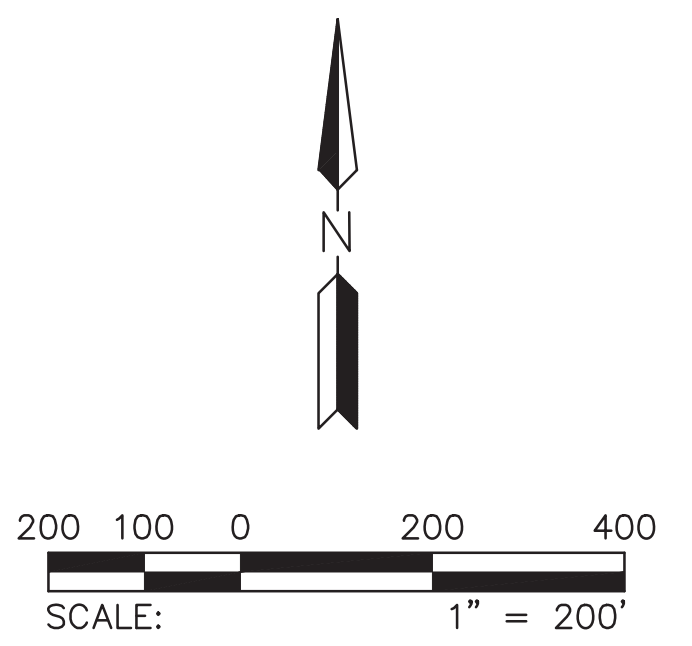
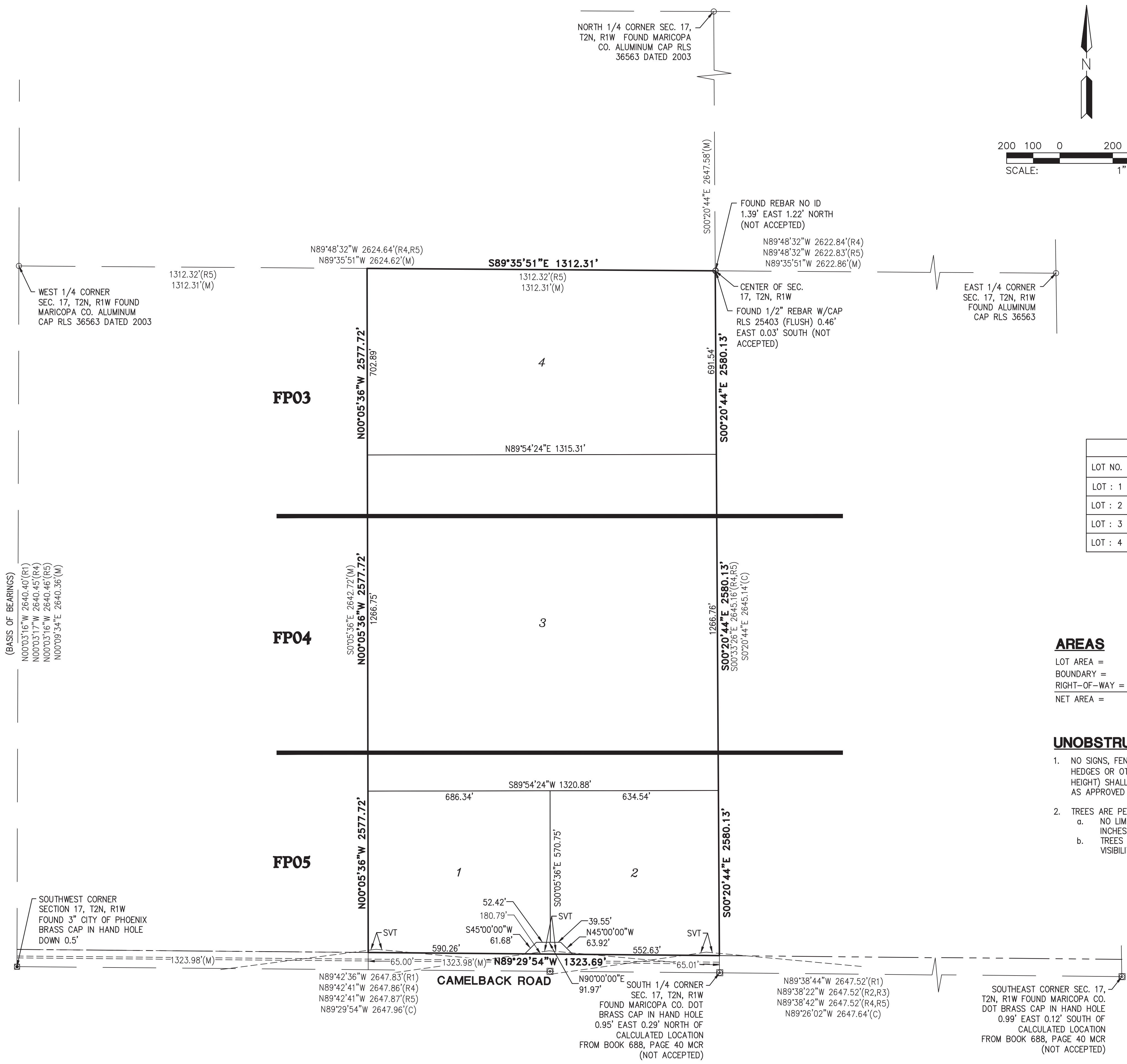




