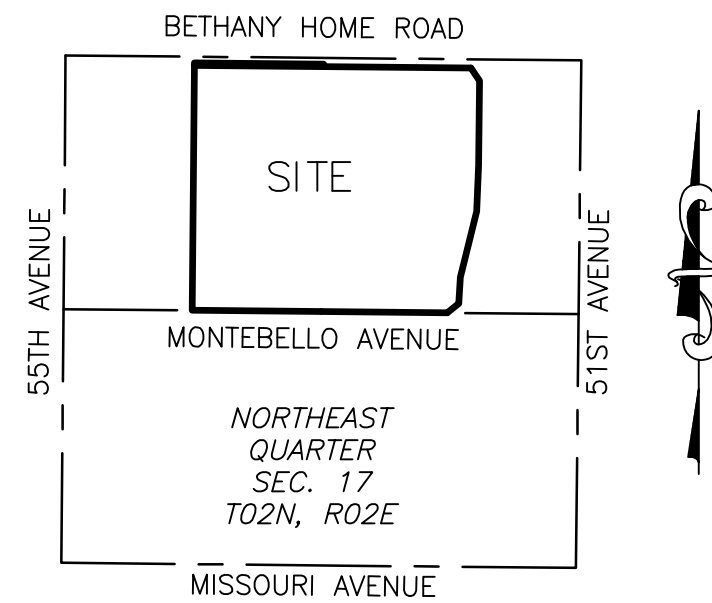


A FINAL PLAT OF
BROOKLYN BEDDING
 A SINGLE LOT SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 02 NORTH, RANGE 02 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA

NOTES

1. 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.
2. 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.
3. 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.
4. ALL LANDSCAPE TRACTS AND LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.



VICINITY MAP
 NOT TO SCALE

DEDICATION

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS THAT:

BETHANY HOME INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "BROOKLYN BEDDING" A SINGLE LOT SUBDIVISION AND LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 02 NORTH, RANGE 02 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "BROOKLYN BEDDING" A SINGLE LOT SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREET AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. BETHANY HOME INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREET AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC IN, OVER, AND UNDER THOSE AREA DESIGNATED HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITY PROVIDERS LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY OF GLENDALE, ARIZONA. SUCH PUBLIC UTILITY PROVIDERS SHALL BE, AND REMAIN, RESPONSIBLE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF THEIR UTILITY FACILITIES.

WATER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE IN, OVER, AND UNDER THOSE AREA DESIGNATED HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF WATER LINES.

IN WITNESS WHEREOF:
 BETHANY HOME INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF JOHN MERWIN, AN AUTHORIZED REPRESENTATIVE THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 20____.

OWNER/AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
 COUNTY OF MARICOPA)

BEFORE ME THIS ____ DAY OF _____, 20____,

JOHN MERWIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED REPRESENTATIVE OF BETHANY HOME INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT HE, AS AUTHORIZED SIGNING AGENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER/DEVELOPER

BETHANY HOME INDUSTRIAL, LLC
 4455 W. CAMELBACK ROAD
 PHOENIX, AZ 85031
 CONTACT: JOHN MERWIN

ENGINEER

WARE MALCOMB
 2777 E. CAMELBACK RD, SUITE 325
 PHOENIX, AZ 85016
 CONTACT: MATTHEW KUEHN
 PHONE: 480-767-1001

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 02 NORTH, RANGE 02 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING **S89°27'28"E**. (ASSUMED BEARING)

PRELIMINARY PLAT CONFORMANCE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE PRELIMINARY PLAT OF THIS SUBDIVISION APPROVED BY THE CITY OF GLENDALE PLANNING AND ZONING COMMISSION.

BY: _____ DATE
 PLANNING DIRECTOR
 CITY OF GLENDALE

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 FOR ACCEPTABLE TO THE CITY..

