

SITE SUMMARY TABLE	
PARCEL NAME	F
OVERALL NET AREA (ACRES)	13.05
TOTAL NUMBER OF LOTS	75
TOTAL OPEN SPACE (ACRES)	1.38
TYPICAL LOT SIZE	40X115

(* 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	0.0548	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT B	1.0606	HOMEOWNERS ASSOCIATION	COMMON AREA, DRAINAGE	HOMEOWNERS ASSOCIATION
TRACT C	0.0482	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT D	0.0740	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT E	0.0505	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT F	0.0505	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT G	0.0241	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT H	0.0502	HOMEOWNERS ASSOCIATION	COMMON AREA	HOMEOWNERS ASSOCIATION
TRACT I	0.0505	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.

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 =	63,751 SQ. FT.	1.4545 ACRES
LOT AREA =	358,220 SQ. FT.	8.2326 ACRES
RIGHT-OF-WAY =	156,165 SQ. FT.	3.5851 ACRES
GROSS AREA =	578,136 SQ. FT.	13.2722 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.

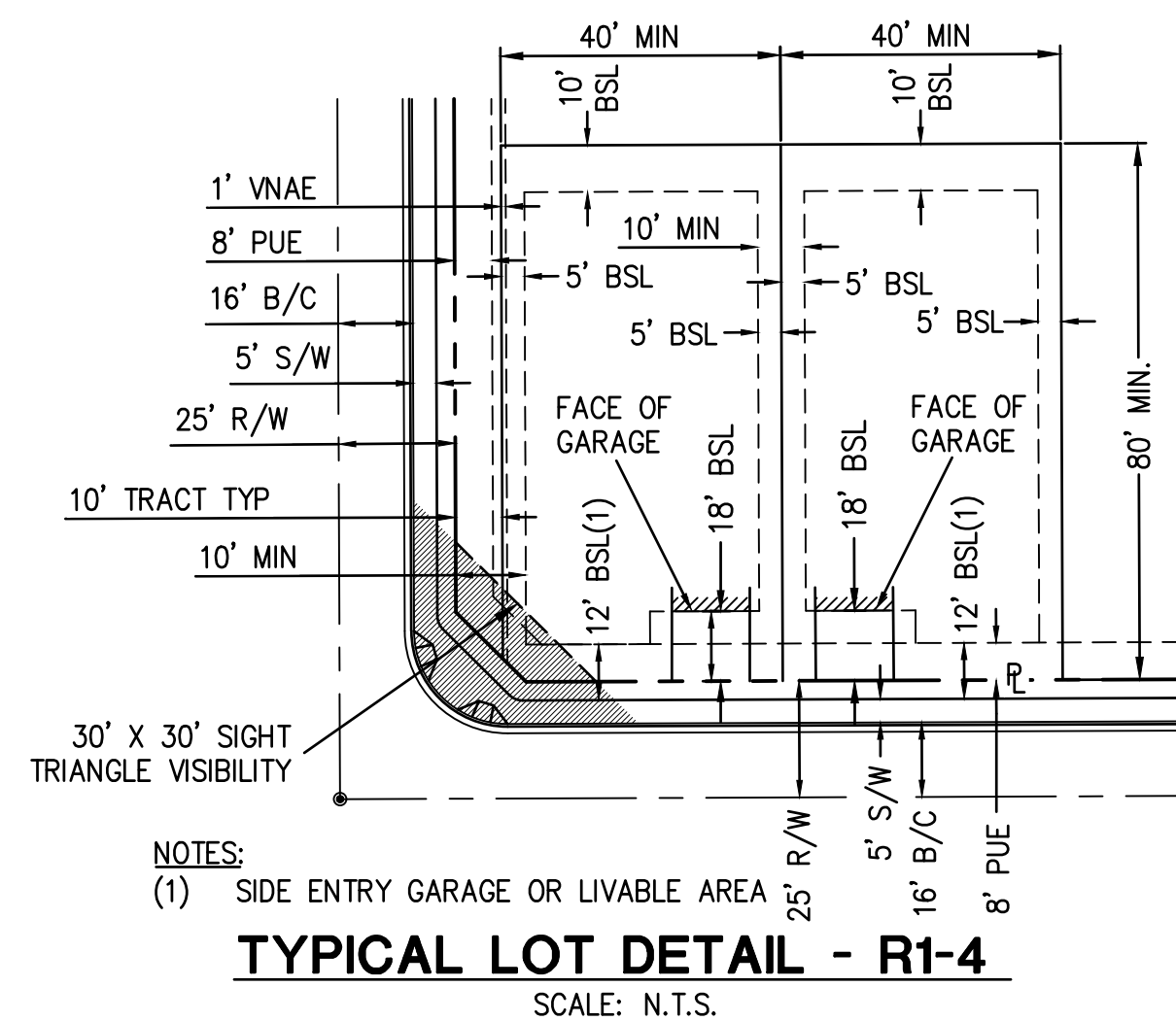
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	4600	0.106
LOT : 2	4600	0.106
LOT : 3	4600	0.106
LOT : 4	4600	0.106
LOT : 5	4600	0.106
LOT : 6	4600	0.106
LOT : 7	4600	0.106
LOT : 8	4600	0.106
LOT : 9	4600	0.106
LOT : 10	4600	0.106
LOT : 11	4600	0.106
LOT : 12	4587	0.105
LOT : 13	4672	0.107
LOT : 14	4800	0.110
LOT : 15	4787	0.110
LOT : 16	4788	0.110
LOT : 17	4800	0.110
LOT : 18	4800	0.110
LOT : 19	4800	0.110
LOT : 20	4800	0.110

