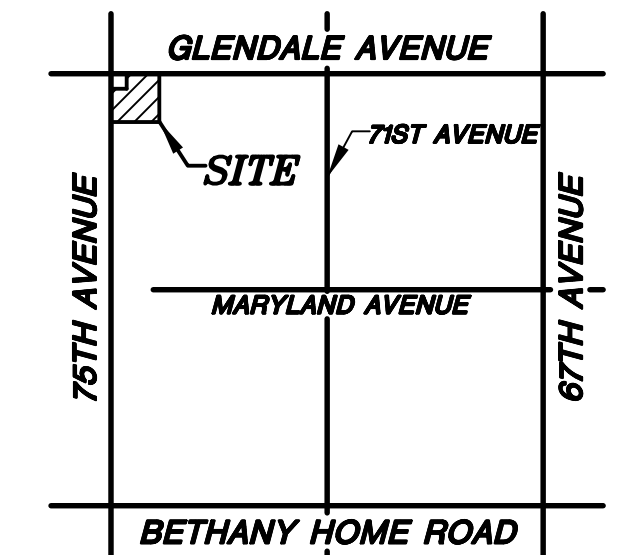


# FINAL PLAT "75TH AVENUE & GLENDALE AVENUE"

**OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



**VICINITY MAP**  
NOT TO SCALE

## OWNER/DEVELOPER

SIMONCRE JC TUCKER IV LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
6900 W. 2ND STREET  
SCOTTSDALE, AZ 85251  
CONTACT: DOMINIC GHABY  
PHONE: (602) 501-5864

## ENGINEER

CYPRESS CIVIL  
4450 N. 12TH STREET, SUITE 228  
PHOENIX, AZ 85014  
CONTACT: JEFF HUNT  
PHONE: (623) 282-2498

## SURVEYOR

SUPERIOR SURVEYING SERVICES INC.  
2122 W. LONE CACTUS DRIVE, SUITE 11  
PHOENIX, ARIZONA 85027  
CONTACT: DAVID KLEIN  
PHONE: (623) 869-0223

## BASIS OF BEARINGS

THE BASIS OF BEARING IS THE MONUMENT LINE OF GLENDALE AVENUE, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, USING A BEARING OF 89 DEGREES 53 MINUTES 41 SECONDS EAST, PER FINAL PLAT OF "SHADOW RUN UNIT 1" RECORDED IN BOOK 475 OF MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

## FLOOD PLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1715L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS DEFINED AS "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."

## CERTIFICATION

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

DAVID S. KLEIN  
R.L.S. 42137  
JUNE 23, 2022  
2122 W. LONE CACTUS DRIVE, SUITE 11  
PHOENIX, AZ 85027  
623-869-0223



## DESCRIPTION

THE NORTH 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE WEST 663 FEET (RECORDED) 663.37 FEET (MEASURED) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 255 FEET (RECORDED) 255.14 FEET (MEASURED) OF THE WEST 253 FEET (RECORDED) 253.14 FEET (MEASURED); AND

EXCEPT THE NORTH 55 FEET (RECORDED) 55.03 FEET (MEASURED); AND

EXCEPT THE WEST 55 FEET (RECORDED) 55.03 FEET (MEASURED) THEREOF.

## 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 APPROVALS

APPROVED BY CITY COUNCIL OF GLENDALE, ARIZONA.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
MAYOR DATE \_\_\_\_\_

\_\_\_\_\_  
ATTEST, CITY CLERK DATE \_\_\_\_\_

## DESIGN REVIEW CONFORMANCE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE DESIGN REVIEW APPROVED BY THE CITY OF GLENDALE PLANNING DEPARTMENT.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING MANAGER  
CITY OF GLENDALE

## COMMERCIAL PAD DEVELOPMENT STANDARDS

MINIMUM NET LOT AREA	N/A
MAXIMUM LOT AREA	N/A
MINIMUM FRONT SETBACK	25'
MINIMUM REAR SETBACK	60'
MINIMUM SIDE SETBACK	60'
MINIMUM STREET SIDE SETBACK	25'
MAXIMUM STRUCTURE HEIGHT	30'
MAXIMUM F.A.R.	0.3

## SHEET INDEX

- SHEET 1 - COVER SHEET AND DEDICATION
- SHEET 2 - FINAL PLAT, BOUNDARY
- SHEET 3 - FINAL PLAT, WATER AND SEWER EASEMENT
- SHEET 4 - FINAL PLAT, ACCESS AND SIDEWALK EASEMENTS
- SHEET 5 - FINAL PLAT, DRAINAGE EASEMENTS

## SITE DATA

GROSS AREA	7.581 ACRES
NET AREA	7.464 ACRES
EXISTING ZONING	PAD (PLANNED AREA DEVELOPMENT)
APN	144-01-001A

## AREA TABLE

LOT 1	26,298 SQ. FT. 0.604 ACRES
LOT 2	39,722 SQ. FT. 0.912 ACRES
LOT 3	141,226 SQ. FT. 3.242 ACRES
LOT 4	59,953 SQ. FT. 1.376 ACRES
LOT 5	36,229 SQ. FT. 0.832 ACRES
LOT 6	21,721 SQ. FT. 0.499 ACRES
TOTAL	325,149 SQ. FT. 7.465 ACRES

## REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

FINAL PLAT OF "SHADOW RUN UNIT 1" RECORDED IN BOOK 475 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

SPECIAL WARRANTY DEED IN 2002-0790949, MARICOPA COUNTY RECORDS

GRANT DEED IN 2006-0831334, MARICOPA COUNTY RECORDS

## NOTES

- 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
- 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.
- 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.
- ALL LANDSCAPE TRACTS AND LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT PROPERTY OWNER'S ASSOCIATION.
- A BLANKET EASEMENT FOR DRAINAGE AND PEDESTRIAN/SIDEWALK ACCESS IS DEDICATED BY THIS PLAT OVER AND ACROSS ALL LOTS.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.

