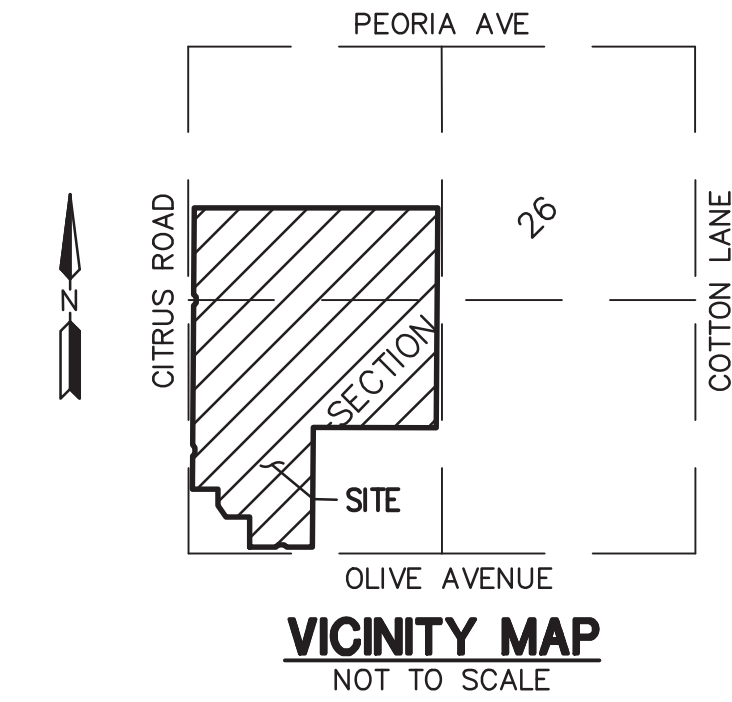


FINAL PLAT OF ZANJERO PASS - PHASE 1 GLENDALE, ARIZONA

**A RE-PLAT OF ZANJERO PASS PARCEL 1-3 PHASE 2-4,
RECORDED IN BOOK 979, PAGE 26, OF MARICOPA COUNTY
RECORDS, BEING WITHIN A PORTION OF THE WEST HALF OF
SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA**



ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 730-3879
CONTACT: JOSH ROBINSON, PE

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: BRIAN J. BENEDICT, RLS

BASIS OF BEARING

BASIS OF BEARING IS S89°57'27"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

REFERENCE DOCUMENTS

1. FINAL PLAT PER BOOK 979, PAGE 26, MCR

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA.

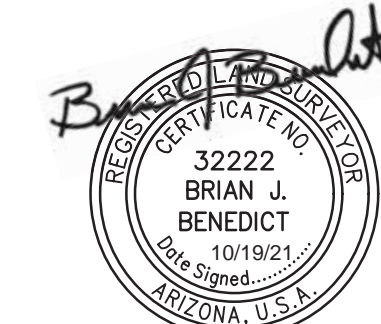
THIS _____ DAY OF _____, 2021.

_____	_____
MAYOR	DATE
_____	_____
ATTEST, CITY CLERK	DATE

LAND SURVEYOR CERTIFICATION

I, BRIAN J. BENEDICT, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
bbenedict@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.

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO PASS - PHASE 1", A RE-PLAT OF ZANJERO PASS PARCEL 1-3 PHASE 2-4, RECORDED IN BOOK 979, PAGE 26, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "ZANJERO PASS - PHASE 1", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS 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. JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GLENDALE THE PUBLIC UTILITY EASEMENT SHOWN HEREON.

TRACT A1 SHALL BE A PRIVATE STREET. OWNER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE PUBLIC AN EASEMENT FOR DRAINAGE, FOR REFUSE COLLECTION, FOR EMERGENCY VEHICLES AND/OR SERVICE TYPE VEHICLES OVER AND ACROSS TRACT A1.

PERPETUAL WATER AND SEWER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER 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.

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:

JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO ATTESTED BY THE SIGNATURE OF _____ DULY AUTHORIZED ON THIS _____ DAY OF _____ 2021.

JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____ 2021, BEFORE ME THE UNDERSIGNED NOTARY, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED SIGNATORY OF JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____	_____
NOTARY PUBLIC	MY COMMISSION EXPIRES

NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER DWR FILE NO. 31-401932.0002.
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 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. THE SIDEWALK LOCATED IN THE SIDEWALK EASEMENT IN TRACTS B1, D1 AND I1 SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
8. THIS PROPERTY IS LOCATED IN THE PROXIMITY OF THE STATE-DEFINED TERRITORY IN THE VICINITY OF A MILITARY AIRPORT FOR LUKE AIR FORCE BASE AND MAY BE SUBJECT TO LOUD NOISE AND OVER-FLIGHTS FROM 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 ARE 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 AREA AS AIRCRAFT TRANSITION TO AND FROM BARRY M. GOLDWATER GUNNERY RANGE AND OTHER FLIGHT TRAINING AREAS. LUKE AIR FORCE BASE MAY LAUNCH AND RECOVER AIRCRAFT IN EITHER DIRECTION OFF ITS RUNWAYS ORIENTED TO THE SOUTHWEST AND NORTHEAST. NOISE WILL BE MORE NOTICEABLE DURING OVERCAST SKY CONDITIONS DUE TO THE NOISE REFLECTIONS 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 LANDING APPROACHES, WITH APPROXIMATELY 12,000 FLIGHT OPERATIONS PER YEAR. AIRCRAFT WILL DESCEND DOWN 200 FEET ABOVE THE GROUND OVER THE AUXILIARY AIRFIELD AND WILL CREATE SEVERE NOISE IN THAT AREA) FOR MORE INFORMATION, PLEASE CHECK THE LUKE AIR FORCE WEB SITE AT WWW.LUKE.AF.MIL/URBANDEVELOPMENT OR CONTACT THE MARICOPA COUNTY 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 FRONT OF ALL HOME SALES OFFICES, BE PERMANENTLY POSTED ON THE FRONT DOOR OF ALL HOME SALES OFFICES ON NOT LESS THAN 8-1/2 INCH X 11 INCH SIGN, AND INCLUDED IN ALL COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) AS WELL AS THE PUBLIC REPORT AND CONVEYANCE DOCUMENTS.

