

Zachary A. Pebler, PLLC.
Real Estate – Land Planning – Development

2nd Submittal
JULY 8, 2020

PROJECT NARRATIVE &
PLANNED RESIDENTIAL DEVELOPMENT (PRD) BOOKLET

MODERN RIDGE ESTATES

19822 N. 53RD AVE. GLENDALE 85308
PARCEL #'s 200-24-010 & -013D
WEST SIDE OF 53RD AVE. SOUTH OF ESCUDA RD.
CASE # NOT AVAILABLE
SR19-0105

Prepared by: Zachary Pebler

February 28, 2020

2141 E. Broadway Rd. #101 Tempe, AZ. 85282
480y 321y 8149
ZAPEBLER@AOL.COM

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1. Introduction:

Zachary A Pebler, PLLC, on behalf of our client Cornel Mateu, is pleased to present Modern Ridge Estates, and support of a rezoning, PRD request, and preliminary plat for a new single-family residential subdivision, on the west side of 53rd Ave. just south of Escuda Dr. which is composed of Parcel #'s 200-24-010B & -013D. These two parcels combine to form a project of approximately 3.781 acres. The parcels are currently zoned A-1 (Agriculture) and SR-30 (Suburban Residence) in the City of Glendale. The rezoning to SR-17 and PRD approval request, if approved, will allow for the development of a low-density, infill, six (6) lot, single-family, detached residential community with a singular private street.

Lot sizes as proposed will be a minimum 20,000 sq.ft., lot setbacks to be 20 feet from the front property line, 10 foot sideyard, and backyard setback of 30 feet. Maximum lot coverage as proposed will be 40%. Proposed open space and retention will be 10% of the project size or 16,471 sq.ft. The projects overall density will be 1.58 homes per the acre which is consistent with the City of Glendale General Plan designation of Low Density Residential 1-2.5du/acre.

2. Existing General Plan Designation & Zoning Classification

As attached herein as Exhibit B, the two parcels have a designation of Low Density Residential (1-2.5 du/acre) in the City of Glendale.

3. Request

Our requests to the City of Glendale will be:

- a) A rezoning from A-1 and SR-30 to SR-17 with a PRD Overlay.
- b) Site Plan Approval
- c) Preliminary Plat Approval

These requests, if approved will accommodate the development of an infill, 6-lot low-density, single-family detached community on 3.781 acres. This project will yield a density of 1.58 dwelling units per acre with 10% of the project reserved for retention and open space. A copy of the Site Plan is attached as Exhibit C.

4. Existing Site Conditions

The site is presently vacant and unremarkable in topography. The subject site between the two combined parcels make for an odd and irregular shape. This is an infill location with limited infrastructure, which presents a reasonable solution for a low-density use. The projects main access will be from 53rd Ave. with an exit only looping through the community and up to Escuda Road by way of a private street.

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5. Relationship to Surrounding Properties

The property is bound to the north and east by A-1 zoned single-family residential homes. To the west are three SR-17 zoned properties; two homes and one home under construction. To the south is a single-family residential community called “Carmel Park” which is zoned R1-7 with a vast majority of those adjacent homes 2-story product.

The conversion of this property from vacant land to a low-density residential community will add new housing stock in the area that has become old and quite outdated. If approved, this project will create an excellent transition from higher density residential to the south to the older and less-dense homes to the north. Because of this, the site provides an excellent space for a quality infill development.

6. Site Plan and Community Design

As previously noted, this infill community is proposed to have six (6) single-family detached homes. The typical lot size will be 150’x165’ with a minimum square footage of 20,000 square feet. The only entry to the community will be off of 53rd Ave. south of Escuda Dr. The main street within Modern Ridge Estates will be a 32-foot wide street section until the road loops to the north, which has an exit at 25 feet wide. The community will offer two centralized open space and retention areas that equate to 10% of the total project area. This will create the feeling of a private, quaint, and quiet boutique community.

7. Design Intent

This boutique community is intended to build low-density/low-impact single-family homes within an infill community. The objective was to develop the site in such a way to offer a transitional product from the higher density to the south to the lower density homes adjacent to the site. The minimum lot sizes within the SR-17 standards are 17,000 square feet lots. However, Modern Ridge Estates will be larger than 20,000 square feet. The developer is proposing a tree-lined tract on the east side of Lot #6 along 53rd Avenue which serves as the focal entry point with a predominately indigenous plant palette. A decomposed granite walkway will stretch through the community offering a path of invitation to the project. This will be the crowned jewel of the area as a boutique community.

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8. Development Standards

	SR-17	SR-17 PRD (Proposed)
Min. Net lot Area (sf):	17,000	17,000 min. (avg. is 21,864)
Min. Width (ft)	110	110
Min. Depth (ft)	130	130
Min. Front Setback (ft)	25	20
Min. Rear Setback (ft)	30	30
Min. Side Setback (ft)	15	10
Min. Street Side Setback (ft)	15	15
Max. Structure Height (ft)	30 w/ a 2-story max	30 w/ a 2-story max
Max. % Lot Coverage	30	40

****bold indicated the deviation from standard**

As part of our application submission we are asking the City of Glendale to allow our PDR to deviate from the SR-17 zoning standard on a few categories. Front and side setback relief along with lot coverage percentage relief will allow the developer better custom home product options. Because each house will be custom and not production style, the developer will need some freedom to build a truly unique housing product similar to the three homes to the west.

9. Conclusion

The proposed Modern Ridge Estates subdivision will be a quality addition to the area by bringing a high quality housing product with diversity in lot size and superior community and home design. The submitted community design will serve as an excellent transition between two vastly different existing areas and will serve as an excellent in-fill project for City of Glendale. We look forward to working with the City of Glendale.

Enclosed: Exhibit A – Aerial
 Exhibit B – General Plan Map
 Exhibit C – Projected Site Plan

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EXHIBIT "A"

Map

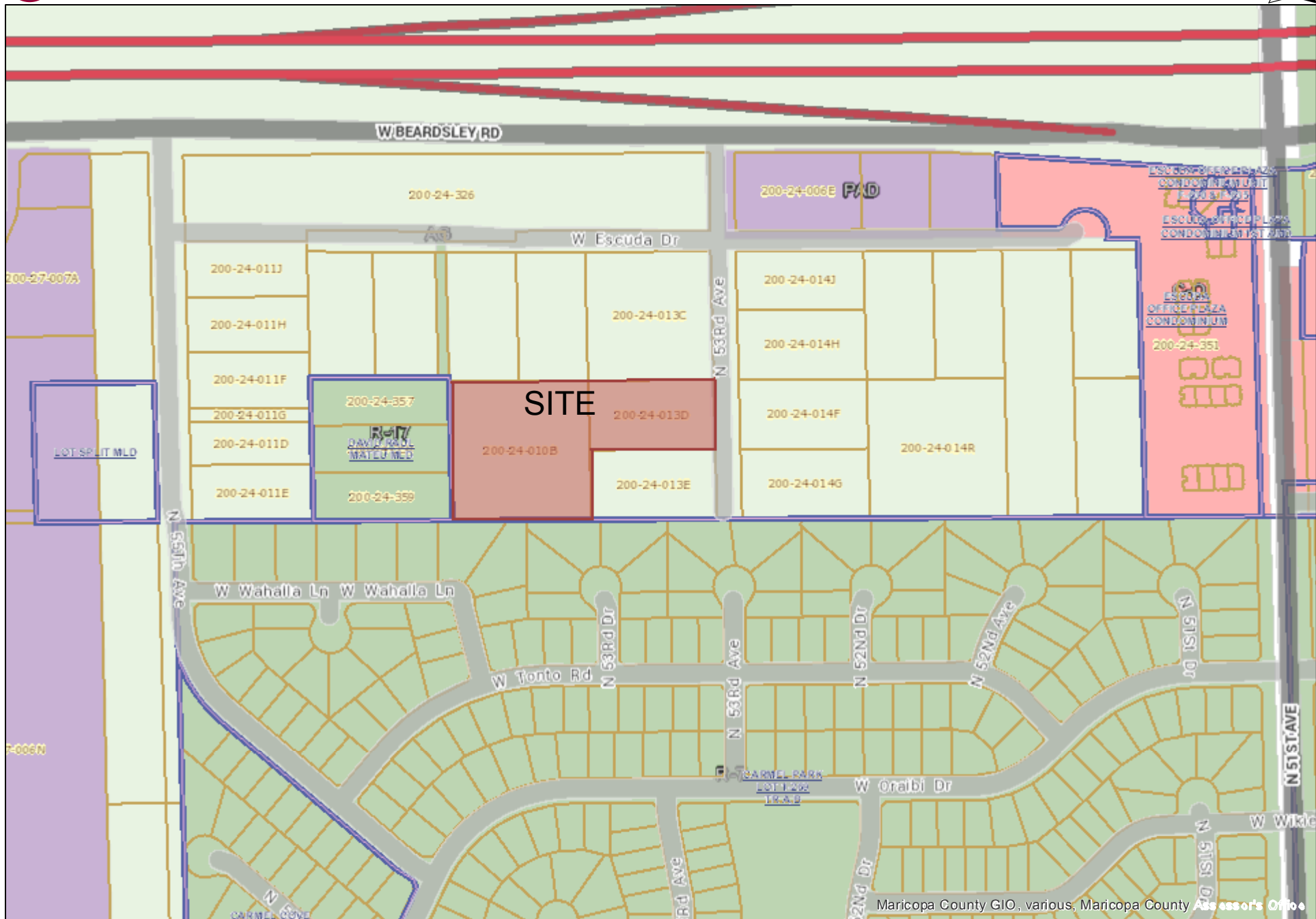


EXHIBIT "B"

General Plan Categories

Residential

- LDR 1 - Low Density Residential 0 - 1 du/ac
- LDR 2.5 - Low Density Residential 1 - 2.5 du/ac
- MDR 3.5 - Medium Density Residential 2.5 - 3.5 du/ac
- MDR 5 - Medium Density Residential 3.5 - 5.0 du/ac
- MHDR 8 - Medium-High Density Residential 5.0 - 8.0 du/ac
- MHDR 12 - Medium-High Density Residential 8.0 - 12.0 du/ac
- HDR 20 - High Density Residential 12.0 - 20.0 du/ac
- HDR 30 - High Density Residential 20 - 30.0 du/ac

Office

- OFC - Office
- BP - Business Park

Commercial

- GC - General Commercial
- PC - Planned Commercial

Industrial

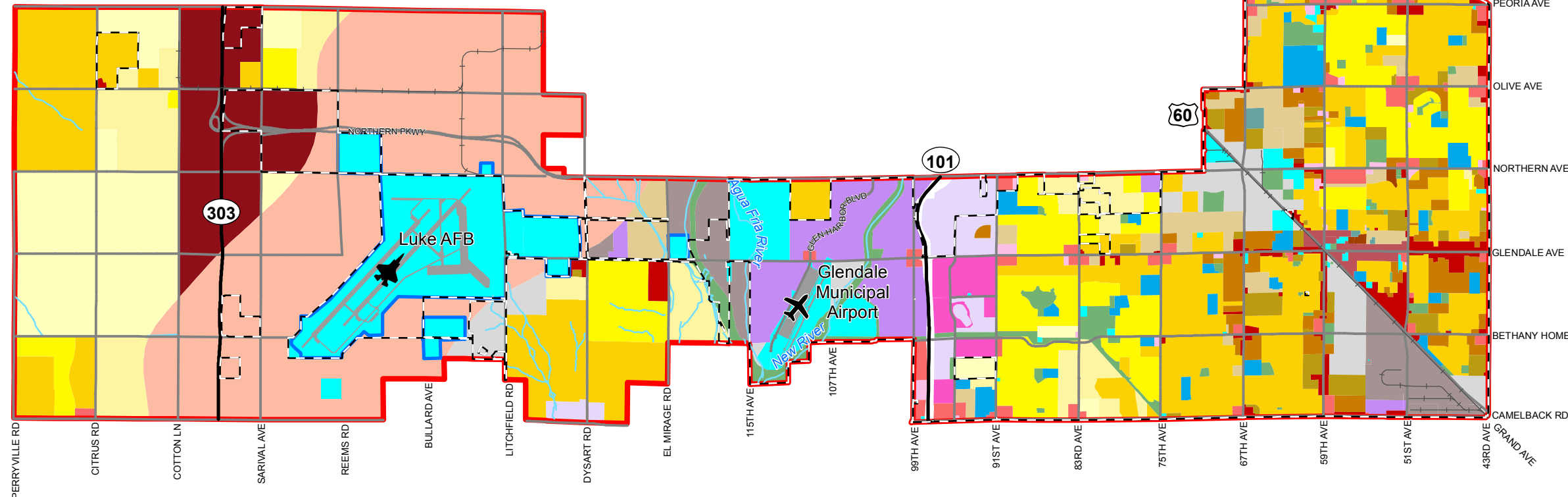
- LI - Industrial
- HI - Heavy Industrial

Mixed Use

- CCC - Corporate Commerce Center
- DMU - Downtown Mixed Use
- EMU - Entertainment Mixed Use
- RMU - Regional Mixed Use

Special

- INST - Institutional
- EDU - Educational
- PF - Public Facilities
- LCLU - Luke Compatible Land Use Area
- POS - Parks And Open-Space



Legend

- Glendale City Limits
- Glendale Municipal Planning Area
- Luke Air Force Base
- Freeway / Highway
- Arterial
- Railroad
- River / Creek
- Luke AFB
- Airport

Source: Glendale Planning Department, 2014.

Figure 2
Glendale General Plan Land Use Diagram

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LEGAL DESCRIPTION

Parcel # 200-24-010B

THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST 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.

Parcel # 200-24-013D

THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

RECORDING REQUESTED BY
Phoenix Title Agency LLC
AND WHEN RECORDED MAIL TO:
CORNEL MATEU
9823 E. JENAN DRIVE
SCOTTSDALE, AZ 85260

px
Yo

ESCROW NO.: 08069999 - 822 - KAH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

JP's Development LLC, an Arizona Limited Liability Company

do/does hereby convey to

Cornel Mateu, A Married Man, as His Sole and Separate Property

the following real property situated in Maricopa County, ARIZONA:


See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: March 24, 2017

SELLER:

JP's Development LLC, an Arizona Limited Liability Company



Josh Pertolanitz, Member/Manager

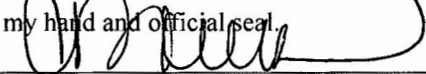
State of ARIZONA }ss:

County of Maricopa

On 3/27/17, before me,

The Undersigned

a Notary Public in and for said County and State, personally appeared Josh Pertolanitz, Member/Manager of JP's Development LLC, an Arizona Limited Liability Company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature 

FOR NOTARY SEAL OR STAMP



CLAIRE POEHLER
Notary Public - Arizona
Maricopa County
Expires 07/31/2020

Exhibit A

PARCEL ONE:

The South half of the West half of the Southeast 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 Arizona.

