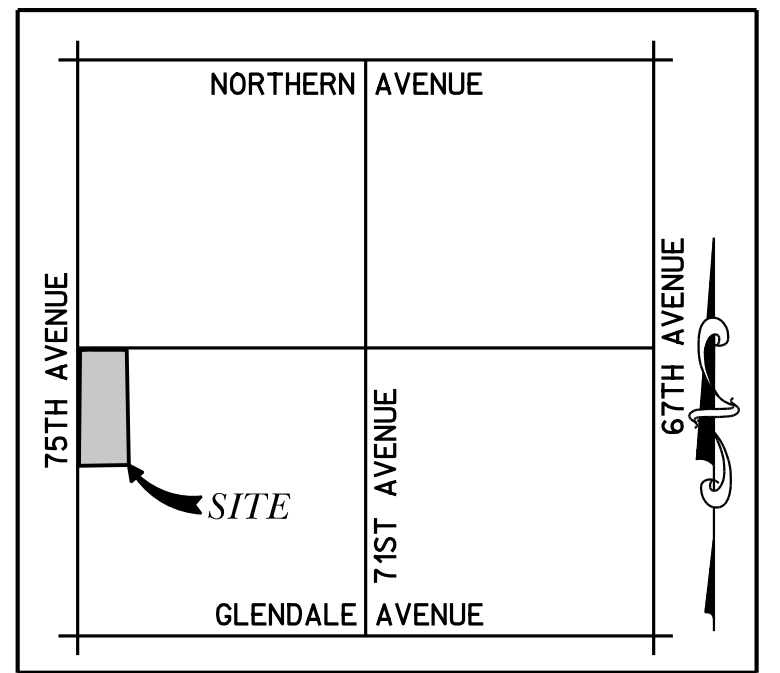


FINAL PLAT FOR ALTO

A PLANNED RESIDENTIAL DEVELOPMENT

LOCATED IN A PORTION SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS

THAT K. HOVNIANIAN AT ALTO, LLC AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "ALTO", A PLANNED RESIDENTIAL DEVELOPMENT, SITUATED WITHIN A PART OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ALTO", A PLANNED RESIDENTIAL DEVELOPMENT. K. HOVNIANIAN AT ALTO, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT K. HOVNIANIAN AT ALTO, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HEREBY DEDICATES TO THE CITY OF GLENDALE FOR PUBLIC USE THE RIGHT-OF-WAY FOR ORANGEWOOD AVENUE AND 75TH AVENUE, AS SHOWN HEREON. EASEMENTS ARE PROVIDED AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE PROVIDED FOR THE PURPOSE SHOWN HEREON.

TRACTS A, B, C, D, E, F, G AND H, ARE NOT CONSTRUED TO BE DEDICATED TO THE GENERAL PUBLIC, BUT ARE DECLARED FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS IN THE HOMEOWNERS' ASSOCIATED AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND SHALL BE DEDICATED TO SAID ASSOCIATION FOR RECREATIONAL AND/OR OPEN SPACE PURPOSES AND NO DWELLING UNITS. TRACT A SHALL BE A PRIVATE STREET. OWNER HEREBY DEDICATES TO THE CITY OF GLENDALE AN EASEMENT FOR WATER AND SEWER, REFUSE COLLECTION, PUBLIC SAFETY AND EMERGENCY TYPE VEHICLES OVER AND ACROSS TRACT A. OWNER HEREBY DEDICATES TO THE CITY OF GLENDALE AN EASEMENT FOR SEWER OVER AND ACROSS A PORTION OF TRACT B, AS SHOWN HEREON. OWNER HEREBY DEDICATES TO THE CITY OF GLENDALE AN EASEMENT FOR WATER AND PUBLIC SAFETY AND EMERGENCY TYPE VEHICLES OVER AND ACROSS A PORTION OF TRACT C, AS SHOWN HEREON.

WATER AND SEWER EASEMENTS, AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF GLENDALE IN, OVER, AND UNDER THOSE AREAS AS 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 K. HOVNIANIAN AT ALTO, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE UNDERSIGNED OFFICER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2022.

BY: K HOVNIANIAN GREAT WESTERN HOMES, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION,
ITS: OWNER

BY: _____ NAME _____ DATE _____

ITS: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY _____ OF K. HOVNIANIAN AT ALTO, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION, AS LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES: _____ DATE _____
NOTARY PUBLIC

PRELIMINARY PLAT CONFORMANCE:

I HEREBY CERTIFY THAT THIS FINAL PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE PRELIMINARY PLAT OF THIS SUBDIVISION APPROVED BY THE CITY OF GLENDALE PLANNING & ZONING COMMISSION ON NOVEMBER 4, 2021.

PLANNING MANAGER OR DESIGNEE _____ DATE _____
CITY OF GLENDALE, ARIZONA

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.

