

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT VPTM ALLEN RANCHES LB LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ALLEN RANCHES - PARCEL D", A PORTION OF LOT 1 OF THE MINOR LAND DIVISION FOR "ALLEN RANCHES" AS RECORDED IN BOOK 1558, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. VPTM ALLEN RANCHES LB LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF "ALLEN RANCHES - PARCEL D", 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. VPTM ALLEN RANCHES LB LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GLENDALE THE PUBLIC EASEMENTS AS SHOWN HEREON.

PERPETUAL WATER EASEMENT ("EASEMENT") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN, GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS.

TRACTS ARE TO BE USED SOLELY FOR THE PURPOSES AS SHOWN IN THE TRACT USE TABLE SHOWN HEREON. ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF:

VPTM ALLEN RANCHES LB LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO

ATTESTED BY THE SIGNATURE OF _____ OF VPTM ALLEN RANCHES LB LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER DULY AUTHORIZED ON THIS _____ DAY OF _____ 2021.

VPTM ALLEN RANCHES LB LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: VP CARAVAN NOTECO LLC, ITS: SOLE MEMBER

BY: VARDE PARTNERS, INC., ITS: MANAGER

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF)
) SS
COUNTY OF)

BEFORE ME, THIS _____ DAY OF _____, 2021, BY _____ OF VPTM ALLEN RANCHES LB LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIM/HERSELF(VE)S TO BE THE OWNER OF THE PROPERTY MAPPED HEREON.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

NOTICE OF ALLEN RANCHES DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO AN ALLEN RANCHES DEVELOPMENT AGREEMENT DATED _____ ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON _____ AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. _____. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT TAYLORMORRISON, 4900 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ 85251, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____ 2021.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

BY: _____ CHRISTINE CAIN ITS: PROPERTY AND CONTRACTS MANAGER

ATTEST:

BY: _____ GLEN VORTHERMS ITS: ASSISTANT SECRETARY

VPTM ALLEN RANCHES LB LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: MANAGER

FINAL PLAT FOR "ALLEN RANCHES - PARCEL D" A PLANNED AREA DEVELOPMENT

A PORTION OF LOT 1 OF THE MINOR LAND DIVISION FOR "ALLEN RANCHES" AS RECORDED IN BOOK 1558, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

Table with 2 columns: Sheet ID, Description. Includes FP01 COVER SHEET, NOTES; FP02 TRACT TABLE, LOT TABLE, TYPICAL LOT DETAIL; FP03-FP05 FINAL PLAT.

OWNER

VPTM ALLEN RANCHES LB LLC C/O VARDE PARTNERS, INC. 901 MARQUETTE AVE. SOUTH, SUITE 3300 MINNEAPOLIS, MN 55402 ATTENTION: BRENDAN BOSMAN EMAIL: BBOSMAN@VARDE.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 S89°34'03"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

REFERENCE DOCUMENTS

- 1. RECORD OF SURVEY PLSS SUBDIVISION (GDACS) PER BOOK 652, PAGE 22, MCR.
2. RESULTS OF SURVEY FOR A.D.O.T. PER BOOK 333, PAGE 33, MCR.
3. RECORD OF SURVEY PER BOOK 1492, PAGE 11, MCR.
4. MINOR LAND DIVISION FOR "ALLEN RANCHES" PER BOOK 1558, PAGE 33, MCR.

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 CITY OF GLENDALE DATE _____

