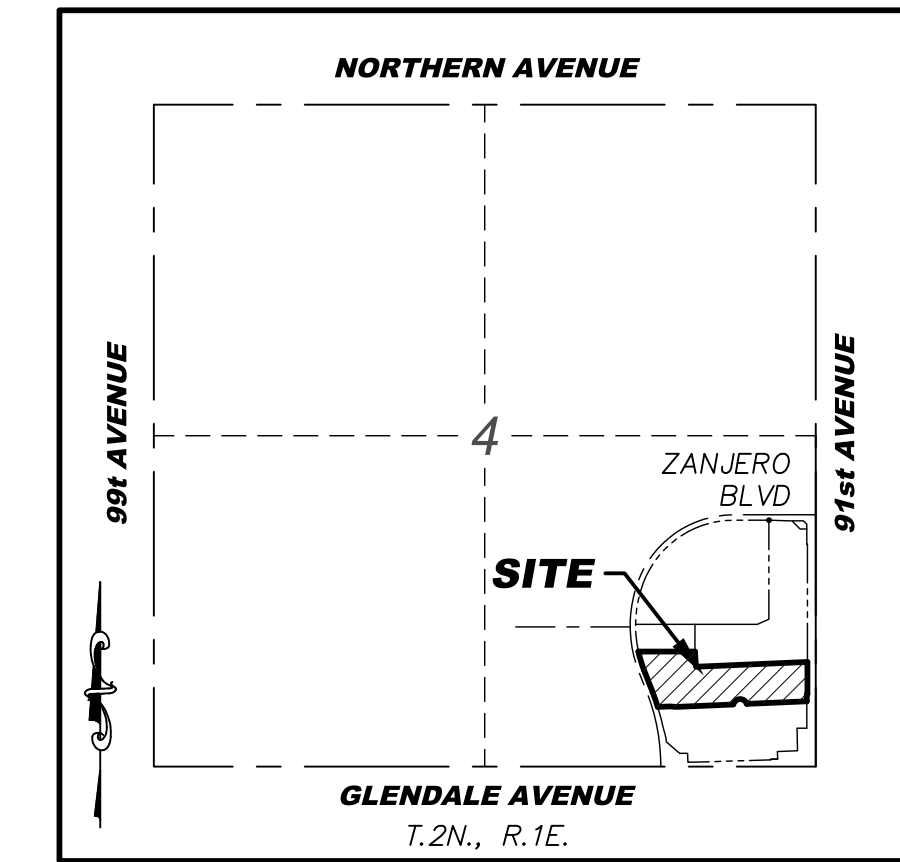


# FINAL PLAT ZANJERO III, NEC GLENDALE AVENUE & ZANJERO BOULEVARD

A COMBINATION OF LOT 1E-2 OF THE "MINOR LAND DIVISION" BOOK 1466, PAGE 04, RECORDS OF MARICOPA COUNTY AND LOT 9 OF THE FINAL PLAT FOR "EN FUEGO AT WESTGATE" BOOK 1530, PAGE 22, RECORDS OF MARICOPA COUNTY ALSO BEING OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**VICINITY MAP**  
N.T.S.

### DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS, THAT ZANJERO GLENDALE LLC, A NEVADA LIMITED LIABILITY COMPANY AND ZANJERO APARTMENTS HOLDINGS III LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THAT NAME OF "ZANJERO III, NEC GLENDALE AVENUE & ZANJERO BOULEVARD", BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, CITY OF GLENDALE, IN THE STATE OF ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT, CONSISTING OF THREE SHEETS, AND HEREBY DECLARES THAT SAID PLAT SETS FOR THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NAME GIVEN EACH RESPECTIVELY AND THAT ZANJERO GLENDALE LLC, AND ZANJERO APARTMENTS HOLDINGS III LLC, AS OWNERS HEREBY DEDICATES TO THE PUBLIC, THE STREETS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN. WATER AND SEWER EASEMENTS 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 OF WATER AND SEWER LINES.