PARCEL TWO:

An easement for ingress and egress as recorded in Easement recorded Document No. 20150555911 and Re-recorded in Document No. 20160063878, more particularly described as follows:

The North 30 feet of the following described property:

The South half of the South half of the East half of the Southeast 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.

Unofficial Document

RECORDING REQUESTED BY:
Stewart Title & Trust of Phoenix, Inc.

WHEN RECORDED MAIL TO:
Stewart Title & Trust of Phoenix, Inc. - Arrowhead
Northwest
7121 W. Bell Rd, Suite 100
Glendale, AZ 85308

FILE NO.: 222268

15.
mo

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

James Kennelly and Rebecca Kennelly, husband and wife

do/does hereby convey to

Cornel Mateu and Livia Mateu, husband and wife

the following real property situated in **Maricopa** County, State of Arizona:

The North half of the South half of the East half of the Southeast 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.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

Date: June 11, 2018



James Kennelly



Rebecca Kennelly

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

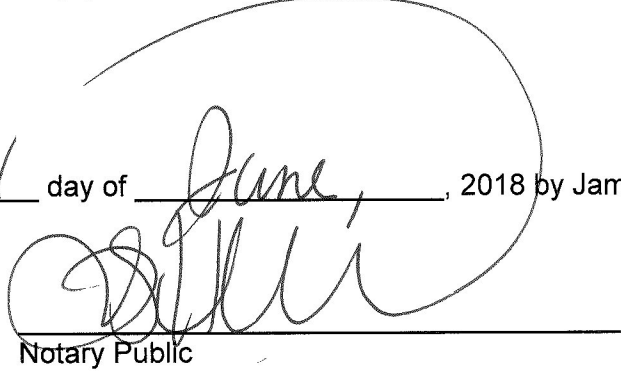
State of Arizona)
) ss
County of Maricopa)

This instrument was acknowledged before me this 11 day of June, 2018 by James Kennelly and Rebecca Kennelly.

(Seal)

My commission expires: _____

4/26/2019



Notary Public



PAULA S. HANNA
Notary Public - Arizona
Maricopa County
Expires 04/26/2019

File No.: 222268

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

Cornel Mateu and Livia Mateu, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other, deposes and says, THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated June 11, 2018, and executed by James Kennelly and Rebecca Kennelly, husband and wife as Grantor(s), and which conveys certain premises described as:

The North half of the South half of the East half of the Southeast 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.

to the Grantees named therein, not as tenants in common, and not as community property estate, and not as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees, hereby assert and affirm that it is our intention to accept said conveyance as such community property with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Date: June 11, 2018

[Signature]
Cornel Mateu

Unofficial Document

[Signature]
Livia Mateu

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

State of Arizona)
County of Maricopa) ss

This instrument was acknowledged before me this 11 day of June, 2018 by Cornel Mateu and Livia Mateu.

(Seal)

My commission expires: 4/26/2019

[Signature]
Notary Public



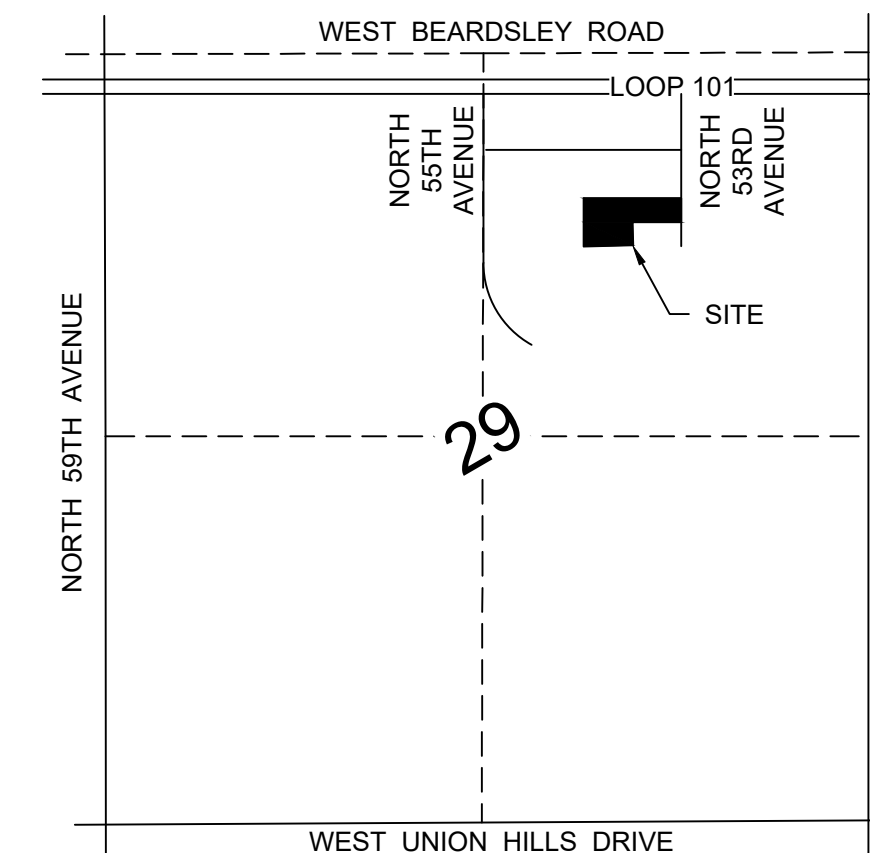
PAULA S. HANNA
Notary Public - Arizona
Maricopa County
Expires 04/26/2019

ALTA/NSPS LAND TITLE SURVEY

FOR

APN 200-24-010B & APN 200-24-013D

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



SECTION 29, T4N, R2E, G&SRM
VICINITY MAP
NTS

SURVEYORS NOTES

1. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ORDER NO. PX069999-099-KD1, EFFECTIVE DATE: MARCH 14, 2017 AND COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 222268, COMMITMENT DATE: MAY 25, 2018 5:00 P.M.
2. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT. EXCEPT AS NOTED, SURVEYOR HAS MADE NO INVESTIGATIONS OR INDEPENDENT SEARCHES FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
3. PER ARIZONA REVISED STATUTES 32-151, THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
4. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
5. DECLARATION IS MADE TO THE ENTITIES LISTED IN THE CERTIFICATION ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
6. FIELD WORK WAS PERFORMED IN THE MONTH OF AUGUST, 2019.
7. THIS SURVEY IS NOT A VEGETATION INVENTORY.
8. ADDRESSES SHOWN HEREON ARE TAKEN FROM MARICOPA COUNTY ASSESSORS WEBSITE ON 09/18/2019. SUBJECT PROPERTY HAS POSTED ADDRESSES OF: 2929 WEST THOMAS ROAD. (TABLE A, ITEM 2).
9. ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C1270L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. (TABLE A, ITEM 3)
10. TOTAL COMBINED SUBJECT PROPERTY CONTAINS 164,886 SQUARE FEET OR 3.785 ACRES, MORE OR LESS. (TABLE A, ITEM 4)
11. SURVEYOR OBSERVED 0 CLEARLY IDENTIFIABLE PARKING SPACES, OF WHICH 0 ARE HANDICAP. (TABLE A, ITEM 9).
12. TABLE A, ITEM NUMBER 11 OF ALTA/NSPS LAND TITLE SURVEYS MINIMUM STANDARDS: THE LOCATION OF UNDERGROUND UTILITIES AS MAY BE DEPICTED HEREON IS BASED SOLELY ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND ON THE UTILITY MAPS RECEIVED FROM AGENCIES OF JURISDICTION, AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. THIS INFORMATION IS UTILIZED TO DEVELOP A VIEW OF UNDERGROUND UTILITIES; HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, OR RELIABLY DEPICTED. WHERE ADDITIONAL OR DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATOR SERVICE MAY BE NECESSARY. IN ADDITION IN SOME JURISDICTIONS, 811, "BLUESTAKE", OR SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN INCOMPLETE RESPONSES, IN WHICH CASE THE FOLLOWING ADDITIONAL NOTES APPLY:
NOTE: ONLY OBSERVED EVIDENCE OF UTILITIES ARE SHOWN. NO MAPS WERE REQUESTED OR RECEIVED AT THE TIME OF THIS SURVEY. (TABLE A, ITEM 11).
13. NAMES OF ADJOINING OWNERS ARE TAKEN FROM MARICOPA COUNTY ASSESSORS WEBSITE ON 09/18/2019. (TABLE A, ITEM 13).
14. THE WARRANTY DEED FOR APN 200-24-010B, RECORDED IN DOCUMENT NO. 2017-0218807 (REFERENCE DOCUMENT (R1)) INCLUDES A LEGAL DESCRIPTION FOR AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:

PARCEL TWO:
AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN EASEMENT RECORDED DOCUMENT NO. 2015055911 AND RE-RECORDED IN DOCUMENT NO. 20160063878, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST 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.

SCHEDULE "B" EXCEPTION ITEMS

(APN 200-24-010B/ORDER NO. PX069999-099-KD1)
THE SCHEDULE B ITEMS REFERENCED IN THE DRAWING ARE IN THE SAME ORDER AS REPORTED IN THE TITLE REPORT DESCRIBED IN NOTE 1 OF SURVEYORS NOTES. THE SCHEDULE B ITEMS THAT AFFECT THE SUBJECT PROPERTY AND CAN BE SHOWN ON THIS SURVEY, ARE INDICATED BY THE FOLLOWING SYMBOL "○".

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF, ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
2. RESERVATIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (FOR LENDERS POLICY ONLY) (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B. (FOR LENDERS ONLY) (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
4. OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
5. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR:
SECOND HALF OF 2016
ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
6. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR:
2017
ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
7. ALL MATTERS AS SHOWN ON ROAD MAP, RECORDED IN BOOK 1 OF ROAD MAPS, PAGE 43. (THIS ITEM IS NOT ON SUBJECT PROPERTY, NOR DOES IT ABUT SUBJECT PROPERTY)
8. ALL MATTERS AS SHOWN ON DEDICATED COUNTY ROAD MAP, RECORDED IN BOOK 5 OF ROAD MAPS, PAGE 36. (THIS ITEM IS NOT ON SUBJECT PROPERTY, NOR DOES IT ABUT SUBJECT PROPERTY)
9. ALL MATTERS AS SHOWN ON DEDICATED COUNTY ROAD PLAT, RECORDED IN BOOK 7 OF ROAD MAPS, PAGE 42. (THIS ITEM IS NOT ON SUBJECT PROPERTY, NOR DOES IT ABUT SUBJECT PROPERTY)
10. ALL MATTERS AS SHOWN ON DESIGNATED COUNTY ROAD A PLAT, RECORDED IN BOOK 13 OF ROAD MAPS, PAGE 67. (THIS ITEM IS NOT ON SUBJECT PROPERTY, NOR DOES IT ABUT SUBJECT PROPERTY)
11. ALL MATTERS AS SHOWN ON INTERGOVERNMENTAL AGREEMENT BETWEEN MARICOPA COUNTY FLOOD CONTROL DISTRICT IGA FCD 96003 AND THE CITY OF GLENDALE, RECORDED IN DOCUMENT NO. 96-0863300. (THIS ITEM IS NOT ON SUBJECT PROPERTY, NOR DOES IT ABUT SUBJECT PROPERTY)
12. ALL MATTERS AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 1160 OF MAPS, PAGE 35. (THIS ITEM DOES NOT NOT CREATE ANY EASEMENTS OR RIGHT-OF-WAY)
13. THE LACK OF A LEGAL RIGHT OF ACCESS RECORDED IN INSURABLE FORM TO AND FROM SAID LAND TO A PUBLIC STREET. THE AFFIRMATIVE ACCESS ASSURANCE OF PARAGRAPH 4 OF THE INSURING PROVISIONS IS HEREBY LIMITED TO EXISTING "PHYSICAL" OR "ACTUAL" ACCESS AS OF THE DATE HEREOF. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
14. RIGHTS OF PARTIES IN POSSESSION ON MONTH TO MONTH TENANCY OR UNDER WRITTEN BUT UNRECORDED LEASES. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)

SCHEDULE "B" EXCEPTION ITEMS

(APN 200-24-013D/COMMITMENT NO. 222268)
THE SCHEDULE B ITEMS REFERENCED IN THE DRAWING ARE IN THE SAME ORDER AS REPORTED IN THE TITLE REPORT DESCRIBED IN NOTE 1 OF SURVEYORS NOTES. THE SCHEDULE B ITEMS THAT AFFECT THE SUBJECT PROPERTY AND CAN BE SHOWN ON THIS SURVEY, ARE INDICATED BY THE FOLLOWING SYMBOL "○".

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
2. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
3. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(A) UNPATENTED MINING CLAIMS;
(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
(C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
6. ANY RIGHT, TITLE, INTEREST, ESTATE OR EASEMENT IN LAND BEYOND THE LINES OF THE AREA SPECIFICALLY DESCRIBED OR REFERRED TO IN SCHEDULE A, OR IN ABUTTING STREETS, ROADS, AVENUES, ALLEYS, LANES, WAYS OR WATERWAYS, BUT NOTHING IN THIS PARAGRAPH SHALL MODIFY OR LIMIT THE EXTENT TO WHICH THE ORDINARY RIGHT OF AN ABUTTING OWNER FOR ACCESS TO A PHYSICALLY OPEN STREET OR HIGHWAY IS INSURED BY THIS POLICY. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
7. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
8. ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
9. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2018. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
10. TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES, RECORDED IN DOCKET 9337, PAGE 47.
11. ANY ACTION THAT MAY BE TAKEN BY MARICOPA COUNTY FLOOD CONTROL DISTRICT TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT RECORDED IN DOCUMENT NO. 96-0863300. (THIS ITEM IS NOT SURVEY RELATED AND CAN NOT BE SHOWN GRAPHICALLY)
12. TERMS AND CONDITIONS AS CONTAINED IN INSTRUMENT ENTITLED RECORD OF SURVEY, RECORDED IN BOOK 1160 OF MAPS, PAGE 35. (THIS ITEM DOES NOT NOT CREATE ANY EASEMENTS OR RIGHT-OF-WAY)

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

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

OWNER/SITE INFO

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

OWNER/SITE INFO

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

BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT IS A FOUND MARICOPA COUNTY BRASS CAP IN HANDHOLE LOCATED AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE G&SRM. ELEVATION = 1304.086 (NAV88) PER MARICOPA COUNTY GDACS, BOOK 1115, PAGE 04, MARICOPA COUNTY RECORDS.

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 SALT 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.

LEGAL DESCRIPTION

(APN 200-24-010B/ORDER NO. PX069999-099-KD1)
THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST 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, ARIZONA.

LEGAL DESCRIPTION

(APN 200-24-013D/COMMITMENT NO. 222268)
THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST 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.