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 _____

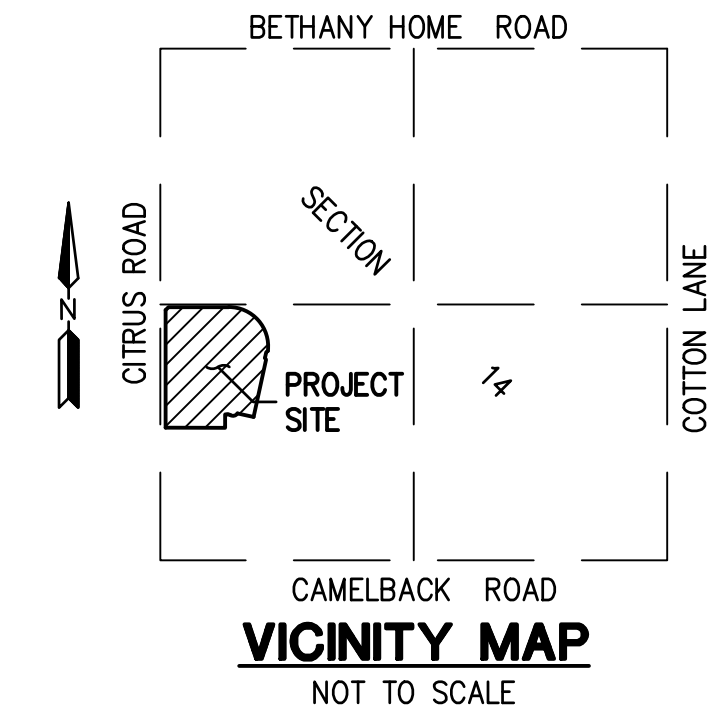
CITY APPROVALS

APPROVED BY THE CITY COUNCIL OF GLENDALE, ARIZONA.

THIS _____ DAY OF _____, 2021.

_____, MAYOR DATE _____

_____, ATTEST, CITY CLERK DATE _____



NOTES

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY CERTIFICATE NO. 27-701176.0000.
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.
6. ALL DRAINAGE STRUCTURES LOCATED IN TRACTS AND OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
7. THIS PROPERTY IS LOCATED IN THE PROXIMITY OF THE STATE DEFINED TERRITORY IN THE VICINITY OF A MILITARY AIRPORT FOR LIKE AIR FORCE BASE AND MAY BE SUBJECT TO LOUD NOISE AND OVER FLIGHTS FORM MILITARY AIRCRAFT. THE FOLLOWING NOTICE SHALL BE PLACED IN THE SALES OFFICE AND IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS THAT THE PROPERTY IS WITHIN THE VICINITY OF AN AIRPORT: "YOU AR BUYING A HOME OR PROPERTY IN THE VICINITY OF A MILITARY AIRPORT, AS DESCRIBED BY THE STATE OF ARIZONA STATUTE ARS 28-8481. YOUR HOUSE SHOULD INCLUDE SOUND ATTENUATION MEASURES AS DIRECTED BY STATE LAW. YOU WILL BE SUBJECT TO DIRECT OVER FLIGHTS AND NOISE FROM LUKE AIR FORCE BASE JET AIRCRAFT IN THE VICINITY. LUKE AIR FORCE BASE EXECUTES OVER 200,000 FLIGHT OPERATIONS PER YEAR. AT AN AVERAGE OF APPROXIMATELY 170 OVERFLIGHTS PER DAY. ALTHOUGH LUKE'S PRIMARY FLIGHT PATHS ARE LOCATED 20 MILES FROM THE BASE, JET NOISE WILL BE APPARENT THROUGHOUT THE AREAS AIRCRAFT TRANSITION TO AND FROM BARY M. GOLDWATER GUNNERY RANGE AND OTHER FLIGHT TRAINING AREAS. LUKE AIR FORCE BASE MAY LAUNCH AND RECOVER AIRCRAFT IN EITHER DIRECTION OFF ITS RUNWAYS ORIENTATED TO THE SOUTHWEST AND NORTHEAST. NOISE WILL BE MORE NOTICEABLE DURING OVERCAST SKY CONDITIONS DUE TO THE NOISE REFLECTION OFF THE CLOUDS. LUKE AIR FORCE BASE'S NORMAL FLYING HOURS EXTEND FROM 7:00 AM UNTIL APPROXIMATELY MIDNIGHT, MONDAY THROUGH FRIDAY, BUT SOME LIMITED FLYING WILL OCCUR OUTSIDE THESE HOURS AND DURING MOST WEEKENDS. [LUKE AIR FORCE AUXILIARY FIELD 1, LOCATED APPROXIMATELY 15 MILES TO THE NORTHWEST OF LUKE AIR FORCE BASE IS A SITE OF INTENSE INSTRUMENT PROCEDURE LAND APPROACHES, WITH APPROXIMATELY 12000 FLIGHT OPERATIONS PER YEAR. AIRCRAFT WILL DESCENT DOWN 200 FEET ABOVE THE GROUND OVER THE AUXILIARY AIRFIELD AND WILL CREATE SEVER NOISE AT THAT AREA] FOR MORE INFORMATION, PLEASE CHECK THE LUKE AIR FORCE WEBSITE AT WWW.LUKE.AF.MIL/URBANDEVELOPMENT OR CONTACT THE MARICOPA PLANNING AND DEVELOPMENT DEPARTMENT." SUCH IDENTIFICATION SHALL BE RECORDED ON ALL FINAL PLATS, BE PERMANENTLY POSTED ON NOT LESS THAN A THREE (3) FOOT BY FIVE (5) FOOT SIGN IN THE FRONT OF ALL HOME SALES, BE PERMANENTLY POSTED ON THE FROM DOOR OF ALL HOME SALES OFFICES ON NOT LESS THAN 8-1/2 INCH BY 11 INCH SIGN, AND INCLUDE IN ALL COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) AS WELL AS THE PUBLIC REPORT AND CONVEYANCE DOCUMENTS.