ALL LOTS TO BE FOR RESIDENTIAL USE

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 21	4800	0.110
LOT : 22	4800	0.110
LOT : 23	4788	0.110
LOT : 24	4788	0.110
LOT : 25	4800	0.110
LOT : 26	4800	0.110
LOT : 27	4800	0.110
LOT : 28	4800	0.110
LOT : 29	4800	0.110
LOT : 30	4800	0.110
LOT : 31	4788	0.110
LOT : 32	4788	0.110
LOT : 33	4800	0.110
LOT : 34	4694	0.108
LOT : 35	4600	0.106
LOT : 36	4600	0.106
LOT : 37	4600	0.106
LOT : 38	4600	0.106
LOT : 39	4600	0.106
LOT : 40	4600	0.106

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 41	4600	0.106
LOT : 42	4600	0.106
LOT : 43	4588	0.105
LOT : 44	4588	0.105
LOT : 45	4600	0.106
LOT : 46	4600	0.106
LOT : 47	4600	0.106
LOT : 48	4600	0.106
LOT : 49	4600	0.106
LOT : 50	4600	0.106
LOT : 51	4600	0.106
LOT : 52	4600	0.106
LOT : 53	4828	0.111
LOT : 54	4682	0.107
LOT : 55	4800	0.110
LOT : 56	4800	0.110
LOT : 57	4600	0.106
LOT : 58	4600	0.106
LOT : 59	4600	0.106
LOT : 60	4600	0.106

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 61	4800	0.110
LOT : 62	4800	0.110
LOT : 63	4682	0.107
LOT : 64	4828	0.111
LOT : 65	5552	0.127
LOT : 66	7854	0.180
LOT : 67	5740	0.132
LOT : 68	5000	0.115
LOT : 69	4800	0.110
LOT : 70	4800	0.110
LOT : 71	4800	0.110
LOT : 72	4800	0.110
LOT : 73	5000	0.115
LOT : 74	5000	0.115
LOT : 75	5000	0.115



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ALLEN RANCHES - PARCEL F

N.E.C. OF CAMELBACK ROAD AND CITRUS ROAD

GLENDALE, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1383

DATE: SEPT 2021

SCALE: AS SHOWN

DRAWN: JDL

APPROVED: KJP

MUNICIPAL TRACKING NO:

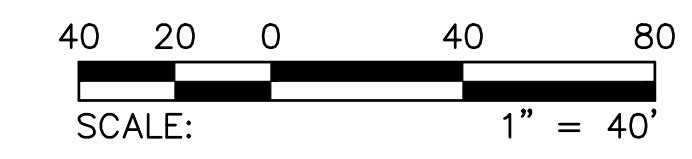
DWG. NO.

