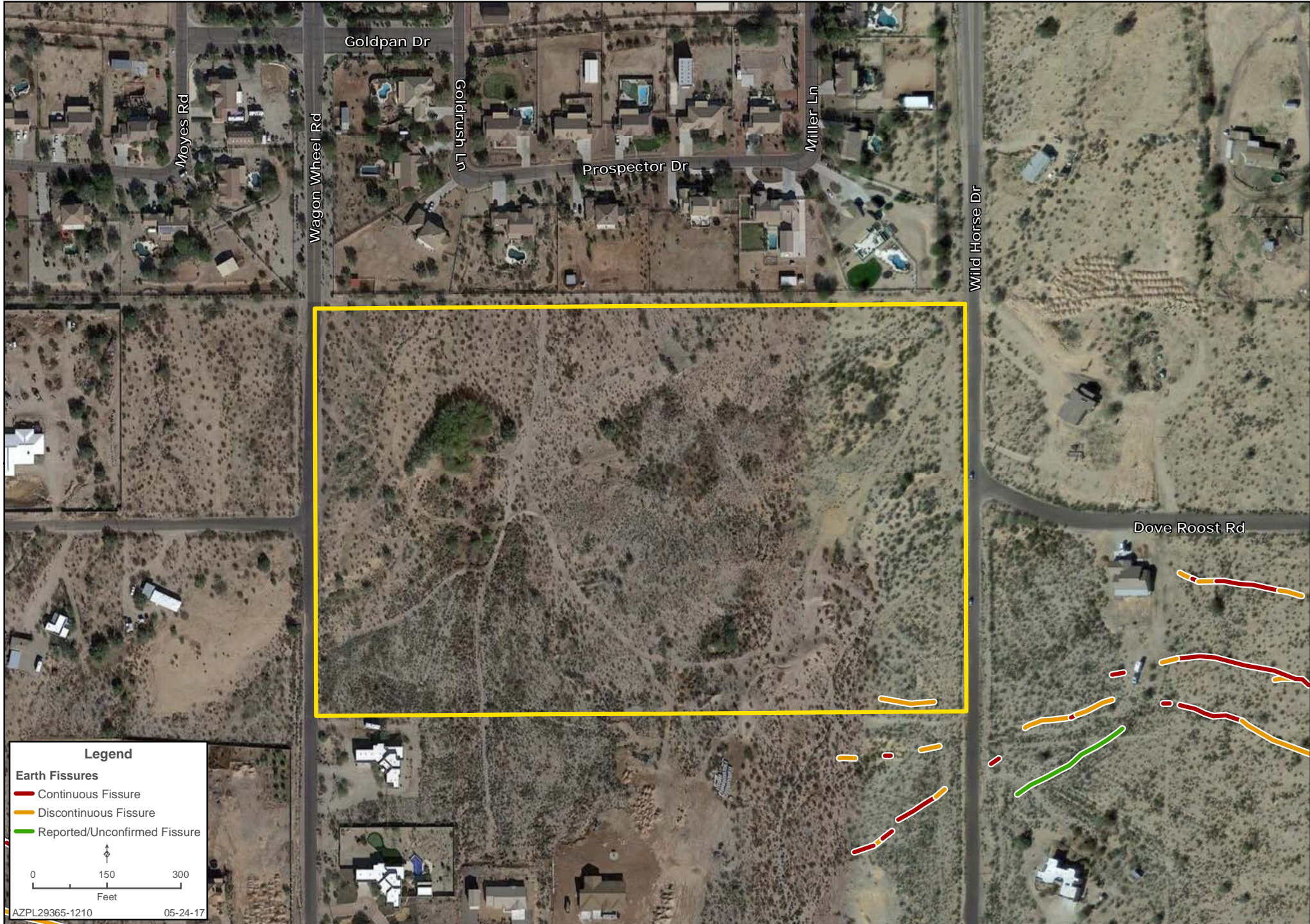
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ENCANTO VISTA II
FINAL PLAT