CERTIFICATION

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
JP'S DEVELOPMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CORNEL MATEU
STEWART TITLE GUARANTY COMPANY
CORNEL MATEU AND LIVIA MATEU
JAMES W. KENNELLY AND REBECCA KENNELLY, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 22, 2019.


BRIAN EARL SEARAN R.L.S. #54120
DATE: 09-18-19

OUTER LIMITS LAND SURVEYING, LLC
PO BOX 71957
PHOENIX, ARIZONA 85050
PHONE: 602.486.1154
EMAIL: bsearan@outerlimits.com



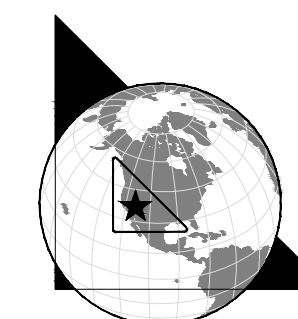
EXPIRES 12/31/21

ALTA/NSPS LAND TITLE SURVEY

FOR

APN 200-24-010B & APN 200-24-013D

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

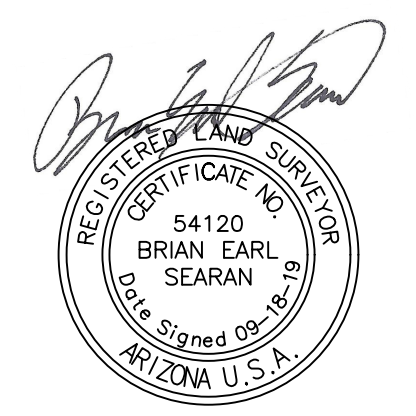
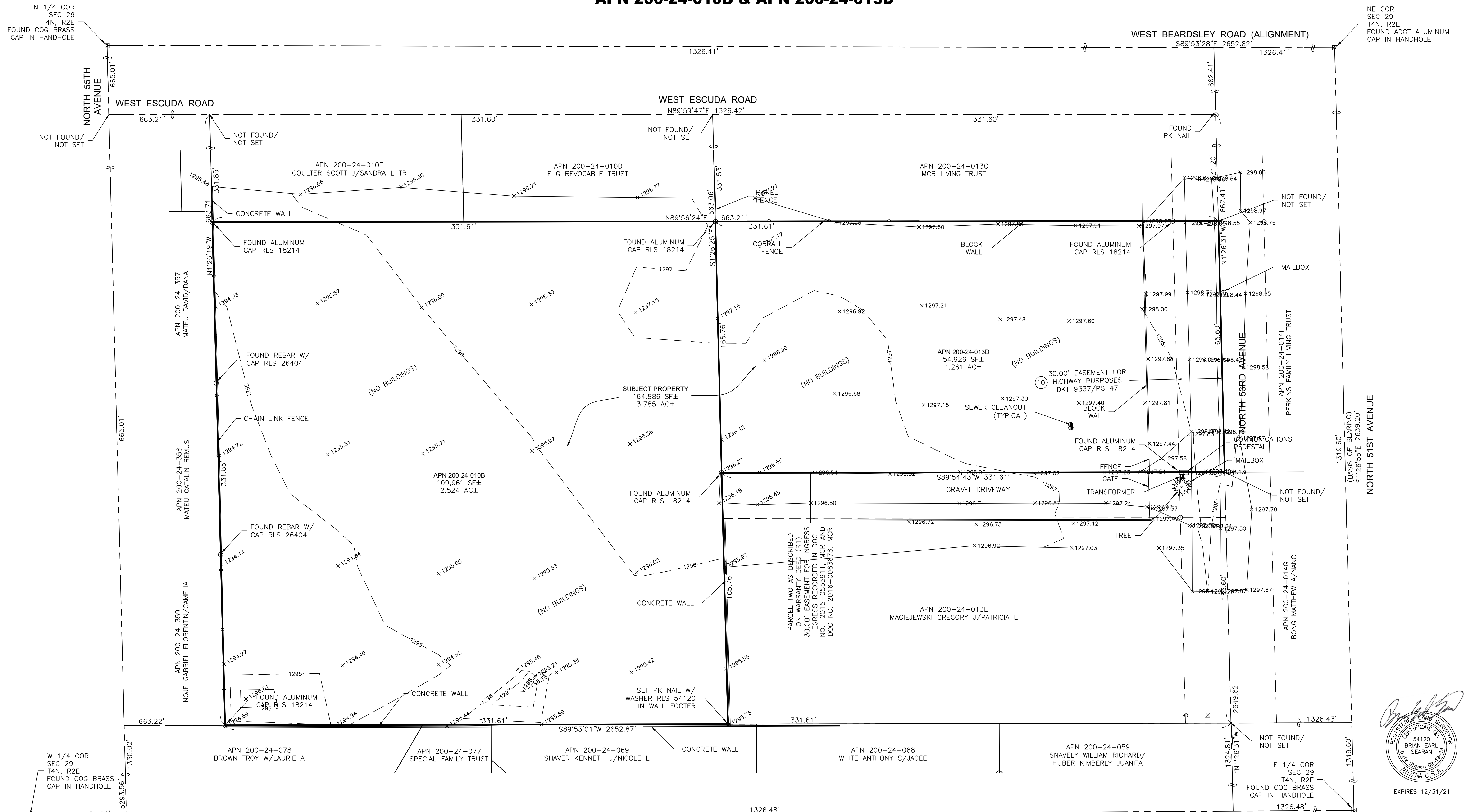
PO Box 71957 TEL: 602.486.1154
Phoenix, AZ 85050 www.outerlimitslandsurveying.com

DATE: 09.18.19
DRN BY: BES
CHKD BY: BES
JOB NO. 18007
SHEET

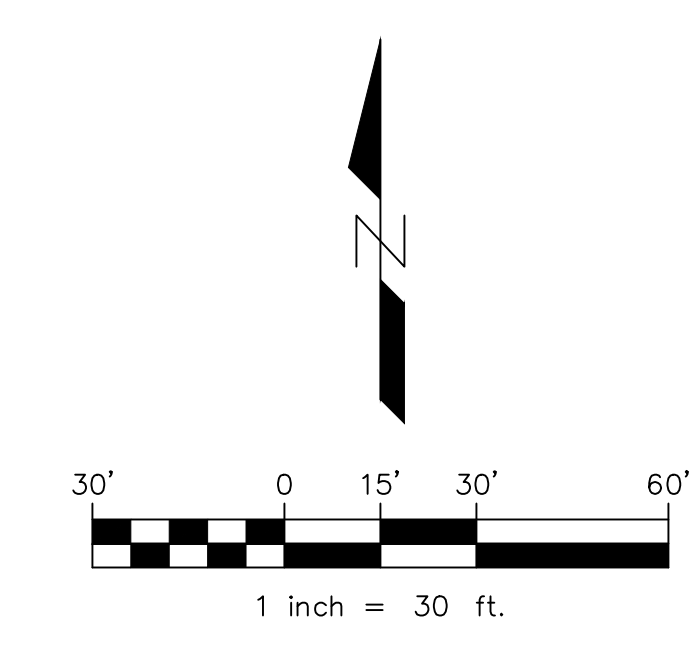
1
OF 2

ALTA/NSPS LAND TITLE SURVEY

FOR
APN 200-24-010B & APN 200-24-013D



EXPIRES 12/31/21



ALTA/NSPS LAND TITLE SURVEY
 FOR
APN 200-24-010B & APN 200-24-013D
 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

TEL: 602.486.1154
 www.outerlimitslandsurveying.com

DATE:	09.18.19
DRN BY:	BES
CHKD BY:	BES
JOB NO.:	18007
SHEET:	

2

OF 2

Modern Ridge Estates Matrix
5415 E Escuda Drive
Glendale, Arizona

Lot Matrix

Lot No	Lot Area	Avg. Width	Avg. Length
1	21124	142.0	148
2	20813	140.0	148
3	20462	138.0	149
4	20108	135.0	149
5	21455	144.0	149
6	25945	145.0	149

Tract Matrix

Tract No	Tract Area	Avg. Width	Avg. Length
A	20,336	34	331
B	8,034	54	149
C	6,611	50	148

PRELIMINARY GRADING & DRAINAGE PLAN FOR

"MODERN RIDGE ESTATES"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

(APN 200-24-010B/ORDER NO. PX069999-099-KD1)
THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST 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, ARIZONA.

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

PROJECT RETENTION VOLUME CALCULATIONS:

PRE VS. POST 100-YR, 2-HR RETENTION VOLUME REQUIREMENTS

PER CITY OF GLENDALE DRAINAGE AND DESIGN POLICIES AS WELL AS (MARICOPA COUNTY DRAINAGE DESIGN MANUAL, VOLUME II AND III)
 $V_r = A(P/12)C$ V = Volume of retention required (cubic feet or acre-feet)
P = 2.55 Per Atlas 14 Precipitation Depth Values
C = Weighted per City of Phoenix Residential Retention Req's
A = Drainage area (square feet or acres)

PRE DEVELOPMENT SUBDIVISION WEIGHTED COEFFICIENT CALCS:

AREA TYPE	AREA (SQ.F.T.)	C	C/A
RE-24 ZONING	164,883	0.50	164,883

A = 164,883 S.F.
P = 2.55 INCHES
Cw = 0.50
Vr = 17,519 CUBIC FEET

POST DEVELOPMENT SUBDIVISION WEIGHTED COEFFICIENT CALCS:

AREA TYPE	AREA (SQ.F.T.)	C	C/A
ROOF/ASPHALT	65,479	0.90	59,931
CONCRETE	15,000	0.95	14,250
DESERT LANDSCAPE	84,354	0.70	59,048
			132,229

A = 164,883 S.F.
P = 2.55 INCHES
C = $\frac{132,229}{164,883} = 0.80$
Cw = 0.80
Vr = 28,099 CUBIC FEET

PRE VS. POST Vr = 28,099 - 17,519 = 10,580 CU.FT.

BASIN 'B' WEST RETENTION VOLUME CALCULATIONS

A = 106,789 S.F.
Vr = $\frac{106,789}{164,883} = 0.647$

V = 0.647 x 10,580
Vr = 6,845 CUBIC FEET

Volume = $((1/3)h)(A1+A2+sqrt(A1*A2))$

Elevation (ft.)	Area (sq.ft.)	Depth (feet)	Volume (cu.ft.)
1296.0	5,452	1.0	4,746
1295.0	4,073	0.6	2,252
1294.4	3,444		
TOTAL = 1.5			6,998

BASIN 'C' WEST RETENTION VOLUME CALCULATIONS

A = 58,044 S.F.
Vr = $\frac{58,044}{164,883} = 0.352$

V = 10,580 - 6,845 = 3,735
Vr = 3,735 CUBIC FEET

Volume = $((1/3)h)(A1+A2+sqrt(A1*A2))$

Elevation (ft.)	Area (sq.ft.)	Depth (feet)	Volume (cu.ft.)
1294.0	3,739	1.0	3,177
1293.0	2,646	0.5	1,199
1292.5	2,160		
TOTAL = 1.5			4,376

VOLUME PROVIDED = 11,374 CUBIC FEET
VOLUME REQUIRED = 10,580 CUBIC FEET
EXCESS VOLUME = 794 CUBIC FEET

PERCOLATION TESTING

PERCOLATION TESTING MAY BE PERFORMED ON RETENTION BASINS GREATER THAN 1-FOOT IN DEPTH. IF BASINS DRAIN IN 36-HOURS OR LESS BASED ON APPROVED TESTING STANDARDS AND ANALYSIS THAN DRYWELLS WILL NOT BE REQUIRED.

OWNER/DEVELOPER

MATEU CORNEL
9823 JENAN DRIVE
SCOTTSDALE, ARIZONA 85260
CONTACT: CORNEL MATEU

SURVEYOR/ENGINEER

OUTER LIMITS LAND SURVEYING, LLC
P.O. BOX 71957
PHOENIX, ARIZONA 85050
PH: 602-486-1154
CONTACT: BRIAN SEARAN

EARTHWORK QUANTITIES

CUT - C.Y.
FILL - C.Y.
NET FILL = - C.Y.

QUANTITIES FOR PERMIT ONLY.
CONTRACTOR IS RESPONSIBLE FOR TAKE-OFF

PROPERTY AREA

164,887 S.F. GROSS (3.79 AC.)
159,918 S.F. NET (3.671 AC.)
DISTURBED: 164,887 S.F. (3.79 AC.)

TEMPORARY SITE BENCHMARK

FOUND 1/2" REBAR WITH ALUMINUM CAP, RLS NO. 18214, LOCATED AT THE NORTHWEST CORNER OF THE SUBDIVISION WITH AN ELEVATION OF (NAVD '88 DATUM).

CITY OF GLENDALE BENCHMARK

FOUND MARICOPA COUNTY BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITH AN ELEVATION OF 1304.086 (NAVD '88 DATUM).

VERTICAL DATUM

FOR ALL SPOT ELEVATIONS AND CONTOURS, ADD 1200 FOR FINAL ELEVATION PER REFERENCED BENCHMARK.

SHEET INDEX

SHEET NO.	PAGE	TITLE
C1	1	COVER SHEET & CIVIL NOTES
C2	2	GRADING & DRAINAGE PLAN
C3	3	GRADING & DRAINAGE PLAN

PROJECT DESCRIPTION

DEVELOPMENT OF A NEW 6-LOT, RESIDENTIAL SUBDIVISION ALONG WITH DEDICATED ROADWAY IMPROVEMENTS, WATER, AND DRY UTILITIES. RETENTION FOR THE SUBDIVISION WILL BE PROVIDED FOR THE PRE VS. POST 100-YEAR, 2-HOUR STORM EVENT AND RETAINED IN EARTHEN RETENTION BASINS WITHIN THE DEDICATED TRACTS FOR THE SUBDIVISION.

DRAINAGE STATEMENT

PER CITY OF GLENDALE DRAINAGE DESIGN AND POLICIES MANUAL AS WELL AS PRE-APPLICATION STIPULATIONS THE 100-YR., 2-HOUR STORM EVENT WILL BE REQUIRED TO BE RETAINED ON-SITE FOR THE NEW RIGHT-OF-WAY AS WELL AS FOR THE DEVELOPED RESIDENTIAL LOTS FOR THE PRE VS. POST-DEVELOPMENT OF THE LOT. ALL RETENTION IS STORED IN EARTHEN RETENTION BASINS IN DEDICATED DRAINAGE TRACTS 'B', AND 'C' PER THE NEW PLAT FOR "MODERN RIDGE ESTATES".

