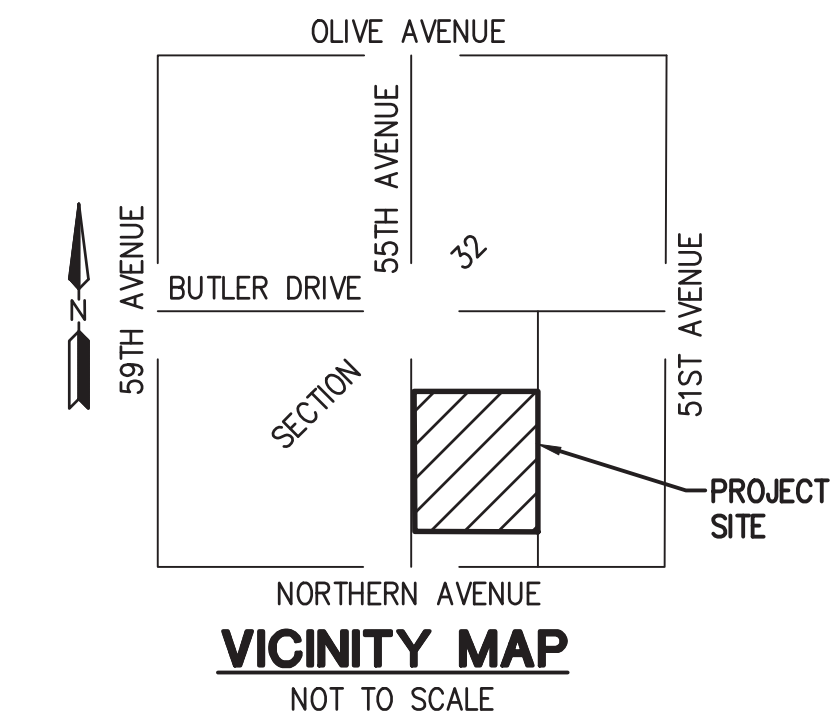


FINAL PLAT FOR "TREVINO" A PLANNED AREA DEVELOPMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH,
RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT HBT OF TREVINO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "TREVINO", BEING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. HBT OF TREVINO LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF "TREVINO", AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY. HBT OF TREVINO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GLENDALE THE PUBLIC RIGHT-OF-WAY FOR ROADWAY PURPOSES AND PUBLIC EASEMENTS AS SHOWN HEREON.

TRACTS ARE TO BE USED SOLELY FOR THE PURPOSES AS SHOWN IN THE TRACT USE TABLE SHOWN HEREON.

TRACTS B, C, D, F, G, H, I, J, K, L, AND M ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. TRACTS A, E, AND N WILL BE OWNED BY HBT OF TREVINO, LLC, UNTIL SUCH TIME THAT THE PUBLIC PARK IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF GLENDALE.

THE SEWER EASEMENT IN TRACT E IS HEREBY CONVEYED TO THE CITY OF GLENDALE, IN, OVER, AND UNDER TRACT E FOR INSTALLATION, OPERATION, REPAIR AND MAINTENANCE, REMOVAL AND REPLACEMENT OF SEWER LINES AND ASSOCIATED APPURTENANCES.

IN WITNESS WHEREOF:

HBT OF TREVINO LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO ATTESTED BY THE SIGNATURE OF _____ OF _____, ITS MANAGER DULY AUTHORIZED ON THIS _____ DAY OF _____, 2021.

HBT OF TREVINO LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ BY _____ AS _____ OF HBT OF TREVINO LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SHEET INDEX

FP01 COVER SHEET, NOTES
FP02 TRACT TABLE, LOT TABLE, TYPICAL LOT DETAIL
FP03-FP08 FINAL PLAT

OWNER/DEVELOPER

HBT OF TREVINO LLC
706 E. BELL ROAD, SUITE 212
PHOENIX, AZ 85022
CONTACT: MIKE AIELLO
EMAIL: MAIELLO@HBT.AZ.COM

SURVEYOR/ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: 602-490-0535
FAX: 602-368-2436
CONTACT: KIRK J. PANGUS, RLS

BASIS OF BEARING

BASIS OF BEARING IS N00°16'02"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

REFERENCE DOCUMENTS

1. FINAL PLAT OF DEBORAH HOMES PER BOOK 86, PAGE 16, M.C.R.
2. FINAL PLAT OF NORTHERN PALMS UNIT FOUR PER BOOK 179, PAGE 47, M.C.R.
3. FINAL PLAT OF NORTHERN TERRACE CONDOMINIUMS UNIT ONE PER BOOK 218, PAGE 43, M.C.R.
4. FINAL PLAT OF NORTHERN MANOR WEST PER BOOK 221, PAGE 31, M.C.R.
5. PLSS SUBDIVISION RECORD OF SURVEY PER BOOK 689, PAGE 18, M.C.R.
6. AMENDED PLSS SUBDIVISION RECORD OF SURVEY (GDACS) PER BOOK 1025, PAGE 02, M.C.R.