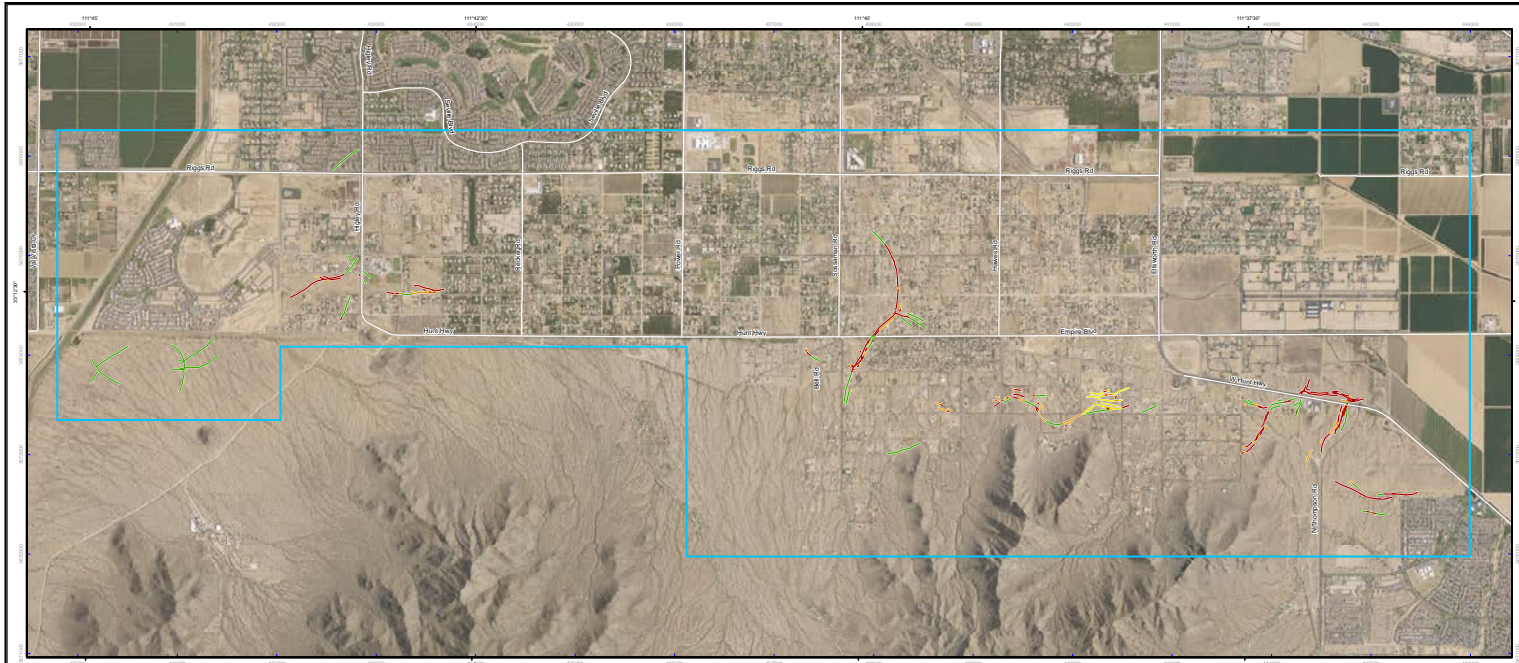
DATE: _____ SHEET: 2 OF 2
DRAWN BY: _____ CHECKED BY: _____ DATE: 10/16/22

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.

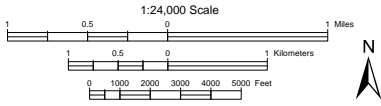
Geological Consultants Inc., 2006, Land Subsidence and Earth Fissure Evaluation - Task 1, Vicinity of Hunt Highway and Thompson Road, Pinal County, Arizona: Geological Consultants Inc. Report, Project No. 06-169, 25 p.

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.

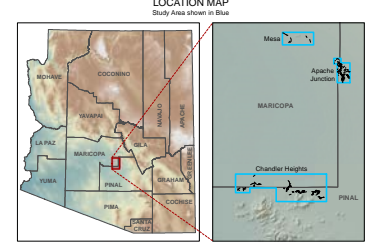
Laney, R.L., Raymond, R.H., and Winikka, C.C., 1978, Maps showing water-level declines, land subsidence, and earth fissures in south-central Arizona: U.S. Geological Survey Water-Resources Investigations Open-File Report WRI 78-0063, 2 sheets, scale 1:125,000.

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



MAP EXPLANATION

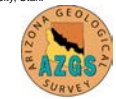
- Red lines represent the location of continuous earth fissures manifested as open cracks or gullies.
- Orange lines represent the location of discontinuous earth fissures manifested as elongated to circular depressions or as abbreviated or irregular linear depressions. These discontinuous surface features 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.



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: UTM, Universal Transverse Mercator, Zone 12, North American Datum of 1983 (NAD83).



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