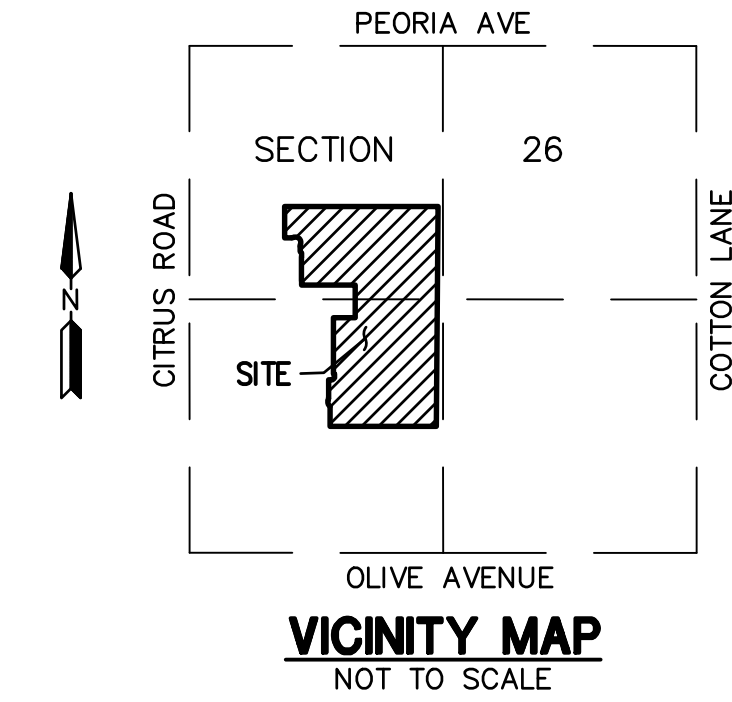


FINAL PLAT OF ZANJERO PASS - PHASE 3 GLENDALE, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO PASS - PHASE 3", A RE-PLAT OF PARCEL B OF THE FINAL PLAT OF ZANJERO PASS - PHASE 1, RECORDED IN BOOK 1661, PAGE 26, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "ZANJERO PASS - PHASE 3", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY. JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GLENDALE THE PUBLIC UTILITY EASEMENT SHOWN HEREON.

TRACT A3 SHALL BE A PRIVATE STREET. OWNER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE PUBLIC AN EASEMENT FOR DRAINAGE, FOR REFUSE COLLECTION, FOR EMERGENCY VEHICLES AND/OR SERVICE TYPE VEHICLES OVER AND ACROSS TRACT A3.

PERPETUAL WATER AND SEWER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

TRACTS ARE TO BE USED SOLELY FOR THE PURPOSES AS SHOWN IN THE TRACT USE TABLE SHOWN HEREON. ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF: JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO ATTESTED BY THE SIGNATURE OF _____ DULY AUTHORIZED ON THIS _____ DAY OF _____ 2022.

JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE _____ DAY OF _____ 2022, BEFORE ME THE UNDERSIGNED NOTARY, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED SIGNATORY OF JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES

NOTICE OF ZANJERO PASS DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO PASS DEVELOPMENT AGREEMENT DATED _____ ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON _____ AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. _____. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2022.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

ATTSET:

BY: _____
CHRISTINE CAIN

BY: _____
GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER

ITS: ASSISTANT SECRETARY

JEN ARIZONA 58 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

A RE-PLAT OF PARCEL B OF THE FINAL PLAT OF ZANJERO PASS - PHASE 1, RECORDED IN BOOK 1661, PAGE 26, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE WEST HALF OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER DWR FILE NO. 31-401932.0002.
- 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:
 - 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.
- ALL LANDSCAPE TRACTS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- ALL DRAINAGE STRUCTURES LOCATED IN TRACTS AND OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
- THIS PROPERTY IS LOCATED IN THE PROXIMITY OF THE STATE-DEFINED TERRITORY IN THE VICINITY OF A MILITARY AIRPORT FOR LUKE AIR FORCE BASE AND MAY BE SUBJECT TO LOUD NOISE AND OVER-FLIGHTS FROM MILITARY AIRCRAFT. THE FOLLOWING NOTICE SHALL BE PLACED IN THE SALES OFFICE AND IN THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT THE PROPERTY IS WITHIN THE VICINITY OF AN AIRPORT: "YOU ARE BUYING A HOME OR PROPERTY IN THE VICINITY OF A MILITARY AIRPORT, AS DESCRIBED BY THE STATE OF ARIZONA STATUTE ARS 28-8481. YOUR HOUSE SHOULD INCLUDE SOUND ATTENUATION MEASURES AS DIRECTED BY STATE LAW. YOU WILL BE SUBJECT TO DIRECT OVER FLIGHTS AND NOISE FROM LUKE AIR FORCE BASE JET AIRCRAFT IN THE VICINITY. LUKE AIR FORCE BASE EXECUTES OVER 200,000 FLIGHT OPERATIONS PER YEAR. AT AN AVERAGE OF APPROXIMATELY 170 OVERFLIGHTS PER DAY. ALTHOUGH LUKE'S PRIMARY FLIGHT PATHS ARE LOCATED 20 MILES FROM THE BASE, JET NOISE WILL BE APPARENT THROUGHOUT THE AREA AS AIRCRAFT TRANSITION TO AND FROM BARRY M. GOLDWATER GUNNERY RANGE AND OTHER FLIGHT TRAINING AREAS. LUKE AIR FORCE BASE MAY LAUNCH AND RECOVER AIRCRAFT IN EITHER DIRECTION OFF ITS RUNWAYS ORIENTED TO THE SOUTHWEST AND NORTHEAST. NOISE WILL BE MORE NOTICEABLE DURING OVERCAST SKY CONDITIONS DUE TO THE NOISE REFLECTIONS OFF THE CLOUDS. LUKE AIR FORCE BASE'S NORMAL FLYING HOURS EXTEND FROM 7:00 AM UNTIL APPROXIMATELY MIDNIGHT, MONDAY THROUGH FRIDAY BUT SOME LIMITED FLYING WILL OCCUR OUTSIDE THESE HOURS AND DURING MOST WEEKENDS, (LUKE AIR FORCE AUXILIARY FIELD 1, LOCATED APPROXIMATELY 15 MILES TO THE NORTHWEST OF LUKE AIR FORCE BASE IS A SITE OF INTENSE INSTRUMENT PROCEDURE LANDING APPROACHES, WITH APPROXIMATELY 12,000 FLIGHT OPERATIONS PER YEAR. AIRCRAFT WILL DESCEND DOWN 200 FEET ABOVE THE GROUND OVER THE AUXILIARY AIRFIELD AND WILL CREATE SEVERE NOISE IN THAT AREA) FOR MORE INFORMATION, PLEASE CHECK THE LUKE AIR FORCE WEB SITE AT WWW.LUKE.AF.MIL/URBANDEVELOPMENT OR CONTACT THE MARICOPA COUNTY PLANNING AND DEVELOPMENT DEPARTMENT. "SUCH IDENTIFICATION SHALL BE RECORDED ON ALL FINAL PLATS, BE PERMANENTLY POSTED ON NOT LESS THAN A THREE (3) FOOT BY FIVE (5) FOOT SIGN IN FRONT OF ALL HOME SALES OFFICES, BE PERMANENTLY POSTED ON THE FRONT DOOR OF ALL HOME SALES OFFICES ON NOT LESS THAN 8-1/2 INCH X 11 INCH SIGN, AND INCLUDED IN ALL COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) AS WELL AS THE PUBLIC REPORT AND CONVEYANCE DOCUMENTS.

PRELIMINARY PLAT CONFORMANCE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE PRELIMINARY PLAT OF THIS SUBDIVISION APPROVED BY THE CITY OF GLENDALE PLANNING AND ZONING COMMISSION.

BY _____ DATE _____
PLANNING MANAGER CITY OF GLENDALE

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

ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 730-3879
CONTACT: JOSH ROBINSON, PE

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: BRIAN J. BENEDICT, RLS

BASIS OF BEARING

BASIS OF BEARING IS S89°57'27"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

REFERENCE DOCUMENTS

- FINAL PLAT PER BOOK 979, PAGE 26, MCR

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA.