BY: _____ DATE
 CITY ENGINEER OR DESIGNATE

CITY APPROVALS

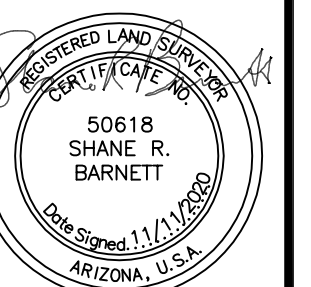
APPROVED BY THE CITY OF GLENDALE, ARIZONA,
 _____ DAY OF _____, 20____

MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

SURVEYOR CERTIFICATE

I, SHANE R. BARNETT, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER, 2020 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SHANE R. BARNETT
 ARIZONA R.L.S. 50618

BARNETT LAND SURVEYING, LLC 201 WEST STANFORD AVENUE GILBERT, ARIZONA 85233 PHONE: (602) 510-7797 E-MAIL: SHANE@BARNETTSSURVEY.COM	JOB NO: LS19-0701 DRAWN BY: SRB REVIEW BY: SRB
A FINAL PLAT OF BROOKLYN BEDDING	
DATE: 11/11/2020	REV: 1
SHEET: 1 OF 2	

SURVEYOR NOTES

1-FIELDWORK WAS COMPLETED ON 07/21/2019.

2-ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

3-THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	1
TOTAL NUMBER OF TRACTS	0

LAND USE TABLE		
TOTAL AREA OF LOT	41.3706 ACRES	1,802,107 SF
PUBLIC RIGHT OF WAY	1.4433 ACRES	62,867 SF
TOTAL GROSS AREA	42.8139 ACRES	1,864,974 SF

REFERENCE DOCUMENTS

- (R1) - BOOK 152 OF MAPS, PAGE 45, MCR
- (R2) - BOOK 689 OF MAPS, PAGE 18, MCR
- (R3) - BOOK 1014 OF MAPS, PAGE 07, MCR
- (R4) - BOOK 1379 OF MAPS, PAGE 32, MCR
- (R5) - BOOK 1401 OF MAPS, PAGE 42, MCR

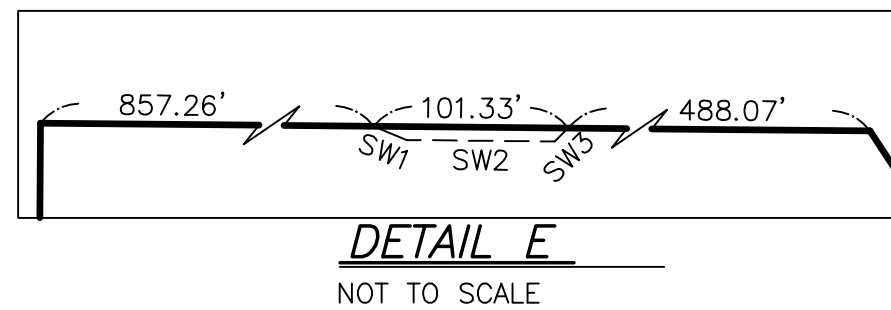
LEGEND

- SECTION LINE
- MONUMENT LINE
- PROPERTY LINE
- OTHERS PROPERTY LINE
- EASEMENT
- ⊙ BRASS CAP IN HANDHOLE
- ⊙ BRASS CAP (OR AS NOTED)
- REBAR (AS NOTED)
- SET 1/2" REBAR WITH CAP
- DOC. DOCUMENT
- FND. FOUND
- MON. MONUMENT
- MCR MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- SEC. SECTION
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- WLE WATER LINE EASEMENT
- (C) CALCULATED BEARINGS/DISTANCES
- (M) MEASURED BEARINGS/DISTANCES
- (R#) RECORDED BEARINGS/DISTANCES

A FINAL PLAT OF BROOKLYN BEDDING

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 02 NORTH, RANGE 02 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LINE	BEARING	DISTANCE
SW1	S67°27'28"E	18.69'
SW2	S89°27'28"E	77.00'
SW3	N45°32'32"E	9.90'

