FINAL PLAT FOR
"MODERN RIDGE ESTATES"
AN SR-17PRD RESIDENTIAL DEVELOPMENT

BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL BY THESE PRESENT:

THAT ESCUDA PROEPRTIES 3, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND CORNEL MATEU AND LIVIA MATEU, HUSBAND AND WIFE (OWNERS) HAVE SUBDIVIDED UNDER THE NAME OF "MODERN RIDGE ESTATES", A PLANNED RESIDENTIAL DEVELOPMENT, BEING LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SAT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR SAID "MODERN RIDGE ESTATES" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN. STREETS AND PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC FOR USE AS SUCH.

TRACTS 'A', 'B' 'C' AND 'D' ARE DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT 'A' SHALL BE A PRIVATE STREET. OWNER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GLENDALE AN EASEMENT FOR INGRESS AND EGRESS, FOR REFUSE COLLECTION, FOR WATER AND SEWER, FOR EMERGENCY VEHICLES AND/OR SERVICE TYPE VEHICLES OVER AND ACROSS TRACT 'A'.

ALL TRACTS AND EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN.

WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE IN, OVER AND UNDER THOSE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT IF NECESSARY OF WATER AND SEWER LINES AND ASSOCIATED APPURTENANCES.

IN WITNESS WHEREOF:

THAT ESCUDA PROPERTIES 3, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND CORNEL MATEU AND LIVIA MATEU, HUSBAND AND WIFE (OWNERS), HAVE HEREUNTO CAUSED ITS/THEIR NAME TO BE AFFIXED AND THE SAME BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

ESCUDA PROPERTIES 3, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

_____ _____ _____
BY: DATE

ITS: _____

CORNEL MATEU AND LIVIA MATEU, HUSBAND AND WIFE

_____ _____
CORNEL MATEU DATE

_____ _____
LIVIA MATEU DATE

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE _____ OF ESCUDA PROPERTIES 3, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF ESCUDA PROPERTIES 3, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

ACKNOWLEDGMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CORNEL MATEU AND LIVIA MATEU, HUSBAND AND WIFE, AND EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

IMPROVEMENT ASSURANCES

I HEREBY ACKNOWLEDGE THAT THE 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 OF GLENDALE

APPROVALS

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

_____ _____
MAYOR DATE

_____ _____
ATTEST, CITY CLERK DATE

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 DATE
CITY OF GLENDALE

FLOODPLAIN STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C1270L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REFERENCE DOCUMENTS

(R1) SPECIAL WARRANTY DEED, RECORDED AS DOCUMENT NO. 2021-0068089, MCR.
(R2) QUITCLAIM DEED, RECORDED AS DOCUMENT NO. 2021-0088913, MCR.
(R3) FINAL PLAT CARMEL PARK, RECORDED IN BOOK 351 OF MAPS, PAGE 55, MCR.

LOT AREA TABLE

LOT	SQ. FT. ±	ACRES ±	AVG WIDTH	AVG LENGTH
1	21266	0.488	142.06'	149.73'
2	20953	0.481	139.95'	149.75'
3	20750	0.476	139.22'	150.36'
4	20243	0.465	135.09'	149.88'
5	20124	0.462	134.45'	149.72'
6	20115	0.462	134.45'	149.65'

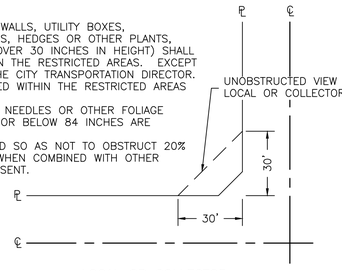
UTILITY PROVIDERS

WATER	CITY OF GLENDALE
ELECTRICITY	APS
TELEPHONE	QUEST
SEWER	SEPTIC

TRACT AREA TABLE

TRACT	SQ. FT. ±	ACRES ±	AVG WIDTH	AVG LENGTH	USE
'A'	27755	0.637	N/A	N/A	PRIVATE STREET/EASEMENT FOR INGRESS AND EGRESS/ REFUSE COLLECTION/WATER AND SEWER/EMERGENCY VEHICLES AND SERVICE VEHICLES
'B'	8088	0.186	54.02'	149.78'	LANDSCAPING, OPEN SPACE & DRAINAGE
'C'	6681	0.153	49.59'	130.98'	LANDSCAPING, OPEN SPACE & DRAINAGE
'D'	2992	0.069	2992	0.069	LANDSCAPING, OPEN SPACE & DRAINAGE

NOTES:
1. 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 TRANSPORTATION DIRECTOR.
2. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
   B. TREES ARE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

