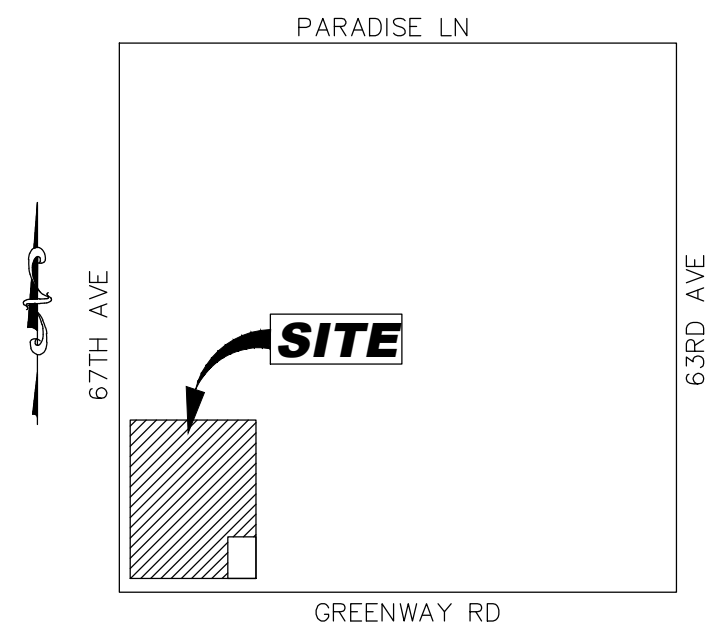


FINAL PLAT
"MODERNE AT ARROWHEAD"
 A MULTI-FAMILY PLANNED RESIDENTIAL DEVELOPMENT SUBDIVISION
 UNSUBDIVIDED

OF
 A PORTION OF NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 2
 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
 NOT TO SCALE

BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF 67TH AVENUE AND PARADISE LANE

ELEVATION = 1229.604 (NAVD88 DATUM)

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST MARICOPA COUNTY, ARIZONA.

BEARING = NORTH 89°31'40" EAST

OWNER

SOUTHWEST NEXT NWC INDIAN SCHOOL AND FALCON LLC/ETAL
 MAILING ADDRESS:
 11811 N TATUM BLVD SUITE 1051
 PHOENIX AZ 85028

SURVEYOR

MILLER & SONS SURVEYING, LLC
 15609 W. BRILES ROAD
 SURPRISE, AZ 85387
 PAUL MILLER
 623.875.1200

LOT 1 AREA

NET AREA 328,839.76 Sq. Ft. OR 7.55 AC.
 GROSS AREA 409,404.08 Sq. Ft. OR 9.40 AC.

NOTES

1. THIS SUBDIVISION LIES WITHIN THE CITY OF GLENDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-576.
2. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
3. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENT ENTITIES AND CERTIFICATED 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 BUILDING EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE HE UTILITY EASEMENT.
4. ALL LANDSCAPE WITHIN STREETS RIGHT OF WAY DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE OWNER OR PROPERTY MANAGEMENT COMPANY
5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
6. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW, WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
7. STREET LIGHTING SHALL CONFORM TO THE CITY OF GLENDALE STREET LIGHTING MANUAL.

DEDICATION

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

KNOWN ALL MEN BY THESE PRESENTS: THAT SOUTHWEST NEXT NWC INDIAN SCHOOL AND FALCON LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "MODERNE AT ARROWHEAD" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS UNSUBDIVIDED AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "MODERNE AT ARROWHEAD" A MULTI-FAMILY SUBDIVISION AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. SOUTHWEST NEXT NWC INDIAN SCHOOL AND FALCON LLC, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

IN WITNESS WHEREOF, SOUTHWEST NEXT NWC INDIAN SCHOOL AND FALCON LLC, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE ATTESTED BY THE SIGNATURE THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2022.

GRANTOR: SOUTHWEST NEXT NWC INDIAN SCHOOL AND FALCON LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY:

BY: _____ DATE: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF MARICOPA } SS

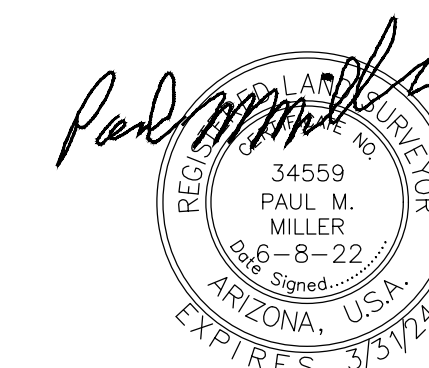
BEFORE ME THIS ____ DAY OF _____, 2022, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF SOUTHWEST NEXT NWC INDIAN SCHOOL AND FALCON LLC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT HEREIN CONTAINED. EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY:

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2022; 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.