IN WITNESS WHEREOF: ZANJERO GLENDALE LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED THEIR NAME TO BE EXECUTED BY THEIR DULY AUTHORIZED REPRESENTATIVE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

ZANJERO GLENDALE LLC, A NEVADA LIMITED LIABILITY COMPANY,

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

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

IN WITNESS WHEREOF: ZANJERO APARTMENTS HOLDINGS III LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED THEIR NAME TO BE EXECUTED BY THEIR DULY AUTHORIZED REPRESENTATIVE,

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

ZANJERO APARTMENTS HOLDINGS III LLC, A DELAWARE LIMITED LIABILITY COMPANY,

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

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

### ACKNOWLEDGEMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED RON WINCHELL WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF ZANJERO GLENDALE LLC, A NEVADA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, FOR THE PURPOSES THEREIN CONTAINED.

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

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

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

### ACKNOWLEDGEMENT

STATE OF NEVADA }  
COUNTY OF CLARK } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,

PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THEIR SELF TO BE THE \_\_\_\_\_ OF ZANJERO APARTMENTS HOLDINGS III LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON, FOR THE PURPOSES THEREIN CONTAINED.

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

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

COMMISSION 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 PROPERTY OWNER'S ASSOCIATION.

5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.

### BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4 AS SHOWN IN BOOK 1466, PAGE 4 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 00 DEGREES 18 MINUTES 57 SECONDS WEST.

### AREA

LOT 1 CONTAINS 430,647 SQUARE FEET OR 9.886 ACRES NET.

### OWNER

ZANJERO GLENDALE LLC  
8978 SPANISH RIDGE AVE SUITE 100  
LAS VEGAS, NEVADA 89148

### OWNER

ZANJERO APARTMENTS HOLDINGS III LLC  
1741 VILLAGE CENTER CIR  
LAS VEGAS, NEVADA 89134

### APPROVALS

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF GLENDALE, ARIZONA ON

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

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_ CITY ENGINEER OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_ PLANNING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

### CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JULY, 2022, AND THAT THE SURVEY IS 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.

MICHAEL A. BANTA, RLS. #38175  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780  
MBANTA@RICKENGINEERING.COM



NO.	BY	DATE	REVISION

SURVEYOR: \_\_\_\_\_

22425 N 16TH STREET SUITE #1  
PHOENIX, AZ 85024  
480.922.0780

**RICK**  
ENGINEERING COMPANY  
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver  
rickengineering.com

DRAWN BY: \_\_\_\_\_ RNT | SCALE: \_\_\_\_\_ NTS  
CHECKED BY: \_\_\_\_\_ MAB | DATE: 8/8/2022

FINAL PLAT  
ZANJERO III, NEC GLENDALE  
AVENUE & ZANJERO BOULEVARD  
GLENDALE, ARIZONA

Contact Arizona 811 at least two full  
working days before you begin excavation

**ARIZONA 811**  
Call 811 or click Arizona811.com

PROJECT NO.  
**5895**  
SHEET NO. 1 OF 3

C:\RICK\Projects\POS500\5895\_NECGlendaleAve\_ZanjeroB\Survey\Drawing\5895\_Final\_Plat\_Zanjero\_III\_Phase\_5\5895\_FINAL\_PLAT\_7-26-22.dwg - plotted by: mbanta, ON, 2022-10-07 @ 13:17 - ctb:slg, bw, ctb - ©2022 Rick Engineering Company

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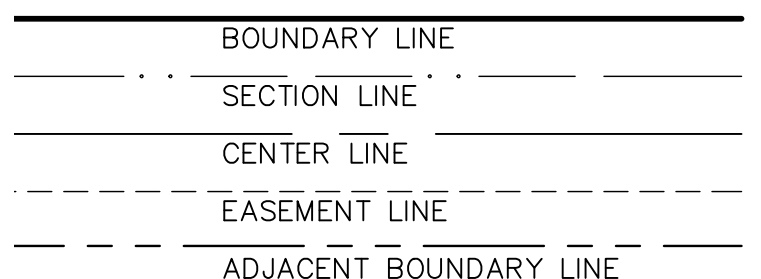