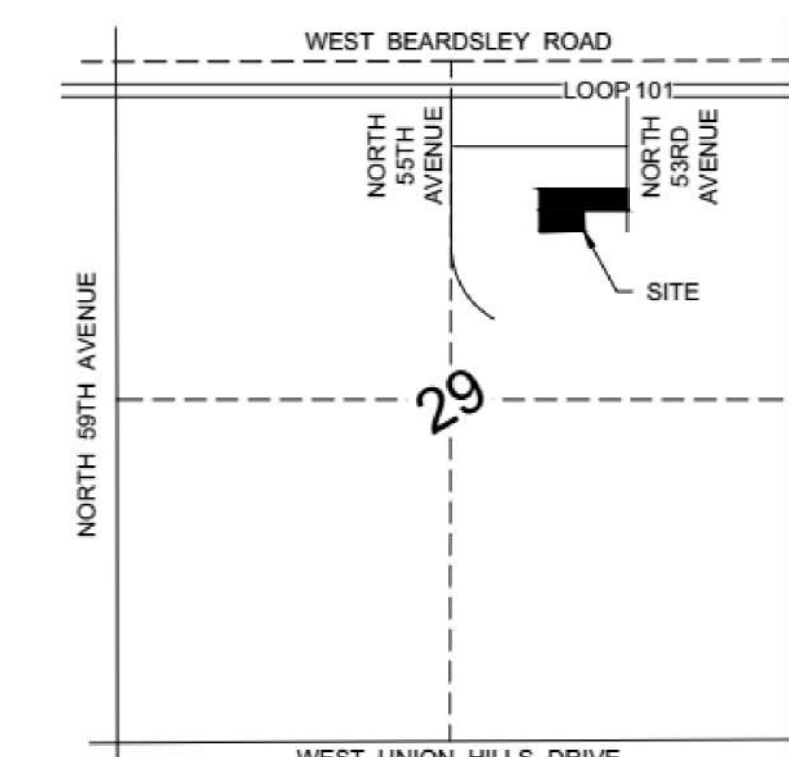
- THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD.
- OFF-SITE FLOWS DO NOT IMPACT THIS SITE.
- RETENTION PROVIDED IS FOR PRE VS. POST 100-YR, 2-HR. STORM.
- EXTREME STORM FLOWS OUTFALL THE SITE (ESO) AT THE SOUTHWEST CORNER OF THE PROPERTY INTO AN EXISTING DRAINAGE EASEMENT AT AN ELEVATION OF 1294.10 PER REFERENCED BENCHMARK.

FEMA SITE INFORMATION					
COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
040045 C	1265	L	10/16/13	X	< 12 INCHES

ABBREVIATIONS

(SOME ABBREVIATIONS MAY NOT APPLY TO THESE DRAWINGS)

- BOTT. BOTTOM
- B/C BACK OF CURB
- C.F. CUBIC FEET
- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- C.Y. CUBIC YARD
- D.E. DRAINAGE EASEMENT
- D/W DRIVEWAY
- ESMT. EASEMENT
- EXIST. EXISTING
- F.F. FINISHED FLOOR
- FND. FOUND
- FT. FEET
- MAS. MASONRY
- M MONUMENT LINE
- N.T.S. NOT TO SCALE
- PVMT. PAVEMENT
- P PROPERTY LINE
- PROP. PROPOSED
- P.U.E. PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- S/W SIDEWALK
- TYP. TYPICAL
- U.N.O. UNLESS NOTED OTHERWISE

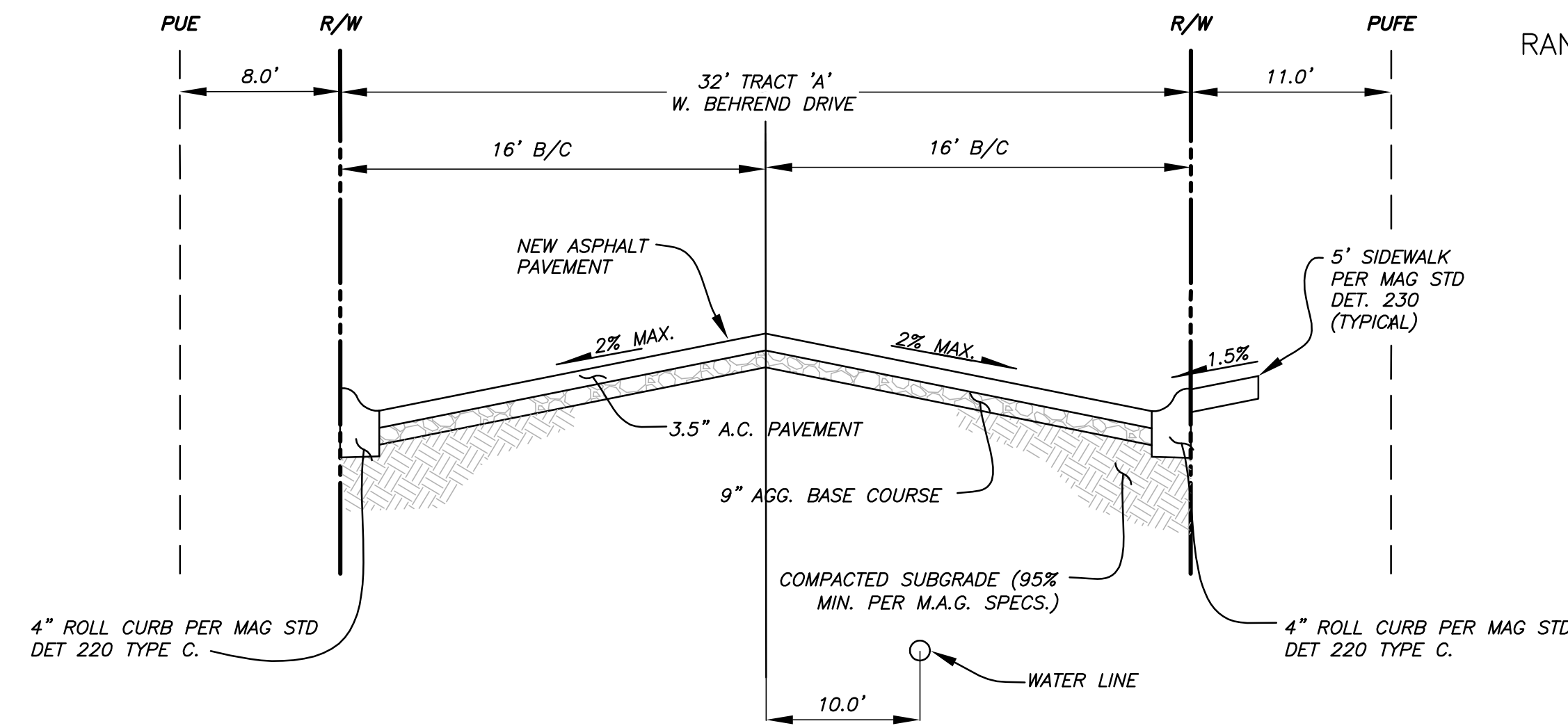


LEGEND

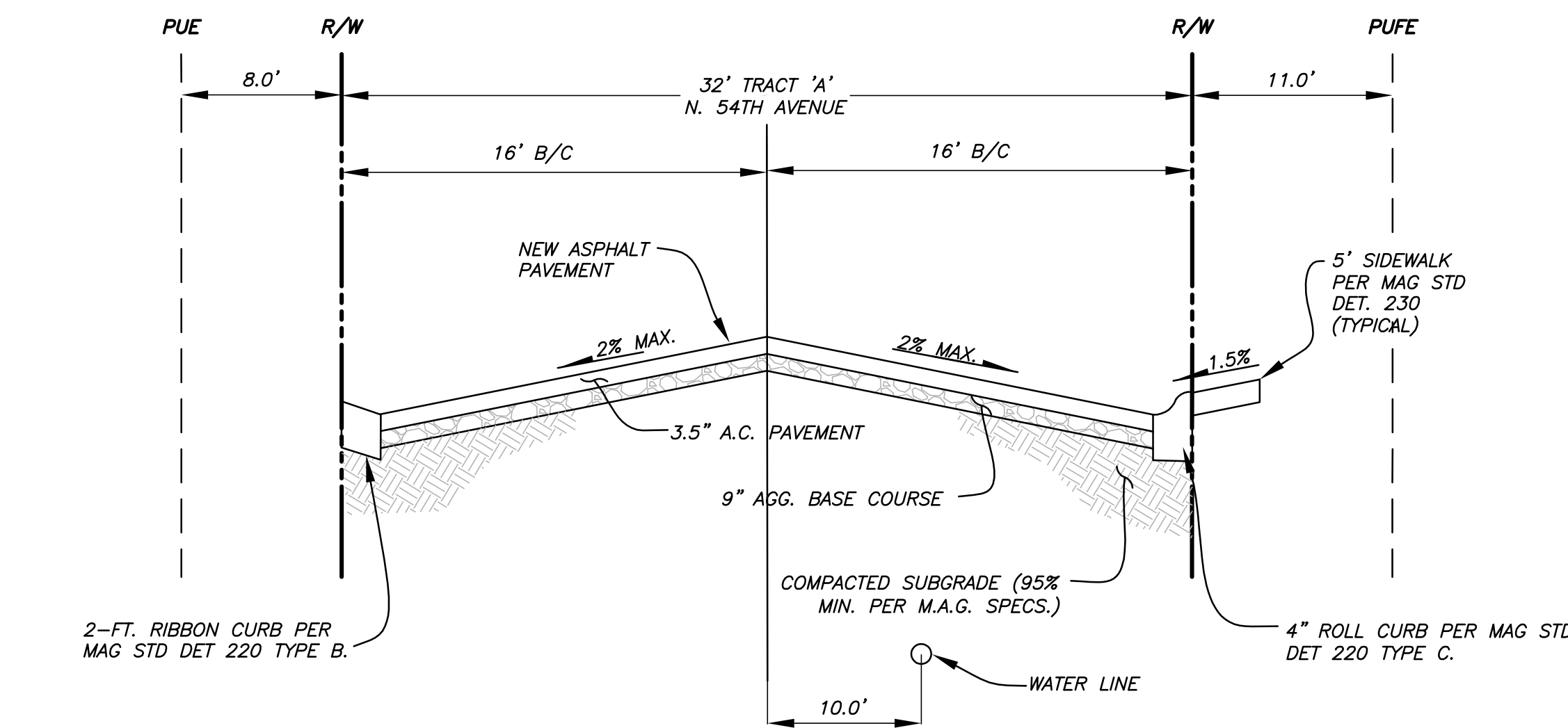
(SOME ITEMS MAY NOT APPLY TO THESE DRAWINGS)

- BOUNDARY LINE
- MONUMENT LINE
- PROPERTY CORNER
- EASEMENT LINE
- MAS. FENCE
- VERT. CURB & GUTTER
- CONCRETE CURB
- BUILDING
- CONCRETE
- BRASSCAP IN HANDHOLE
- BRASSCAP FLUSH
- SIGN
- GAS METER
- TELEPHONE RISER
- CABLE RISER
- POWER POLE
- ELECTRICAL GUY DOWN
- STREET LIGHT OR LIGHT POLE
- WATER METER
- BACK FLOW PREVENTION ASSEMBLY
- DRYWELL/CATCH BASIN
- SPRINKLER CONTROL BOX
- ANTI-SIPHON LANDSCAPE VALVE
- WATER
- OVERHEAD CABLE TV
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRICAL
- UNDERGROUND ELECTRICAL
- SANITARY SEWER
- GAS
- STORM DRAIN
- FIRE LINE

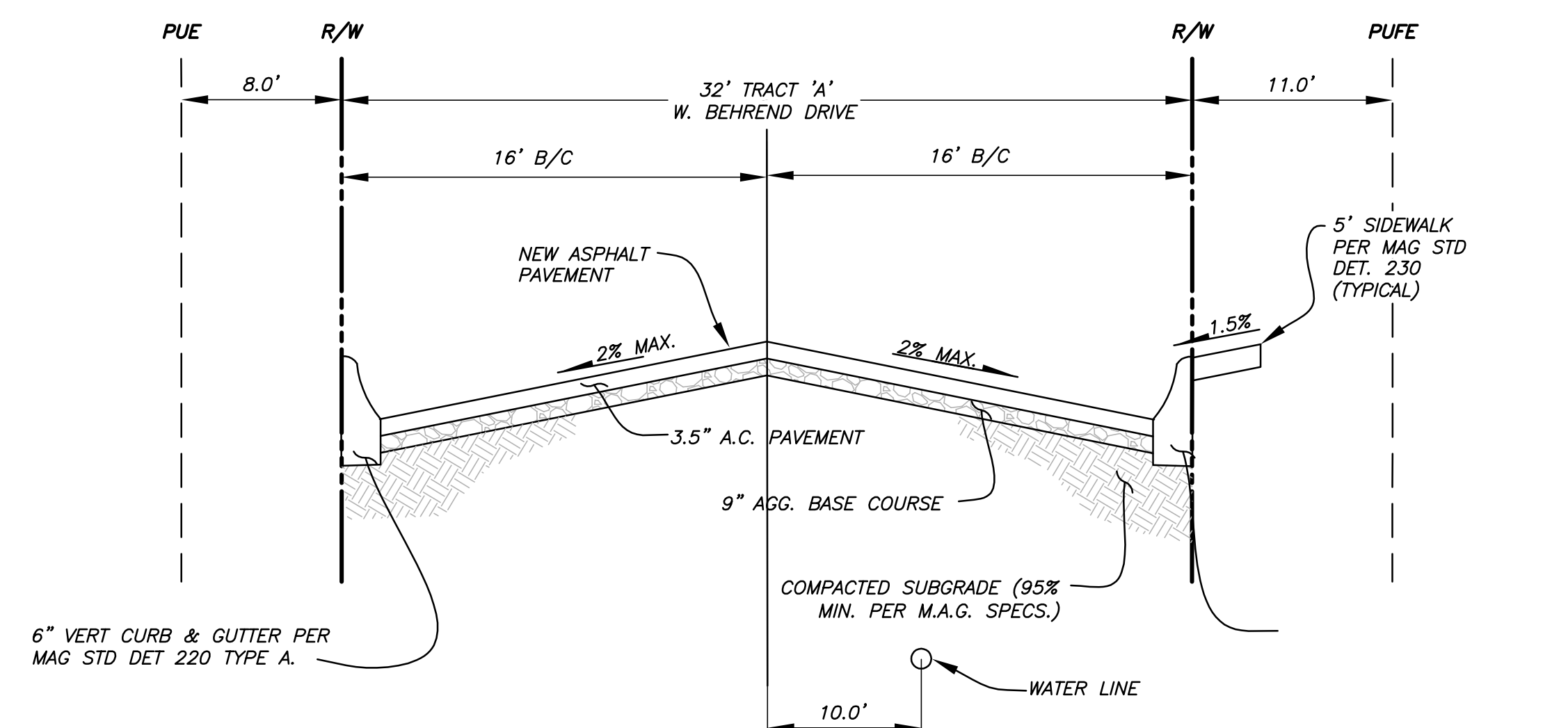
- NATURAL GROUND ELEV.
- TOP OF CURB ELEV.
- PAVEMENT ELEV.
- PAVER ELEV.
- FINISHED FLOOR ELEV.
- CONCRETE ELEV.
- RIM ELEV.
- INVERT ELEV.
- TOP OF RETAINING WALL ELEV.
- TOP OF FOOTING ELEV.
- DRAINAGE SLOPE
- EXTREME HISTORICAL SITE OUTFALL (ESO)
- LOW CURB LOT OUTFALL



A TRACT "A" - TYPICAL AT BEHREND DRIVE PRIVATE STREET CROSS-SECTION N.T.S.