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 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

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 DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION, EXCEPT FOR LANDSCAPING IN TRACTS A, E, AND N WHICH WILL BE MAINTAINED BY CITY OF GLENDALE ONCE THE TRACTS ARE DEEDED TO THE CITY.
5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
6. ALL DRAINAGE STRUCTURES LOCATED IN TRACTS AND OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION, EXCEPT FOR DRAINAGE STRUCTURES IN TRACTS A, E, AND N WHICH WILL BE MAINTAINED BY CITY OF GLENDALE ONCE THE TRACTS ARE DEEDED TO THE CITY.

CITY APPROVALS

APPROVED BY THE CITY COUNCIL OF GLENDALE, ARIZONA.

THIS _____ DAY OF _____, 2021.

MAYOR DATE _____

ATTEST, CITY CLERK DATE _____

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2021; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT 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 SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

TREVINO
N.W.C. OF NORTHERN AVENUE & 55TH AVENUE
GLENDALE, ARIZONA
FINAL PLAT

STATUS:
PROJ. NO.: 2178
DATE: APR. 2021
SCALE: AS SHOWN
DRAWN: JDL
APPROVED: KJP
MUNICIPAL TRACKING NO:

DWG. NO.

FP01

SHT. 1 OF 8

SITE SUMMARY TABLE										
PROPOSED ZONING R-4/R1-6 PAD										
	GROSS DENSITY DU/AC	NET DENSITY DU/AC	GROSS AREA (AC)	OFFSITE R/W (AC)	NET AREA (AC)	TYPICAL LOT SIZE	AVERAGE LOT AREA (SF)	LOT COUNT	OPEN SPACE/AMENITIES	
TOTAL SITE AREA			42.84		41.83		5,876			
OPEN SPACE PERCENTAGE OF NET AREA									26.70%	
SITE DENSITY	3.92	4.14								
53RD AVENUE & 55TH AVENUE				2.35						
TOTAL PERIMETER OFFSITE R/W				2.35						
PARCEL DATA										(AC)
TOTALS			42.84		41.83	45'X115'	5,876	173	11.17	

TRACT USE TABLE				
TRACT	AREA (ACRES)	OWNER	USE	RESPONSIBILITY
TRACT A	5.4780	HBT OF TREVINO, LLC	CITY OWNED PARK & DRAINAGE	HBT OF TREVINO/CITY OF GLENDALE
TRACT B	0.0253	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT C	0.2128	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT D	0.0482	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT E	3.5992	HBT OF TREVINO, LLC	CITY OWNED PARK, DRAINAGE, SEWER EASEMENT	HBT OF TREVINO/CITY OF GLENDALE
TRACT F	0.6445	HOMEOWNERS ASSOCIATION	COMMON AREA & DRAINAGE	HOMEOWNERS ASSOCIATION
TRACT G	0.1188	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT H	0.0482	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT I	0.0494	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT J	0.0494	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT K	0.0505	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT L	0.2204	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT M	0.1050	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT N	0.5860	HBT OF TREVINO, LLC	CITY OWNED PARK & DRAINAGE	HBT OF TREVINO/CITY OF GLENDALE

- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
- THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.
- UPON COMPLETION AND ACCEPTANCE BY THE CITY OF GLENDALE, TRACTS A, E, AND N SHALL BE CONVEYED BY HBT OF TREVINO, LLC, TO CITY OF GLENDALE BY DEED FOR THE PURPOSE OF A PUBLIC PARK. AFTER RECORDATION OF THE DEED, THE CITY OF GLENDALE WILL OPERATE AND MAINTAIN THE PARK.

TYPICAL LOT DETAIL NOTES

- FRONT YARD SETBACK IS 15' WITH 18" FROM FACE OF GARAGE DOOR TO BACK OF SIDEWALK SHALL BE PROVIDED FOR FORWARD FACING GARAGES.
- MINIMUM LOT DEPTHS MAY BE DECREASED BY UP TO 10' AT CUL-DE-SACS AND KNUCKLES AS LONG AS MINIMUM LOT AREAS AND SETBACKS ARE ADHERED TO.
- REAR LOT LINE IS DEFINED AS THE LOT LINE MOST NEARLY OPPOSITE TO THE FRONT PROPERTY LINE. IN THE EVENT THAT THE FRONT PROPERTY LINE IS A CURVED LINE, THEN THE REAR PROPERTY LINE SHALL BE THE LOT LINE THAT IS CONSISTENT WITH REAR LOT LINES ON ADJACENT OR NEARBY LOTS.
- A MAXIMUM OF ONE LOCATION WITHIN ANY BLOCK LENGTH MAY HAVE A MINIMUM 10' DISTANCE BETWEEN BUILDINGS. THE SPECIFIC LOCATION OF THE 10' BUILDING SEPARATION WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPROVAL, SUBJECT TO THE ADMINISTRATIVE APPROVAL BY THE PLANNING DIRECTOR OR THEIR DESIGNEE.
- MAXIMUM ALLOWABLE LOT COVERAGE 55%
- REAR COVERED PATIOS MAY ENCR OACH TO WITHIN 15' FROM THE REAR PROPERTY LINE.

AREAS

TRACT AREA =	486,349 SQ. FT.	11.1650 ACRES
LOT AREA =	1,016,642 SQ. FT.	23.3389 ACRES
RIGHT-OF-WAY =	363,132 SQ. FT.	8.3364 ACRES
GROSS AREA =	1,866,123 SQ. FT.	42.8403 ACRES

UNOBSTRUCTED VIEW EASEMENT

- 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 OF GLENDALE TRANSPORTATION ENGINEER.
- 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.