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 FEBRUARY 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

ALLEN RANCHES - PARCEL D CAMELBACK ROAD AND CITRUS ROAD GLENDALE, ARIZONA FINAL PLAT

STATUS: PROJECT NO.: 1383 DATE: SEPT 2021 SCALE: NONE DRAWN: JHVD APPROVED: KJP

DWG. NO.

FP01

SHT. 1 OF 5

SITE SUMMARY TABLE	
PARCEL NAME	D
OVERALL NET AREA (ACRES)	26.94
TOTAL NUMBER OF LOTS	66
TOTAL OPEN SPACE (ACRES)	10.86
TYPICAL LOT SIZE	75X135
(*) NET EXCLUDES CAMELBACK RD, CITRUS RD, BETHANY HOME RD, MISSOURI AVE AND 177TH DR	

TRACT USE TABLE				
TRACT	AREA (ACRES)	OWNER	USE	RESPONSIBILITY
TRACT A	4.9816	HOMEOWNERS ASSOCIATION	PRIVATE STREET FOR INGRESS/EGRESS, DRAINAGE, WATER AND SEWER EASEMENT, REFUSE COLLECTION, EMERGENCY AND SERVICE VEHICLES AND COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT B	0.7672	HOMEOWNERS ASSOCIATION	COMMON AREA, DRAINAGE	HOMEOWNERS ASSOCIATION
TRACT C	4.5474	HOMEOWNERS ASSOCIATION	COMMON AREA, DRAINAGE, WATER LINE EASEMENT AND EMERGENCY ACCESS EASEMENT	HOMEOWNERS ASSOCIATION
TRACT D	0.0739	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT E	0.1276	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT F	0.2042	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT G	0.0293	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT H	0.0585	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT I	0.0719	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION

- 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.

AREAS

TRACT AREA =	473,134 SQ. FT.	10.8617 ACRES
LOT AREA =	700,292 SQ. FT.	16.0765 ACRES
RIGHT-OF-WAY =	0 SQ. FT.	0.0000 ACRES
GROSS AREA =	1,173,427 SQ. FT.	26.9382 ACRES

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.