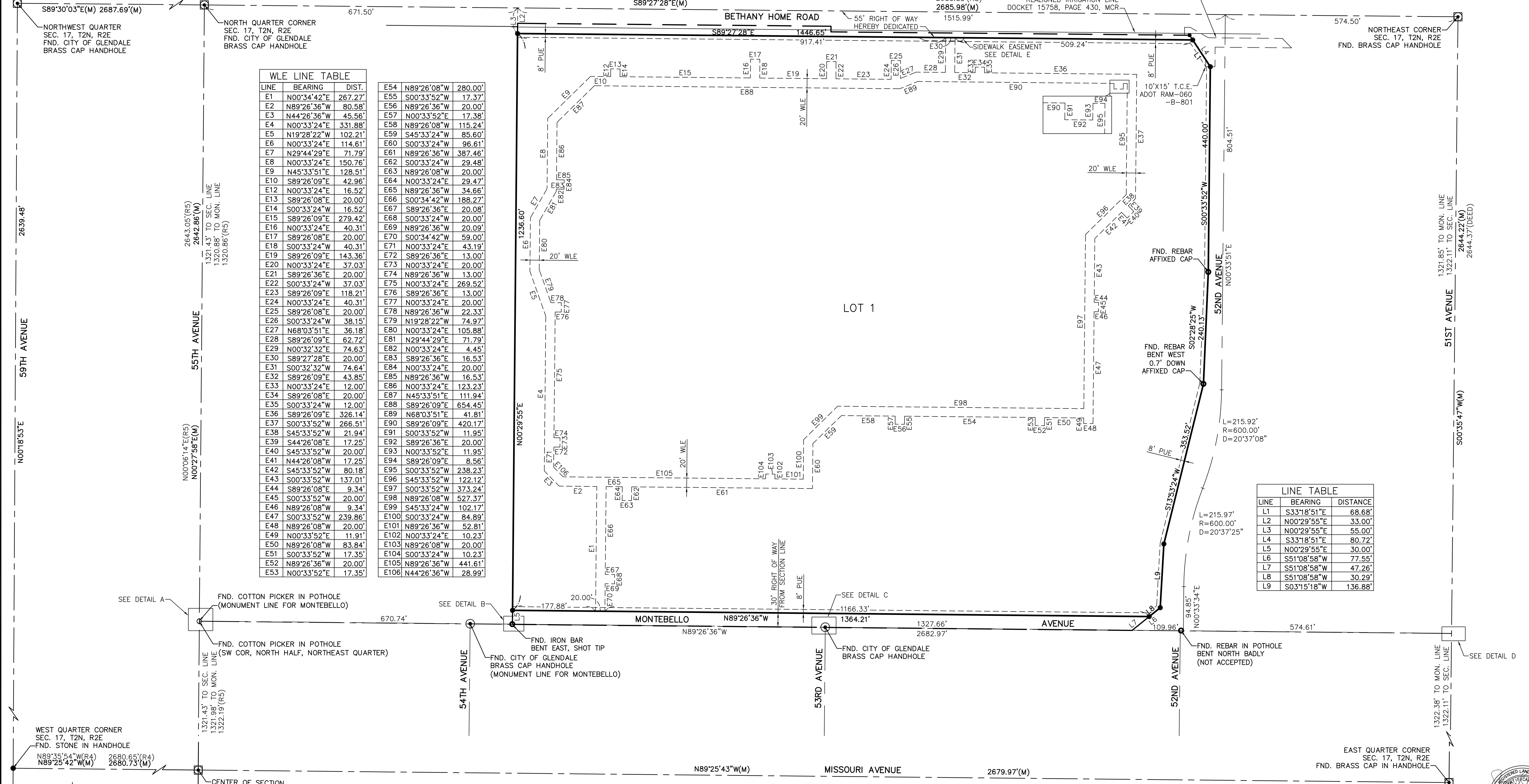


WLE LINE TABLE

LINE	BEARING	DIST.
E1	N00°34'42"E	267.27'
E2	N89°26'36"W	80.58'
E3	N44°26'36"W	45.56'
E4	N00°33'24"E	331.88'
E5	N19°28'22"W	102.21'
E6	N00°33'24"E	114.61'
E7	N29°44'29"E	71.79'
E8	N00°33'24"E	150.76'
E9	N45°33'51"E	128.51'
E10	S89°26'09"E	42.96'
E12	N00°33'24"E	16.52'
E13	S89°26'08"E	20.00'
E14	S00°33'24"W	16.52'
E15	S89°26'09"E	279.42'
E16	N00°33'24"E	40.31'
E17	S89°26'08"E	20.00'
E18	S00°33'24"W	40.31'
E19	S89°26'09"E	143.36'
E20	N00°33'24"E	37.03'
E21	S89°26'36"E	20.00'
E22	S00°33'24"W	37.03'
E23	S89°26'09"E	118.21'
E24	N00°33'24"E	40.31'
E25	S89°26'08"E	20.00'
E26	S00°33'24"W	38.15'
E27	N68°03'51"E	36.18'
E28	S89°26'09"E	62.72'
E29	N00°32'32"E	74.63'
E30	S89°27'28"E	20.00'
E31	S00°32'32"W	74.64'
E32	S89°26'09"E	43.85'
E33	N00°33'24"E	12.00'
E34	S89°26'08"E	20.00'
E35	S00°33'24"W	12.00'
E36	S89°26'09"E	326.14'
E37	S00°33'52"W	266.51'
E38	S45°33'52"W	21.94'
E39	S44°26'08"E	17.25'
E40	S45°33'52"W	20.00'
E41	N44°26'08"W	17.25'
E42	S45°33'52"W	80.18'
E43	S00°33'52"W	137.01'
E44	S89°26'08"E	9.34'
E45	S00°33'52"W	20.00'
E46	N89°26'08"W	9.34'
E47	S00°33'52"W	239.86'
E48	N89°26'08"W	20.00'
E49	N00°33'52"E	11.91'
E50	N89°26'08"W	83.84'
E51	S00°33'52"W	17.35'
E52	N89°26'36"W	20.00'
