

Ghost Ranch II

~ Application & PAD Addendum ~

March
January 2007

Prepared for:
City of Casa Grande
Planning and Development Services Department
And City Council
510 East Florence Boulevard
Casa Grande, Arizona 85222

Submitted and Revised by:
D. R. Horton, Inc. – Dietz-Crane
8125 North 23rd Avenue, Suite 100
Phoenix, Arizona 85021
(602) 973-8632

Approved PAD Prepared by:
Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254p
(480) 951-6410

Prepared by:
DNA Incorporated
314 East 8th Street
Casa Grande, Arizona
(520) 836-5501

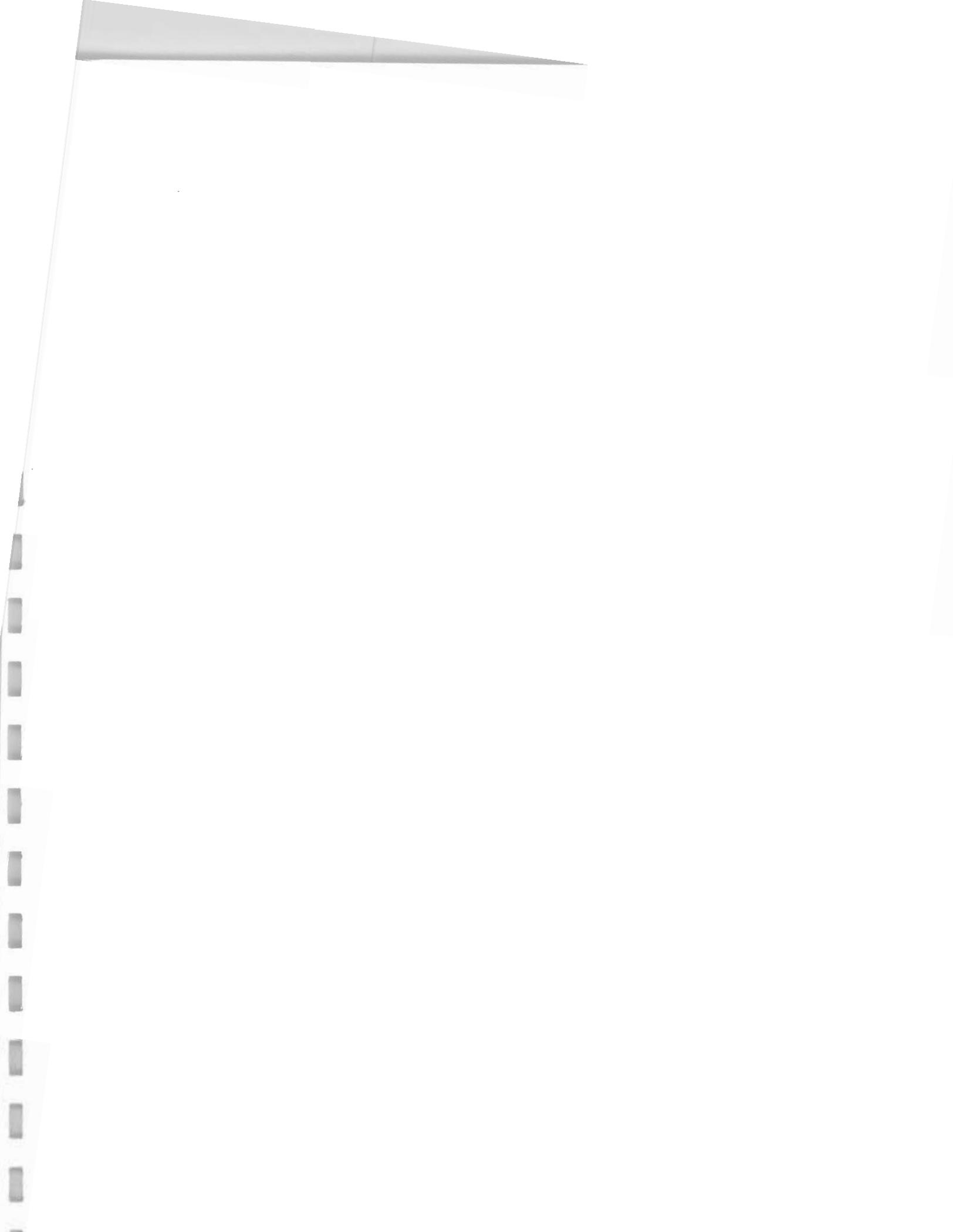


Ghost Ranch II

Minor/Major PAD Amendment

SWC of Trekell Rd. & Ghost Ranch Rd.
DSA-07-00776

Meeting Date: 02/27/2007 Submittal # 1



ZONE CHANGE (PAD) CHECKLIST (and INDEX)
(Check box if submitted)

1. **Application**
2. **Project Narrative**
3. **Owner's Permission Form (if applicant is not owner)**
4. **Site Plan Drawing (See Zoning Change Site Plan Drawing Requirements):**
 - 9 copies – (11" x 17") folded
5. **Legal Description (8 ½ X 11 page)**
6. **Pinal County Assessor Parcel Map** (8.5" x 11") (Highlight project area and provide parcel numbers)
7. **Neighborhood Notice:**
 - A parcel map highlighting properties within 200 feet of subject site
 - Typed names, addresses and parcel numbers of all property owners identified on highlighted parcel map
8. **Digital Submission** (See GIS required format and information)
9. **Fees:** (See consolidated fee schedule on web site) at:
http://www.ci.casa-grande.az.us/finance/consolidated_fees.php
10. **Planned Area Development Booklets/Development Guide**
PAD booklet - 9 copies (initial submittal)

PAD Booklet shall include but not limited to the following information:

- a. General information of the site
- b. Development guide of the site (please refer to the City's approved PAD standards)
- c. Conceptual Site Plan and/or layout
- d. Adjacent zoning districts and adjoining lot lines within 200 feet
- e. Uses and structures on adjacent parcels within 200 feet
- f. Off-site improvements, if any
- g. Project phasing if applicable
- h. Vicinity Map
- i. Scale, north arrow
- j. Proposed zoning districts (for Master Planned Community (MPC) only)
- k. Conceptual Transportation or Circulation Plan
- l. Existing rights-of-way and easements showing existing and future improvements
- m. Proposed points of access to streets and adjacent properties
- n. Availability of public utilities
- o. Conceptual Land Use Plan
- p. Conceptual Open Space and Landscape Plan
- q. Conceptual Grading & Drainage
- r. Project Data Table:
 - i. Gross and net acres
 - ii. Density (based on net acres)
 - iii. Current and proposed base land use district(s) and General Plan Classification(s)

- iv. Percent of total acreage in each zoning category
- v. Development Standards (i.e. setback, height, lot coverage, lot dimensions) showing both proposed and existing standards
- vi. Approximate number of dwelling units (residential only)
- vii. Approximate square footage of proposed non-residential uses
- viii. Minimum setbacks and lot coverage; and
- ix. Open space/landscape retention areas and percentage.
- x. Lotting analysis indicating minimum lot width and area requirements.
- xi. Tree preservation (the City encourages tree preservation and/or relocation of mature trees)
- xii. Residential Covenants, Conditions and Restrictions
- xiii. Homeowner's Association
- xiv. Typical Street Sections

Final Submission Requirements for Planning & Zoning Commission Meeting:

**9 copies 11" x 17" Zoning Site Plan Drawing Requirements (folded)
9 PAD booklets**

Final Submission Requirements for City Council Meeting: Applicant to provide exhibits at least 21 days prior to the scheduled Council meeting.

**15 copies 11" x 17" Zoning Site Plan Drawing Requirements (folded)
15 PAD booklets**

NOTE: FAILURE TO PROVIDE ANY OF THE ABOVE ITEMS WILL RESULT IN A DELAY IN SCHEDULING YOUR REQUEST FOR A HEARING.

CITY OF CASA GRANDE
01/12/07 1:47 PM rsandova

D.R. HORTON, INC.

RECEIPT NO: DR2000010	AMOUNT
FMSD DSA-07-00776	3,236.00
temp	

PAYMENT RECEIVED	AMOUNT
CK 304194	3,236.00
TOTAL	3,236.00

ZONE CHANGE (PAD) APP

1. PROPERTY:

Street Address/Location : **Approximately 1/8-mile
corner of Trekell Rd. and the Ghost Ranch**

Assessor's Parcel Number: **509-38-014, 015, 000A**

Legal Description (Section, Township & Range): **The eastern 252' of the
S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$, and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$, of Section 21,
T5S-R6E, G&SRM, Pinal County, Arizona.**

Size: **2,983,860 sq. ft. 68.5 acres**

2. USE:

Existing Zone **Planned Area Development**

Requested Zone **Planned Area Development (same)**

Existing Use of the Property **Master-planned residential community
consisting of 236 single-family residential lots, at a density of 3.4
dwelling units per acre.**

Proposed Use of the Property **Same**

3. APPLICANT INFORMATION: (Please Print)

Name: **D. R. Horton, Inc. – Dietz-Crane; Attn.: Mari Flynn**

Mailing Address: **8125 N. 23rd Ave., Suite 100, Phoenix, AZ 85021**

Phone: **602-973-8632, x6327** Fax: **1-800-715-5731**

Status (Owner, Lessee, Agent, etc.): **Owner**

Email address: **maflyn@drhorton.com**

4. PROPERTY OWNER(S) (If different than above):

Name: **Same as above.**

Mailing Address: _____

Phone: _____ Fax: _____

Email address: _____

***If more than one owner, attach additional sheet with names and addresses.**

NOTE: APPLICANT MUST ATTEND THIS MEETING!

I have read the Zone Change application and packet and understand that if my application is not complete in all respects, it will not be scheduled until such time as it is complete.



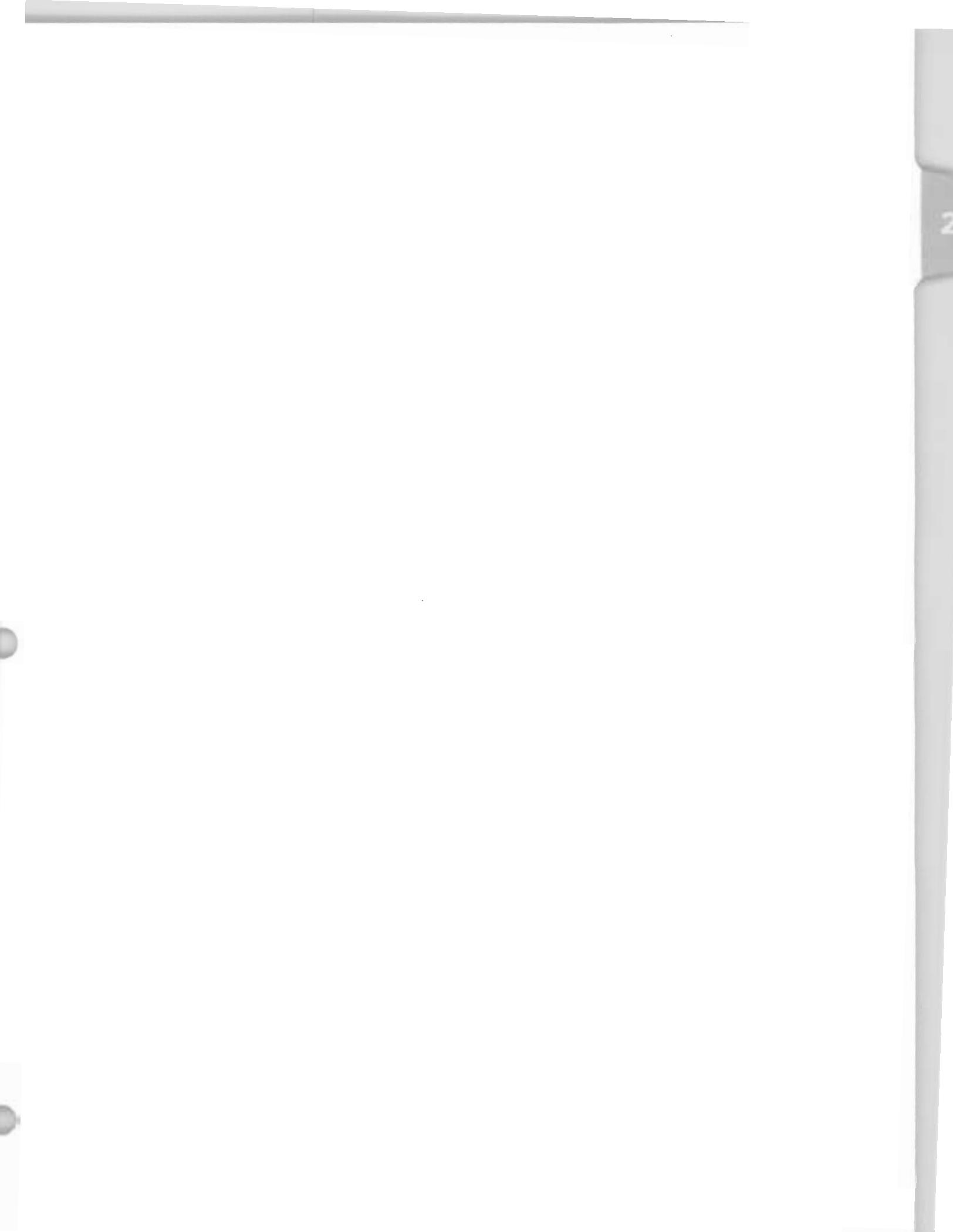
Signature

11/5/07

Date

Print or Typed Signature:

Don T. Kieffer
D. R. Horton, Inc. – Dietz-Crane



Ghost Ranch

II

**Project Narrative for a
Zone Change/PAD Overlay Application
for the project located
south of Ghost Ranch Road and
east of Trekell Road**

Project Narrative:

Consideration of the subject site, Ghost Ranch Annexation Area Infrastructure and Service Area Plan and Initial Zoning for the Ghost Ranch Unit Two annexation area into the incorporated City of Casa Grande was approved by City Council on February 17, 2004 by Ordinance Number 2250.

Subsequently the zoning from General Rural (Pinal County designation – Urban Ranch (UR) to Planned Area Development (PAD) on approximately 68.5 acres located approximately 1/8-mile west of the southwest corner of Trezell Road and Ghost Ranch Road allowing for the development of a masterplanned residential community consisting of 235 single-family residential lots at a density of 3.4 dwelling units per acre was approved by City Council on April 19, 2004 by Ordinance Number 1178.204 subsequent to stipulations contained within the Ghost Ranch II Final Development Plan and Development Guide for a Planned Area Development (“PAD Book”).

The PAD zoning was necessary to develop the subject site in accordance with the uses, intensities of use and densities approved for the site as noted within the Casa Grande General Plan. The zoning was necessary to complete the next phases of development.

Thereafter the subject site achieved Preliminary Plat approval subject to staff stipulations from the Planning and Zoning Commission on May 6, 2004. The subject site was processed through the City of Casa Grande in two phases for construction, obtained approval for infrastructure improvements and recorded the subject site via two final plats respectively for each phase. The recorded final plats are included within Section 4 of this submittal.

The Property was development in accordance with all adopted City of Casa Grande requirements relating to land development, including all applicable portions of the “Residential Design Standards for Planned Area Development” and approved PAD Book.

This Addendum for Zoning Change specifically pertains only to our request to revise the Preliminary Development Plan for Ghost Ranch Unit II Exhibit within the PAD Book to; 1) illustrate the existing lot number designations as revised through the final plat process (new Exhibit attached hereto and included in the Addendum to PAD Book found within Section 10 of this submittal) and 2) revise Paragraph 1.1.2 Multi-Story Homes of the approved PAD Book to reference these revised lot numbers and exclude the single story restriction only on Lots 168 (previously noted as Lot 26 on the Preliminary Development Plan contained within the approved PAD Book), 276 (previously noted as Lot 196 on the Preliminary Development Plan within the approved PAD Book) and 277 (previously noted as Lot 195 on the Preliminary Development Plan within the approved PAD Book). Blackline of this paragraph is attached for your reference and clean sheet incorporating revised language is included in the revised PAD Book within Section 10 of this submittal.

The open space areas were designed to retain storm water generated on the site as well carry off-site drainage through the site in an aesthetically-pleasing design. Creatively designed, these retention basins will utilize varied side slopes, varied plant massing, and curvilinear pedestrian pathways in order to make the basins pleasant open space and recreational areas. At least 15% of the retention basins that are designed for recreational usage will be elevated above the 25-year flood-water surface elevation. Drywells will be utilized where necessary in retention basins per the City of Casa Grande drainage design guidelines.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, shall be submitted prior to the approval of any Final Subdivision Plats for the property.

1.1.2 Multi-Story Homes

No multi-story homes shall be built on corner lots with the exclusion of Lot 290 and selected end lots including all corner lots at the side of each entrance into the development. See Revised Final Development Plan for specific single-story home restrictions. The developer has agreed to restrict all lots that back onto the southern boundary to single-story homes more specifically delineated as lots 167, and lots 169-170 within Ghost Ranch Unit II Phase 1 and 268-277 within Ghost Ranch Unit II Phase 2; thereby specifically excluding lot 168 within Ghost Ranch Unit II Phase 1 from this stipulation.

Deleted: (lots 24-27 and 195-204)

1.1.3 Streetscapes and Entrances

The entry monument will be CMU construction with a finish of red weathered brick veneer. The brick is utilized to bring back the images of agrarian culture, homesteads, school houses, and other rural architecture. Adjacent to the entry sign a selectively throughout the common areas within the community will be a two-rail fence painted white to further complete the rural aesthetic feel.

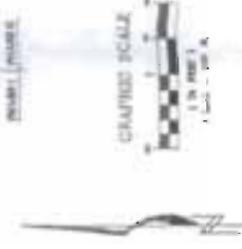
The theme wall has been designed to compliment the colors and materials of the entry sign. The brick used in the monument is once again utilized in the accent

PRELIMINARY PLAT GHOST RANCH UNIT II

PROPOSED TWO-STORY HOME LOCATIONS FOR THIS PAD AMENDMENT



LOT	AREA (SQ FT)	AREA (SQ FT)
11	5,870,000*	50,000*
12	5,870,000*	50,000*
13	5,870,000*	50,000*
14	5,870,000*	50,000*
15	5,870,000*	50,000*
16	5,870,000*	50,000*
17	5,870,000*	50,000*
18	5,870,000*	50,000*



* Single-Story Homes

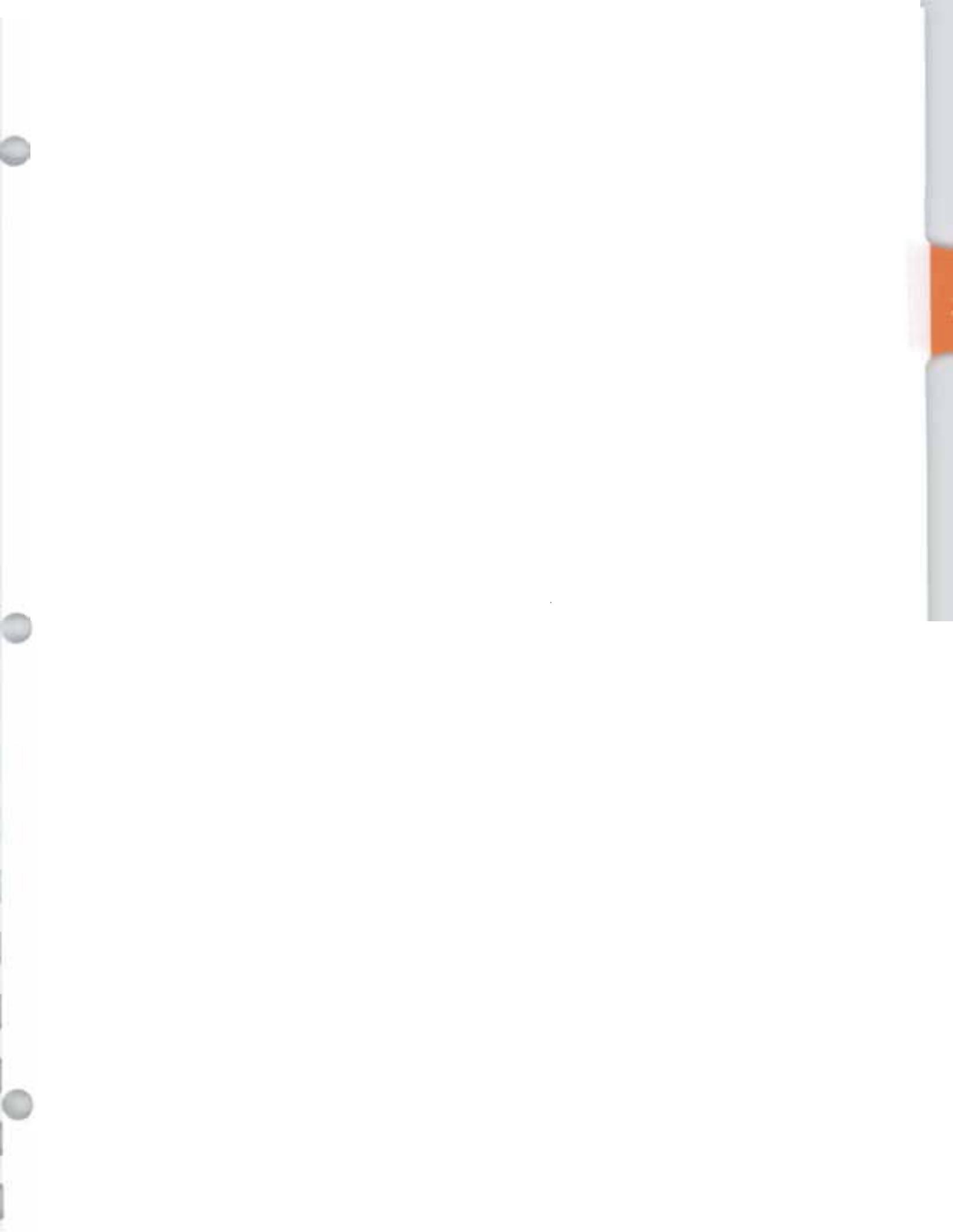
263-100
1-800-OTAKE-IT

Ghost Ranch Unit II
PRELIMINARY PLAT
D.P.A. INC.

D.P.A. INC.
CIVIL ENGINEERING
LAND SURVEYING



DATE	BY	REVISION



This Page Not Applicable ~ Applicant is Owner

OWNER'S PERMISSION FORM

This sheet must be completed if the applicant for a Zone Change, Conditional Use Permit, Site Plan Review, or Variance is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to act on my/our behalf for the purpose of obtaining a Zone Change on the following described property:

Owner(s)

Signature

Print or Type Signature

Address _____

Telephone _____

Owner(s)

Signature

Print or Type Signature

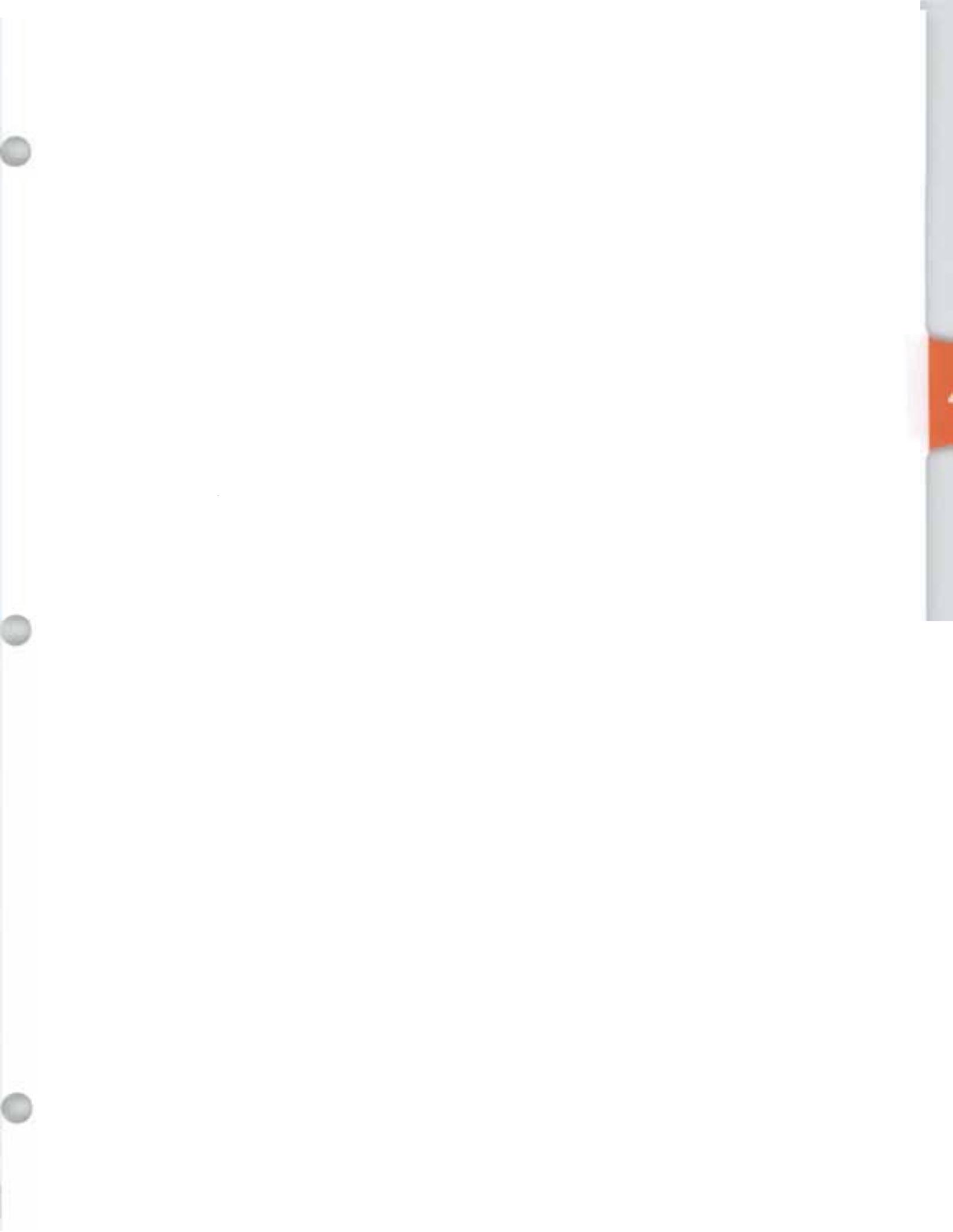
Address _____

Telephone _____

STATE OF ARIZONA)
)
County of _____) ss

On this _____ day of _____, 20 _____, before me, the undersigned Notary Public, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that _____ executed the same.

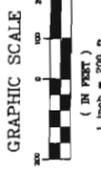
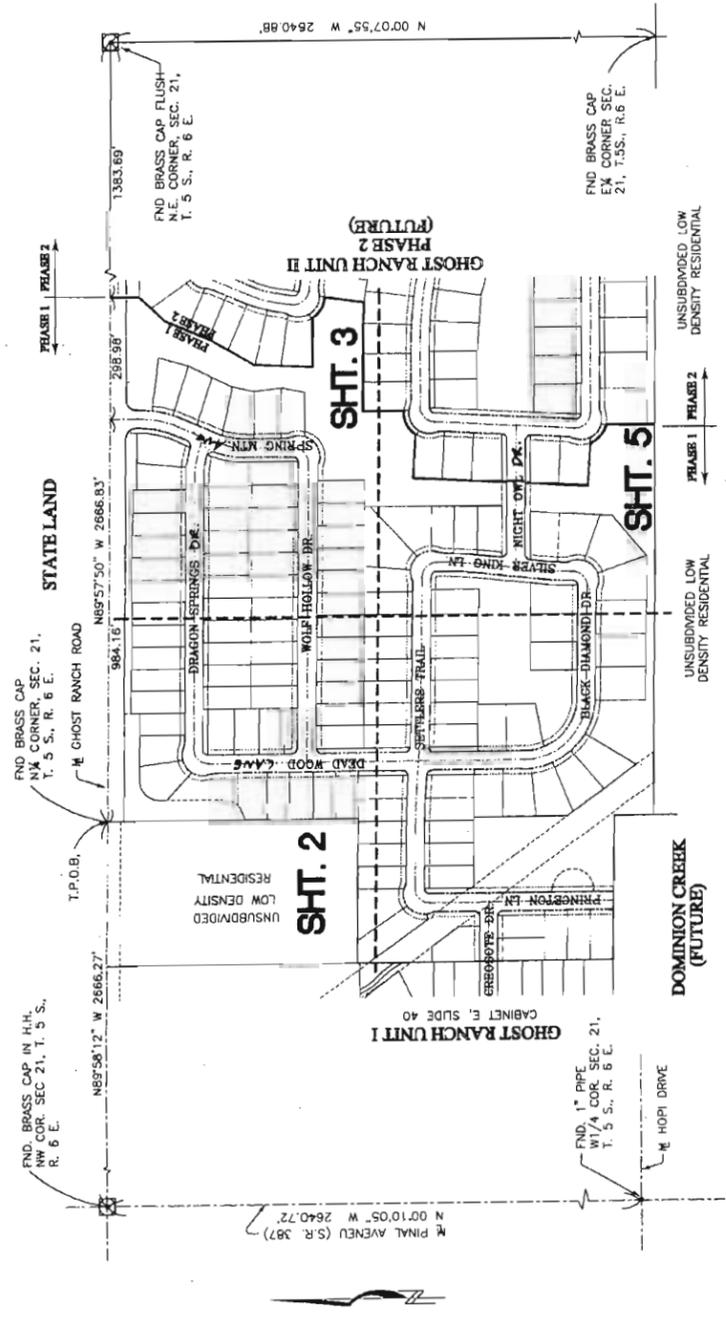
IN WITNESS WHEREOF, I hereto set my hand and official seal.
My commission expires:



FINAL PLAT FOR "GHOST RANCH UNIT II"

PHASE 1

A PLANNED AREA DEVELOPMENT LOCATED WITHIN A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21 AND A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, T. 5 S., R. 6 E., GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



TOTAL NUMBER OF LOTS IN THIS SUBDIVISION IS 118.