CITY ENGINEER OR DESIGNEE _____ DATE _____
CITY OF GLENDALE, ARIZONA

APPROVAL:

APPROVED BY THE CITY COUNCIL OF GLENDALE, ARIZONA ON THIS _____ DAY OF _____, 2022.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CLERK _____ DATE _____

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.

LEGEND:

---	SECTION LINE
---	EASEMENT LINE
---	LOT/TRACT/ RIGHT-OF-WAY LINE
---	BOUNDARY LINE
---	ADJACENT PARCEL OR TIE LINE
---	CENTERLINE
---	EX. RIGHT-OF-WAY LINE
---	EX. EASEMENT LINE
⊠	SECTION MONUMENT
△	SUBDIVISION CORNER MONUMENT 1/2" REBAR (UNLESS OTHERWISE NOTED) (SET AFTER CONSTRUCTION UNLESS OTHERWISE NOTED)
PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
R/W	RIGHT-OF-WAY
VNAE	VEHICULAR NON-ACCESS EASEMENT
C1	CURVE NUMBER
⊙	STREET MONUMENT - BRASS CAP PER MAG 120-1 TYPE B - UNLESS OTHERWISE NOTED TO BE SET AT COMPLETION OF CONSTRUCTION
MCR	MARICOPA COUNTY RECORDS
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
APN	ASSESSOR'S PARCEL NUMBER
SF	SQUARE FEET
AC	ACRE
EX	EXISTING
BK & PG	BOOK & PAGE
(R)	RECORD
①	30' X 30' SVL (SIGHT VISIBILITY LINE)

TRACT AREA AND USAGE TABLE		
TRACT	AREA (ACRES)	DESCRIPTION OF USE
A	2.99 AC	PRIVATE ACCESS WAY OVER WHICH IS HEREBY DEDICATED TO THE PUBLIC AN EASEMENT FOR UTILITIES, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE VEHICLES, SEWER EASEMENT, WATER EASEMENT
B	1.69 AC	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, SWE, SEWER ESMT., PRIVATE IRRIGATION
C	0.58 AC	OPEN SPACE, LANDSCAPE, PUE, SWE, EMERG. ACCESS, WATER ESMT.
D	0.16 AC	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, SWE
E	0.06 AC	OPEN SPACE, LANDSCAPE, PUE, SWE
F	0.04 AC	OPEN SPACE, LANDSCAPE, PUE, SWE
G	0.04 AC	OPEN SPACE, LANDSCAPE, PUE, SWE
H	0.15 AC	OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, SWE
TOTAL	5.71 AC	