LINE	DIRECTION	LENGTH
WL1	N89°41'00"W	13.01'
WL2	S1°46'37"E	10.18'
WL3	S1°46'37"E	20.01'
WL4	N89°58'19"W	424.15'
WL5	S89°58'19"E	93.99'
WL6	N0°11'57"E	11.85'
WL7	S89°41'00"E	10.00'
WL8	S0°11'57"W	11.80'
WL9	S89°58'19"E	258.49'
WL10	N0°22'35"E	10.50'
WL11	S89°41'00"E	10.00'
WL12	S0°22'35"W	10.45'
WL13	S89°58'19"E	55.77'
WL14	N21°05'53"W	68.45'
WL15	N21°05'53"W	22.50'
WL16	N69°59'23"E	23.26'
WL17	S20°00'37"E	22.49'
WL18	S69°59'23"W	22.83'
WL19	N88°13'23"E	96.15'
WL20	S88°13'23"W	5.00'
WL21	N1°46'37"W	5.00'
WL22	N88°13'23"E	5.00'
WL23	S1°46'37"E	5.00'

LINE	DIRECTION	LENGTH
SW31	S88°13'23"W	189.80'
SW32	S88°13'23"W	21.84'
SW33	N1°47'08"W	13.92'
SW34	S59°16'18"E	25.90'

LINE	DIRECTION	LENGTH
SW24	S75°33'04"E	7.07'
SW25	S21°05'53"E	42.61'
SW26	S21°05'53"E	40.52'
SW27	S21°05'53"E	58.04'
SW28	S30°07'28"E	16.87'
SW29	S88°13'23"W	10.27'
SW30	N21°05'53"W	182.30'

- LEGEND**
- SET 1/2" REBAR WITH CAP RLS. 38175
  - FOUND 'PK' NAIL
  - FOUND 1/2" REBAR W/CAP RLS. 33315
  - FOUND ALUMINUM CAP FLUSH
  - FOUND BRASS CAP FLUSH
  - FOUND BRASS CAP IN HANDHOLE
  - ⊠ FOUND CHISELED 'X'
  - M.C.R. MARICOPA COUNTY RECORDS
  - BK./PG. BOOK & PAGE
  - APN ASSESSOR PARCEL NUMBER
  - R/W RIGHT OF WAY
  - EX. EXISTING
  - RLS. REGISTERED LAND SURVEYOR
- BOUNDARY LINE  
 - - - SECTION LINE  
 - - - CENTER LINE  
 - - - EASEMENT LINE  
 - - - ADJACENT BOUNDARY LINE