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6600	0.152
LOT : 2	6600	0.152
LOT : 3	6600	0.152
LOT : 4	7561	0.174
LOT : 5	9500	0.218
LOT : 6	9374	0.215
LOT : 7	5304	0.122
LOT : 8	5175	0.119
LOT : 9	5175	0.119
LOT : 10	5175	0.119
LOT : 11	5175	0.119
LOT : 12	5175	0.119
LOT : 13	5175	0.119
LOT : 14	5175	0.119
LOT : 15	5175	0.119
LOT : 16	5175	0.119
LOT : 17	5175	0.119
LOT : 18	5175	0.119
LOT : 19	5175	0.119
LOT : 20	5175	0.119
LOT : 21	5175	0.119
LOT : 22	5373	0.123
LOT : 23	9948	0.228
LOT : 24	9082	0.208
LOT : 25	6799	0.156
LOT : 26	6600	0.152
LOT : 27	6600	0.152
LOT : 28	6600	0.152
LOT : 29	6600	0.152
LOT : 30	6600	0.152
LOT : 31	5277	0.121
LOT : 32	5175	0.119
LOT : 33	5175	0.119
LOT : 34	5175	0.119
LOT : 35	5175	0.119
LOT : 36	5175	0.119
LOT : 37	5175	0.119
LOT : 38	5175	0.119
LOT : 39	5175	0.119
LOT : 40	5290	0.121

