FINAL PLAT FOR
"PINNACLE BUSINESS PARK UNIT II"

LOCATED IN A PORTION OF THE WEST HALF OF THE NORTH HALF OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ZONING:

THE CURRENT ZONING FOR THIS SUBDIVISION IS IND.PK

AREAS:

THE GROSS AREA OF THIS SUBDIVISION (PHASE 1) IS: 22.646 ACRES (986,467) SQUARE FEET

THE NET AREA (LOTS) FOR THIS SUBDIVISION (PHASE 1) IS: 17.956 ACRES (782,142) SQUARE FEET

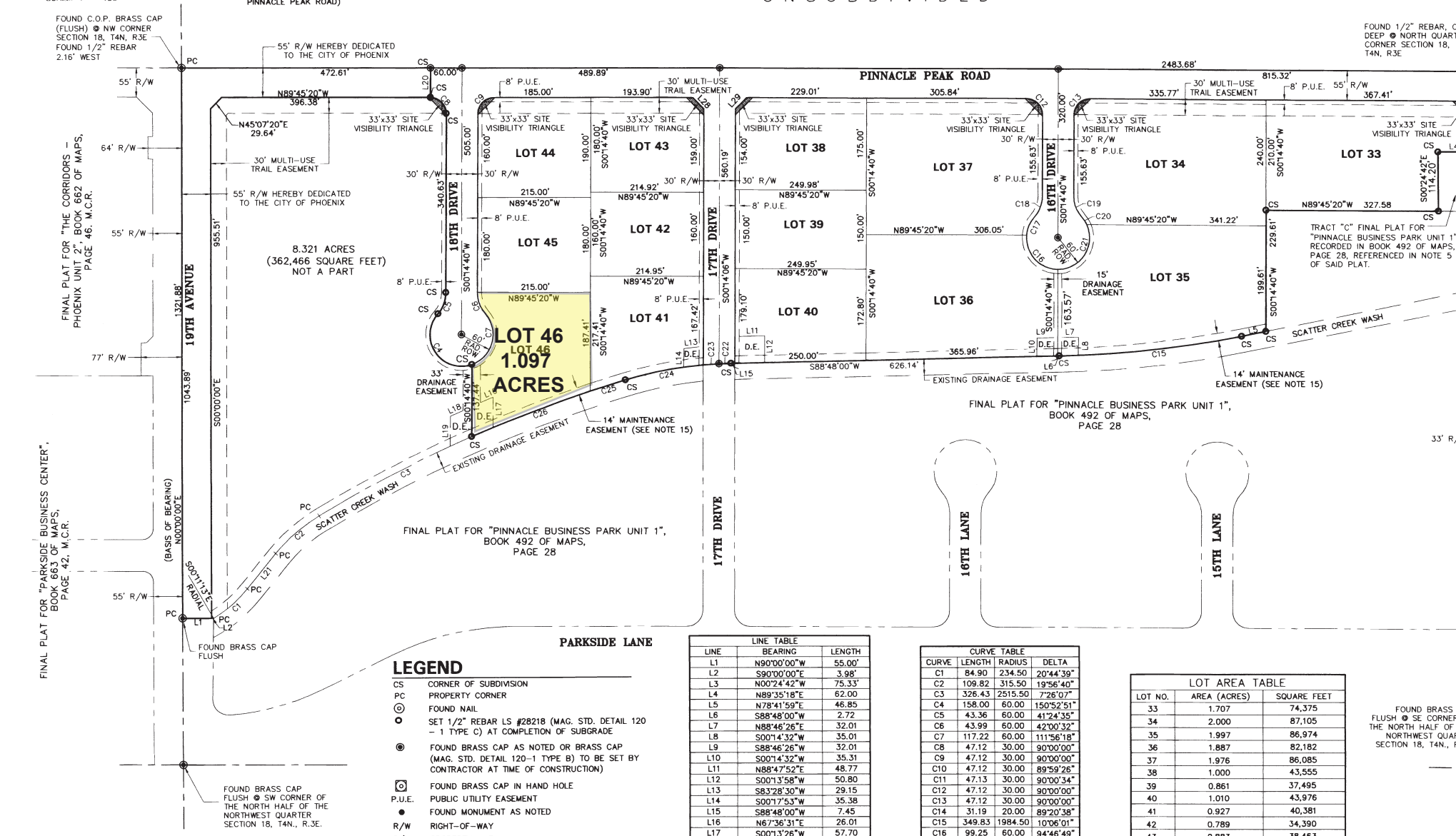
THE TOTAL AREA OF DEDICATED RIGHT-OF WAY IS: 6.541 ACRES (284,941) SQUARE FEET

SETBACKS:

20' ALONG COLLECTOR AND LOCAL STREETS.
0' ALONG LOT LINES.
30' ALONG MAJOR STREETS (19TH AVENUE AND PINNACLE PEAK ROAD)

0 50 100 200 300
SCALE: 1" = 100'

UNSUBDIVIDED



LEGEND

CS	CORNER OF SUBDIVISION
PC	PROPERTY CORNER
⊙	FOUND NAIL
o	SET 1/2" REBAR LS #28218 (MAG. STD. DETAIL 120 – 1 TYPE C) AT COMPLETION OF SUBGRADE
◉	FOUND BRASS CAP AS NOTED OR BRASS CAP (MAG. STD. DETAIL 120-1 TYPE B) TO BE SET BY CONTRACTOR AT TIME OF CONSTRUCTION)
⊡	FOUND BRASS CAP IN HAND HOLE
P.U.E.	PUBLIC UTILITY EASEMENT
●	FOUND MONUMENT AS NOTED
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
D.E.	DRAINAGE EASEMENT
———	SUBDIVISION BOUNDARY LINE / R/W LINE
———	EXISTING RIGHT-OF-WAY LINE
———	EASEMENT LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	55.00'
L2	S90°00'00"E	3.98'