FP02

SHT. 2 OF 4

W. BETHANY HOME ROAD
S89°44'37"E 2638.66'

NORTH QUARTER CORNER
SECTION 14, T2N, R2W
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, STAMPED
T2N, R2W, S11, 1/4, S14
29891, DATED 2003,
DOWN 0.8'



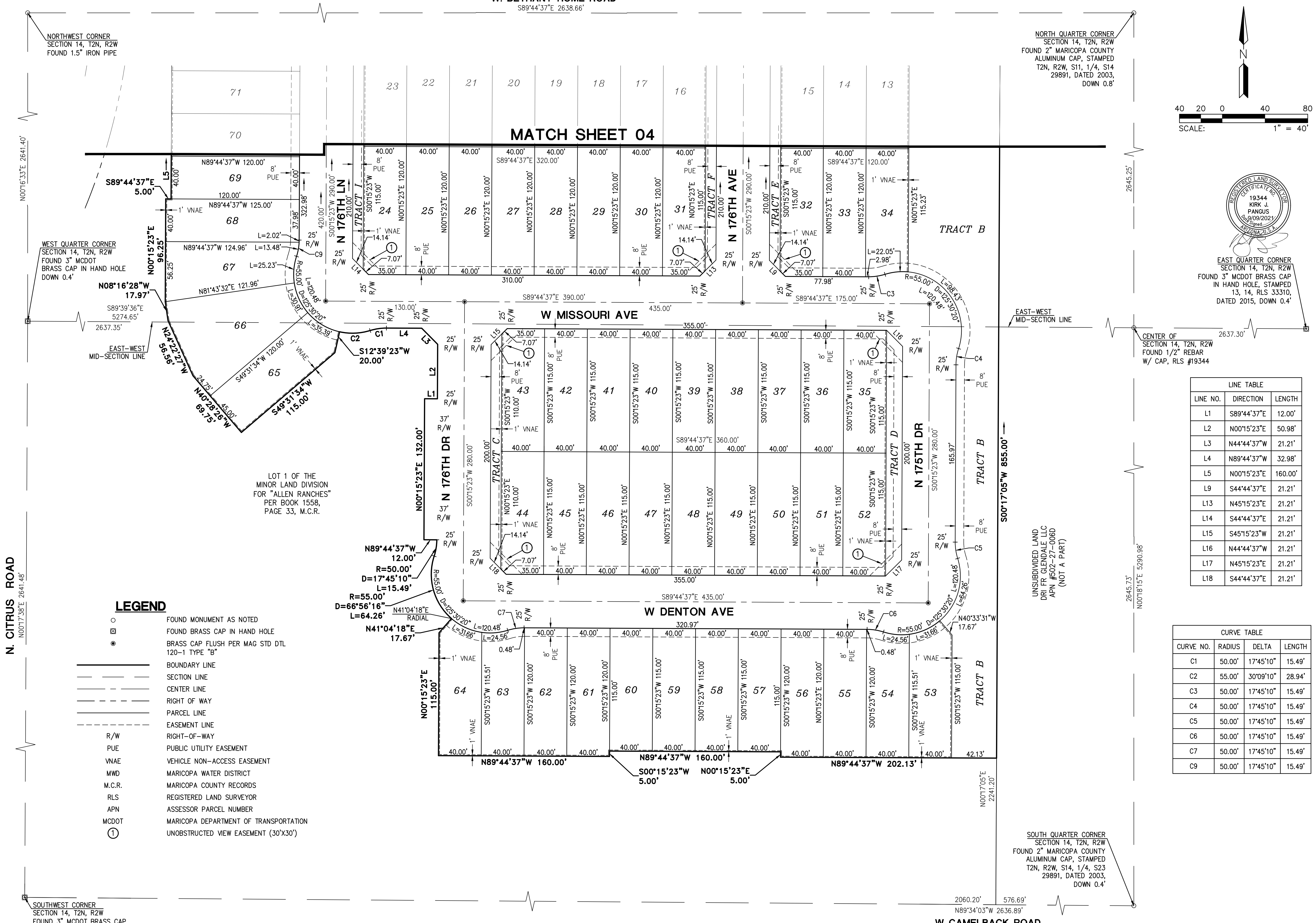
EAST QUARTER CORNER
SECTION 14, T2N, R2W
FOUND 3" MCDOT BRASS CAP
IN HAND HOLE, STAMPED
13, 14, RLS 33310,
DATED 2015, DOWN 0.4'