## DEDICATION

STATE OF ARIZONA )  
                                  ) SS  
COUNTY OF MARICOPA )

KNOWN ALL MEN BY THESE PRESENTS SIMONCRE JC TUCKER IV LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT OF "75TH AVENUE AND GLENDALE AVENUE", LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND EASEMENT, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER AND NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF GLENDALE THE RIGHT-OF-WAY FOR PUBLIC ROADWAY PURPOSES FOR GLENDALE AVENUE AND 75TH AVENUE.

WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE IN, OVER, AND UNDER THOSE AREAS DESIGNATED AS SUCH HEREON, FOR INSTALLATION MAINTENANCE, REPAIR, REMOVAL, AND REPLACEMENT IF NECESSARY OF WATER AND SEWER LINES.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF GLENDALE TO BE THE SOLE OWNER OF THE COVERED PROPERTY AND THAT EVERY EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCE BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDERS OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:  
SIMONCRE JC TUCKER IV LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF \_\_\_\_\_ THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: SIMONCRE JC TUCKER IV LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELVES TO BE DULY AUTHORIZED, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST RECORDED IN THE COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, IN RECORDER'S NUMBER 2021-1203894, THE UNDERSIGNED HEREBY RATIFIES APPROVES AND CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS MINOR LAND DIVISION PLAT AS TO THE INTEREST OF THE UNDERSIGNED. THE PERSON SIGNING FOR BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND AUTHORITY TO DO SO.

BY: ARIZONA FEDERAL CREDIT UNION

\_\_\_\_\_  
SIGNATURE DATE \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
                                  ) SS  
COUNTY OF \_\_\_\_\_ )

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THEMSELVES TO BE DULY AUTHORIZED, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT  
75TH AVENUE & GLENDALE AVENUE  
GLENDALE, AZ 85303

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

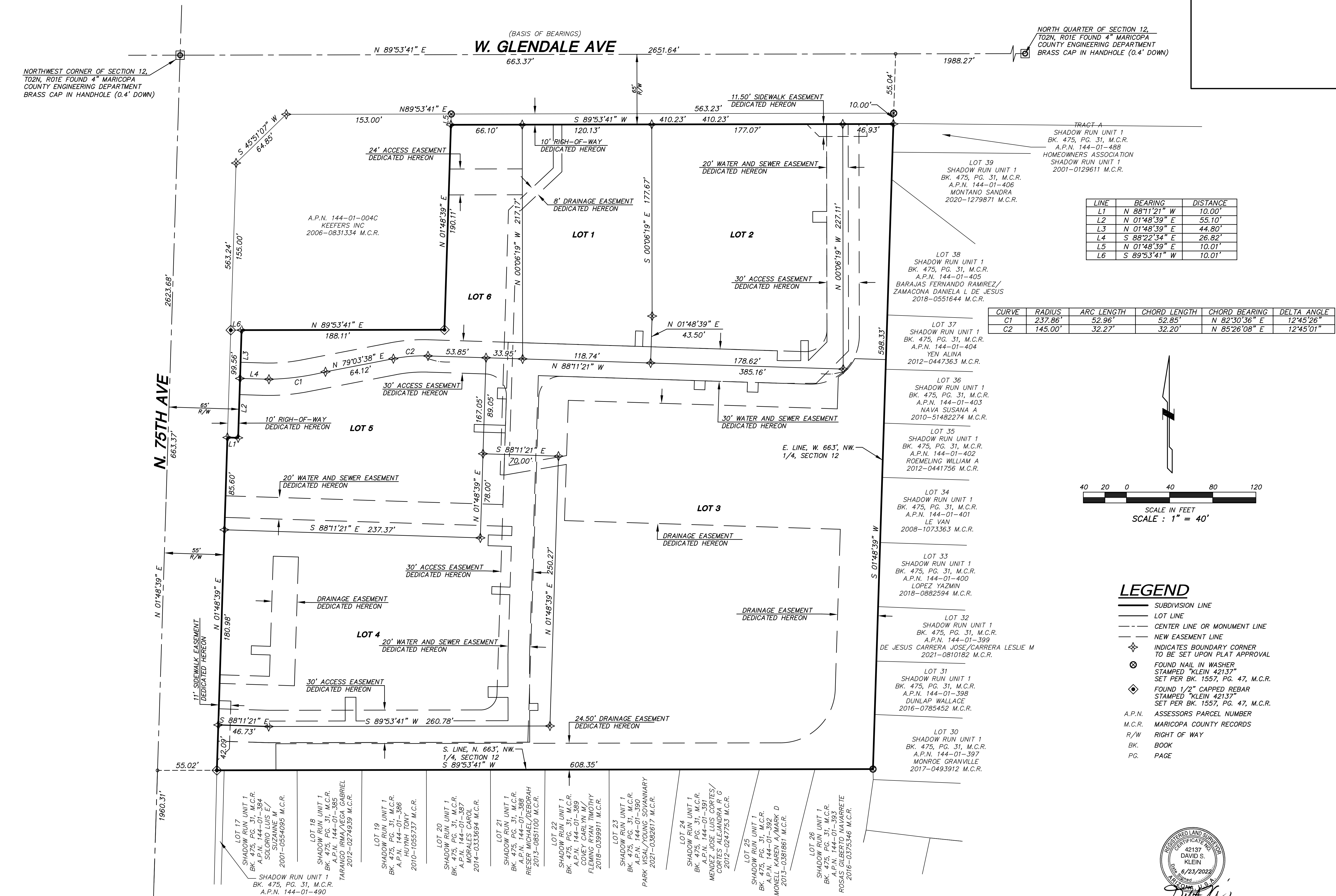
NORTHWEST CORNER OF SECTION 12,  
T02N, R01E FOUND 4" MARICOPA  
COUNTY ENGINEERING DEPARTMENT  
BRASS CAP IN HANDHOLE (0.4' DOWN)