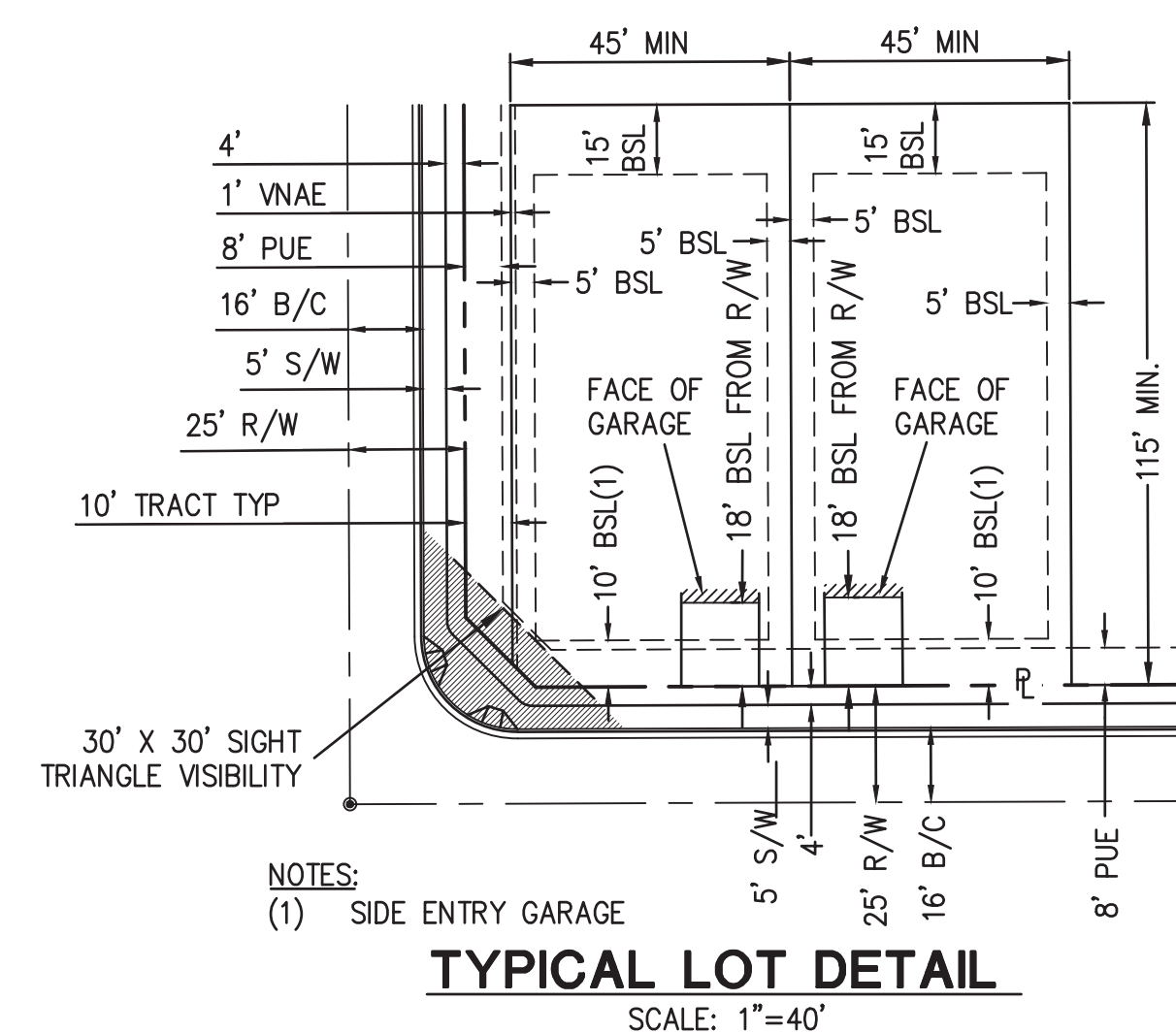
ALL LOTS TO BE FOR RESIDENTIAL USE

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	7154	0.164
LOT : 42	7154	0.164
LOT : 43	7154	0.164
LOT : 44	5508	0.126
LOT : 45	5400	0.124
LOT : 46	5400	0.124
LOT : 47	5400	0.124
LOT : 48	5400	0.124
LOT : 49	5400	0.124
LOT : 50	5278	0.121
LOT : 51	5175	0.119
LOT : 52	5175	0.119
LOT : 53	5175	0.119
LOT : 54	5278	0.121
LOT : 55	8520	0.196
LOT : 56	12712	0.292
LOT : 57	5290	0.121
LOT : 58	5175	0.119
LOT : 59	5175	0.119
LOT : 60	5175	0.119
LOT : 61	5175	0.119
LOT : 62	5175	0.119
LOT : 63	5175	0.119
LOT : 64	5175	0.119
LOT : 65	5175	0.119
LOT : 66	5277	0.121
LOT : 67	5277	0.121
LOT : 68	5175	0.119
LOT : 69	5175	0.119
LOT : 70	5175	0.119
LOT : 71	5175	0.119
LOT : 72	5175	0.119
LOT : 73	5175	0.119
LOT : 74	5175	0.119
LOT : 75	5175	0.119
LOT : 76	5278	0.121
LOT : 77	5278	0.121
LOT : 78	5175	0.119
LOT : 79	5175	0.119
LOT : 80	5175	0.119

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 81	5175	0.119
LOT : 82	5175	0.119
LOT : 83	5175	0.119
LOT : 84	5175	0.119
LOT : 85	5175	0.119
LOT : 86	5277	0.121
LOT : 87	5472	0.126
LOT : 88	5175	0.119
LOT : 89	5175	0.119
LOT : 90	5175	0.119
LOT : 91	5175	0.119
LOT : 92	5175	0.119
LOT : 93	5277	0.121
LOT : 94	5278	0.121
LOT : 95	5175	0.119
LOT : 96	5175	0.119
LOT : 97	5175	0.119
LOT : 98	5175	0.119
LOT : 99	5175	0.119
LOT : 100	5175	0.119
LOT : 101	5175	0.119
LOT : 102	5175	0.119
LOT : 103	5196	0.119
LOT : 104	5701	0.131
LOT : 105	6276	0.144
LOT : 106	6000	0.138
LOT : 107	6000	0.138
LOT : 108	6000	0.138
LOT : 109	6000	0.138
LOT : 110	6000	0.138
LOT : 111	6000	0.138
LOT : 112	6000	0.138
LOT : 113	6108	0.140
LOT : 114	6107	0.140
LOT : 115	6000	0.138
LOT : 116	6000	0.138
LOT : 117	6000	0.138
LOT : 118	6000	0.138
LOT : 119	6000	0.138
LOT : 120	6000	0.138

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 121	6000	0.138
LOT : 122	6000	0.138
LOT : 123	6000	0.138
LOT : 124	6000	0.138
LOT : 125	6000	0.138
LOT : 126	6000	0.138
LOT : 127	6000	0.138
LOT : 128	6000	0.138
LOT : 129	6000	0.138
LOT : 130	6000	0.138
LOT : 131	6000	0.138
LOT : 132	6000	0.138
LOT : 133	6000	0.138
LOT : 134	6000	0.138
LOT : 135	6108	0.140
LOT : 136	6819	0.157
LOT : 137	6875	0.158
LOT : 138	6875	0.158
LOT : 139	6816	0.156
LOT : 140	6108	0.140
LOT : 141	6000	0.138
LOT : 142	6000	0.138
LOT : 143	6000	0.138
LOT : 144	6000	0.138
LOT : 145	6000	0.138
LOT : 146	6000	0.138
LOT : 147	6000	0.138
LOT : 148	6000	0.138
LOT : 149	6000	0.138
LOT : 150	6000	0.138
LOT : 151	6000	0.138
LOT : 152	6000	0.138
LOT : 153	6000	0.138
LOT : 154	6000	0.138
LOT : 155	6952	0.160
LOT : 156	6385	0.147
LOT : 157	6362	0.146
LOT : 158	6355	0.146
LOT : 159	6349	0.146
LOT : 160	6343	0.146

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 161	6336	0.145
LOT : 162	6330	0.145
LOT : 163	6323	0.145
LOT : 164	6317	0.145
LOT : 165	6311	0.145
LOT : 166	6304	0.145
LOT : 167	6298	0.145
LOT : 168	6291	0.144
LOT : 169	6285	0.144
LOT : 170	6278	0.144
LOT : 171	6272	0.144
LOT : 172	6270	0.144
LOT : 173	6672	0.153