E53	N00°33'52"E	17.35'

E54	N89°26'08"W	280.00'
E55	S00°33'52"W	17.37'
E56	N89°26'36"W	20.00'
E57	N00°33'52"E	17.38'
E58	N89°26'08"W	115.24'
E59	S45°33'24"W	85.60'
E60	S00°33'24"W	96.61'
E61	N89°26'36"W	387.46'
E62	S00°33'24"W	29.48'
E63	N89°26'08"W	20.00'
E64	N00°33'24"E	29.47'
E65	N89°26'36"W	34.66'
E66	S00°34'42"W	188.27'
E67	S89°26'36"E	20.08'
E68	S00°33'24"W	20.00'
E69	N89°26'36"W	20.09'
E70	S00°34'42"W	59.00'
E71	N00°33'24"E	43.19'
E72	S89°26'36"E	13.00'
E73	N00°33'24"E	20.00'
E74	N89°26'36"W	13.00'
E75	N00°33'24"E	269.52'
E76	S89°26'36"E	13.00'
E77	N00°33'24"E	20.00'
E78	N89°26'36"W	22.33'
E79	N19°28'22"W	74.97'
E80	N00°33'24"E	105.88'
E81	N29°44'29"E	71.79'
E82	N00°33'24"E	4.45'
E83	S89°26'36"E	16.53'
E84	N00°33'24"E	20.00'
E85	N89°26'36"W	16.53'
E86	N00°33'24"E	123.23'
E87	N45°33'51"E	111.94'
E88	S89°26'09"E	654.45'
E89	N68°03'51"E	41.81'
E90	S89°26'09"E	420.17'
E91	S00°33'52"W	11.95'
E92	S89°26'36"E	20.00'
E93	N00°33'52"E	11.95'
E94	S89°26'09"E	8.56'
E95	S00°33'52"W	238.23'
E96	S45°33'52"W	122.12'
E97	S00°33'52"W	373.24'
E98	N89°26'08"W	527.37'
E99	S45°33'24"W	102.17'
E100	S00°33'24"W	84.89'
E101	N89°26'36"W	52.81'
E102	N00°33'24"E	10.23'
E103	N89°26'08"W	20.00'
E104	S00°33'24"W	10.23'
E105	N89°26'36"W	441.61'
E106	N44°26'36"W	28.99'

