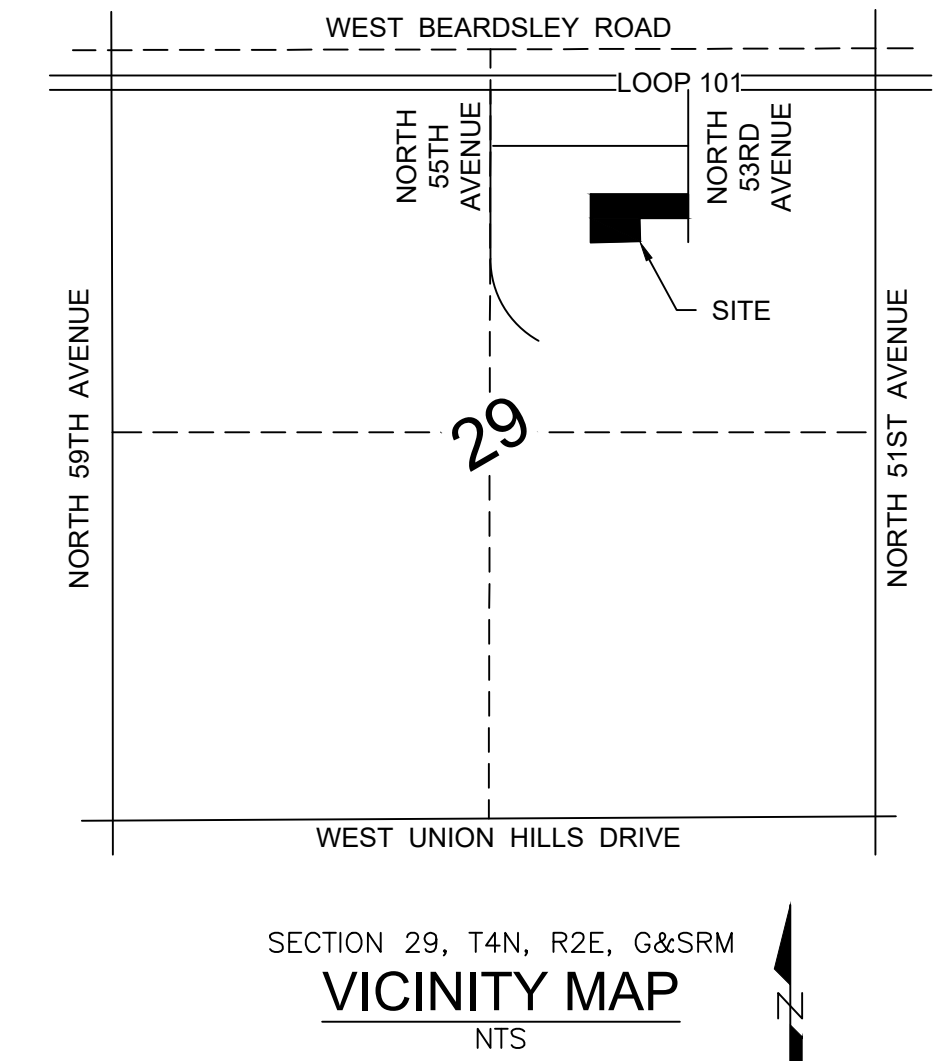


**PRELIMINARY PLAT FOR
"MODERN RIDGE ESTATES"
AN SR-17PRD RESIDENTIAL DEVELOPMENT**

BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL BY THESE PRESENT:

THAT CORNEL AND LIVIA MATEU (OWNERS) HAVE SUBDIVIDED UNDER THE NAME OF "55TH & ESCUDA", A PLANNED RESIDENTIAL DEVELOPMENT, BEING LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SAT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR SAID "55TH & ESCUDA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN. STREETS AND PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR USE AS SUCH.

TRACTS 'A', 'B' AND 'C' ARE DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT 'A' SHALL BE A PRIVATE STREET. OWNER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GLENDALE AN EASEMENT FOR INGRESS AND EGRESS, FOR REFUSE COLLECTION, FOR WATER AND SEWER, FOR EMERGENCY VEHICLES AND/OR SERVICE TYPE VEHICLES OVER AND ACROSS TRACT 'A'.

ALL TRACTS AND EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE IN, OVER AND UNDER THOSE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT IF NECESSARY OF WATER AND SEWER LINES AND ASSOCIATED APPURTENANCES.

IN WITNESS WHEREOF:

CORNEL AND LIVIA MATEU (OWNERS)

CORNEL MATEU DATE _____

LIVIA MATEU DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CORNEL MATEU AND LIVIA MATEU, AND EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

IMPROVEMENT ASSURANCES

I HEREBY ACKNOWLEDGE THAT THE ENGINEERING PLANS FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION HAVE BEEN APPROVED AND THAT ALL NECESSARY ASSURANCES FOR THESE IMPROVEMENTS HAVE BEEN RECEIVED IN A FORM ACCEPTABLE TO THE CITY.

BY: _____ DATE _____
CITY ENGINEER OR DESIGNATE
CITY OF GLENDALE

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA.
THIS ____ DAY OF _____, 2019.