NORTH QUARTER OF SECTION 12,  
T02N, R01E FOUND 4" MARICOPA  
COUNTY ENGINEERING DEPARTMENT  
BRASS CAP IN HANDHOLE (0.4' DOWN)

(BASIS OF BEARINGS)  
**W. GLENDALE AVE**

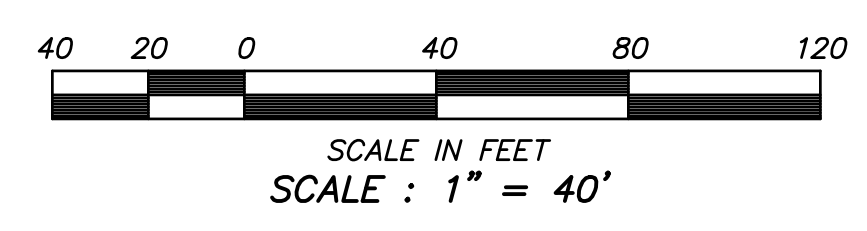
**N. 75TH AVE**

**FINAL PLAT**  
**75TH AVENUE & GLENDALE AVENUE**  
GLENDALE, AZ 85303



LINE	BEARING	DISTANCE
L1	N 88°11'21\" W	10.00'
L2	N 01°48'39\" E	55.10'
L3	N 01°48'39\" E	44.80'
L4	S 88°22'34\" E	26.82'
L5	N 01°48'39\" E	10.01'
L6	S 89°53'41\" W	10.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	237.86'	52.96'	52.85'	N 82°30'36\" E	12°45'26\"
C2	145.00'	32.27'	32.20'	N 85°26'08\" E	12°45'01\"



**LEGEND**

- SUBDIVISION LINE
- LOT LINE
- - - CENTER LINE OR MONUMENT LINE
- - - NEW EASEMENT LINE
- ⊕ INDICATES BOUNDARY CORNER TO BE SET UPON PLAT APPROVAL
- ⊗ FOUND NAIL IN WASHER, STAMPED "KLEIN 42137" SET PER BK. 1557, PG. 47, M.C.R.
- ⊕ FOUND 1/2" CAPPED REBAR, STAMPED "KLEIN 42137" SET PER BK. 1557, PG. 47, M.C.R.
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE



WEST QUARTER OF SECTION 12, T02N,  
R01E FOUND 3" NO IDENTIFICATION  
BRASS CAP IN HANDHOLE (0.7' DOWN)

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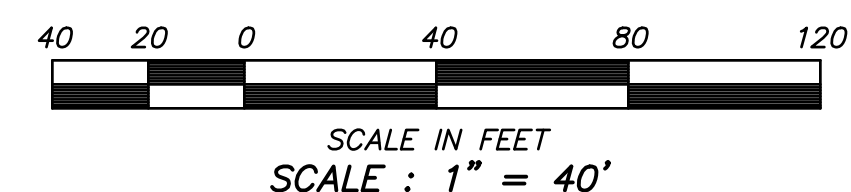
# WATER AND SEWER EASEMENT

(BASIS OF BEARINGS)

## W. GLENDALE AVE

NORTH QUARTER OF SECTION 12,  
T02N, R01E FOUND 4" MARICOPA  
COUNTY ENGINEERING DEPARTMENT  
BRASS CAP IN HANDHOLE (0.4' DOWN)

TRACT A  
SHADOW RUN UNIT 1  
BK. 475, PG. 31, M.C.R.  
A.P.N. 144-01-488  
HOMEOWNERS ASSOCIATION  
SHADOW RUN UNIT 1  
2001-0129611 M.C.R.