PROJ. NO.: 2018	STATUS:
DATE: DEC 2021	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: MRM
APPROVED: BJB	



**LEGEND**

○	FOUND MONUMENT AS NOTED
⊗	FOUND BRASS CAP IN HAND HOLE
●	SET 1/2" REBAR W/ CAP, RLS 00000 OR AS NOTED
—	BOUNDARY LINE
- - -	SECTION LINE
- · - · -	CENTER LINE
- - - - -	RIGHT OF WAY
- · - · - · -	PARCEL LINE
△	SIGHT VISIBILITY TRIANGLE
(M)	MEASURED
(C)	CALCULATED
(R1)	RECORD BOOK 688, PAGE 40 MCR
(R2)	RECORD BOOK 715, PAGE 35 MCR
(R3)	RECORD BOOK 878, PAGE 35 MCR
(R4)	RECORD BOOK 947, PAGE 45 MCR
(R5)	RECORD BOOK 973, PAGE 20 MCR
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER

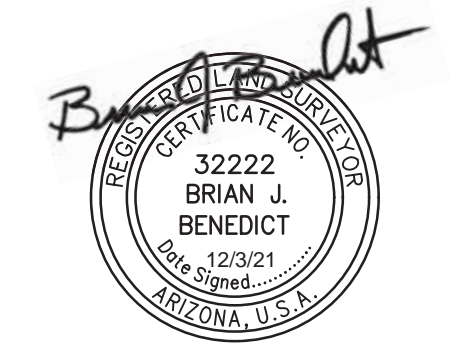
**LOT TABLE**

LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	416,517	9.562
LOT : 2	390,542	8.966
LOT : 3	1,669,696	38.331
LOT : 4	915,973	21.028

**AREAS**

LOT AREA =	3,392,728 SQ. FT.	77.887 ACRES
BOUNDARY =	3,398,783 SQ. FT.	78.025 ACRES
RIGHT-OF-WAY =	6,065 SQ. FT.	0.139 ACRES
NET AREA =	3,392,718 SQ. FT.	77.886 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.



(BASIS OF BEARINGS)  
 N00°03'16"W 2640.40'(R1)  
 N00°03'17"W 2640.45'(R4)  
 N00°03'16"W 2640.46'(R5)  
 N00°09'34"E 2640.36'(M)

SOUTHWEST CORNER  
 SECTION 17, T2N, R1W  
 FOUND 3" CITY OF PHOENIX  
 BRASS CAP IN HAND HOLE  
 DOWN 0.5'

NORTH 1/4 CORNER SEC. 17,  
 T2N, R1W FOUND MARICOPA  
 CO. ALUMINUM CAP RLS  
 36563 DATED 2003

FOUND REBAR NO ID  
 1.39' EAST 1.22' NORTH  
 (NOT ACCEPTED)

N89°48'32"W 2622.84'(R4)  
 N89°48'32"W 2622.83'(R5)  
 N89°35'51"W 2622.86'(M)

CENTER OF SEC.  
 17, T2N, R1W  
 FOUND 1/2" REBAR W/CAP  
 RLS 25403 (FLUSH) 0.46'  
 EAST 0.03' SOUTH (NOT  
 ACCEPTED)