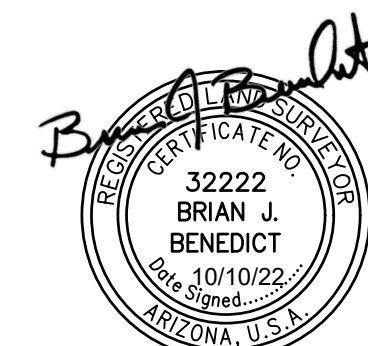
THIS _____ DAY OF _____, 2022.

MAYOR DATE _____
ATTEST, CITY CLERK DATE _____

LAND SURVEYOR CERTIFICATION

I, BRIAN J. BENEDICT, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
bbenedict@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

ZANJERO PASS - PHASE 3
OLIVE AVENUE & CITRUS ROAD
GLENDALE, ARIZONA
FINAL PLAT

STATUS: _____
MUNICIPAL TRACKING NO: _____
APPROVED: BJB
DWG. NO. **RP01**
SHT. 1 OF 11

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 371	12090	0.2775
LOT : 372	20575	0.4723
LOT : 373	15035	0.3452
LOT : 374	10400	0.2388
LOT : 375	10400	0.2388
LOT : 376	10400	0.2388
LOT : 377	10400	0.2388
LOT : 378	10400	0.2388
LOT : 379	10800	0.2479
LOT : 380	10800	0.2479
LOT : 381	10800	0.2479
LOT : 382	10800	0.2479
LOT : 383	10800	0.2479
LOT : 384	10400	0.2388
LOT : 385	10400	0.2388
LOT : 386	10400	0.2388
LOT : 387	10800	0.2479
LOT : 388	10800	0.2479
LOT : 389	11187	0.2568
LOT : 390	11129	0.2555
LOT : 391	10800	0.2479
LOT : 392	10800	0.2479
LOT : 393	10800	0.2479
LOT : 394	10800	0.2479
LOT : 395	10800	0.2479
LOT : 396	10788	0.2476
LOT : 397	10467	0.2403
LOT : 398	10480	0.2406
LOT : 399	10480	0.2406
LOT : 400	10480	0.2406

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 401	10480	0.2406
LOT : 402	10480	0.2406
LOT : 403	6250	0.1435
LOT : 404	6250	0.1435
LOT : 405	6250	0.1435
LOT : 406	6250	0.1435
LOT : 407	6250	0.1435
LOT : 408	6250	0.1435
LOT : 409	6250	0.1435
LOT : 410	6250	0.1435
LOT : 411	6250	0.1435
LOT : 412	6250	0.1435
LOT : 413	6238	0.1432
LOT : 414	6238	0.1432
LOT : 415	6250	0.1435
LOT : 416	6250	0.1435
LOT : 417	6250	0.1435
LOT : 418	6250	0.1435
LOT : 419	6250	0.1435
LOT : 420	6250	0.1435
LOT : 421	6250	0.1435
LOT : 422	6250	0.1435
LOT : 423	6250	0.1435
LOT : 424	6248	0.1434
LOT : 425	6248	0.1434
LOT : 426	6250	0.1435
LOT : 427	6250	0.1435
LOT : 428	6250	0.1435
LOT : 429	6250	0.1435
LOT : 430	6250	0.1435

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 431	6250	0.1435
LOT : 432	6250	0.1435
LOT : 433	6250	0.1435
LOT : 434	6250	0.1435
LOT : 435	6238	0.1432
LOT : 436	6000	0.1377
LOT : 437	6000	0.1377
LOT : 438	6000	0.1377
LOT : 439	6000	0.1377
LOT : 440	6000	0.1377
LOT : 441	6000	0.1377
LOT : 442	6000	0.1377
LOT : 443	6347	0.1457
LOT : 444	6771	0.1554
LOT : 445	6400	0.1469
LOT : 446	6400	0.1469
LOT : 447	6387	0.1466
LOT : 448	9137	0.2097
LOT : 449	15281	0.3508
LOT : 450	9928	0.2279
LOT : 451	8369	0.1921
LOT : 452	7040	0.1616
LOT : 453	7040	0.1616
LOT : 454	7125	0.1636
LOT : 455	10247	0.2352
LOT : 456	10843	0.2489
LOT : 457	10400	0.2388
LOT : 458	10400	0.2388
LOT : 459	10400	0.2388
LOT : 460	10400	0.2388