### LINE TABLE FOR WATER AND SEWER EASEMENT

LINE	BEARING	DISTANCE
L1	S 88°14'27" E	46.50'
L2	N 89°53'41" E	71.05'
L3	N 00°06'19" W	22.00'
L4	N 89°53'41" E	10.00'
L5	S 00°06'19" E	22.00'
L6	N 89°53'41" E	141.00'
L7	N 00°06'19" W	21.58'
L8	S 89°53'41" W	18.48'
L9	N 00°06'19" W	10.00'
L10	N 89°53'41" E	18.48'
L11	N 00°06'19" W	29.65'
L12	N 01°48'39" E	55.59'
L13	N 88°05'02" W	16.86'
L14	N 01°33'14" E	7.00'
L15	S 88°05'02" E	16.89'
L16	N 01°48'39" E	37.79'
L17	N 88°11'21" W	21.68'
L18	N 01°48'39" E	10.00'
L19	S 88°11'21" E	21.68'
L20	N 01°48'39" E	8.50'
L21	N 01°48'39" E	66.50'
L22	N 88°11'21" W	28.93'
L23	N 01°26'55" E	7.00'
L24	S 88°11'21" E	28.98'
L25	N 01°48'39" E	24.47'
L26	N 88°11'21" W	8.42'
L27	N 01°48'39" E	10.00'
L28	S 88°11'21" E	8.42'
L29	N 01°48'39" E	42.58'
L30	S 88°11'21" E	117.79'
L31	N 01°48'39" E	14.24'
L32	S 88°33'05" E	7.00'
L33	S 01°48'39" W	14.28'
L34	S 88°11'21" E	125.05'
L35	N 01°48'39" E	9.00'
L36	S 88°11'21" E	6.23'
L37	N 89°53'41" E	15.74'
L38	N 00°06'19" W	18.58'
L39	N 89°31'57" E	7.00'
L40	S 00°06'19" E	18.62'
L41	N 44°53'41" E	24.45'
L42	N 00°06'19" W	110.98'
L43	S 89°53'41" W	13.00'
L44	N 00°06'19" W	10.00'
L45	N 89°53'41" E	13.00'
L46	N 00°06'19" W	81.00'
L47	S 00°06'19" E	210.26'
L48	S 44°53'41" W	42.43'
L49	S 89°53'41" W	30.38'
L50	N 88°11'21" W	23.41'
L51	S 01°48'39" W	9.00'
L52	N 88°11'21" W	10.00'
L53	N 01°48'39" E	9.00'
L54	S 88°11'21" E	39.24'
L55	S 01°48'39" W	8.28'
L56	N 88°11'21" W	10.00'
L57	N 01°48'39" E	8.28'
L58	N 89°53'41" E	7.72'
L59	S 00°28'03" E	6.50'
L60	S 89°53'41" W	7.76'
L61	S 00°06'19" E	29.44'
L62	N 88°14'27" W	46.83'