MAYOR DATE _____

ATTEST, CITY CLERK DATE _____

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-576.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
A. WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
B. CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- ALL LANDSCAPE TRACTS AND LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GLENDALE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES, OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR SITE DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED, TREES ARE TO BE PLACED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE SEWER SERVICE AREA.
- NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

SURVEYOR

OUTER LIMITS LAND SURVEYING, LLC
BRIAN EARL SEARAN, RLS #54120
PO BOX 71957
PHOENIX, ARIZONA 85050
PHONE: 602.486.1154
EMAIL: bsearan@outerlimits.com

ENGINEER

g-MAR ENGINEERING
GEOFF MARKOWSKI, P.E.
18223 W. ORCHID LANE
WADDELL, ARIZONA 85355
PHONE: 602.524.7877
EMAIL: geoff@g-mareng.com

OWNER/SITE INFO

APN 200-24-010B
OWNER: MATEU CORNEL
9823 E JENAN DR
SCOTTSDALE, ARIZONA 85260

APN 200-24-013D
19822 N 53RD AVE
GLENDALE, ARIZONA 85308
OWNER: MATEU CORNEL/LIVIA
9823 E JENAN DR
SCOTTSDALE, ARIZONA 85260

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SAL RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARING NORTH 01 DEGREES 26 MINUTES 55 SECONDS WEST, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 1160, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARENT PARCEL LEGAL DESCRIPTION

(APN 200-24-010B/ORDER NO. PX069999-099-KD1)
THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER NASE AND MERIDIAN, ARIZONA.

(APN 200-24-013D/COMMITMENT NO. 222268)
THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REFERENCE DOCUMENTS

- (R1) WARRANTY DEED, RECORDED AS DOCUMENT NO. 2017-0218807, RECORDS OF MARICOPA COUNTY, ARIZONA.
- (R2) WARRANTY DEED, RECORDED AS DOCUMENT NO. 2018-0446173, RECORDS OF MARICOPA COUNTY, ARIZONA.
- (R3) FINAL PLAT CARMEL PARK, RECORDED IN BOOK 351 OF MAPS, PAGE 55, RECORDS OF MARICOPA COUNTY, ARIZONA.

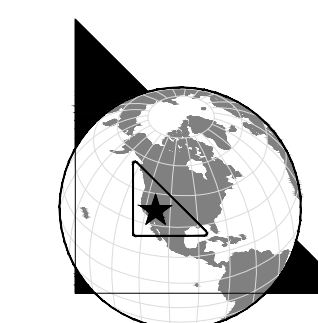
SURVEYOR'S CERTIFICATE

I, BRIAN EARL SEARAN, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2019, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN EARL SEARAN RLS #54120
DATE 10/11/2019