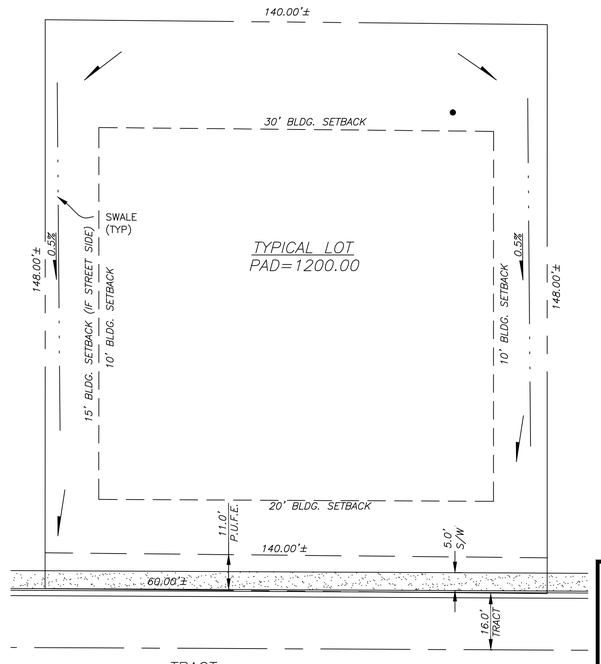


LOCAL OR COLLECTOR

UNOBSTRUCTED VIEW EASEMENT "UVE" (TYP)
NTS

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 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. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND OR PAVING, NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GLENDALE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION.
7. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER.
8. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
9. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES, OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR SITE DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED, TREES ARE TO BE PLACED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
10. ALL LOTS WILL BE ON SEPTIC AS THERE ARE NO CITY SEWER LINES IN THE VICINITY.
11. NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.



TRACT

TYPICAL LOT DETAIL

FINAL PLAT FOR
"MODERN RIDGE ESTATES"
SHEET 1 OF 2
11/19/20

SURVEYOR

OUTER LIMITS LAND SURVEYING, LLC
BRIAN EARL SEARAN, RLS #54120
PO BOX 71957
PHOENIX, ARIZONA 85050
PHONE: 602.486.1154
EMAIL: bsearan@outerlimitsls.com

ENGINEER

g-MAR ENGINEERING
GEOFF MARKOWSKI, P.E.
18223 W. ORCHID LANE
WADDELL, ARIZONA 85355
PHONE: 602.524.7877
EMAIL: geoff@g-mareng.com

OWNER/SITE INFO

APN 200-24-010B &
APN 200-24-013D

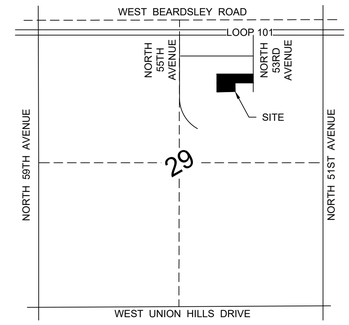
OWNER: ESCUDA PROPERTIES 3 LLC
9823 E JENAN DR
SCOTTSDALE, ARIZONA 85260

CURRENT ZONING: A-1
PROPOSED ZONING: SR-17PRD

APN 200-24-013F

OWNER: MATEU CORNEL/LIVIA
9823 E JENAN DR
SCOTTSDALE, ARIZONA 85260

CURRENT ZONING: A-1
PROPOSED ZONING: SR-17PRD



SECTION 29, T4N, R2E, G&SRM
VICINITY MAP
NTS

AREA

GROSS AREA: 174,835 ST± OR 4.014 AC±
NET AREA: 168,967 ST± OR 3.879 AC±

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SAL RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARING NORTH 01 DEGREES 26 MINUTES 55 SECONDS WEST, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 1160, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARENT PARCEL LEGAL DESCRIPTION

(APN 200-24-013D/PARCEL NO. 1/DOC NO. 2021-0068089)
THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

(APN 200-24-010B/PARCEL NO. 2/DOC NO. 2021-0068089)
THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER NASE AND MERIDIAN, ARIZONA.

(APN 200-24-013F/DOC NO. 2021-0088913)
THE NORTH 30.00 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29, FROM WHICH THE NORTHEAST QUARTER OF SAID SECTION BEARS SOUTH 89° 53' 28" EAST, A DISTANCE OF 2,652.82 FEET;

THENCE SOUTH 1° 26' 07" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 29, A DISTANCE OF 1,330.02 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 29;

THENCE NORTH 89° 53' 01" EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 994.82 FEET TO THE SOUTHWEST CORNER OF SAID "SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29", HEREINAFTER REFERRED TO AS PARENT PARCEL;

THENCE NORTH 1° 26' 25" EAST, ALONG THE WEST LINE OF SAID PARENT PARCEL, A DISTANCE OF 135.76 FEET TO THE POINT OF BEGINNNG;