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 461	6000	0.1377
LOT : 462	6000	0.1377
LOT : 463	6000	0.1377
LOT : 464	6000	0.1377
LOT : 465	6000	0.1377
LOT : 466	6000	0.1377
LOT : 467	6000	0.1377
LOT : 468	6227	0.1430
LOT : 469	6643	0.1525
LOT : 470	6400	0.1469
LOT : 471	6400	0.1469
LOT : 472	6389	0.1467
LOT : 473	9504	0.2182
LOT : 474	15243	0.3499
LOT : 475	9889	0.2270
LOT : 476	6391	0.1467
LOT : 477	6400	0.1469
LOT : 478	6400	0.1469
LOT : 479	6400	0.1469
LOT : 480	6400	0.1469
LOT : 481	6400	0.1469
LOT : 482	6244	0.1434
LOT : 483	6244	0.1434
LOT : 484	6244	0.1434
LOT : 485	6244	0.1434
LOT : 486	6244	0.1434
LOT : 487	6244	0.1434
LOT : 488	6199	0.1423
LOT : 489	12314	0.2827
LOT : 490	14321	0.3288

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 491	8659	0.1988
LOT : 492	5533	0.1270
LOT : 493	5535	0.1271
LOT : 494	5535	0.1271
LOT : 495	5920	0.1359
LOT : 496	6227	0.1430
LOT : 497	6000	0.1377
LOT : 498	6000	0.1377
LOT : 499	6000	0.1377
LOT : 500	6000	0.1377
LOT : 501	6000	0.1377
LOT : 502	6000	0.1377
LOT : 503	6000	0.1377
LOT : 504	10400	0.2388
LOT : 505	10400	0.2388
LOT : 506	10400	0.2388
LOT : 507	11040	0.2534
LOT : 508	10939	0.2511
LOT : 509	10754	0.2469
LOT : 510	11040	0.2534
LOT : 511	11717	0.2690
LOT : 512	11037	0.2534
LOT : 513	10400	0.2388
LOT : 514	10400	0.2388
LOT : 515	15179	0.3485
LOT : 516	11562	0.2654
LOT : 517	10654	0.2446
LOT : 518	10400	0.2388
LOT : 519	10400	0.2388
LOT : 520	10400	0.2388

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 521	11038	0.2534
LOT : 522	11038	0.2534
LOT : 523	10400	0.2388
LOT : 524	10400	0.2388
LOT : 525	10400	0.2388
LOT : 526	10691	0.2454
LOT : 527	10400	0.2388
LOT : 528	10400	0.2388
LOT : 529	10400	0.2388
LOT : 530	5850	0.1343
LOT : 531	5850	0.1343
LOT : 532	5850	0.1343
LOT : 533	5850	0.1343
LOT : 534	5850	0.1343
LOT : 535	5850	0.1343
LOT : 536	5850	0.1343
LOT : 537	5850	0.1343
LOT : 538	5850	0.1343
LOT : 539	5850	0.1343
LOT : 540	5924	0.1360
LOT : 541	5729	0.1315
LOT : 542	5838	0.1340
LOT : 543	5850	0.1343
LOT : 544	5850	0.1343
LOT : 545	5850	0.1343
LOT : 546	5850	0.1343
LOT : 547	5837	0.1340
LOT : 548	5803	0.1332
LOT : 549	5816	0.1335
LOT : 550	5816	0.1335