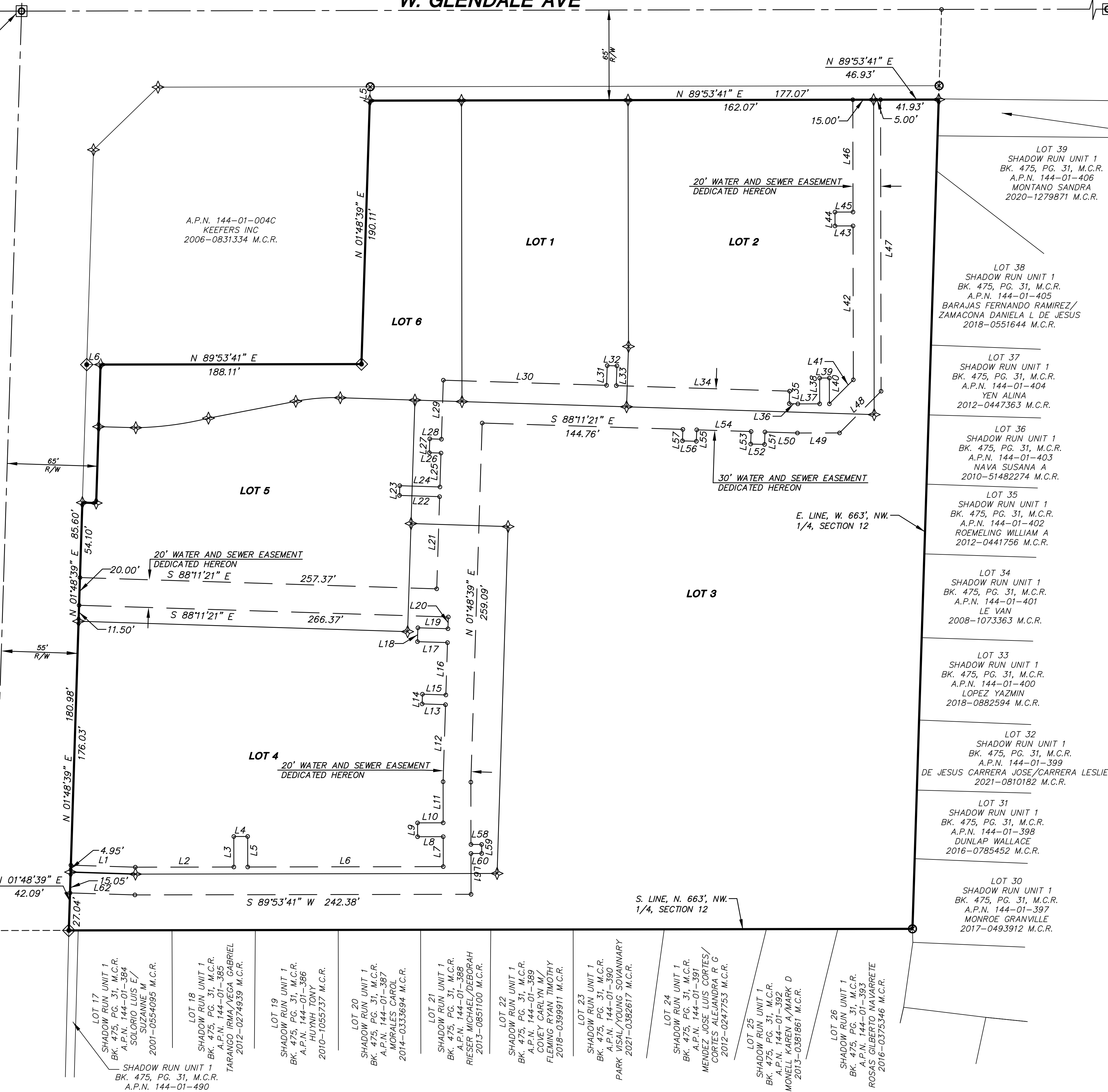
### LEGEND

- SUBDIVISION LINE
- LOT LINE
- CENTER LINE OR MONUMENT LINE
- NEW EASEMENT LINE
- ◆ INDICATES BOUNDARY CORNER TO BE SET UPON PLAT APPROVAL
- ⊗ FOUND NAIL IN WASHER STAMPED "KLEIN 42137" SET PER BK. 1557, PG. 47, M.C.R.
- ⊕ FOUND 1/2" CAPPED REBAR STAMPED "KLEIN 42137" SET PER BK. 1557, PG. 47, M.C.R.
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE

N. 75TH AVE

NORTHWEST CORNER OF SECTION 12,  
T02N, R01E FOUND 4" MARICOPA  
COUNTY ENGINEERING DEPARTMENT  
BRASS CAP IN HANDHOLE (0.4' DOWN)

WEST QUARTER OF SECTION 12, T02N,  
R01E FOUND 3" NO IDENTIFICATION  
BRASS CAP IN HANDHOLE (0.7' DOWN)



FINAL PLAT  
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DWN: LE CR: JW  
SHEET 3 OF 5  
DATE: 6/23/2022  
JOB: 202008056