STATE OF ARIZONA }
 COUNTY OF PINAL }
 I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET E, SLIDE 207.
 DATE 8/19/05 BY *[Signature]* COUNTY RECORDER
 WITNESS MY HAND AND OFFICIAL SEAL
 LAURA DEAN-LITTLE, PINAL COUNTY RECORDER DEPUTY

LEGAL DESCRIPTION - GHOST RANCH UNIT II, PHASE I
 THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21 AND A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21 AND THE TRUE POINT OF BEGINNING; THENCE S89°58'12" W, A DISTANCE OF 1383.69 FEET TO THE N.E. CORNER OF SAID SECTION 21; THENCE S44°01'18" W, A DISTANCE OF 840.7 FEET; THENCE S22°58'49" W, A DISTANCE OF 115.72 FEET; THENCE S32°16'30" W, A DISTANCE OF 128.70 FEET; THENCE S02°33'05" W, A DISTANCE OF 142.43 FEET; THENCE N89°53'45" W, A DISTANCE OF 115.63 FEET; THENCE N62°29'10" E, A DISTANCE OF 4.67 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS N60°29'10" E, A DISTANCE OF 82.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°45'20" A DISTANCE OF 63.38 FEET TO A POINT ON A NON-TANGENT LINE; THENCE S07°58'49" W, ALONG SAID LINE A DISTANCE OF 97.37 FEET; THENCE N87°05'44" W, A DISTANCE OF 51.18 FEET; THENCE S89°57'50" W, A DISTANCE OF 216.08 FEET; THENCE S00°02'10" E, A DISTANCE OF 97.25 FEET; THENCE S89°58'12" W, A DISTANCE OF 115.63 FEET; THENCE S05°08'37" W, A DISTANCE OF 82.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°19'35" A DISTANCE OF 68.81 FEET TO A POINT ON A RADIAL LINE; THENCE N87°01'07" W, ALONG SAID LINE A DISTANCE OF 3.00 FEET; THENCE N87°01'07" W, A DISTANCE OF 101.52 FEET; THENCE S02°58'53" W, A DISTANCE OF 227.26 FEET; THENCE N89°58'53" E, A DISTANCE OF 2.81 FEET; THENCE S00°02'34" E, A DISTANCE OF 44.00 FEET; THENCE S89°58'53" W, A DISTANCE OF 4.93 FEET; THENCE S02°58'52" W, A DISTANCE OF 152.71 FEET; THENCE S87°01'07" E, A DISTANCE OF 102.06 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS N89°39'51" E, A DISTANCE OF 82.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°59'27" A DISTANCE OF 115.63 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 21; THENCE S00°00'00" W, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE S89°58'53" W, ALONG SAID LINE A DISTANCE OF 957.65 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N00°09'11" W, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 94.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 75 ACRES OF THE WEST HALF OF SECTION 21; THENCE N89°58'12" W, ALONG SAID LINE A DISTANCE OF 332.02 FEET TO A POINT ON THE EAST LINE OF THE GHOST RANCH UNIT I SUBDIVISION AS SHOWN ON CABINET E, SLIDE 040 IN THE OFFICE OF THE PINAL COUNTY CLERK; THENCE S00°00'00" W, ALONG SAID LINE A DISTANCE OF 618.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 618.75 FEET OF SECTION 21; THENCE ON THE NORTH LINE OF THE WEST HALF OF SECTION 21; THENCE S89°58'12" E, A DISTANCE OF 352.02 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE N00°09'11" W, ALONG SAID LINE A DISTANCE OF 606.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 1,574,834 S.F. (36.15 AC.)



- LEGEND OF SYMBOLS
- CENTER OR MONUMENT LINE
 - RIGHT-OF-WAY LINE
 - SUBDIVISION BOUNDARY
 - PROPERTY OR LOT LINE
 - PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
 - EXISTING SURVEY MONUMENT
 - EXISTING SURVEY MONUMENT
 - 1/2" REBAR W/L.S. TAG TO BE SET PER THIS PLAT
 - BE SET PER THIS PLAT
 - BE SET PER THIS PLAT
 - B.C. IN H.H.
 - B.C. FLUSH

TRACT	DESCRIPTION OF USES	AREAS
A	UTILITIES, OPEN SPACE, EQUESTRIAN TRAIL	0.329 AC.
B	UTILITIES AND OPEN SPACE	0.031 AC.
C	DRAINAGE, UTILITIES, OPEN SPACE, EQUEST. TRAIL	3.668 AC.
D	DRAINAGE, UTILITIES AND OPEN SPACE	1.453 AC.
E	UTILITIES AND OPEN SPACE	0.031 AC.
F	UTILITIES AND OPEN SPACE	0.032 AC.
G	UTILITIES AND OPEN SPACE	0.032 AC.
H	UTILITIES AND OPEN SPACE	0.060 AC.
I	UTILITIES AND OPEN SPACE	0.080 AC.
J	UTILITIES AND OPEN SPACE	0.030 AC.
K	DRAINAGE, UTILITIES AND OPEN SPACE	1.042 AC.
L	UTILITIES AND OPEN SPACE	0.059 AC.
M	DRAINAGE, UTILITIES AND OPEN SPACE	3.323 AC.
TOTALS		10.171 AC.

THIS PLAT IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF CASA GRANDE PLANNING AND ZONING COMMISSION ON THE 13th DAY OF August 2005. REVIEWED AND APPROVED THIS 19th DAY OF August 2005.

PLANNING AND ZONING COMMISSION CHAIRPERSON
Richard C. Mally
 PLANNING AND DEVELOPMENT DIRECTOR

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 17th DAY OF August 2005, BY THE CITY ENGINEER OF CASA GRANDE, ARIZONA.
Scott E. [Signature]
 CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, THIS 19th DAY OF August 2005.

MAYOR
[Signature]
 ATTEST:
[Signature]
 CITY CLERK

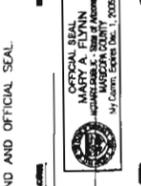


IN WITNESS WHEREOF, D.R. HORTON, INC.-DIETZ-CRANE, A DELAWARE CORPORATION, AS OWNER HAS EXECUTED THIS SUBDIVISION PLAT THE 19th DAY OF August 2005.

BY: *[Signature]*
 KARL SPANGLER DIVISION PRESIDENT,
 D.R. HORTON, INC.-DIETZ-CRANE

ACKNOWLEDGMENT
 STATE OF ARIZONA } SS
 COUNTY OF MARICOPA }
 ON THIS 19th DAY OF August 2005, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KARL SPANGLER, WHO ACKNOWLEDGED HIMSELF TO BE THE DIVISION PRESIDENT OF D.R. HORTON, INC.-DIETZ-CRANE, A DELAWARE CORPORATION, AND THAT HE, AS SUCH AN OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES AND INTENTIONS HEREIN CONTAINED BY SIGNING IN THE NAME OF THE CORPORATION AS SUCH OFFICER.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC: *Mary A. [Signature]*
 MY COMMISSION EXPIRES: 12-1-05



CALL TWO WORKING DAYS BEFORE YOU DIG
 263-7100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

PREPARED FOR
 D.R. HORTON - DIETZ-CRANE HOMES
 8125 N 23rd AVENUE
 PHOENIX, ARIZONA

B.A.R. INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 314 E WILLETTA STREET, PHOENIX, AZ 85004
 PHOENIX, AZ 85004
 (602) 271-9911
 (602) 271-9955



FINAL PLAT
 JOB NO. 07-224
 DATE 07/20/05
 DRAWN FDM
 SCALE 1"=200'
 REVISIONS

SHEET 1 of 5

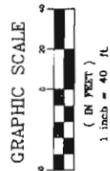
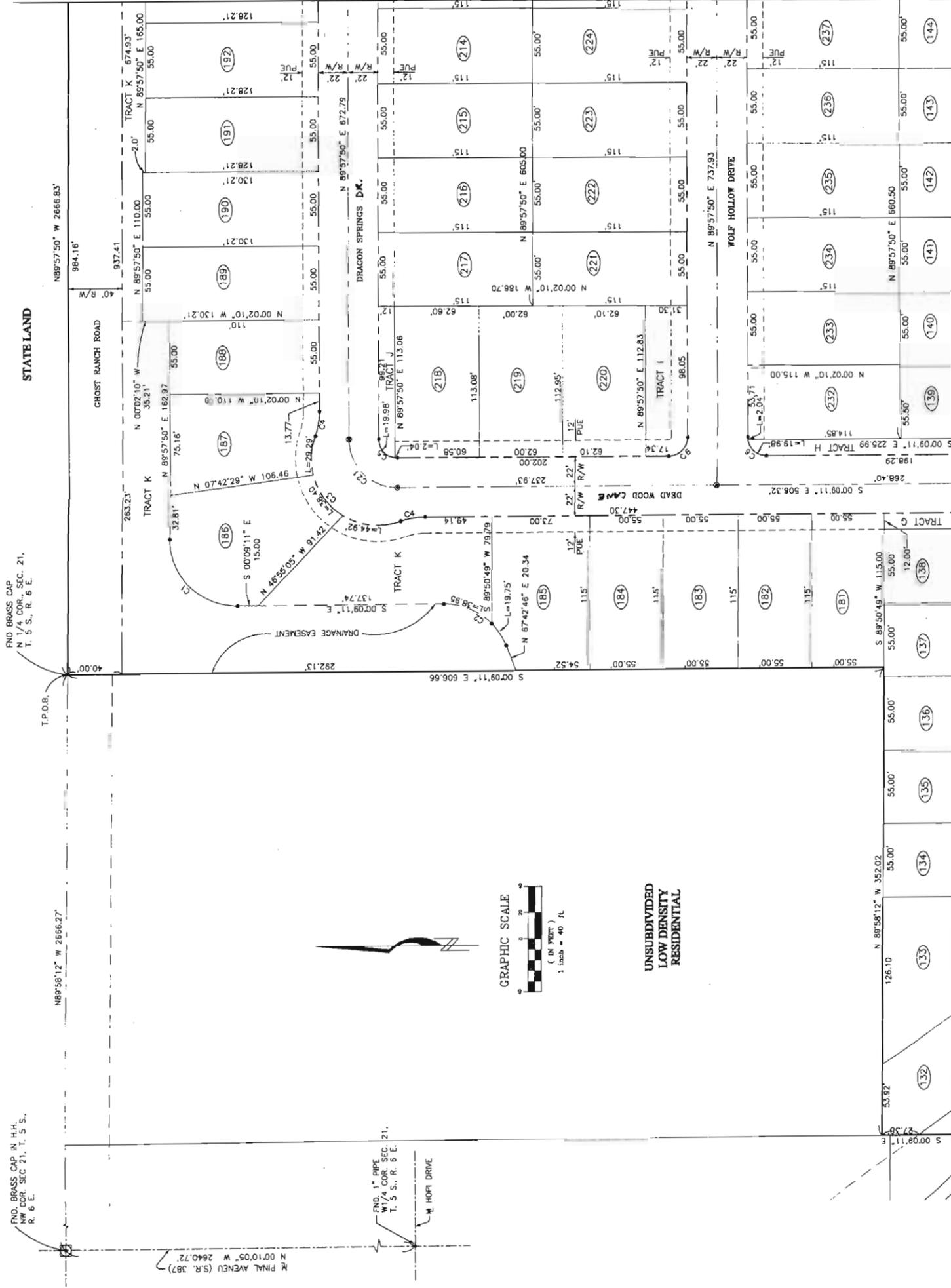
FINAL PLAT FOR: "GHOST RANCH UNIT II"

PHASE 1

NOTE: ALL SUBDIVISION BOUNDARY CORNERS, LOT CORNERS, AND INTERSECTION POINTS SHALL BE SET AND MARKED AT THE TIME OF CONSTRUCTION. ALL INTERSECTION AND LOT CORNERS ARE TO BE SET WITH 1/2" DIA. REBAR & L.S. TAG.

NOTE: PROPERTY OWNERS WHOSE LOTS HAVE REAR YARD REMAINING WALLS AND ASSOCIATED EMBANKMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND INTEGRITY OF THESE ITEMS.

NOTE: CONSTRUCTION WITHIN P.U.E.'S WILL BE LIMITED TO UNDERGROUND UTILITIES RELATED ABOVE GROUND ENCLOSURES. NO RESIDENTIAL BLOCK WALLS WILL BE PERMITTED IN THE P.U.E.'S.



UNSUBDIVIDED
LOW DENSITY
RESIDENTIAL

MATCHLINE -- SEE SHEET 3

MATCHLINE -- SEE SHEET 4

STATE OF ARIZONA
COUNTY OF PINAL } SS

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY DATE _____ 2012.

REQUEST OF:
LAURA DEAN-LYTLE, PINAL COUNTY RECORDER
BY: _____ DEPUTY

TANGENT TABLE		
NO.	BEARING	DISTANCE
T1	N 86°50'29"W	13.16'
T2	S 66°29'10"W	4.67'
T3	N 00°26'58"E	9.38'
T4	N 00°01'07"E	3.76'
T5	S 59°10'58"E	3.00'

CURVE	LENGTH	RADIUS	DELTA
C1	78.64	50.00	90°07'01"
C2	59.22	50.00	67°51'57"
C3	112.61	50.00	129°02'34"
C4	18.68	55.00	19°27'47"
C5	22.02	14.00	90°07'01"
C6	22.02	14.00	90°07'01"
C7	37.70	24.00	90°00'00"
C8	110.11	272.00	231°11'43"
C9	101.21	250.00	231°11'43"
C10	92.30	228.00	231°11'43"
C11	88.79	216.00	233°33'07"
C12	68.36	222.00	17°38'07"
C13	20.63	14.00	84°26'50"
C14	80.96	200.00	15°20'06"
C15	47.64	178.00	15°20'06"
C16	23.09	14.00	94°29'12"
C17	72.42	178.00	231°18'42"
C18	81.37	200.00	231°18'42"
C19	77.25	222.00	18°56'18"
C20	95.23	234.00	231°19'03"
C21	56.62	36.00	90°07'01"
C22	63.56	62.00	58°45'20"
C23	21.99	14.00	89°50'43"
C24	21.99	14.00	89°50'43"
C25	156.87	50.00	179°45'36"
C26	28.24	14.00	82°50'35"
C27	6.11	14.00	29°00'28"
C28	122.35	50.00	140°11'55"
C29	22.03	14.00	90°10'42"
C30	90.86	1722.00	03°00'59"
C31	89.50	1700.00	03°00'59"
C32	88.34	1678.00	03°00'59"
C33	21.21	14.00	86°48'02"
C34	22.77	14.00	86°48'02"
C35	21.21	14.00	86°48'02"
C36	22.77	14.00	86°48'02"
C37	90.28	1678.00	03°04'57"
C38	91.46	1700.00	03°04'57"
C39	92.64	1722.00	03°04'57"
C40	200.76	128.00	89°51'56"
C41	235.27	150.00	89°51'56"
C42	269.77	172.00	89°51'56"
C43	18.68	55.00	19°27'47"
C44	22.11	14.00	90°29'08"
C45	113.02	50.00	129°30'52"
C46	56.85	36.00	90°29'08"
C47	56.85	36.00	90°29'08"
C48	18.19	55.00	18°56'44"
C49	89.67	1022.00	05°01'38"
C50	98.57	1000.00	05°38'52"
C51	96.41	978.00	05°38'52"
C52	23.49	14.00	86°06'57"
C53	20.50	14.00	87°53'03"
C54	43.48	578.00	04°18'35"
C55	64.05	600.00	06°08'57"
C56	66.39	622.00	06°08'57"
C57	20.00	55.00	20°50'20"
C58	112.13	50.00	128°29'45"
C59	56.55	36.00	80°00'00"
C60	21.99	14.00	80°00'00"
C61	61.67	62.00	58°59'27"
C62	57.22	50.00	65°34'27"
C63	67.68	63.40	66°06'57"

CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PREPARED FOR
DR. HORTON-DIETZ-CRANE
PHOENIX, ARIZONA
8125 N. 23rd AVENUE
GHOST RANCH UNIT II PHASE 1

D.R.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
314 E. 8th STREET, CASA GRANDE, AZ 85004
PHOENIX, AZ 85004
CASA GRANDE (602) 856-9501
PHOENIX (602) 271-9911
FAX (602) 271-9965



FINAL PLAT

JOB NO. 02-224
DATE 08-04-05
DRAWN FDM/MS
SCALE 1"=40'
REVISIONS

SHEET 2 of 5

FINAL PLAT FOR: "GHOST RANCH UNIT II" PHASE I

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 FIRST OF _____ 200__

WITNESS MY HAND AND OFFICIAL SEAL.
LAURA DEAN-LYTTLE, PINAL COUNTY RECORDER
BY: _____ DEPUTY

NOTE: ALL SUBDIVISION BOUNDARY CORNERS, LOT CORNERS, AND STREET CENTERLINE MONUMENTS ARE TO BE SET AT THE TIME OF CONSTRUCTION. ALL BOUNDARY AND LOT CORNERS ARE TO BE SET WITH 1/2" DIA. REBAR & L.S. 146.

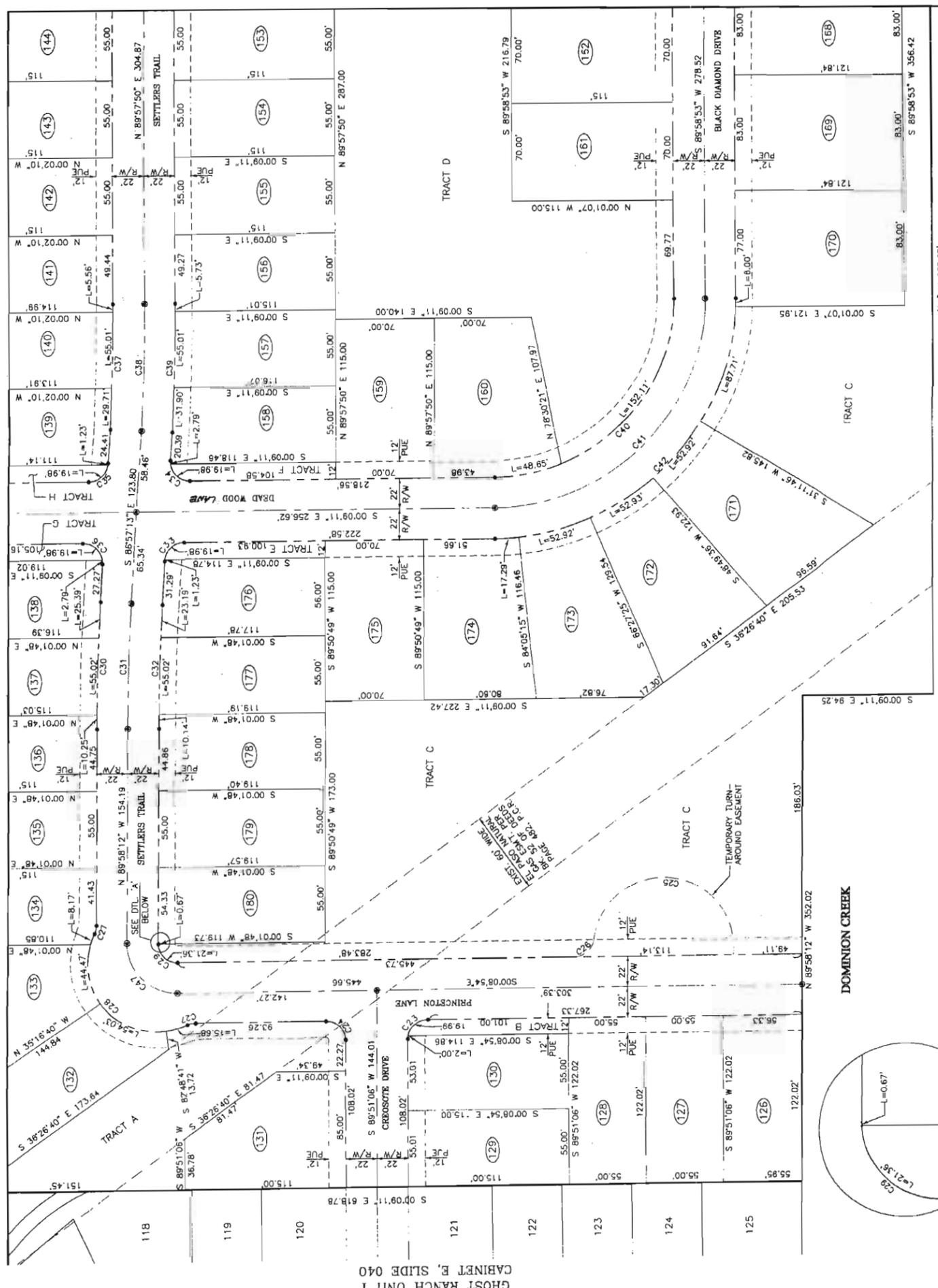
NOTE: PROPERTY OWNERS WHOSE LOTS HAVE REAR YARD ENCLOSURES SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND INTEGRITY OF THESE ITEMS.

NOTE: CONSTRUCTION WITHIN P.U.E.'S WILL BE LIMITED TO UNDERGROUND UTILITIES RELATED ABOVE GROUND ENCLOSURES. NO RESIDENTIAL BLOCK WALLS WILL BE PERMITTED IN THE P.U.E.'S.

TANGENT TABLE

NO.	BEARING	DISTANCE
T1	N 66°50'29"W	13.16'
T2	S 60°29'10"W	4.67'
T3	N 00°26'58"E	9.38'
T4	N 00°01'07"E	3.76'
T5	S 59°10'58"E	3.00'

MATCHLINE -- SEE SHEET 2

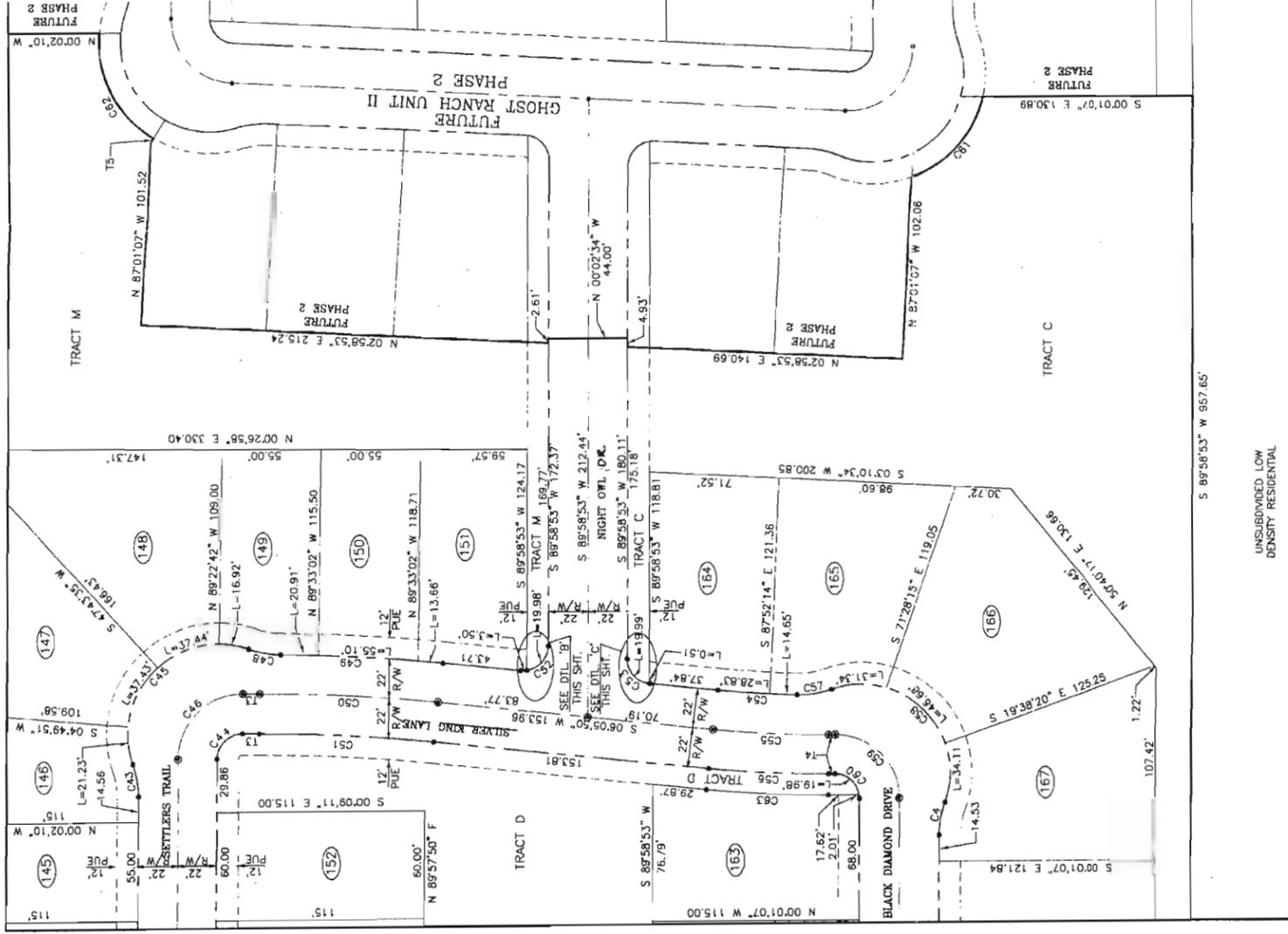


FINAL PLAT FOR: "GHOST RANCH UNIT II"

PHASE 1

MATCHLINE -- SEE SHEET 3

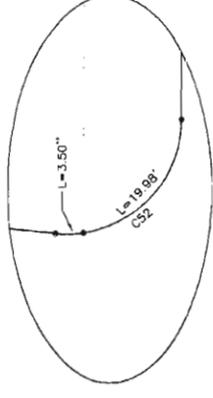
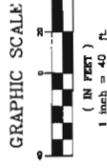
MATCHLINE -- SEE SHEET 4



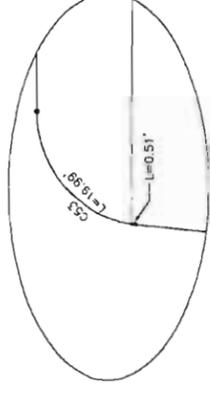
UNSUBSIDIZED LOW DENSITY RESIDENTIAL

TANGENT TABLE		
NO.	BEARING	DISTANCE
T1	N 86°50'29"W	13.16'
T2	S 60°29'10"W	4.67'
T3	N 00°26'58"E	9.38'
T4	N 00°01'07"E	3.76'
T5	S 59°10'58"E	3.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	78.64	50.00	90°07'01"
C2	59.22	50.00	67°51'57"
C3	112.61	50.00	129°02'34"
C4	18.68	55.00	19°27'47"
C5	22.02	14.00	90°07'01"
C6	22.02	14.00	90°07'01"
C7	37.70	24.00	90°00'00"
C8	110.11	272.00	23°11'41"
C9	101.21	250.00	23°11'41"
C10	92.30	228.00	23°11'41"
C11	68.79	216.00	23°11'41"
C12	68.36	222.00	17°38'07"
C13	20.63	14.00	84°36'50"
C14	80.96	200.00	15°20'08"
C15	47.64	178.00	15°20'08"
C16	21.09	14.00	94°29'12"
C17	71.32	178.00	23°18'42"
C18	81.32	200.00	23°18'42"
C19	71.25	222.00	19°36'19"
C20	95.23	234.00	23°19'03"
C21	58.62	36.00	90°07'01"
C22	63.58	62.00	58°45'20"
C23	21.99	14.00	89°59'43"
C24	21.99	14.00	90°00'17"
C25	158.87	50.00	179°45'56"
C26	20.24	14.00	82°50'35"
C27	6.11	14.00	25°00'28"
C28	122.35	50.00	140°11'55"
C29	22.03	14.00	90°10'42"
C30	90.66	1722.00	03°00'59"
C31	89.50	1700.00	03°00'59"
C32	88.34	1678.00	03°00'59"
C33	21.21	14.00	86°48'02"
C34	22.77	14.00	93°11'58"
C35	21.21	14.00	86°48'02"
C36	22.77	14.00	93°11'58"
C37	90.28	1678.00	03°04'57"
C38	91.46	1700.00	03°04'57"
C39	92.64	1722.00	03°04'57"
C40	200.76	128.00	89°51'56"
C41	235.27	150.00	89°51'56"
C42	268.77	172.00	89°51'56"
C43	18.68	55.00	19°27'47"
C44	22.11	14.00	90°28'08"
C45	113.02	50.00	129°02'34"
C46	58.85	36.00	90°28'08"
C47	58.85	36.00	90°28'08"
C48	18.19	55.00	19°27'47"
C49	89.67	1022.00	03°01'38"
C50	89.67	1000.00	03°01'38"
C51	96.41	978.00	03°01'38"
C52	23.49	14.00	95°06'57"
C53	20.50	14.00	83°53'03"
C54	43.48	578.00	04°18'35"
C55	64.05	600.00	06°08'57"
C56	96.38	824.00	08°08'37"
C57	170.00	824.00	20°50'28"
C58	112.13	36.00	128°29'45"
C59	26.55	36.00	90°00'00"
C60	21.89	14.00	90°00'00"
C61	51.67	62.00	56°59'27"
C62	57.22	50.00	85°34'27"
C63	87.68	834.00	06°06'57"



DETAIL B



DETAIL C

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 _____
 WITNESS MY HAND AND OFFICIAL SEAL.
 LAURA DEAN-LYLE, PINAL COUNTY RECORDER
 BY: _____ DEPUTY

NOTE: ALL SUBDIVISION BOUNDARY CORNERS, LOT CORNERS, AND STREET CENTERLINE MONUMENTS ARE TO BE SET AT THE TIME OF CONSTRUCTION. ALL BOUNDARY AND LOT CORNERS ARE TO BE SET WITH 1/2" DIA. REBAR & L.S. TAG.