UNOBSTRUCTED VIEW EASEMENT

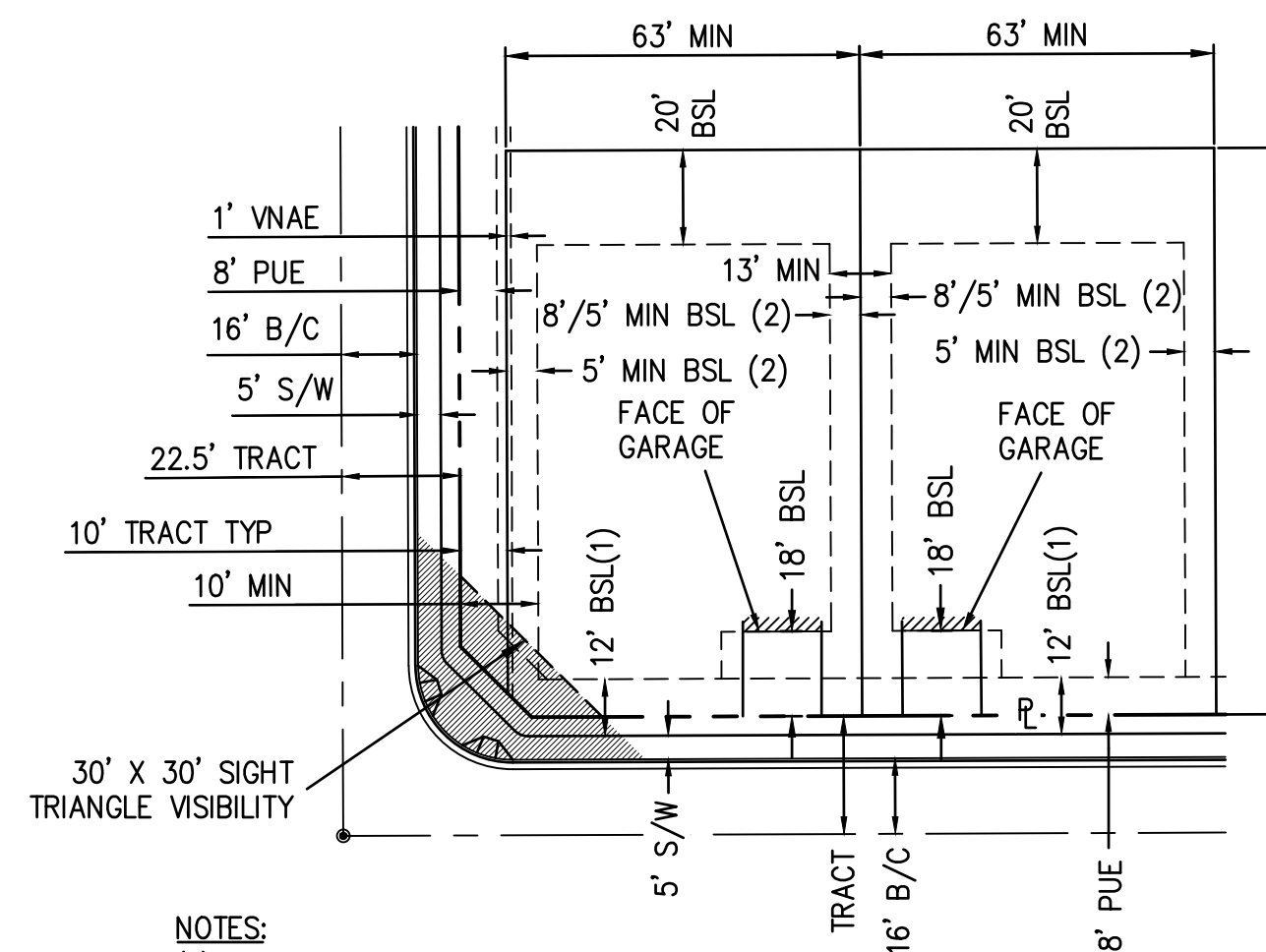
- NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES OVER 30 INCHES IN HEIGHT) SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS, EXCEPT AS APPROVED BY THE CITY OF GLENDALE TRANSPORTATION ENGINEER.
- TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
 - 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	10688	0.245
LOT : 2	10313	0.237
LOT : 3	10313	0.237
LOT : 4	10313	0.237
LOT : 5	10688	0.245
LOT : 6	10688	0.245
LOT : 7	10415	0.239
LOT : 8	10312	0.237
LOT : 9	10312	0.237
LOT : 10	10312	0.237
LOT : 11	10312	0.237
LOT : 12	10313	0.237
LOT : 13	10313	0.237
LOT : 14	10622	0.244
LOT : 15	10576	0.243
LOT : 16	10313	0.237
LOT : 17	10313	0.237
LOT : 18	10313	0.237
LOT : 19	10313	0.237
LOT : 20	10313	0.237
LOT : 21	10313	0.237
LOT : 22	10421	0.239

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 23	11500	0.264
LOT : 24	10313	0.237
LOT : 25	10313	0.237
LOT : 26	10313	0.237
LOT : 27	10313	0.237
LOT : 28	10313	0.237
LOT : 29	10313	0.237
LOT : 30	10622	0.244
LOT : 31	10464	0.240
LOT : 32	10688	0.245
LOT : 33	10688	0.245
LOT : 34	10688	0.245
LOT : 35	10688	0.245
LOT : 36	10688	0.245
LOT : 37	10688	0.245
LOT : 38	10909	0.250
LOT : 39	12979	0.298
LOT : 40	13994	0.321
LOT : 41	10865	0.249
LOT : 42	11186	0.257
LOT : 43	11186	0.257
LOT : 44	11186	0.257

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 45	11186	0.257
LOT : 46	11186	0.257
LOT : 47	11186	0.257
LOT : 48	10969	0.252
LOT : 49	10309	0.237
LOT : 50	10313	0.237
LOT : 51	10313	0.237
LOT : 52	10313	0.237
LOT : 53	10313	0.237
LOT : 54	10313	0.237
LOT : 55	10308	0.237
LOT : 56	10309	0.237
LOT : 57	10313	0.237
LOT : 58	10313	0.237
LOT : 59	10313	0.237
LOT : 60	10313	0.237
LOT : 61	10313	0.237
LOT : 62	10309	0.237
LOT : 63	10419	0.239
LOT : 64	10312	0.237
LOT : 65	10312	0.237
LOT : 66	10684	0.245

ALL LOTS TO BE FOR RESIDENTIAL USE



- NOTES:
(1) SIDE ENTRY GARAGE OR LIVABLE AREA
(2) 13' COMBINED, MINIMUM 5' ON ONE SIDE

TYPICAL LOT DETAIL - R1-8

SCALE: N.T.S.