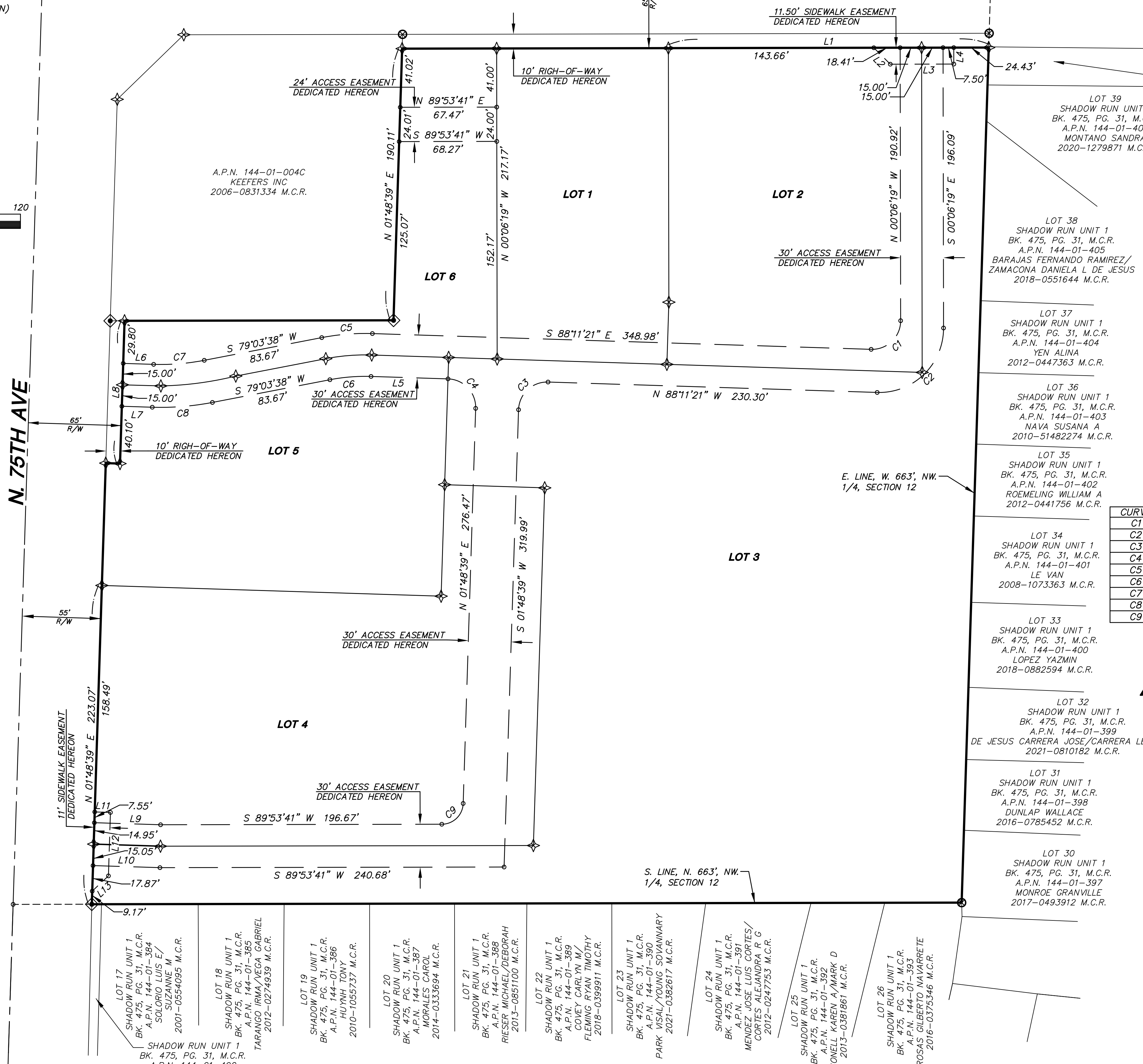
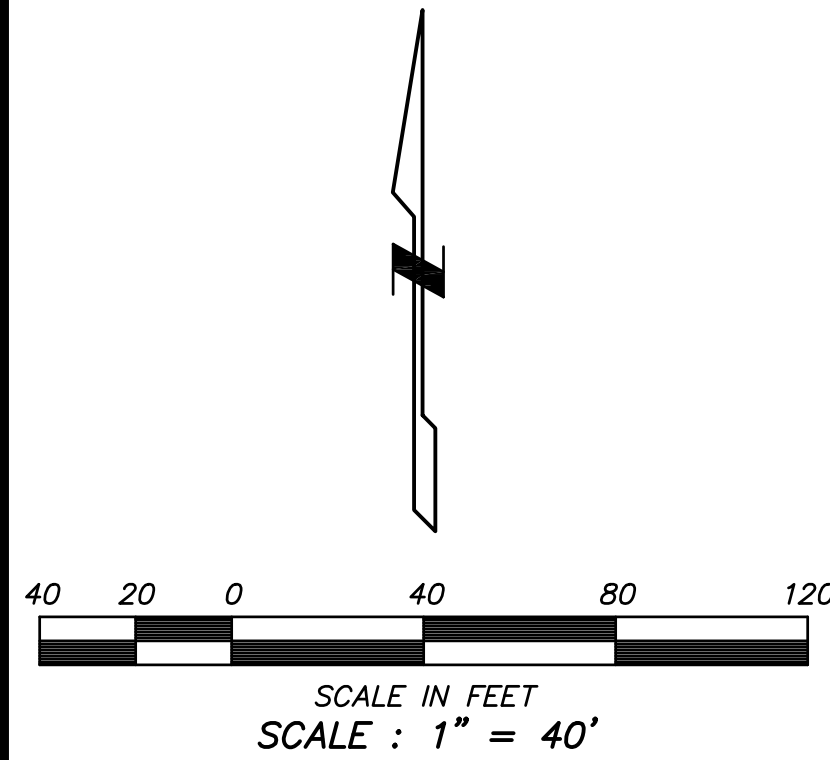
# ACCESS AND SIDEWALK EASEMENTS

(BASIS OF BEARINGS)

## W. GLENDALE AVE

NORTH QUARTER OF SECTION 12,  
T02N, R01E FOUND 4" MARICOPA  
COUNTY ENGINEERING DEPARTMENT  
BRASS CAP IN HANDHOLE (0.4' DOWN)

NORTHWEST CORNER OF SECTION 12,  
T02N, R01E FOUND 4" MARICOPA  
COUNTY ENGINEERING DEPARTMENT  
BRASS CAP IN HANDHOLE (0.4' DOWN)



LINE	BEARING	DISTANCE
L1	N 89°53'41" E	224.00'
L2	S 45°06'19" E	16.26'
L3	N 89°53'41" E	44.41'
L4	N 00°06'19" W	11.50'
L5	N 88°11'21" W	53.85'
L6	N 88°11'21" W	21.29'
L7	N 88°11'21" W	21.29'
L8	N 01°48'39" E	99.89'
L9	N 88°14'27" W	46.34'
L10	N 88°14'27" W	46.83'
L11	S 88°11'21" E	11.00'
L12	S 01°48'39" W	44.41'
L13	S 46°48'15" W	15.56'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	32.08'	28.75'	N 45°51'10" E	91°54'58"
C2	45.00'	72.19'	64.69'	S 45°51'10" W	91°54'58"
C3	20.00'	31.42'	28.28'	S 46°48'39" W	90°00'00"
C4	20.00'	31.42'	28.28'	N 43°11'21" W	90°00'00"
C5	160.00'	35.61'	35.53'	S 85°26'08" W	12°45'01"
C6	130.00'	28.93'	28.87'	S 85°26'08" W	12°45'01"
C7	160.00'	35.61'	35.53'	S 85°26'08" W	12°45'01"
C8	190.00'	42.28'	42.19'	S 85°26'08" W	12°45'01"
C9	15.00'	23.06'	20.86'	S 45°51'10" W	88°05'02"