NOTE: PROPERTY OWNERS WHOSE LOTS HAVE REAR YARD DRIVEWAYS AND ASSOCIATED EMBANKMENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND INTEGRITY OF THESE ITEMS.

NOTE: CONSTRUCTION WITHIN P.U.E.'S WILL BE LIMITED TO UNDERGROUND UTILITIES RELATED ABOVE GROUND ENCLOSURES. NO RESIDENTIAL BLOCK WALLS WILL BE PERMITTED IN THE P.U.E.'S.

CALL TWO WORKING DAYS BEFORE YOU DIE
 263-4100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

GHOST RANCH UNIT II PHASE 1
 PREPARED FOR
 D.R. HORTON-DIETZ-CRANE
 PHOENIX, ARIZONA
 8125 N. 23RD AVENUE
 (503) 271-9885

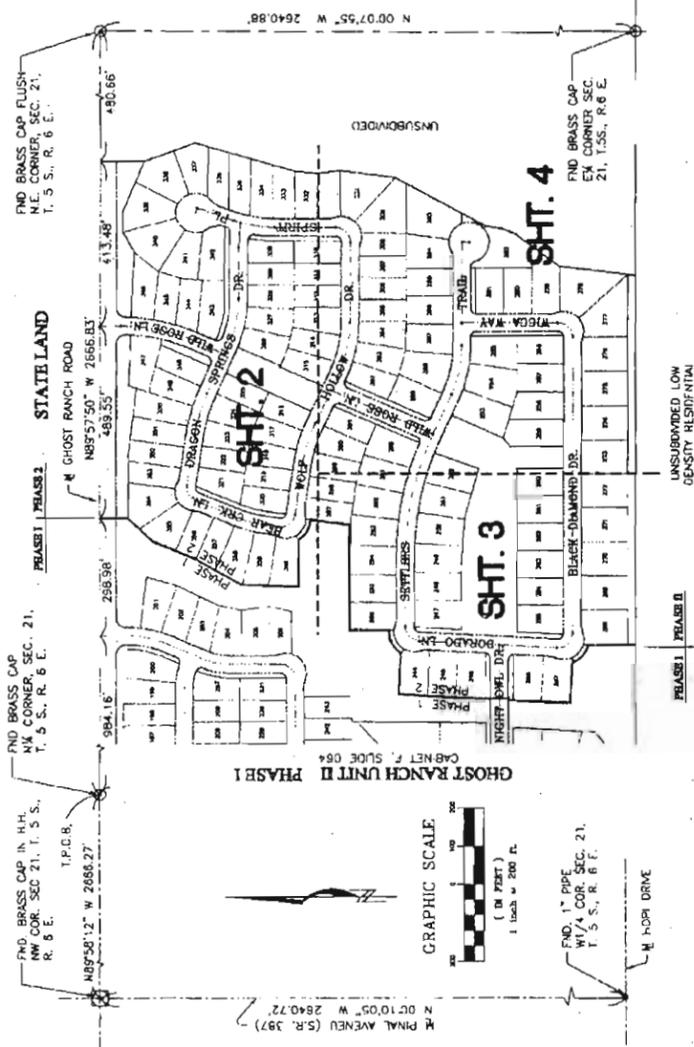
D.P.A. INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 314 E. WILLETTA STREET, PHOENIX, AZ 85004
 PHOENIX, AZ 85004
 (602) 271-9811
 (602) 898-9501
 FAX



FINAL PLAT
 SHEET 5 of 5
 JOB NO. 02-224
 DATE 08-04-05
 DRAWN
 ERM/JMS
 SCALE 1"=40'
 REVISIONS

FINAL PLAT FOR: "GHOST RANCH UNIT II" PHASE 2

A PLANNED AREA DEVELOPMENT LOCATED WITHIN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, T. 5 S., R. 6 E., GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



116 TOTAL LOTS

DEFINITION
 STATE OF ARIZONA } SS
 COUNTY OF PINAL }
 KNOW ALL MEN BY THESE PRESENTS, THAT D.R. HORTON, INC.-DIETZ-CRANE, A DELAWARE CORPORATION, AS OWNER HAS HEREBY SUBDIVIDED UNDER THE NORTHEAST QUARTER OF SECTION 21, T. 5 S., R. 6 E. OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF "GHOST RANCH UNIT II PHASE 2, AND HEREBY DECLARES:

1. THAT THIS PLAT FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF ALL LOTS, ROADWAYS, TRACTS AND EASEMENTS SITUATED WITHIN GHOST RANCH UNIT II PHASE 2, AND THAT EACH LOT, ROADWAY AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER AS SHOWN ON THE PLAT.
2. THAT ALL ROADWAYS AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CASA GRANDE FOR THE PUBLIC USE AS STATED HEREON.
3. THAT AN EASEMENT FOR DRAINAGE PURPOSES IS HEREBY DEDICATED TO THE CITY OF CASA GRANDE FOR PUBLIC USE OVER TRACTS C, M, T, V AND Z.
4. THAT ALL LANDSCAPE, PLANTINGS, MATERIALS, IRRIGATION SYSTEMS AND APPURTENANCES WITHIN ALL TRACTS, ROADWAYS AND RIGHTS OF WAY SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY THE GHOST RANCH UNIT II, PHASE 2 HOME OWNERS ASSOCIATION, THEIR HEIRS AND ASSIGNS.
5. THAT THIS PLAT DEDICATES TO THE CITY OF CASA GRANDE OF PUBLIC USE AS SUCH A BLANKET AVIATION EASEMENT OVER AVIATION GHOST RANCH UNIT II PHASE 2, SECTION 21, T. 5 S., R. 6 E. OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, WHICH PERMITS THE BETTER USE OF AIRSPACE AND THE BETTER REGULATIONS.
6. WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE CITY OF CASA GRANDE, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS OR REASONS OF FLOODING, FLOWAGE EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD OR RAINFALL, AND BY REASON OF INGRESS AND EGRESS.

IN WITNESS WHEREOF, D.R. HORTON, INC.-DIETZ-CRANE, A DELAWARE CORPORATION, AS OWNER HAS EXECUTED THIS SUBDIVISION PLAT THE 13TH DAY OF February 2006.

BY: [Signature]
 D.R. HORTON, INC.-DIETZ-CRANE
 TITLE: VP of Development

ACKNOWLEDGEMENT
 STATE OF ARIZONA } SS
 COUNTY OF MARICOPA }
 ON THIS, THE 23RD DAY OF January 2006, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Donna J. Miller, WHO ACKNOWLEDGED HIMSELF TO BE THE VP of Dev. OF D.R. HORTON, INC.-DIETZ-CRANE, A DELAWARE CORPORATION, AND THAT HE AS SUCH OFFICER OF SAID CORPORATION IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT BEING AUTHORIZED TO DO SO AS SHOWN BY SIGNING IN THE NAME OF THE CORPORATION AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: Angela V. Vanz
 MY COMMISSION EXPIRES: 12/31/09

WIT & WITNESS
 PINAL COUNTY, ARIZONA

THIS PLAT IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF CASA GRANDE PLANNING AND ZONING DEPARTMENT ON THE 6TH DAY OF February 2004, THE FINAL PLAT REVISIONS AND APPROVED THIS 13TH DAY OF February 2006.

PLANNING AND ZONING COMMISSION SUPERPERSON
[Signature]
 PLANNING AND DEVELOPMENT DIRECTOR

DATE, ON THIS PLAT REVIEWED AND APPROVED THIS 23RD DAY OF February 2006, BY THE CITY ENGINEER OF CASA GRANDE, ARIZONA.

[Signature]
 CITY ENGINEER

APPROVALS
 APPROVED BY THE CITY COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, THIS 17TH DAY OF December 2006.

WITNESS
[Signature]
 CITY CLERK

TRACT	DESCRIPTION OF USES	AREAS
A	DRAINAGE, UTILITIES AND OPEN SPACE	0.0150 AC
B	DRAINAGE, UTILITIES AND OPEN SPACE	0.0175 AC
C	DRAINAGE, UTILITIES AND OPEN SPACE	0.0143 AC
D	DRAINAGE, UTILITIES AND OPEN SPACE	0.0309 AC
E	DRAINAGE, UTILITIES AND OPEN SPACE	0.0306 AC
F	DRAINAGE, UTILITIES, OPEN SPACE, EQUEST. TRAIL	0.4372 AC
M	DRAINAGE, UTILITIES AND OPEN SPACE	0.3693 AC
N	UTILITIES, OPEN SPACE	1.8840 AC
O	UTILITIES AND OPEN SPACE	0.0610 AC
P	UTILITIES AND OPEN SPACE	0.0310 AC
Q	UTILITIES AND OPEN SPACE	0.0154 AC
R	UTILITIES AND OPEN SPACE	0.0617 AC
S	UTILITIES AND OPEN SPACE	0.0614 AC
T	DRAINAGE, UTILITIES AND OPEN SPACE	0.1531 AC
U	UTILITIES AND OPEN SPACE	0.0632 AC
V	DRAINAGE, UTILITIES AND OPEN SPACE	0.3702 AC
W	UTILITIES AND OPEN SPACE	0.0610 AC
X	UTILITIES AND OPEN SPACE	0.0593 AC
Y	UTILITIES AND OPEN SPACE	0.0791 AC
Z	DRAINAGE, UTILITIES AND OPEN SPACE	0.3184 AC
TOTALS		4.0668 AC

LEGEND OF SYMBOLS

- CENTER OR MONUMENT LINE
- RIGHT-OF-WAY LINE
- SUBDIVISION BOUNDARY
- PROPERTY OR LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- ⊙ B.C. IN H.H. EXISTING SURVEY MONUMENT
- ⊙ B.C. FLUSH EXISTING SURVEY MONUMENT
- 1/2" REBAR W/L.S. 14C TO BE SET PER THIS PLAT
- BRASS CAP FLUSH TO BE SET PER THIS PLAT

TRACT TABLE

STATE OF ARIZONA } 2006 19255
 COUNTY OF PINAL } SS
 I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CABINET # 064706 SLIDE 103
 REQUEST OF: Donna J. Miller
 WITNESS MY HAND AND OFFICIAL SEAL

LAURA DEAN-LITTLE, PINAL COUNTY RECORDER
 BY: [Signature] DEPUTY

CALL TWO WORKING DAYS BEFORE YOU DIE
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

PREPARED FOR
 D.R. HORTON - DIETZ-CRANE HOMES
 1755 N. 29TH AVENUE
 PHOENIX, ARIZONA

340 E. WILLETTA STREET, PHOENIX, AZ 85004
 D.R.A. INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 PHOENIX, AZ 85004
 (602) 271-9911 FAX
 (602) 271-9905



FINAL PLAT
 JOB NO. 04-138
 DATE 07/20/06
 DRAWN FDM
 SCALE 1"=100'
 REVISIONS

SHEET 1 of 4

RECORDED 1/27/06

LEGAL DESCRIPTION - GHOST RANCH UNIT II, PHASE 2
 THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89°57'50" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 A DISTANCE OF 1283.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°57'50" EAST ALONG SAID NORTH LINE A DISTANCE OF 903.03 FEET; THENCE SOUTH 05°02'10" EAST A DISTANCE OF 133.95 FEET; THENCE SOUTH 20°47'41" EAST A DISTANCE OF 132.58 FEET; THENCE SOUTH 16°14'05" WEST A DISTANCE OF 256.74 FEET; THENCE SOUTH 04°46'34" WEST A DISTANCE OF 55.19 FEET; THENCE SOUTH 07°51'06" EAST A DISTANCE OF 54.73 FEET; THENCE SOUTH 07°29'46" WEST A DISTANCE OF 137.65 FEET; THENCE SOUTH 28°34'18" WEST A DISTANCE OF 295.45 FEET; THENCE SOUTH 08°14'50" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 22°50'17" WEST A DISTANCE OF 37.61 FEET; THENCE SOUTH 37°25'45" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 35°28'08" WEST A DISTANCE OF 83.97 FEET; THENCE SOUTH 35°28'08" WEST A DISTANCE OF 35.25 FEET; THENCE SOUTH 89°57'50" WEST A DISTANCE OF 94.04 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 00°01'07" WEST A DISTANCE OF 98.51 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT CONVEX NORTHEASTERLY AND HAVING A RADIUS WHICH BEARS NORTH 17°40'24" EAST A DISTANCE OF 62.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°59'27" A DISTANCE OF 61.67 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 87°01'04" WEST A DISTANCE OF 102.06 FEET; THENCE NORTH 89°57'50" EAST A DISTANCE OF 4.93 FEET; THENCE NORTH 00°02'34" WEST A DISTANCE OF 44.00 FEET; THENCE SOUTH 89°58'53" WEST A DISTANCE OF 2.61 FEET; THENCE NORTH 02°08'53" EAST A DISTANCE OF 227.26 FEET; THENCE SOUTH 87°01'04" WEST A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT CONVEX SOUTHEASTERLY AND HAVING A RADIUS WHICH BEARS SOUTH 59°10'58" EAST A DISTANCE OF 62.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°19'35" A DISTANCE OF 68.61 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 02°02'10" WEST A DISTANCE OF 97.25 FEET; THENCE NORTH 89°57'50" EAST A DISTANCE OF 216.08 FEET; THENCE SOUTH 87°05'44" WEST A DISTANCE OF 51.18 FEET; THENCE NORTH 07°58'48" EAST A DISTANCE OF 97.37 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT CONVEX NORTHEASTERLY AND HAVING A RADIUS WHICH BEARS NORTH 01°43'59" EAST A DISTANCE OF 62.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°59'27" A DISTANCE OF 61.67 FEET; THENCE NORTH 87°01'04" WEST A DISTANCE OF 102.06 FEET; THENCE NORTH 89°57'50" EAST A DISTANCE OF 4.93 FEET; THENCE SOUTH 89°58'53" WEST A DISTANCE OF 2.61 FEET; THENCE NORTH 02°08'53" EAST A DISTANCE OF 227.26 FEET; THENCE SOUTH 87°01'04" WEST A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT CONVEX SOUTHEASTERLY AND HAVING A RADIUS WHICH BEARS SOUTH 59°10'58" EAST A DISTANCE OF 62.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°19'35" A DISTANCE OF 68.61 FEET TO A POINT ON A NON-TANGENT LINE; 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FINAL PLAT FOR "GHOST RANCH UNIT II" PHASE 2

CALL THIS WORKING DRAWING BEFORE YOU DIE
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PREPARED FOR
DR. HORTON-DEIZ-CRANE
PHOENIX, ARIZONA
GHOST RANCH UNIT II PHASE 2

D.M.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
PHOENIX, ARIZONA
314 E. WILLETTA STREET, PHOENIX, AZ 85004
PHONE: (602) 277-8911 FAX: (602) 277-8986

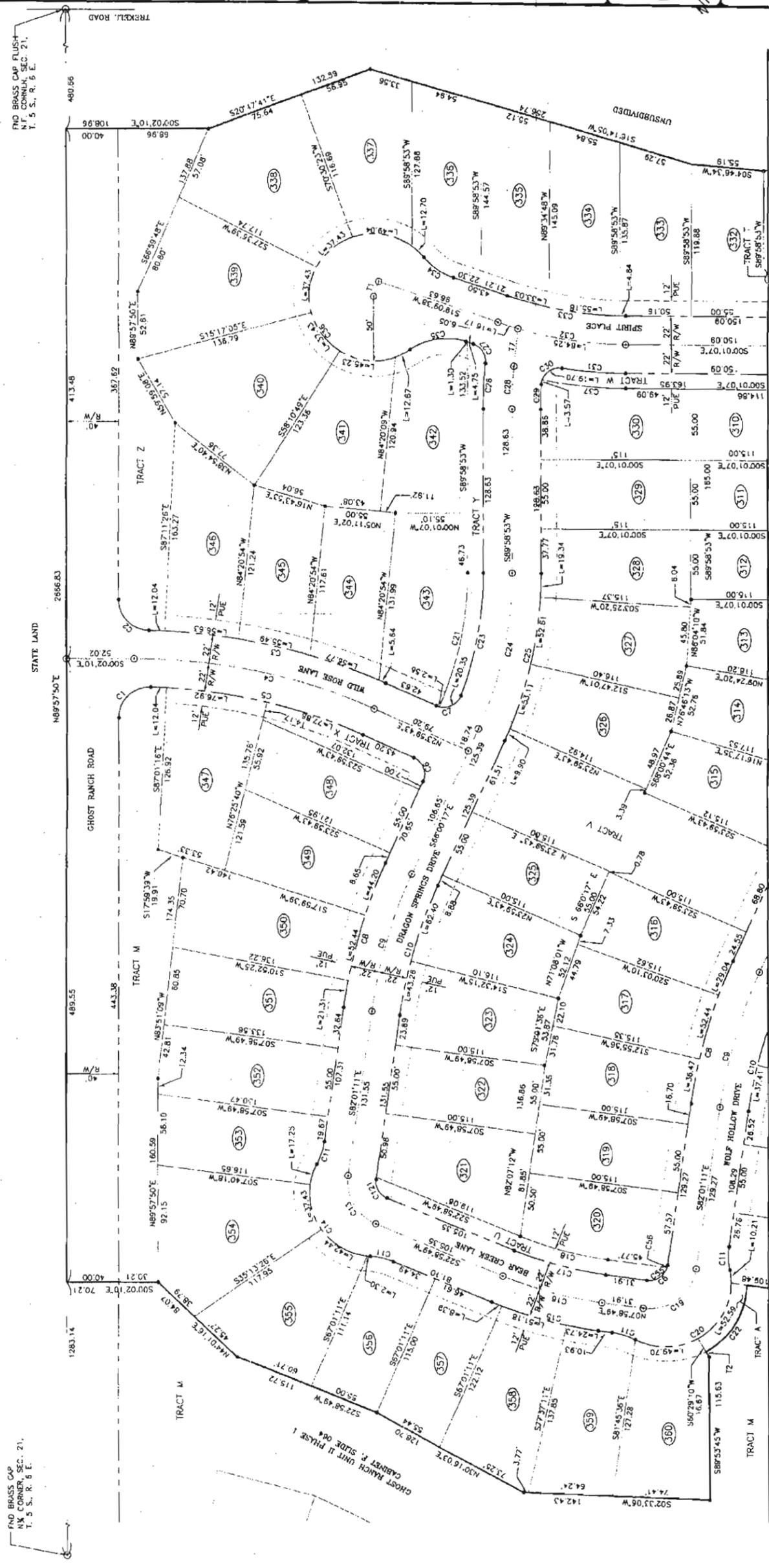


JOB NO. 04-438
DATE 01/20/05
DRAWN FDM
SCALE 1"=40'
REVISIONS

SHEET 2 of 4

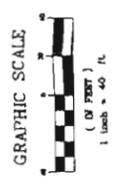
STATE OF ARIZONA
COUNTY OF PINAL SS
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS
FILED IN THE OFFICIAL RECORDS OF THIS COUNTY
IN CABINET SLIDE
DATE OF DEPOSIT
WITNESS MY HAND AND OFFICIAL SEAL
LAURA DEAN-LYLL, PINAL COUNTY RECORDER
DEPUTY

NOTE: ALL SUBMISSION BOUNDARY CORNERS, LOT CORNERS,
AND CENTER POINTS SHALL BE PERMANENTLY MARKED
AT THE TIME OF CONSTRUCTION. ALL BOUNDARY AND
LOT CORNERS ARE TO BE SET WITH 1/2" DIA. REBAR
& L.S. TAG.
NOTE: PROPERTY OWNERS WHOSE LOTS HAVE REAR YARD
RETAINING WALLS AND ASSOCIATED EMBANKMENTS SHALL
BE RESPONSIBLE FOR THE MAINTENANCE AND INTEGRITY
OF THESE ITEMS.
NOTE: CONSTRUCTION WITHIN P.U.E.'S WILL BE LIMITED TO
UNDERGROUND UTILITIES RELATED ABOVE GROUND
ENCLOSURES. NO RESIDENTIAL BLOCK WALLS WILL
BE PERMITTED IN THE P.U.E.'S.



NO.	BEARING	DISTANCE
11	N 70°50'22"W	12.72'
12	S 60°29'10"W	4.67'
13	S 89°58'53"W	26.48'
14	S 43°51'18"E	3.37'
15	S 59°10'58"E	3.00'
16	N 00°01'07"W	18.00'
17	S 83°55'40"E	27.56'
18	S 89°58'53"W	2.61'
19	N 89°58'53"E	4.53'

MATCHLINE -- SEE SHEET 4



MATCHLINE -- SEE SHEET 3

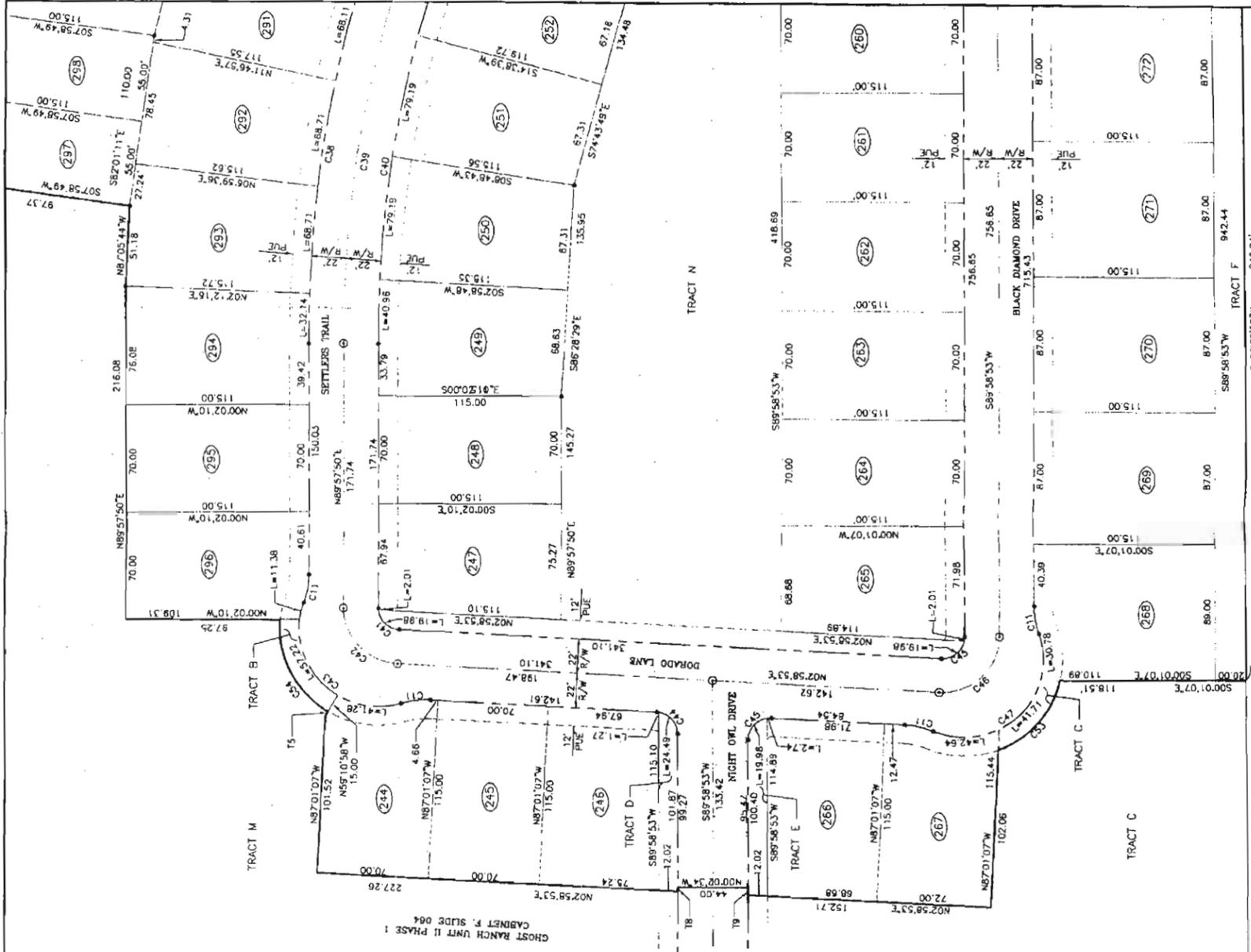
FINAL PLAT FOR "GHOST RANCH UNIT II"

PHASE 2

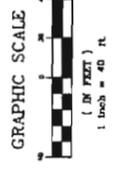
MATCHLINE -- SEE SHEET 2

MATCHLINE -- SEE SHEET 4

CURVE	LENGTH	RADIUS	DELTA
C1	38.41	24.00	91°41'59"
C2	37.17	24.00	88°35'58"
C3	185.58	472.00	22°38'49"
C4	188.74	450.00	24°01'53"
C5	166.82	428.00	22°19'54"
C6	21.89	14.00	90°00'00"
C7	22.91	14.00	93°44'58"
C8	117.95	422.00	15°00'54"
C9	111.80	400.00	15°00'54"
C10	105.86	378.00	15°00'54"
C11	18.68	55.00	19°27'47"
C12	18.53	14.00	75°00'00"
C13	47.12	36.00	75°00'00"
C14	89.42	50.00	113°55'33"
C15	84.30	322.00	15°00'00"
C16	78.54	300.00	15°00'00"
C17	72.28	278.00	15°00'00"
C18	69.84	266.00	15°00'00"
C19	66.56	36.00	90°00'00"
C20	117.51	50.00	128°55'33"
C21	107.94	62.00	23°15'38"
C22	63.68	62.00	98°45'20"
C23	86.32	278.00	20°15'52"
C24	125.74	300.00	24°00'50"
C25	134.56	322.00	24°00'50"
C26	35.47	347.00	09°51'24"
C27	18.74	14.00	75°40'39"
C28	34.65	325.00	08°05'27"
C29	18.87	303.00	03°35'16"
C30	23.28	14.00	95°12'05"
C31	49.40	322.00	08°47'21"
C32	100.42	300.00	19°10'45"
C33	83.08	278.00	19°10'45"
C34	78.00	50.00	32°05'21"
C35	44.53	50.00	51°01'34"
C36	131.83	334.00	26°54'23"
C37	85.05	334.00	11°08'54"
C38	504.80	822.00	27°15'22"
C39	335.54	820.00	24°01'53"
C40	328.31	788.00	24°01'53"
C41	21.25	14.00	88°38'57"
C42	54.65	36.00	88°38'57"
C43	109.88	50.00	125°54'31"
C44	21.26	14.00	87°00'00"
C45	22.72	14.00	91°00'00"
C46	58.43	36.00	93°00'00"
C47	115.13	50.00	131°45'33"
C48	21.31	14.00	87°13'29"
C49	116.52	278.00	24°00'50"
C50	18.08	14.00	23°39'35"
C51	24.89	14.00	283°07'37"
C52	7.83	14.00	32°27'42"
C53	51.87	62.00	36°39'27"
C54	57.22	50.00	63°34'27"
C55	19.98	14.00	91°47'12"
C56	2.01	14.00	08°12'48"



NO.	BEARING	DISTANCE
T1	N 70°50'22"W	12.77'
T2	S 60°28'10"W	4.87'
T3	S 89°58'53"W	26.48'
T4	S 43°51'16"E	8.32'
T5	S 58°10'58"E	3.00'
T6	N 00°01'07"W	18.00'
T7	S 83°55'40"E	27.56'
T8	S 89°58'53"W	2.61'
T9	N 89°58'53"E	4.93'



STATE OF ARIZONA }
 COUNTY OF PINAL } SS
 I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS
 FILED AS THE OFFICIAL RECORD OF THIS COUNTY
 IN CABINET SLIDE _____
 DATE _____
 REQUEST OF: _____
 WITNESS MY HAND AND OFFICIAL SEAL.
 LAURA DEAN-LITTLE, PINAL COUNTY RECORDER
 BY: _____ DEPUTY

NOTE: ALL SUBMISSION BOUNDARY CORNERS, LOT CORNERS,
 AND THE TITLE OF CONSTRUCTION, ALL BOUNDARY
 LOT CORNERS ARE TO BE SET WITH 1/2" DIA. REBAR
 & L.S. TAG.
 NOTE: PROPERTY OWNERS WHOSE LOTS HAVE REAR YARD
 RETAINING WALLS AND ASSOCIATED EMBANKMENT'S SHALL
 BE RESPONSIBLE FOR THE MAINTENANCE AND INTEGRITY
 OF THESE ITEMS.
 NOTE: CONSTRUCTION WITHIN P.U.E.'S WILL BE LIMITED TO
 ENCLOSURE UTILITIES RELATED TO RESIDENTIAL
 ENCLOSURES. NO RESIDENTIAL BLOCK WALLS WILL
 BE PERMITTED IN THE P.U.E.'S.

