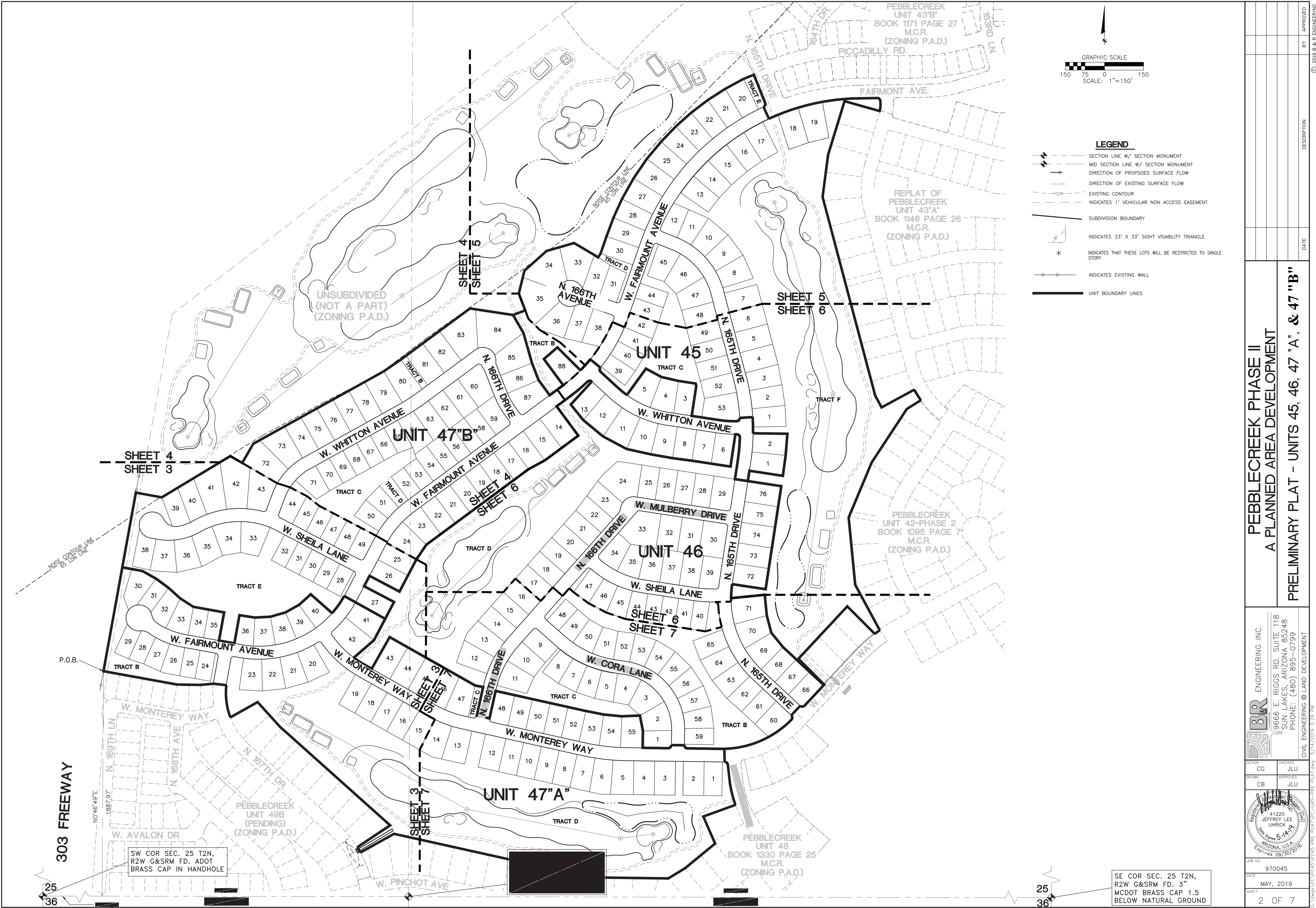


LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPOSED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- INDICATES 33' X 33' SIGHT VISIBILITY TRIANGLE
- INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
- INDICATES EXISTING WALL
- UNIT BOUNDARY LINES

**PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT**

PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

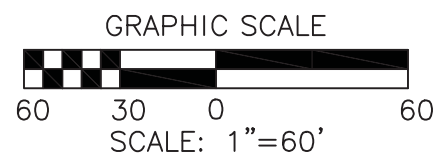
B&R ENGINEERING INC.
19666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