**LINE AND CURVE TABLE FOR  
ACCESS AND SIDEWALK EASEMENTS**

### LEGEND

- SUBDIVISION LINE
- LOT LINE
- - - CENTER LINE OR MONUMENT LINE
- - - NEW EASEMENT LINE
- ◆ INDICATES BOUNDARY CORNER TO BE SET UPON PLAT APPROVAL
- ⊗ FOUND NAIL IN WASHER STAMPED "KLEIN 42137" SET PER BK. 1557, PG. 47, M.C.R.
- ⊕ FOUND 1/2" CAPPED REBAR STAMPED "KLEIN 42137" SET PER BK. 1557, PG. 47, M.C.R.
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE

WEST QUARTER OF SECTION 12, T02N,  
R01E FOUND 3" NO IDENTIFICATION  
BRASS CAP IN HANDHOLE (0.7' DOWN)

**FINAL PLAT**  
**75TH AVENUE & GLENDALE AVENUE**  
 GLENDALE, AZ 85303

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 Phoenix, AZ 85027  
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 www.superiorsurveying.com  
 info@superiorsurveying.com



REGISTERED LAND SURVEYOR  
 42137  
 DAVID S. KLEIN  
 6/23/2022  
*David S. Klein*

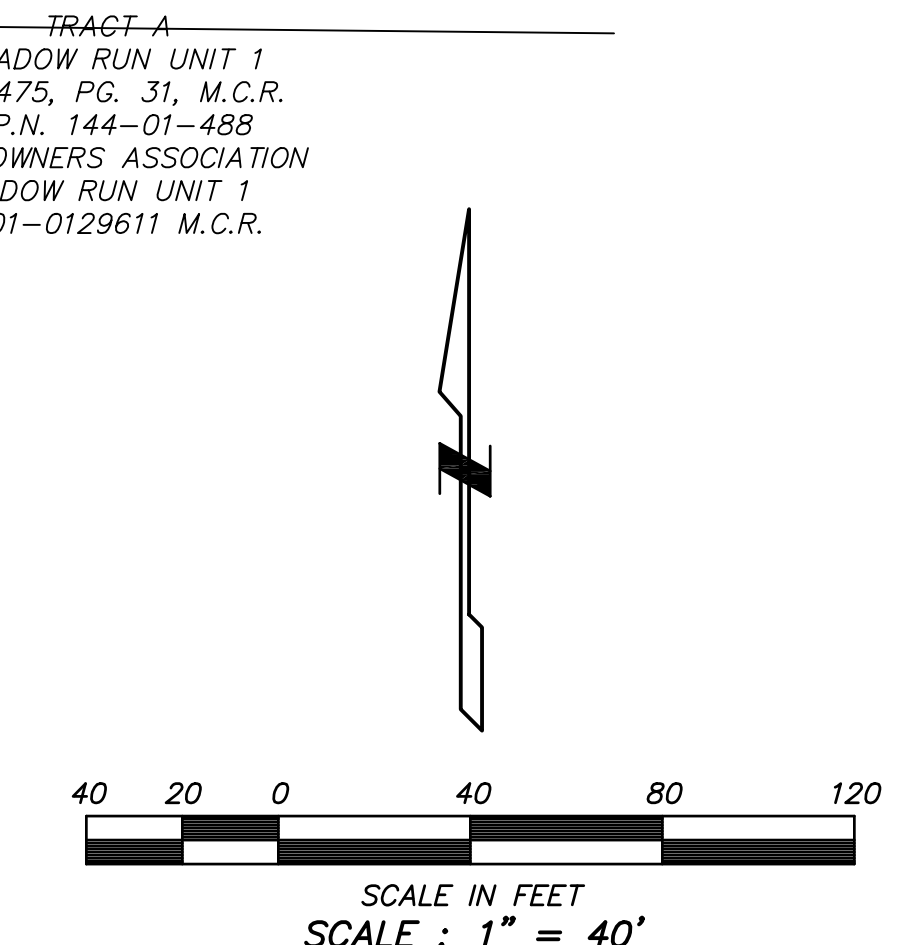
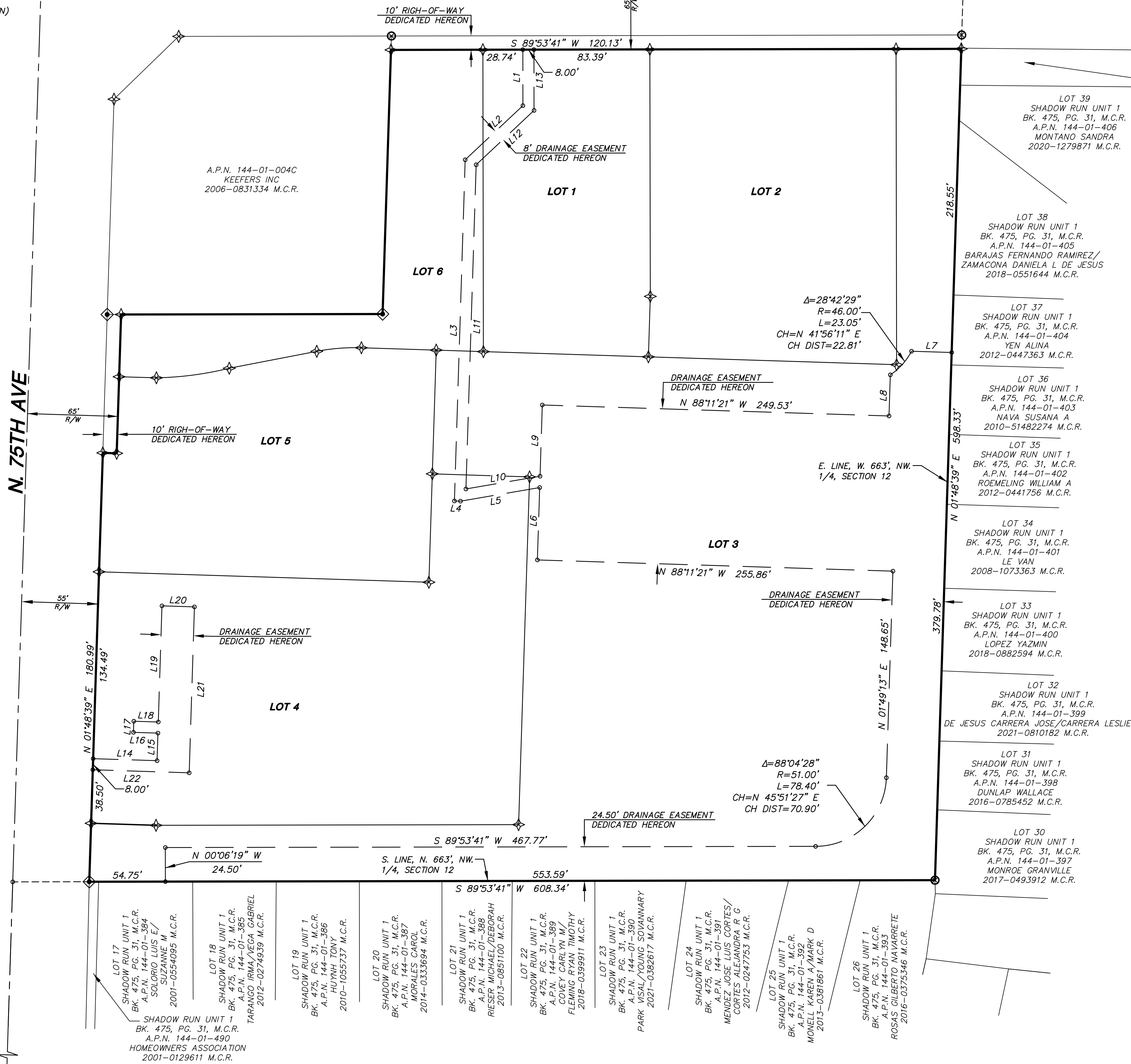
# DRAINAGE EASEMENTS

