



SITE SUMMARY TABLE	
PARCEL NAME	B
OVERALL NET AREA (ACRES)	23.59
TOTAL NUMBER OF LOTS	87
TOTAL OPEN SPACE (ACRES)	5.90
TYPICAL LOT SIZE	55X120
(*) NET EXCLUDES CAMELBACK RD, CITRUS RD, BETHANY HOME RD, MISSOURI AVE AND 177TH DR	

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.3077	COMMON AREA, WATER AND EMERGENCY ACCESS EASEMENT
TRACT B	5.3205	COMMON AREA, DRAINAGE
TRACT C	0.1877	COMMON AREA
TRACT D	0.0505	COMMON AREA
TRACT E	0.0505	COMMON AREA
TRACT F	0.0505	COMMON AREA

- 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.

### TYPICAL LOT DETAIL NOTES

- FRONT YARD SETBACK IS 18' OR 12' FOR SIDE LOADED GARAGE OR LIVABLE DWELLING UNIT TO BACK OF SIDEWALK.
- MAXIMUM LOT COVERAGE IS THE LOT AREA WITHIN THE REQUIRED SETBACKS & ANY PERMITTED SETBACK ENCROACHMENTS AND ACCESSORY STRUCTURES AS DEFINED PER SECTION 7.300 OF THE GLENDALE ZONING CODE.

### AREAS

TRACT AREA =	259,939 SQ. FT.	5.9674 ACRES
LOT AREA =	580,675 SQ. FT.	13.3305 ACRES
RIGHT-OF-WAY =	189,905 SQ. FT.	4.3596 ACRES
GROSS AREA =	1,030,519 SQ. FT.	23.6575 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.

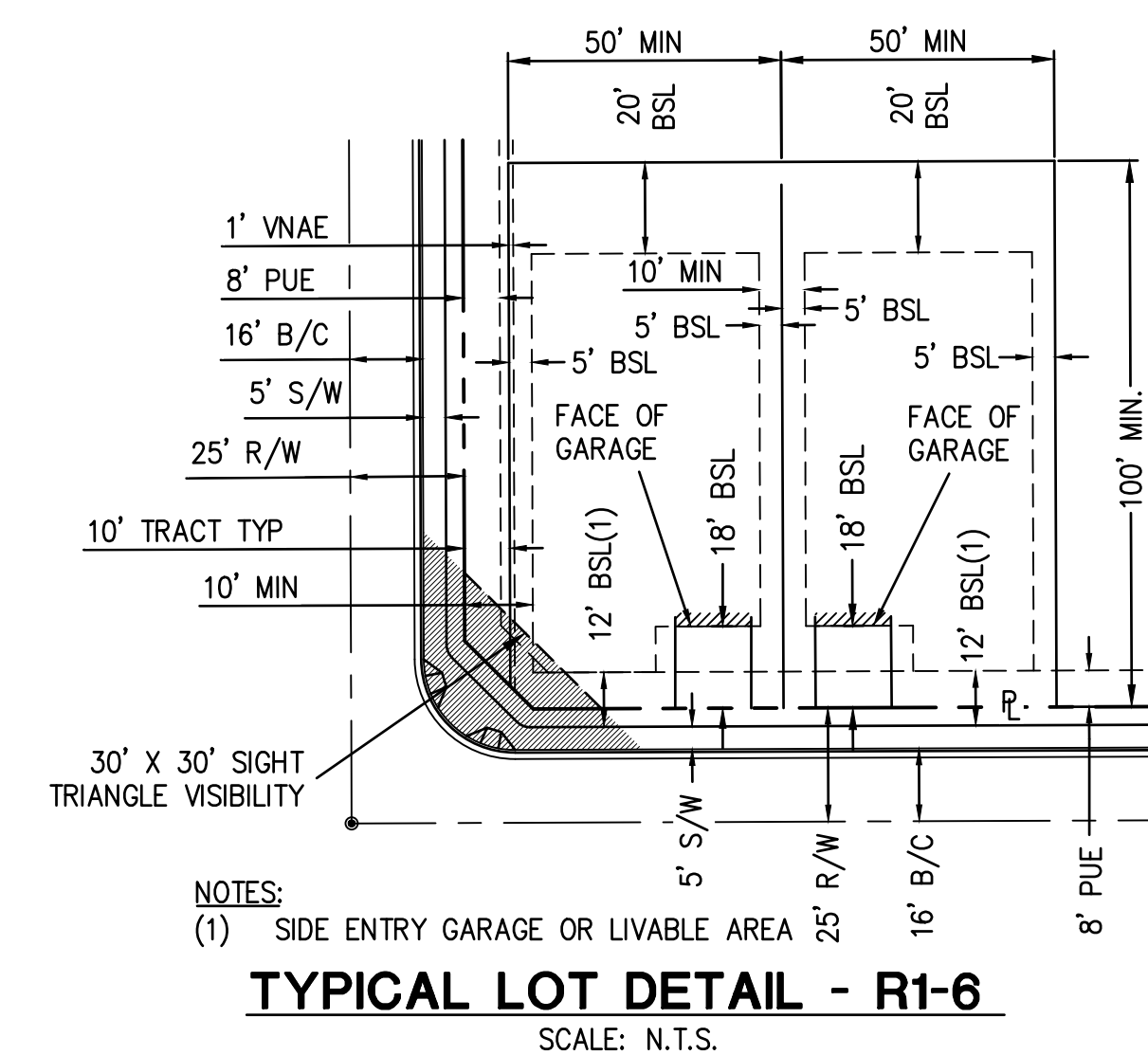
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6875	0.158
LOT : 2	6875	0.158
LOT : 3	6875	0.158
LOT : 4	6600	0.152
LOT : 5	6600	0.152
LOT : 6	6600	0.152
LOT : 7	6729	0.154
LOT : 8	6863	0.158
LOT : 9	6875	0.158
LOT : 10	6875	0.158
LOT : 11	6875	0.158
LOT : 12	6875	0.158
LOT : 13	6875	0.158
LOT : 14	6875	0.158
LOT : 15	6875	0.158
LOT : 16	6875	0.158
LOT : 17	6875	0.158
LOT : 18	6875	0.158
LOT : 19	6860	0.157
LOT : 20	6756	0.155
LOT : 21	6587	0.151
LOT : 22	6600	0.152
LOT : 23	6600	0.152
LOT : 24	6600	0.152
LOT : 25	6600	0.152