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 _____ DATE _____
PLANNING MANAGER CITY OF GLENDALE

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

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

ZANJERO PASS - PHASE 1
OLIVE AVENUE & CITRUS ROAD
GLENDALE, ARIZONA
FINAL PLAT

PROJ. NO.: 1066	STATUS:	MUNICIPAL TRACKING NO.:	
DATE: OCT 2021			
SCALE: AS SHOWN			
DRAWN: MH/GS			
APPROVED: BJB			

DWG. NO.
RP01
SHT. 1 OF 8

LOT TABLE			
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT WIDTH
LOT : 1	5647	0.1296	45.00'
LOT : 2	5657	0.1299	45.00'
LOT : 3	5625	0.1291	45.00'
LOT : 4	5625	0.1291	45.00'
LOT : 5	5893	0.1353	45.00'
LOT : 6	5737	0.1317	45.00'
LOT : 7	6780	0.1557	45.00'
LOT : 8	5715	0.1312	45.00'
LOT : 9	5715	0.1312	45.00'
LOT : 10	5715	0.1312	45.00'
LOT : 11	5715	0.1312	45.00'
LOT : 12	5715	0.1312	45.00'
LOT : 13	5715	0.1312	45.00'
LOT : 14	5715	0.1312	45.00'
LOT : 15	5715	0.1312	45.00'
LOT : 16	5715	0.1312	45.00'
LOT : 17	5716	0.1312	45.00'
LOT : 18	6047	0.1388	45.00'
LOT : 19	5708	0.1310	45.00'
LOT : 20	5926	0.1360	45.00'
LOT : 21	5985	0.1374	45.00'
LOT : 22	5985	0.1374	45.00'
LOT : 23	5985	0.1374	45.00'
LOT : 24	5985	0.1374	45.00'
LOT : 25	5985	0.1374	45.00'
LOT : 26	5985	0.1374	45.00'
LOT : 27	5985	0.1374	45.00'
LOT : 28	5985	0.1374	45.00'
LOT : 29	5985	0.1374	45.00'
LOT : 30	6505	0.1493	45.00'
LOT : 31	5668	0.1301	45.00'
LOT : 32	5633	0.1293	45.00'
LOT : 33	5633	0.1293	45.00'
LOT : 34	5633	0.1293	45.00'
LOT : 35	5633	0.1293	45.00'
LOT : 36	5633	0.1293	45.00'
LOT : 37	5633	0.1293	45.00'
LOT : 38	5633	0.1293	45.00'
LOT : 39	5633	0.1293	45.00'
LOT : 40	5633	0.1293	45.00'
LOT : 41	5633	0.1293	45.00'
LOT : 42	5633	0.1293	45.00'

LOT TABLE			
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT WIDTH
LOT : 43	5633	0.1293	45.00'
LOT : 44	5633	0.1293	45.00'
LOT : 45	5633	0.1293	45.00'
LOT : 46	5633	0.1293	45.00'
LOT : 47	5625	0.1291	45.00'
LOT : 48	5625	0.1291	45.00'
LOT : 49	5625	0.1291	45.00'
LOT : 50	5625	0.1291	45.00'
LOT : 51	5625	0.1291	45.00'
LOT : 52	5625	0.1291	45.00'
LOT : 53	5625	0.1291	45.00'
LOT : 54	5625	0.1291	45.00'
LOT : 55	5625	0.1291	45.00'
LOT : 56	5625	0.1291	45.00'
LOT : 57	5625	0.1291	45.00'
LOT : 58	5625	0.1291	45.00'
LOT : 59	5625	0.1291	45.00'
LOT : 60	5625	0.1291	45.00'
LOT : 61	5625	0.1291	45.00'
LOT : 62	5625	0.1291	45.00'
LOT : 63	5625	0.1291	45.00'
LOT : 64	5625	0.1291	45.00'
LOT : 65	5625	0.1291	45.00'
LOT : 66	5870	0.1348	45.00'
LOT : 67	5850	0.1343	45.00'
LOT : 68	5850	0.1343	45.00'
LOT : 69	5850	0.1343	45.00'
LOT : 70	5850	0.1343	45.00'
LOT : 71	5850	0.1343	45.00'
LOT : 72	5850	0.1343	45.00'
LOT : 73	5850	0.1343	45.00'
LOT : 74	5850	0.1343	45.00'
LOT : 75	5850	0.1343	45.00'
LOT : 76	5850	0.1343	45.00'
LOT : 77	5850	0.1343	45.00'
LOT : 78	5850	0.1343	45.00'
LOT : 79	5850	0.1343	45.00'
LOT : 80	5850	0.1343	45.00'
LOT : 81	5850	0.1343	45.00'
LOT : 82	5850	0.1343	45.00'
LOT : 83	5985	0.1374	45.00'
LOT : 84	5889	0.1352	45.00'

LOT TABLE			
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT WIDTH
LOT : 85	5742	0.1318	45.00'
LOT : 86	7450	0.1710	50.00'
LOT : 87	6549	0.1503	50.00'
LOT : 88	6500	0.1492	50.00'
LOT : 89	6500	0.1492	50.00'
LOT : 90	6500	0.1492	50.00'
LOT : 91	6500	0.1492	50.00'
LOT : 92	6500	0.1492	50.00'
LOT : 93	6500	0.1492	50.00'
LOT : 94	6500	0.1492	50.00'
LOT : 95	6500	0.1492	50.00'
LOT : 96	6500	0.1492	50.00'
LOT : 97	6250	0.1435	50.00'
LOT : 98	6250	0.1435	50.00'
LOT : 99	6250	0.1435	50.00'
LOT : 100	6875	0.1578	55.00'
LOT : 101	6250	0.1435	50.00'
LOT : 102	6250	0.1435	50.00'
LOT : 103	6250	0.1435	50.00'
LOT : 104	6250	0.1435	50.00'
LOT : 105	6250	0.1435	50.00'
LOT : 106	6250	0.1435	50.00'
LOT : 107	6250	0.1435	50.00'
LOT : 108	6250	0.1435	50.00'
LOT : 109	6250	0.1435	50.00'
LOT : 110	6413	0.1472	51.63'
LOT : 111	7421	0.1704	55.00'
LOT : 112	6376	0.1464	50.00'
LOT : 113	6649	0.1526	50.00'
LOT : 114	6400	0.1469	50.00'
LOT : 115	6400	0.1469	50.00'
LOT : 116	6400	0.1469	50.00'
LOT : 117	6304	0.1447	50.10'
LOT : 118	6250	0.1435	50.00'
LOT : 119	6250	0.1435	50.00'
LOT : 120	6250	0.1435	50.00'
LOT : 121	6250	0.1435	50.00'
LOT : 122	6250	0.1435	50.00'
LOT : 123	6250	0.1435	50.00'
LOT : 124	6250	0.1435	50.00'
LOT : 125	6250	0.1435	50.00'
LOT : 126	6250	0.1435	50.00'