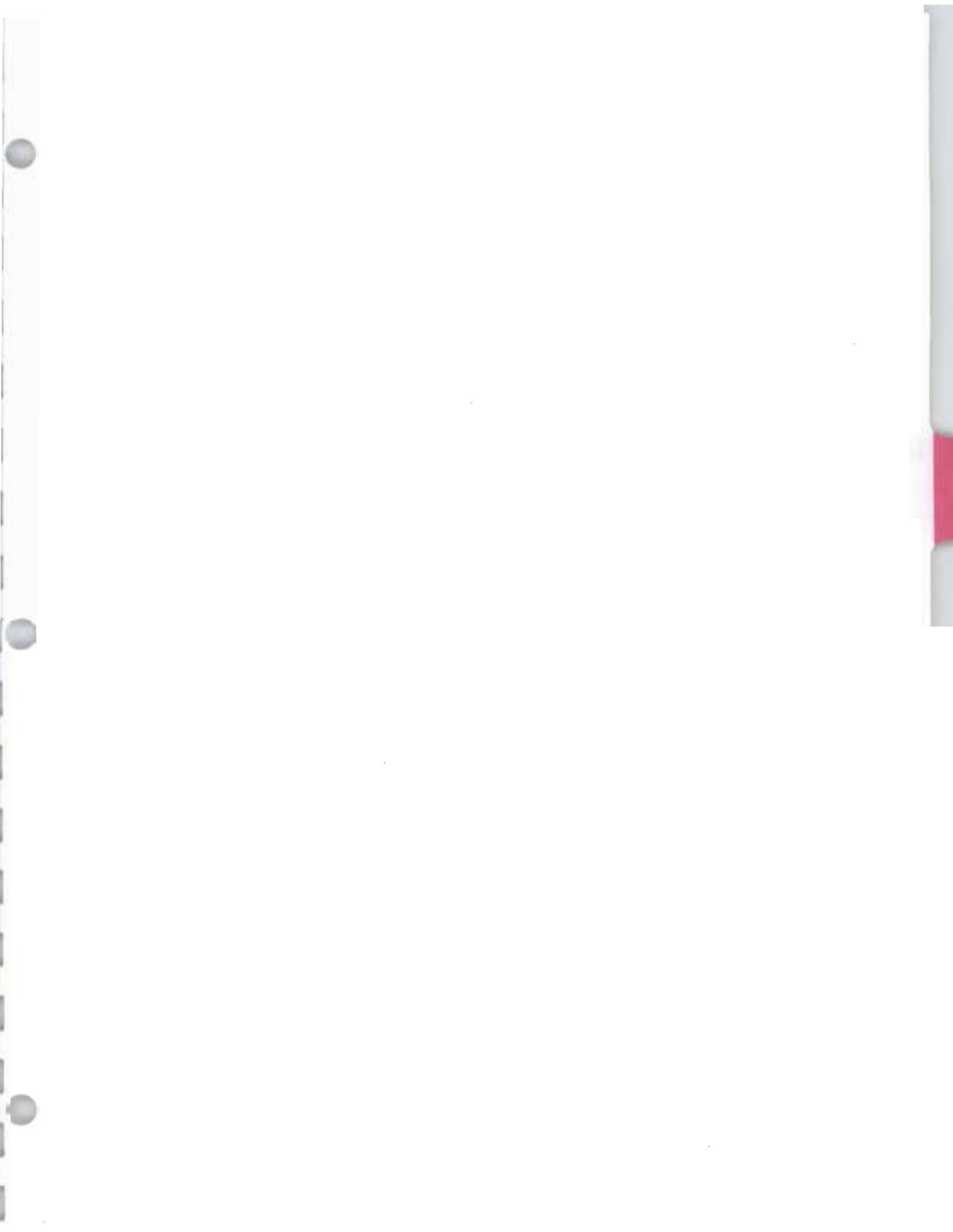
CALL TWO WORKING DAYS BEFORE YOU DO.
 263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

PREPARED FOR
 DR. HORTON-DEITZ-CRANE
 8125 N. 23RD AVENUE
 PHOENIX, ARIZONA



FINAL PLAT
 SHEET 3 of 4
 JOB NO. 01-438
 DATE 01/20/06
 DRAWN FDM
 SCALE 1"=40'
 REVISIONS

D.A.R. INC.
 CIVIL ENGINEERING
 314 E. WILLETTA STREET, PHOENIX, AZ 85004
 PHONE: 623-971-9985 (602) 971-9985
 FAX: 623-971-9985 (602) 971-9985



(5). Legal Description (8 ½ x 11 page)

Recorded documents with State of Arizona County of Pinal Official Records as instruments:

Final Plat for "Ghost Ranch Unit II" Phase 1

2005-107255

Cabinet F, Slide 064

Date 8/19/05

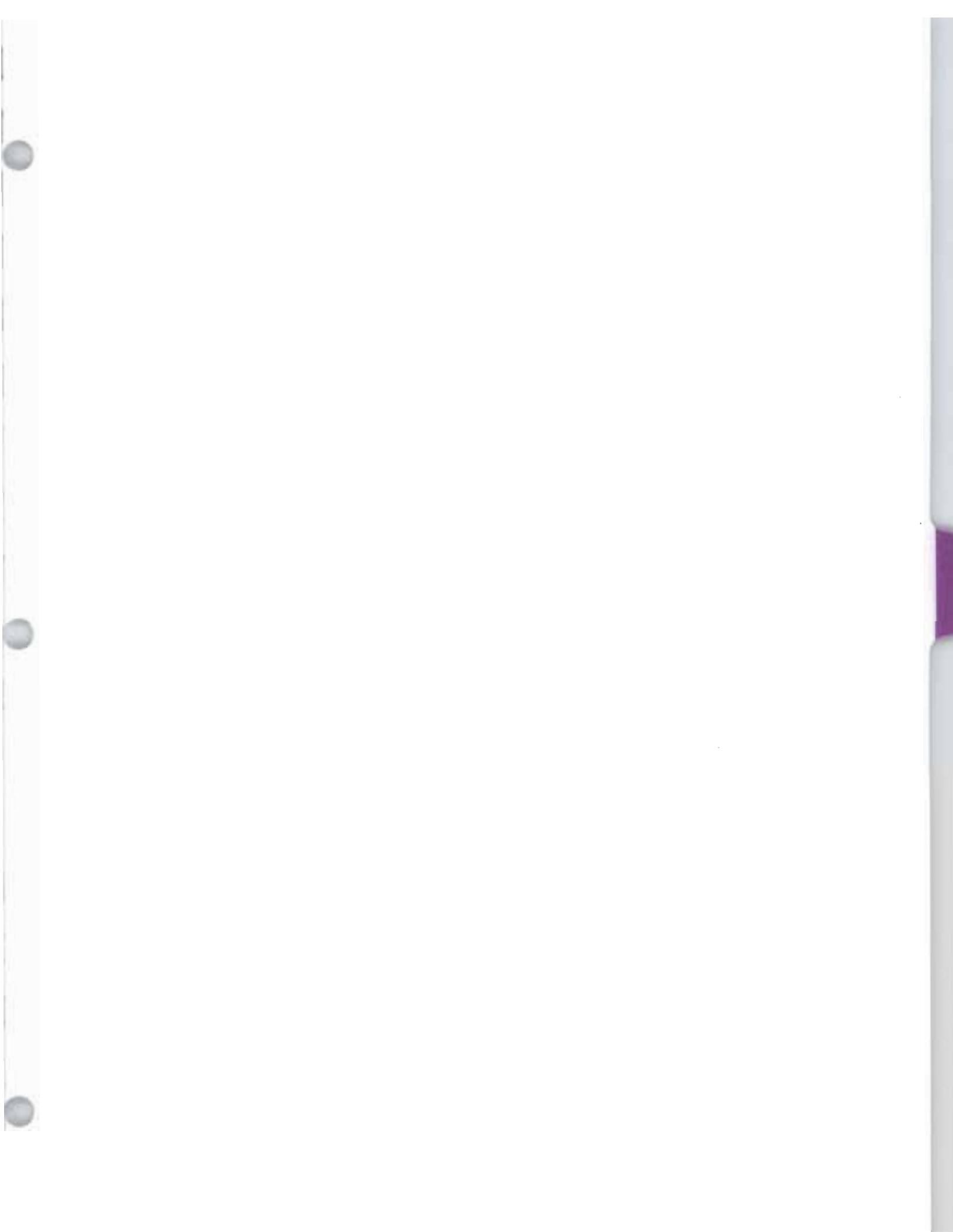
And

Final Plat for "Ghost Ranch Unit II" Phase 2

2006-13235

Cabinet F, Slide 163

Date 1/27/06



SEC. 21 T1N.05S R6G.06E

SEE MAP 509-24

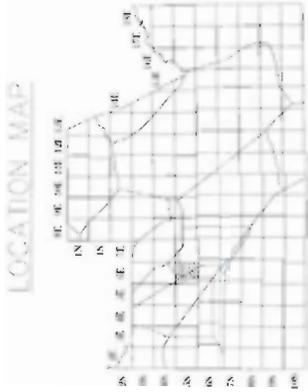


SEE MAP 509-21

THIS MAP IS FOR INFORMATION ONLY.
THE OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION OR WARRANTIES BY AGENCIES

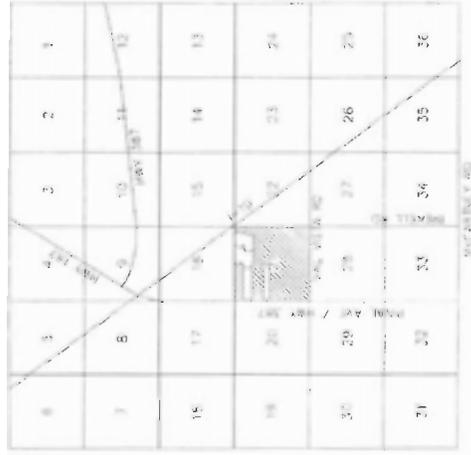
SEE MAP 511-28

509-38_1



SCALE 1" = 600
02-08-2006

VICINITY MAP



SEE MAP 509-39

PINAL COUNTY ASSESSORS MAP



This map is for the purposes only. This project shall not allow construction until all applicable regulatory requirements are met.

The drawings that are included herein are to be used only for the purpose of providing information and are not to be construed as a contract or warranty of any kind.

DATE: 08-18-2006

SIT MAP 509-24



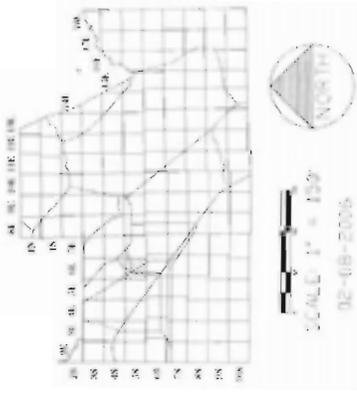
THIS MAP IS FOR INFORMATION ONLY.
 THE OFFICE WILL NOT ASSUME LIABILITY FOR
 APPLICATIONS, SUBMITTALS OR ANY OTHER
 DOCUMENTS.
 THE OFFICE WILL NOT BE RESPONSIBLE FOR
 ANY DELAYS OR DAMAGES TO ANY
 PROJECTS OR TO ANY PERSONS OR
 PROPERTY.

SEE MAP 509-28.1

SEE MAP 509-28.1

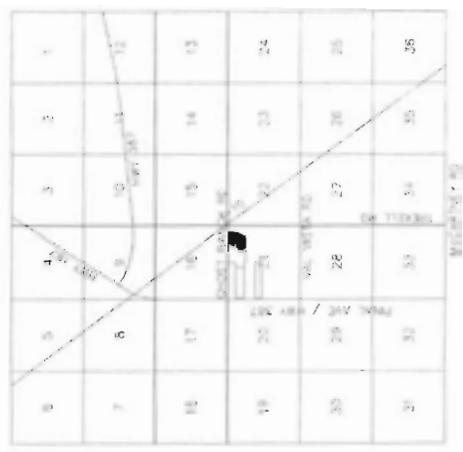
GHOST RANCH
 UNIT II PHASE 2
 CAS F - SLD 163

LOCATION MAP

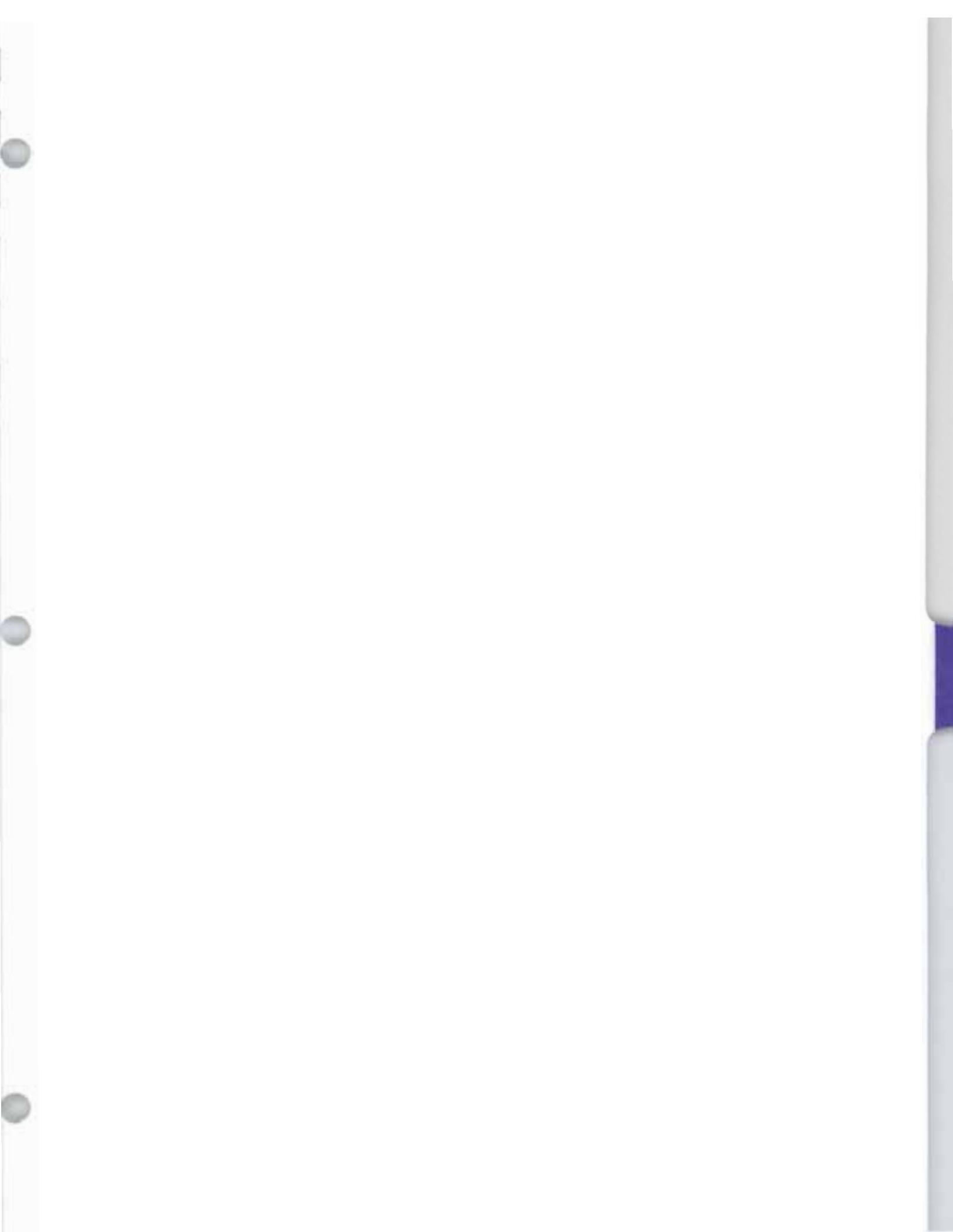


SEE MAP 509-28.1

VICINITY MAP



PINAL COUNTY ASSESSORS MAP



AREA CODE

0000

SPECIAL DISTRICTS

00000

00000

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.

THE ORIGINAL PLAT OF THIS SUBDIVISION IS
ON FILE WITH THE PINAL COUNTY RECORDERS
OFFICE FOR COMPLETE INFORMATION OF PLAT
AND CO-ASS'S CALL (520) 868-7100.

GHOST RANCH

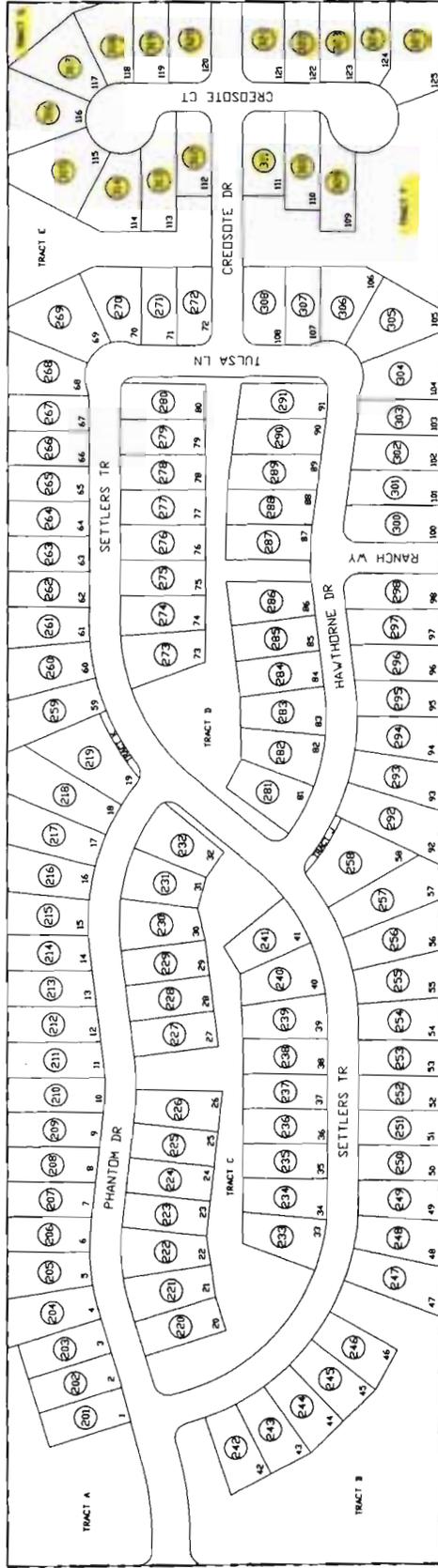
UNIT 1

CAB E - SLD 040

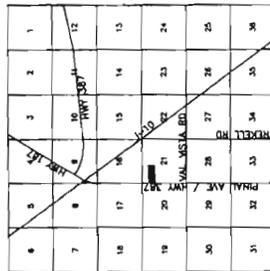
SEE MAP 509-38_1

SEE MAP 509-31

SEE MAP 509-38_1



VICINITY MAP



SEE MAP 509-38_1

SCALE: 1" = 150'

03-22-2004

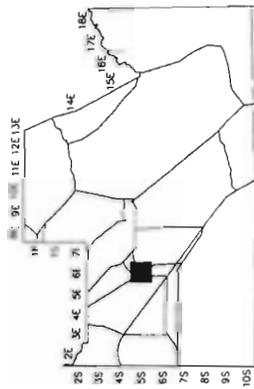
PINAL COUNTY ASSESSORS MAP

AREA CODE
0000

SPECIAL DISTRICTS
00000
00000

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.

SEE BOOK 502



SEE MAP 509-50



NOT TO SCALE

02-16-2005

SEE BOOK 504

SEE BOOK 505

PINAL COUNTY ASSESSORS MAP

APN	Parcel	Owner	Address	City	State	Zip Code
APN		Arizona State Land Dept.	1616 W. Adams Street	Phoenix	AZ	85007
APN	509-38-309	Michael N. Berardi	3919 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-310	Craig & Dawn Fitzgerald	3923 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-311	Arthur Winegrad	3927 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-312	Jerald J. Williams	3935 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-313	Veronica B. & Jose A. Garcia	3939 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-314	David C. Cole	3943 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-315	Silvestre Najera	3947 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-316	Bryan Cogan	3951 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-317	Melissa Reese	3946 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-318	Kenneth McCue	3942 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-319	Schuyler V. Boyce	3938 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-320	Cindy B. Ornelas	3934 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-321	Daniel W. Townsend	3926 N. Creosote Court	Casa Grande	AZ	85222
APN	509-38-322	Charles J. Hairston	3922 N. Creosote Drive	Casa Grande	AZ	85222
APN	509-38-323	Jeffrey M. Reynolds	3918 N. Creosote Drive	Casa Grande	AZ	85222
APN	509-38-324	Raul Mejia	3914 N. Creosote Drive	Casa Grande	AZ	85222
APN	509-38-325	Christopher N. Russell	3910 N. Creosote Drive	Casa Grande	AZ	85222
APN	509-38-394	Daniela Nilson	3909 N. Princeton Lane	Casa Grande	AZ	85222
APN	509-38-395	Christian K. Shepherd	3913 N. Princeton Lane	Casa Grande	AZ	85222
APN	509-38-396	Nathaniel Panka	3917 N. Princeton Lane	Casa Grande	AZ	85222
APN	509-38-397	Richard Carrion	333 E. Creosote Drive	Casa Grande	AZ	85222
APN	509-38-398	Dustin N. Graffius	345 E. Creosote Drive	Casa Grande	AZ	85222
APN	509-38-401	Christopher A. Mallek	362 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-402	Christopher Scheidt	372 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-403	Franklin A. Shepel	384 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-404	Marquez-Choneskat LLC	396 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-405	Ignacio Valdez	408 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-407	Jacquelyn Hill	446 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-408	Cynthia Easterly	458 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-409	Gwendolyn Jackson	470 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-410	Leonor Montoya	482 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-411	Karla Pino	494 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-412	Betty Minor	506 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-413	Ernest Cook	518 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-414	Luis Hidalgo	530 E. Settlers Trail	Casa Grande	AZ	85222

APN	509-38-415	Mark Tepper	540 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-416	Anthony F. Dolan	3944 N. Silver King Lane	Casa Grande	AZ	85222
APN	509-38-417	Karen M. Polit	3940 N. Silver King Lane	Casa Grande	AZ	85222
APN	509-38-418	Fred S. Hammond	3936 N. Silver King Lane	Casa Grande	AZ	85222
APN	509-38-419	Brian Dietz	3932 N. Silver King Lane	Casa Grande	AZ	85222
APN	509-38-420	Luis Jaramillo	517 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-421	Steven T. Schmitz	505 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-422	Jennifer Srock	493 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-423	Jose Jimenez Urzua	481 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-424	Amy Bennett	469 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-425	Jerry G. Wiggins	457 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-426	Michael A. Garcia	445 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-427	Claude E. Foster	3938 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-428	William R. Clarridge	3926 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-429	Michael Eagan	490 E. Black Diamond Drive	Casa Grande	AZ	85222
APN	509-38-430	Robert M. Simpson	504 E. Black Diamond Drive	Casa Grande	AZ	85222
APN	509-38-431	Rogers Living Trust	518 E. Black Diamond Drive	Casa Grande	AZ	85222
APN	509-38-433	Gary Zebell	3916 N. Silver King Lane	Casa Grande	AZ	85222
APN	509-38-434	Ioana O. Keyes	3912 N. Silver King Lane	Casa Grande	AZ	85222
APN	509-38-435	Randall O. Pepper	525 E. Black Diamond Drive	Casa Grande	AZ	85222
APN	509-38-436	Jolanta Chalkowski	509 E. Black Diamond Drive	Casa Grande	AZ	85222
APN	509-38-437	Shannon Carr	491 E. Black Diamond Drive	Casa Grande	AZ	85222
APN	509-38-438	Danny J. Tomblin	477 E. Black Diamond Drive	Casa Grande	AZ	85222
APN	509-38-439	Primo L. Ruiz	3913 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-440	Joe Ochoa, Jr.	3917 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-441	Francisco M. Rodriguez	3923 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-442	Terry E. Taylor	3929 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-443	Juan Naranjo	3935 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-444	Unit 176 Ghost Ranch LLC	6424 E. Greenway Parkway	Scottsdale	AZ	85254
APN	509-38-445	Kenneth Brennan	407 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-446	Thomas B. Granado	15708 E. Chandler Heights Road	Chandler	AZ	85249
APN	509-38-447	Vincent Lam	383 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-448	Delia Yrue	371 E. Settlers Trail	Casa Grande	AZ	85222
APN	509-38-449	Patrick McCarty	3955 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-450	Anthony S. Governale	3959 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-451	German A. Hernandez	3963 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-452	Luis Gandara	3967 N. Dead Wood Lane	Casa Grande	AZ	85222

APN	509-38-453	Jimmy D. Rogers	3973 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-529	Gregory A. Spencer	4960 Frazee Road	Oceanside	CA	92057
APN	509-38-531	DR Horton Inc. Dietz-Crane	8125 N. 23rd Avenue #100	Phoenix	AZ	85021
APN	509-38-537	DR Horton Inc. Dietz-Crane	8125 N. 23rd Avenue #100	Phoenix	AZ	85021
APN	509-38-539	Bob Colabianchi	657 E. Black Diamond Drive	Casa Grande	AZ	85222
APN	509-38-541	Daniel Campuzano	717 E. Black Diamond Drive	Casa Grande	AZ	85222
APN	509-38-494	Gary R. Kaser	528 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-495	Don O. Law	540 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-496	Angela Maldonado	552 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-497	Timothy D. Barber	564 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-498	Joan Carr	576 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-499	John R. Dollar	588 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-501	Christopher Krejdosky	457 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-502	Jennifer L. Stewart	469 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-503	Anna V. Chavez	481 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-504	David Cole	493 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-505	Eric Gee	505 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-506	Enrique A. Uresti	517 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-507	Kimberly K. Mitchell	529 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-508	Ramon Urzua	541 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-509	Raul Luna, Jr.	553 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-510	Eric Urzua	565 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-511	Bill Finch	577 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-454	Steve Sajin	432 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-455	Melanie D. Kieser	440 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-456	Matthew T. Powers	454 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-458	Monica Harnden	478 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-461	Terry L. Endicott	514 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-462	Kathy A. Mizda	526 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-465	Carmelo V. Rillera	2112 Brighton Springs Street	Las Vegas	NV	89128
APN	509-38-466	Ellis R. Horton	574 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-469	Linda L. Kingston	3990 N. Spring Mountain Avenue	Casa Grande	AZ	85222
APN	509-38-472	Rosa O. Puicon	3976 N. Spring Mountain Avenue	Casa Grande	AZ	85222
APN	509-38-473	Richard Watson	3970 N. Spring Mountain Avenue	Casa Grande	AZ	85222
APN	509-38-474	Cathy Martinez	3966 N. Spring Mountain Avenue	Casa Grande	AZ	85222
APN	509-38-476	Angel Fuentes	575 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-477	Daniel A. Hernandez, Jr.	563 E. Dragon Springs Drive	Casa Grande	AZ	85222

