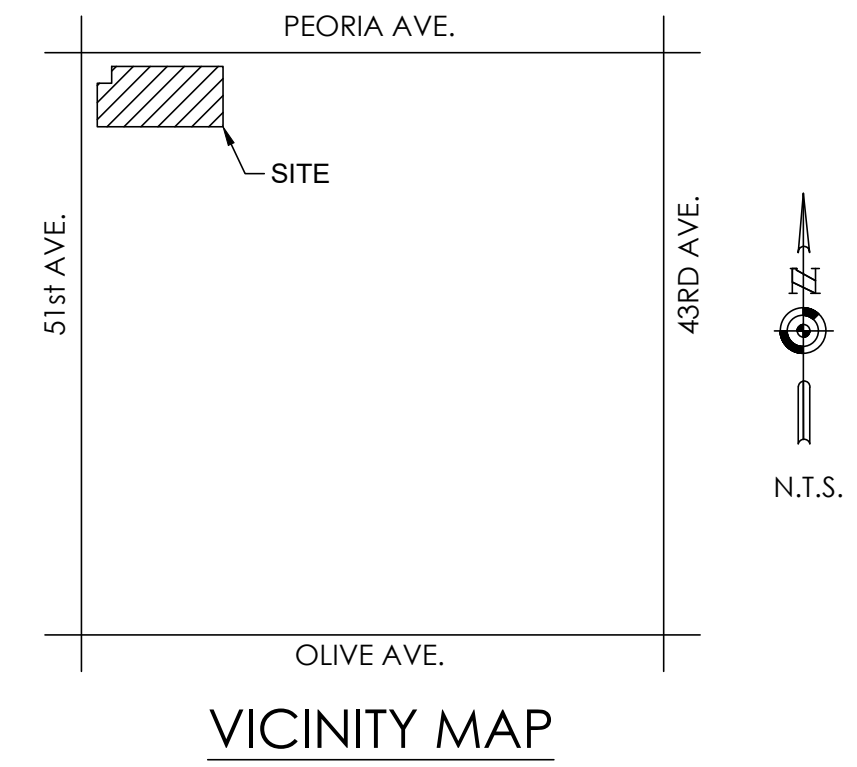


FINAL PLAT FOR AVILLA PALOMINO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH,
RANGE 2 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

NEXMETRO PALOMINO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH UNDER THE NAME OF "AVILLA PALOMINO", BEING A PORTION OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "AVILLA PALOMINO" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

NEXMETRO PALOMINO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE IN FEE TO THE CITY OF GLENDALE THE PUBLIC RIGHT OF WAY AND PUBLIC EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF, NEXMETRO PALOMINO, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, ITS _____ HEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2022.

OWNER / AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

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

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING A ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-576.
- ALL NEW AND EXISTING UTILITY, EXCEPT ELECTRICAL TRANSMISSION LINE CARRYING 69 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENT BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENT WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
 - WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
 - 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.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENT SHALL BE IN PLACE PRIOR TO THE THE START OF VERTICAL CONSTRUCTION.
- ALL DRAINAGE STRUCTURES LOCATED OUTSIDE OF THE CITY RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE DEVELOPMENT SHALL BE MAINTAINED BY THE OWNER'S ASSOCIATION OR PROPERTY MANAGEMENT COMPANY.

BASIS OF BEARING

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

REFERENCE DOCUMENTS

FINAL PLAT OF ADVENTURE HOMES, BOOK 148 OF MAPS, PAGE 29, 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.
FINAL PLAT OF SARIVAL FARMS, BOOK 1390, PAGE 43, M.C.R.

SHEET INDEX

SHEET 1 - COVER SHEET, NOTES
SHEET 2 - FINAL PLAT

AREA

GROSS AREA - 771,808.35 SQUARE FEET OR 17.72 ACRES
NET AREA - 759,131.47 SQUARE FEET OR 17.43 ACRES

APPROVALS

APPROVED BY THE CITY COUNCIL OF GLENDALE ARIZONA ON THIS _____ DAY OF _____, 20____.

APPROVED BY: _____
MAYOR DATE

ATTESTED BY: _____
CITY CLERK DATE

PLANNING MANAGER DATE

LAND DEVELOPMENT ENGINEER DATE

CIVIL ENGINEER

TERRASCAPE CONSULTING LLC
645 E. MISSOURI AVE. PHOENIX AZ, 85012
602-297-8732
ATTN: LISA NELSON, PE # 41715
lnelson@terrascape.us

SURVEYOR'S CERTIFICATE

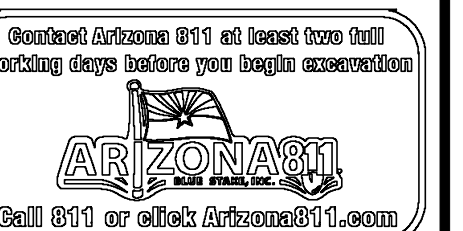
THIS IS TO CERTIFY (AS DEFINED AND LIMITED BY A.R.S. 32-151) THAT THIS PLAT IS CORRECT AND ACCURATE AND MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mitchell H. Ragsdale 04 / 26 / 22
DATE
MITCHELL H RAGSDALE RPLS #48943
TERRASCAPE CONSULTING LLC
645 E. MISSOURI AVE. PHOENIX AZ, 85012
602-297-8732
mragdale@terrascape.us



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

FINAL PLAT
AVILLA PALOMINO



DATE: 04 / 26 / 22

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:
COVER SHEET

SHEET No.
1 of 2

PROJECT No.
1123



FINAL PLAT

AVILLA PALOMINO



DATE: 04 / 26 / 22

CHECKED BY: BWB

DRAWN BY: MHR

TITLE:

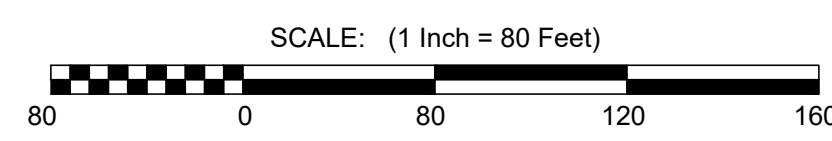
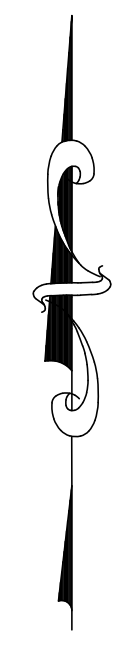
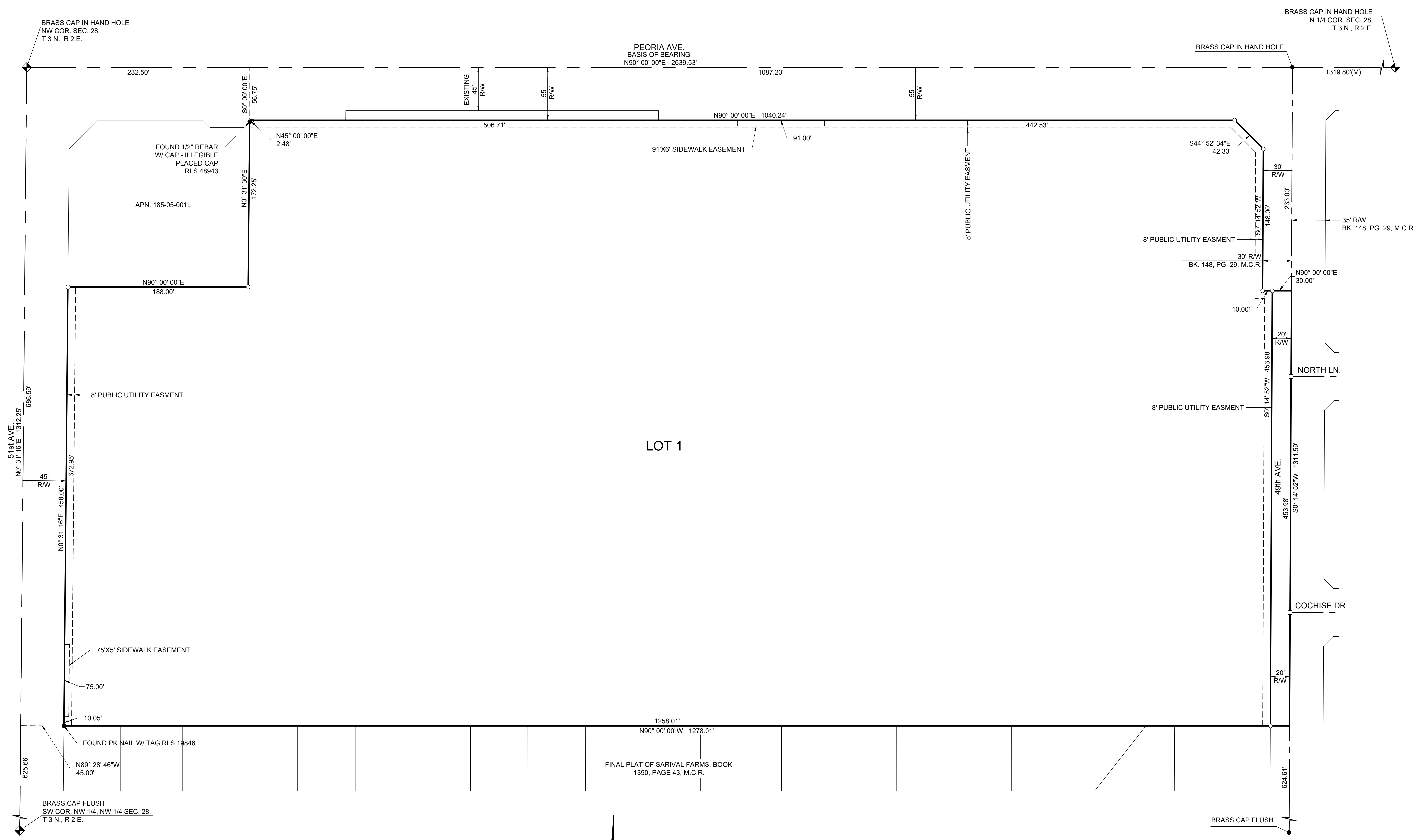
FINAL PLAT

SHEET No.

2 of 2

PROJECT No.

1123



- SURVEY LEGEND**
- ◆ SECTION CORNER
 - FOUND MONUMENT AS NOTED
 - FOUND 1/2" REBAR W/ CAP RLS 35694
 - SET 1/2" REBAR W/ CAP RLS #48943
 - NOTHING FOUND / NOTHING SET
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - SECTION LINE
 - BOUNDARY LINE - MEASURED
 - BOUNDARY LINE - OTHER
 - - - BOUNDARY - TIES
 - - - EASEMENT LINE

Project: 1123-02 - 11. AM. By: mhragsdale
 File: M:\1123-Monuments-Avilla-Dr-Plat-Peoria-Records\Survey\1123_PP.dwg - 11/26/22