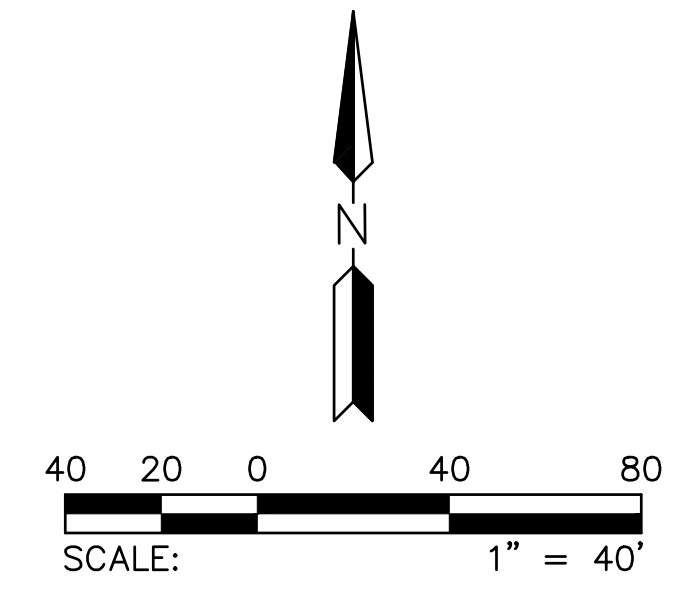
ALL LOTS TO BE FOR RESIDENTIAL USE

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
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	6600	0.152
LOT : 32	6600	0.152
LOT : 33	6600	0.152
LOT : 34	6600	0.152
LOT : 35	6588	0.151
LOT : 36	6588	0.151
LOT : 37	6600	0.152
LOT : 38	6600	0.152
LOT : 39	6600	0.152
LOT : 40	6600	0.152
LOT : 41	6600	0.152
LOT : 42	6600	0.152
LOT : 43	6600	0.152
LOT : 44	6600	0.152
LOT : 45	6600	0.152
LOT : 46	6600	0.152
LOT : 47	6600	0.152
LOT : 48	6600	0.152
LOT : 49	6600	0.152
LOT : 50	6588	0.151