APN	509-38-482	Jason Patrick Welch	509 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-484	Andrea Y. Scott	479 E. Dragon Springs Drive	Casa Grande	AZ	85222
APN	509-38-485	Thomas B. Granado	15708 E. Chandler Heights Road	Chandler	AZ	85249
APN	509-38-486	Gelmer R. Puicon	3978 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-487	Otis M. Morgan	121 Morgan Road	Chehalis	WA	98532
APN	509-38-488	Reynaldo Garcia	3970 N. Dead Wood Lane	Casa Grande	AZ	85222
APN	509-38-489	Dann Gil Ylagan	468 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-490	Demetrio Vellescaz	480 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-491	Stephanie Stovall	492 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-492	Edgar Panduro	504 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-493	Martha P. Cox	516 E. Wolf Hollow Drive	Casa Grande	AZ	85222
APN	509-38-016	Virginia Warchol	26405 W. Paradise Palms Street	Casa Grande	AZ	85222
APN	509-38-017	Virginia Warchol	26405 W. Paradise Palms Street	Casa Grande	AZ	85222
APN	509-38-017	Virginia Warchol	26405 W. Paradise Palms Street	Casa Grande	AZ	85222
APN	509-38-019	Dohn J. Trempala Trust	1215 Dolphin Terrace	Corona Del Mar	CA	92625
APN	509-38-020	Royce Homes-Phoenix LLC	1855 W. Baseline Road #265	Mesa	AZ	85202
APN	509-38-023E	James B. & Debbie S. Hamblen	16784 W. Hopi Drive	Casa Grande	AZ	85222
APN	509-38-023H	Joseph A. & Colleen S. Spacek	16662 W. Impala Drive	Casa Grande	AZ	85222
APN	509-38-023K	Troy Hubbard	10021 N. Trekeil Road	Casa Grande	AZ	85222
APN	509-38-071	Deke Tenney	58th Signal Battalion Unit 35154 Box 81	APO	AP	96376
APN	509-38-072	Deke Tenney	58th Signal Battalion Unit 35154 Box 81	APO	AP	96376
APN	509-38-024	Brenda S. Sanders	16356 W. Impala Drive	Casa Grande	AZ	85222
APN	509-38-025	Dorothy L. & Deanna L. Broking	16164 W. Impala Drive	Casa Grande	AZ	85222
APN	509-38-014	DR Horton Inc. Dietz-Crane	8125 N. 23rd Avenue #100	Phoenix	AZ	85021

APN
Arizona State Land Dept.
1616 W. Adams Street
Phoenix, AZ. 85007

APN 509-38-309
Michael N. Berardi
3919 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-310
Craig & Dawn Fitzgerald
3923 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-311
Arthur Winegrad
3927 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-312
Jerald J. Williams
3935 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-313
Veronica B. & Jose A. Garcia
3939 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-314
David C. Cole
3943 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-315
Silvestre Najera
3947 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-316
Bryan Cogan
3951 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-317
Melissa Reese
3946 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-318
Kenneth McCue
3942 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-319
Schuyler V. Boyce
3938 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-320
Cindy B. Ornelas
3934 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-321
Daniel W. Townsend
3926 N. Creosote Court
Casa Grande, AZ. 85222

APN 509-38-322
Charles J. Hairston
3922 N. Creosote Drive
Casa Grande, AZ. 85222

APN 509-38-323
Jeffrey M. Reynolds
3918 N. Creosote Drive
Casa Grande, AZ. 85222

APN 509-38-324
Raul Mejia
3914 N. Creosote Drive
Casa Grande, AZ. 85222

APN 509-38-325
Christopher N. Russell
3910 N. Creosote Drive
Casa Grande, AZ. 85222

APN 509-38-394
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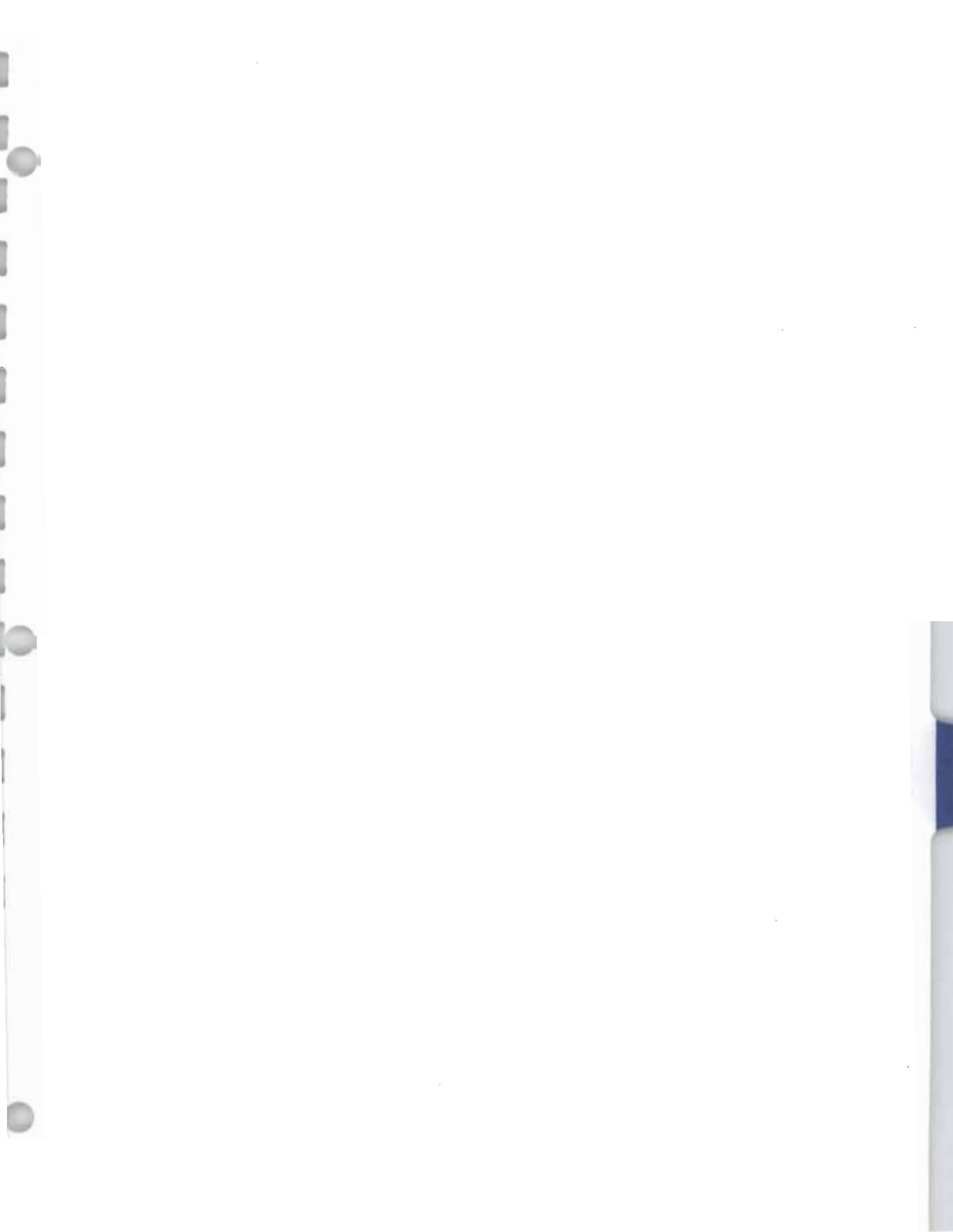
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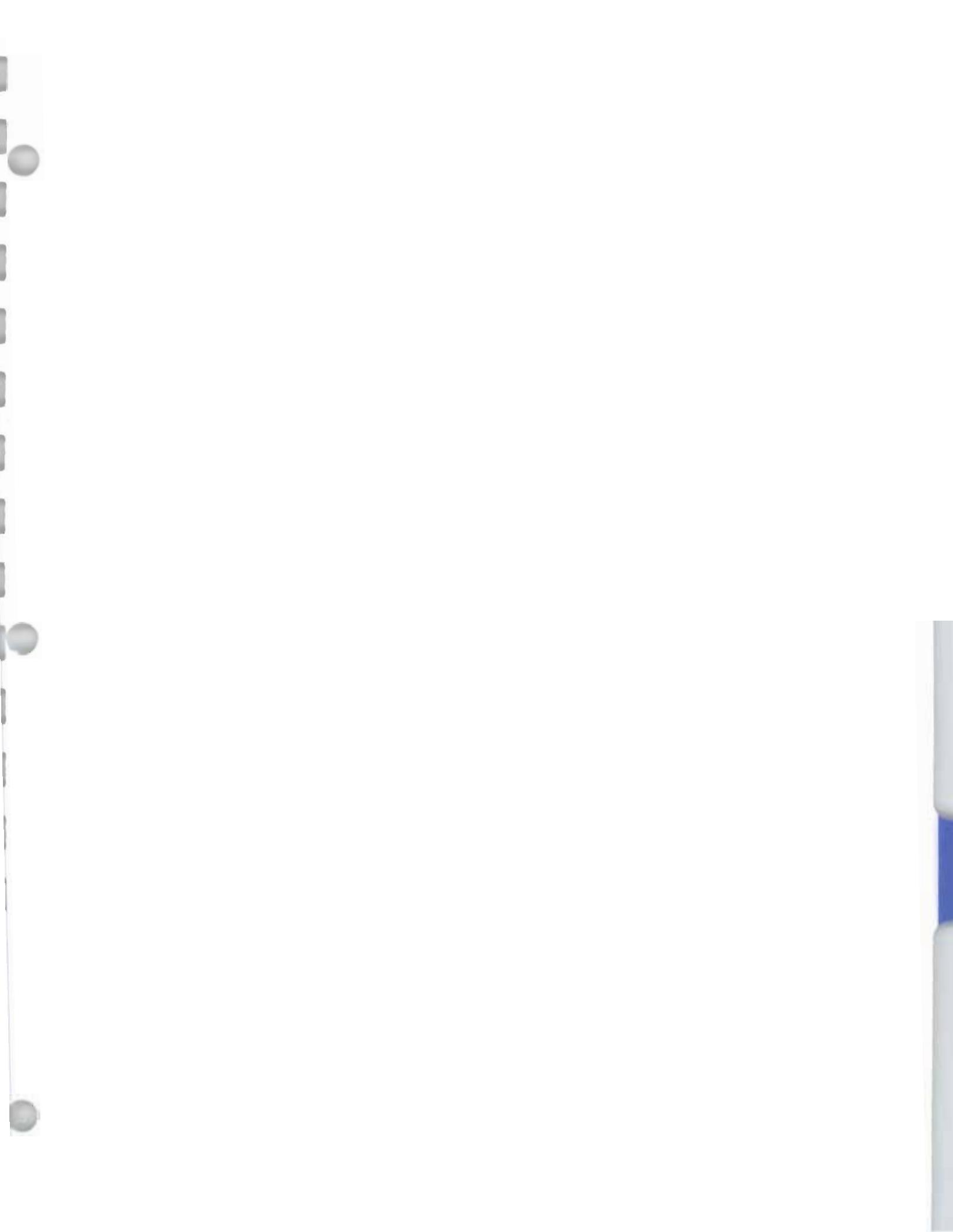
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PERMIT ACCOUNT
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ARLINGTON, TX 76006
(817) 856-8200

DATE	INVOICE	AMOUNT

64-1278/611

304194

CHECK
AMOUNT

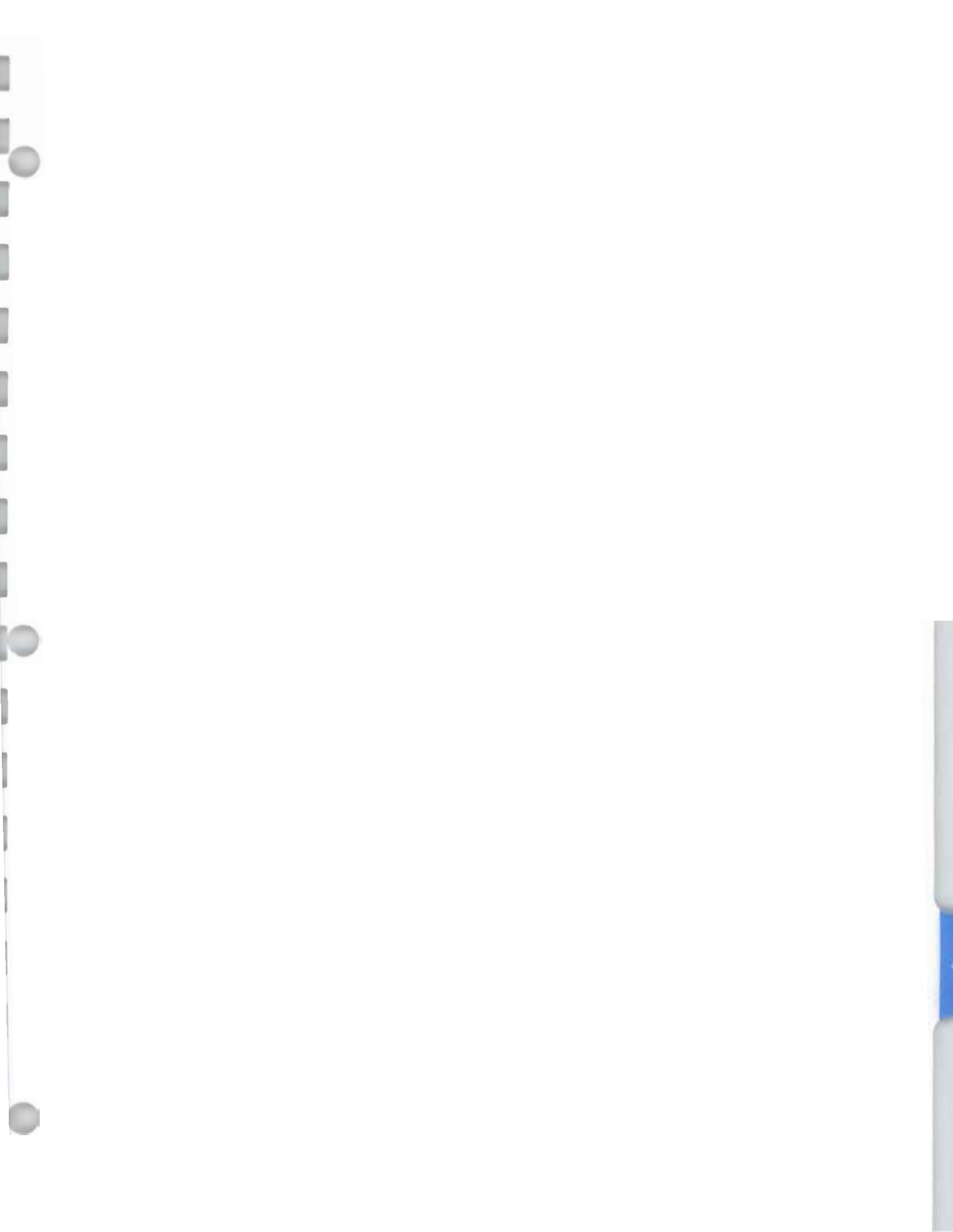
PAY *Three thousand two hundred thirty six + ^{no}/₁₀₀* DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	ACCT. NO.	CHECK NO.	CHECK AMOUNT
1-5-00	City of Casa Grande	9622 PAD Rezoning		304194	\$ 3,236.00

BANK OF AMERICA, NA

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Ghost Ranch II

~ Addendum ~

Final Development Plan and Development Guide for a Planned Area Development

January 2007

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And City Council
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Ghost Ranch II

Preliminary Development Plan and Development Guide for a Planned Area Development

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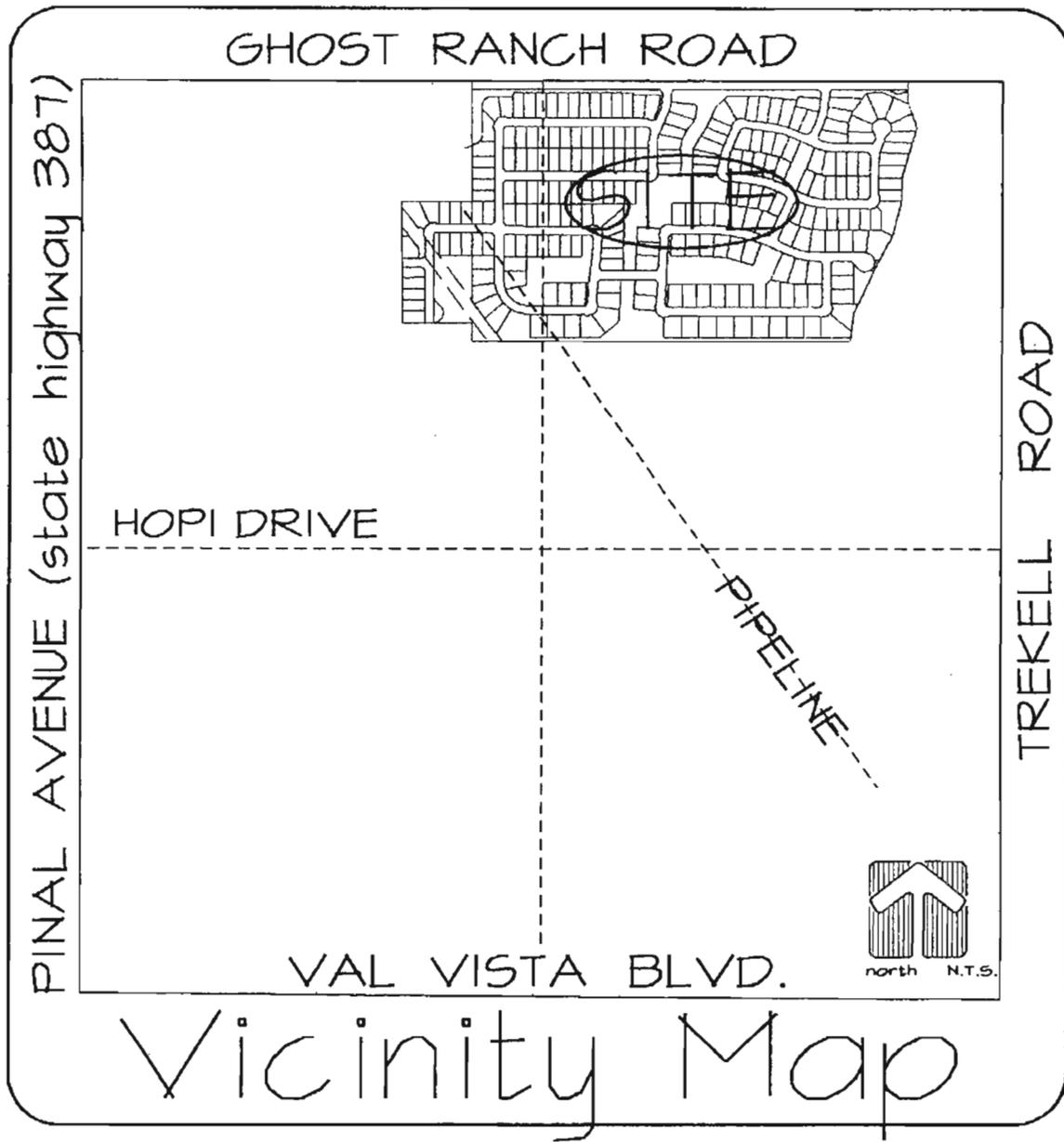
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Table	Description
1	Percentage of Yield by Lot Square Footage



Vicinity Map

(NOT TO SCALE)

A portion of the west half & northwest & northeast quarter of Section 21, T.5 S., R. 6 E., G&SRM, Pinal County, Arizona

Ghost Ranch II

Preliminary Development Plan and Development Guide for a Planned Area Development

1.0 Purpose of Request

Ghost Ranch II is a proposed 68.5-acre residential development located west of Trezell Road and south of Ghost Ranch Road in the north Casa Grande area. See attached Vicinity Map. The project is an extension of **Ghost Ranch I**, which is a residential project recently approved in the City of Casa Grande. As a continuation of **Ghost Ranch I**, this project proposes similar building product and development standards at a lower density. This project narrative is being submitted to the City of Casa Grande as a supplement to the Zoning application and is intended to demonstrate the quality of subdivision design and housing product intended for the new community. The development team has designed a high-quality residential community as this document will illustrate, with development standards consistent with the City of Casa Grande.

The purpose of the application is to request upon annexation a zone change for the **Ghost Ranch II** site from GR (General Rural) to Planned Area Development (PAD) in order to develop single-family residential homes.

2.0 Development Plan

The developer is proposing a high quality residential community that will be annexed into the City of Casa Grande prior to City zoning approval. The community will consist of a maximum of 235 site-built, single-family detached lots/homes, along with significant active and passive open space. The City of Casa Grande General Plan designates the subject area as LDR (low density residential). The developer has proposed land uses and densities that are consistent with the General Plan as well as adhering to the City of Casa Grande's Residential Design Standards for Planned Area Developments.

Ghost Ranch II consists of a maximum of 235 single-family lots/homes on approximately 68.5 gross acres for an overall gross density of 3.4 dwelling units per

acre. The net acreage is 66.5 acres and a net density of 3.5 dwelling units per acre. The project has been designed with three residential land use categories, offering a mix of housing opportunities, income levels and lifestyles within one community. As Table 1 illustrates, the developer is proposing an equal amount of lots less than 7,000 square feet as 8,000 square feet or over. The minimum lot width proposed is 55 feet.

Lot Square Footage	Yield	Percentage of Yield
6,300 – 6,999	103	44%
7,000 – 7,999	29	12%
8,000 +	103	44%
---	235	100%

2.1 Subdivision Design

Dietz-Crane Home’s goal for **Ghost Ranch II** is to design a community with visual interest and distinctive character and identity as demonstrated in this development guide. The design of the subdivision is critical to the success of a “visually diverse” community. The streets are designed in a discontinuous manner so as to discourage cut-through traffic and to reduce traffic speeds. Particular consideration was given to developing a street layout, which would permit fluid traffic movement yet would incorporate passive traffic calming through street geometry. The incorporation of cul-de-sacs, curvilinear streets and short loop roads into the design help to reduce traffic speeds. In addition, the short loop roads help to create mini-neighborhoods within the overall community.

Ghost Ranch II has been designed with centralized, useable and highly visible open spaces that are interconnected by a series of 5-foot pedestrian paths and 10-foot multi-use trails. To encourage the use and supervision of shared open space areas, all entry roads and most internal roads terminate with views into open space areas. In addition, the developer has designed attractive entry signage as illustrated within this document.

Details regarding the specific subdivision and home development standards, as well as a discussion of this project’s conformance to Casa Grande’s PAD Residential Design Standards, are noted in Appendix A in this narrative. Building setbacks are illustrated on the Preliminary Development Plan within this document.

2.2 Open Space

Approximately 14.7 acres of open space is proposed within **Ghost Ranch II** to be landscaped as inviting recreational areas and pedestrian corridors. This open space equates to approximately 21% of the project (15% minimum required). The open spaces are strategically located for high visibility and serve as pedestrian/bike connections through the site. The main entries into the project terminate with views into open space areas in order to create a dramatic entry to the project. In addition, numerous interior roads and cul-de-sacs terminate with views into open space areas. The open space is centralized as much as possible for maximum use by **Ghost Ranch II** residents. These open spaces are connected by a 10-foot multi-use concrete pathway, which meanders through the open space corridors as illustrated on the Preliminary Development Plan and the Conceptual Landscape Plan Exhibit. This trail system serves to physically and visually tie the neighborhoods together as a community. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director and shall be covered by pedestrian and multi-use public access easements (where requested by the City).

The open space areas are also designed to retain storm water generated on the site. The existing washes to be retained in the natural condition will carry off-site drainage through the site in an aesthetically-pleasing design.

A number of recreational amenities will be provided within the open space areas as illustrated on the Preliminary Development Plan. Proposed amenities are centralized as much as possible to allow accessibility for all residents within **Ghost Ranch II** via the 10-foot multi-use trail proposed. Amenities include a children's tot lot area with play equipment as illustrated within this document, three shade ramadas with picnic tables and turf areas for passive recreation.

The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and limited areas of turf for passive recreation. Plant material selections reflect the native vegetation of Arizona and are drought tolerant. Open space tracts for the PAD shall be improved (i.e., landscaped, paths installed, etc.)

concurrent with the phase in which it is located. Final landscape and amenity plans are subject to review and approval of the City's Planning Director.

The developer will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer within twenty-eight (28) days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants. A minimum of two fifteen-gallon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic irrigation system and granite rock topping is required for each lot. Turf may be offered by the developer/homebuilder as a front-yard landscape option. The turf area shall not exceed 20% of yard area and shall be separated from decomposed granite areas by a concrete or brick header. Decomposed granite or river rock will cover all exposed areas. A minimum of four standard landscape plans shall be offered and one plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the Planning Director.

3.0 Relationship to Existing Plans

Ghost Ranch II is a low-density residential development at a density of 3.4 dwellings units per gross acre (3.5 dwelling units per net acre), which will be annexed into the City of Casa Grande prior to receiving PAD zoning approval. Zoning will be consistent with the City's General Plan.

The site is included within the study area of the City of Casa Grande Municipal Airport – Airport Master Plan, adopted in 1987 and amended in 1998. The site is indicated as likely to develop with residential land uses. Therefore, the proposed land use with **Ghost Ranch II** is consistent with the City of Casa Grande Municipal Airport Master Plan. The site also falls under the City's "Airport Influence Area". Although the Airport Master Plan indicates that the site is not located within any noise contours, the owner(s) shall record an aviation easement over the site, which shall also provide notice of the proximity and activity of the Casa Grande Municipal Airport, on the subject property prior to any transfer of ownership of the subject property. The owner(s) shall disclose to any buyer, including individual residential buyers, the proximity of the Casa Grande Municipal Airport, its runways, and its flight paths. The disclosure will also state the

types of aircraft operating at the Airport, activity levels at the airport, projected growth figures for the types of aircraft and activity levels at the airport, and the fact that the Casa Grande Municipal Airport operates 24 hours a day each day of the week. The disclosure shall appear in both the Department of Real Estate Public Report and in a separate document acknowledged by each buyer. One copy of said separate document shall be signed by the buyer and shall be sent to the attention of the City of Casa Grande Airport Manager.

4.0 Existing Site Conditions

As shown on the vicinity map, **Ghost Ranch II** consists of approximately 68.5 acres located at west of Trekell Road and south of Ghost Ranch Road. The site is presently undeveloped, with no improvements.

The site drains from northeast to the southwest with an approximate slope of 1.2%. Two major washes transverse through the site and carry off-site water through the site. These washes will remain as undisturbed as possible and will be utilized for a pathway that may connect to future neighborhoods to the north and south of the project.

5.0 Relationship to Surrounding Properties

The primary character of the area is scattered single-family residential uses on one-plus acre lots and vacant desert. The character of the surrounding properties are as follows:

- Areas to the north are scattered single-family residential uses located in Pinal County and zoned GR (General Rural) and under the jurisdiction of the City of Casa Grande, and a state land property zoned UR (Urban Ranch) and under the jurisdiction of the City of Casa Grande.
- Areas to the east and south are undeveloped/vacant desert. All areas to east of Trekell Road are located within and under the jurisdiction of Pinal County. The area between the eastern boundary of the project and Trekell Road will be zoned UR with it's annexation into the City of Casa Grande.
- The area to the west of **Ghost Ranch II** is currently undeveloped/vacant desert located within and under the jurisdiction of the City of Casa Grande and zoned PAD. Dietz-Crane Homes has been approved to develop **Ghost Ranch I** on the site, which will consist of 125 single-family residential lots.

The site is currently under the jurisdiction of Pinal County. However, at this time the developer is seeking annexation into the City of Casa Grande and subsequent PAD zoning.

6.0 Accessibility

The principal access to **Ghost Ranch II** will be from Pinal Avenue (S.R. 387) via Ghost Ranch Road. ADOT is presently reconstructing Pinal Avenue as a four lane divided highway with a median break at the Ghost Ranch Road alignment. In conjunction with the initial phase of development in **Ghost Ranch II**, the developer will be required to upgrade the half mile long dirt road extending east from Pinal Avenue to the project's northwest corner as a two-lane paved street with future curb, gutter and sidewalk to be installed by adjacent property owners when their land develops. Secondary access to **Ghost Ranch II** is through the **Ghost Ranch I** situated between Pinal Avenue and the southwest boundary of the **Ghost Ranch II** site. Currently under construction, this initial unit will afford right in – right out access at Pinal Avenue.

7.0 Circulation System and Street Improvements

Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The Traffic study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generated by **Ghost Ranch II**.

The developer will be responsible for the engineering and construction of the south half of Ghost Ranch Road adjacent to **Ghost Ranch II**. The developer will dedicate 40-foot half right of way and install paving, curb, gutter, striped bike lane, 5-foot wide detached, meandering sidewalk, and landscaping within the right-of-way per collector requirements. Sidewalks along all collector roadways shall be detached from the curb, except at intersections, and meander within the right of way. Cross sections and striping plans for collector roadways are subject to the review and approval of the City Engineer. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector roadways. Upon completion and City

acceptance of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within right-of-way, which will be maintained by the project's Homeowner's Association.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within **Ghost Ranch II**. They will dedicate 44-foot right-of-way as a function of neighborhood traffic needs. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon completion and City acceptance, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande.