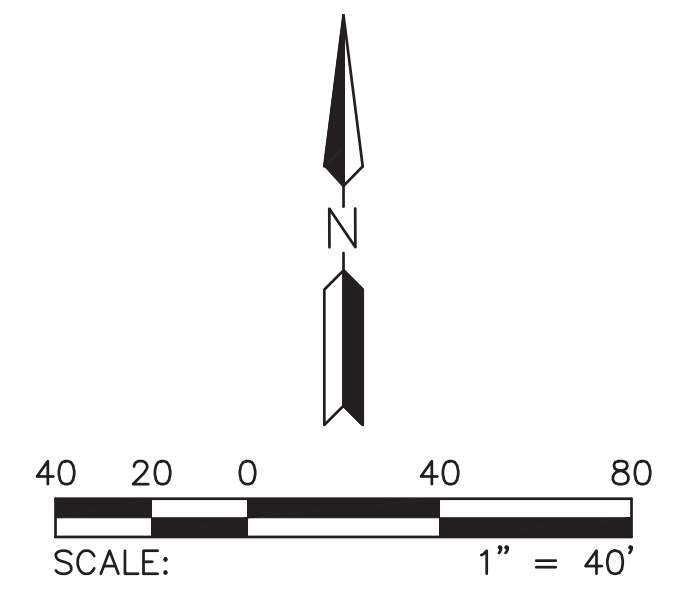


PROJ. NO.: 2178
 DATE: APR. 2021
 SCALE: AS SHOWN
 DRAWN: JDL
 APPROVED: KJP

TREVINO
 N.W.C. OF NORTHERN AVENUE & 55TH AVENUE
 GLENDALE, ARIZONA
FINAL PLAT

HILGARTWILSON
 ENGINEER | PLANNING | SURVEY | MANAGEMENT
 2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016
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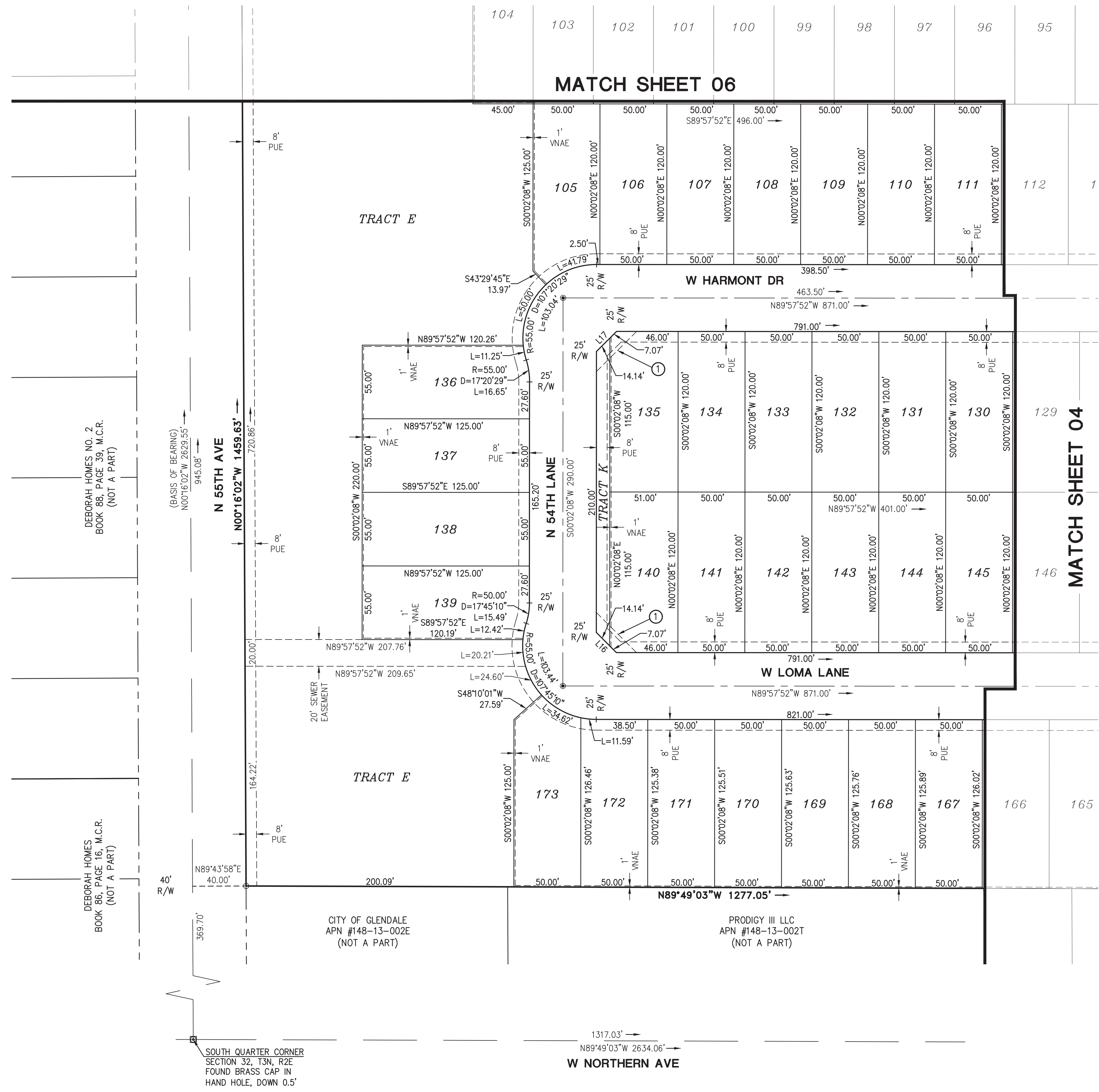
DWG. NO.
FP02
 SHT. 2 OF 8