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 51	6715	0.154
LOT : 52	6599	0.151
LOT : 53	6587	0.151
LOT : 54	6587	0.151
LOT : 55	6600	0.152
LOT : 56	6600	0.152
LOT : 57	6600	0.152
LOT : 58	6600	0.152
LOT : 59	6600	0.152
LOT : 60	6600	0.152
LOT : 61	6600	0.152
LOT : 62	6600	0.152
LOT : 63	6600	0.152
LOT : 64	6600	0.152
LOT : 65	6600	0.152
LOT : 66	6600	0.152
LOT : 67	6600	0.152
LOT : 68	6600	0.152
LOT : 69	6600	0.152
LOT : 70	6600	0.152
LOT : 71	6600	0.152
LOT : 72	6600	0.152
LOT : 73	6600	0.152
LOT : 74	6600	0.152
LOT : 75	6587	0.151

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 76	6748	0.155
LOT : 77	6872	0.158
LOT : 78	6875	0.158
LOT : 79	6875	0.158
LOT : 80	6600	0.152
LOT : 81	6600	0.152
LOT : 82	6600	0.152
LOT : 83	6600	0.152
LOT : 84	6875	0.158
LOT : 85	6875	0.158
LOT : 86	6875	0.158
LOT : 87	6873	0.158





**LEGEND**

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA WATER DISTRICT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- ① UNOBSTRUCTED VIEW EASEMENT (30'X30')
- ② UNOBSTRUCTED VIEW EASEMENT (40'X40')

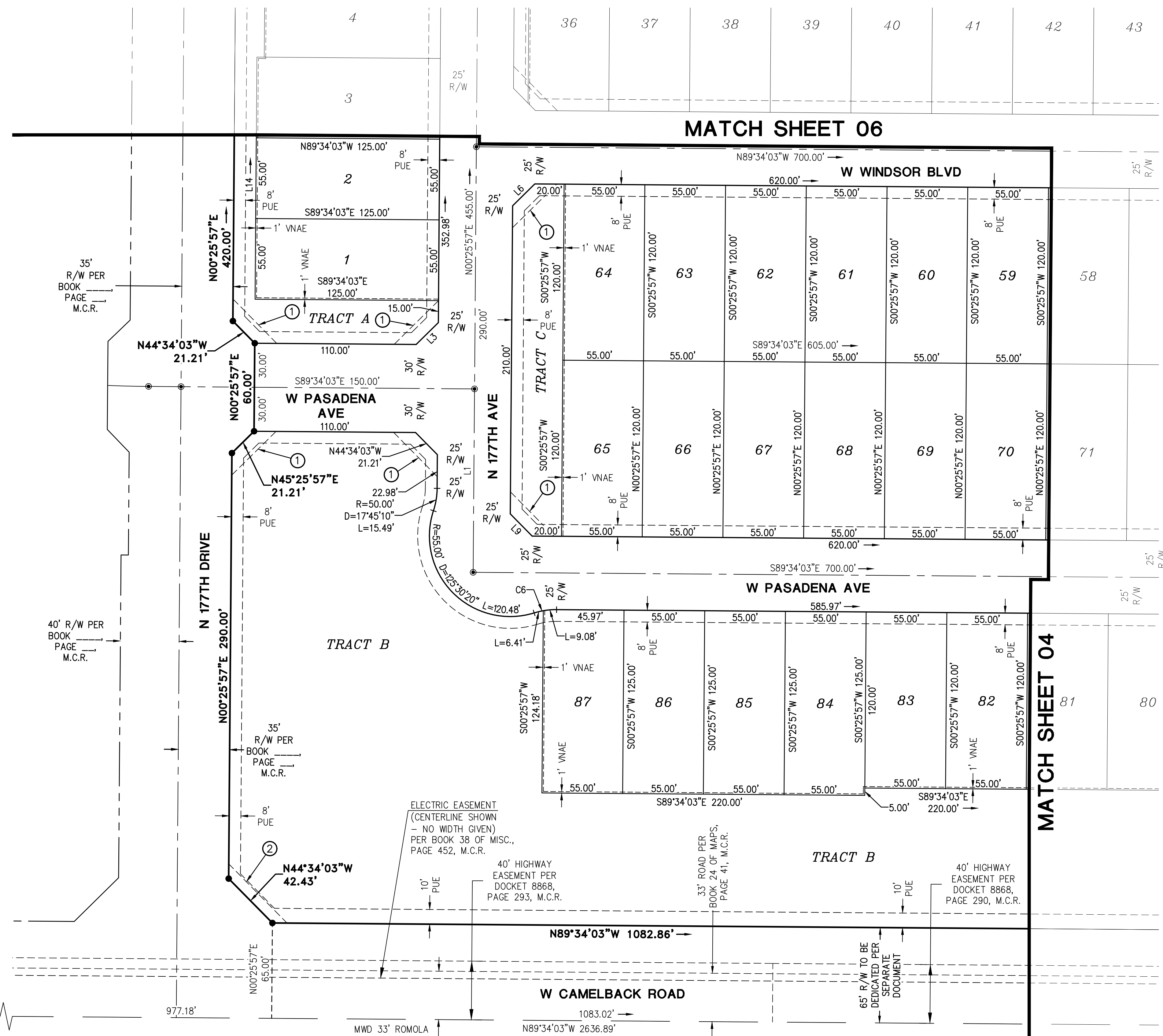
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°25'57"E	125.00'
L3	N45°25'57"E	21.21'
L6	S45°25'57"W	21.21'
L9	S44°34'03"E	21.21'
L14	S00°25'57"W	165.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	50.00'	17°45'10"	15.49'