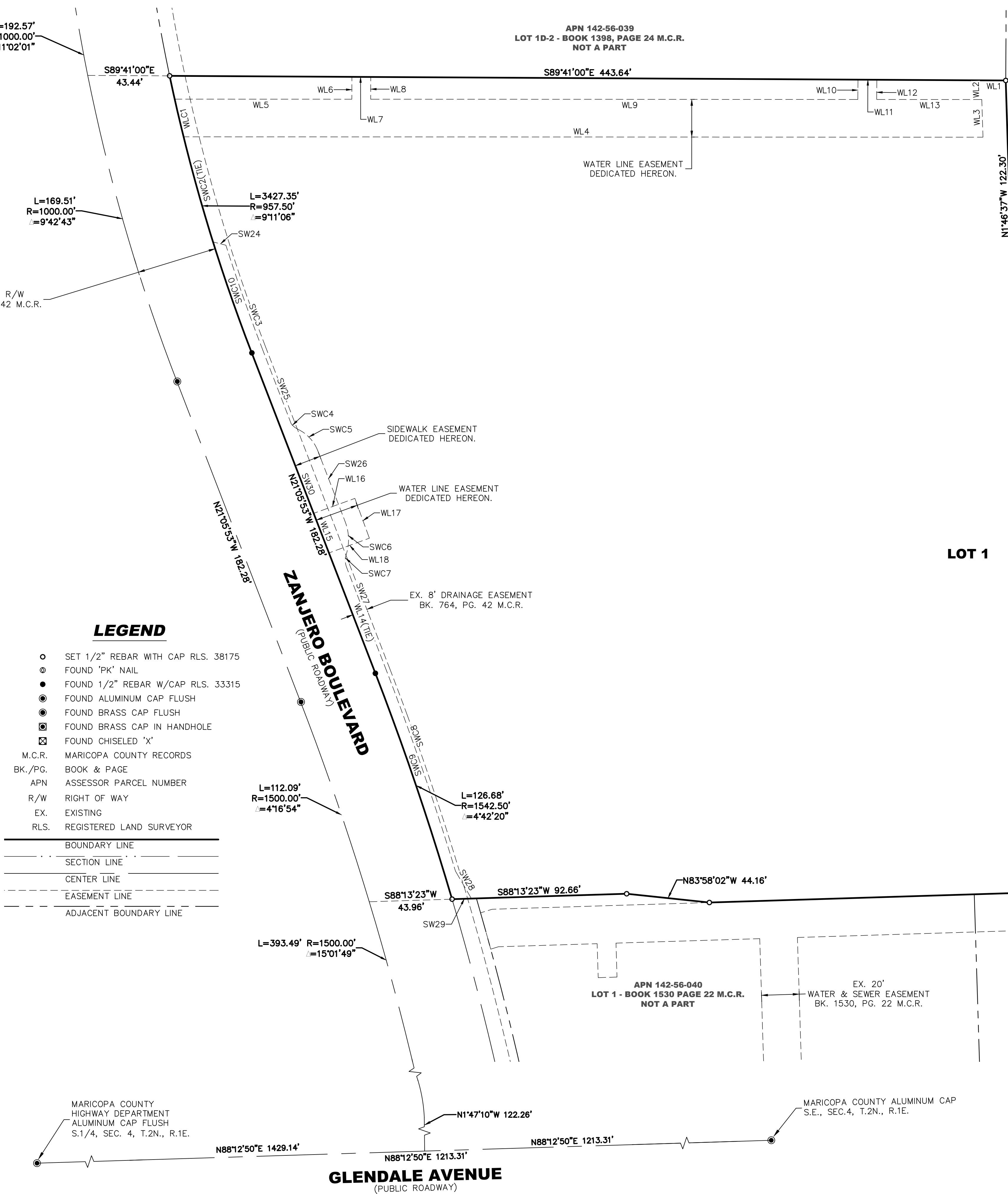
LINE	DIRECTION	LENGTH
SW24	S75°33'04"E	7.07'
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SW29	S88°13'23"W	10.27'
SW30	N21°05'53"W	182.30'

MARICOPA COUNTY HIGHWAY DEPARTMENT ALUMINUM CAP FLUSH S.1/4, SEC. 4, T.2N., R.1E.

WATER LINE EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
WLC1	1°13'47"	957.50'	20.55'	S13°17'01"E 20.55'

SIDEWALK EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
SWC2	3°28'01"	957.50'	57.94'	S15°37'56"E 57.93'
SWC3	3°30'29"	951.50'	58.26'	S19°20'39"E 58.25'
SWC4	28°19'55"	9.48'	4.69'	S50°18'17"E 4.64'
SWC5	43°22'21"	21.00'	15.90'	N42°47'04"W 15.52'
SWC6	38°55'20"	26.00'	17.66'	N1°38'13"W 17.32'
SWC7	38°55'20"	10.04'	6.82'	S1°38'13"E 6.69'
SWC8	4°08'01"	1571.54'	113.38'	N19°00'02"W 113.35'
SWC9	4°49'06"	1506.08'	126.66'	N18°44'41"W 126.62'
SWC10	3°43'57"	957.50'	62.37'	S19°13'55"E 62.36'