L3	N00°24'42"W	75.33'
L4	N89°35'18"E	62.00
L5	N78°41'59"E	46.85
L6	S88°48'00"W	2.72
L7	N88°46'26"E	32.01
L8	S00°14'32"W	35.01
L9	S88°46'26"W	32.01
L10	S00°14'32"W	35.31
L11	N88°47'52"E	48.77
L12	S00°13'58"W	50.80
L13	S83°28'30"W	29.15
L14	S00°17'53"W	35.38
L15	S88°48'00"W	7.45
L16	N67°36'31"E	26.01
L17	S00°13'26"W	57.70
L18	S66°07'19"W	26.29
L19	S00°13'25"W	57.32
L20	N00°14'40"E	55.00
L21	N39°04'08"E	85.71
L22	N75°05'32"E	19.02

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	84.90	234.50	20°44'39"
C2	109.82	315.50	19°56'40"
C3	326.43	2515.50	7°26'07"
C4	158.00	60.00	150°52'51"
C5	43.36	60.00	41°24'35"
C6	43.99	60.00	42°00'32"
C7	117.22	60.00	111°56'18"
C8	47.12	30.00	90°00'00"
C9	47.12	30.00	90°00'00"
C10	47.12	30.00	89°59'26"
C11	47.13	30.00	90°00'34"
C12	47.12	30.00	90°00'00"
C13	47.12	30.00	90°00'00"
C14	31.19	20.00	89°20'38"
C15	349.83	1984.50	10°06'01"
C16	99.25	60.00	94°46'49"
C17	38.36	60.00	36°37'46"
C18	43.36	60.00	41°24'35"
C19	43.36	60.00	41°24'35"
C20	17.58	60.00	16°47'07"
C21	120.03	60.00	114°37'28"

LOT AREA TABLE		
LOT NO.	AREA (ACRES)	SQUARE FEET
33	1.707	74,375
34	2.000	87,105
35	1.997	86,974
36	1.887	82,182
37	1.976	86,085
38	1.000	43,555
39	0.861	37,495
40	1.010	43,976
41	0.927	40,381
42	0.789	34,390
43	0.883	38,463
44	0.933	40,657
45	0.888	38,700
46	1.097	47,804