LOT TABLE			
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT WIDTH
LOT : 127	5738	0.1317	45.00'
LOT : 128	5738	0.1317	45.00'
LOT : 129	5738	0.1317	45.00'
LOT : 130	5738	0.1317	45.00'
LOT : 131	5738	0.1317	45.00'
LOT : 132	6498	0.1492	50.00'
LOT : 133	6500	0.1492	50.00'
LOT : 134	6500	0.1492	50.00'
LOT : 135	6500	0.1492	50.00'
LOT : 136	6500	0.1492	50.00'
LOT : 137	6500	0.1492	50.00'
LOT : 138	6500	0.1492	50.00'
LOT : 139	6500	0.1492	50.00'
LOT : 140	6762	0.1552	52.38'
LOT : 141	6400	0.1469	50.00'
LOT : 142	6400	0.1469	50.00'
LOT : 143	6650	0.1527	50.00'
LOT : 144	6650	0.1527	50.00'
LOT : 145	6686	0.1535	50.63'
LOT : 146	5677	0.1303	45.10'
LOT : 147	5625	0.1291	45.00'
LOT : 148	5625	0.1291	45.00'
LOT : 149	5625	0.1291	45.00'
LOT : 150	5625	0.1291	45.00'
LOT : 151	5625	0.1291	45.00'
LOT : 152	5625	0.1291	45.00'
LOT : 153	5625	0.1291	45.00'
LOT : 154	5625	0.1291	45.00'
LOT : 155	5625	0.1291	45.00'
LOT : 156	5748	0.1320	46.00'
LOT : 157	5748	0.1320	46.00'
LOT : 158	5625	0.1291	45.00'
LOT : 159	5625	0.1291	45.00'
LOT : 160	5625	0.1291	45.00'
LOT : 161	5625	0.1291	45.00'
LOT : 162	5625	0.1291	45.00'
LOT : 163	5625	0.1291	45.00'
LOT : 164	5625	0.1291	45.00'
LOT : 165	5625	0.1291	45.00'
LOT : 166	5625	0.1291	45.00'
LOT : 167	5625	0.1291	45.00'
LOT : 168	5625	0.1291	45.00'

TRACT TABLE				
TRACT	AREA (ACRES)	USE	MAINTENANCE/OWNER	RESPONSIBILITY
TRACT A1	8.6016	PRIVATE STREET FOR INGRESS/EGRESS, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT, EMERGENCY VEHICLES ACCESS EASEMENT FOR SERVICE VEHICLES	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B1	3.1128	COMMON AREA, PUE, DRAINAGE & SIDEWALK EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C1	0.0844	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C2	0.0133	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D1	4.4765	COMMON AREA, PUE, DRAINAGE & SIDEWALK EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D2	0.0088	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E1	0.0810	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT F1	0.2263	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT G1	0.0810	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT H1	0.0810	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I1	1.6019	COMMON AREA, PUE, DRAINAGE & SIDEWALK EASEMENT	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J1	0.0809	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT K1	0.1824	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT L1	0.0809	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT M1	0.0809	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT N1	0.0710	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT O1	0.3559	COMMON AREA, PUE & DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT P1	0.0710	COMMON AREA & PUE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT Q1	0.5682	COMMON AREA, PUE & DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.

AREAS

TRACT A1 AREA = 374,688 SQ. FT. 8.6016 ACRES
TRACTS B1-Q1 AREA= 490,409 SQ. FT. 11.2582 ACRES
LOT AREA= 1,003,186 SQ. FT. 23.0300 ACRES
PARCELS AREA= 5,225,327 SQ. FT. 119.9570 ACRES
GROSS AREA = 7,093,610 SQ. FT. 162.8469 ACRES

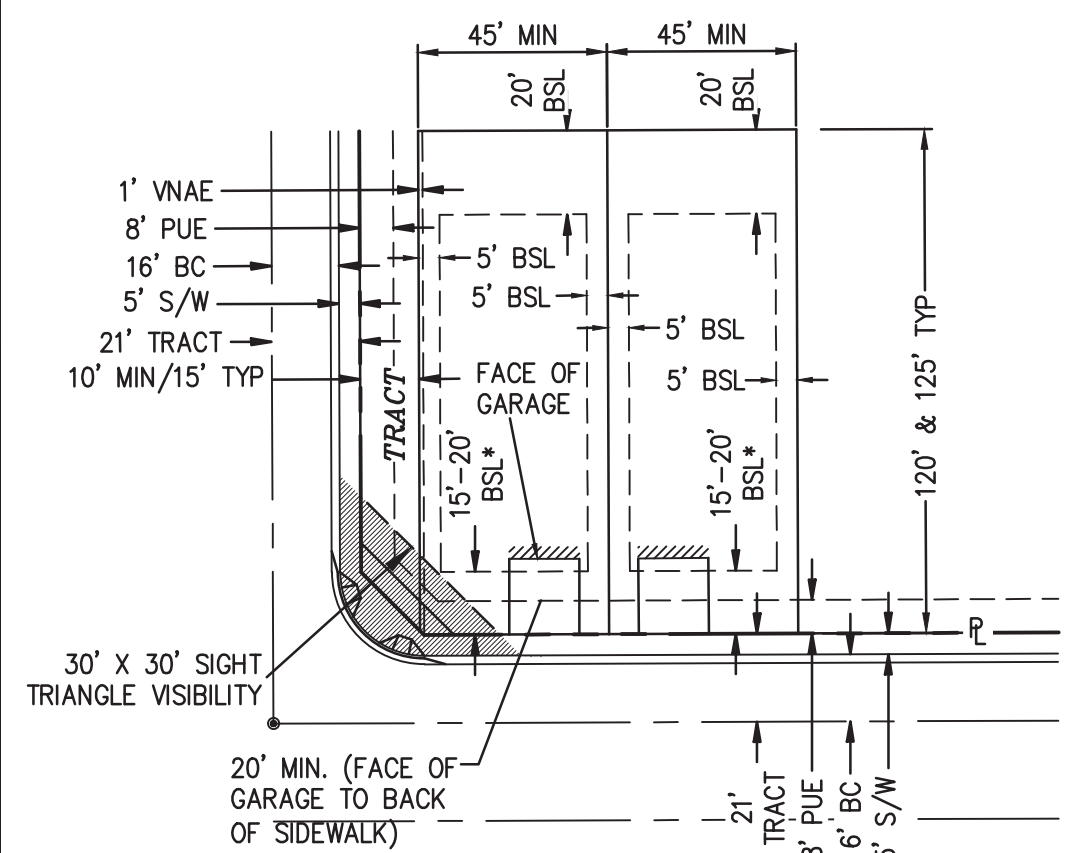
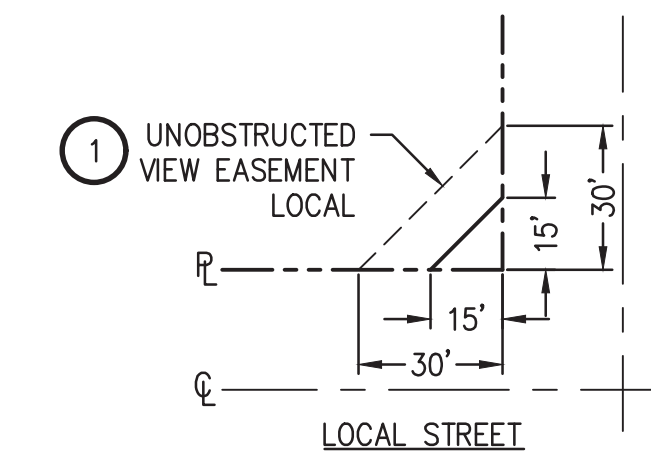
PARCEL TABLE			
PARCEL NO.	AREA (SQ.FT)	AREA (ACRES)	USE
PARCEL A	2477268	56.8702	FUTURE DEVELOPMENT
PARCEL B	2748059	63.0867	FUTURE DEVELOPMENT