APN 142-56-029C  
 LOT 1E-1 - BOOK 1466, PAGE 04 M.C.R.  
 NOT A PART



APN 142-56-039  
 LOT 1D-2 - BOOK 1398, PAGE 24 M.C.R.  
 NOT A PART

LINE	DIRECTION	LENGTH
WL1	N89°41'00"W	13.01'
WL2	S1°46'37"E	10.18'
WL3	S1°46'37"E	20.01'
WL4	N89°58'19"W	424.15'
WL5	S89°58'19"E	93.99'
WL6	N0°11'57"E	11.85'
WL7	S89°41'00"E	10.00'
WL8	S0°11'57"W	11.80'
WL9	S89°58'19"E	258.49'
WL10	N0°22'35"E	10.50'
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WL18	S69°59'23"W	22.83'
WL19	N88°13'23"E	96.15'
WL20	S88°13'23"W	5.00'
WL21	N1°46'37"W	5.00'
WL22	N88°13'23"E	5.00'
WL23	S1°46'37"E	5.00'

APN 142-56-040  
 LOT 1 - BOOK 1530 PAGE 22 M.C.R.  
 NOT A PART

EX. 20' WATER & SEWER EASEMENT BK. 1530, PG. 22 M.C.R.

APN 142-56-047  
 LOT 8 - BOOK 1530 PAGE 22 M.C.R.  
 NOT A PART

EX. 8' DRAINAGE EASEMENT BK. 764, PG. 42 M.C.R.

EX. 42.50' R/W BK. 764, PG. 42 M.C.R.

EX. 8' DRAINAGE EASEMENT BK. 764, PG. 42 M.C.R.

EX. 20' WATER & SEWER EASEMENT BK. 1530, PG. 22 M.C.R.

EX. 20' WATER & SEWER EASEMENT BK. 1530, PG. 22 M.C.R.

EX. 20' WATER & SEWER EASEMENT BK. 1530, PG. 22 M.C.R.

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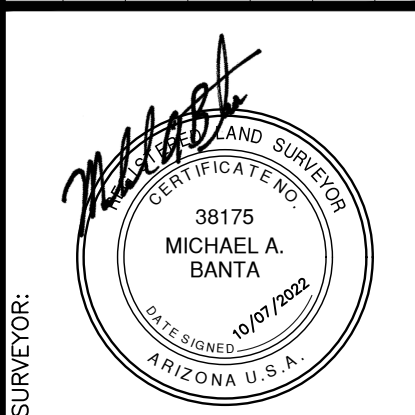
EX. 20' WATER & SEWER EASEMENT BK. 1530, PG. 22 M.C.R.

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EX. 20' WATER & SEWER EASEMENT BK. 1530, PG. 22 M.C.R.

EX. 20' WATER & SEWER EASEMENT BK. 1530, PG. 22 M.C.R.

MATCHLINE - SHEET 3



**RICK ENGINEERING COMPANY**  
 22425 N 16TH STREET SUITE #1  
 PHOENIX, AZ 85024  
 480.922.0780  
 rickengineering.com  
 San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

