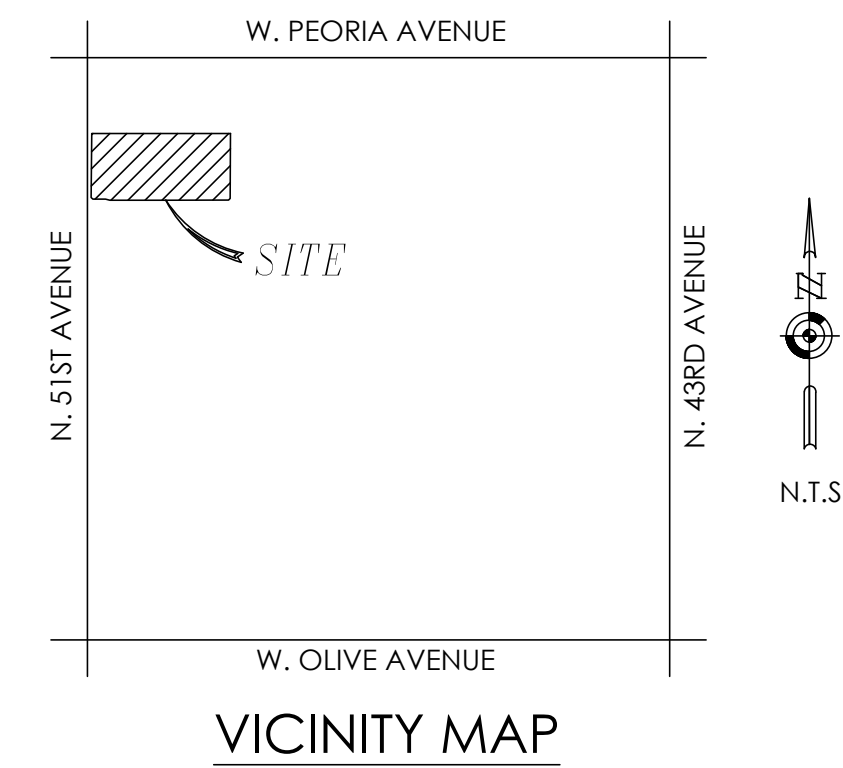


FINAL PLAT FOR MARLOWE

A RE-PLAT OF THE FINAL PLAT OF "SARIVAL FARMS" RECORDED
IN BOOK 1390, PAGE 43, MARICOPA COUNTY RECORDS.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 3
EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT LS-51 PEORIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT OF MARLOWE, A RE-PLAT OF "SARIVAL FARMS" RECORDED IN BOOK 1390, PAGE 43, MARICOPA COUNTY RECORDS", LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 3 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "FINAL PLAT OF MARLOWE, A RE-PLAT OF "SARIVAL FARMS" RECORDED IN BOOK 1390, PAGE 43, MARICOPA COUNTY RECORDS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

RIGHT OF WAY FOR BROWN STREET AND 49th AVENUE, AS SHOWN HEREON, IS DEDICATED TO THE CITY OF GLENDALE FOR THE PURPOSE OF PUBLIC STREETS.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "SARIVAL FARMS", RECORDED IN BOOK 1390, PAGE 43, ARE SUPERCEDED BY THE RECORDATION OF THIS PLAT.

TRACTS A, B, C, D, E, F, G, H, I, AND J ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE LOT OWNERS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SUBDIVISION.

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

WATER AND SEWER EASEMENTS ARE HEREBY CONVEYED TO THE CITY OF GLENDALE IN, OVER, AND UNDER TRACT J FOR THE INSTALLATION, OPERATION, REPAIR AND MAINTENANCE, REMOVAL AND REPLACEMENT OF WATER AND SEWER LINES AND ASSOCIATED APPURTENANCES.

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, AND REMOVAL OF WATER AND SEWER LINES.

THE MAINTENANCE OF RIGHT-OF-WAY LANDSCAPE AND MAINTENANCE OF ALL TRACTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. ALL TRACTS SHALL BE IMPROVED IN ACCORDANCE WITH APPROVED PLANS AND DEEDED TO THE HOME OWNERS ASSOCIATION AFTER PLAT RECORDATION.

LS-51 PEORIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

IN WITNESS WHEREOF, LS-51 PEORIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____)
)SS
COUNTY OF _____)

BEFORE ME THIS _____ DAY OF _____, 2022, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO

BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND

ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ EXPIRES _____

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.

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 DESIGNATED REPRESENTATIVE)
CITY OF GLENDALE, ARIZONA

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 COMMISSION. ON _____.