SITE SUMMARY TABLE	
PARCEL NAME	PHASE 1
OVERALL NET AREA (ACRES)	154.25
TOTAL NUMBER OF LOTS	168
TOTAL OPEN SPACE (ACRES)	11.26
TYPICAL LOT SIZE	45X125
(*) NET EXCLUDES TRACT A1	

UNOBSTRUCTED VIEW EASEMENT (TYP)
N.T.S.

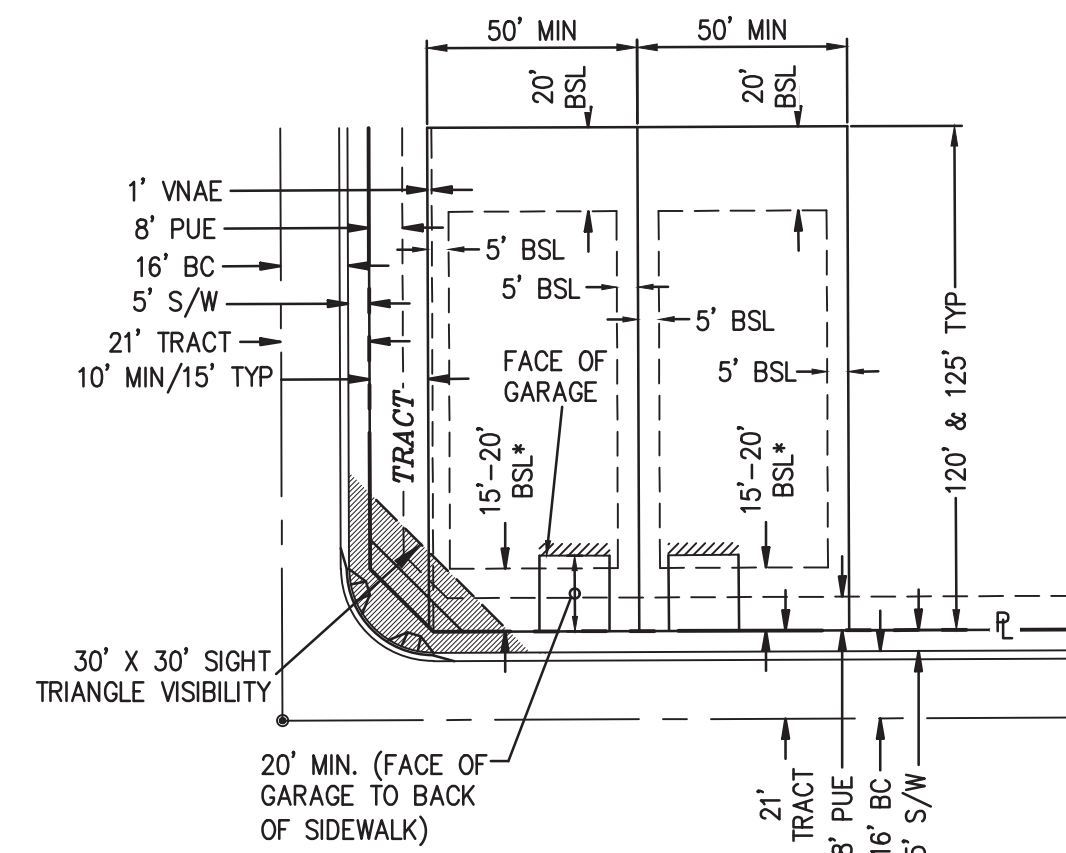
NOTES:

- 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.
- 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.



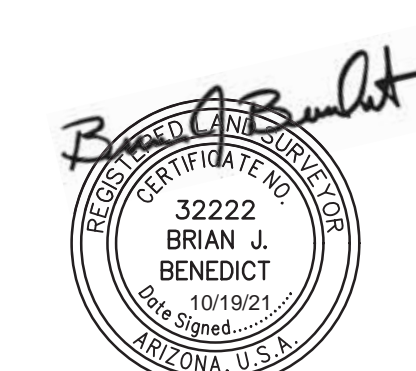
45' x 120', 45' x 125' TYPICAL LOT DETAILS

