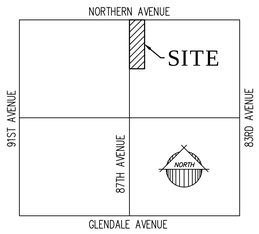
FINAL PLAT

Palermo

A Planned Residential Development

A RE-PLAT OF A PORTION OF NORTHERN PLACE, ACCORDING TO BOOK 1137 OF MAPS, PAGE 41,
RECORDS OF MARICOPA COUNTY, ARIZONA
LOCATED IN A PORTION OF G.L.O. LOT 2, SECTION 3,
TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



SECTION 3
T.2 N., R.1 E.

VICINITY MAP

NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT K. HOVNANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT FOR "PALERMO", A RE-PLAT OF A PORTION OF NORTHERN PLACE, ACCORDING TO BOOK 1137 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF G.L.O. LOT 2, SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, TRACT, AND EASEMENT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH RESPECTIVELY.

OWNER HEREBY DEDICATES, CONVEYS AND GRANTS TO THE CITY OF GLENDALE THOSE PORTIONS SHOWN ON SAID PLAT AS RIGHT-OF-WAY OR R/W ALONG NORTHERN AVENUE, IN FEE.

TRACTS A THROUGH G INCLUSIVE, ARE DECLARED AS COMMON AREAS AND SHALL BE OWNED, LANDSCAPED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT G 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 FOR SEWER, FOR EMERGENCY VEHICLES AND/OR SERVICE TYPE VEHICLES OVER AND ACROSS TRACT G AND THOSE AREAS DESIGNATED AS EMERGENCY ACCESS ON THIS PLAT.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC IN, OVER, AND UNDER TRACT G AND THOSE AREAS DESIGNATED AS SUCH 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 AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

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 AND REMOVAL OF SEWER LINES.

ALL OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF GLENDALE TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF: K. HOVNANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2021.

BY: K. HOVNANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS ____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF K. HOVNANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 THROUGH 27, INCLUSIVE, NORTHERN PLACE, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1137 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 2:

TRACTS A THROUGH I, INCLUSIVE, NORTHERN PLACE, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 1137 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL 3:

THE WEST 396 FEET OF G.L.O. LOT 2, SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 65 FEET; AND

EXCEPT LOTS 1 THROUGH 27, INCLUSIVE, AND TRACTS A THROUGH I, INCLUSIVE, NORTHERN PLACE, ACCORDING TO BOOK 1137 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

GENERAL 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 HOMEOWNERS ASSOCIATION.
5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
6. DRAINAGE STRUCTURES LOCATED WITHIN TRACT AREAS OUTSIDE OF THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. ALL RIGHTS OF WAY AND EASEMENTS DEDICATED BY NORTHERN PLACE, BOOK 1137, PAGE 41, M.C.R. THAT LIE WITHIN THE BOUNDARIES OF THIS PLAT ARE HEREBY ABANDONED AND SUPERCEDED BY THE EASEMENTS DEDICATED HEREON.

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID BEARING BEING NORTH 89 DEGREES 57 MINUTES 30 SECONDS WEST, ACCORDING TO BOOK 1137 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS.

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1-46	252,027 SF	5.7857 AC
AVERAGE LOT AREA	5,479 SF	0.1258 AC
TRACTS A - F	124,817 SF	2.8654 AC
TRACT G (PRIVATE STREET)	103,405 SF	2.3739 AC
TOTAL AREA	480,249 SF	11.0250 AC

OWNER/DEVELOPER:

K. HOVNANIAN GREAT WESTERN HOMES, LLC
20830 N TATUM BLVD, STE 250
PHOENIX, AZ 85050
CONTACT: CHUCK CHISHOLM
TEL: (480) 824-4200

ENGINEER

EPS GROUP, INC
1130 N ALMA SCHOOL RD, STE 120
MESA, AZ 85201
CONTACT: MIKE LOTEMPIO P.E.
TEL: (480) 503-2250

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: _____
PLANNING DIRECTOR DATE
CITY OF GLENDALE

IMPROVEMENT ASSURANCES

I HEREBY ACKNOWLEDGE THAT 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: _____
CITY ENGINEER OR DESIGNATE DATE

CITY APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA THIS _____ DAY OF _____, 2021

_____
MAYOR DATE

_____
ATTEST, CITY CLERK DATE

CERTIFICATION

I, GERALD HUGHES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2020; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GERALD HUGHES, RLS NO. 15573
EPS GROUP, INC
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
TEL: (480) 503-2250

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

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In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: G.H.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15573
GERALD
HUGHES
12/31/21
ARIZONA U.S.A.