LEGEND

- FOUND REBAR W/ CAP, RLS 48932 OR AS NOTED
 - ⊗ FOUND BRASS CAP IN HAND HOLE
 - ⊙ BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
 - BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY
 - - - PUBLIC UTILITY EASEMENT
 - - - VEHICLE NON-ACCESS EASEMENT
 - - - MARICOPA COUNTY RECORDS
 - - - REGISTERED LAND SURVEYOR
 - - - ASSESSOR PARCEL NUMBER
 - ⓪ UNOBSTRUCTED VIEW EASEMENT (30'X30')
- R/W
 PUE
 VNAE
 MCR
 RLS
 APN
 ⓪

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	S44°57'52"E	21.21'
L17	N45°02'08"E	21.21'



DEBORAH HOMES NO. 2
 BOOK 88, PAGE 39, M.C.R.
 (NOT A PART)

DEBORAH HOMES
 BOOK 86, PAGE 16, M.C.R.
 (NOT A PART)

CITY OF GLENDALE
 APN #148-13-002E
 (NOT A PART)

PRODIGY III LLC
 APN #148-13-002T
 (NOT A PART)

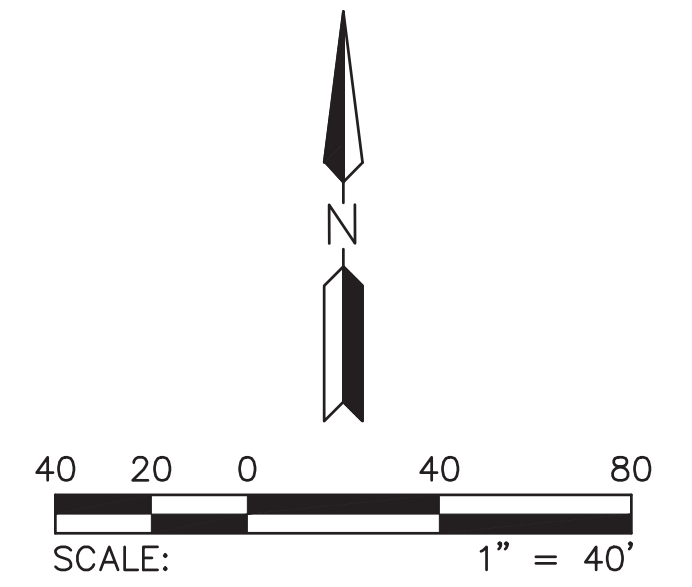
SOUTH QUARTER CORNER
 SECTION 32, T3N, R2E
 FOUND BRASS CAP IN
 HAND HOLE, DOWN 0.5'

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PROJ. NO.: 2178
 DATE: APR. 2021
 SCALE: AS SHOWN
 DRAWN: JDL
 APPROVED: KJP