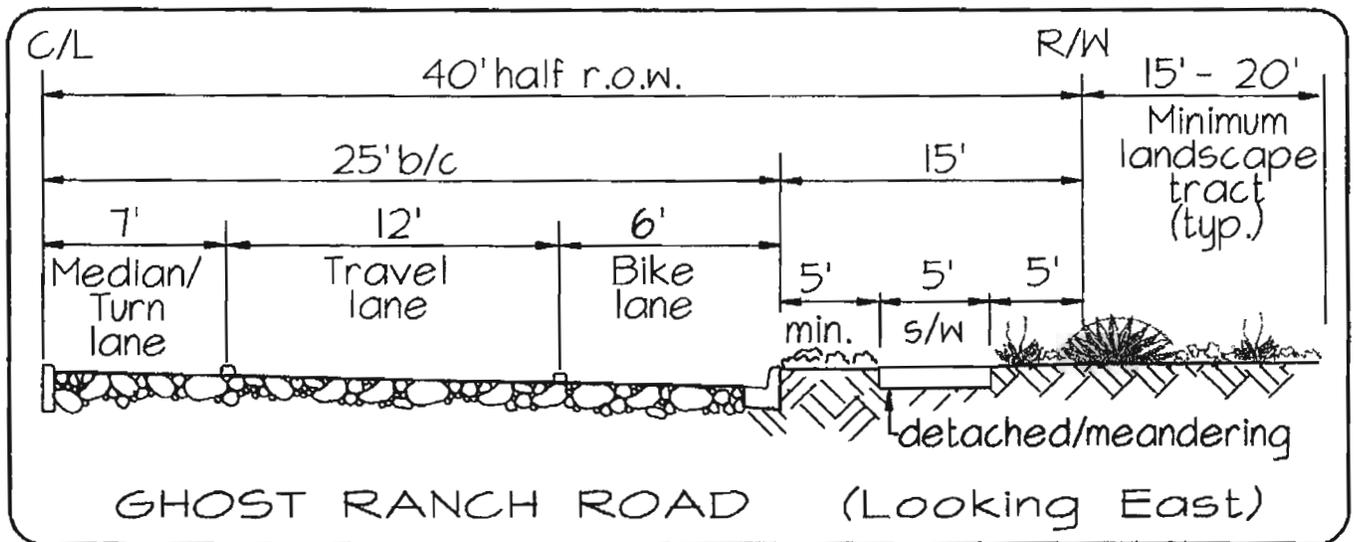
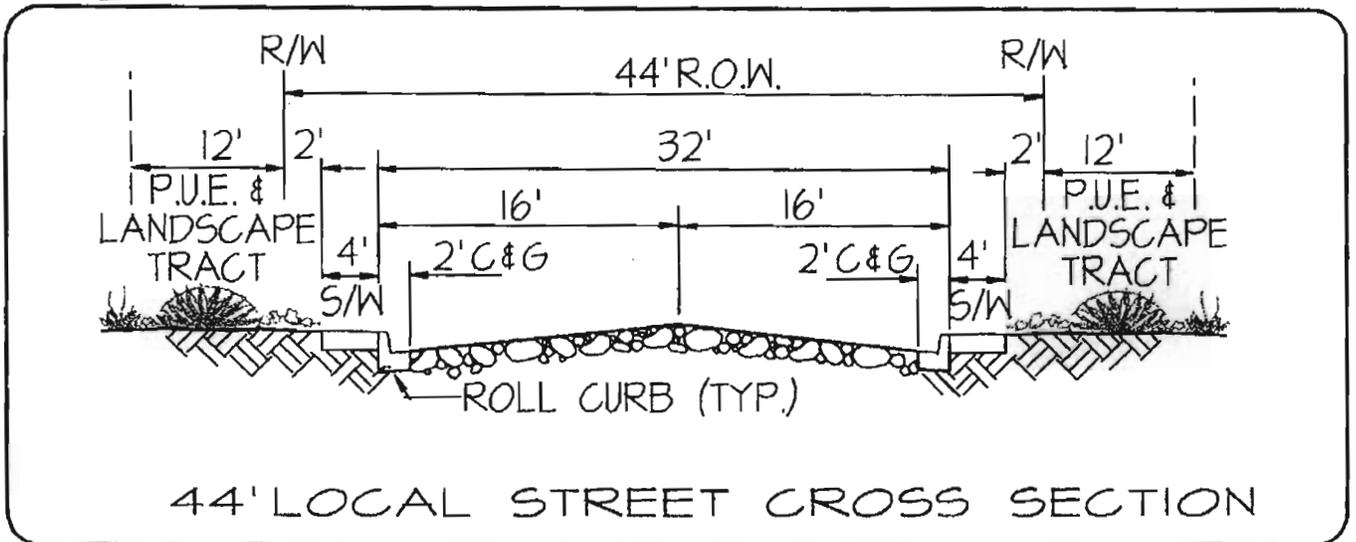
8.0 Public Facilities

Police and fire protection for the site will be provided by the City of Casa Grande after annexation occurs.

Ghost Ranch II is located within both the Casa Grande Elementary School District and the Casa Grande Union High School District. The existing high school facility is located approximately 3 miles to the southeast, at the intersection of McCartney and Trekell Roads. An elementary school site is proposed within Dietz-Crane's **Gila Buttes** project located at the southwest corner of Val Vista Boulevard and Thornton Road. Elementary students within **Ghost Ranch II** will attend this school. The developer has discussed the pending zoning application and the potential impacts of this development on their respective school systems with both school districts. An agreement dated 8/10/00 with Casa Grande Elementary School District exists which allows the donation of the school site within Dietz Crane's Gila Buttes community in lieu of contributions for the **Ghost Ranch II** project.

This residential development will include usable open space areas and other passive and active recreational activities and amenities as noted previously throughout this document. In addition to these amenities, the Dave White Regional Park is located approximately 3 miles to the south of **Ghost Ranch II**. No other public recreational areas or parks exist near the site.

Typical Street Sections



9.0 Phasing Plan

The project will be developed in two phases in accordance with the Phasing Plan as shown within this document. The phasing schedule is preliminary at this time and is subject to modifications depending on market trends. A more detailed phasing plan, meeting the approval of the City Engineer, Planning Director and the Planning and Zoning Commission will be established during the Preliminary Plat review process.

10.0 Utilities

Any utilities running through the site or any utilities that need to be relocated for development of the property will be placed underground except as approved by the City Council. Sewer facilities, street lights, and fire hydrants will be provided according to City of Casa Grande codes and per the recommendations of the Engineering and Fire Departments. Upon completion of construction and acceptance, operation and maintenance of all utilities and facilities will rest with the appropriate operating agency.

10.1 Sewer

Upon annexation, PAD approval, and development, the City of Casa Grande will provide sewer for this project. The existing City of Casa Grande's sewer facilities that will ultimately serve this site consists of an existing 27-inch sewer line located on the Thornton Road alignment approximately 2 $\frac{3}{4}$ miles south and one mile west of **Ghost Ranch II**. The developer intends to extend the sewer line installed with **Ghost Ranch I** to serve this site. The preliminary sewer analysis indicates that the demand generated by **Ghost Ranch II** will be satisfied by a 10-inch diameter main with a minimum slope of 0.45 percent. It is the developer's intent to construct this 10-inch line south of the existing terminus of the 27-inch main in conjunction with the first phase of this project. A Preliminary Sewer Report will be submitted to and approved by the City Engineer prior to approval of the Preliminary Plat for the site. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project.

10.2 Potable Water

Potable water for **Ghost Ranch II** will be provided by the Arizona Water Company. The company's water system will serve the site with an existing 6-inch water line located in Pinal Avenue at its intersection with Hopi Drive. A Preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to approval of the Preliminary Plat for the site. Final Water reports and plans, meeting the approval of the City Engineer and Arizona Water Company, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project. The developer will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

10.3 Electrical Power

Electricity service will be provided by Arizona Public Service Company.

10.4 Natural Gas

Natural gas service will be supplied by Southwest Gas Company.

10.5 Telephone

Telephone services will be provided by Qwest Communications.

10.6 Sanitation

Upon annexation, waste disposal services will be provided by the City of Casa Grande.

11.0 Grading and Drainage Concept

The grading and drainage concept for **Ghost Ranch II** consists of providing retention basins within the proposed open space areas and along the existing wash as required. The property will be graded to drain toward the retention basins. The streets will be designed per the City of Casa Grande criteria to convey all onsite storm water runoff to the retention basins. All drainage facilities will be designed in accordance with generally accepted engineering practices and in compliance with the City of Casa Grande requirements. Offsite storm drainage will be accommodated through adequately

designed water conveyance systems. Final drainage and retention reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats for this project. A Conceptual Grading and Drainage Design Report will be submitted to and approved by City Engineer prior to approval of the Preliminary Plat for the site. Final drainage reports and plans, meeting the approvals of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project.

The retention basins will be designed as multi-use facilities, combining retention facilities with playground equipment and recreational opportunities. To minimize the disruption of use during and after storms, all playground equipment will be elevated out of the 25-year storm event. Drywells will be used as recommended by the City Engineer.

12.0 Tree Preservation

The developer shall work with the City Planning Department to develop a plan for identifying and preserving and/or relocating all large (specimen type) desert trees existing on the site.

13.0 Residential Covenants, Conditions, & Restrictions

In order to assure residents that their investment in the community and home will endure, **Ghost Ranch II** will be controlled by the previously recorded Covenants, Conditions, and Restrictions (CC&Rs) for **Ghost Ranch I**. The CC&R's will incorporate the design principals as outlined in this document and will promote diversity in home sites, color, texture, and streetscapes, not only from neighborhood to neighborhood but also from neighbor to neighbor. The CC&R's for **Ghost Ranch I** will be presented to the City Planning Director for review prior to the approval of any Final Subdivision Plats.

14.0 Homeowners Association

A master homeowners association for **Ghost Ranch I** and **II** will be formed and will maintain all landscape tracts, perimeter walls, and open space areas including drainageways, perimeter walls and landscaping within rights-of-ways and collector or local roadway medians.

15.0 Dietz-Crane Homes

Dietz-Crane Homes has been recognized as a leader in every aspect of homebuilding. Their reputation for quality, variety, and affordability has put them at the head of the homebuilding industry. They carefully chose the location of their communities and the design of their homes in order to meet the needs of the homebuyer. Because Dietz-Crane Homes has focused on staying committed to craftsmanship, design and value, they are building some of the finest homes in Arizona.

16.0 Development Team

The developer has assembled a development team to design **Ghost Ranch II** as a community which carries through the standards they developed for **Ghost Ranch I**. Their goal is to create a community that attracts, meets the needs of, and is accessible to a variety of homebuyers. The development team consists of the following:

Builder/Owner

D. R. Horton, Inc. – Dietz-Crane
8125 North 23rd Avenue, #100
Phoenix, Arizona 85021
Contact: Mari Flynn
Phone: 602.973.8632 x6327
Fax: 1-800-715-5731

Engineer

DNA Incorporated
314 East 8th Street
Casa Grande, Arizona 85222
Contact: Bill Collings, P.E.
Phone: 520.836.5501
Fax: 602.271.9985

Land Planner

Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Contact: Christine Taratsas, RLA
Phone: 480.951.6410
Fax: 480.315.8698

17.0 Conclusion

Ghost Ranch II is proposed as a continuation of the high quality development proposed in **Ghost Ranch I**. It is a community that invites its residents to walk, run, ride, play and mingle. The open space areas are strategically located for high visibility and centrally located for high usability. Additional design features such as significant entry monumentation and attractive perimeter theme wall design as illustrated below combine to create a high quality residential community, which Dietz-Crane Homes is proud to develop.

Ghost Ranch II

Appendix A Residential Development Standards

Appendix A

1.0 Residential Development Standards

As with **Ghost Ranch I**, **Ghost Ranch II** has been designed to comply with the City of Casa Grande's Residential Design Standards for Planned Area Developments. The following outlines how the design of **Ghost Ranch II** has met or exceeded these standards.

1.1 Mandatory PAD Layout and Design Standards

1.1.1 Open Space

Approximately 14.7 acres of open space is to be landscaped as inviting recreational areas and pedestrian corridors. The open space equates to over 21% of the site. This open space percentage is more than the 15% open space required by the City for PAD's. The open space areas are centralized as much as possible to maximize use by all neighborhoods. Every home within **Ghost Ranch II** will be within approximately 600 feet of a pathway or open space area, which is less than the City recommended distance of 1000 feet. As stated previously, a children's play area and three shade ramadas with picnic tables are proposed within the project. A Master Homeowners Association including all residents of **Ghost Ranch I** and **II** will be formed to maintain all landscape tracts.

The open spaces are strategically located for high visibility and serve as pedestrian/bike pathways through the site. The main entries into the project terminate with views into the open space areas in order to create dramatic entries to the project. In addition, numerous interior roads and a cul-de-sac terminate with views into open space areas. The open space is centralized as much as possible for maximum use by **Ghost Ranch II** residents. These open spaces are connected by a 10-foot multi-use concrete pathway, which serves to physically and visually tie the neighborhoods together as a community. Safety lighting will be provided for some open space areas as required by the City Planning Director.

Appendix A

1.0 Residential Development Standards

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The open space areas were designed to retain storm water generated on the site as well carry off-site drainage through the site in an aesthetically-pleasing design. Creatively designed, these retention basins will utilize varied side slopes, varied plant massing, and curvilinear pedestrian pathways in order to make the basins pleasant open space and recreational areas. At least 15% of the retention basins that are designed for recreational usage will be elevated above the 25-year flood-water surface elevation. Drywells will be utilized where necessary in retention basins per the City of Casa Grande drainage design guidelines.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, shall be submitted prior to the approval of any Final Subdivision Plats for the property.

1.1.2 Multi-Story Homes

No multi-story homes shall be built on corner lots with the exclusion of Lot 290 and selected end lots including all corner lots at the side of each entrance into the development. See Revised Final Development Plan for specific single-story home restrictions. The developer has agreed to restrict all lots that back onto the southern boundary to single-story homes more specifically delineated as lots 167, and lots 169-170 within Ghost Ranch Unit II Phase 1 and 268-277 within Ghost Ranch Unit II Phase 2; thereby specifically excluding lot 168 within Ghost Ranch Unit II Phase 1 from this stipulation.

1.1.3 Streetscapes and Entrances

The entry monument will be CMU construction with a finish of red weathered brick veneer. The brick is utilized to bring back the images of agrarian culture, homesteads, school houses, and other rural architecture. Adjacent to the entry sign a selectively throughout the common areas within the community will be a two-rail fence painted white to further complete the rural aesthetic feel.

The theme wall has been designed to compliment the colors and materials of the entry sign. The brick used in the monument is once again utilized in the accent

buttresses. This will carry out the rural character of the entry monument within the perimeter wall. Both the entry monument and theme wall will emulate and provide the community with a sense of rural history. Theme wall fence colors will be specified in the field and will be selected to enhance this concept. See Wall Exhibit included in this Development Guide. In addition, the walls will have 2-foot horizontal offsets approximately 120–180 feet apart in order to create visual “staggers” in the wall. Wall details and colors shall be submitted for the review and approval of the City Planning and Development Director.

A minimum 15'-20' wide landscape tract shall be provided adjacent to collector roadways. Attractive lighted entry monumentation similar to the features depicted in this document will be installed by the developer and will promote the sense of arrival and of a high-quality residential community.

1.1.4 Front Yard Landscaping

The developer will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer within twenty-eight (28) days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants. A minimum of two fifteen-gallon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic irrigation system and granite rock topping is required for each lot. Turf may be offered by the developer/homebuilder as a front-yard landscape option. The turf area shall not exceed 20% of yard area and shall be separated from decomposed granite areas by a concrete or brick header. Decomposed granite or river rock will cover all exposed areas. A minimum of four standard landscape plans shall be offered and one plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the Planning Director.

1.1.5 Miscellaneous

Side yard fence returns for all interior lot walls shall extend to within 10 feet (10') of the front corner of the homes. All walls exposed to the public shall be painted

the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.

1.2 Additional Requirements for PAD Layout and Design

The following development standards will be utilized at **Ghost Ranch II**.

- Curvilinear street system. The project has been designed with a curvilinear street system. The streets were designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic slowing measure.
- Stagger front yard setbacks. Front-loaded garages will vary in setback from 20 feet to 23 feet. The developer proposes to vary the building relationship to the street by providing a 23-foot front setback on every third or fourth lot with a front-loaded garage. The minimum setback for front porches, side-entry garages and livable areas, which project in front of the front-loaded garage, shall be 15 feet. Lot development standards are noted on the Development Plan included within this document.
- Multi-Use Path. A 10-foot wide concrete path and 5-foot wide concrete walks will meander through the development's proposed open space corridors physically tying the community together. The internal path (10-foot wide) and walkway (5-foot wide) network shall be designed to provide safe and convenient connections/linkages to all open space amenities. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. Except for those located within public right-of-way, all paths and walks shall be covered by pedestrian public access easements, if requested by the City.
- Enhanced Subdivision Entries. The entrances to **Ghost Ranch II** shall be designed to create a sense of arrival. Attractive lighted entry monumentation as depicted in this document will be installed by the builder/developer and will promote the sense of a high-quality residential and commercial development. Raised, landscaped medians will be provided at all entry streets into the community.
- Landscape Buffers. Landscape tracts/buffers are provided along all arterial and collector roadways as depicted in this document. As noted previously, a

minimum 15'-20' wide landscape tract shall be provided adjacent to arterial and collector roadways. Twelve foot landscape tract are provided on all corner lots in order to avoid walls crossing public utility easements.

- Enhanced Perimeter Wall Design. The entry monumentation for this project is designed to be in harmony with **Ghost Ranch I**. The entry feature and perimeter fences utilize the same basic building materials and colors in order to create a consistent theme. The perimeter wall design as depicted in this document illustrates the use of varied materials including red brick accents and white rail fencing. The theme wall will consist of smooth, painted CMU block with a red brick accents on columns. Brick columns will be located approximately 120–180 feet apart. See Wall Exhibit included in this Development Guide. In addition, the walls will have 2-foot horizontal offsets approximately 120–180 feet apart in order to create visual “stagers” in the wall. Wall details and colors shall be submitted for the review and approval of the City Planning and Development Director.

2.0 Mandatory Residential PAD Architectural Standards

The residential product for **Ghost Ranch II** has not been determined at this time. However, Dietz-Crane Homes intends to offer product at **Ghost Ranch II** that is similar to the product offered at their Copper Vista and Ghost Ranch I developments. The homes will have architectural diversity while still maintaining a cohesive architectural theme and character. The product Dietz-Crane will build at **Ghost Ranch II** will incorporate architectural elements that will help create a diverse and aesthetically pleasing street scene. Product elevations and floor plans will be presented to the City of Casa Grande Planning and Development Department and City Planning and Zoning Commission for review and approval prior to the issuance of any home permits for **Ghost Ranch II**.

The following guidelines will be followed when developing the product for the project:

2.1 Floor Plans and Elevations

- A minimum of five home floor plans, each with three distinct elevations, will be offered within each definitive housing price range or product type.

- A minimum of five distinct home color schemes will be offered within each definitive housing price range or product type.
- The developer/homebuilder will not allow two homes with the same front elevation or color schemes to be located on adjacent lots or across from each other within **Ghost Ranch II**. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- There will not be any more than three consecutive similar rear home elevations for homes backing on Ghost Ranch Road.
- Emphasis (covered front porches, bay windows, etc.) will be placed on the front elevations of homes. Front entries will be visible from the street.
- Emphasis will be placed on all elevations facing roadways and open space areas. Window pop-outs and/or similar architectural embellishments will be provided on all front, rear and side elevations.

2.2 Roofs

- A variety of home roofing colors, shapes and/or textures will be offered. A variation of ridgelines and designs will be provided. Concrete tile shall be utilized for all sloped roofs. The Planning and Zoning Commission may give consideration to alternate durable roof materials that are consistent with the housing theme of **Ghost Ranch II**.
- Unique roof colors will be matched to each home color scheme.
- Residential dwelling units and accessory buildings/structures will have no roof-mounted or wall-mounted mechanical equipment including HVAC, or evaporative coolers. All such equipment must be ground-mounted.
- Covered courtyards or patio areas will be standard and will be incorporated into the architecture of the home.
- Stuccoed patio cover columns will be provided. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Development Director.

2.3 Garages

- On lots that are at least typically seventy feet (70') wide, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance garage.
- No garage will extend forward of a home's livable area or covered front porch by more than ten feet (10').
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward of the garage.
- No garage will exceed fifty percent (50%) of the house width (frontage) on the two-car garage offerings. With regard to the 70' wide minimum lots where more than a standard two-car front-entry garage is offered, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

2.4 Additions and Modifications

- All additions to homes shall be constructed of the same building materials as the principal residence and painted to complement the home.
- Garages shall not be converted or enclosed for other uses.
- Accessory buildings shall be located within walled rear yards. Accessory buildings over 200 square feet in area shall be constructed to match or complement the building materials and colors used on the principal residence.

3.0 Additional Requirements for PAD Residential Architecture

Four of the standards listed below will be mandatory for the developer to implement at **Ghost Ranch II**. These additional requirements for PAD residential architecture will be presented to the Planning and Zoning Commission prior to approval of any home permits for **Ghost Ranch II**.

- Incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.

- Provide unique architectural styles for all homes within a parcel or parcels of a PAD. Depart from currently popular architectural styles to use other unique house styles, such as Craftsman, Prairie, Territorial, and Ranch.
- Provide significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows, and/or dormers as standard features on all homes.
- Reduce the number of standard front-loaded garages. At least one floor plan per project or product type shall have the garage oriented towards the rear of the home as a standard feature. In addition, the number of floor plans using side-loaded garages as standard features shall be increased from the minimum required.
- Reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, providing multiple roof changes, and/or other effective means.
- Place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or using bay windows on elevations facing streets and open space areas.
- Applicant's choice. An opportunity for creativity and design innovation is provided here.

Ghost Ranch II

Exhibit A Preliminary Development Plan

PRELIMINARY PLAT GHOST RANCH UNIT II

PROPOSED TWO-STORY HOME LOCATIONS FOR THIS PAD AMENDMENT



LEGEND

11	2-BEDROOM	1080 SF
12	3-BEDROOM	1200 SF
13	3-BEDROOM	1200 SF
14	3-BEDROOM	1200 SF
15	3-BEDROOM	1200 SF
16	3-BEDROOM	1200 SF
17	3-BEDROOM	1200 SF
18	3-BEDROOM	1200 SF



* Single-Story Homes

263-700
1-800-STAKE-IT

Ghost Ranch Unit II
25 PINECLIFF DRIVE
MARIETTA, GA 30067

D.A.R. INC.
D.A.R. INC. CIVIL ENGINEERING
240 S. WILKINSON STREET, SUITE 100
MARIETTA, GA 30067



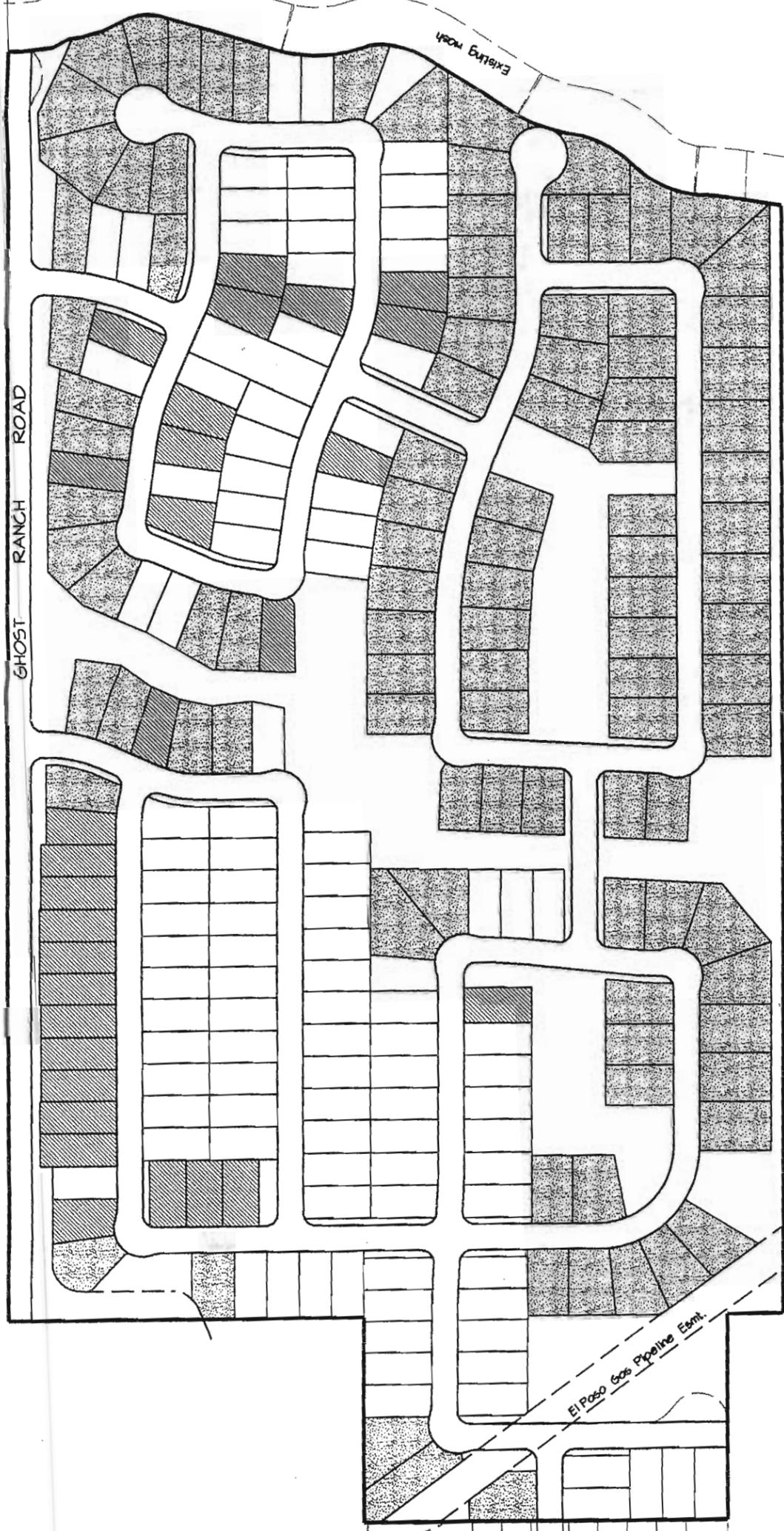
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SCALE: 1" = 40'
PROJECT: GHOST RANCH UNIT II

SHEET
2 OF 2

Ghost Ranch II

Exhibit B Preliminary Lot Square Footage Exhibit

502'
NB9°57'50"E
TREKELL ROAD



Preliminary
Lot Square
Footage
Exhibit

Ghost Ranch II

Developer/Owner:

Dietz-Grane
8125 North 23rd Avenue
Suite 100
Phoenix, Arizona 85021
Phone: 602.913.8632
Fax: 602.249.5921
Contact: Marl Flynn

Land Planner:

Arizona Land Design
5202 E. Oakhurst Way
Scottsdale, AZ 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact:
Christine Taratsos, R.L.A.

Engineer:

D.N.A. Incorporated
314 East 8th Street
Casa Grande, AZ 85222
Phone: 520.856.5501
Fax: 602.271.9985
Contact: Bill Collings, P.E.

LEGEND:

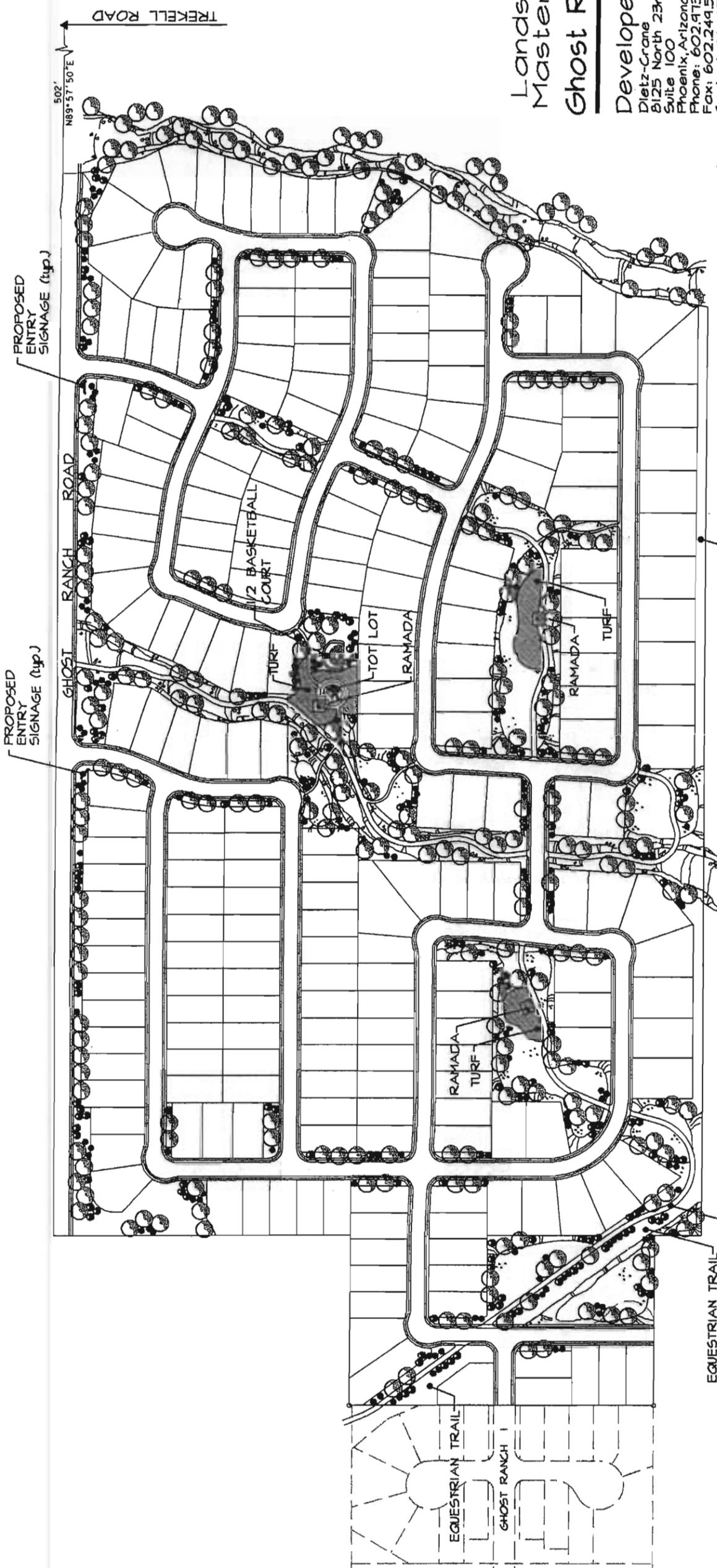
	6,300 Square Feet - 6,999 Square Feet (103 Lots)
	7,000 Square Feet - 7,999 Square Feet (29 Lots)
	8,000 Square Feet and above (103 Lots)



JOB# 00-94
DATE: 04/2/02
REV: 07/01/03
REV: 01/04/04
SHEET 1 OF 1

Ghost Ranch II

Exhibit C Landscape Master Plan



Landscape Master Plan Ghost Ranch II

Developer/Owner:
Dietz-Grane
8125 North 23rd Avenue
Suite 100
Phoenix, Arizona 85021
Phone: 602.973.8632
Fax: 602.249.5921
Contact: Mari Flynn

Land Planner:
Arizona Land Design
5202 E. Oakhurst Way
Scottsdale, AZ 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact: Christine Taratsos, R.L.A.