**MATCH SHEET 06**

**MATCH SHEET 04**



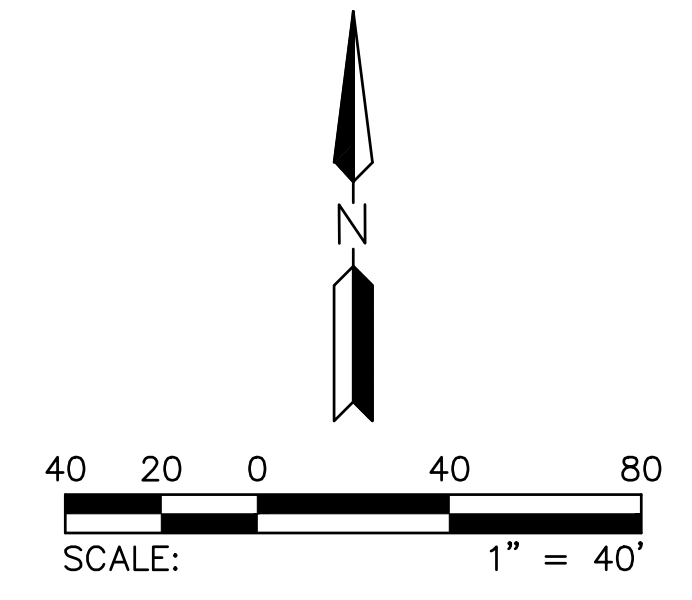
SOUTHWEST CORNER  
SECTION 14, T2N, R2W  
FOUND 3" MCDOT  
BRASS CAP IN HAND HOLE  
DOWN 0.7'

ELECTRIC EASEMENT  
(CENTERLINE SHOWN  
- NO WIDTH GIVEN)  
PER BOOK 38 OF MISC.,  
PAGE 452, M.C.R.

40' HIGHWAY  
EASEMENT PER  
DOCKET 8868,  
PAGE 293, M.C.R.

33' ROAD PER  
BOOK 24 OF MAPS,  
PAGE 41, M.C.R.

40' HIGHWAY  
EASEMENT PER  
DOCKET 8868,  
PAGE 290, M.C.R.