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ALLEN RANCHES - PARCEL D
CAMELBACK ROAD AND CITRUS ROAD
GLENDALE, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1383

DATE: SEPT 2021

SCALE: HIGHLIGHT

DRAWN: JHYD

APPROVED: KJP

MUNICIPAL TRACKING NO:

DWG. NO.

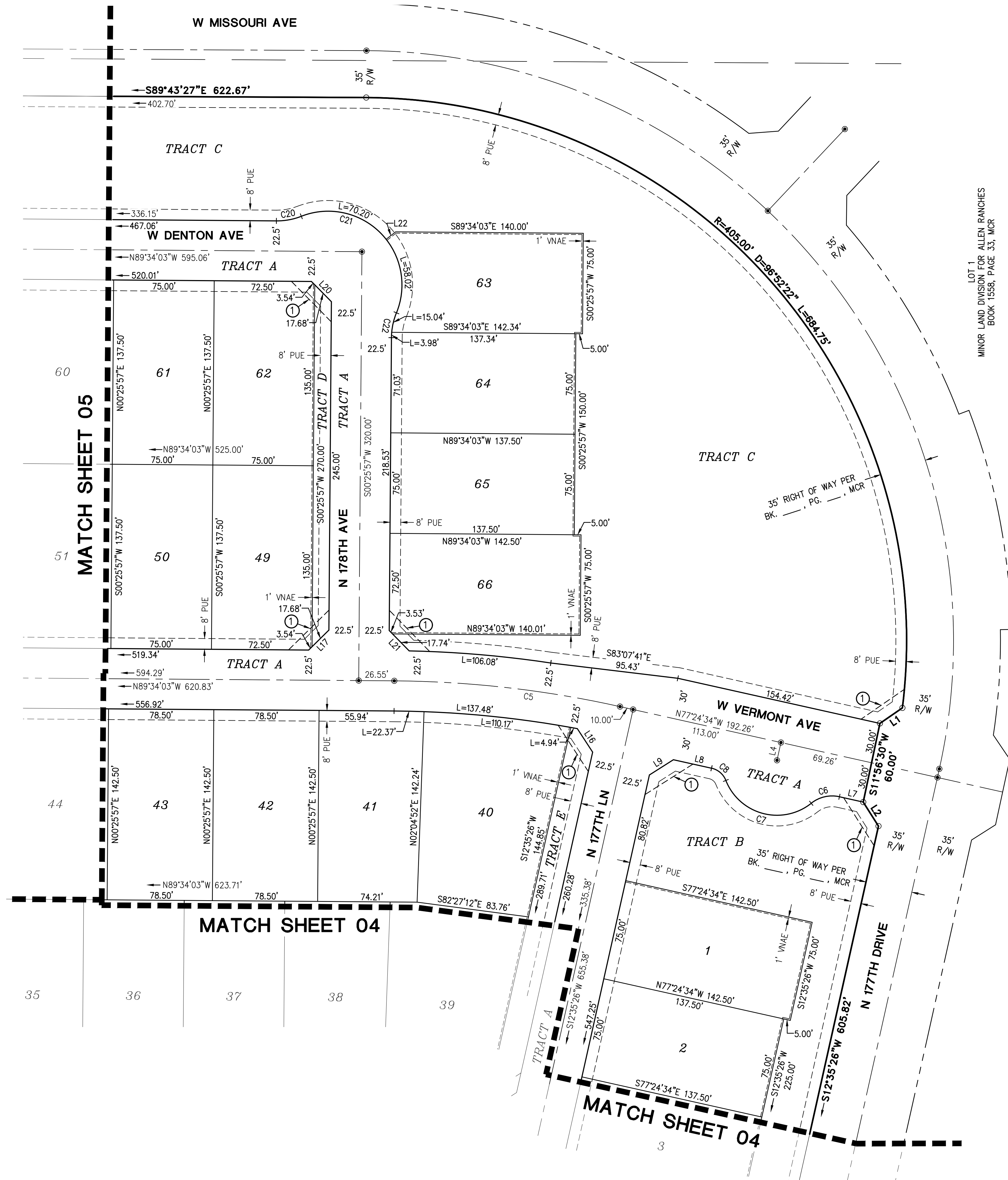
FP02

SHT. 2 OF 5

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

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S55°24'01"W	20.39'
L2	S32°24'34"E	21.21'
L4	N12°35'26"E	13.58'