GROSS AREA TABLE	
LOT AREA	9.40 ACRES
TRACT AREA	5.71 ACRES
R/W AREA	1.88 ACRES
TOTAL AREA	16.99 ACRES

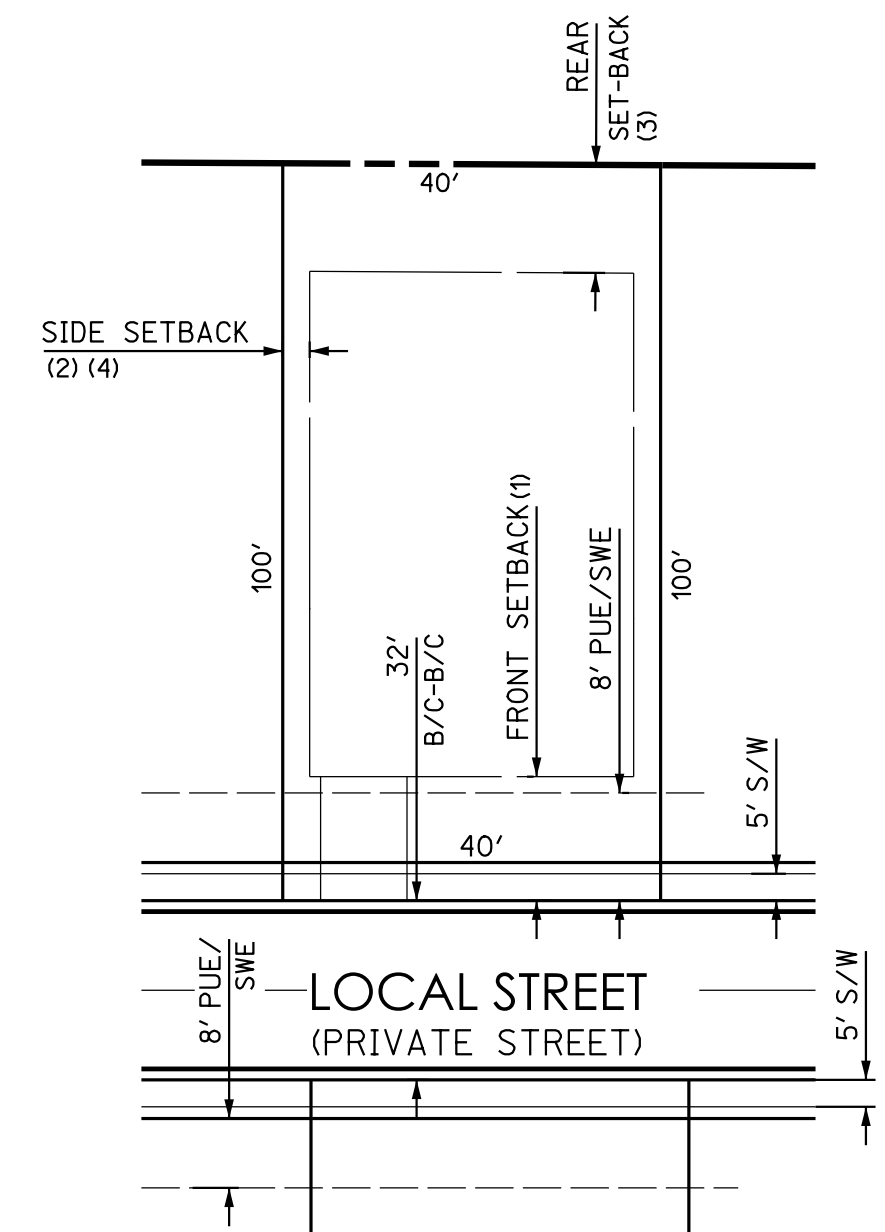
CURVE TABLE					
NO.	RADIUS	ARC	DELTA	CHORD-BEARING	CHORD
1	22965.88'	311.01'	000°46'33"	N00°52'17.0"W	311.01'
2	22965.88'	710.85'	001°46'24"	N00°22'22.0"W	710.78'
3	23020.88'	310.88'	000°46'25"	N00°52'21.5"W	310.83'
4	22910.88'	700.50'	001°45'07"	N00°23'00.5"W	700.43'
5	25.00'	8.89'	020°21'51"	S08°48'17.5"W	8.84'
6	55.00'	125.50'	130°43'42"	S46°22'38.0"E	99.99'
7	25.00'	8.89'	020°21'51"	N78°26'26.5"E	8.84'
8	25.00'	8.89'	020°21'51"	S81°11'42.5"E	8.84'
9	55.00'	125.50'	130°43'42"	N43°37'22.0"E	99.99'
10	25.00'	8.89'	020°21'51"	N11°33'33.5"W	8.84'
11	27.46'	9.61'	020°03'18"	N08°39'01.0"E	9.56'
12	55.00'	125.20'	130°25'09"	N46°31'54.5"W	99.86'
13	25.00'	8.89'	020°21'51"	S78°26'26.5"W	8.84'
14	25.00'	8.89'	020°21'51"	S81°11'42.5"E	8.84'
15	55.00'	125.50'	130°43'42"	N43°37'22.0"E	99.99'
16	25.00'	8.89'	020°21'51"	N11°33'33.5"W	8.84'
17	25.00'	8.89'	020°21'51"	N08°48'17.5"E	8.84'
18	55.00'	125.36'	130°35'09"	N46°18'21.5"W	99.93'
19	26.12'	9.22'	020°13'18"	S78°30'43.0"W	9.17'
20	25.00'	8.89'	020°21'51"	N81°11'42.5"W	8.84'
21	55.00'	125.50'	130°43'42"	S43°37'22.0"W	99.99'
22	25.00'	8.89'	020°21'51"	S11°33'33.5"E	8.84'

INDEX OF SHEETS	
	DESCRIPTION
PT01	COVER SHEET
PT02	PLAT SHEET

SURVEYOR CERTIFICATION:

I, JAMES A. LOFTIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON, CONSISTING OF (2) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF OCTOBER 2021, ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION. MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. ALL LOT CORNERS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

REGISTERED LAND SURVEYOR _____ DATE 11/17/21



TYPICAL LOT LAYOUT - 40' WIDE MIN.

- 10' TO LIVABLE AREA; 18' TO GARAGE FROM BACK OF SIDEWALK
- SIDE SETBACK; 5' & 5' (MIN. BLDG. SEPARATION IS 10')
- REAR SETBACK; 15'
- STREET SIDE; 10' (DOES NOT APPLY WHEN A 5' MIN TRACT IS LOCATED BETWEEN LOT AND STREET)
- LOT AREA IS 4,000 SF MIN.

① = ALL STREET CORNERS SHALL HAVE A 30' X 30' MINIMUM SIGHT VISIBILITY LINE (SVL) EASEMENT MEASURED FROM THE INTERSECTION OF THE CORNER R/W LINES. ALL STREET CORNERS WILL MAINTAIN A CLEAR-SIGHT VISIBILITY TRIANGLE.