DWG. NO.
FP03

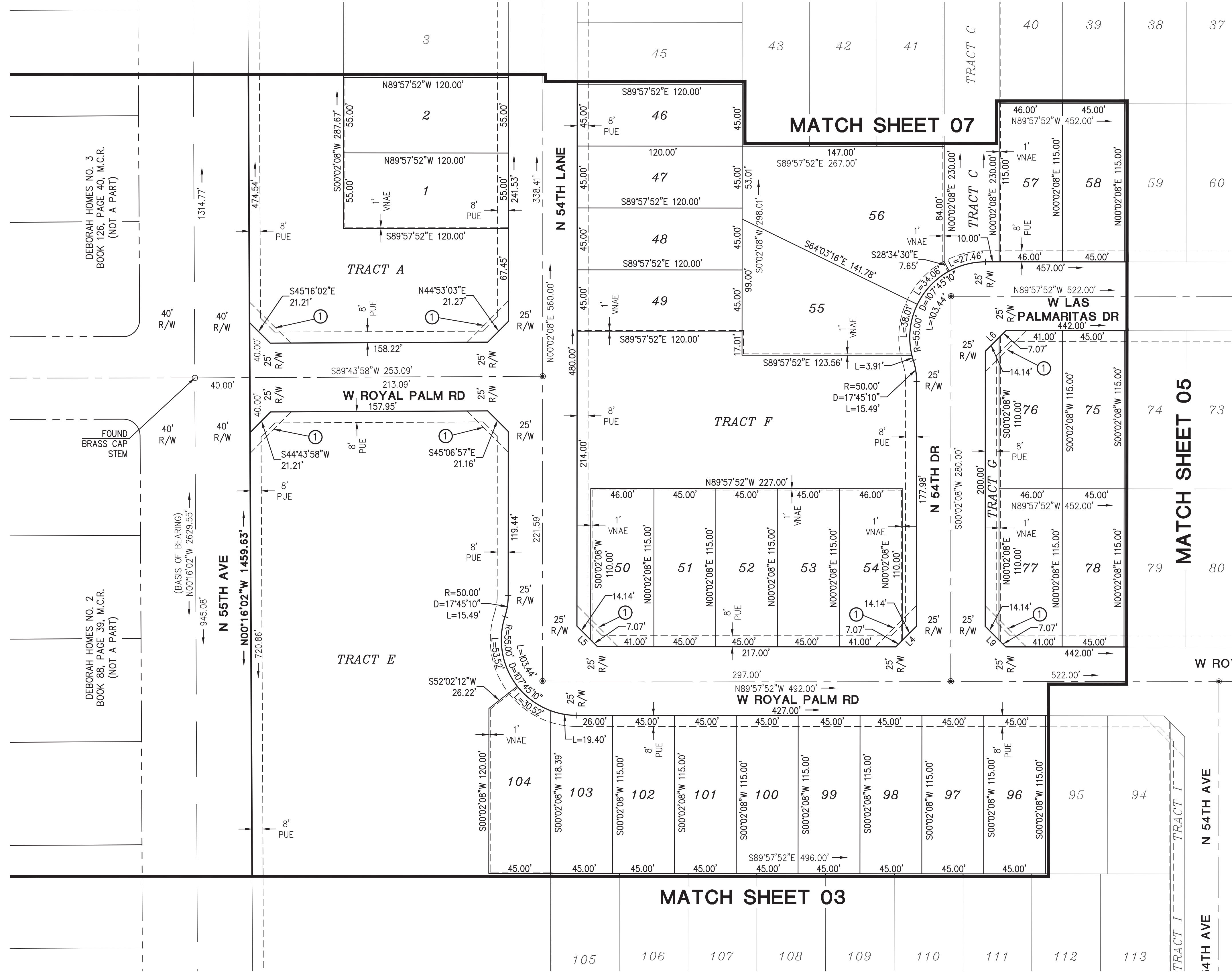
SHT. 3 OF 8



LEGEND

- FOUND REBAR W/ CAP, RLS 48932 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① UNOBSTRUCTED VIEW EASEMENT (30'X30')

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L4	N45°02'08"E	21.21'
L5	N44°57'52"W	21.21'
L6	N45°02'08"E	21.21'
L9	S44°57'52"E	21.21'



DEBORAH HOMES NO. 3
BOOK 126, PAGE 40, M.C.R.
(NOT A PART)

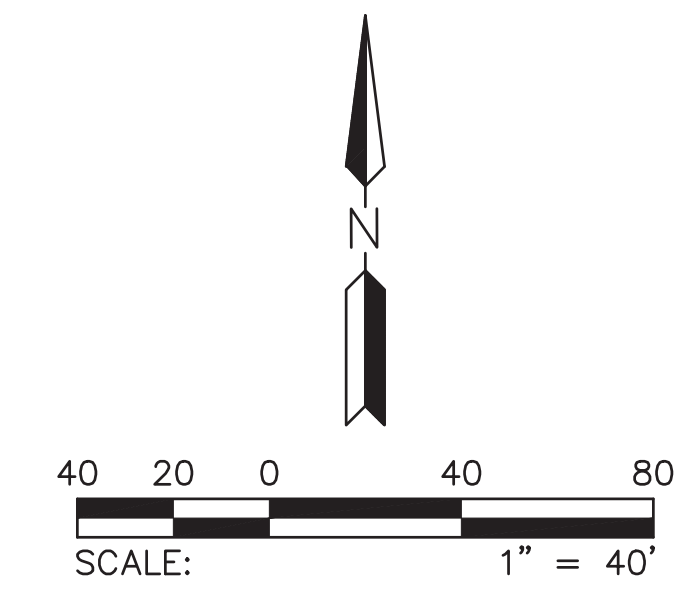
DEBORAH HOMES NO. 2
BOOK 88, PAGE 39, M.C.R.
(NOT A PART)

TREVINO
N.W.C. OF NORTHERN AVENUE & 55TH AVENUE
GLENDALE, ARIZONA
FINAL PLAT

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PROJECT NO.: 2178
DATE: APR. 2021
SCALE: AS SHOWN
DRAWN: JDL
APPROVED: KJP