(BASIS OF BEARINGS)

## W. GLENDALE AVE

NORTH QUARTER OF SECTION 12,  
T02N, R01E FOUND 4" MARICOPA  
COUNTY ENGINEERING DEPARTMENT  
BRASS CAP IN HANDHOLE (0.4' DOWN)

NORTHWEST CORNER OF SECTION 12,  
T02N, R01E FOUND 4" MARICOPA  
COUNTY ENGINEERING DEPARTMENT  
BRASS CAP IN HANDHOLE (0.4' DOWN)



LINE	BEARING	DISTANCE
L1	S 00°06'19" E	40.26'
L2	S 46°48'39" W	56.94'
L3	S 01°48'39" W	245.55'
L4	S 88°11'21" E	4.40'
L5	N 80°15'11" E	57.77'
L6	S 01°48'39" W	52.07'
L7	N 88°11'21" W	28.91'
L8	S 01°48'39" W	29.61'
L9	S 01°48'39" W	51.26'
L10	S 80°15'11" W	54.10'
L11	N 01°48'39" E	233.34'
L12	N 46°48'39" E	57.10'
L13	N 00°06'19" W	43.74'
L14	S 88°11'21" E	46.00'
L15	N 01°48'42" E	19.83'
L16	N 88°11'21" W	17.62'
L17	N 01°48'39" E	8.00'
L18	S 88°11'21" E	17.62'
L19	N 01°48'42" E	83.58'
L20	S 88°11'21" E	23.38'
L21	S 01°48'39" W	119.42'
L22	N 88°11'21" W	69.38'

**LINE TABLE FOR DRAINAGE EASEMENTS**

### LEGEND

- SUBDIVISION LINE
- LOT LINE
- - - CENTER LINE OR MONUMENT LINE
- - - NEW EASEMENT LINE
- ◆ INDICATES BOUNDARY CORNER TO BE SET UPON PLAT APPROVAL
- ⊗ FOUND NAIL IN WASHER STAMPED "KLEIN 42137" SET PER BK. 1557, PG. 47, M.C.R.
- ◆ FOUND 1/2" CAPPED REBAR STAMPED "KLEIN 42137" SET PER BK. 1557, PG. 47, M.C.R.
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK. BOOK
- PG. PAGE

WEST QUARTER OF SECTION 12, T02N,  
R01E FOUND 3" NO IDENTIFICATION  
BRASS CAP IN HANDHOLE (0.7" DOWN)

**FINAL PLAT**  
**75TH AVENUE & GLENDALE AVENUE**  
 GLENDALE, AZ 85303

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REGISTERED LAND SURVEYOR  
 42137  
 DAVID S. KLEIN  
 6/23/2022  
*David S. Klein*