Engineer:
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314 East 8th Street
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Phone: 520.836.5501
Fax: 602.271.9985
Contact: Bill Collings, P.E.

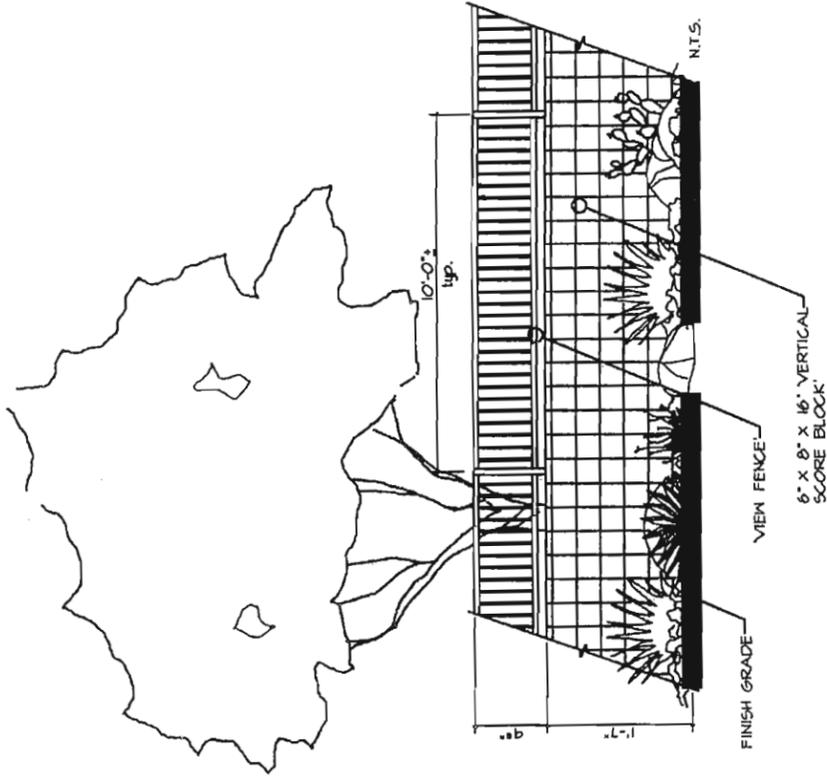
- | | | |
|--|---|---|
| TREES (Min. 15 Gallon/24" Box along Ghost Ranch Road and entrances) |  | CERICIDIUM SP.
PROSORIS SP.
OLNEYA SP.
ACAGIA SP. |
| SHRUBS (Min. 5 Gallon) |  | LEICOPHYLLUM SP.
CAESALPINIA SP.
SALVIA SP.
RUELLIA SP.
DALEA SP.
TECOMA SP.
CALLIANDRA SP.
CASSIA SP. |
| GROUNDCOVERS/ACCENTS
(Min. 1 Gallon) |  | LANTANA SP.
VERBENA SP.
GAZANIA SP.

YUCCA SP.
BOUGAINVILLEA SP.
AGAVE SP. |

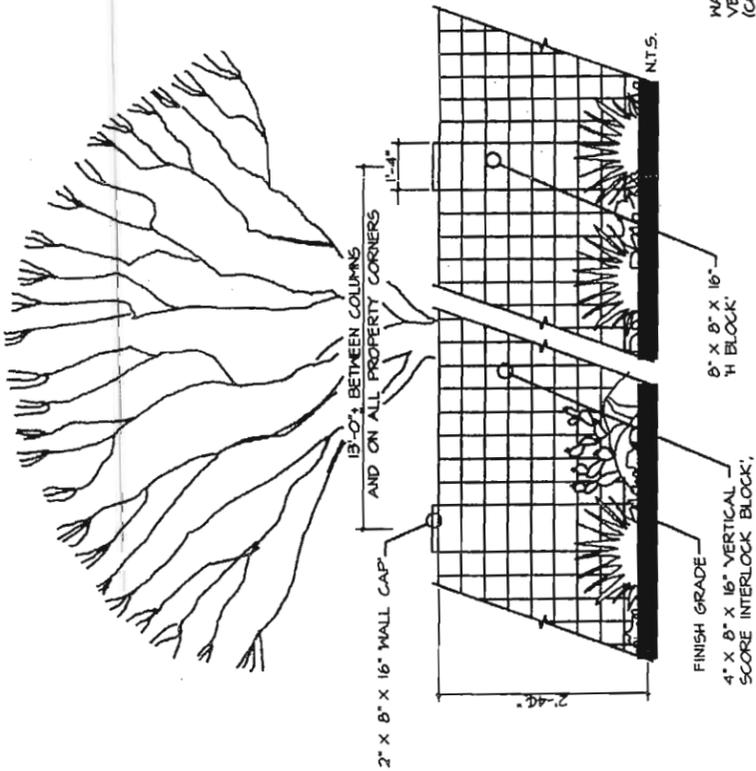


Ghost Ranch II

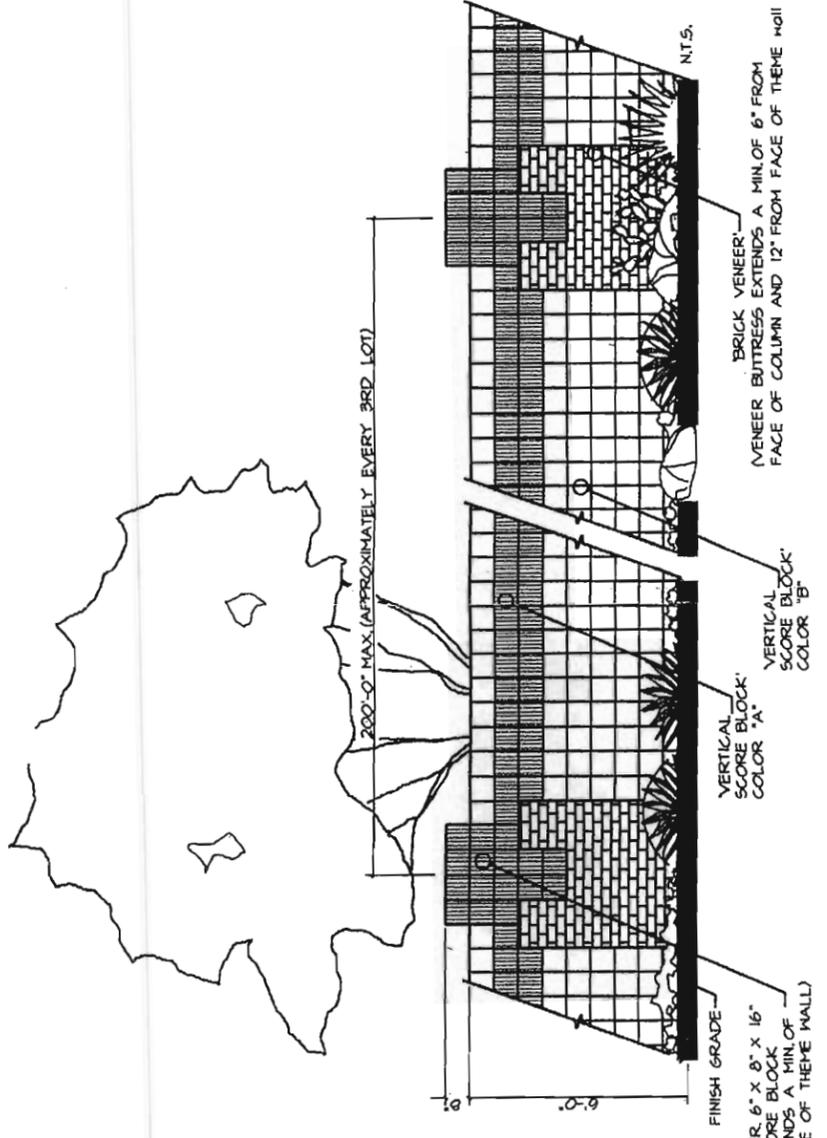
Exhibit D Wall Elevations



VIEW WALL



INTERLOCK WALL



THEME WALL ELEVATION

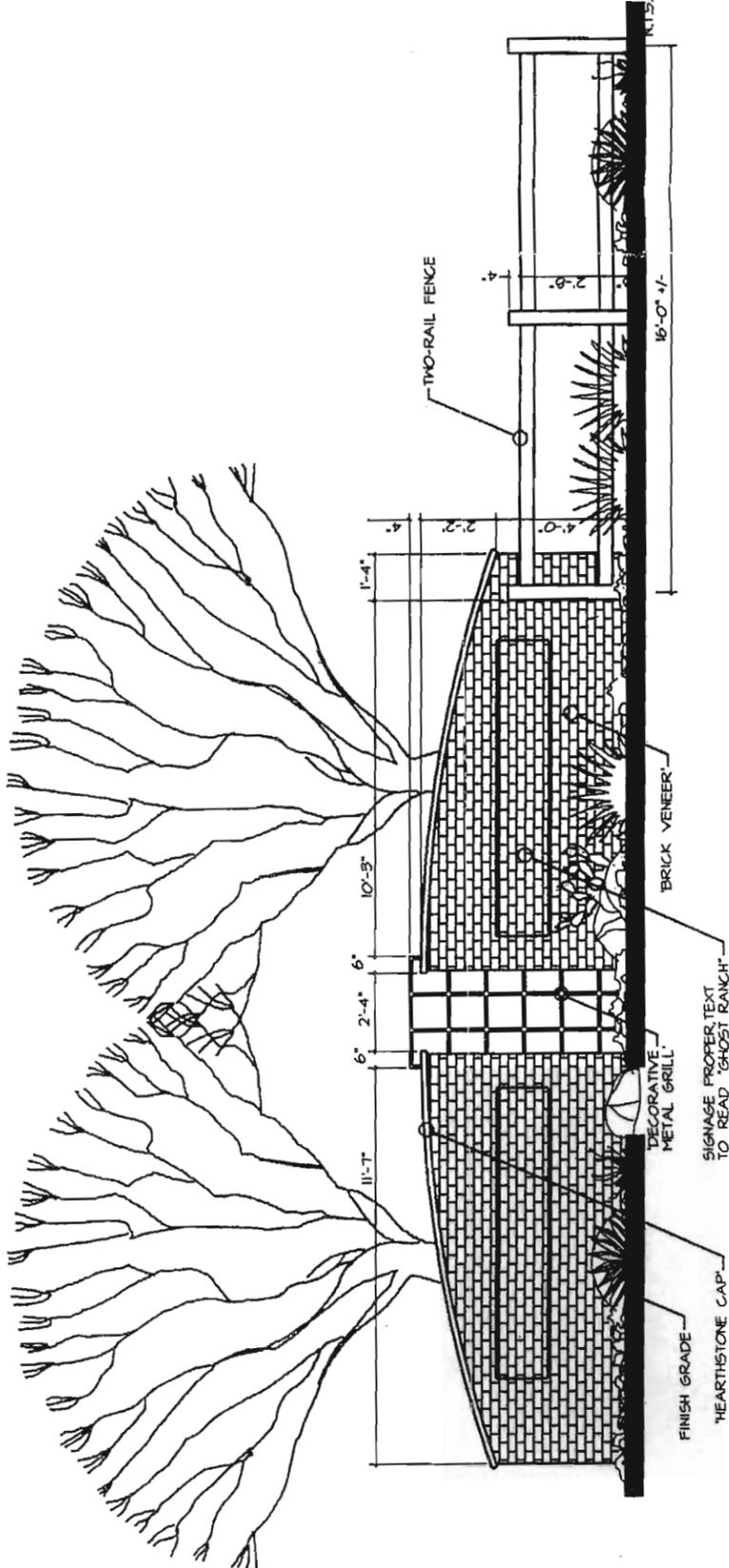
NOTE: COLORS TO BE SPECIFIED IN FIELD.

Wall Elevations
Ghost Ranch II

Developer/Owner:
Dietz-Grane
8125 North 23rd Avenue
Suite 100
Phoenix, Arizona 85021
Phone: 602.979.8652
Fax: 602.249.5921
Contact: Mari Flynn

Land Planner:
Arizona Land Design
5202 E. Oakhurst Way
Scottsdale, AZ 85254
Phone: 480.951.6410
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314 East 8th Street
Casa Grande, AZ 85222
Phone: 520.856.5501
Fax: 602.271.9985
Contact: Bill Collings, P.E.



NOTE: COLORS TO BE SPECIFIED IN FIELD.



JOHN CO-24
DATE: 04/12/03
REV.: 01/01/03
REV.: 01/04/04
SHEET 1 OF 1

Ghost Ranch II

Exhibit E
Wall Exhibit



Wall Exhibit Ghost Ranch II

Developer/Owner:

Dietz-Crane
2125 North 23rd Avenue
Suite 100
Phoenix, Arizona 85021
Phone: 602.973.8632
Fax: 602.249.3921
Contact: Marl Flynn

Land Planner:

Arizona Land Design
5202 E. Oakhurst Way
Scottsdale, AZ 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact:
Christine Taratsos, R.L.A.

Engineer:

D.N.A. Incorporated
314 East 8th Street
Casa Grande, AZ 85222
Phone: 520.836.5501
Fax: 602.271.9985
Contact: Bill Collings, P.E.

- LEGEND:**
- THEME WALL
 - VIEW WALL (4' block/2' wrought iron)
 - INTERNAL STREET AND OPEN SPACE WALL
 - WHITE RAIL FENCING

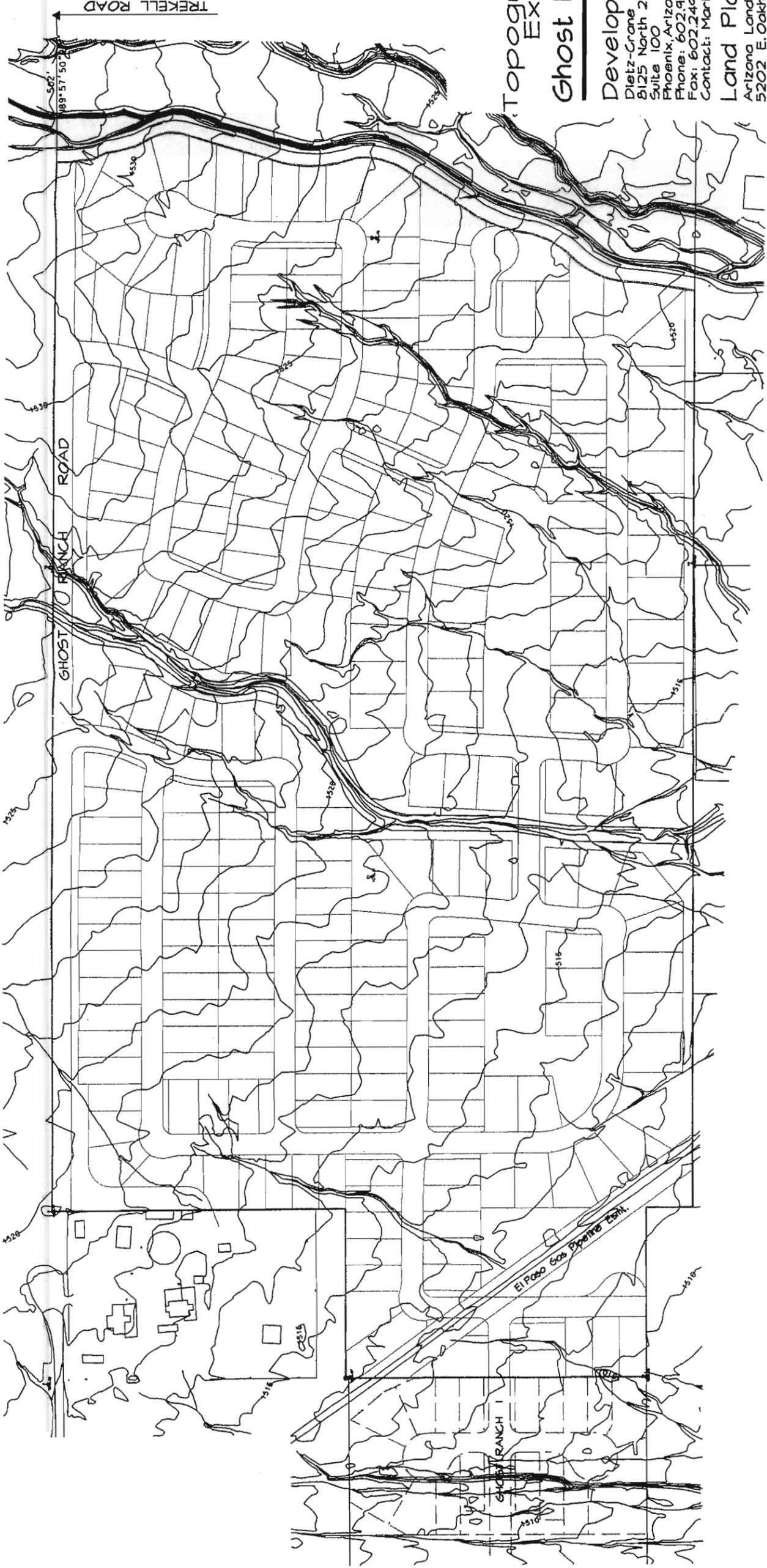
NOTE:
TYPICAL SIDYARD SUBDIVISION WALLS WILL EXTEND THE MAJORITY DISTANCE OF THE SIDE OF THE HOME.



JOB# 00-34
DATE: 04/12/03
REV.: 01/01/05
REV.: 01/04/04
SHEET 1 OF 1

Ghost Ranch II

Exhibit F Topographical Exhibit



Topographical Exhibit

Ghost Ranch II

Developer/Owner:

Dietz-Grane
 8125 North 23rd Avenue
 Suite 100
 Phoenix, Arizona 85021
 Phone: 602.973.8632
 Fax: 602.249.5921
 Contact: Mari Flynn

Land Planner:

Arizona Land Design
 5202 E. Oakhurst Way
 Scottsdale, AZ 85254
 Phone: 480.951.6410
 Fax: 480.315.8698
 Contact: Christine Taratsos, R.L.A.

Engineer:

D.N.A. Incorporated
 314 East 8th Street
 Casa Grande, AZ 85222
 Phone: 520.836.5501
 Fax: 602.271.9985
 Contact: Bill Collings, P.E.



JOB# 00-34
 DATE: 04/12/02
 REV.: 07/01/03
 REV.: 01/09/04
 SHEET 1 OF 1

Ghost Ranch II

Exhibit G Phasing Plan and Phasing Schedule

502'
N89°57'50"E
TREKELL ROAD



Phasing Plan Ghost Ranch II

Developer/Owner:

Dietz-Grane
8125 North 23rd Avenue
Suite 100
Phoenix, Arizona 85021
Phone: 602.979.8632
Fax: 602.249.5921
Contact: Marl Flynn

Land Planner:

Arizona Land Design
5202 E. Oakhurst Way
Scottsdale, AZ 85254
Phone: 480.951.6410
Fax: 480.315.8698
Contact:
Christine Taratsos, R.L.A.

Engineer:

D.N.A. Incorporated
314 East 8th Street
Casa Grande, AZ 85222
Phone: 520.836.5501
Fax: 602.271.9985
Contact: Bill Collings, P.E.

PHASING SCHEDULE	
PHASE	ANTICIPATED CONSTRUCTION DATES
1	2004 - 2007
2	2006 - 2008



JOB# 00-24
DATE: 09/12/03
REV: 01/01/03
REV: 01/04/04
SHEET 1 OF 1

Ghost Ranch II

Exhibit H
City Reports, Stipulation Letters &
Agendas



City of Casa Grande

March 24, 2004

Mari Flynn
D.R. Horton, Inc. – Dietz-Crane
8125 N. 23rd Avenue, Suite 100
Phoenix, AZ 85021

RECEIVED

MAR 30 2004

BY: _____

RE: CGPZ-26-04: Zone Change request

Dear Ms. Flynn:

This letter is to inform you that your request for a Zone Change received a favorable recommendation by the Planning and Zoning Commission, on March 4, 2004, subject to the following conditions:

1. A PAD Plat shall not be required for this PAD. All plats shall comply with the City Subdivision regulations.
2. All traffic, grading, drainage, retention, sewer, and water reports/studies for the PAD are subject to the review and approval of the City Engineer.
3. The decorative mailbox kiosks used for Ghost Ranch Unit One shall also be used within this PAD.
4. Development of the site shall be in accordance with the Ghost Ranch Two Development Guide/Plan and all applicable City codes and ordinances.
5. Owner shall complete the process for the formation of a park maintenance or enhanced municipal services improvement district pursuant to Arizona state statues for maintenance of the common areas for which a homeowners association (HOA) is primarily responsible. This Improvement District will only levy assessments if HOA fails to maintain or replace common area amenities.
6. The Builder and/or representative of the PAD shall make reference within the public report the close proximity of the natural gas pipe line. The City will require additional notification of the final plat.

This request will be scheduled for the City Council and ordinances are subject to a 30-day waiting period after Council approval.

Telephone: 520/421-8600 - Telefacsimile: 520/421-8602 - TDD: 520/421-2035
City Hall: 510 East Florence Boulevard - Casa Grande, Arizona 85222

CGPZ-26-04
Page 2 of 2

If you have any questions, you may contact Mark Eckhoff, Senior Planner, at (520)421-8637 Ext. 303.

Sincerely,

A handwritten signature in cursive script that reads "Laura Blakeman".

Laura Blakeman, Administrative Assistant
Planning & Development Department

AGENDA ITEM: _____

DATE: _____

**CITY OF CASA GRANDE
REQUEST FOR COUNCIL ACTION**

Date Submitted: 4-13-04	Date Requested: 4-19-04
Type of Action Requested	Subject
<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Formal Action/Motion <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Other _____	CGPZ-41-04: Zone Change from initial Pinal County General Rural Zoning to UR (Urban Ranch)

RECOMMENDATION:

It is recommended that Council approve this Zone Change request with the following conditions:

1. Any conditions deemed necessary by Council.

DISCUSSION:

The City of Casa Grande requests approval of a Zone Change from initial Pinal County General Rural Zoning to UR (Urban Ranch) for multiple properties generally located south of the Ghost Ranch Road alignment and west of the Trekell Road alignment, A.K.A. the remainder of the proposed Ghost Ranch annexation area, excluding the proposed Ghost Ranch II PAD. The subject site is located within Section 21 T5S, R6E, G&SRM, Pinal County, Arizona, APN 509-38-0140 (portion), 018A, 0160, and 0170.

This Zone Change is for the areas outside of the Ghost Ranch II PAD that require City zoning upon annexation. These include the smaller lots to the west of the proposed PAD and the larger area between the Ghost Ranch II PAD and just short of Trekell Road. There are no immediate plans for these parcels, but the larger area will probably be developed with larger lots in the future to further increase compatibility between the Ghost Ranch II PAD and the nearby more rural County areas.

On March 4, 2004 the Planning and Zoning Commission voted to forward a favorable recommendation for this request to the City Council.

FISCAL IMPACT:

Typical costs and revenues associated with residential developments.

ALTERNATIVES:

1. Approve the request.
2. Deny the request.
3. Table the request.

Prepared by:

Approved by:

Approved by:

Approved by:

Senior Planner

Planning and Development
Director

Planning and Zoning
Commission Chairperson

City Manager

Exhibit A:

LEGAL DESCRIPTION FOR GHOST RANCH ANNEXATION AREA PARCELS

AGENDA ITEM: _____

DATE: _____

**CITY OF CASA GRANDE
REQUEST FOR COUNCIL ACTION**

Date Submitted: 4-13-04	Date Requested: 4-19-04
Type of Action Requested	Subject
<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Formal Action/Motion <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Other _____	CGPZ-26-04: Ghost Ranch II Zone Change from GR to PAD

RECOMMENDATION:

It is recommended that Council approve this PAD request with the following conditions:

1. A PAD Plat shall not be required for this PAD. All plats shall comply with the City Subdivision regulations.
2. All traffic, grading, drainage, retention, sewer, and water reports/studies for the PAD are subject to the review and approval of the City Engineer.
3. The decorative mailbox kiosks used for Ghost Ranch Unit One shall also be used within this PAD.
4. Development of the site shall be in accordance with the Ghost Ranch II (Two) Development Guide/Plan and all applicable City codes and ordinances.
5. Owner shall complete the process for the formation of a park maintenance or enhanced municipal services improvement district pursuant to Arizona state statues for maintenance of the common areas for which a homeowners association (HOA) is primarily responsible. This Improvement District will only levy assessments if HOA fails to maintain or replace common area amenities.
6. The Builder and/or representative of the PAD shall make reference within the public report the close proximity of the natural gas pipe line. The City will require additional notification of the final plat.
7. Any conditions deemed necessary by Council.

DISCUSSION:

D.R. Horton, Inc. – Dietz-Crane requests approval of a Zone Change from initial Pinal County General Rural Zoning to PAD (Planned Area Development) for a proposed master planned single-family residential development on 68.5 acres, m.o.l., located west of the Trekell Road alignment and south of the Ghost Ranch Road alignment, A.K.A. a portion of Section 21 T5S, R6E, G&SRM, Pinal County, Arizona, APN 509-38-0140 (portion), 0150, and 018B.

The subject property is mostly undeveloped. A couple of structures are located within the area being zoned UR under a separate application. Surrounding properties are zoned and developed as follows:

Location	Zoning	Current Uses
North	Pinal County/State Land	Undeveloped
South	R-4 (Mobile Home Residential) Pinal County	Proposed Dominion Creek subdivision Rural residential
West	PAD (Planned Area Development) UR (Urban Ranch)	Ghost Ranch Unit One Undeveloped
East	Pinal County	Rural residential

This site is bound by Ghost Ranch Road (a planned Major Collector) to the north and is just shy of the Trekell Road alignment to the east. The site is bound by proposed or current single-family development to the west and south. Based on the General Plan, single-family residential uses will eventually surround the site. Half street improvements to the adjacent collector roadway, including curb, gutter, sidewalk, and streetlights will be completed with the PAD. The builders/developers of the Ghost Ranch II PAD will also be responsible for extending a paved access to Pinal Ave. from the west end of the PAD. Full street improvements will be provided for all roadways within this PAD. All streets will be built to City standards. There are no street improvement plans for Ghost Ranch Road east of the PAD or Trekell Road at this time.

Preliminary engineering reports/studies have been presented to the engineering department along with this PAD request. Retention areas are provided throughout the project and streets are designed to convey water to the basins per City standards. The applicant hopes to tie into sewer lines that have been extended close to this site with the Ghost Ranch Unit One development. Final plans and reports for all public improvements will be reviewed as part of the subdivision process.

There are two typical single-family detached lot sizes for this project, ranging from 55 feet to over 80 feet wide and 6,300 to well over 8,000 square feet in area. All of the 235 lots proposed will be at least 6,000 square feet in area and any lot less than 7,000 square feet will be matched by one or more lots that are at least 8,000 square feet in area. This creates a diverse mix of housing product types and prices preferable in master planned developments. In response to public comments expressed during several annexation

meetings for the subject area, the largest lots for the PAD have been located along the project's south perimeter. The project's 3.4 d.u./acre density is lower than allowable per the General Plan's LDR designation.