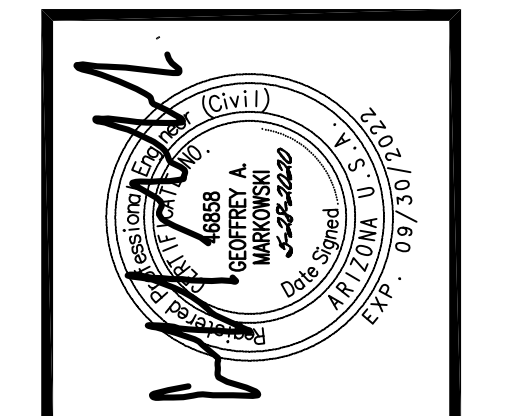


B TRACT "A" - AT 54TH AVENUE PRIVATE STREET CROSS-SECTION N.T.S.



C TRACT "A" - AT BEHREND DRIVE STREET CROSS-SECTION AT TRACT 'B' N.T.S.

g-m-a-r
consulting engineers, llc
18223 west orchid lane
waddell, arizona 85355
e: gnr@g-mar.com • ph: 602.824.7877



"MODERN RIDGE ESTATES"
5409 W. ESCUDA
GLENDALE, ARIZONA
OWNER: CORNEL MATEU
9823 E. JENAN DRIVE, SCOTTSDALE, ARIZONA 85260

PP	PRELIM PLAT SUBMITTAL	2ND PRE-PLAT SUBMITTAL
11-17-19		
5-28-2020		

DATE ISSUED: 22 AUG 19
DRAWN BY: GM
CHECKED BY: GM

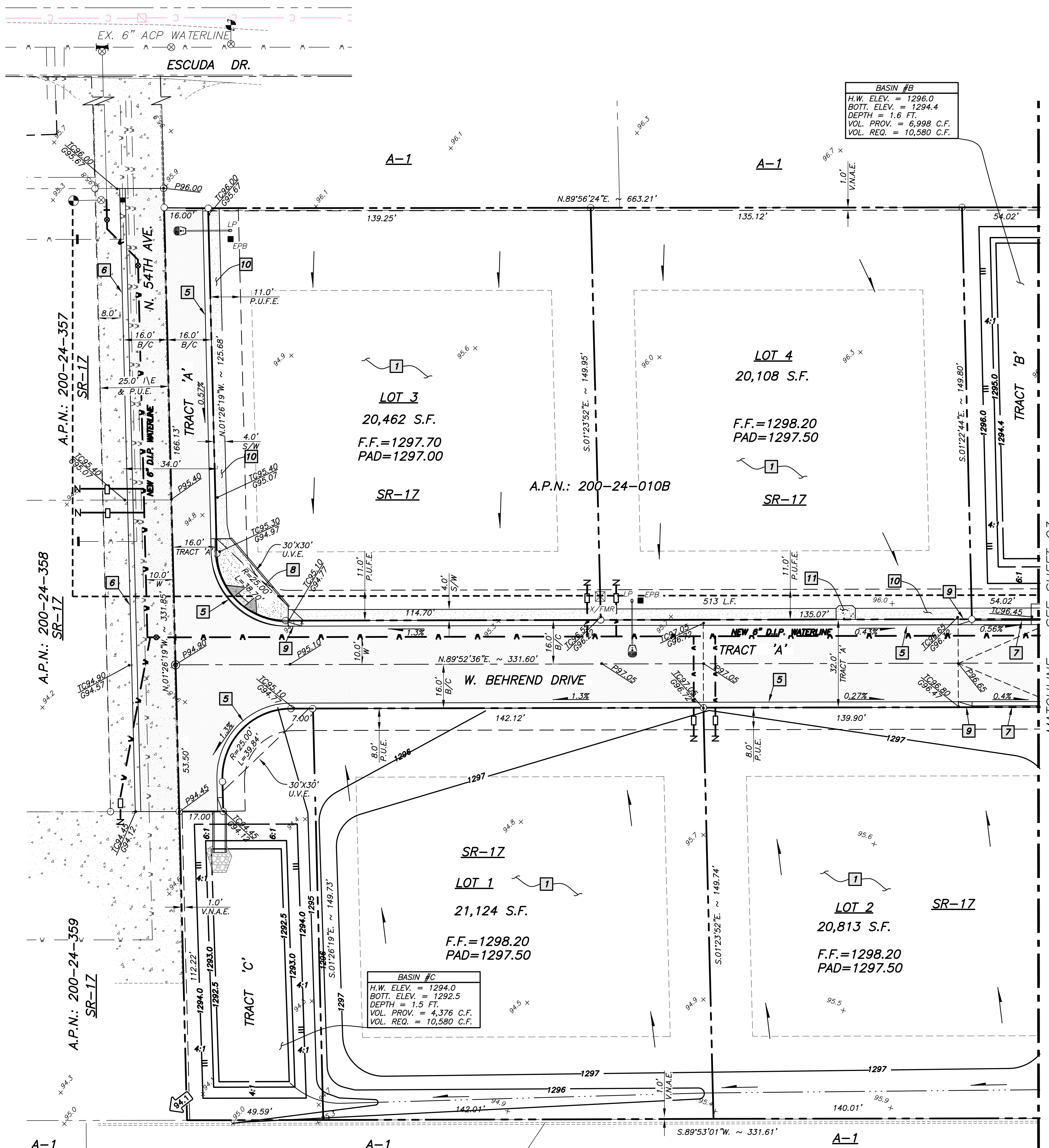
SHEET DESCRIPTION:
GRADING & DRAINAGE
PLAN COVER SHEET
& CIVIL NOTES

SHEET
C1
OF
3

CALL BEFORE YOU DIG
CALL 811
OR
1-800-263-1100
1-800-STAKE.IT
(OUTSIDE MARICOPA COUNTY)

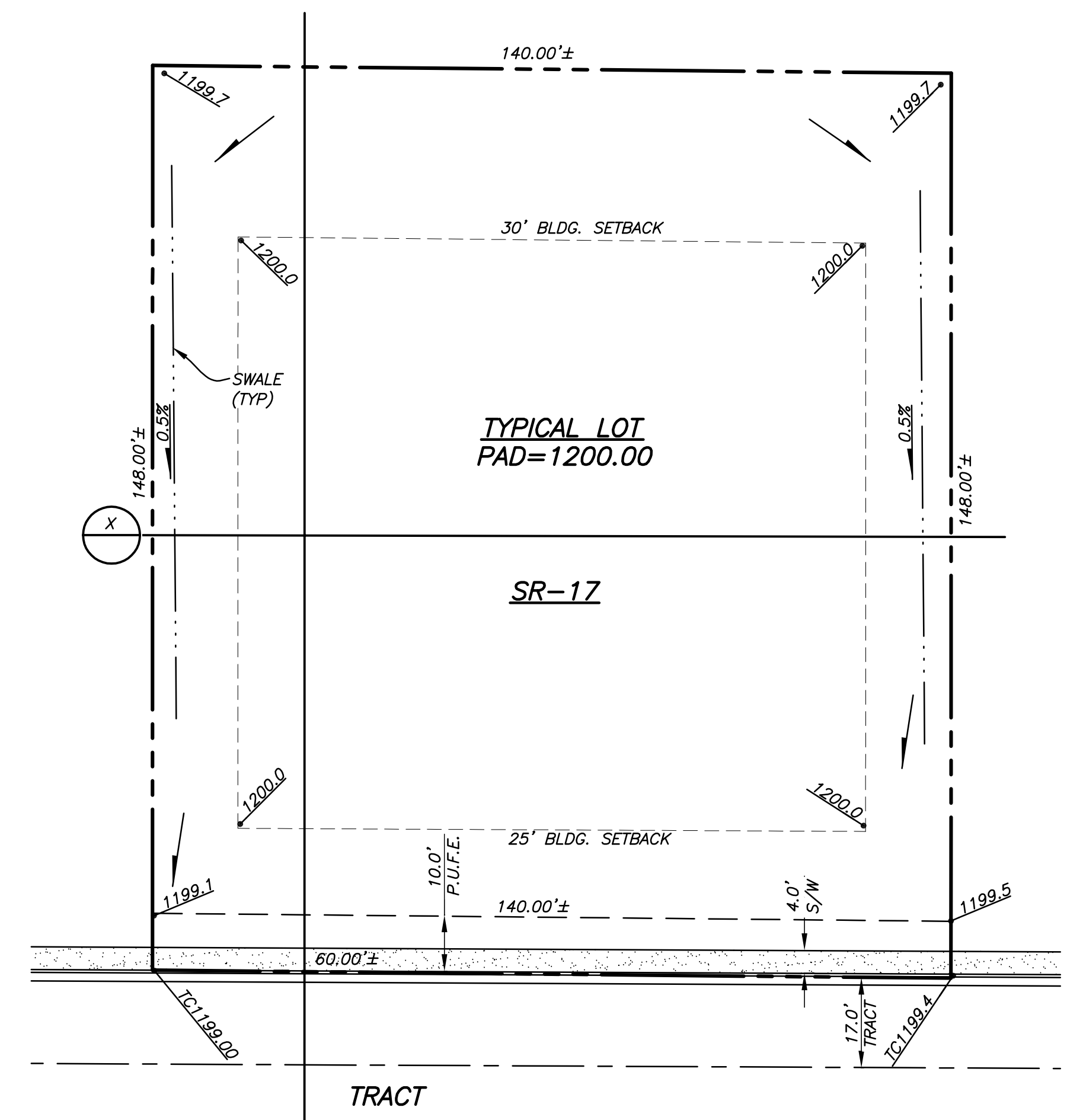
C:\Users\Owner\CloudStation\Gmatrix Projects\2018\18-01-019-00-55th and Escuda Lot Split\Civil\18-01-019-00-C1.dwg Plotted 6/24/20 by Owner

PRELIMINARY GRADING & DRAINAGE PLAN FOR "MODERN RIDGE ESTATES"



ON-SITE GRADING & DRAINAGE NOTES

- 1 CONSTRUCT BUILDING PAD ON PREPARED SUBGRADE. REFER TO FOUNDATION PLANS AND GEOTECHNICAL INVESTIGATION REPORT FOR DETAILS.
- 2 CONSTRUCT MASONRY WALL PER DET. 1/C2. REFER TO LANDSCAPE PLANS FOR COLOR AND FINISHES.
- 3 CONSTRUCT MASONRY DOOLEY FENCE PER DET. 5/C2. REFER TO LANDSCAPE PLANS FOR COLOR AND FINISHES.
- 4 EXISTING PUBLIC AND PRIVATE UTILITIES/BOXES TO BE RELOCATED.
- 5 CONSTRUCT NEW 4" ROLL CURB PER M.A.G. STD. DET. 220 TYPE C.
- 6 CONSTRUCT NEW 2'-FT. RIBBON CURB PER M.A.G. STD. DET. 220 TYPE B.
- 7 CONSTRUCT NEW 6" VERT. CURB & GUTTER PER M.A.G. STD. DET. 220 TYPE A.
- 8 INSTALL ADA RAMP ASSEMBLY PER M.A.G. DETAIL 235 (MODIFY FOR TYPE B 4' WIDE SIDEWALK).
- 9 CONSTRUCT 5' CURB TRANSITION PER M.A.G. STD DTL 221
- 10 CONSTRUCT 4' WIDE COMPACTED DECOMPOSED GRANITE SIDEWALK PER ARCH'L SPECS.
- 11 CONSTRUCT 5' WIDE CONC. SIDEWALK LANDING PER M.A.G. STD. DET. 230.

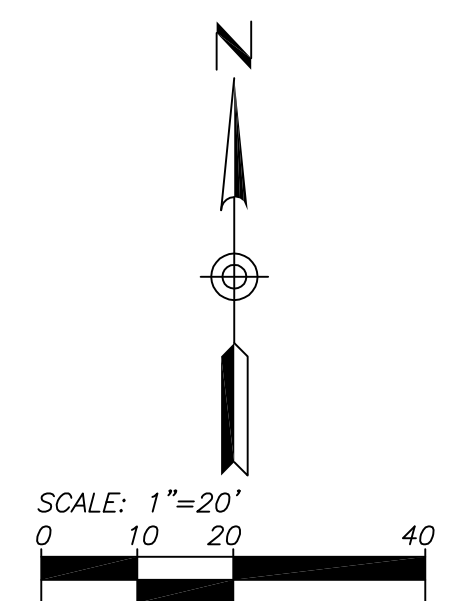


TYPICAL LOT PAD GRADING
SCALE: 1" = 20'

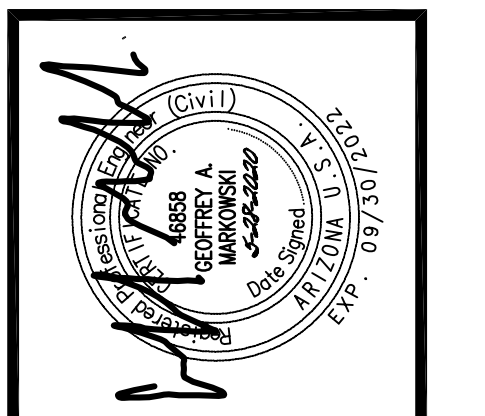
- TYPICAL SETBACKS:
- FRONT: 25' LIVABLE
 - REAR: 30'
 - STREET SIDE 15'
 - SIDE YARD: 15' MIN.
- * GRADING BASED ON MINIMUM LOT SLOPE OF 0.5% RELATIVE RELATIONSHIP TO LOW TOP-OF-CURB (TC) DIFFERS PER LOT. ACTUAL ELEVATIONS PER GRADING PLAN. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 14" ABOVE LOW TOP OF CURB.