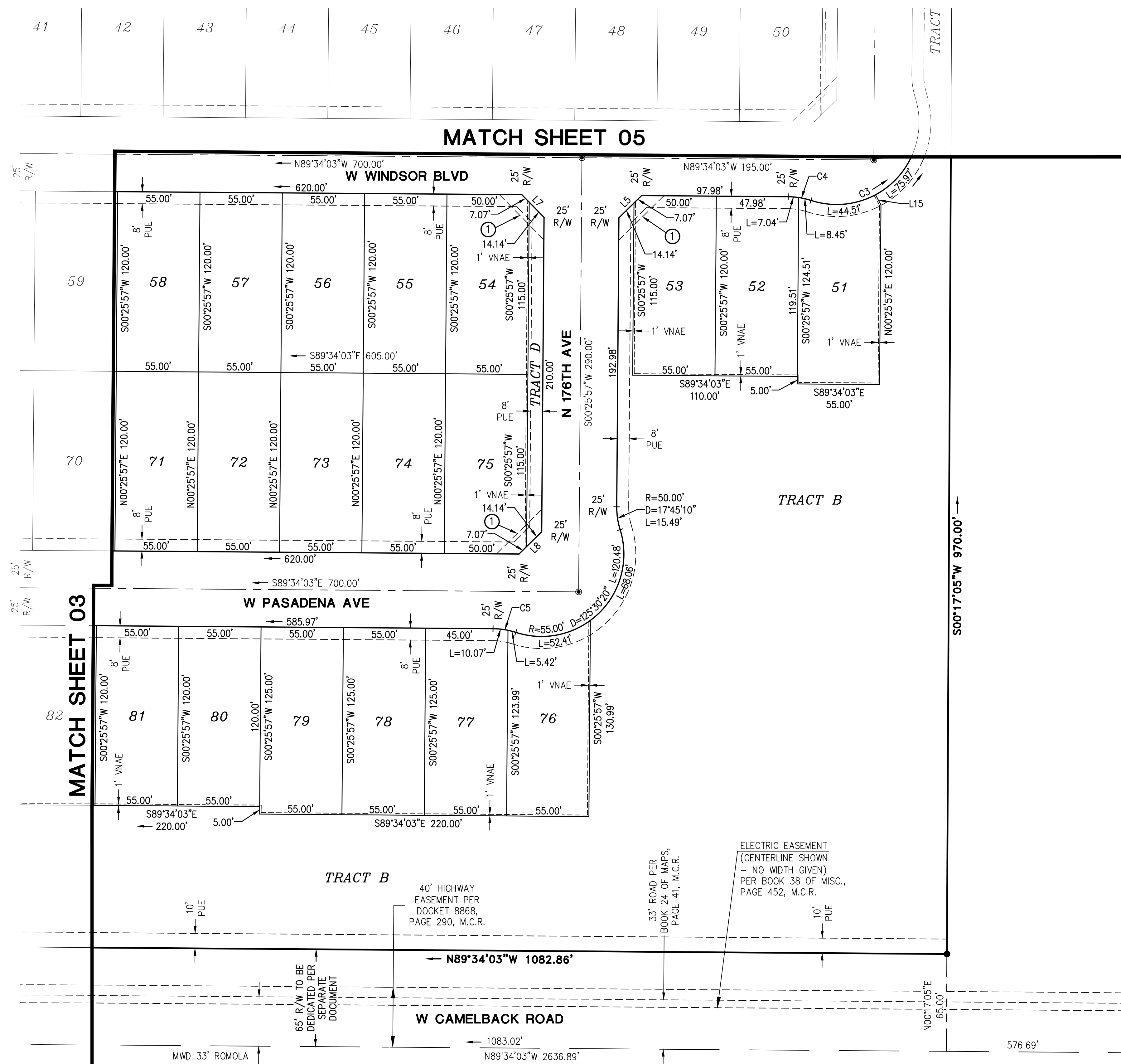


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- ② UNOBSTRUCTED VIEW EASEMENT (40'X40')

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	S45°25'57"W	21.21'
L7	N44°34'03"W	21.21'
L8	N45°25'57"E	21.21'
L15	N28°10'41"W	7.65'

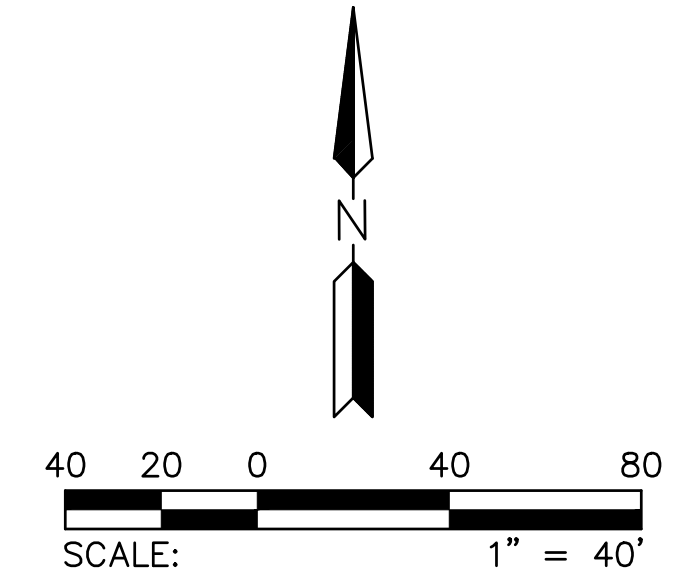
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	55.00'	125°30'20"	120.48'
C4	50.00'	174°5'10"	15.49'
C5	50.00'	174°5'10"	15.49'



SOUTH QUARTER CORNER  
 SECTION 14, T2N, R2W  
 FOUND 2" MARICOPA COUNTY  
 ALUMINUM CAP, STAMPED  
 T2N, R2W, S14, 1/4, S23  
 29891, DATED 2003  
 DOWN 0.4'