EAST 1/4 CORNER  
 SEC. 17, T2N, R1W  
 FOUND ALUMINUM  
 CAP RLS 36563

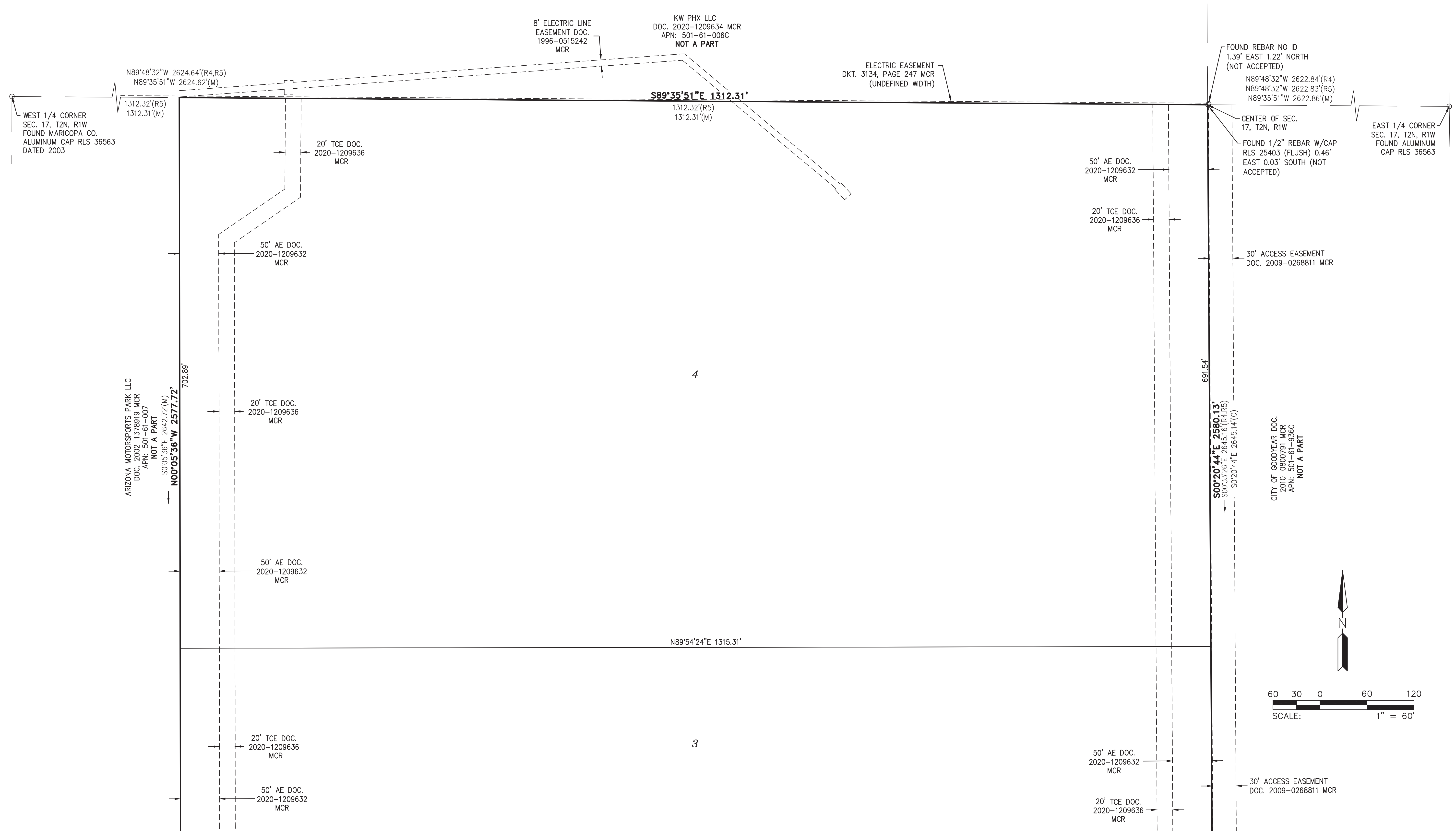
N89°42'36"W 2647.83'(R1)  
 N89°42'41"W 2647.86'(R4)  
 N89°42'41"W 2647.87'(R5)  
 N89°29'54"W 2647.96'(C)

SOUTH 1/4 CORNER  
 SEC. 17, T2N, R1W  
 FOUND MARICOPA CO. DOT  
 BRASS CAP IN HAND HOLE  
 0.95' EAST 0.29' NORTH OF  
 CALCULATED LOCATION  
 FROM BOOK 688, PAGE 40 MCR  
 (NOT ACCEPTED)

N89°38'44"W 2647.52'(R1)  
 N89°38'22"W 2647.52'(R2,R3)  
 N89°38'42"W 2647.52'(R4,R5)  
 N89°26'02"W 2647.64'(C)

SOUTHEAST CORNER SEC. 17,  
 T2N, R1W FOUND MARICOPA CO.  
 DOT BRASS CAP IN HAND HOLE  
 0.99' EAST 0.12' SOUTH OF  
 CALCULATED LOCATION  
 FROM BOOK 688, PAGE 40 MCR  
 (NOT ACCEPTED)