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 551	5816	0.1335
LOT : 552	5816	0.1335
LOT : 553	5803	0.1332
LOT : 554	5737	0.1317
LOT : 555	5625	0.1291
LOT : 556	5625	0.1291
LOT : 557	5625	0.1291
LOT : 558	5625	0.1291
LOT : 559	5625	0.1291
LOT : 560	5625	0.1291
LOT : 561	5625	0.1291
LOT : 562	5625	0.1291
LOT : 563	5625	0.1291
LOT : 564	5625	0.1291
LOT : 565	5737	0.1317
LOT : 566	5737	0.1317
LOT : 567	5625	0.1291
LOT : 568	5625	0.1291
LOT : 569	5625	0.1291
LOT : 570	5625	0.1291
LOT : 571	5625	0.1291
LOT : 572	5625	0.1291
LOT : 573	5625	0.1291
LOT : 574	5625	0.1291
LOT : 575	5625	0.1291
LOT : 576	5625	0.1291
LOT : 577	5737	0.1317
LOT : 578	5508	0.1264
LOT : 579	5400	0.1240
LOT : 580	5400	0.1240

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 581	5400	0.1240
LOT : 582	5400	0.1240
LOT : 583	5400	0.1240
LOT : 584	5400	0.1240
LOT : 585	5400	0.1240
LOT : 586	5400	0.1240
LOT : 587	5400	0.1240
LOT : 588	5400	0.1240
LOT : 589	5400	0.1240
LOT : 590	5400	0.1240
LOT : 591	5507	0.1264
LOT : 592	5507	0.1264
LOT : 593	5400	0.1240
LOT : 594	5400	0.1240
LOT : 595	5400	0.1240
LOT : 596	5400	0.1240
LOT : 597	5400	0.1240
LOT : 598	5400	0.1240
LOT : 599	5400	0.1240
LOT : 600	5400	0.1240
LOT : 601	5400	0.1240
LOT : 602	5400	0.1240
LOT : 603	5400	0.1240
LOT : 604	5400	0.1240
LOT : 605	5508	0.1264

TRACT TABLE				
TRACT	AREA (ACRES)	USE	MAINTENANCE/OWNER	RESPONSIBILITY
TRACT A3	10.1570	PRIVATE STREET FOR INGRESS/EGRESS, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT, EMERGENCY VEHICLES ACCESS EASEMENT FOR SERVICE VEHICLES	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT B3	8.7321	COMMON AREA, PUE/SWE & DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C3	0.0549	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D3	0.0549	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT E3	0.0505	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT F3	0.0551	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT G3	0.0569	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT H3	0.5633	COMMON AREA, PUE/SWE & DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I3	0.0528	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J3	0.4904	COMMON AREA, PUE/SWE & DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT K3	0.0528	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT L3	0.0505	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT M3	0.0512	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT N3	1.0633	COMMON AREA, PUE/SWE & DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT O3	0.0523	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT P3	0.0523	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT Q3	0.0528	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT R3	0.2449	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT S3	0.4855	COMMON AREA, PUE/SWE & DRAINAGE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT T3	0.0542	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT U3	0.0287	COMMON AREA & PUE/SWE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.