Job No.
20-1455

FP01

Sheet No.
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of 3

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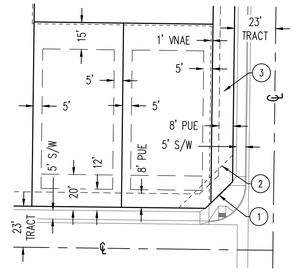
TRACT USE TABLE				
TRACT	USE	AREA (SF)	AREA (AC)	OWNERSHIP/MAINTENANCE
Tract A	OPEN SPACE, LANDSCAPE, PUBLIC UTILITY EASEMENT AND RETENTION	32,882	0.7549	HOMEOWNERS ASSOCIATION
Tract B	OPEN SPACE, LANDSCAPE, PUBLIC UTILITY EASEMENT AND WATER/SEWER EASEMENT	3,777	0.0867	HOMEOWNERS ASSOCIATION
Tract C	OPEN SPACE, LANDSCAPE, PUBLIC UTILITY EASEMENT, RETENTION, WATER/SEWER EASEMENT AND EMERGENCY ACCESS EASEMENT	69,333	1.5917	HOMEOWNERS ASSOCIATION
Tract D	OPEN SPACE, LANDSCAPE AND PUBLIC UTILITY EASEMENT	2,232	0.0512	HOMEOWNERS ASSOCIATION
Tract E	OPEN SPACE, LANDSCAPE, PUBLIC UTILITY EASEMENT, AMENITY AND RETENTION	14,313	0.3286	HOMEOWNERS ASSOCIATION
Tract F	OPEN SPACE, LANDSCAPE AND PUBLIC UTILITY EASEMENT	2,280	0.0523	HOMEOWNERS ASSOCIATION
Tract G	PRIVATE STREET	103,405	2.3738	HOMEOWNERS ASSOCIATION

LOT AREA TABLE				
LOT #	AREA (SF)	AREA (AC)	MIN. WIDTH (FT.)	MIN. DEPTH (FT.)
1	5,100	0.1171	50.00'	102.00'
2	5,100	0.1171	50.00'	102.00'
3	5,300	0.1217	50.00'	106.00'
4	6,303	0.1447	51.35'	106.00'
5	7,752	0.1780	57.28'	104.54'
6	5,114	0.1174	50.00'	102.00'
7	5,100	0.1171	50.00'	102.00'
8	5,100	0.1171	50.00'	102.00'
9	5,100	0.1171	50.00'	102.00'
10	5,100	0.1171	50.00'	102.00'
11	5,100	0.1171	50.00'	102.00'
12	5,100	0.1171	50.00'	102.00'
13	5,100	0.1171	50.00'	102.00'
14	5,100	0.1171	50.00'	102.00'
15	5,100	0.1171	50.00'	102.00'
16	5,100	0.1171	50.00'	102.00'
17	5,100	0.1171	50.00'	102.00'
18	5,100	0.1171	50.00'	102.00'
19	5,100	0.1171	50.00'	102.00'
20	5,100	0.1171	50.00'	102.00'
21	9,549	0.2192	54.16'	106.13'
22	6,830	0.1568	51.04'	103.56'
23	6,632	0.1522	60.00'	110.61'