PAVING LEGEND:

- NEW 5'-FT. WIDE CONCRETE SIDEWALK PER M.A.G. STD. DET. 230.
- NEW A.C. PAVEMENT PER C.O.G. STANDARD STREET SECTION DETAILS.
- EXISTING DIRT ROAD



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waddell, arizona 85355
e.gmor@g-mar.com • ph: 602.824.7877



"MODERN RIDGE ESTATES"
5409 W. ESCUDA
GLENDALE, ARIZONA
OWNER: CORNEL MATEU
9823 E. JENNY DRIVE, SCOTTSDALE, ARIZONA 85260

PP	11-17-19	PRELIM PLAT SUBMITTAL
PP	5-28-2020	2ND PRE-PLAT SUBMITTAL

DATE ISSUED: 22 AUG 19
DRAWN BY: GM
CHECKED BY: GM

SHEET DESCRIPTION:
GRADING & DRAINAGE
PLAN

SHEET
C2
OF
3

CALL BEFORE YOU DIG
811
OR
1-800-263-1100
1-800-STAKE IT
(QUIZISE MARICOPA COUNTY)

C:\Users\Owner\CloudStation\Gmatrix Projects\2018\18-01-019-00-55th and Escuda Lot Split\Civil\18-01-019-00-C1.dwg Plotted 6/24/20 by Owner

PRELIMINARY GRADING & DRAINAGE PLAN FOR "MODERN RIDGE ESTATES"

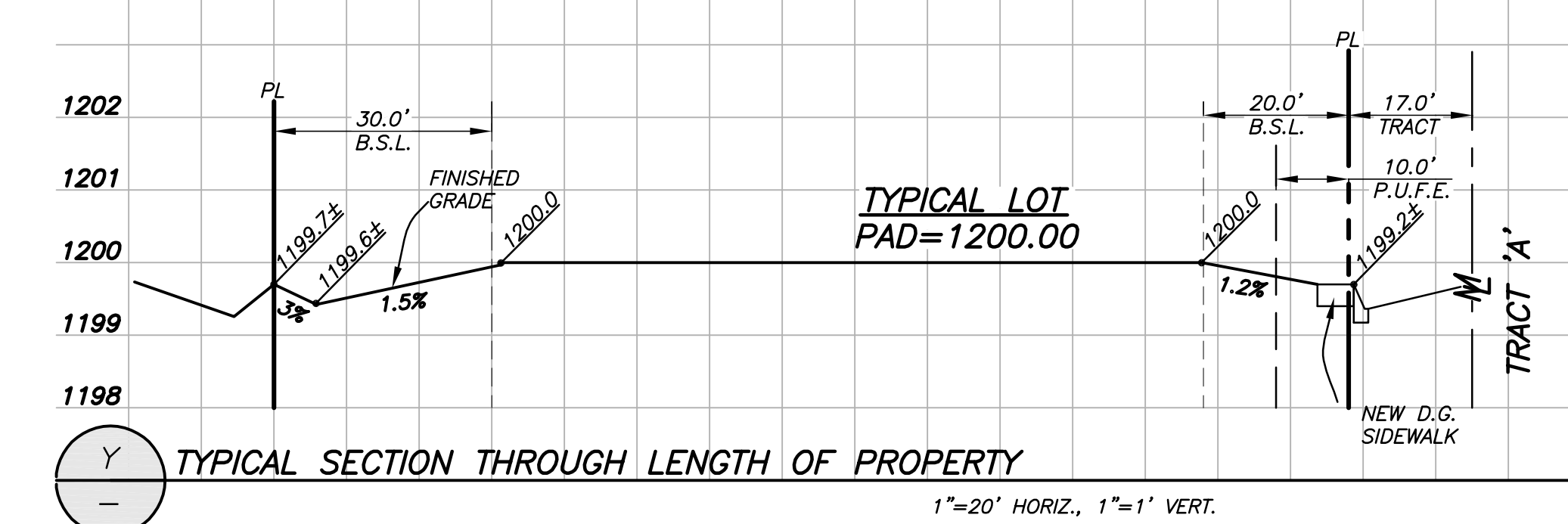
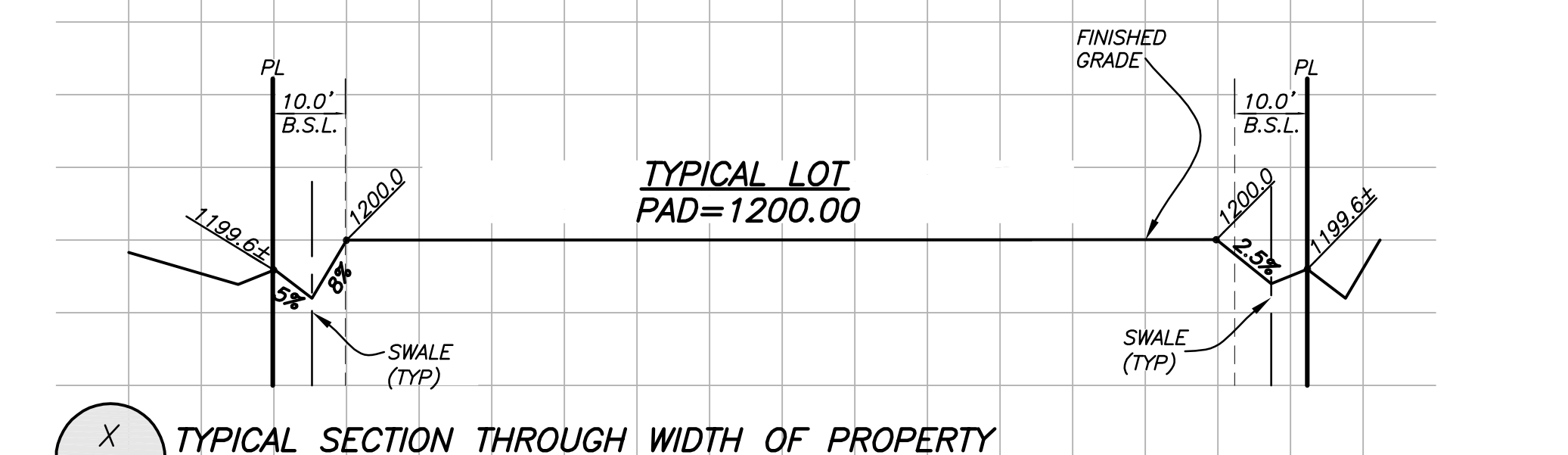
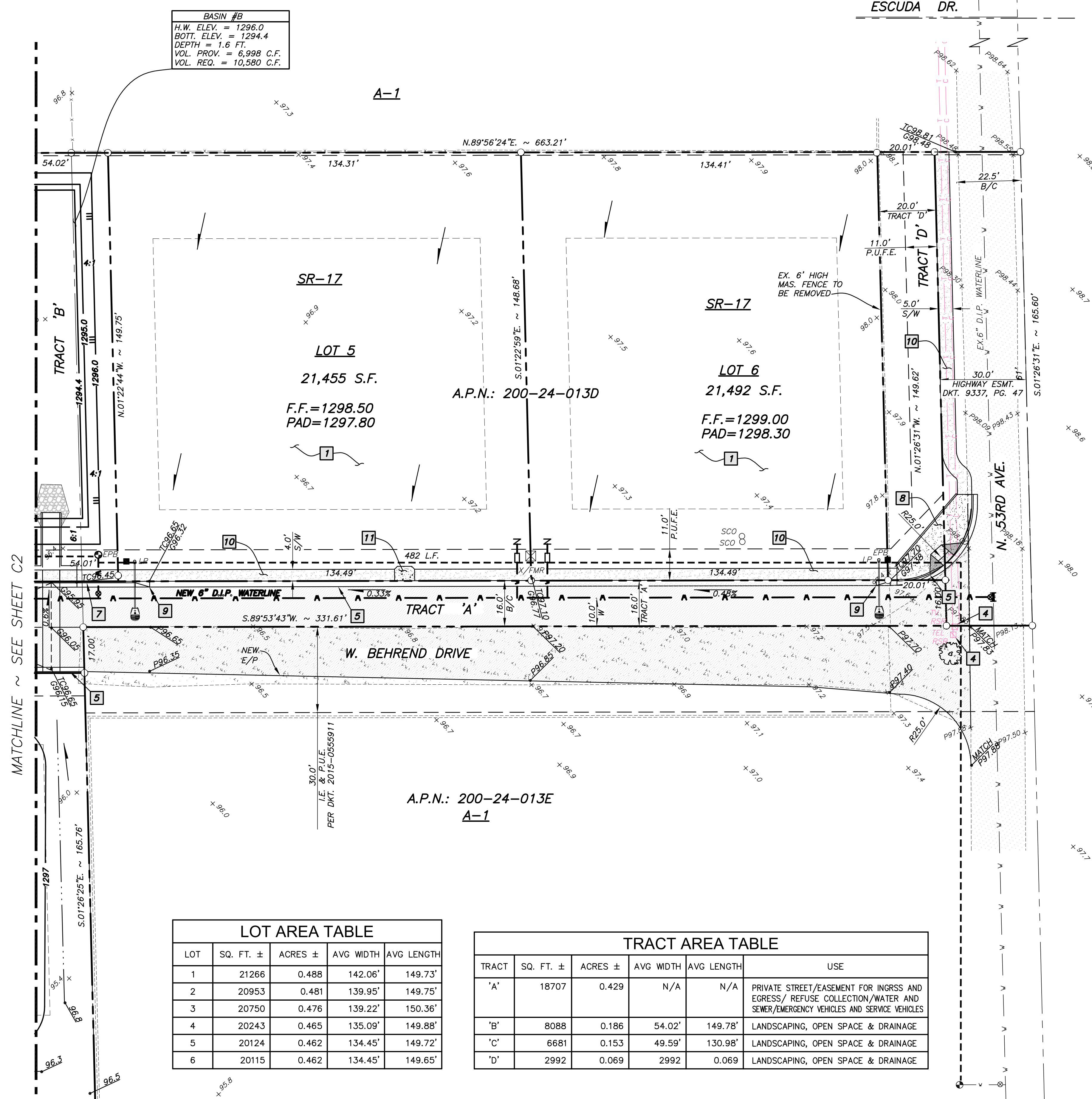
CIVIL ENGINEERING GENERAL NOTES

1. IF THE CONTRACTOR FINDS ANY DISCREPANCY OR OMISSION, THE ENGINEER SHALL BE NOTIFIED BEFORE ANY INTERPRETATION IS MADE.
2. QUANTITIES SHOWN ARE FOR PERMIT PURPOSES ONLY AND ARE NOT FOR BIDDING OR CONTRACTING PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR BIDDING HIS OWN QUANTITY TAKE-OFF.
3. THE BUILDING MATERIALS CONTAINING ASBESTOS WILL NOT BE USED ON THIS PROJECT.
4. THE CONTRACTOR SHALL MAKE NO CLAIM FOR QUANTITY ADJUSTMENT UNLESS ALL CONSTRUCTION SURVEY STAKES ARE MAINTAINED FOR VERIFICATION.
5. NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR THE ENGINEER AND THE SUBCONTRACTOR.
6. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION OR SAFETY MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES UTILIZED IN CONNECTION BY THE CONTRACTOR OR SUBCONTRACTORS.
7. CHANGE ORDERS SHALL BE EXECUTED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE. VERBAL CHANGES WILL NOT BE HONORED.
8. SEE ARCHITECTURAL DRAWINGS FOR ALL ON-SITE:
 - A. HORIZONTAL CONTROL & BUILDING LOCATIONS.
 - B. DETAILS AND HORIZONTAL LOCATION OF CURBS AND SIDEWALKS.
 - C. PARKING LOT LAYOUT.
9. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UNDERGROUND UTILITY FACILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID ANY DAMAGE TO EXISTING UNDERGROUND FACILITIES. CALL BLUE STAKE CENTER (602) 263-1100 OR A PRIVATE UNDERGROUND UTILITY LOCATION COMPANY 48 HOURS PRIOR TO EXCAVATING. THE ENGINEER AND/OR OWNER CANNOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
10. UNDERGROUND INFORMATION AND UTILITIES SHOWN HAVE BEEN OBTAINED FROM INFORMATION PROVIDED ON QUARTER SECTION MAPS FROM THE UTILITY COMPANIES LOCATED WITHIN THE AREA. THEREFORE, UNDERGROUND INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION.
11. UTILITY COMPANIES SERVING THIS AREA ARE:
 - WATER: CITY OF GLENDALE
 - SEWER: PRIVATE SEPTIC
 - TELEPHONE: QWEST
 - ELECTRIC: ARIZONA PUBLIC SERVICE
 - GAS: N/A
 - CABLE TV: COX COMMUNICATIONS
12. LOCATION OF THE IRRIGATION SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES AT HIS COST.
13. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PREPARED BY CAVE CREEK LAND SURVEYING, DATED, NOVEMBER 1, 2006. THE BOUNDARY INFORMATION SHOWN ON THESE PLANS IS NOT CERTIFIED BY THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE SITE SURVEY INFORMATION AND OBSERVE ANY CHANGES.

ON-SITE GRADING & DRAINAGE NOTES

- 1 CONSTRUCT BUILDING PAD ON PREPARED SUBGRADE. REFER TO FOUNDATION PLANS AND GEOTECHNICAL INVESTIGATION REPORT FOR DETAILS.
- 2 CONSTRUCT MASONRY WALL PER DET. 1/C2. REFER TO LANDSCAPE PLANS FOR COLOR AND FINISHES.
- 3 CONSTRUCT MASONRY DOOLEY FENCE PER DET. 5/22. REFER TO LANDSCAPE PLANS FOR COLOR AND FINISHES.
- 4 EXISTING PUBLIC AND PRIVATE UTILITIES/BOXES TO BE RELOCATED.
- 5 CONSTRUCT NEW 4" ROLL CURB PER M.A.G. STD. DET. 220 TYPE C.
- 6 CONSTRUCT NEW 2'-FT. RIBBON CURB PER M.A.G. STD. DET. 220 TYPE B.
- 7 CONSTRUCT NEW 6" VERT. CURB & GUTTER PER M.A.G. STD. DET. 220 TYPE A.
- 8 INSTALL ADA RAMP ASSEMBLY PER M.A.G. DETAIL 235 (MODIFY FOR TYPE B 4' WIDE SIDEWALK).
- 9 CONSTRUCT 5' CURB TRANSITION PER M.A.G. STD DTL 221
- 10 CONSTRUCT 4' WIDE COMPACTED DECOMPOSED GRANITE SIDEWALK PER ARCH'L SPECS.
- 11 CONSTRUCT 5' WIDE CONCRETE SIDEWALK LANDING PER M.A.G. STD. DET. 230.

BASIN #B
 H.W. ELEV. = 1296.0
 BOTT. ELEV. = 1294.4
 DEPTH = 1.6 FT.
 VOL. PROV. = 6,998 C.F.
 VOL. REQ. = 10,580 C.F.