AREAS

TRACT A3 AREA = 442,441 SQ. FT. 10.1570 ACRES

TRACTS B3-U3 AREA= 535,759 SQ. FT. 12.2993 ACRES

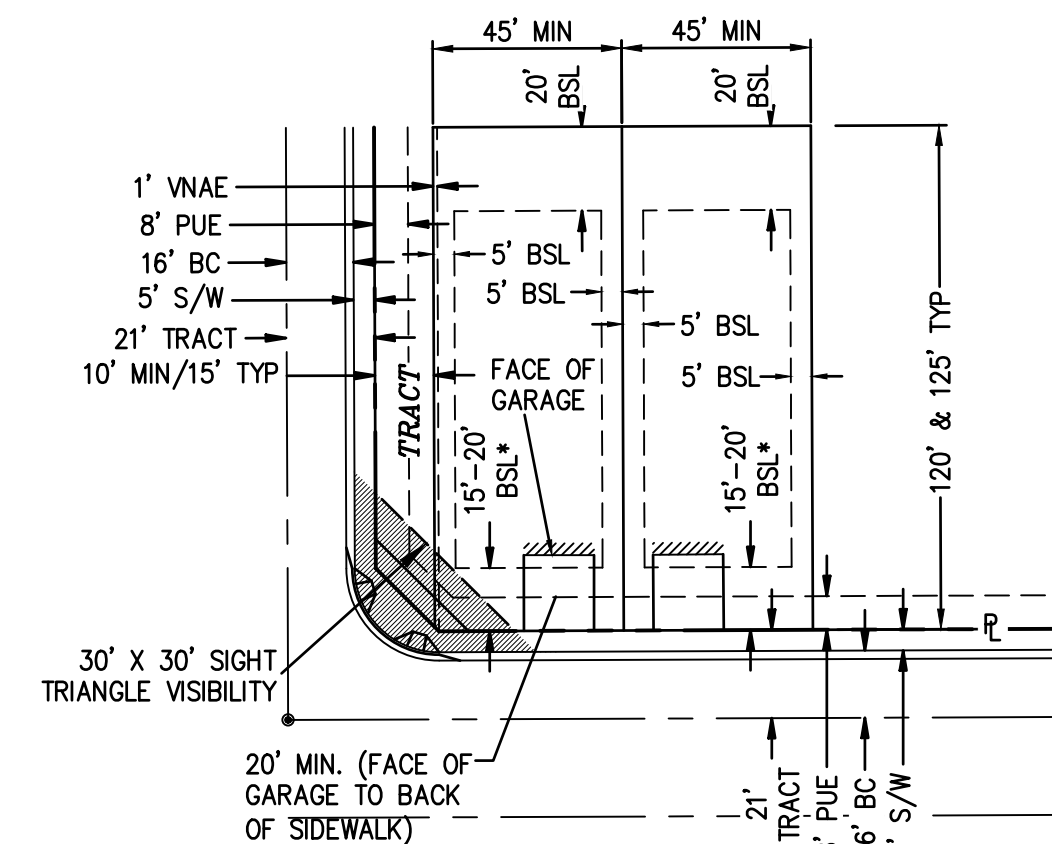
LOT AREA= 1,769,859 SQ. FT. 40.6304 ACRES

GROSS AREA = 2,748,059 SQ. FT. 63.0867 ACRES

SITE SUMMARY TABLE	
PARCEL NAME	PHASE 3
OVERALL NET AREA (ACRES)	52.93
TOTAL NUMBER OF LOTS	235
TOTAL OPEN SPACE (ACRES)	12.30
TYPICAL LOT SIZE	45X120, 45X125, 50X120, 50X125, 80X130
(*) NET EXCLUDES TRACT A3	

UNOBSTRUCTED VIEW EASEMENT (TYP)
N.T.S.

- NOTES:
- NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES OVER 30 INCHES IN HEIGHT) SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS. EXCEPT AS APPROVED BY THE CITY TRANSPORTATION DIRECTOR.
 - TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
 - NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
 - TREES ARE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

