

Received October 5, 2021

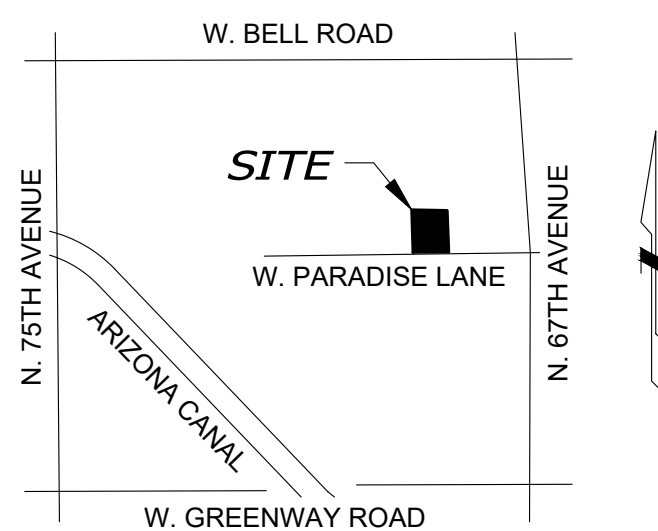
FINAL PLAT

"BOULEVARD ARROWHEAD"

A MULTI-FAMILY PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION

A REPLAT OF PARADISE ENCLAVE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 988 OF MAPS, PAGE 20.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP NOT TO SCALE

NOTES

- 1. THIS SUBDIVISION LIES WITHIN THE CITY OF GLENDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-576.
2. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
3. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENT ENTITIES AND CERTIFICATED 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 BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE HE UTILITY EASEMENT.
4. ALL LANDSCAPE WITHIN STREETS RIGHT OF WAY DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE OWNER OR PROPERTY MANAGEMENT COMPANY
5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
6. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW, WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
7. STREET LIGHTING SHALL CONFORM TO THE CITY OF GLENDALE STREET LIGHTING MANUAL.

BENCHMARK

THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BENCHMARK UNIQUE POINT ID NUMBER: 3836,

A 3" CITY OF GLENDALE BRASS CAP IN HANDHOLE, 0.6' DOWN, LOCATED AT THE INTERSECTION OF 67TH AVENUE AND PARADISE LANE: ELEVATION=1229.60 (NAVD88 DATUM)

BASIS OF BEARING

THE MONUMENT LINE OF PARADISE LANE, ALSO BEING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 1.

BEARING: SOUTH 88 DEGREES 44 MINUTES 53 SECONDS WEST, PER THE FINAL PLAT OF "PARADISE ENCLAVE", BOOK 988 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

OWNER

MESA VERSE HOLDINGS LLC
11811 NORTH TATUM BLVD. SUITE 1051
PHOENIX, AZ 85028
NICO HOWARD

SURVEYOR

MILLER & SONS SURVEYING, LLC
15609 W. BRILES ROAD
SURPRISE, AZ 85387
PAUL MILLER
623.875.1200

LOT 1 AREA

NET AREA 176414.26 Sq. Ft. OR 4.05 AC.
GROSS AREA 206906.23 Sq. Ft. OR 4.75 AC.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOWN ALL MEN BY THESE PRESENTS: THAT MESA VERDE HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "BOULEVARD ARROWHEAD" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "BOULEVARD ARROWHEAD" A MULTI-FAMILY SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. MESA VERDE HOLDINGS LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, MESA VERDE HOLDINGS LLC, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE ATTESTED BY THE SIGNATURE THEREUNTO DULY AUTHORIZED THIS ___ DAY OF _____, 2021.

GRANTOR: MESA VERDE HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: NICO HOWARD

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

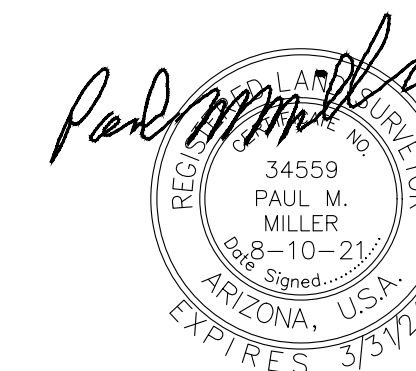
BEFORE ME THIS ___ DAY OF _____, 2021, NICO HOWARD PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF MESA VERDE HOLDINGS LLC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT HEREIN CONTAINED. EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL. BY:

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



PAUL M. MILLER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 34559, AZ

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)
CITY OF GLENDALE, ARIZONA

APPROVALS

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA ON THIS ___ DAY OF _____, 2021.

ATTEST BY: _____ DATE _____
MAYOR

APPROVED BY: _____ DATE _____
CITY CLERK

APPROVED BY: _____ DATE _____
DEVELOPMENT SERVICES DIRECTOR

MILLER & SONS SURVEYING
15609 W. BRILES ROAD, SURPRISE, AZ 85387
PH: (623) 875-1200 F: (623) 875-3777
E-MAIL: PAUL@MILLERANDSONSURVEYING.COM

FINAL PLAT
"BOULEVARD ARROWHEAD"
69TH AVE. & PARADISE LANE
GLENDALE, AZ

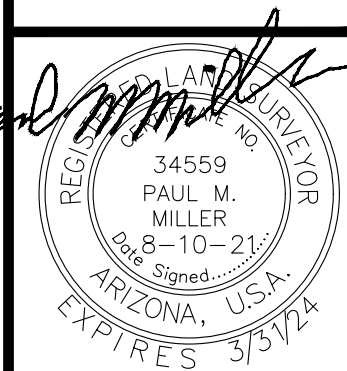
REVISIONS:

- REV. 1
REV. 2
REV. 3

DESIGN BY: DWO
DRAWN BY: DWO
SCALE: N/A
DATE: JUN 2021

JOB NO.
0197

FINAL PLAT
 "BOULEVARD ARROWHEAD"
 69TH AVE. & PARADISE LANE
 GLENDALE, AZ



REVISIONS:

REV. 1
REV. 2
REV. 3

DESIGN BY: DWO
 DRAWN BY: DWO
 SCALE: 1"=30'
 DATE: JUN 2021

JOB NO.
 0197

2 of 2

LEGEND

- C.S. CORNER OF SUBDIVISION
- FOUND 3" MARICOPA HIGHWAY DEPT. BRASS CAP FLUSH PER BK. 1572, PG. 27, M.C.R.
- FOUND 1/2" CAPPED REBAR STAMPED 42137 PER BK. 1572, PG. 27, M.C.R.
- FOUND NAIL IN WASHER STAMPED 42137 PER BK. 1572, PG. 27, M.C.R.
- FOUND 3/4" TAGGED IRON PIPE STAMPED 42137 PER BK. 1572, PG. 27, M.C.R.
- INDICATES BOUNDARY CORNER NOTHING FOUND OR SET
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- T3N TOWNSHIP 3 NORTH
- R1E RANGE 1 EAST
- PUE PUBLIC UTILITY EASEMENT
- ESMT EASEMENT
- SEC SECTION
- COR CORNER
- (M&R) MEASURED & RECORDED
- M.C.R. MARICOPA COUNTY RECORD
- (R) RECORDED DATA PER BOOK 1572, PAGE 27, M.C.R.
- VNAE VEHICULAR NON ACCESS EASEMENT
- MONUMENT LINE
- PROPERTY LINE
- SUBDIVISION BOUNDARY
- EASEMENT LINE

LINE TABLE

LINE	BEARING	DISTANCE
LT	N 47°41'33" W	21.74'