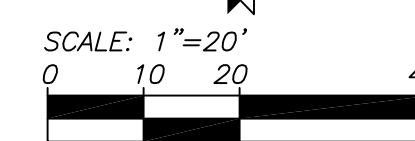


LOT AREA TABLE				
LOT	SQ. FT. ±	ACRES ±	AVG WIDTH	AVG LENGTH
1	21266	0.488	142.06'	149.73'
2	20953	0.481	139.95'	149.75'
3	20750	0.476	139.22'	150.36'
4	20243	0.465	135.09'	149.88'
5	20124	0.462	134.45'	149.72'
6	20115	0.462	134.45'	149.65'

TRACT AREA TABLE					
TRACT	SQ. FT. ±	ACRES ±	AVG WIDTH	AVG LENGTH	USE
'A'	18707	0.429	N/A	N/A	PRIVATE STREET/EASEMENT FOR INGRESS AND EGRESS/ REFUSE COLLECTION/WATER AND SEWER/EMERGENCY VEHICLES AND SERVICE VEHICLES
'B'	8088	0.186	54.02'	149.78'	LANDSCAPING, OPEN SPACE & DRAINAGE
'C'	6681	0.153	49.59'	130.98'	LANDSCAPING, OPEN SPACE & DRAINAGE
'D'	2992	0.069	2992	0.069	LANDSCAPING, OPEN SPACE & DRAINAGE

PAVING LEGEND:

NEW 5'-FT. WIDE CONCRETE SIDEWALK PER M.A.G. STD. DET. 230.	
NEW A.C. PAVEMENT PER C.O.G. STANDARD STREET SECTION DETAILS.	
EXISTING DIRT ROAD	



CALL BEFORE YOU DIG
 CALL 811
 OR
 1-800-263-1100
 1-800-STAKE IT
(OUTSIDE MARICOPA COUNTY)

g-mar
consulting engineers, llc
 18223 west orchid lane
 waddell, arizona 85355
 e.gmar@a-marinc.com • ph: 602.824.7877



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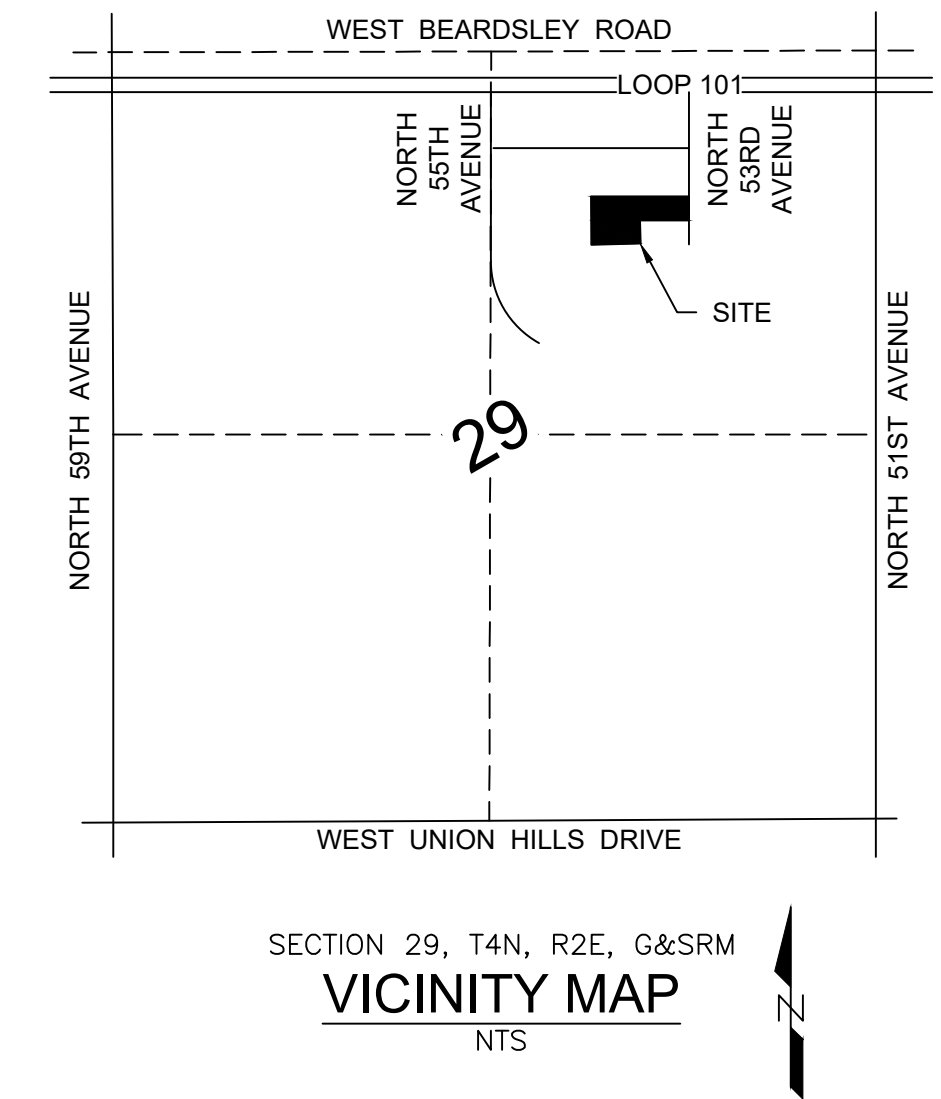
SHEET
C3
 OF
 3

1394-PT2 ZON20-07

C:\Users\Owner\CloudStation\Gmatric\Projects\2018\18-01-019-00-55th and Escuda Lot Split\Civil\18-01-019-00-C1.dwg Plotted 6/24/20 by Owner

**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



NOTES

1. ALL LOTS WILL BE ON SEPTIC AS THERE ARE NO CITY SEWER LINES IN THE VICINITY.

UTILITY PROVIDERS

WATER	CITY OF GLENDALE
ELECTRICITY	APS
TELEPHONE	QUEST
SEWER	SEPTIC

LOT AREA TABLE				
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'D'	2992	0.069	2992	0.069	LANDSCAPING, OPEN SPACE & DRAINAGE

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 SALT 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 SOUTHEAST 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 SOUTHEAST 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.

FLOODPLAIN STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C1270L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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

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

OWNER/SITE INFO

APN 200-24-010B
OWNER: MATEU CORNEL
9823 E JANAN DR
SCOTTSDALE, ARIZONA 85260
CURRENT ZONING: A-1
PROPOSED ZONING: SR-17PRD

ENGINEER

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

APN 200-24-013D
19822 N 53RD AVE
GLENDALE, ARIZONA 85308

OWNER: MATEU CORNEL/LIVIA
9823 E JANAN DR
SCOTTSDALE, ARIZONA 85260

CURRENT ZONING: A-1
PROPOSED ZONING: SR-17PRD

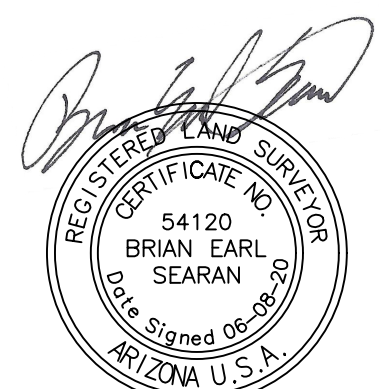
AREA

GROSS AREA: 164,886 ST± OR 3.785 AC±
NET AREA: 159,918 ST± OR 3.671 AC±

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.

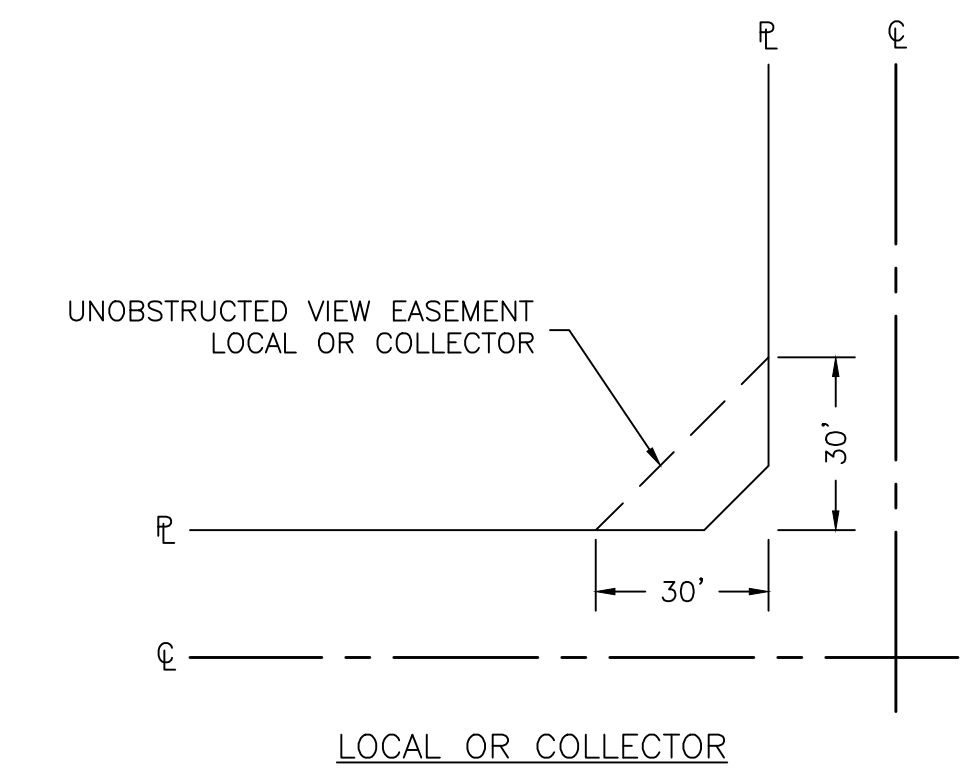
Brian Earl Searan
BRIAN EARL SEARAN RLS #54120
DATE 06/08/2020



EXPIRES 12/31/21

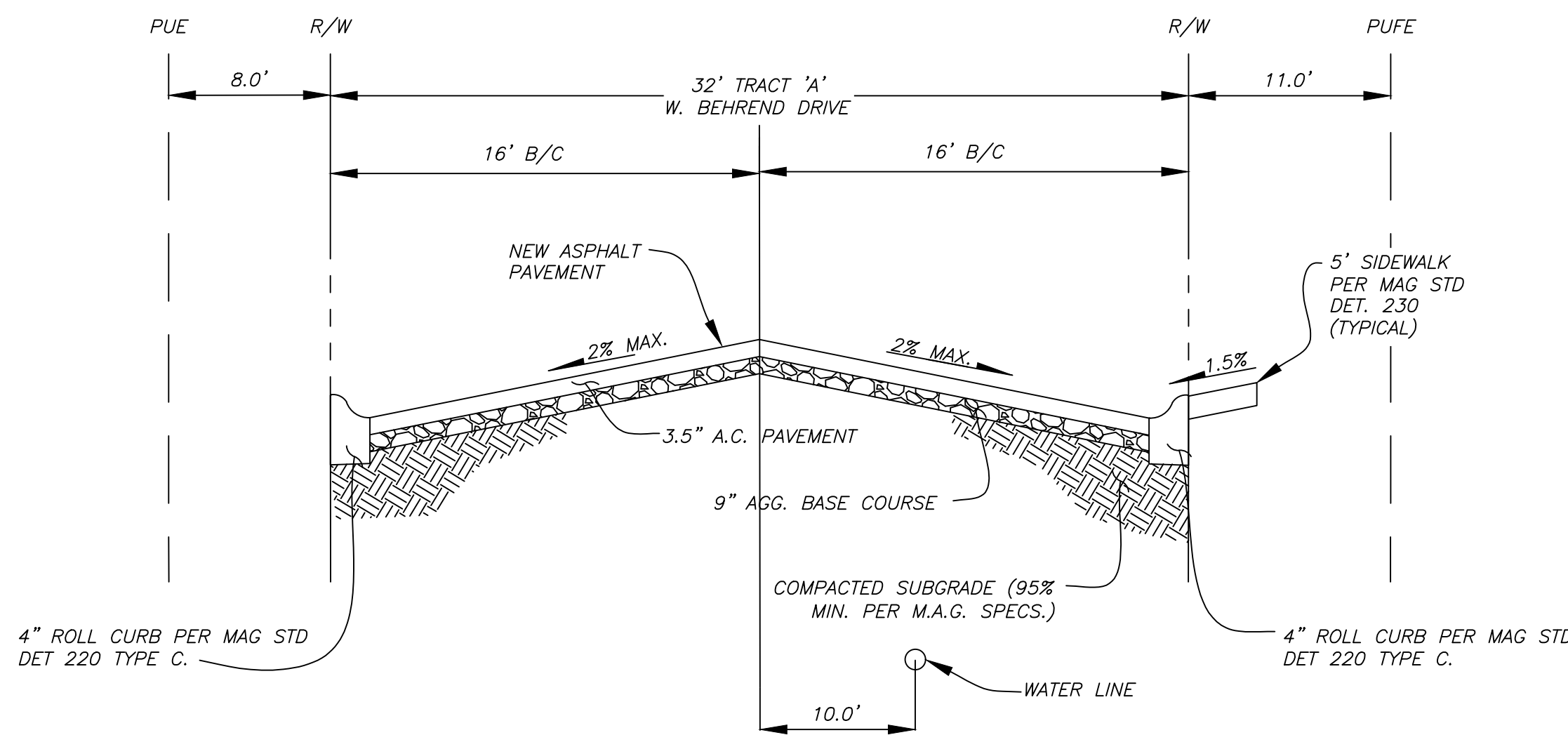
PRELIMINARY PLAT FOR "MODERN RIDGE ESTATES" AN SR-17PRD RESIDENTIAL DEVELOPMENT BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA	
<p>OUTER LIMITS LAND SURVEYING</p> <p>PO Box 71957 Phoenix, AZ 85050</p> <p>TEL: 602.486.1154 www.outerlimitslandsurveying.com</p>	DATE: 06.08.20 DRN BY: BES CHKD BY: BES JOB NO. 18007 SHEET <p align="center">1</p> OF 3