L7	N77°24'34"W	18.21'
L8	N77°24'34"W	29.15'
L9	S57°35'26"W	21.21'
L16	N33°08'47"W	20.94'
L17	N45°25'57"E	21.21'
L20	S44°34'03"E	21.21'
L21	S44°25'42"E	21.26'
L22	N51°46'21"E	9.03'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C5	800.00'	12°09'29"	169.76'
C6	25.00'	51°07'43"	22.31'
C7	41.00'	106°59'55"	76.57'
C8	15.00'	55°52'12"	14.63'
C20	50.00'	21°47'12"	19.01'
C21	55.00'	133°34'25"	128.22'
C22	50.00'	21°47'12"	19.01'



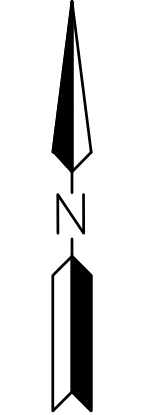
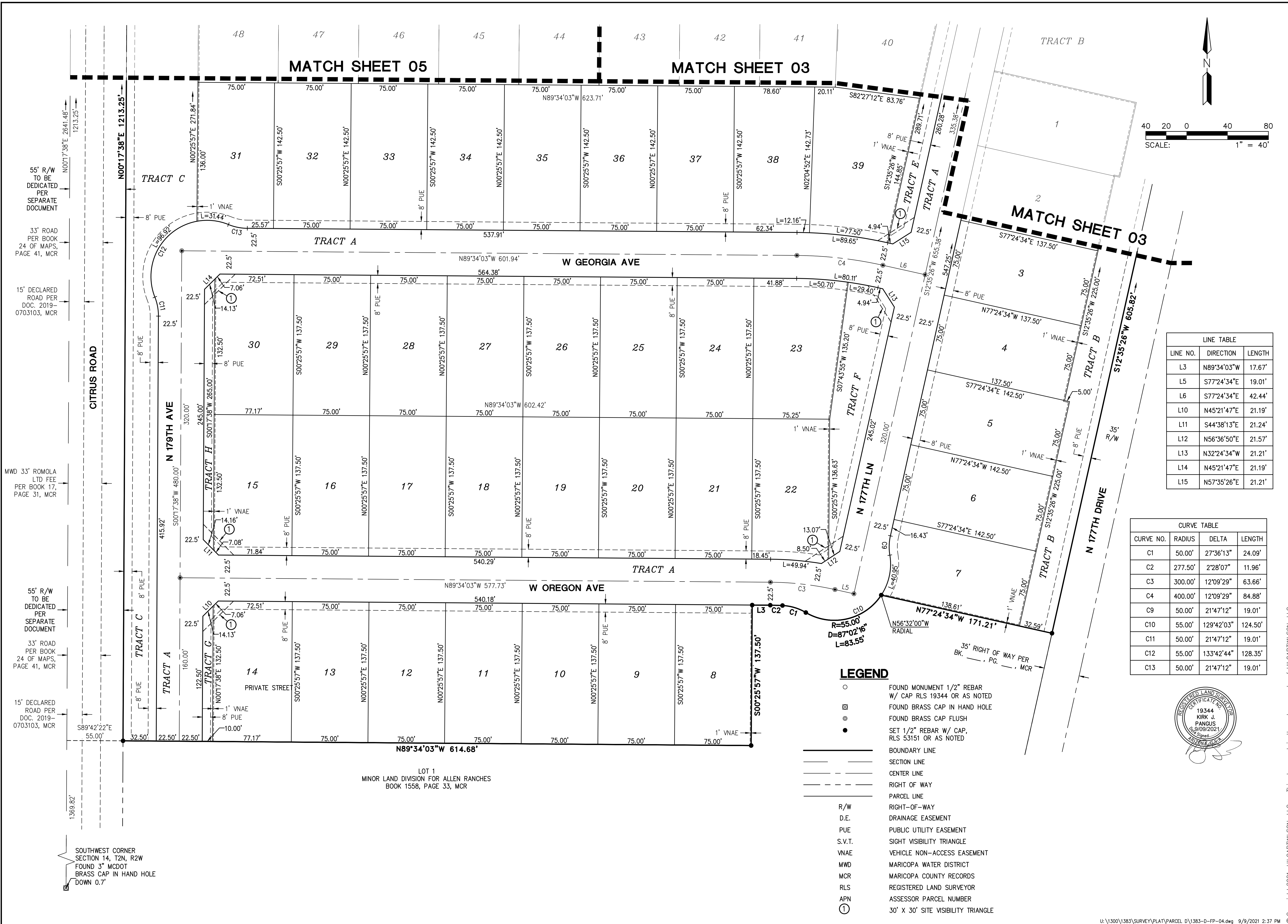
LEGEND