LOT AREA TABLE				
LOT #	AREA (SF)	AREA (AC)	MIN. WIDTH (FT.)	MIN. DEPTH (FT.)
24	6,621	0.1520	60.00'	96.33'
25	5,526	0.1269	53.50'	93.00'
26	5,310	0.1219	50.00'	102.35'
27	5,396	0.1239	50.00'	102.50'
28	5,305	0.1218	50.50'	99.02'
29	5,146	0.1181	50.50'	99.00'
30	5,516	0.1266	50.00'	109.61'
31	5,423	0.1245	50.00'	93.00'
32	5,134	0.1179	53.50'	93.00'
33	5,337	0.1225	52.00'	100.00'
34	5,948	0.1365	50.00'	103.39'
35	5,148	0.1182	50.00'	102.33'
36	5,145	0.1181	50.00'	100.00'
37	5,220	0.1198	50.00'	101.48'
38	5,224	0.1199	50.00'	104.48'
39	5,224	0.1199	50.00'	104.48'
40	5,248	0.1205	52.00'	93.64'
41	5,183	0.1190	50.00'	94.89'
42	5,187	0.1191	50.00'	106.74'
43	5,183	0.1190	50.00'	100.74'
44	5,208	0.1196	50.00'	101.26'
45	5,213	0.1197	50.00'	104.26'
46	5,100	0.1171	50.00'	102.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	7.62'	20.00'	21°49'48"	7.57'	S66°50'45"E
C2	64.86'	40.00'	92°54'34"	57.99'	N31°18'22"W
C3	19.19'	20.00'	54°59'17"	18.47'	S12°20'43"E
C4	25.95'	55.00'	27°02'08"	25.71'	S75°46'48"E
C5	86.39'	55.00'	90°00'00"	77.78'	N44°17'52"W
C6	82.52'	55.00'	85°57'34"	74.99'	N73°48'16"W
C7	56.13'	55.00'	58°28'23"	53.73'	S60°03'41"E
C8	51.78'	55.00'	53°56'31"	49.89'	S88°46'56"E
C9	25.40'	55.00'	26°27'20"	25.17'	S77°28'28"W
C10	258.87'	55.00'	269°40'41"	78.00'	S00°42'08"W
C11	43.04'	55.00'	44°50'20"	41.95'	S66°52'42"E
C12	43.04'	55.00'	44°50'20"	41.95'	S68°16'58"W
C13	86.39'	55.00'	90°00'00"	77.78'	N45°42'08"E
C14	25.74'	123.00'	11°59'33"	25.70'	S83°29'35"W
C15	17.75'	77.00'	13°12'19"	17.71'	S84°05'58"W
C16	17.75'	77.00'	13°12'19"	17.71'	N84°05'58"E
C17	10.50'	55.00'	10°56'33"	10.49'	S83°49'36"E
C18	54.53'	55.00'	56°48'37"	52.33'	S49°05'30"W
C19	250.50'	55.00'	260°57'29"	83.67'	S28°50'04"E
C20	23.05'	100.00'	13°12'19"	23.00'	S84°05'58"W
C21	23.05'	100.00'	13°12'19"	23.00'	N84°05'58"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°22'19"W	21.34'
L2	S23°57'55"W	14.49'
L3	N34°21'15"E	25.30'
L4	S44°17'52"E	21.21'
L5	N45°42'08"E	21.21'
L6	N44°17'52"W	21.21'
L7	N00°42'08"E	20.48'
L8	S45°42'08"W	21.21'
L9	N44°17'52"W	21.21'
L10	N45°38'58"E	21.23'
L11	N89°17'52"W	3.40'
L12	N89°17'52"W	35.40'
L13	N89°17'52"W	38.42'
L14	N00°42'08"E	30.00'
L15	N27°55'41"W	18.05'



NOTES
LIVING AREA TO BE WITHIN BUILDING SETBACKS
CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

1. 15' X 15' LOCAL TO LOCAL RIGHT-OF-WAY CORNER CLIP
2. LOCAL TO LOCAL STREET INTERSECTIONS SHALL HAVE A 30' X 30' UNOBSTRUCTED VIEW EASEMENT. NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.
3. 10' LANDSCAPE TRACT

R1-6 SETBACKS
FRONT 12' TO LIVABLE AREA FROM PROPERTY LINE, 20' FACE OF GARAGE TO BACK OF SIDEWALK
REAR 15'
SIDE 5' & 5'
STREET SIDE 10' (FROM RIGHT-OF-WAY)