PROJ. NO.: 2018	STATUS:
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	APPROVED: BJB

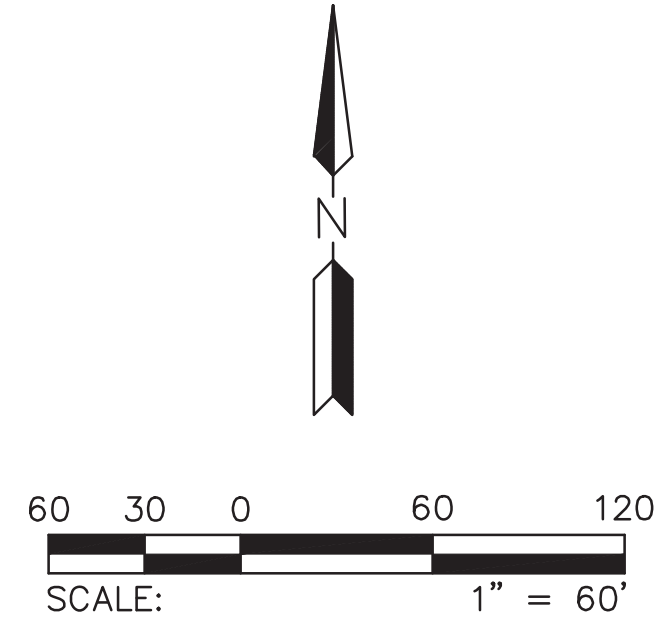
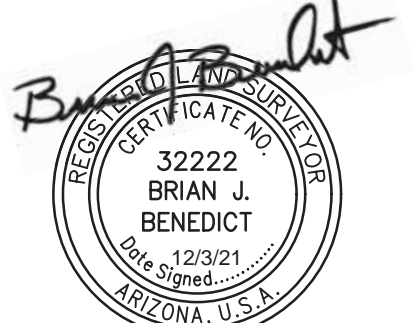