DESIGN	CG	CHECKED	JUL
DRAWN	CB	APPROVED	JUL
JOB NO.	970045		
DATE	MAY, 2019		
SHEET	2 OF 7		

SE COR SEC. 25 T2N,
R2W G&SRM FD. 3"
MCDOT BRASS CAP 1.5
BELOW NATURAL GROUND

SW COR SEC. 25 T2N,
R2W G&SRM FD. ADOT
BRASS CAP IN HANDHOLE

MATCHLINE SEE SHEET 4



LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPOSED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
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- INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
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- UNIT BOUNDARY LINES

CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N10°17'14"E	120.65'
L2	S53°31'43"E	56.61'
L3	S79°42'46"E	222.22'
L4	S27°42'13"W	239.66'
L7	N36°52'50"W	49.09'
L8	S60°28'31"E	316.81'
L11	N79°13'36"W	27.00'
L12	S62°17'47"E	369.50'
L19	N20°04'50"E	97.83'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	3°50'25"	19.44'	290.00'
C2	26°11'04"	137.10'	300.00'
C3	71°12'40"	497.15'	400.00'
C8	23°35'41"	164.72'	400.00'
C12	40°13'06"	154.43'	220.00'
C13	57°08'56"	334.14'	335.00'
C32	1°22'20"	9.58'	400.00'

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT

PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

B&R ENGINEERING INC.
19666 E. RIGGS RD. SUITE 118
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CIVIL ENGINEERING © LAND DEVELOPMENT
DESIGN: CG CHECKED: JUL
DRAWN: CB APPROVED: JUL
41220
JEFFREY LEE
UHRICK
ARIZONA, U.S.A.
Expires 09/30/2016
JOB NO. 970045
DATE MAY, 2019
SHEET 3 OF 7

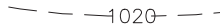
303 FREEWAY

SW COR SEC. 25 T2N,
R2W G&SRM FD. ADOT
BRASS CAP IN HANDHOLE

P.O.C.
S1 COR SEC. 25 T2N,
R2W G&SRM FD. 3"
MCDOT ALUM CAP 1.5'
BELOW NATURAL GROUND

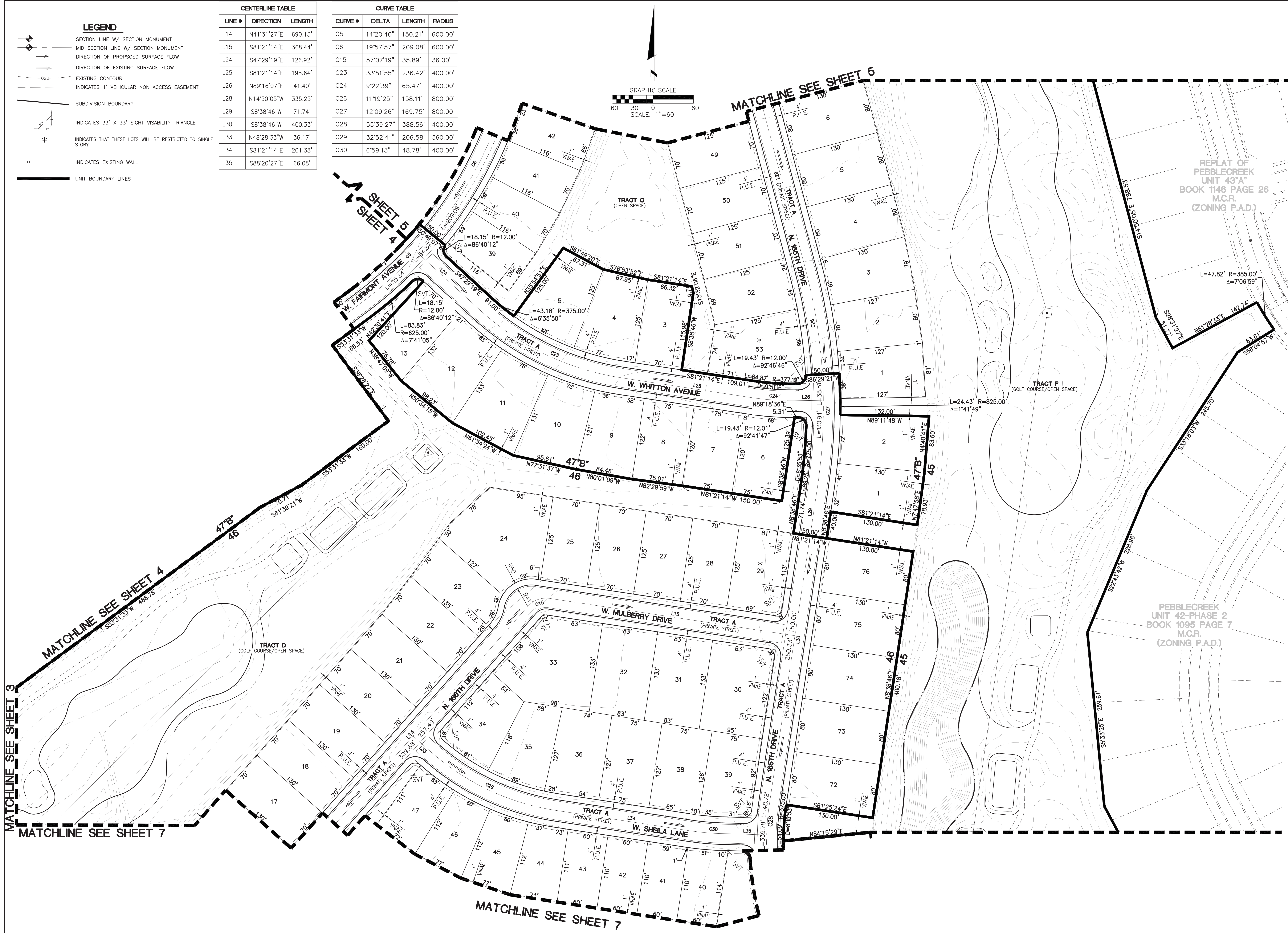
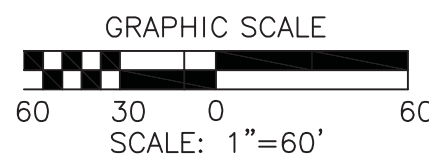
SE COR SEC. 25 T2N,
R2W G&SRM FD. 3"
MCDOT BRASS CAP 1.5'
BELOW NATURAL GROUND