PAUL M. MILLER
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 34559, AZ

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)
 CITY OF GLENDALE, ARIZONA

APPROVALS

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

ATTEST BY: _____ DATE _____
 MAYOR

APPROVED BY: _____ DATE _____
 CITY CLERK

APPROVED BY: _____ DATE _____
 PLANNING MANAGER

MILLER & SONS SURVEYING
 15609 W. BRILES ROAD, SURPRISE, AZ 85387
 PH: (623) 875-1200 F: (623) 875-3777
 E-MAIL: PAUL@MILLERANDSONSURVEYING.COM

FINAL PLAT
"MODERNE @ ARROWHEAD"
67TH AVE. & GREENWAY RD
GLENDALE, AZ

REVISIONS:

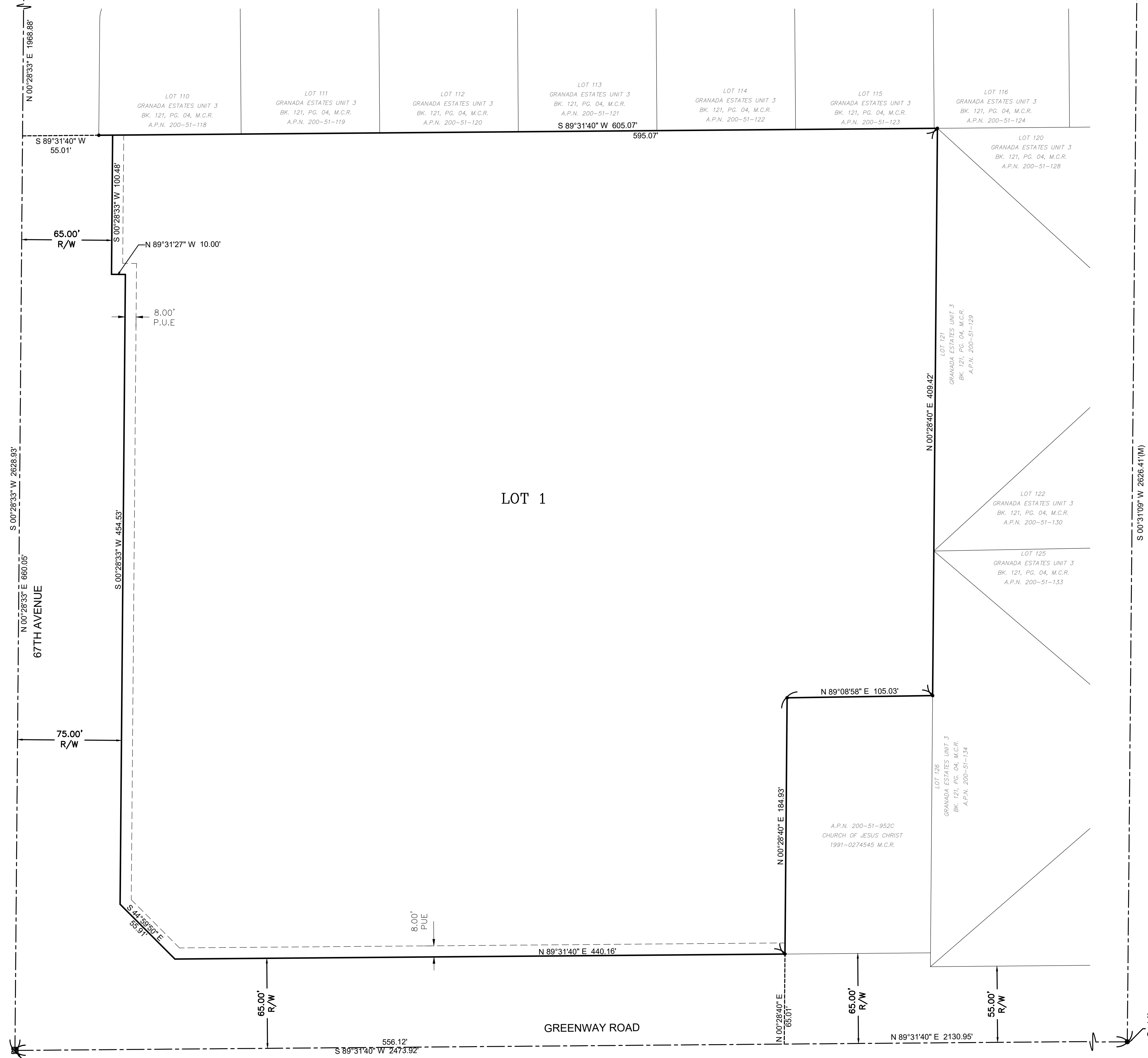
- REV. 1
- REV. 2
- REV. 3

DESIGN BY: DWO
 DRAWN BY: DWO
 SCALE: N/A
 DATE: JAN 2022

JOB NO.
 0199

WEST 1/4 COR. SEC. 6
T.3N., R.2E. FND. BRASS
CAP IN HAND HOLE

CENTER 1/4 COR. SEC. 6
T.3N., R.2E. FND. BRASS
CAP FLUSH

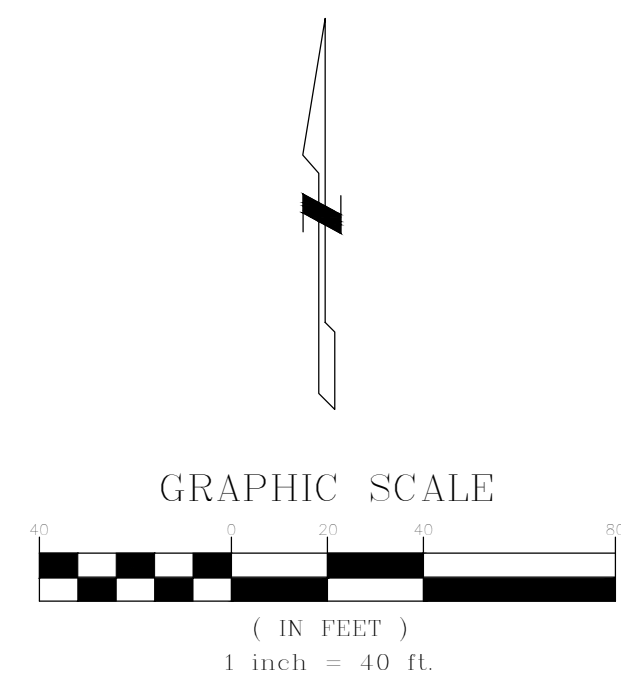


SOUTHWEST COR. SEC. 6
T.3N., R.2E. FND. BRASS
CAP IN HAND HOLE

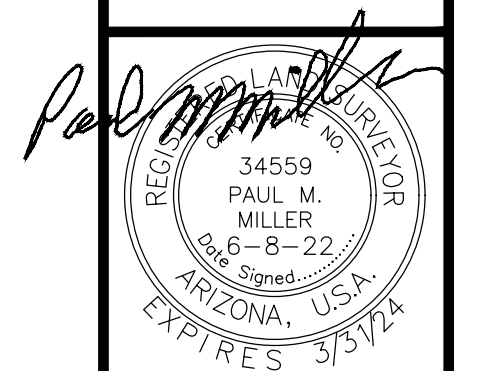