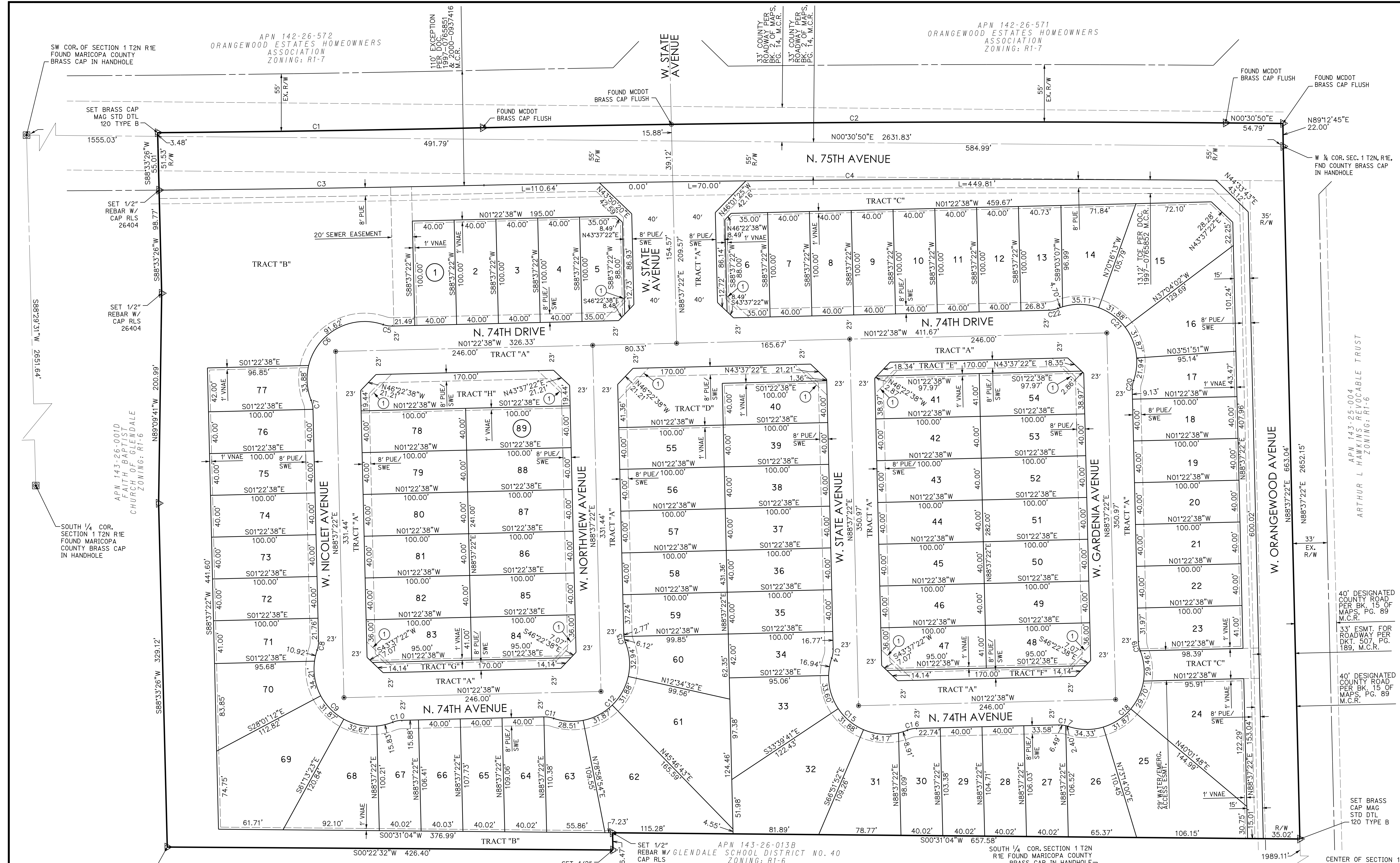
FINAL PLAT FOR ALTO - CASE FP21-28

COVER SHEET
FINAL PLAT
FOR
ALTO

3e engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, AZ 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230

PROJECT NO.
5203
DATE: 11/17/21
SHEET NO.
PT01
1 of 2



FINAL PLAT FOR ALTO - CASE FP21-XXXX

SCALE: 1" = 40'

REGISTERED LAND SURVEYOR
 26404
 JAMES A. HARTIS
 11/17/21
 PHOENIX, ARIZONA

FINAL PLAT SHEET
FINAL PLAT
FOR
ALTO

3e engineering
 planning civil engineering surveying

3 ENGINEERING, LLC
 6370 E. THOMAS ROAD
 SUITE # 200
 SCOTTSDALE, AZ 85251
 PHONE: (602) 334-4387
 FAX: (602) 490-3230

PROJECT NO.
5203

DATE: 11/17/21

SHEET NO.
PT02

2 of 2