	SECTION LINE W/ SECTION MONUMENT
	MID SECTION LINE W/ SECTION MONUMENT
	DIRECTION OF PROPOSED SURFACE FLOW
	DIRECTION OF EXISTING SURFACE FLOW
	EXISTING CONTOUR
	INDICATES 1' VEHICULAR NON ACCESS EASEMENT
	SUBDIVISION BOUNDARY
	INDICATES 33' X 33' SIGHT VISIBILITY TRIANGLE
	INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
	INDICATES EXISTING WALL
	UNIT BOUNDARY LINES

CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N41°31'27"E	690.13'
L15	S81°21'14"E	368.44'
L24	S47°29'19"E	126.92'
L25	S81°21'14"E	195.64'
L26	N89°16'07"E	41.40'
L28	N14°50'05"W	335.25'
L29	S8°38'46"W	71.74'
L30	S8°38'46"W	400.33'
L33	N48°28'33"W	36.17'
L34	S81°21'14"E	201.38'
L35	S88°20'27"E	66.08'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C5	14°20'40"	150.21'	600.00'
C6	19°57'57"	209.08'	600.00'
C15	57°07'19"	35.89'	36.00'
C23	33°51'55"	236.42'	400.00'
C24	9°22'39"	65.47'	400.00'
C26	11°19'25"	158.11'	800.00'
C27	12°09'26"	169.75'	800.00'
C28	55°39'27"	388.56'	400.00'
C29	32°52'41"	206.58'	360.00'
C30	6°59'13"	48.78'	400.00'



REPLAT OF
PEBBLECREEK
UNIT 43"A"
BOOK 1146 PAGE 26
M.C.R.
(ZONING P.A.D.)

PEBBLECREEK
UNIT 42-PHASE
BOOK 1095 PAGE
M.C.R.
(ZONING P.A.D.)

PEBBLECREEK PHASE II A PLANNED AREA DEVELOPMENT

PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

BR
ENGINEERING INC.