At least 21 percent of the site is designated for open space by this plan. Open space is distributed throughout the site, but is most notable within a centralized open area. The project will also offer walkways, tot lots, turf areas, ramadas, a basketball court, and other amenities. A Homeowner's Association (extended from Ghost Ranch Unit One) will be established to maintain all open space areas.

The applicant has notified the elementary and high school districts of these requests and has worked out agreements with both districts (the High School agreement was still subject to Board approval as of this writing).

Ghost Ranch II utilizes the City's new PAD development standards. The proposed lower residential densities, larger lot sizes, walkways, open space allotment and design, curvilinear streets, and enhanced entryways (note the brick features and rail fence for a more rural look) follow the new PAD requirements. Other notable features of this project include the use of an existing gas line easement that traverses the site for a multi-use path and equestrian trail. In response to the requests of the surrounding land owners, the equestrian trail continues along the south side of the PAD. Additional PAD standards are discussed in the Development Guide.

Ghost Ranch II will also comply with the City's PAD architectural requirements to improve housing quality and diversity. DR Horton (Dietz-Crane series) is the proposed builder for this project, but the housing project has not yet been determined. Therefore, floor plans and elevations will be presented for Commission approval at a later date. It is likely that much of the product approved for Ghost Ranch Unit One will be proposed within this PAD. In response to public comments expressed during several annexation meetings for the subject area, homes along the site's south perimeter will be limited to one story. A wash along the PAD's east perimeter will further buffer this PAD from future development to the east.

A phasing plan for the PAD has been included in the development guide. The applicant is currently planning for this project to commence from the west end and move to the east. This final phasing plan is subject to the review and approval of the City.

There are additional areas outside of the PAD that require City zoning upon annexation. These include the smaller lots to the west of the PAD and the larger area between Ghost Ranch Two and just short of Trekell Road. There are no immediate plans for these parcels, but the larger area will probably be developed with larger lots in the future to further increase compatibility between the Ghost Ranch II PAD and the nearby more rural County areas.

On March 4, 2004 the Planning and Zoning Commission voted to forward a favorable recommendation for this request to the City Council.

FISCAL IMPACT:

Typical costs and revenues associated with residential developments.

ALTERNATIVES:

1. Approve the request.
2. Deny the request.
3. Table the request.

Prepared by:

Approved by:

Approved by:

Approved by:

Senior Planner

Planning and Development
Director

Planning and Zoning
Commission Chairperson

City Manager

Exhibit A:

LEGAL DESCRIPTION FOR GHOST RANCH II PAD

STAFF REPORT

To: Planning and Zoning Commission
From: Mark Eckhoff, Senior Planner
Rick Miller, Planning and Development Director
Date: March 4, 2004
Re: CGPZ-26 and 41-04: "Ghost Ranch 2" PAD and Zone Change to UR for Additional Properties within the Ghost Ranch Annexation Area

The following two requests will be discussed together as both zoning requests are located within the same new annexation area:

CGPZ-26-04: Request by D.R. Horton, Inc. – Dietz-Crane for a Zone Change from initial Pinal County General Rural Zoning to PAD (Planned Area Development) for a proposed master planned single-family residential development on 68.5 acres, m.o.l., located west of the Trekell Road alignment and south of the Ghost Ranch Road alignment, A.K.A. a portion of Section 21 T5S, R6E, G&SRM, Pinal County, Arizona, APN 509-38-0140 (portion), 0150, and 018B.

CGPZ-41-04: Request by the City of Casa Grande for a Zone Change from initial Pinal County General Rural Zoning to UR (Urban Ranch) for multiple properties generally located south of the Ghost Ranch Road alignment and west of the Trekell Road alignment, A.K.A. the remainder of the proposed Ghost Ranch annexation area, excluding the proposed Ghost Ranch II PAD. The subject site is located within Section 21 T5S, R6E, G&SRM, Pinal County, Arizona, APN 509-38-0140 (portion), 018A, 0160, and 0170.

The subject property is mostly undeveloped. A couple of structures are located within the area being zoned UR. Surrounding properties are zoned and developed as follows:

Location	Zoning	Current Uses
North	Pinal County/State Land	Undeveloped
South	R-4 (Mobile Home Residential) Pinal County	Proposed Dominion Creek subdivision Rural residential
West	PAD (Planned Area Development) UR (Urban Ranch)	Ghost Ranch Unit One Undeveloped
East	Pinal County	Rural residential

This site is bound by Ghost Ranch Road (a planned Major Collector) to the north and is just shy of the Trekell Road alignment to the east. The site is bound by proposed or current single-family development to the west and south. Based on the General Plan, single-family residential uses will eventually surround the site. Half street improvements to the adjacent collector roadway, including curb, gutter, sidewalk, and streetlights will be completed with the PAD. The builders/developers of the Ghost Ranch Two PAD will also be responsible for extending a paved access to Pinal Ave. from the west end of the PAD. Full street improvements will be provided for all roadways within this PAD. All streets will be built to City standards. There are no street improvement plans for Ghost Ranch Road east of the PAD or Trekell Road at this time.

Preliminary engineering reports/studies have been presented to the engineering department along with this PAD request. Retention areas are provided throughout the project and streets are designed to convey water to the basins per City standards. The applicant hopes to tie into sewer lines that have been extended close to this site with the Ghost Ranch Unit One development. Final plans and reports for all public improvements will be reviewed as part of the subdivision process.

There are two typical single-family detached lot sizes for this project, ranging from 55 feet to over 80 feet wide and 6,300 to well over 8,000 square feet in area. All of the 235 lots proposed will be at least 6,000 square feet in area and any lot less than 7,000 square feet will be matched by one or more lots that are at least 8,000 square feet in area. This creates a diverse mix of housing product types and prices preferable in master planned developments. In response to public comments expressed during several annexation meetings for the subject area, the largest lots for the PAD have been located along the project's south perimeter. The project's 3.4 d.u./acre density is lower than allowable per the General Plan's LDR designation.

At least 21 percent of the site is designated for open space by this plan. Open space is distributed throughout the site, but is most notable within a centralized open area. The project will also offer walkways, tot lots, turf areas, ramadas, a basketball court, and other amenities. A Homeowner's Association (extended from Ghost Ranch Unit One) will be established to maintain all open space areas.

The applicant has notified the elementary and high school districts of these requests and has worked out agreements with both districts (the High School agreement was still subject to Board approval as of this writing).

Ghost Ranch Two utilizes the City's new PAD development standards. The proposed lower residential densities, larger lot sizes, walkways, open space allotment and design, curvilinear streets, and enhanced entryways (note the brick features and rail fence for a more rural look) follow the new PAD requirements. Other notable features of this project include the use of an existing gas line easement that traverses the site for a multi-use path and equestrian trail. In response to the requests of the surrounding land owners, the equestrian trail continues along the south side of the PAD. Additional PAD standards are discussed in the Development Guide.

Ghost Ranch Two will also comply with the City's PAD architectural requirements to improve housing quality and diversity. DR Horton (Dietz-Crane series) is the proposed builder for this project, but the housing project has not yet been determined. Therefore, floor plans and elevations will be presented for Commission approval at a later date. It is likely that much of the product approved for Ghost Ranch Unit One will be proposed within this PAD. In response to public comments expressed during several annexation meetings for the subject area, homes along the site's south perimeter will be limited to one story. A wash along the PAD's east perimeter will further buffer this PAD from future development to the east.

A phasing plan for the PAD has been included in the development guide. The applicant is currently planning for this project to commence from the west end and move to the east. This final phasing plan is subject to the review and approval of the City.

product?

There are additional areas outside of the PAD that require City zoning upon annexation. These include the smaller lots to the west of the PAD and the larger area between Ghost Ranch Two and just short of Trekell Road. There are no immediate plans for these parcels, but the larger area will probably be developed with larger lots in the future to further increase compatibility between the Ghost Ranch Two PAD and the nearby more rural County areas.

It is staff's determination that the PAD zoning requested is appropriate for the site, as conditioned, and will be in compliance with the 2010 General Plan. **Therefore, staff recommends that the Commission forward a favorable recommendation for CGPZ-26-04 (PAD) to the Council, subject to the following conditions:**

1. A PAD Plat shall not be required for this PAD. All plats shall comply with the City Subdivision regulations.
2. All traffic, grading, drainage, retention, sewer, and water reports/studies for the PAD are subject to the review and approval of the City Engineer.
3. The decorative mailbox kiosks used for Ghost Ranch Unit One shall also be used within this PAD.
4. Development of the site shall be in accordance with the Ghost Ranch Two Development Guide/Plan and all applicable City codes and ordinances.
5. Any conditions the Commission deem necessary.

In addition, staff recommends that the Commission forward a favorable recommendation for CGPZ-41-04 (Zone Change to UR) to the Council, subject to the following conditions:

1. Any conditions the Commission deem necessary.

PUBLIC NOTICE
Planning & Zoning Commission
Meets
Thursday, March 4, 2004 at 6:00 p.m.
City Council Chambers – 510 E. Florence Boulevard Casa Grande, AZ

I. **Call to Order:**

II. **Roll Call:**

III. **Approval of Minutes:**

A. February 5, 2004

IV. **Presentations:**

V. **Unfinished Business:**

A. CGPZ-2-04: This is a request by Beazer Homes for approval of the housing product for Ironwood Commons, a Planned Area Development located at the northwest corner of McMurray Blvd. and Peart Road, A.K.A., a portion of Section 21, T6S, R6E, G&SRM, Pinal County, Arizona.

B. CGPZ-33-04: This is a request by Jessica Salter, Dietz-Crane Homes for approval of the housing product for Avalon, a Planned Area Development located West of the southwest corner of Val Vista Road and Thornton Road, A.K.A., a portion of Section 30, T5S, R6E, G&SRM, Pinal County, Arizona.

C. CGPZ-3b-04: Request by Carl Hoffman for approval of a Protected Development Rights Plan (PDRP) for the proposed Mission Por Del Rio master planned development on 247.85 acres, m.o.l., located at the northeast corner of Kortsen Road and Peart Road, A.K.A. a portion of Section 10, T6S, R6E, G&SRM, Pinal County, Arizona, APN's 505-10-002, 505-10-004B, 505-10-004D.

D. CGPZ-30-04: Request for a PAD Amendment by Randy Pearson, for proposed modifications to a self-storage business located north of Florence Boulevard between Colorado Street and Pueblo Drive, A.K.A., a portion of Section 21, T6S, R6E, G&SRM, Pinal County, Arizona, a portion of APN 505-20-006.

E. CGPZ-31-04: Major Site Plan request by Randy Pearson for a self-storage business on 4 acres m.o.l., located north of Florence Boulevard between Colorado Street and Pueblo drive, A.K.A., a portion of Section 21, T6S, R5E, G&SRM, Pinal County, Arizona, a portion of APN 505-20-006.

VI. New Business:

A. CGPZ-10-04: Request by AMEC Infrastructure, Inc. for a Zone Change from initial Pinal County General Rural Zoning to PAD (Planned Area Development) for a proposed master planned single-family residential development on 394 acres, m.o.l., located south of Doan Road and between Peart and Henness Roads, A.K.A. a portion of Sections 27 and 34 T6S, R6E, G&SRM, Pinal County, Arizona, APN 505-27-002A, 004A, 007E, 007D, 007F and 505-35-002B, 0070, and 003A.

B. CGPZ-40-04: Request by the City of Casa Grande for a Zone Change from initial Pinal County General Rural Zoning to UR (Urban Ranch) and R-1 (Single-Family Residential) for two properties located within the proposed Carlton Farms annexation area, but excluding the proposed Carlton Commons PAD. The subject parcels are located within Sections 27 and 34 T6S, R6E, G&SRM, Pinal County, Arizona, APN's 505-27-007A (parcel to be zoned R-1) and 505-35-004A (parcel to be zoned UR).

C. CGPZ-26-04: Request by D.R. Horton, Inc. – Dietz-Crane for a Zone Change from initial Pinal County General Rural Zoning to PAD (Planned Area Development) for a proposed master planned single-family residential development on 68.5 acres, m.o.l., located west of the Trezell Road alignment and south of the Ghost Ranch Road alignment, A.K.A. a portion of Section 21 T5S, R6E, G&SRM, Pinal County, Arizona, APN 509-38-0140 (portion), 0150, and 018B.

D. CGPZ-41-04: Request by the City of Casa Grande for a Zone Change from initial Pinal County General Rural Zoning to UR (Urban Ranch) for multiple properties generally located south of the Ghost Ranch Road alignment and west of the Trezell Road alignment, A.K.A. the remainder of the proposed Ghost Ranch annexation area, excluding the proposed Ghost Ranch II PAD. The subject site is located within Section 21 T5S, R6E, G&SRM, Pinal County, Arizona, APN 509-38-0140 (portion), 018A, 0160, and 0170.

E. CGPZ-34-04: Preliminary Plat request by Clouse Engineering, Inc. for a proposed residential subdivision within the G Diamond Planned Area Development on 62.6 acres, m.o.l., located at the southwest corner of Kortsen Road and the Colorado Street alignment, A.K.A. a portion of the North half of Section 16, T6S, R6E, G&SRM, Pinal County, Arizona.

F. CGPZ-35-04: Preliminary Plat request by EPS Group Inc./Cynthia A. Donald, L.A. for a 253 residential lot and one office parcel subdivision on 80 acres, m.o.l., located at the southeast corner of Peart Road and Kortsen Road, A.K.A. a portion of Section 15, T6S, R6E, G&SRM, Pinal County, Arizona, APN 505-15-004B.

G. CGPZ-39-04: Minor General Plan Amendment request by EPS Group Inc./Cynthia A. Donald, L.A. on 5.1 acres, m.o.l., located at the southeast corner of Peart Road and Kortsen Road, A.K.A. a portion of Section 15, T6S, R6E, G&SRM, Pinal County, Arizona, APN 505-15-004B. The applicant requests a change of the land use classification on the subject site from LDR (Low Density Residential) to O/BP (Office/Business Park).

H. CGPZ-37-04: Minor General Plan Amendment request by David Grangaard, c/o Apex Holding Limited on 42 acres m.o.l., located north of the northeast corner of Pinal Ave. and Hopi Road (alignment), A.K.A. a portion of Section 21, T5S, R6E, G&SRM, Pinal County, Arizona, part of APN 509-38-0200. The applicant requests a change of the land use classification on the subject site from LDR (Low Density Residential) to MDR#1 (Medium Density Residential #1). A Development Agreement is being proposed in conjunction with this request.

I. CGPZ-38-04: Preliminary Plat request by David Grangard for approval of a proposed single-family residential subdivision on 42 acres m.o.l., located north of the northeast corner of Pinal Ave. and Hopi Road (alignment), A.K.A. a portion of Section 21, T5S, R6E, G&SRM, Pinal County, Arizona, APN 509-38-0200. Two additional parcels fronting Pinal Avenue are also created with this subdivision. A Development Agreement is being proposed in conjunction with this request.

VII. Call to the Public:

VIII. Reports by Officers:

Pinal County Case:

A. Discussion regarding Grande Valley Development proposal.

IX. Adjournment:

This meeting is open to the public. All interested persons are welcome to attend. Supporting documents for this agenda are available for review in the Planning Department and the Casa Grande Public Library.

"Disabled individuals with special accessibility needs may contact Scott Barber, ADA Coordinator for the City of Casa Grande at 520-421-8600 or TDD 520-421-2035. If possible, such requests should be made 72 hours in advance."

Posted at Casa Grande City Hall and the Police Department, on this 27th day of January 2004, at 1:00 p.m.

Gloria Leija, MMC
City Clerk

City of Casa Grande
510 E. Florence Blvd.
Casa Grande Az 85222



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

DATE/TIME: 04/16/04 1417
FEE: \$12.00
PAGES: 5
FEE NUMBER: 2004-027348

(5)

ORDINANCE NO. 2250

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF CASA GRANDE, PINAL COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF CASA GRANDE; AND AUTHORIZING THE CONTINUATION OF PINAL COUNTY, ARIZONA, ZONING REGULATIONS PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 6.1, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, FOR SAID TERRITORY.

WHEREAS, a petition in writing, accompanied by a map or plot of said real property, having been filed and presented to the Mayor and Council of the City of Casa Grande, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Casa Grande in the event of annexation within the territory and land hereinafter described as shown by the last assessment of said property, which said territory is contiguous to the City of Casa Grande, and not now embraced within its limits, asking that the property more particularly hereinafter described in the Exhibit A, attached hereto and incorporated herein by this reference, be annexed to the City of Casa Grande, and to extend and increase the corporate limits of the City of Casa Grande so as to embrace the same; and

WHEREAS, the Mayor and Council of the City of Casa Grande, Arizona are desirous of complying with said petition and extending and increasing the corporate limits of the City of Casa Grande to include said territory; and

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the City of Casa Grande, and had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, the provisions of A.R.S. § 9-471, and amendments thereto, have been fully observed; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Casa Grande, Arizona, together with a true

and correct copy of the original petition referred to herein, which is on file in the office of the county recorder.

WHEREAS, Title 9, Chapter 4, Article 6.1 of the Arizona Revised Statutes (specifically A.R.S. § 9-462.04(E), authorizes a City to continue county zoning regulations for no longer than six (6) months after annexation of a territory into the corporate limits of a city;

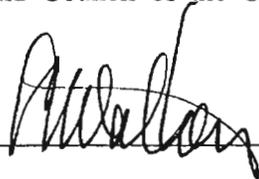
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, AS FOLLOWS:

SECTION 1. That the described territory as set forth in Exhibit A be, and the same hereby is, annexed to the City of Casa Grande, and that the present corporate limits be, and the same hereby are, extended and increased to include the described territory as set forth in Exhibit A contiguous to the present City limits.

SECTION 2. That a copy of this ordinance, together with an accurate map of the territory hereby annexed to the City of Casa Grande, certified by the Mayor of the City of Casa Grande, be forthwith filed and recorded in the office of the County Recorder of Pinal County, Arizona.

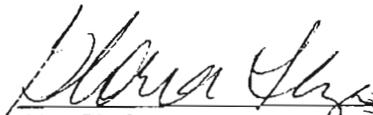
SECTION 3. That the Mayor and Council of the City of Casa Grande hereby authorize continuation of General Rural zoning classification and the zoning regulations of Pinal County, Arizona, on the territory set forth in Exhibit A.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 10th day of March, 2004.



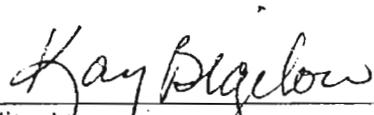
Mayor

ATTEST:

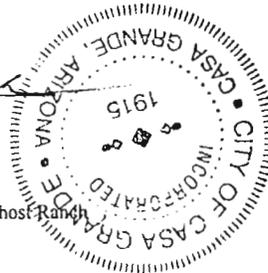


City Clerk

APPROVED AS TO FORM:



City Attorney



GHOST RANCH ANNEXATION LEGAL DESCRIPTION

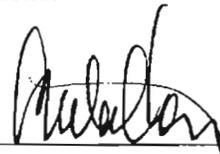
THAT PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21 AND THE TRUE POINT OF BEGINNING; THENCE N.89°57'50"E. ALONG THE NORTH LINE OF SAID SECTION 21 A DISTANCE OF 2633.83 FEET TO A POINT ON A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 21; THENCE S.00°07'55"E. A DISTANCE OF 1320.43 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE S.89°58'53"W. ALONG SAID SOUTH LINE A DISTANCE OF 263.35 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE N.00°09'11"W. ALONG SAID WEST LINE A DISTANCE OF 94.24 FEET; THENCE N.89°58'12"W. A DISTANCE OF 352.00 FEET TO A POINT ON A LINE 352.00 FEET WEST OF AND PARALLEL TO SAID WEST LINE OF THE NORTHEAST QUARTER; THENCE N.00°09'11"W. ALONG SAID LINE A DISTANCE OF 618.75 FEET; THENCE S.89°58'12"E. A DISTANCE OF 352.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER; THENCE N.00°09'11"W. A DISTANCE OF 606.63 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 84.81 ACRES

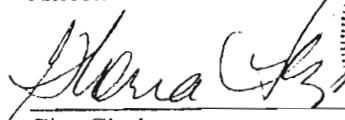


I, Charles Walton, Sr., Mayor of the City of Casa Grande, Arizona, do hereby certify that this map is a true and correct map of the territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by Ordinance No. 2250, annexing the territory described therein and as shown on said map as a part of the territory to be included within the corporate limits of the City of Casa Grande, Arizona.



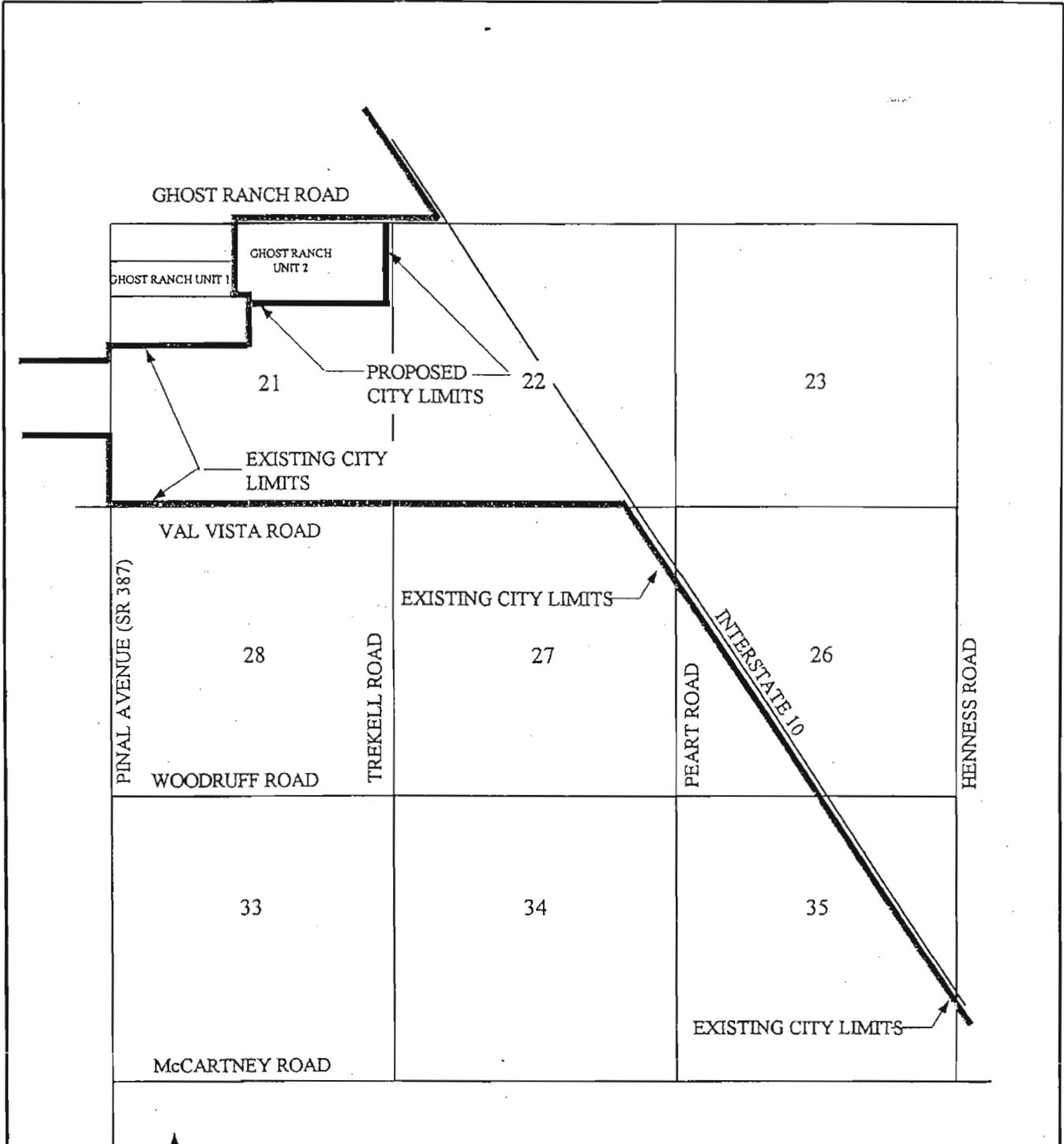
Mayor

Attest:



City Clerk





PROPOSED ANNEXATION AREA
 FOR THE
CITY OF CASA GRANDE
 PINAL COUNTY, ARIZONA
 NOVEMBER, 2003

ORDINANCE NO. 1178. 204

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, AMENDING ZONING ORDINANCE #1178 AND ITS SUBSEQUENT AMENDMENTS BY CHANGING THE ZONING FROM INITIAL PINAL COUNTY GENERAL RURAL TO PLANNED AREA DEVELOPMENT (P.A.D.) ON PROPERTY LOCATED WEST OF THE TREKELL ROAD ALIGNMENT AND SOUTH OF THE GHOST RANCH ROAD ALIGNMENT, CASA GRANDE, ARIZONA.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, as follows:

Section 1. Authorization for Rezoning

Ordinance No. 1178 and its subsequent amendments are amended by changing the zoning from initial Pinal County General Rural to Planned Area Development (P.A.D.) on property located west of the Trekell Road alignment and south of the Ghost Ranch Road alignment, Casa Grande, Arizona. The legal description of the property is set forth in Exhibit A, attached hereto and incorporated herein by this reference, and is also known as a portion of Pinal County Assessor parcel numbers 509-38-0140 (portion), 0150 and 018B.

This zoning change is subject to applicant/owner's compliance with all applicable law and ordinances, as well as the following conditions:

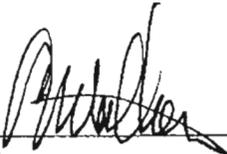
1. A PAD Plat shall not be required for this PAD. All plats shall comply with the City Subdivision regulations.
2. All traffic, grading, drainage, retention, sewer, and water reports/studies for the PAD are subject to the review and approval of the City Engineer.
3. The decorative mailbox kiosks used for Ghost Ranch Unit One shall also be used within this PAD.
4. Development of the site shall be in accordance with the Ghost Ranch II (Two) Development Guide/Plan and all applicable City codes and ordinances.
5. Owner shall complete the process for the formation of a park maintenance or enhanced municipal services improvement district pursuant to Arizona state statutes for maintenance of the common areas for which a homeowners association (HOA) is primarily responsible. This Improvement District will only levy assessments if HOA fails to maintain or replace common area amenities.

6. The Builder and/or representative of the PAD shall make reference within the public report of the close proximity of the natural gas pipeline. The City will require additional notification of the final plat.

Section 2. Effective Date

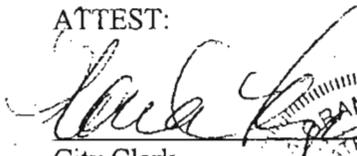
The effective date of this Ordinance shall be June 2, 2004.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 3rd day of May, 2004.



Mayor

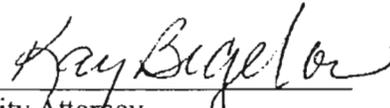
ATTEST:



City Clerk



APPROVED AS TO FORM:



City Attorney

LEGAL DESCRIPTION – GHOST RANCH UNIT II

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21 AND THE TRUE POINT OF BEGINNING; THENCE N.89°57'50"E. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21 A DISTANCE OF 2186.17 FEET; THENCE S.00°02'10"E. A DISTANCE OF 108.96 FEET; THENCE S.20°47'41" E. A DISTANCE OF 132.59 FEET; THENCE S.16°14'05"W. A DISTANCE OF 256.74 FEET; THENCE S.04°46'34"W. A DISTANCE OF 55.19 FEET; THENCE S.07°51'06"E. A DISTANCE OF 54.73 FEET; THENCE S.07°29'46"W. A DISTANCE OF 137.65 FEET; THENCE S.28°34'18"W. A DISTANCE OF 255.45 FEET; THENCE S.08°14'30"W. A DISTANCE OF 40.00 FEET; THENCE S.22°50'17"W. A DISTANCE OF 37.61 FEET; THENCE S.37°25'45"W. A DISTANCE OF 50.00 FEET; THENCE S.35°28'00"W. A DISTANCE OF 85.97 FEET; THENCE S.06°51'10"W. A DISTANCE OF 188.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE S.89°58'53"W. ALONG SAID LINE A DISTANCE OF 1897.68 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE N.00°09'11"W. ALONG SAID LINE A DISTANCE OF 94.25 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 75 ACRES OF THE WEST HALF OF SECTION 21; THENCE N.89°58'12"W. ALONG SAID LINE A DISTANCE OF 352.02 FEET TO A POINT ON THE WEST LINE OF THE EAST 352 FEET OF SAID NORTH 75 ACRES; THENCE N.00°09'11"W. ALONG SAID LINE A DISTANCE OF 618.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 168.75 FEET OF THE EAST 325.00 FEET OF THE NORTH 75 ACRES OF THE WEST HALF OF SECTION 21; THENCE S.89°58'12"E. A DISTANCE OF 352.02 TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE 00°09'11"W. ALONG SAID LINE A DISTANCE OF 606.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 2,989,062.79 S.F. (68.6194 AC.)

D.N.A. INC.
PROJECT NO. 02-224
FEBRUARY 11, 2004



Exhibit A