EXPIRES 12/31/21

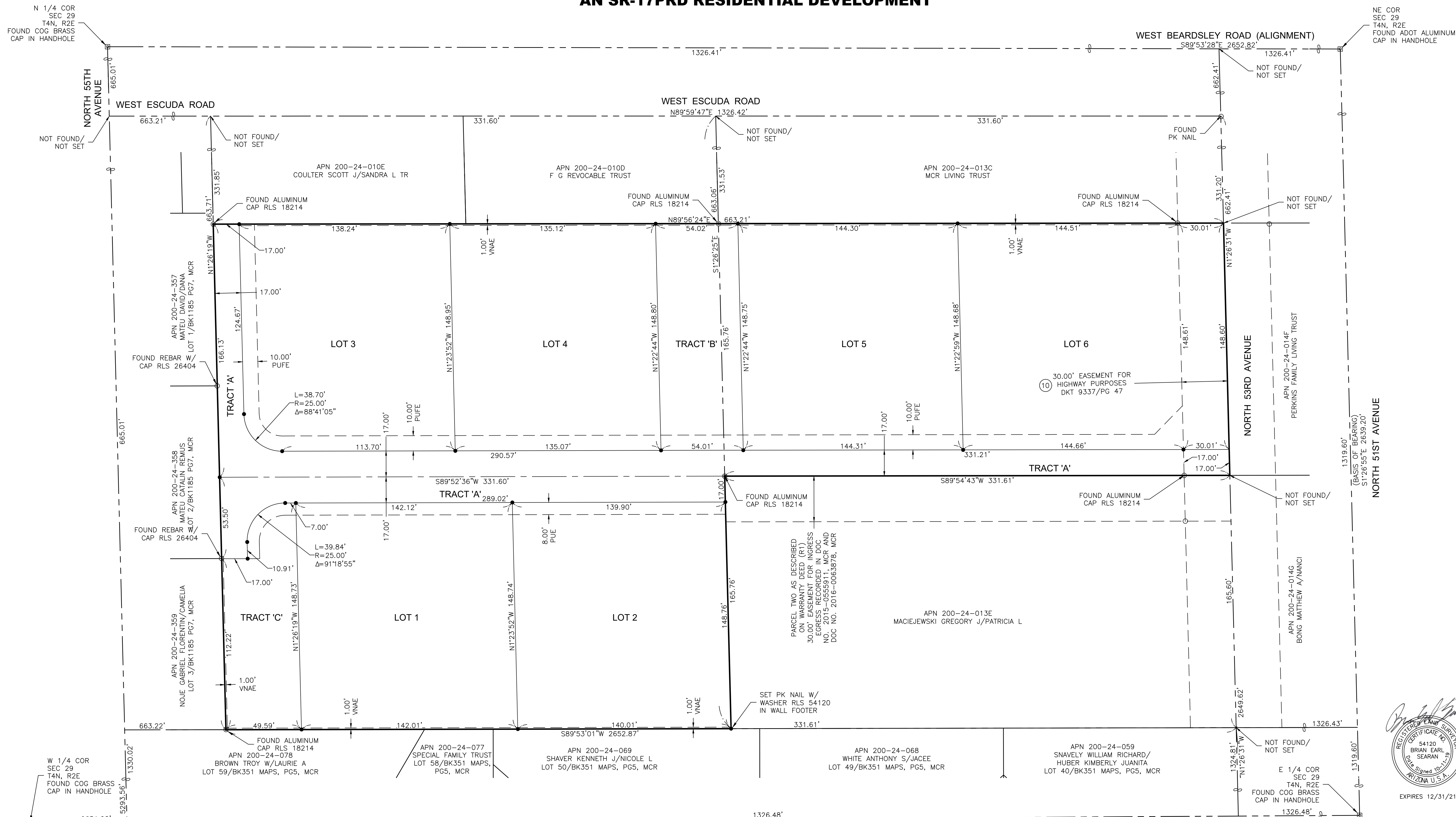


**OUTER LIMITS
LAND SURVEYING**

PO Box 71957 TEL: 602.486.1154
Phoenix, AZ 85050 www.outerlimitslandsurveying.com

DATE: 10.11.19
DRN BY: BES
CHKD BY: BES
JOB NO. 18007
SHEET

PRELIMINARY PLAT FOR "55TH & ESCUDA" AN SR-17PRD RESIDENTIAL DEVELOPMENT



LEGEND

- SECTION LINE
- - - CENTER LINE
- SUBJECT PROPERTY LINE
- - - OFFSITE LOT LINE
- FOUND MONUMENT (AS NOTED)
- ⊙ FOUND BRASS CAP (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- 1/2" REBAR W/ CAP RLS 54120 TO BE SET (UNLESS NOTED OTHERWISE)
- APN ASSESSOR'S PARCEL NUMBER
- MCR MARICOPA COUNTY RECORDS

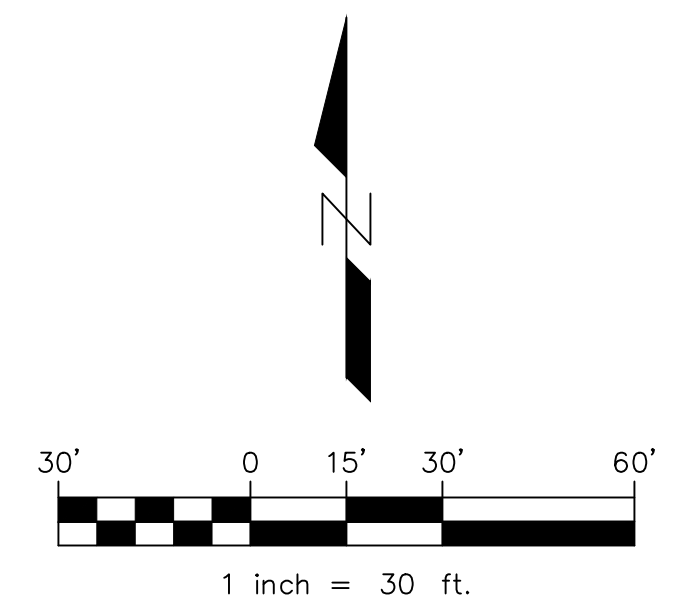
LOT AREA TABLE

LOT	SQ. FT. ±	ACRES ±
1	21124	0.485
2	20813	0.478
3	20462	0.470
4	20108	0.462
5	21455	0.493
6	25945	0.596

TRACT AREA TABLE

TRACT	SQ. FT. ±	ACRES ±	USE
'A'	20336	0.467	INGRESS, EGRESS & UTILITIES
'B'	8034	0.184	LANDSCAPING, OPEN SPACE & DRAINAGE
'C'	6611	0.152	LANDSCAPING, OPEN SPACE & DRAINAGE

PRELIMINARY PLAT FOR
"55TH & ESCUDA"
SHEET 2 OF 2
10/11/19



PRELIMINARY PLAT FOR
"55TH & ESCUDA"
AN SR-17PRD RESIDENTIAL DEVELOPMENT
BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**OUTER LIMITS
LAND SURVEYING**

PO Box 71957
Phoenix, AZ 85005

DATE: 10.11.19
DRN BY: BES
CHKD BY: BES
JOB NO. 18007
SHEET

2
OF 2

EXPIRES 12/31/21