BY: _____ DATE _____
PLANNING MANAGER
CITY OF GLENDALE, ARIZONA

APPROVALS

APPROVAL BY THE MAYOR AND COUNCIL OF THE CITY OF GLENDALE, ARIZONA, THIS _____ DAY OF _____, 2022.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

RATIFICATION

THE UNDERSIGNED DULY AUTHORIZED OF THE MARLOWE HOME OWNERS ASSOCIATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "MARLOWE" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

BY: _____ DATE _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____)
)SS
COUNTY OF _____)

BEFORE ME THIS _____ DAY OF _____, 2022, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO

BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND

ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ EXPIRES _____

LEGAL DESCRIPTION

LOTS 1 THROUGH 86, INCLUSIVE AND TRACTS A THROUGH H, OF SARIVAL FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1390, PAGE 43.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBERS 04013C1710L, PANEL 1710 OF 4425, DATED 10/16/2013.

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.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

REFERENCE DOCUMENTS

FINAL PLAT OF SARIVAL FARMS, BOOK 1390, PAGE 43, M.C.R.
FINAL PLAT OF ADVENTURE HOMES, BOOK 148 OF MAPS, PAGE 29, M.C.R.
FINAL PLAT OF ADVENTURE HOMES AMENDED, BOOK 159, PAGE 26, M.C.R.
FINAL PLAT OF GREENBRIER UNIT 4, BOOK 171, PAGE 5, M.C.R.
FINAL PLAT OF GREENBRIER GROVES UNIT TWO, BOOK 187, PAGE 33, M.C.R.
PLSS SUBDIVISION RECORD OF SURVEY, BOOK 1025 OF MAPS, PAGE 2, M.C.R.
ALTA / ACSM LAND TITLE SURVEY SARIVAL FARMS, BOOK 1073, PAGE 46, M.C.R.

BASIS OF BEARING

SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER / DEVELOPER

LS-51 PEORIA, LLC
7033 E. GREENWAY PKWY., STE. 210
SCOTTSDALE, AZ 85254
480-629-4111
ATTN: SARAH ANDREWS
sandrews@landseahomes.com

ENGINEER / SURVEYOR

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE., STE 160
PHOENIX, AZ 85012
602-297-8732
ATTN: DAVID WEST, P. E.
dwest@terrascape.us
ATTN: MITCHELL RAGSDALE, R.P.L.S.
mragdale@terrascape.us

SITE DATA

NUMBER OF LOTS - 80
NUMBER OF TRACTS - 10

GROSS AREA = 793,739.73 S.F. / 18.22 AC.

SHEET INDEX

SHEET 1- COVER SHEET
SHEET 2- FINAL PLAT / DETAILS / LINE & CURVE TABLES
SHEET 3- FINAL PLAT / LOT AREAS / TRACT AREAS & USE

BASIS OF BEARING

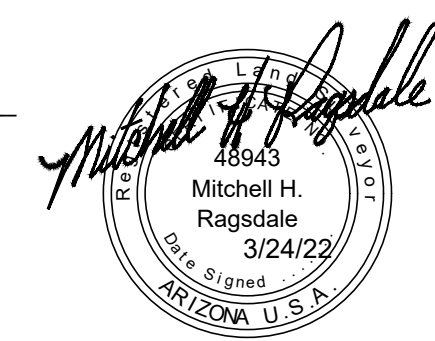
SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION ON THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 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.

Mitchell H. Ragsdale
MITCHELL H RAGSDALE RPLS #48943
TERRASCAPE CONSULTING LLC
645 E. MISSOURI AVE., SUITE 160, PHOENIX AZ, 85012
602-297-8732
mragdale@terrascape.us

3 / 24 / 22
DATE

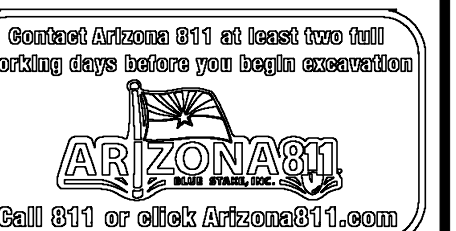


consulting
Terrascope
civil engineering • surveying • urban planning

645 East Missouri Ave, Suite 160, Phoenix, Arizona 85012
P: 602.297.8732 • info@terrascope.us • terrascopeconsulting.com

FINAL PLAT

MARLOWE



DATE: 03 / 24 / 22

CHECKED BY: MHR

DRAWN BY: BWB

TITLE: FINAL PLAT

SHEET No. 1 of 3

PROJECT No. 1242