LINE	BEARING	DISTANCE
L1	S33°18'51"E	68.68'
L2	N00°29'55"E	33.00'
L3	N00°29'55"E	55.00'
L4	S33°18'51"E	80.72'
L5	N00°29'55"E	30.00'
L6	S51°08'58"W	77.55'
L7	S51°08'58"W	47.26'
L8	S51°08'58"W	30.29'
L9	S03°15'18"W	136.88'



SEE DETAIL A
FND. COTTON PICKER IN POTHOLE (MONUMENT LINE FOR MONTEBELLO)

FND. COTTON PICKER IN POTHOLE (SW COR, NORTH HALF, NORTHEAST QUARTER)

SEE DETAIL B
FND. IRON BAR BENT EAST, SHOT TIP
FND. CITY OF GLENDALE BRASS CAP HANDHOLE (MONUMENT LINE FOR MONTEBELLO)

SEE DETAIL C
FND. CITY OF GLENDALE BRASS CAP HANDHOLE

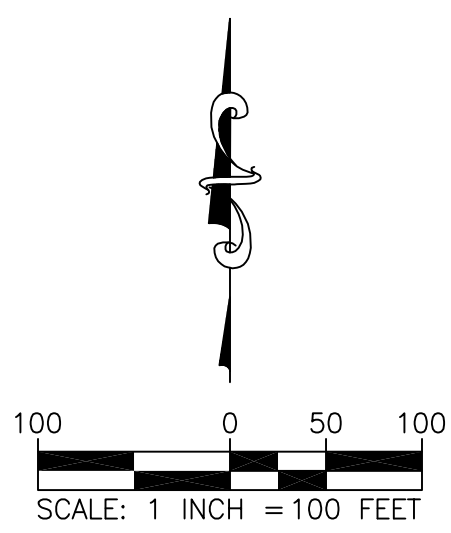
FND. REBAR IN POTHOLE BENT NORTH BADLY (NOT ACCEPTED)

SEE DETAIL D

WEST QUARTER CORNER SEC. 17, T2N, R2E
FND. STONE IN HANDHOLE
N89°35'54"W(R4) 2680.65'(R4)
N89°25'42"W(M) 2680.73'(M)