SEE SHEET 4

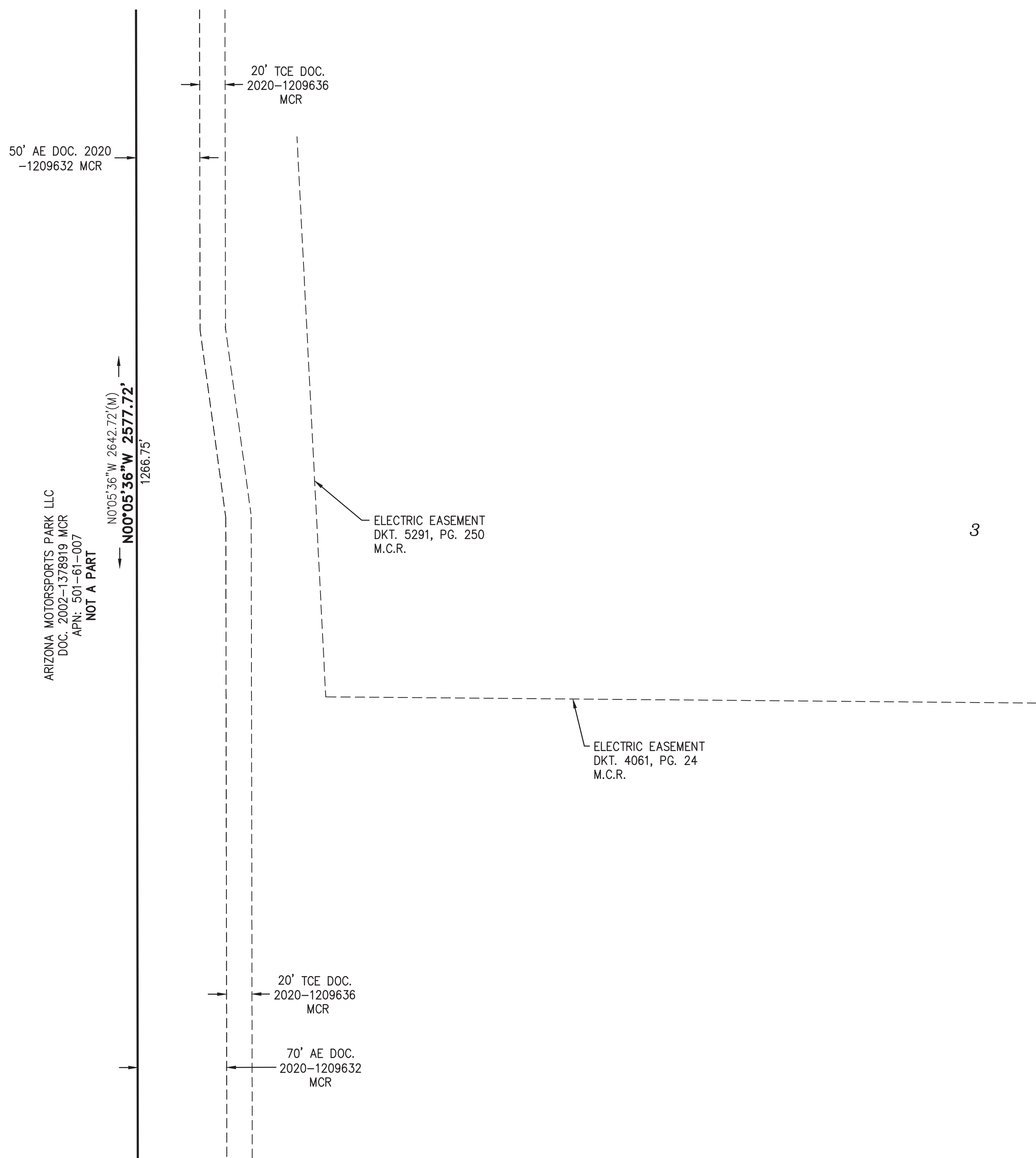
SEE SHEET 4

**LEGEND**

○	FOUND MONUMENT AS NOTED	TCE	TEMPORARY CONSTRUCTION EASEMENT
⊠	FOUND BRASS CAP IN HAND HOLE	SVT	SIGHT VISIBILITY TRIANGLE
⊙	FOUND BRASS CAP FLUSH	VNAE	VEHICLE NON-ACCESS EASEMENT
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED	(M)	MEASURED
—	BOUNDARY LINE	(C)	CALCULATED
---	SECTION LINE	(R1)	RECORD BOOK 688, PAGE 40 MCR
- - -	CENTER LINE	(R2)	RECORD BOOK 715, PAGE 35 MCR
- - - -	RIGHT OF WAY	(R3)	RECORD BOOK 878, PAGE 35 MCR
- - - - -	PARCEL LINE	(R4)	RECORD BOOK 947, PAGE 45 MCR
- - - - - -	RIGHT-OF-WAY	(R5)	RECORD BOOK 973, PAGE 20 MCR
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
AE	ACCESS EASEMENT	RLS	REGISTERED LAND SURVEYOR
WE	WATER EASEMENT	APN	ASSESSOR PARCEL NUMBER
SWE	SIDEWALK EASEMENT	DOC.	DOCUMENT