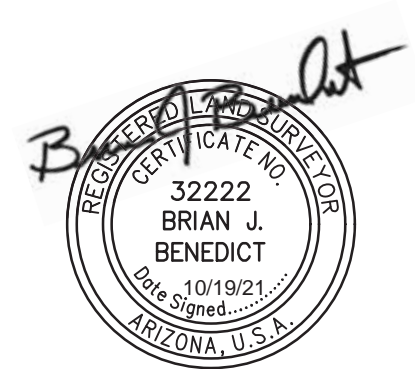
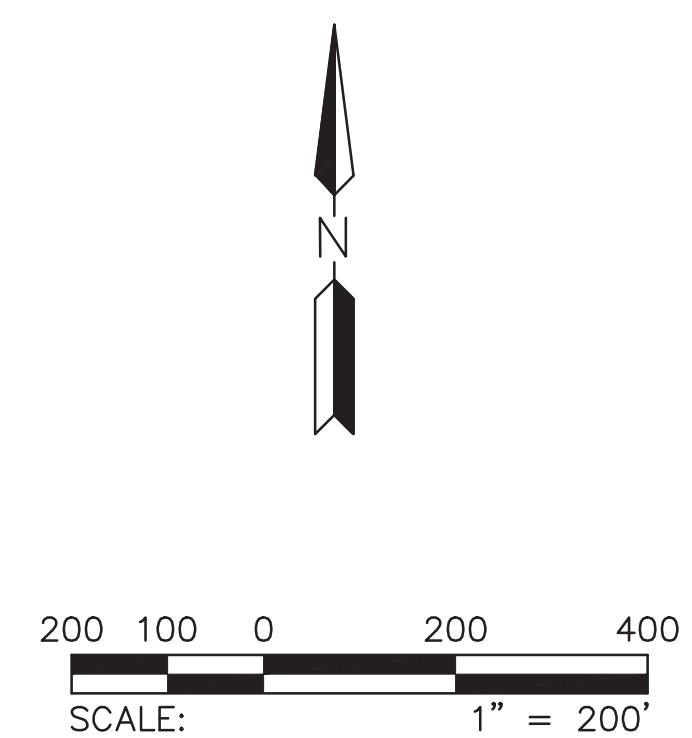
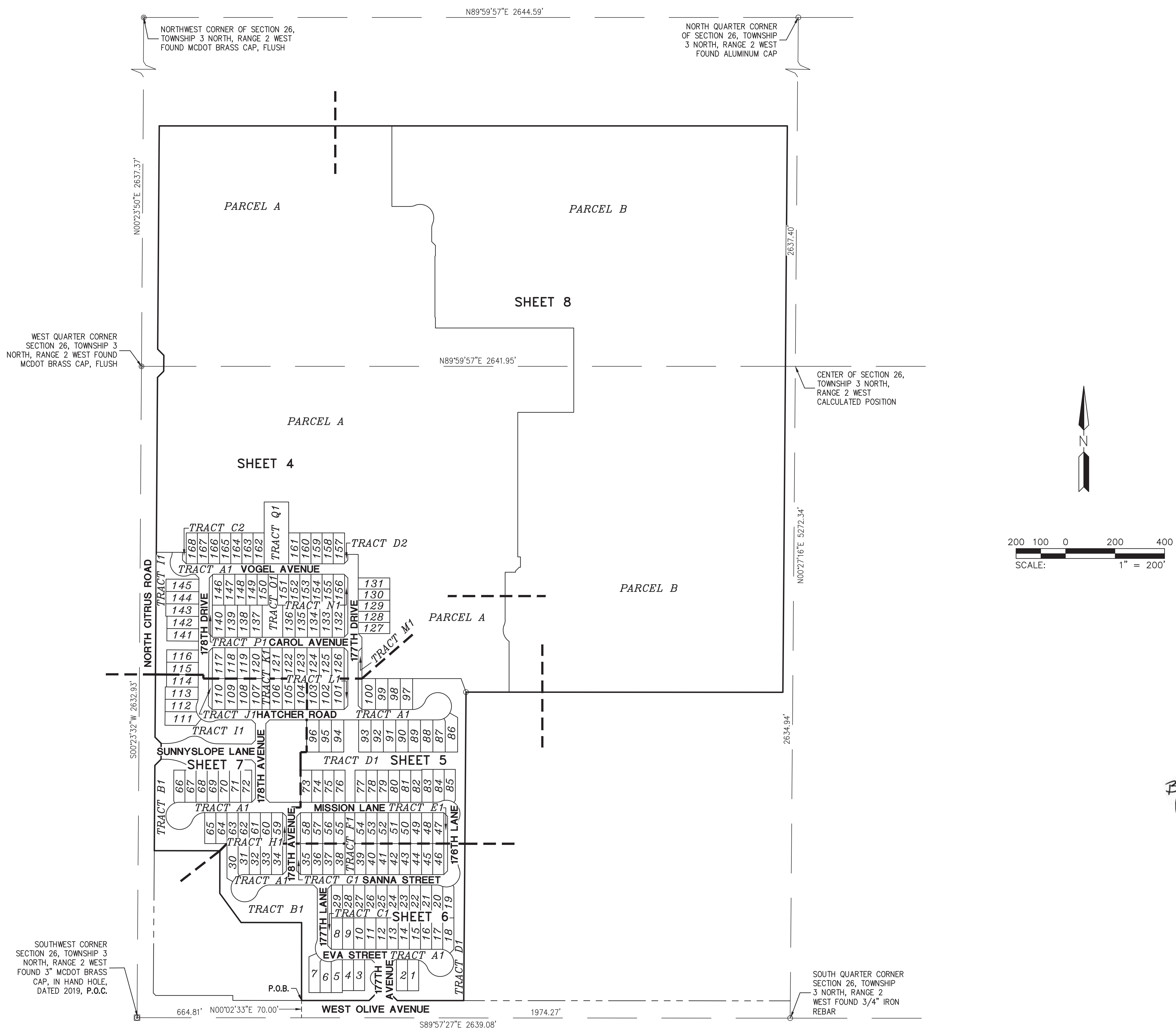
SCALE: 1"=40'
*15'-FEET TO LIVING AREA OR SIDE ENTRY GARAGE, 20'-FEET TO FACE OF GARAGES.
** MAX LOT COVERAGE IS 55% WHEN LESS THAN 7,000SF LOT AREA AND 50% WHEN EXCEEDING 7,000 SF LOT AREA.



50' x 120', 50' x 125' TYPICAL LOT DETAILS

SCALE: 1"=40'
*15'-FEET TO LIVING AREA OR SIDE ENTRY GARAGE, 20'-FEET TO FACE OF GARAGES.
** MAX LOT COVERAGE IS 55% WHEN LESS THAN 7,000SF LOT AREA AND 50% WHEN EXCEEDING 7,000 SF LOT AREA.