TYPICAL LOT LAYOUT AND BUILDING SETBACKS

NOT TO SCALE

LEGEND

⊠	SECTION CORNER (AS NOTED)
●	SUBDIVISION BOUNDARY CORNER SET REBAR W/ CAP (LS 53160) UNLESS OTHERWISE NOTED
◉	CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
C.O.G.	CITY OF GLENDALE
M.C.D.O.T.	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
M.C.E.D.	MARCOPA COUNTY ENGINEERING DEPARTMENT
M.C.H.D.	MARICOPA COUNTY HIGHWAY DEPARTMENT
M.C.R.	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICULAR NON-ACCESS EASEMENT
LS	LAND SURVEYOR
RLS	REGISTERED LAND SURVEYOR

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
w w w . e p s g r o u p i n c . c o m

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Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
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Date Signed 1/5/21

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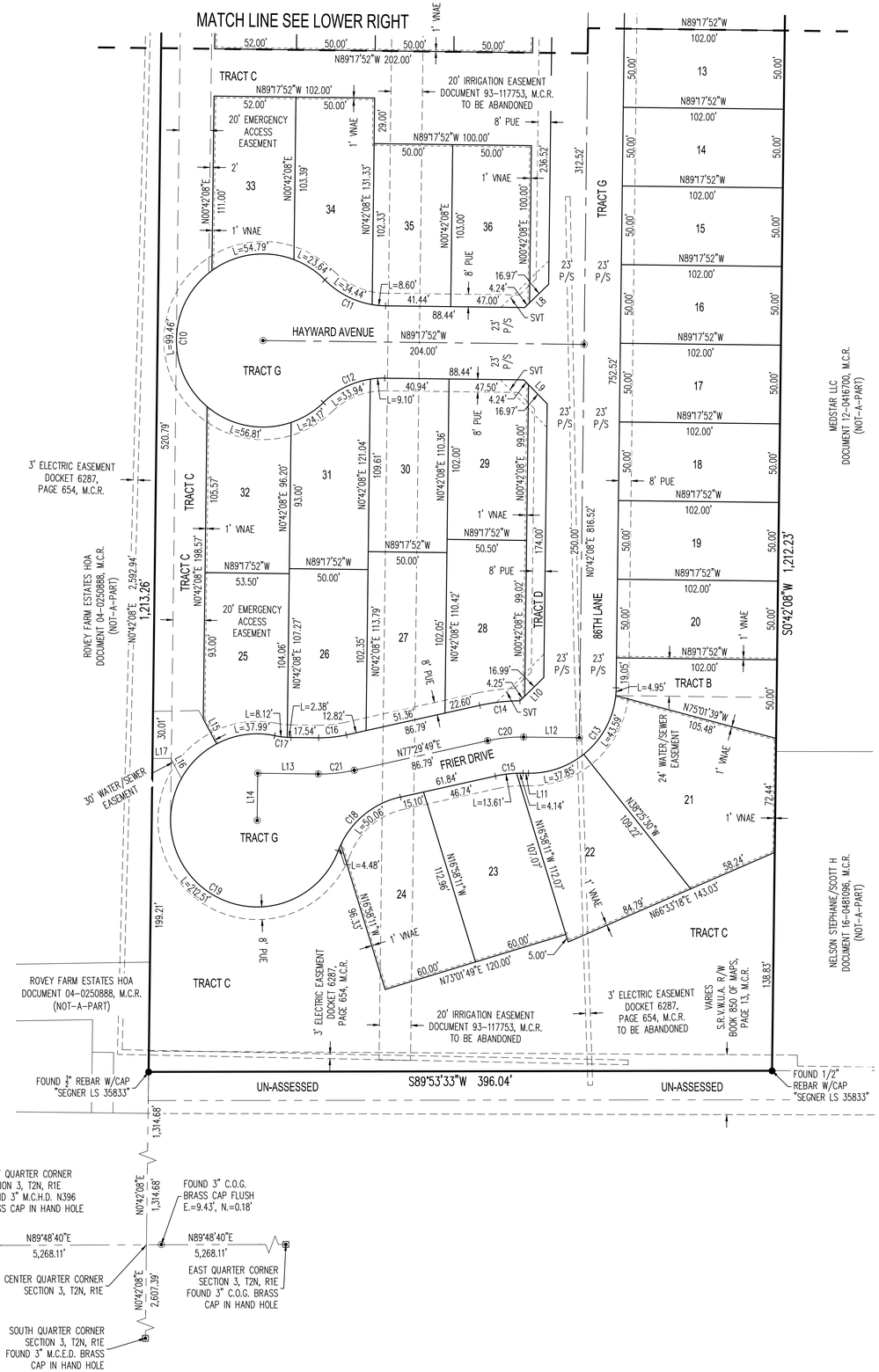