THENCE CONTINUING NORTH 1° 26' 25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 30.01 FEET TO THE NORTHWEST CORNER OF SAID PARENT PARCEL;

THENCE NORTH 89° 54' 43" EAST, ALONG THE NORTH LINE OF SAID PARENT PARCEL, A DISTANCE OF 331.61 FEET TO THE NORTHEAST CORNER OF SAID PARENT PARCEL;

THENCE SOUTH 1° 26' 31" EAST, ALONG THE EAST LINE OF SAID PARENT PARCEL, A DISTANCE OF 30.01 FEET;

THENCE SOUTH 89° 54' 43" WEST, BEING PARALLEL WITH AND 30.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 331.61 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, BRIAN EARL SEARAN, HEREBY CERTIFY, THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2019, 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 CORRECT AND ACCURATE AS SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN EARL SEARAN RLS #54120 06/25/2021
DATE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54120
BRIAN EARL
SEARAN
Date Signed 06-25-21
ARIZONA U.S.A.

EXPIRES 12/31/21

FINAL PLAT FOR
"MODERN RIDGE ESTATES"
AN SR-17PRD RESIDENTIAL DEVELOPMENT
BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OUTER LIMITS
LAND SURVEYING
PO Box 71957
Phoenix, AZ 85050
TEL: 602.486.1154
www.outerlimitslandsurveying.com

DATE:	06.25.21
DRN BY:	BES
CHKD BY:	BES
JOB NO.	18007
SHEET	1 OF 2

FINAL PLAT FOR
"MODERN RIDGE ESTATES"
AN SR-17PRD RESIDENTIAL DEVELOPMENT

N 1/4 COR SEC 29 T4N, R2E FOUND COG BRASS CAP IN HANDHOLE

NE COR SEC 29 T4N, R2E FOUND ADOT ALUMINUM CAP IN HANDHOLE

WEST BEARDSLEY ROAD (ALIGNMENT)

S89°53'28"E 2652.82'

1326.41' | 1326.41'

NOT FOUND/ NOT SET

NORTH 55TH AVENUE

665.01'

662.41'

WEST ESCUDA ROAD

N89°59'47"E 1326.42'

663.21' | 331.60' | 331.60'

NOT FOUND/ NOT SET

NOT FOUND/ NOT SET

FOUND PK NAIL

APN 200-24-010E
COULTER SCOTT J/SANDRA L TR
ZONING: A-1

APN 200-24-010D
F G REVOCABLE TRUST
ZONING: A-1

APN 200-24-013C
MCR LIVING TRUST
ZONING: A-1

663.71' | 331.85'

FOUND ALUMINUM CAP RLS 18214

663.06' | 331.53'

FOUND ALUMINUM CAP RLS 18214

EXISTING PANEL FENCE

FOUND ALUMINUM CAP RLS 18214

331.20' | 662.41'

N89°56'24"E 663.21'

139.25' | 135.12' | 54.02' | 134.41' | 134.41' | 20.01'

N1°26'19"W

S1°26'25"E

N1°26'31"W

16.00'

16.00'

1.00' VNAE

1.00' VNAE

1.00' VNAE

1.00' VNAE

25.00' I/E & PUE PER DOC. NO. 2014-0222222, MCR

30.00' EASEMENT FOR HIGHWAY PURPOSES DKT 9337/PG 47 (DEDICATED HEREON AS RIGHT-OF-WAY)

10

APN 200-24-357
MATEU DAVID/DANA
LOT 1/BK1185 PG7, MCR
ZONING: SR-17

125.68'

166.13'

LOT 3

LOT 4

TRACT 'B'

LOT 5

LOT 6

N1°23'52"W 149.95'

N1°22'44"W 149.80'

165.76'

N1°22'44"W 149.75'

N1°24'38"W 149.69'

N1°26'31"W 149.62'

TRACT 'D'

149.61'

165.40'

195.61'

NORTH 53RD AVENUE

APN 200-24-014F
PERKINS FAMILY LIVING TRUST

FOUND REBAR W/ CAP RLS 26404

11.00' PUFE

UVE

L=38.70'
R=25.00'
Δ=88°41'05"

16.00'

11.00' PUFE

12.25'

16.00'

11.00' PUFE

1.00' VNAE

30'x30' UVE

114.70' | 291.54' | 135.07' | 41.77' | 134.49' | 301.23' | 134.49' | 20.01'

15.82'

30.00'

331.85'

331.60'

WEST BEHREND DRIVE

S89°52'36"W 663.21'

301.60'

TRACT 'A'

FOUND ALUMINUM CAP RLS 18214

APN 200-24-358
MATEU CATALIN REMUS
LOT 2/BK1185 PG7, MCR
ZONING: SR-17

TRACT 'A' 290.02'

142.12' | 139.90'

14.00'

30.19' | 30.21'

FOUND REBAR W/ CAP RLS 26404

53.50'