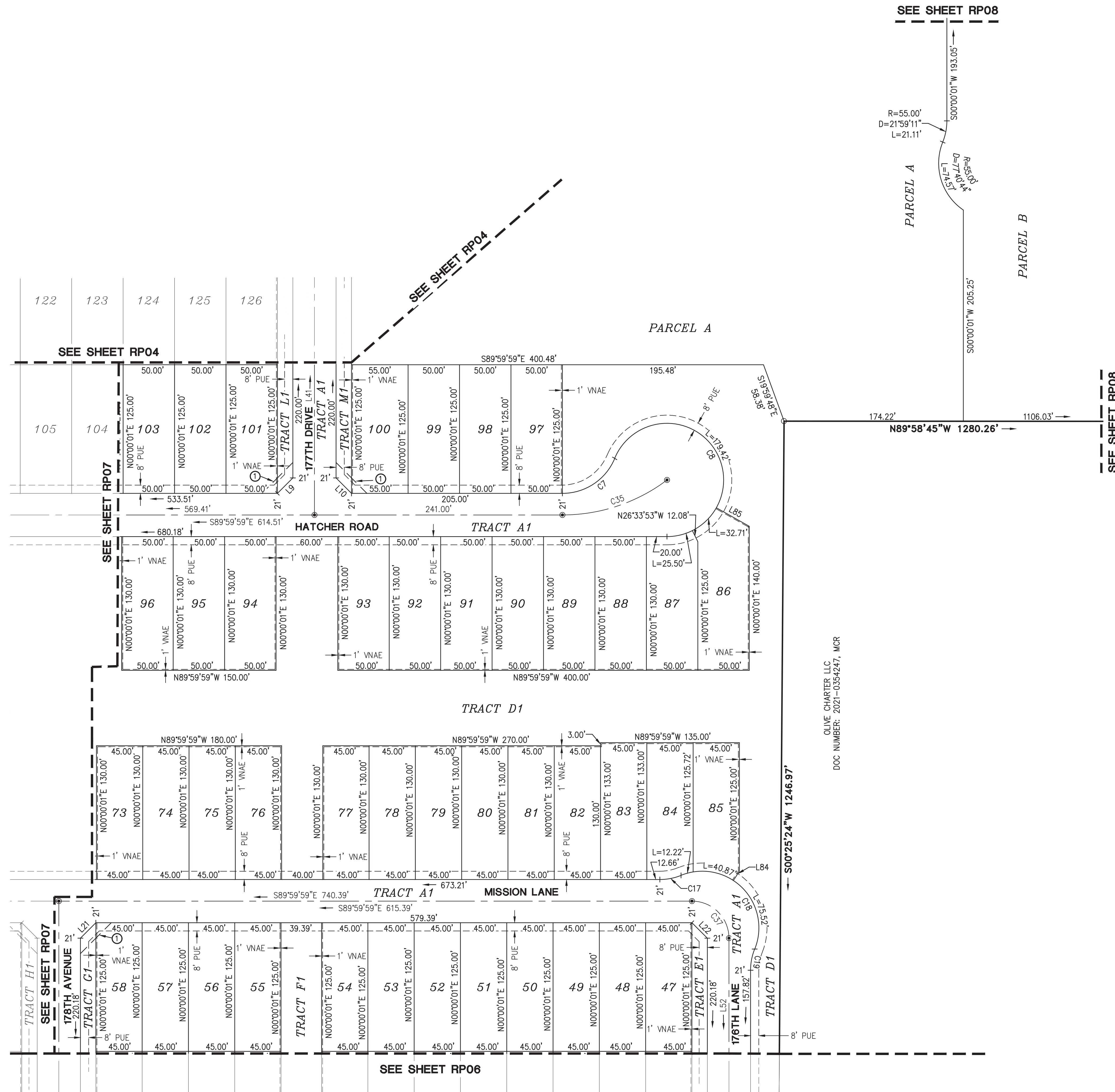
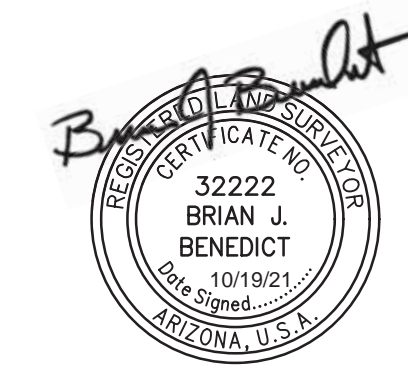
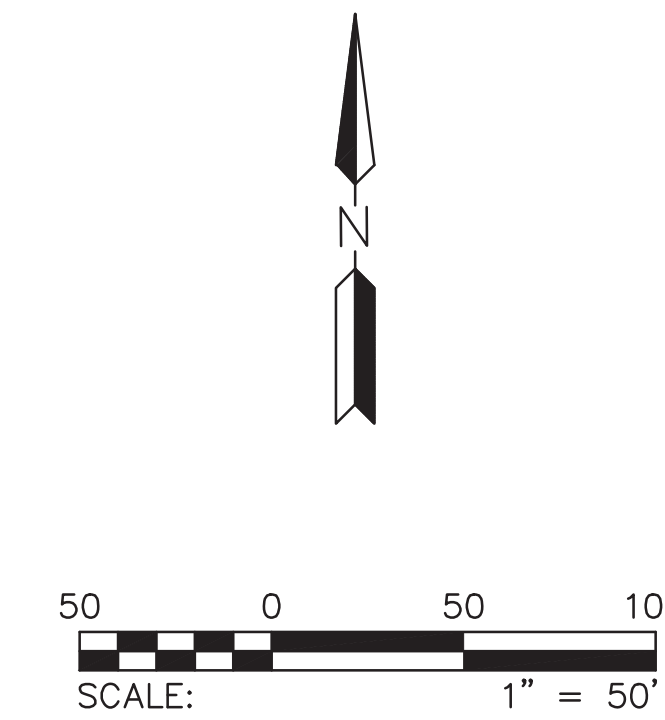
PROJ. NO.: 1066	STATUS:
DATE: OCT 2021	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: MH/GS
APPROVED: BJB	

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- · - · - CENTER LINE
- · - · - RIGHT OF WAY
- · - · - PARCEL LINE
- · - · - EASEMENT LINE
- · - · - RIGHT-OF-WAY
- · - · - PUE PUBLIC UTILITY EASEMENT
- · - · - SWE SIDEWALK EASEMENT
- · - · - VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ⊙ UNOBSTRUCTED VIEW EASEMENT (30' X 30')