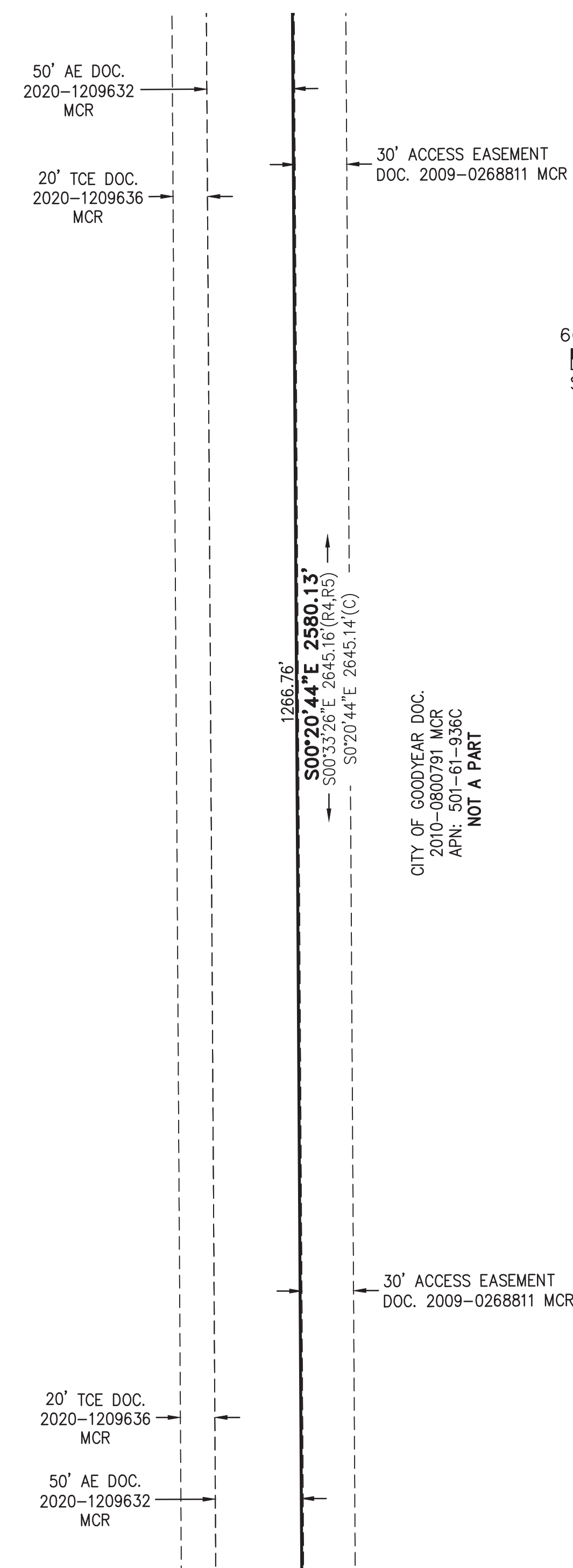


SEE SHEET 3

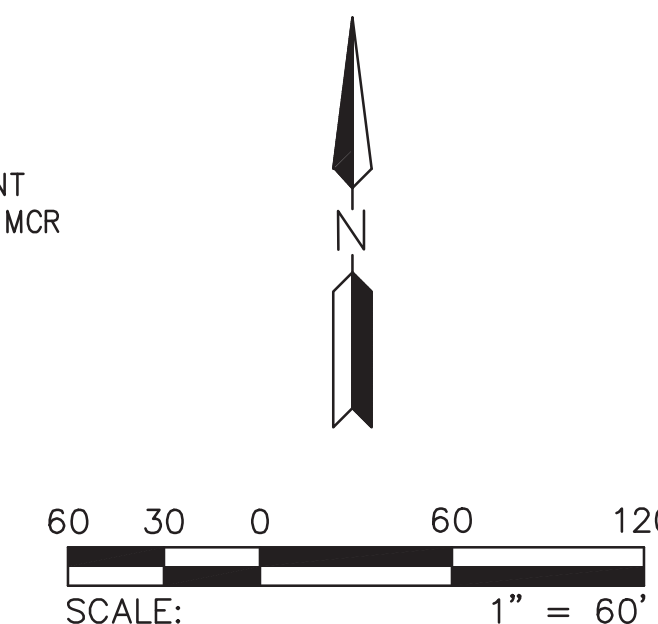


SEE SHEET 5

SEE SHEET 3

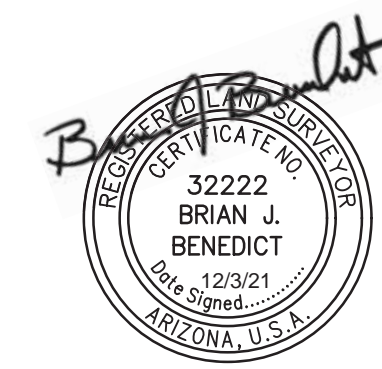


SEE SHEET 5



**LEGEND**

- |           |  |      |                                 |
|-----------|--|------|---------------------------------|
| ○         | FOUND MONUMENT AS NOTED                      | TCE  | TEMPORARY CONSTRUCTION EASEMENT |
| ⊠         | FOUND BRASS CAP IN HAND HOLE                 | SVT  | SIGHT VISIBILITY TRIANGLE       |
| ⊙         | FOUND BRASS CAP FLUSH                        | VNAE | VEHICLE NON-ACCESS EASEMENT     |
| ●         | SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED | (M)  | MEASURED                        |
| —         | BOUNDARY LINE                                | (C)  | CALCULATED                      |
| - - -     | SECTION LINE                                 | (R1) | RECORD BOOK 688, PAGE 40 MCR    |
| - · - · - | CENTER LINE                                  | (R2) | RECORD BOOK 715, PAGE 35 MCR    |
| - · - · - | RIGHT OF WAY                                 | (R3) | RECORD BOOK 878, PAGE 35 MCR    |
| - · - · - | PARCEL LINE                                  | (R4) | RECORD BOOK 947, PAGE 45 MCR    |
| R/W       | RIGHT-OF-WAY                                 | (R5) | RECORD BOOK 973, PAGE 20 MCR    |
| PUE       | PUBLIC UTILITY EASEMENT                      | MCR  | MARICOPA COUNTY RECORDS         |
| AE        | ACCESS EASEMENT                              | RLS  | REGISTERED LAND SURVEYOR        |
| WE        | WATER EASEMENT                               | APN  | ASSESSOR PARCEL NUMBER          |
| SWE       | SIDEWALK EASEMENT                            | DOC. | DOCUMENT                        |