8.00'

16.00'

8.00' PUE

L=39.84'
R=25.00'
Δ=91°18'55"

11.92'

UVE

16.00'

301.60'

S89°54'43"W 331.61'

1319.60'

(BASIS OF BEARING)
S1°26'55"E 2639.20'

NORTH 51ST AVENUE

APN 200-24-359
NOJE GABRIEL FLORENTIN/CAMELIA
LOT 3/BK1185 PG7, MCR
ZONING: SR-17

TRACT 'C'

LOT 1

LOT 2

N1°26'19"W 149.73'

N1°23'52"W 149.74'

149.76'

135.76'

PARCEL TWO AS DESCRIBED ON WARRANT DEED (R1) 30.00' EASEMENT FOR INGRESS EGRESS RECORDED IN DOCS NO. 2015-0555911, MCR AND DOC NO. 2016-0063878, MCR

APN 200-24-013E
MACIEJEWSKI GREGORY J/PATRICIA L
ZONING: A-1

APN 200-24-013G
BONG MATTHEW A/NANCI

135.59'

112.22'

1.00' VNAE

1.00' VNAE

10.00' DE

1.00' VNAE

1.00' VNAE

NOTE: ALL EXISTING INGRESS/EGRESS EASEMENTS WILL NEED TO BE RE-RECORDED TO PROVIDE FOR REFUSE COLLECTION, EMERGENCY VEHICLES, SERVICE VEHICLES, AND CITY OF GLENDALE WATERLINE. ADDITIONALLY, THE MAINTENANCE OF THE INGRESS/EGRESS EASEMENTS NEEDS TO BE CLEARLY DEFINED ON WHO WILL BE RESPONSIBLE FOR EACH AREA.

SET PK NAIL W/ WASHER RLS 54120 IN WALL FOOTER

2649.62'

663.22' | 49.59' | 142.01' | 140.01' | 331.61' | 1326.43'

S89°53'01"W 2652.87'

FOUND ALUMINUM CAP RLS 18214

NOT FOUND/ NOT SET

1324.81'

N1°26'31"W

1319.60'

APN 200-24-078
BROWN TROY W/LAURIE A
LOT 59/BK351 MAPS, PG5, MCR
ZONING: R1-7

APN 200-24-077
SPECIAL FAMILY TRUST
LOT 58/BK351 MAPS, PG5, MCR
ZONING: R1-7

APN 200-24-069
SHAVER KENNETH J/NICOLE L
LOT 50/BK351 MAPS, PG5, MCR
ZONING: R1-7

APN 200-24-068
WHITE ANTHONY S/JACEE
LOT 49/BK351 MAPS, PG5, MCR
ZONING: R1-7

APN 200-24-059
SNAVELY WILLIAM RICHARD/
HUBER KIMBERLY JUANITA
LOT 40/BK351 MAPS, PG5, MCR
ZONING: R1-7

W 1/4 COR SEC 29 T4N, R2E FOUND COG BRASS CAP IN HANDHOLE

1330.02'

529.56'

2651.92'

S89°39'31"W 5304.88'

E 1/4 COR SEC 29 T4N, R2E FOUND COG BRASS CAP IN HANDHOLE

1326.48'

1326.48'

FOUND BRASS CAP IN HANDHOLE

N1°26'07"W 2633.52'

S 1/4 COR SEC 29 T4N, R2E FOUND COG BRASS CAP IN HANDHOLE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54120
BRIAN EARL SEARAN
Date Signed 06-25-21
ARIZONA U.S.A.

EXPIRES 12/31/21

LEGEND

———	SECTION LINE	APN	ASSESSORS PARCEL NUMBER
— — —	CENTER LINE	MCR	MARICOPA COUNTY RECORDS
———	SUBJECT PROPERTY LINE	DE	DRAINAGE EASEMENT
———	OFFSITE LOT LINE	I/E	INGRESS/EGRESS
◙	FOUND MONUMENT (AS NOTED)	PUE	PUBLIC UTILITIES EASEMENT
◎	FOUND BRASS CAP (AS NOTED)	PUFE	PUBLIC UTILITIES & FACILITIES EASEMENT
○	FOUND MONUMENT (AS NOTED)	UVE	UNOBSTRUCTED VIEW EASEMENT
●	1/2" REBAR W/ CAP RLS 54120 TO BE SET (UNLESS NOTED OTHERWISE)	VNAE	VEHICULAR NON ACCESS EASEMENT

N

30' 0 15' 30' 60'

1 inch = 30 ft.

FINAL PLAT FOR
"MODERN RIDGE ESTATES"
SHEET 2 OF 2
11/19/20

FINAL PLAT FOR
"MODERN RIDGE ESTATES"
AN SR-17PRD RESIDENTIAL DEVELOPMENT
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