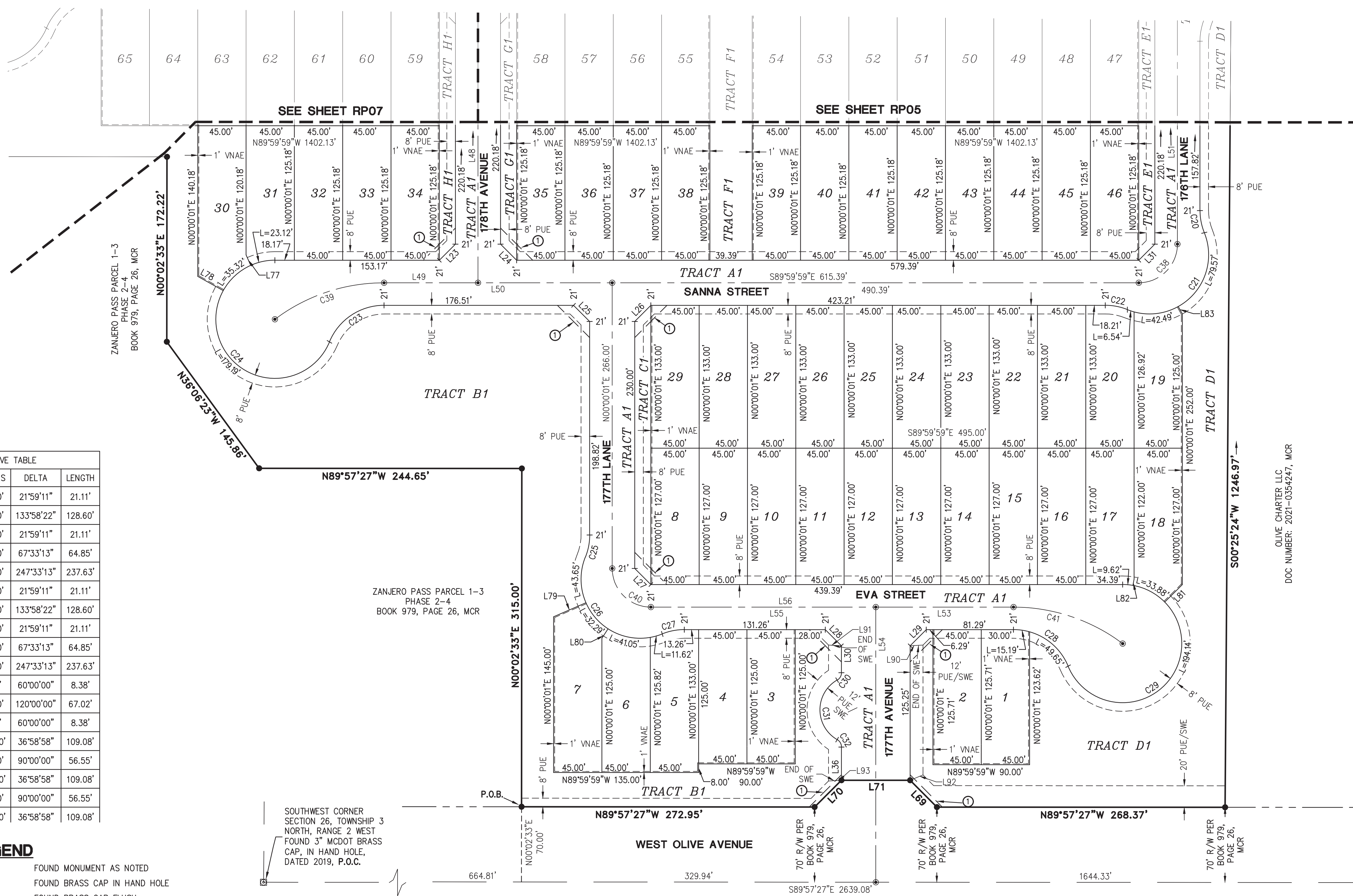
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	55.00'	67°33'13"	64.85'
C8	55.00'	247°33'13"	237.63'
C17	55.00'	21°59'11"	21.11'
C18	55.00'	133°58'22"	128.60'
C19	55.00'	21°59'11"	21.11'
C35	169.00'	36°58'58"	109.08'
C37	36.00'	90°00'00"	56.55'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	N45°00'01"E	21.21'
L10	S44°59'59"E	21.21'
L21	N45°00'01"E	21.21'
L22	S44°59'59"E	21.21'
L41	S00°00'01"W	292.00'
L52	N00°00'01"E	220.18'
L84	N33°19'10"E	10.82'
L85	N60°38'31"W	36.79'



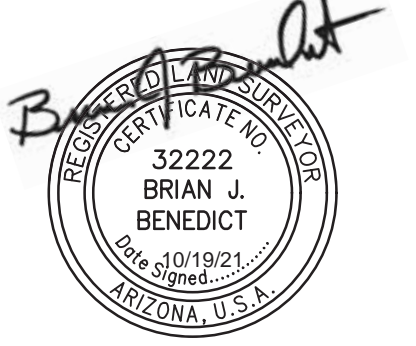
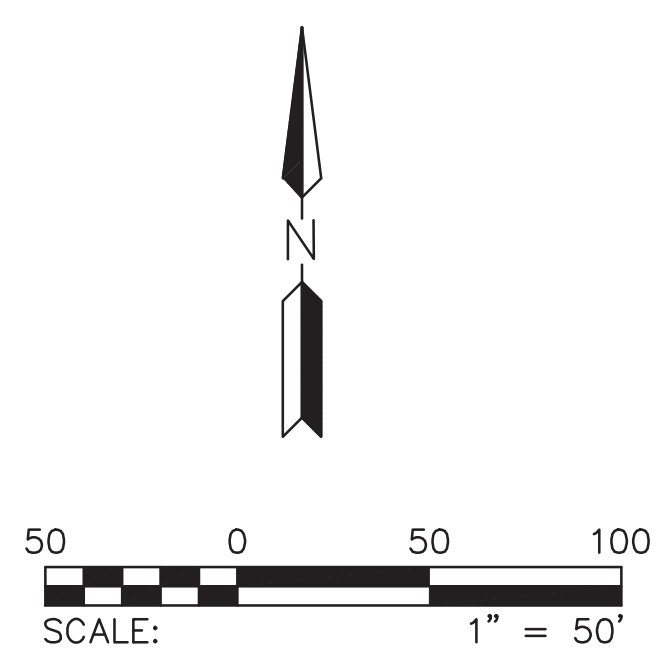
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C20	55.00'	21°59'11"	21.11'
C21	55.00'	133°58'22"	128.60'
C22	55.00'	21°59'11"	21.11'
C23	55.00'	67°33'13"	64.85'
C24	55.00'	247°33'13"	237.63'
C25	55.00'	21°59'11"	21.11'
C26	55.00'	133°58'22"	128.60'
C27	55.00'	21°59'11"	21.11'
C28	55.00'	67°33'13"	64.85'
C29	55.00'	247°33'13"	237.63'
C30	8.00'	60°00'00"	8.38'
C31	32.00'	120°00'00"	67.02'
C32	8.00'	60°00'00"	8.38'
C36	169.00'	36°58'58"	109.08'
C38	36.00'	90°00'00"	56.55'
C39	169.00'	36°58'58"	109.08'
C40	36.00'	90°00'00"	56.55'
C41	169.00'	36°58'58"	109.08'

- LEGEND**
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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L48	N00°00'01"E	292.18'
L49	N89°59'59"W	87.51'
L50	S89°59'59"E	212.51'
L51	N00°00'01"E	220.18'
L53	S89°59'59"E	128.29'
L54	N00°00'01"E	256.23'
L55	N89°59'59"W	209.44'
L56	S89°59'59"E	337.73'
L69	N44°58'41"W	35.28'
L70	S45°01'19"W	35.26'
L71	N89°57'23"W	64.00'
L77	N24°05'23"W	10.72'
L78	N60°53'11"W	27.21'
L79	N66°31'02"E	32.83'
L80	N32°53'05"E	10.49'
L81	N45°18'52"E	23.21'
L82	N10°01'31"E	5.93'
L83	N29°05'41"W	7.94'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L23	N45°00'01"E	21.21'
L24	S44°59'59"E	21.21'
L25	S44°59'59"E	21.21'
L26	N45°00'01"E	21.21'
L27	N44°59'59"W	21.21'
L28	S44°59'59"E	21.21'
L29	N45°00'01"E	21.21'
L30	N00°00'01"E	25.05'
L31	N45°00'01"E	21.21'
L36	N00°00'01"E	30.88'
L90	S86°43'38"W	12.02'
L91	S86°43'35"E	12.02'
L92	S67°30'40"W	12.99'
L93	S86°45'00"W	12.02'