- FOUND MONUMENT 1/2" REBAR W/ CAP RLS 19344 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 53151 OR AS NOTED
- BOUNDARY LINE
- - - RIGHT-OF-WAY
- · - · - DRAINAGE EASEMENT
- · - · - PUBLIC UTILITY EASEMENT
- · - · - SIGHT VISIBILITY TRIANGLE
- · - · - VEHICLE NON-ACCESS EASEMENT
- · - · - MARICOPA WATER DISTRICT
- · - · - MARICOPA COUNTY RECORDS
- · - · - REGISTERED LAND SURVEYOR
- · - · - ASSESSOR PARCEL NUMBER
- ① 30' X 30' SITE VISIBILITY TRIANGLE

R/W RIGHT-OF-WAY
D.E. DRAINAGE EASEMENT
PUE PUBLIC UTILITY EASEMENT
S.V.T. SIGHT VISIBILITY TRIANGLE
VNAE VEHICLE NON-ACCESS EASEMENT
MWD MARICOPA WATER DISTRICT
MCR MARICOPA COUNTY RECORDS
RLS REGISTERED LAND SURVEYOR
APN ASSESSOR PARCEL NUMBER
① 30' X 30' SITE VISIBILITY TRIANGLE



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



MWD 20' LATERAL 12
 SUBLATERAL C ROW
 AND CONCRETE DITCH
 PER BOOK 14, PAGE 35,
 MCR AND BOOK 24,
 PAGE 03, MCR

WEST QUARTER CORNER
 SECTION 14, T2N, R2W
 FOUND 3" MCDOT
 BRASS CAP IN HAND HOLE
 DOWN 0.4'

LOT 1
 MINOR LAND DIVISION FOR ALLEN RANCHES
 BOOK 1558, PAGE 33, MCR

MWD 33' ROMOLA
 LTD FEE
 PER BOOK 17,
 PAGE 31, MCR

55' R/W
 TO BE
 DEDICATED
 PER
 SEPARATE
 DOCUMENT

33' ROAD
 PER BOOK
 24 OF MAPS,
 PAGE 41, MCR

15' DECLARED
 ROAD PER
 DOC. 2019-
 0703103, MCR

N00°17'38"E 2641.48'

N00°17'38"E 1213.25'

N00°25'57"E 271.84'

N00°25'57"E 142.50'

N00°25'57"E 142.50'

N00°25'57"E 142.50'

N00°25'57"E 142.50'

N00°25'57"E 142.50'