CENTER OF
SECTION 14, T2N, R2W
FOUND 1/2" REBAR
W/ CAP, RLS #19344

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°44'37"E	12.00'
L2	N00°15'23"E	50.98'
L3	N44°44'37"W	21.21'
L4	N89°44'37"W	32.98'
L5	N00°15'23"E	160.00'
L9	S44°44'37"E	21.21'
L13	N45°15'23"E	21.21'
L14	S44°44'37"E	21.21'
L15	S45°15'23"W	21.21'
L16	N44°44'37"W	21.21'
L17	N45°15'23"E	21.21'
L18	S44°44'37"E	21.21'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	50.00'	17°45'10"	15.49'
C2	55.00'	30°09'10"	28.94'
C3	50.00'	17°45'10"	15.49'
C4	50.00'	17°45'10"	15.49'
C5	50.00'	17°45'10"	15.49'
C6	50.00'	17°45'10"	15.49'
C7	50.00'	17°45'10"	15.49'
C9	50.00'	17°45'10"	15.49'

MATCH SHEET 04



- LEGEND**
- FOUND MONUMENT 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 WATER DISTRICT
 - · - · - MARICOPA COUNTY RECORDS
 - · - · - REGISTERED LAND SURVEYOR
 - · - · - ASSESSOR PARCEL NUMBER
 - · - · - MARICOPA DEPARTMENT OF TRANSPORTATION
 - ① UNOBSTRUCTED VIEW EASEMENT (30'X30')

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'