9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

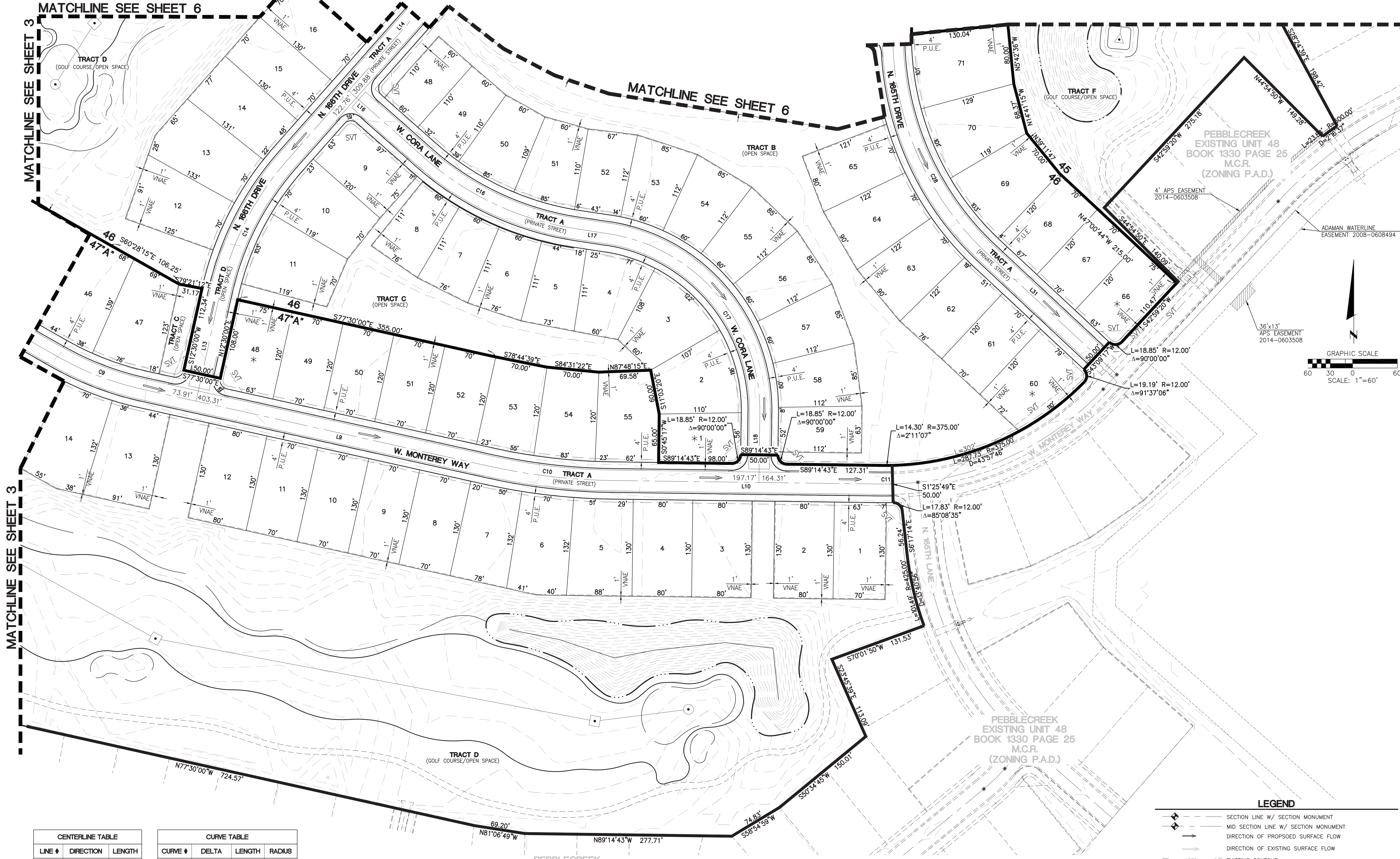
DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Professional Engineer Seal for Jeffrey Lee Uhrick, State of Arizona, License No. 41220, Expires 09/30/2016.

JOB NO.	970045
DATE	MAY, 2019
SHEET	

6 OF 7

DESCRIPTION	DATE	BY	APPROVED
CIVIL ENGINEERING ○ LAND DEVELOPMENT	5/14/2019	3:31 PM	



CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N77°30'00"W	477.22'
L10	S89°14'43"E	361.48'
L13	N12°30'00"E	112.34'
L14	N41°31'27"E	690.13'
L16	N48°28'33"W	134.44'
L17	N81°21'14"W	42.92'
L18	N0°45'17"E	56.34'
L31	S47°00'40"E	237.00'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C9	17°01'29"	121.83'	410.00'
C10	11°44'43"	166.04'	810.00'
C11	2°11'07"	15.26'	400.00'
C14	29°01'27"	202.63'	400.00'
C16	32°52'41"	229.53'	400.00'
C17	82°06'31"	343.94'	240.00'
C28	55°39'27"	388.56'	400.00'

LEGEND

SECTION LINE W/ SECTION MONUMENT

MID SECTION LINE W/ SECTION MONUMENT

DIRECTION OF PROPOSED SURFACE FLOW

DIRECTION OF EXISTING SURFACE FLOW

EXISTING CONTOUR

INDICATES 1' VEHICULAR NON ACCESS EASEMENT

SUBDIVISION BOUNDARY

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INDICATES EXISTING WALL

UNIT BOUNDARY LINES

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT

PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

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SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

CIVIL ENGINEERING

DESIGN CG
DRAWN CB
CHECKED JUL
APPROVED JUL

41220
JEFFREY LEE
UHRICK
5.14.19
ARIZONA, U.S.A.
Expires 09/30/2016

JOB NO. 970045
DATE MAY, 2019
SHEET 7 OF 7