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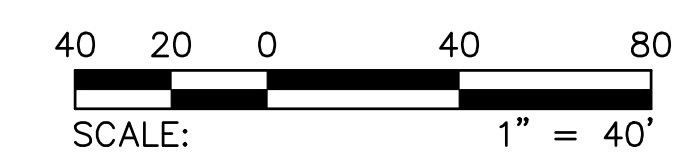
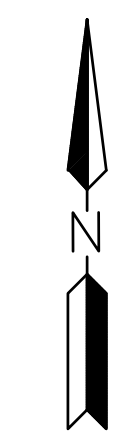
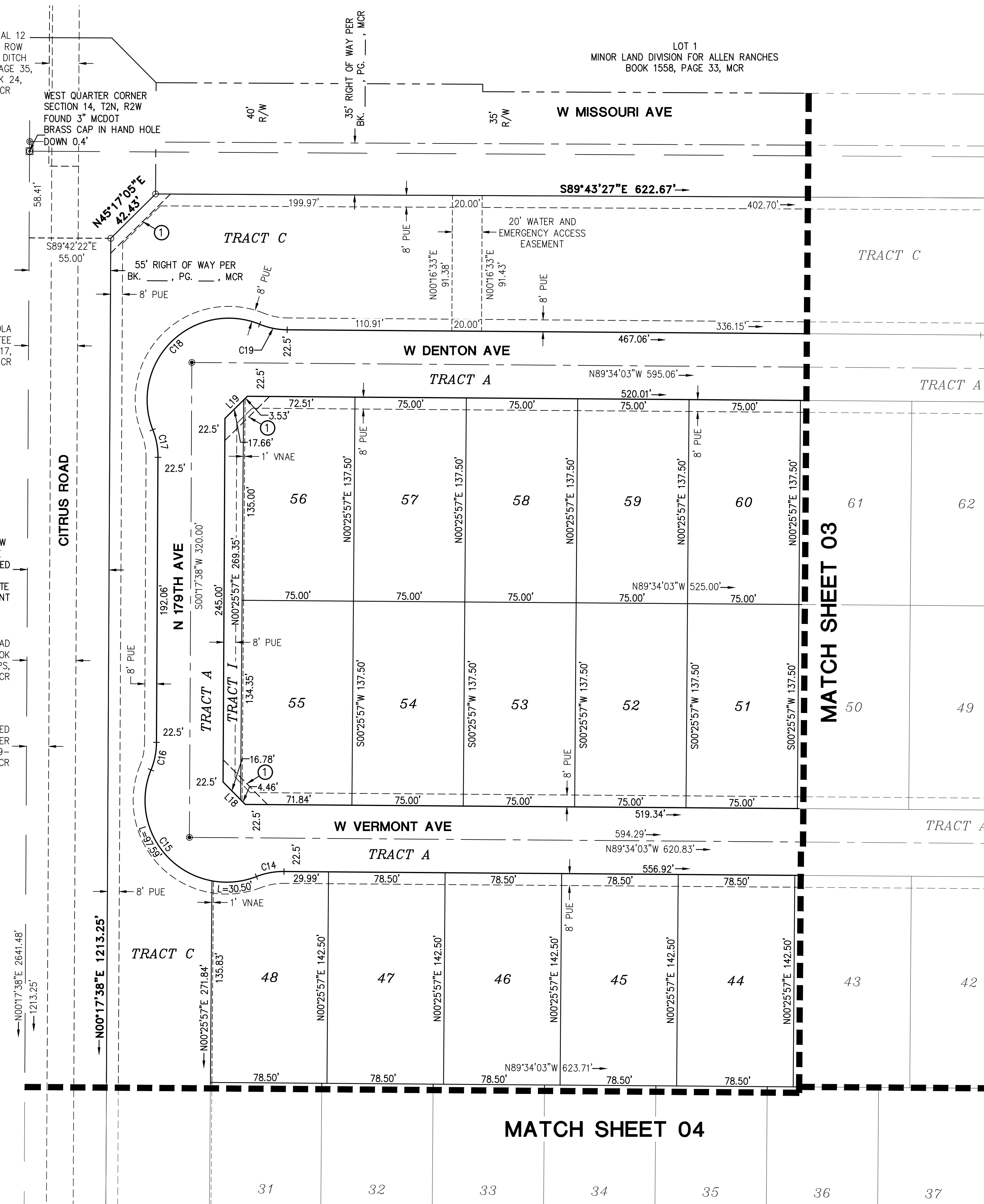
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N00°25'57"E 142.50'

N00°25'57"E 142.50'

N00°25'57"E 142.50'



LEGEND

- FOUND MONUMENT 1/2" REBAR W/ CAP RLS 19344 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 53151 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- · - · - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- · - · - RIGHT-OF-WAY
- · - · - DRAINAGE EASEMENT
- · - · - PUBLIC UTILITY EASEMENT
- · - · - SIGHT VISIBILITY TRIANGLE
- · - · - VEHICLE NON-ACCESS EASEMENT
- · - · - MARICOPA WATER DISTRICT
- · - · - MARICOPA COUNTY RECORDS
- · - · - REGISTERED LAND SURVEYOR
- · - · - ASSessor PARCEL NUMBER
- ① 30' X 30' SITE VISIBILITY TRIANGLE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L18	S44°38'13"E	21.24'
L19	N45°21'47"E	21.19'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C14	50.00'	21°47'12"	19.01'
C15	55.00'	133°26'06"	128.09'
C16	50.00'	21°47'12"	19.01'
C17	50.00'	21°47'12"	19.01'
C18	55.00'	133°42'44"	128.35'
C19	50.00'	21°47'12"	19.01'



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