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

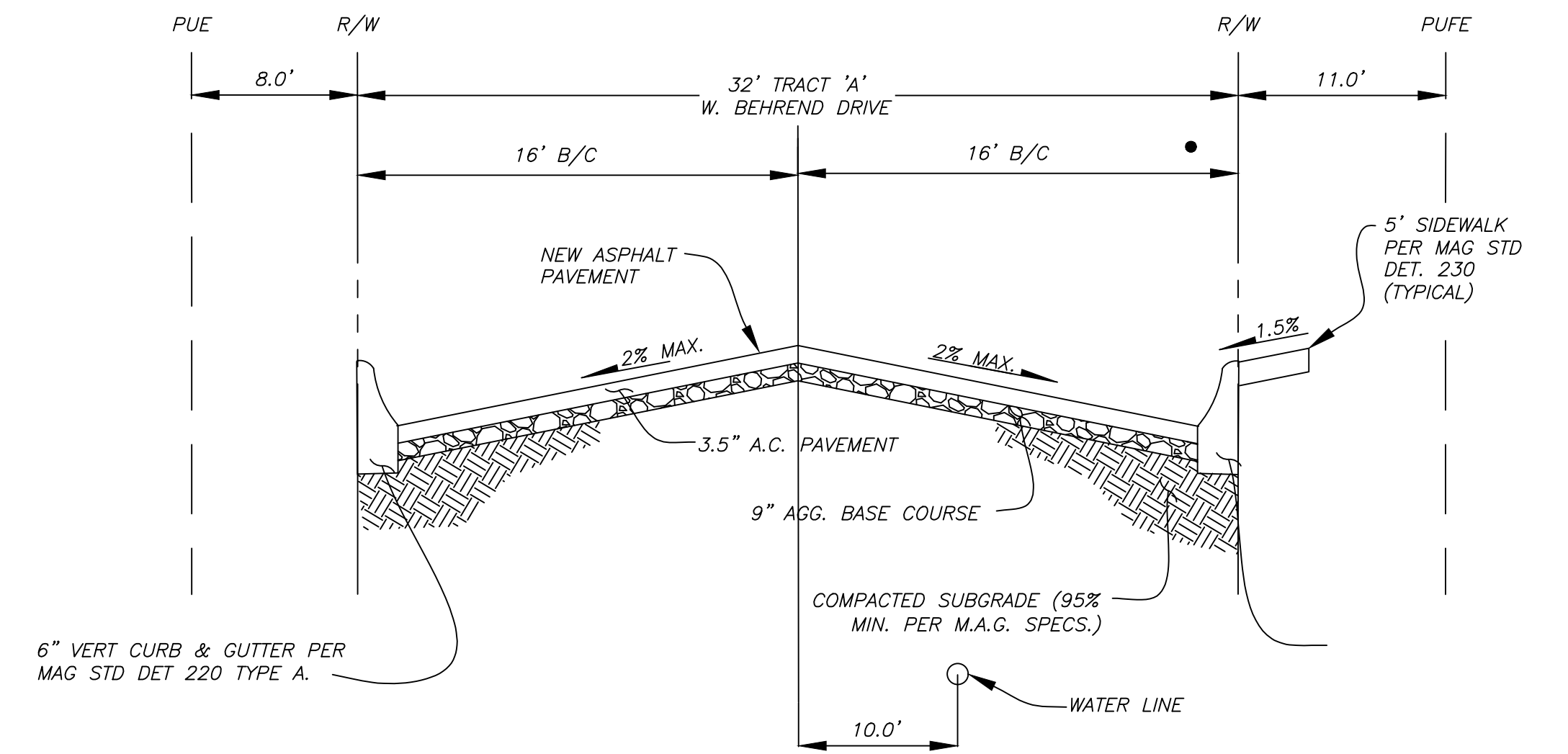


**UNOBSTRUCTED VIEW
EASEMENT "UVE" (TYP)**
N.T.S.

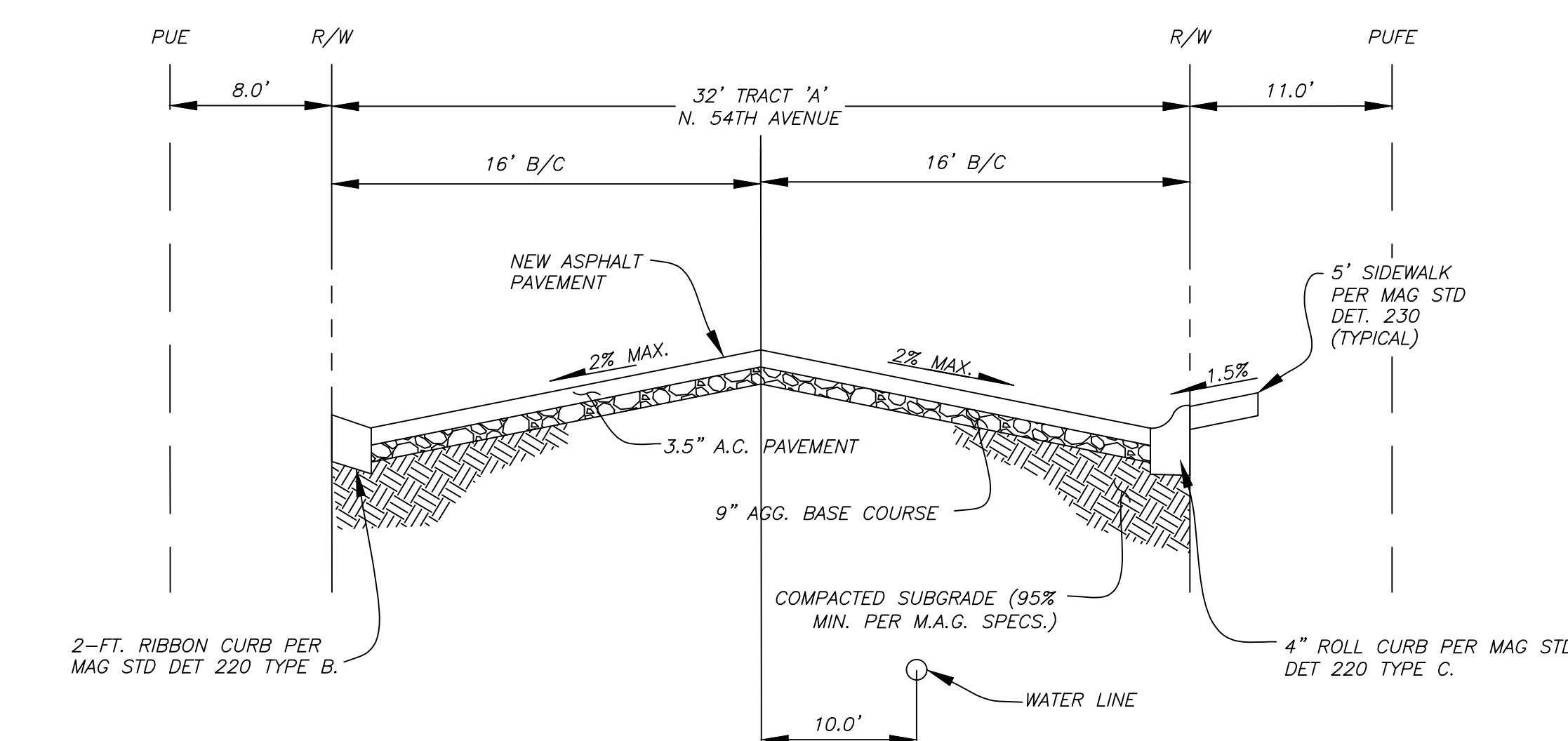
- NOTES:
- NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES OVER 30 INCHES IN HEIGHT) SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS. EXCEPT AS APPROVED BY THE CITY TRANSPORTATION DIRECTOR.
 - TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
 - NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
 - TREES ARE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.



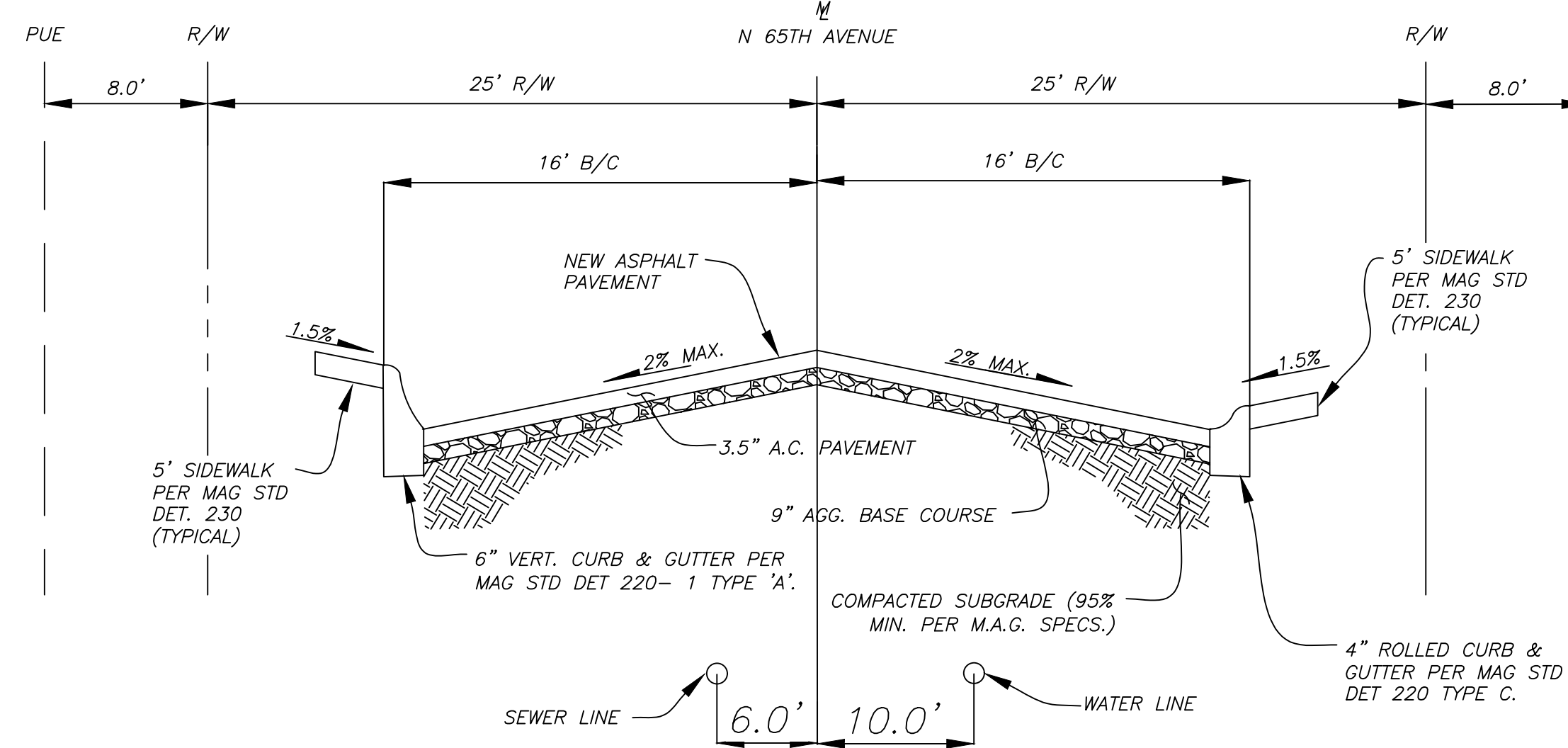
A TRACT "A" PRIVATE STREET CROSS-SECTION N.T.S.



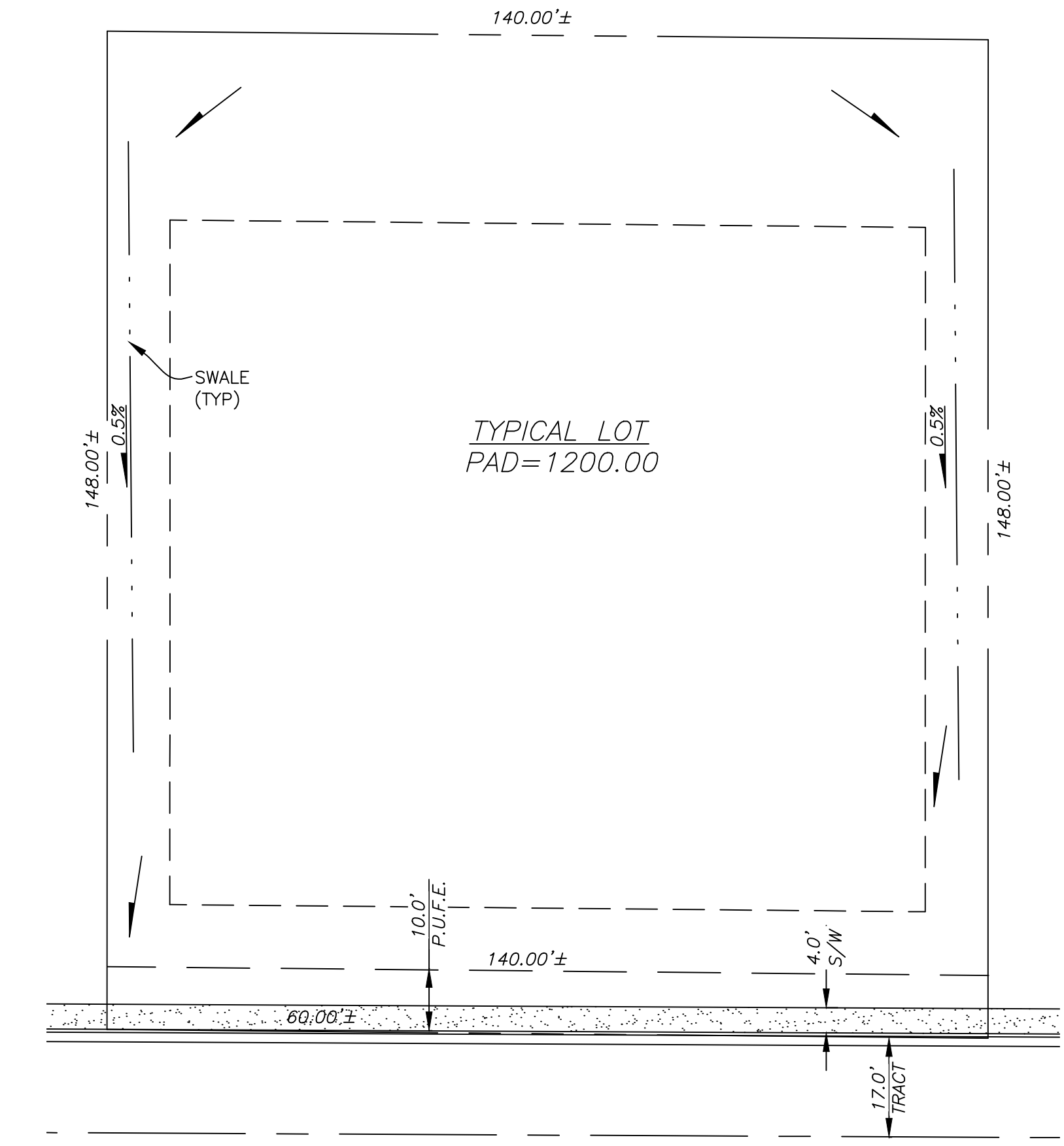
C TRACT "A" STREET CROSS-SECTION AT TRACT "B" N.T.S.



B TRACT "A" PRIVATE STREET CROSS-SECTION N.T.S.



2 TYPICAL 65TH AVENUE STREET SECTION LOOKING NORTH N.T.S.

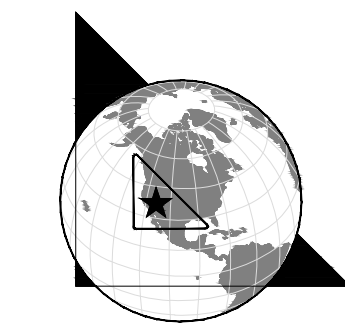


TYPICAL LOT DETAIL



PRELIMINARY PLAT FOR
"MODERN RIDGE ESTATES"
SHEET 3 OF 3
06/08/20

PRELIMINARY PLAT FOR
"MODERN RIDGE ESTATES"
AN SR-17PRD RESIDENTIAL DEVELOPMENT
BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
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**OUTER LIMITS
LAND SURVEYING**

PO Box 71957
Phoenix, AZ 85050

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