DWG. NO.
FP06
SHT. 6 OF 8

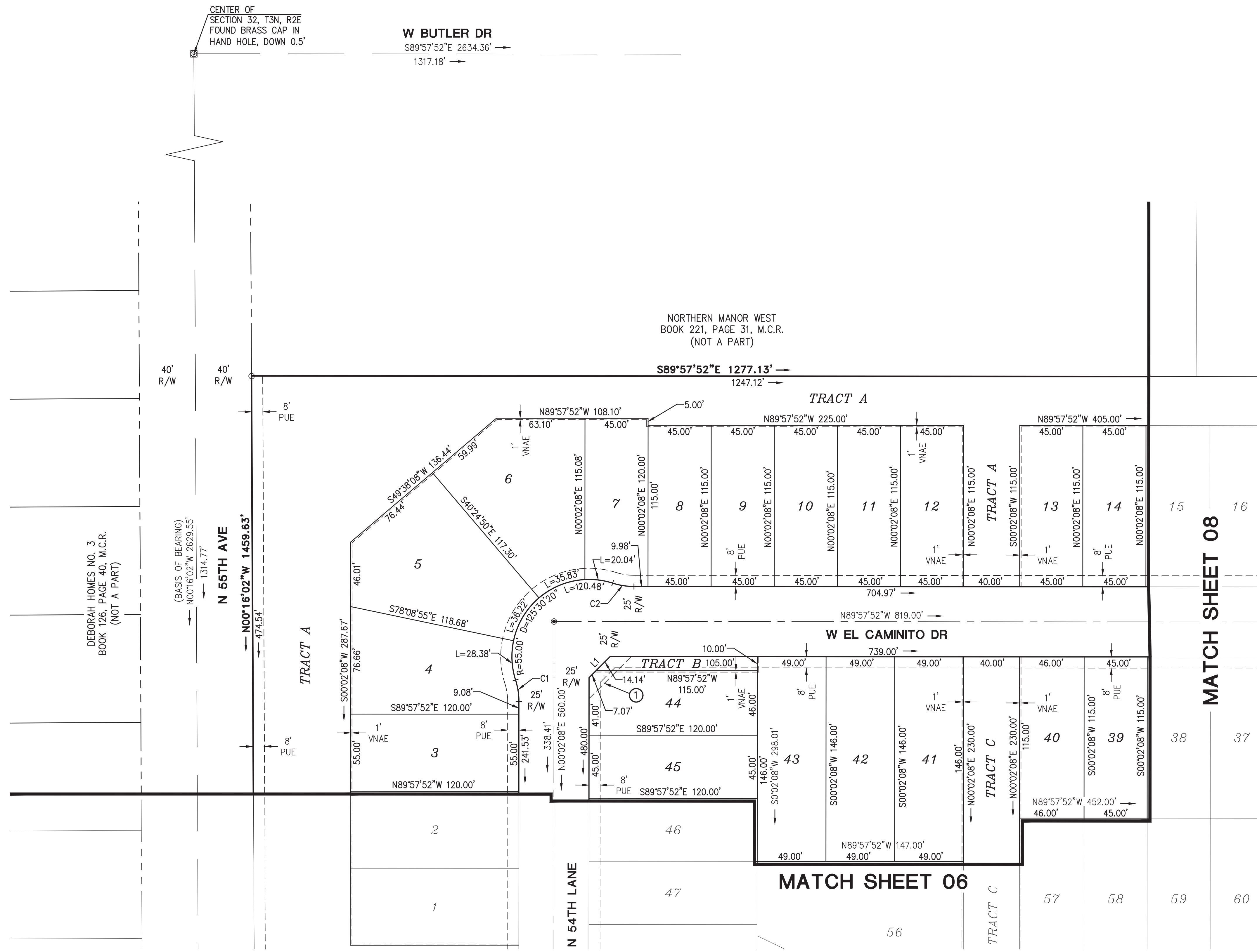


LEGEND

- FOUND REBAR W/ CAP, RLS 48932 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① UNOBSTRUCTED VIEW EASEMENT (30'X30')

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S45°02'08"W	21.21'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	50.00'	17°45'10"	15.49'
C2	50.00'	17°45'10"	15.49'



DEBORAH HOMES NO. 3
 BOOK 126, PAGE 40, M.C.R.
 (NOT A PART)

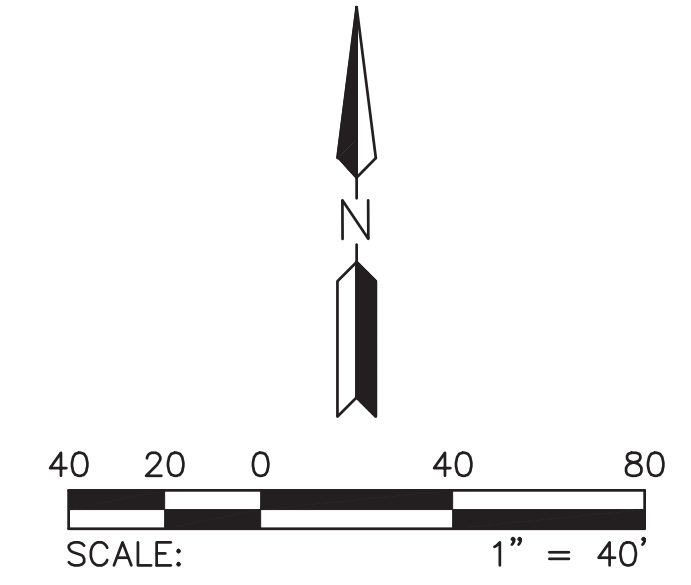
(BASIS OF BEARING)
 N00°16'02"W 2629.55'
 1314.77'

NORTHERN MANOR WEST
 BOOK 221, PAGE 31, M.C.R.
 (NOT A PART)

PROJ. NO.: 2178
 DATE: APR. 2021
 SCALE: AS SHOWN
 DRAWN: JDL
 APPROVED: KJP

DWG. NO.
FP07
 SHT. 7 OF 8

EAST QUARTER CORNER
SECTION 32, T3N, R2E
FOUND CITY OF GLENDALE
BRASS CAP IN HAND HOLE
DOWN 0.6'



LEGEND

- FOUND REBAR W/ CAP, RLS 48932 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- · - · - CENTER LINE
- - - RIGHT OF WAY
- · - · - PARCEL LINE
- · - · - EASEMENT LINE
- · - · - RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- PUE VEHICLE NON-ACCESS EASEMENT
- VNAE MARICOPA COUNTY RECORDS
- MCR REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- ① UNOBSTRUCTED VIEW EASEMENT (30'X30')

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	S44°57'52"E	21.21'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	50.00'	17°45'10"	15.49'
C4	50.00'	17°45'10"	15.49'