OLIVE CHARTER LLC
 DOC NUMBER: 2021-0354247, MCR

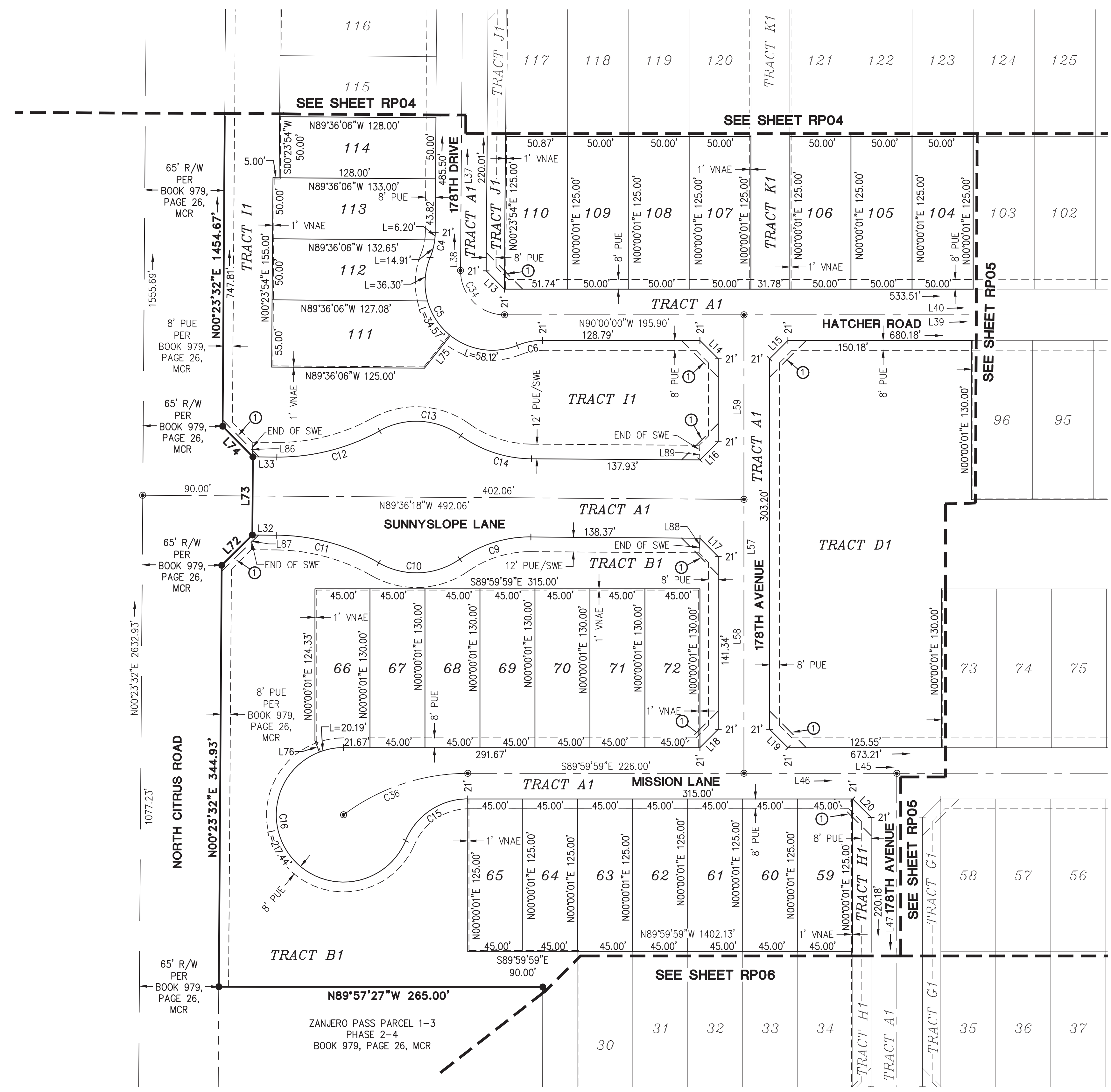
SOUTHWEST CORNER SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST FOUND 3" MCDOT BRASS CAP, IN HAND HOLE, DATED 2019, P.O.C.

SOUTH QUARTER CORNER SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST FOUND 3/4" IRON REBAR

LINE NO.	DIRECTION	LENGTH
L13	S44°48'02"E	21.14'
L14	S44°59'59"E	21.21'
L15	N45°00'01"E	21.21'
L16	N45°11'52"E	21.14'
L17	N44°48'08"W	21.29'
L18	S45°00'01"W	21.21'
L19	N44°59'59"W	21.21'
L20	N44°59'59"W	21.21'
L33	N89°36'18"W	19.63'
L37	S00°23'54"W	255.76'
L38	S00°23'54"W	552.76'
L39	S89°59'59"E	614.51'
L40	S89°59'59"E	569.41'
L45	S89°59'59"E	740.39'
L46	N89°59'59"W	125.00'
L47	N00°00'01"E	292.18'
L57	N00°00'01"E	375.20'
L58	N00°00'00"E	224.20'
L59	N00°00'01"E	151.00'

LINE NO.	DIRECTION	LENGTH
L72	N45°23'39"E	35.20'
L73	N00°23'37"E	64.00'
L74	N44°36'21"W	35.21'
L75	N38°33'20"E	34.02'
L76	N21°02'15"W	10.00'
L86	S02°52'44"E	12.02'
L87	N03°40'03"E	12.02'
L88	N03°40'53"E	12.02'
L89	S03°15'39"E	12.02'

CURVE NO.	RADIUS	DELTA	LENGTH
C4	55.00'	21°59'11"	21.11'
C5	55.00'	134°22'15"	128.99'
C6	55.00'	21°59'11"	21.11'
C9	100.00'	35°25'51"	61.84'
C10	62.00'	64°49'38"	70.15'
C11	171.00'	29°23'47"	87.73'
C12	171.00'	29°23'47"	87.73'
C13	62.00'	64°49'38"	70.15'
C14	100.00'	35°25'51"	61.84'
C15	55.00'	67°33'13"	64.85'
C16	55.00'	247°33'13"	237.63'
C34	36.00'	90°23'53"	56.80'
C36	169.00'	36°58'58"	109.08'



- LEGEND**
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