**FINAL PLAT**  
**ZANJERO III, NEC GLENDALE AVENUE & ZANJERO BOULEVARD**  
 GLENDALE, ARIZONA

PROJECT NO. 5895  
 SHEET NO. 2 OF 3

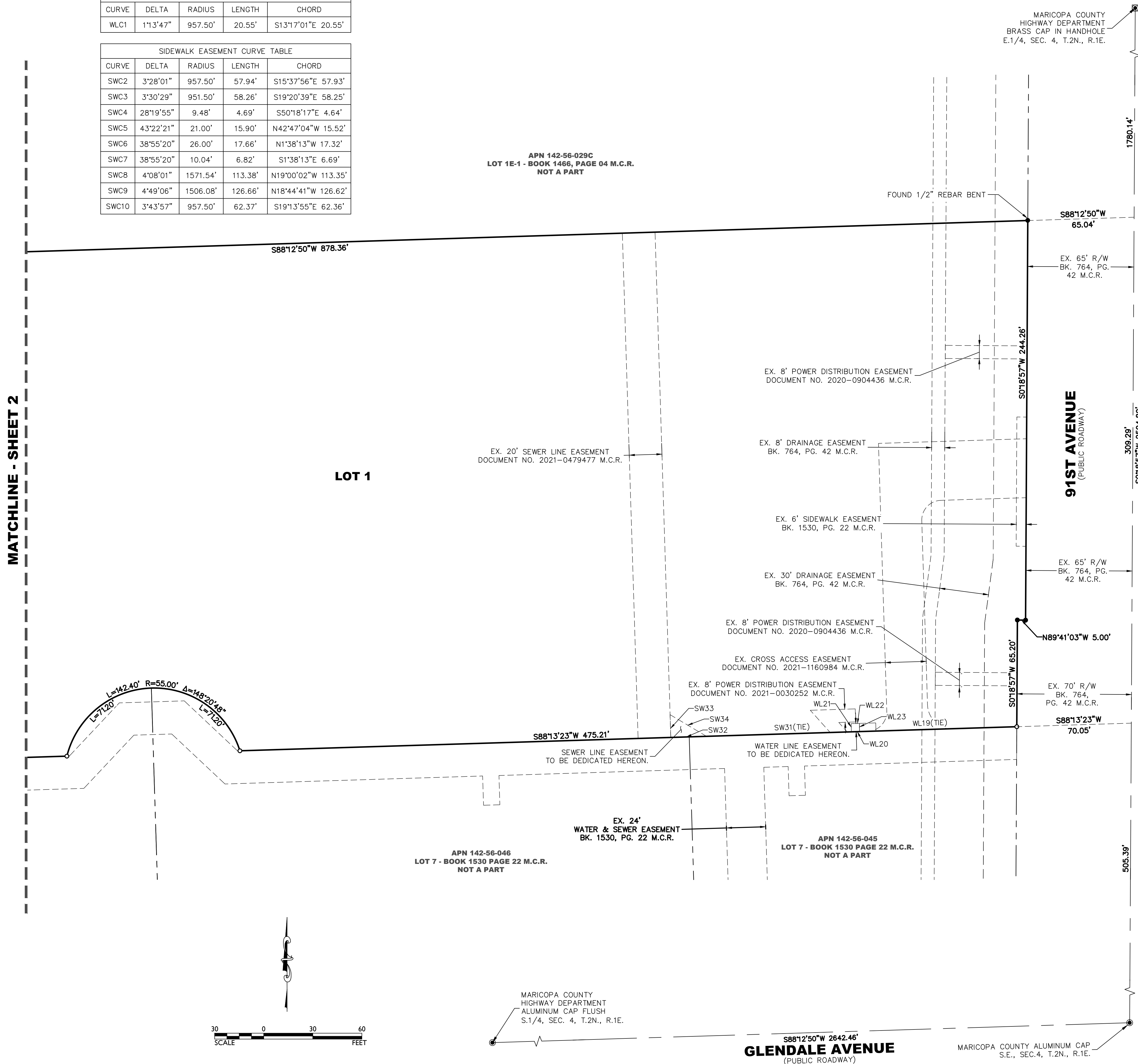


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**MATCHLINE - SHEET 2**

WATER LINE EASEMENT CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
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**LEGEND**

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- FOUND 1/2" REBAR W/CAP RLS. 33315
- FOUND ALUMINUM CAP FLUSH
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- ⊗ FOUND CHISELED 'X'

M.C.R. MARICOPA COUNTY RECORDS  
 BK./PG. BOOK & PAGE  
 APN ASSESSOR PARCEL NUMBER  
 R/W RIGHT OF WAY  
 EX. EXISTING  
 RLS. REGISTERED LAND SURVEYOR

--- BOUNDARY LINE  
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 --- ADJACENT BOUNDARY LINE

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WL20	S88°13'23"W	5.00'
WL21	N1°46'37"W	5.00'
WL22	N88°13'23"E	5.00'
WL23	S1°46'37"E	5.00'

SEWER LINE EASEMENT TABLE		
LINE	DIRECTION	LENGTH
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 480.922.0780  
 rickengineering.com

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver  
 RNT | SCALE: 1"=30'  
 MAB | DATE: 8/8/2022

**FINAL PLAT**  
**ZANJERO III, NEC GLENDALE**  
**AVENUE & ZANJERO BOULEVARD**  
 GLENDALE, ARIZONA