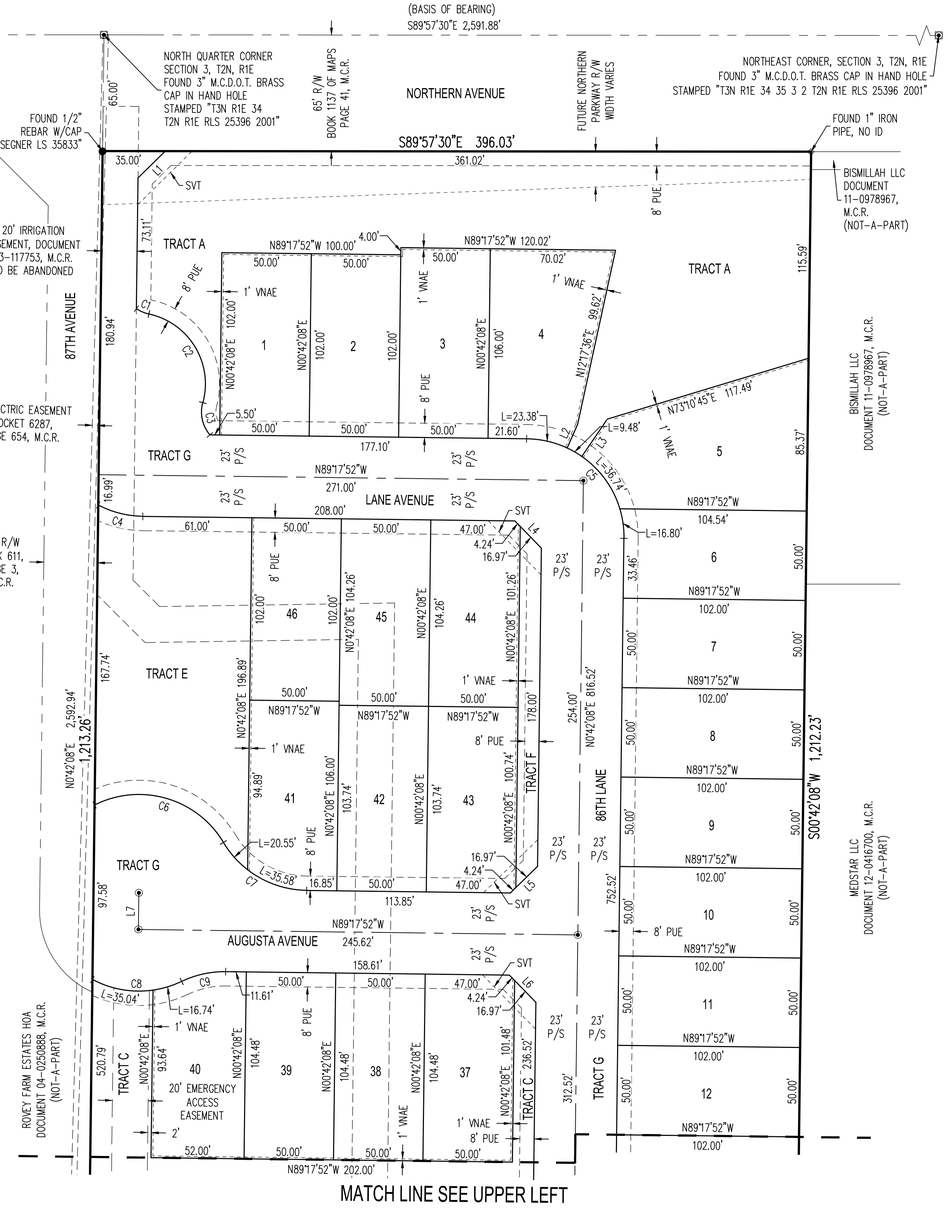

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Expires 12/31/21

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NORTH
40 0 40 80
scale feet

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