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

W. CAMELBACK ROAD

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

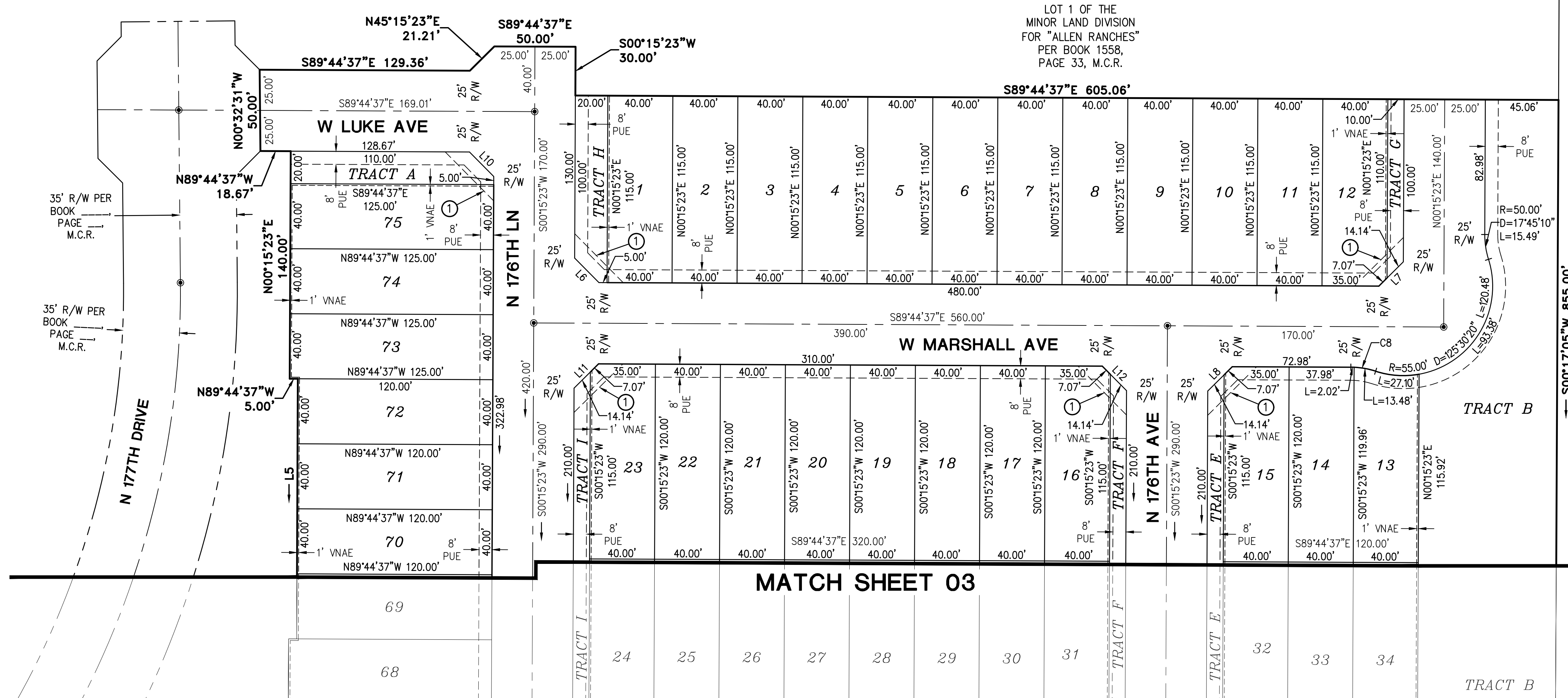
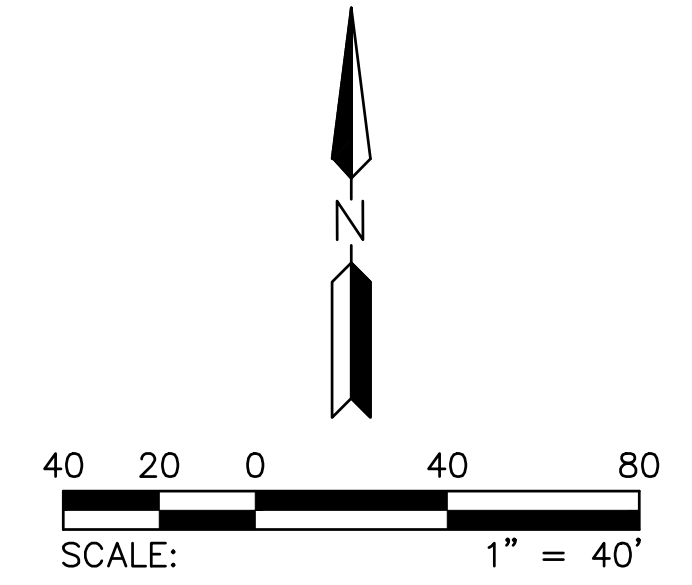
PROJ. NO.: 1383
DATE: SEPT 2021
SCALE: AS SHOWN
DRAWN: JDL
APPROVED: KJP

DWG. NO.
FP03
SHT. 3 OF 4

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

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

DWG. NO.
FP04
 SHT. 4 OF 4



UNSUBDIVIDED LAND
 DRI FR GLENDALE LLC
 APN #502-27-006D
 (NOT A PART)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N00°15'23"E	160.00'
L6	S44°44'37"E	21.21'
L7	N45°15'23"E	21.21'
L8	S45°15'23"W	21.21'
L10	N44°44'37"W	21.21'
L11	S45°15'23"W	21.21'
L12	N44°44'37"W	21.21'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	50.00'	17°45'10"	15.49'

LEGEND

- FOUND MONUMENT 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
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MWD MARICOPA WATER DISTRICT
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- MCDOT MARICOPA DEPARTMENT OF TRANSPORTATION
- ① UNOBSTRUCTED VIEW EASEMENT (30'X30')



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