SOUTH 1/4 COR. SEC. 6
T.3N., R.2E. FND. BRASS
CAP FLUSH

LEGEND

- C.S. CORNER OF SUBDIVISION
- FOUND 3" MARICOPA HIGHWAY DEPT. BRASS CAP FLUSH PER BK. 1572, PG. 27, M.C.R.
- FOUND 1/2" CAPPED REBAR STAMPED 42137 PER BK. 1572, PG. 27, M.C.R.
- FOUND NAIL IN WASHER STAMPED 42137 PER BK. 1572, PG. 27, M.C.R.
- FOUND 3/4" TAGGED IRON PIPE STAMPED 42137 PER BK. 1572, PG. 27, M.C.R.
- INDICATES BOUNDARY CORNER NOTHING FOUND OR SET
- CALCULATED POSITION NO MONUMENT FOUND OR SET
- T3N TOWNSHIP 3 NORTH
- R1E RANGE 1 EAST
- PUE PUBLIC UTILITY EASEMENT
- ESMT EASEMENT
- SEC SECTION
- COR CORNER
- (M&R) MEASURED & RECORDED
- M.C.R. MARICOPA COUNTY RECORD
- (R) RECORDED DATA PER BOOK 1572, PAGE 27, M.C.R.
- VNAE VEHICULAR NON ACCESS EASEMENT
- MONUMENT LINE
- PROPERTY LINE
- SUBDIVISION BOUNDARY
- EASEMENT LINE



FINAL PLAT
 "MODERNE @ ARROWHEAD"
 67TH AVE. & GREENWAY RD.
 GLENDALE, AZ



REVISIONS:

REV. 1
REV. 2
REV. 3

DESIGN BY: DWO
 DRAWN BY: DWO
 SCALE: 1"=40'
 DATE: JAN 2022

JOB NO.
0199