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**FALCON PARK 303**  
 15152 W. CAMELBACK ROAD  
 GLENDALE, ARIZONA  
**FINAL PLAT**

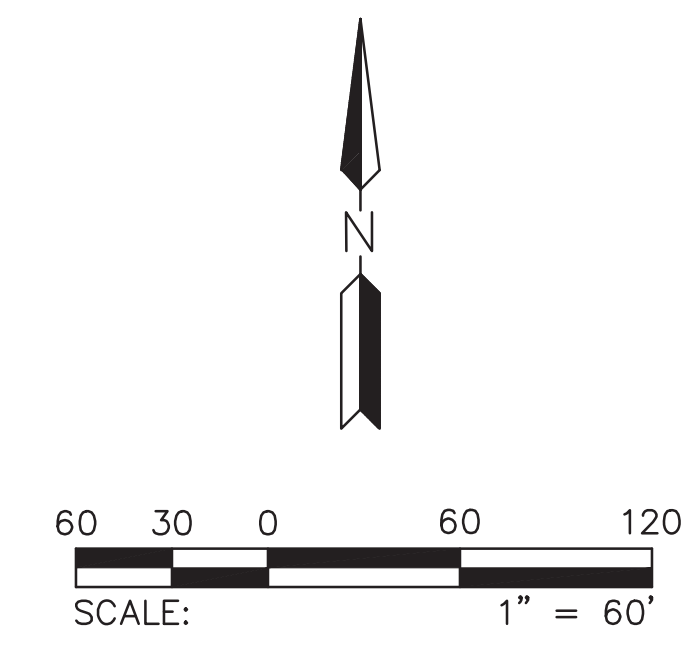
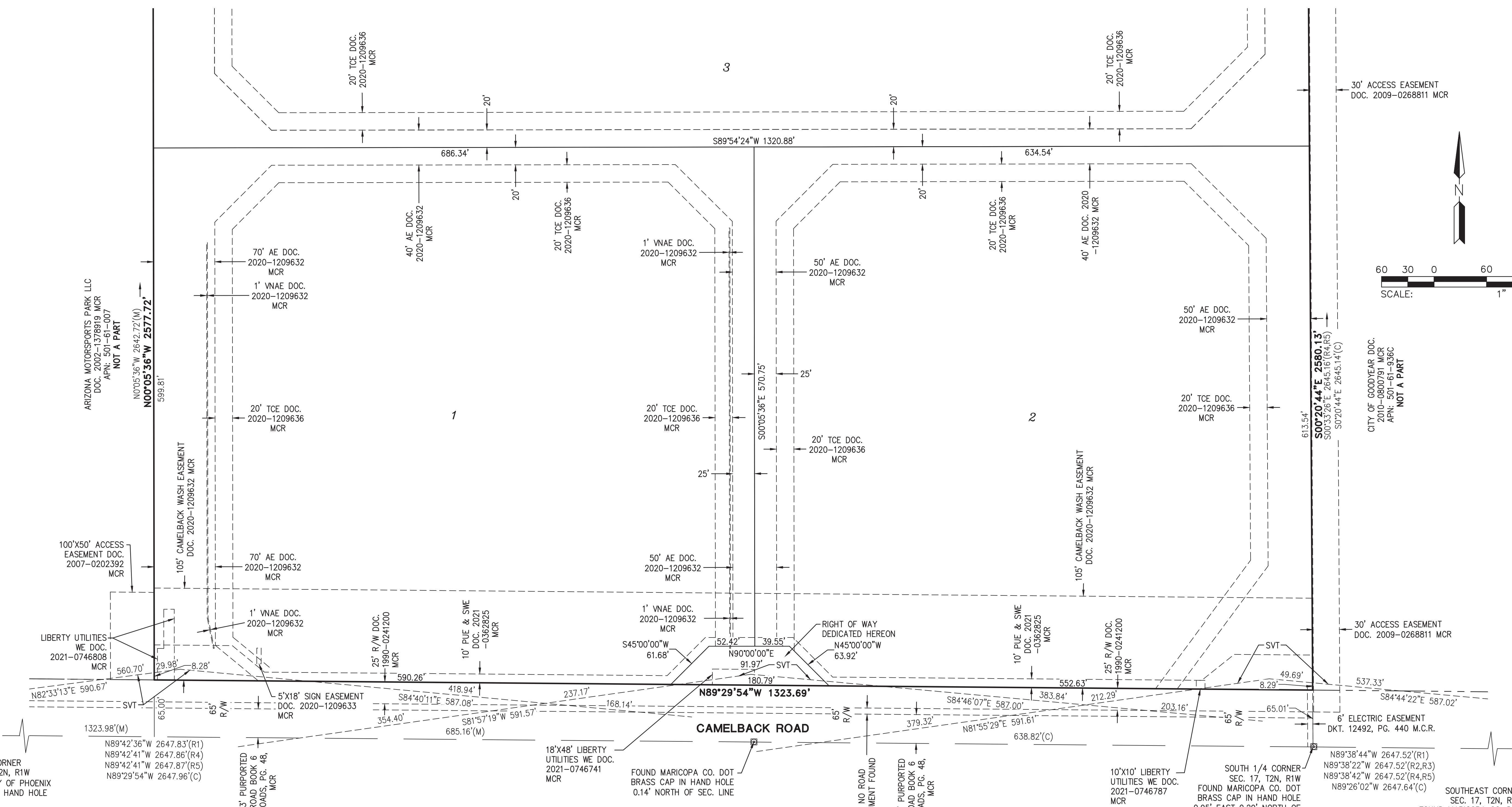
**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE  
 2141 E. HIGHLAND AVE., STE. 250 | P: 602.368.2436  
 PHOENIX, AZ 85016  
 www.hilgartwilson.com