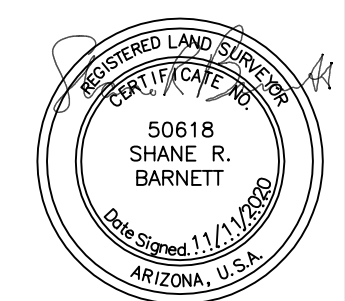
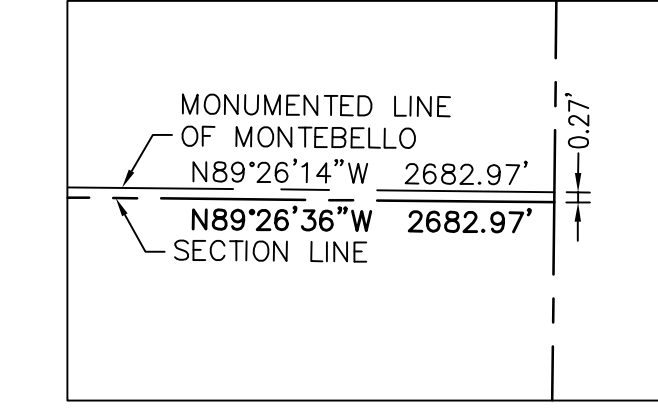
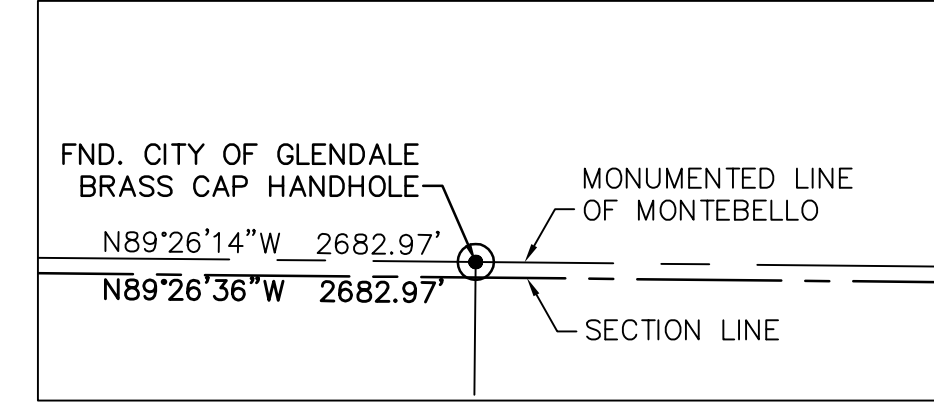
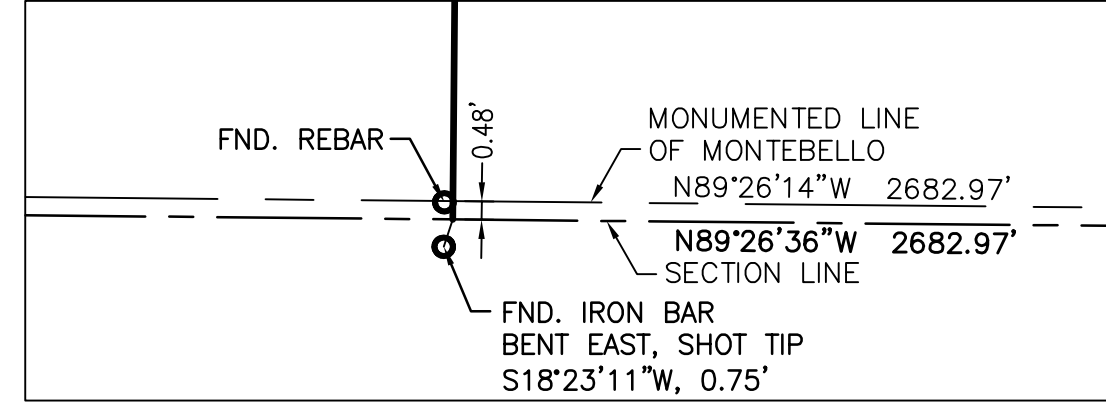
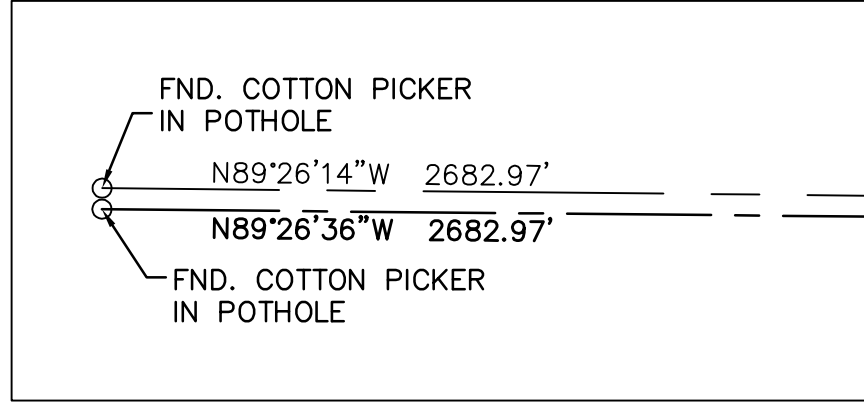
CENTER OF SECTION SEC. 17, T2N, R2E
FND. IRON BAR IN POTHOLE

EAST QUARTER CORNER SEC. 17, T2N, R2E
FND. BRASS CAP IN HANDHOLE



SOUTH QUARTER CORNER SEC. 17, T2N, R2E
FND. BRASS CAP IN HANDHOLE
N00°16'55"E(R4) 2639.81'
N00°27'09"E 2639.86'(R4)

CAMELBACK ROAD



BARNETT LAND SURVEYING, LLC
201 WEST STANFORD AVENUE
GILBERT, ARIZONA 85233
PHONE: (602) 510-7797
E-MAIL: SHANE@BARNETTSSURVEY.COM

JOB NO: LS19-0701
DRAWN BY: SRB
REVIEW BY: SRB

A FINAL PLAT OF
BROOKLYN BEDDING

DATE: 11/11/2020 REV: 1 SHEET: 2 OF 2