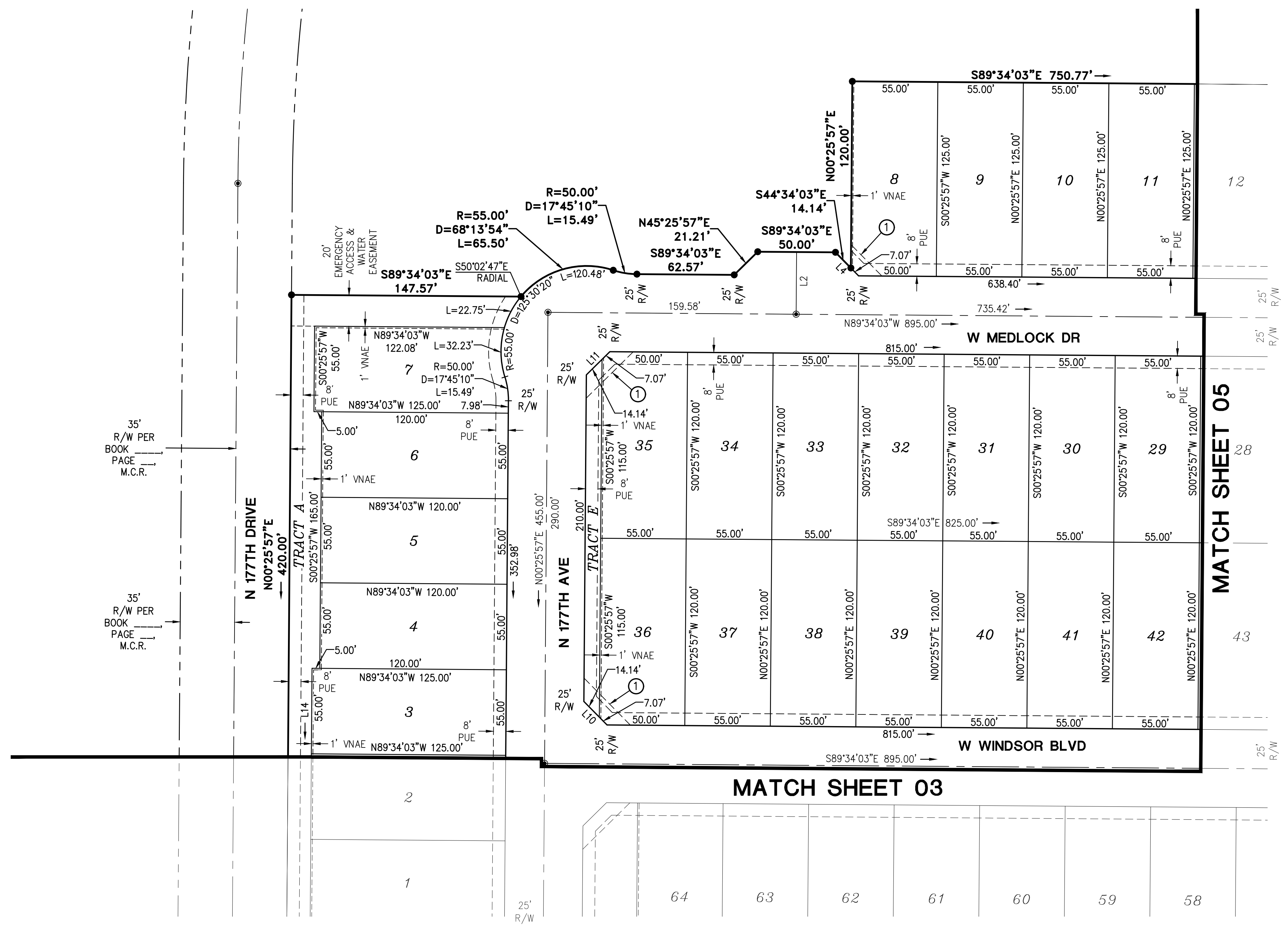




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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	S00°25'57"W	40.00'
L4	S44°34'03"E	21.21'
L10	S44°34'03"E	21.21'
L11	S45°25'57"W	21.21'
L14	S00°25'57"W	165.00'



**ALLEN RANCHES - PARCEL B**  
 N.E.C. OF CAMELBACK ROAD AND CITRUS ROAD  
 GLENDALE, ARIZONA  
**FINAL PLAT**



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PROJ. NO.: 1383	STATUS:
DATE: SEPT 2021	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: JDL
APPROVED: KJP	

DWG. NO.  
**FP06**  
 SHT. 6 OF 6