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APPROVED: BJB	

DWG. NO.  
**FP04**  
 SHT. 4 OF 5

SEE SHEET 4

SEE SHEET 4



SOUTHWEST CORNER SECTION 17, T2N, R1W FOUND 3" CITY OF PHOENIX BRASS CAP IN HAND HOLE DOWN 0.5'

N89°42'36"W 2647.83'(R1)  
 N89°42'41"W 2647.86'(R4)  
 N89°42'41"W 2647.87'(R5)  
 N89°29'54"W 2647.96'(C)

33' PURPORTED ROAD BOOK 6 ROADS, PG. 48, MCR

18'x48' LIBERTY UTILITIES WE DOC. 2021-0746741 MCR

FOUND MARICOPA CO. DOT BRASS CAP IN HAND HOLE 0.14' NORTH OF SEC. LINE

7' NO ROAD DOCUMENT FOUND

10'x10' LIBERTY UTILITIES WE DOC. 2021-0746787 MCR

SOUTH 1/4 CORNER SEC. 17, T2N, R1W FOUND MARICOPA CO. DOT BRASS CAP IN HAND HOLE 0.95' EAST 0.29' NORTH OF CALCULATED LOCATION FROM BOOK 688, PAGE 40 MCR (NOT ACCEPTED)

N89°38'44"W 2647.52'(R1)  
 N89°38'22"W 2647.52'(R2,R3)  
 N89°38'42"W 2647.52'(R4,R5)  
 N89°26'02"W 2647.64'(C)

SOUTHEAST CORNER SECTION 17, T2N, R1W FOUND MARICOPA CO. DOT BRASS CAP IN HAND HOLE 0.99' EAST 0.12' SOUTH OF CALCULATED LOCATION FROM BOOK 688, PAGE 40 MCR (NOT ACCEPTED)

**LEGEND**

○	FOUND MONUMENT AS NOTED	SVT	SIGHT VISIBILITY TRIANGLE
⊗	FOUND BRASS CAP IN HAND HOLE	VNAE	VEHICLE NON-ACCESS EASEMENT
⊙	FOUND BRASS CAP FLUSH	(M)	MEASURED
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED	(C)	CALCULATED
—	BOUNDARY LINE	(R1)	RECORD BOOK 688, PAGE 40 MCR
---	SECTION LINE	(R2)	RECORD BOOK 715, PAGE 35 MCR
- - -	CENTER LINE	(R3)	RECORD BOOK 878, PAGE 35 MCR
- · - · -	RIGHT OF WAY	(R4)	RECORD BOOK 947, PAGE 45 MCR
- · - · -	PARCEL LINE	(R5)	RECORD BOOK 973, PAGE 20 MCR
R/W	RIGHT-OF-WAY	MCR	MARICOPA COUNTY RECORDS
PUE	PUBLIC UTILITY EASEMENT	RLS	REGISTERED LAND SURVEYOR
AE	ACCESS EASEMENT	APN	ASSESSOR PARCEL NUMBER
WE	WATER EASEMENT	DOC.	DOCUMENT
SWE	SIDEWALK EASEMENT	DKT.	DOCKET
TCE	TEMPORARY CONSTRUCTION EASEMENT	PG.	PAGE



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APPROVED: BJB	

DWG. NO.  
**FP05**  
 SHT. 5 OF 5