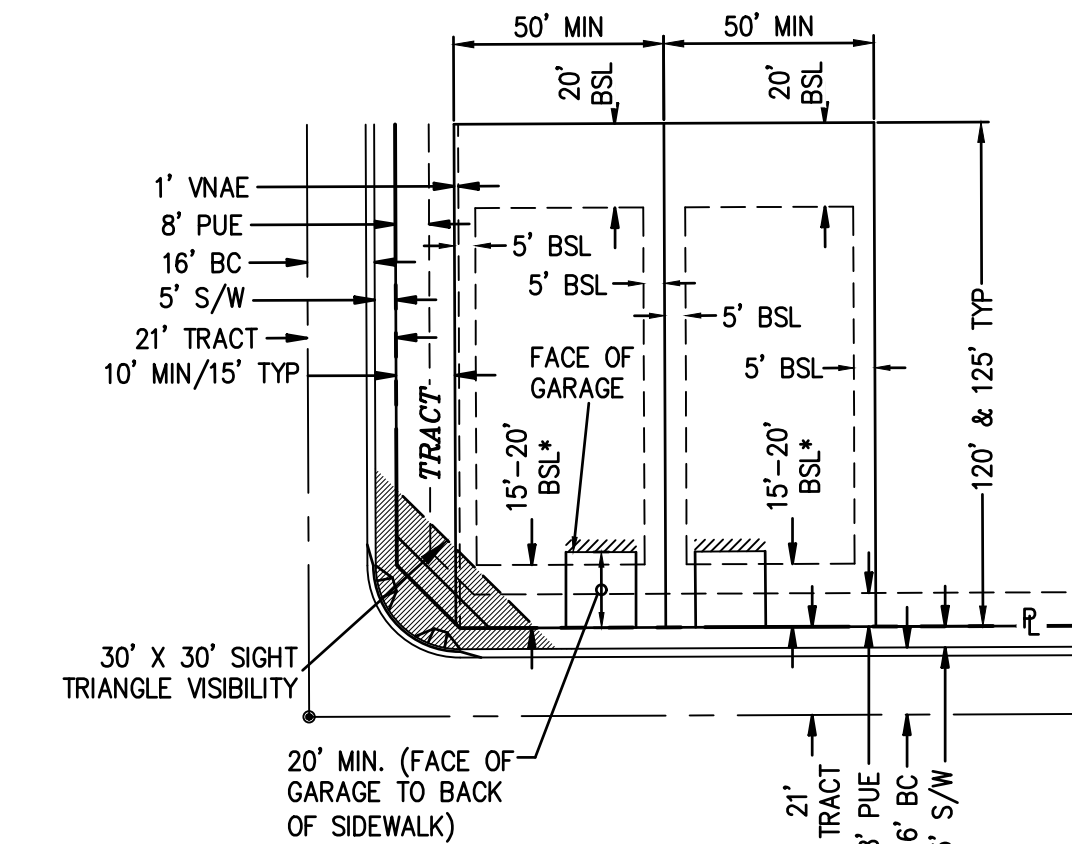


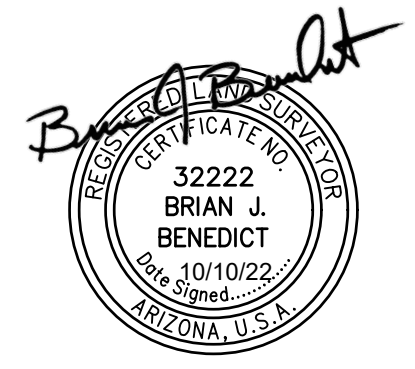
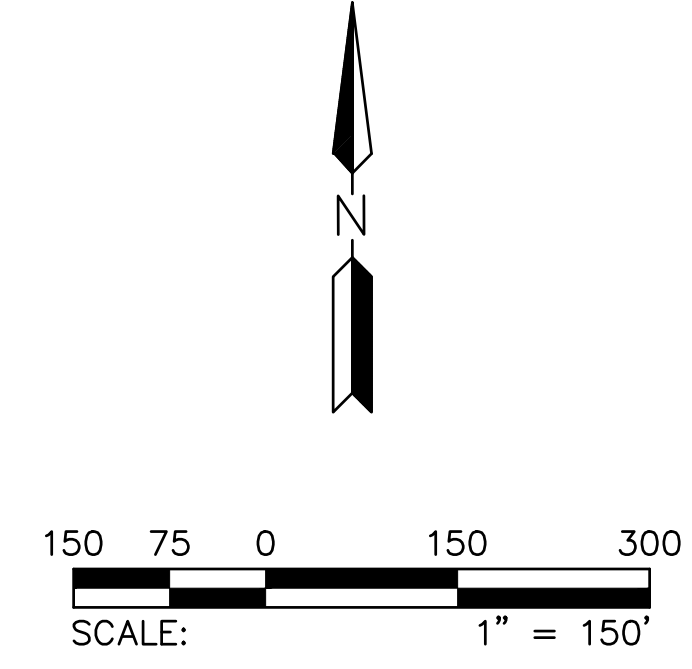
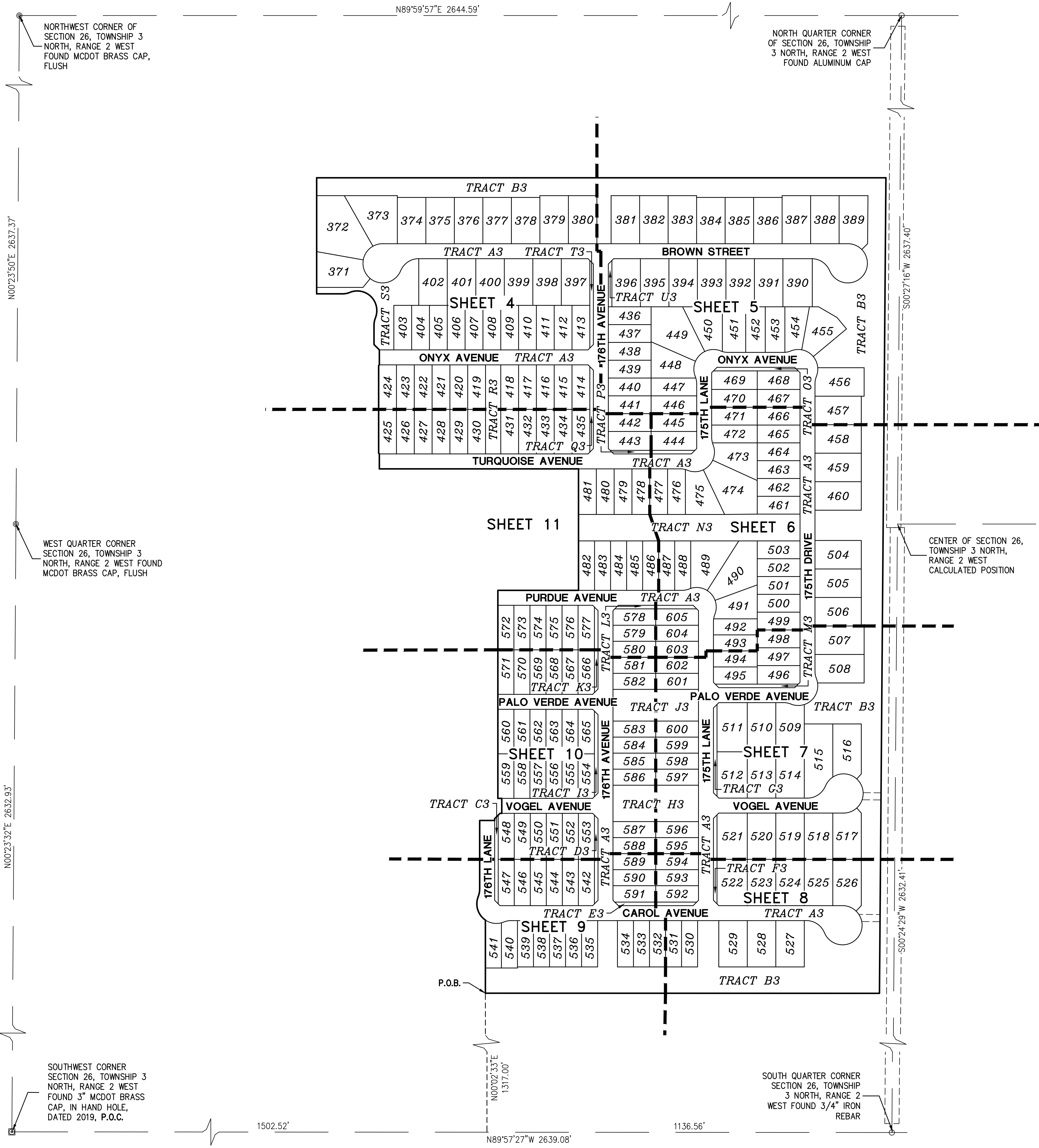
45' x 120', 45' x 125' TYPICAL LOT DETAILS

SCALE: 1"=40'

*15- FEET TO LIVING AREA OR SIDE ENTRY GARAGE, 20- FEET TO FACE OF GARAGES.

** MAX LOT COVERAGE IS 55% WHEN LESS THAN 7,000SF LOT AREA AND 50% WHEN EXCEEDING 7,000 SF LOT AREA.





ZANJERO PASS - PHASE 3
 OLIVE AVENUE & CITRUS ROAD
 GLENDALE, ARIZONA
FINAL PLAT

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PROJ. NO.: 1066	STATUS:
DATE: SEP 2022	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: MH/GS
APPROVED: BJB	

J AND J POMS LLC
DOC #2016-0219256, MCR

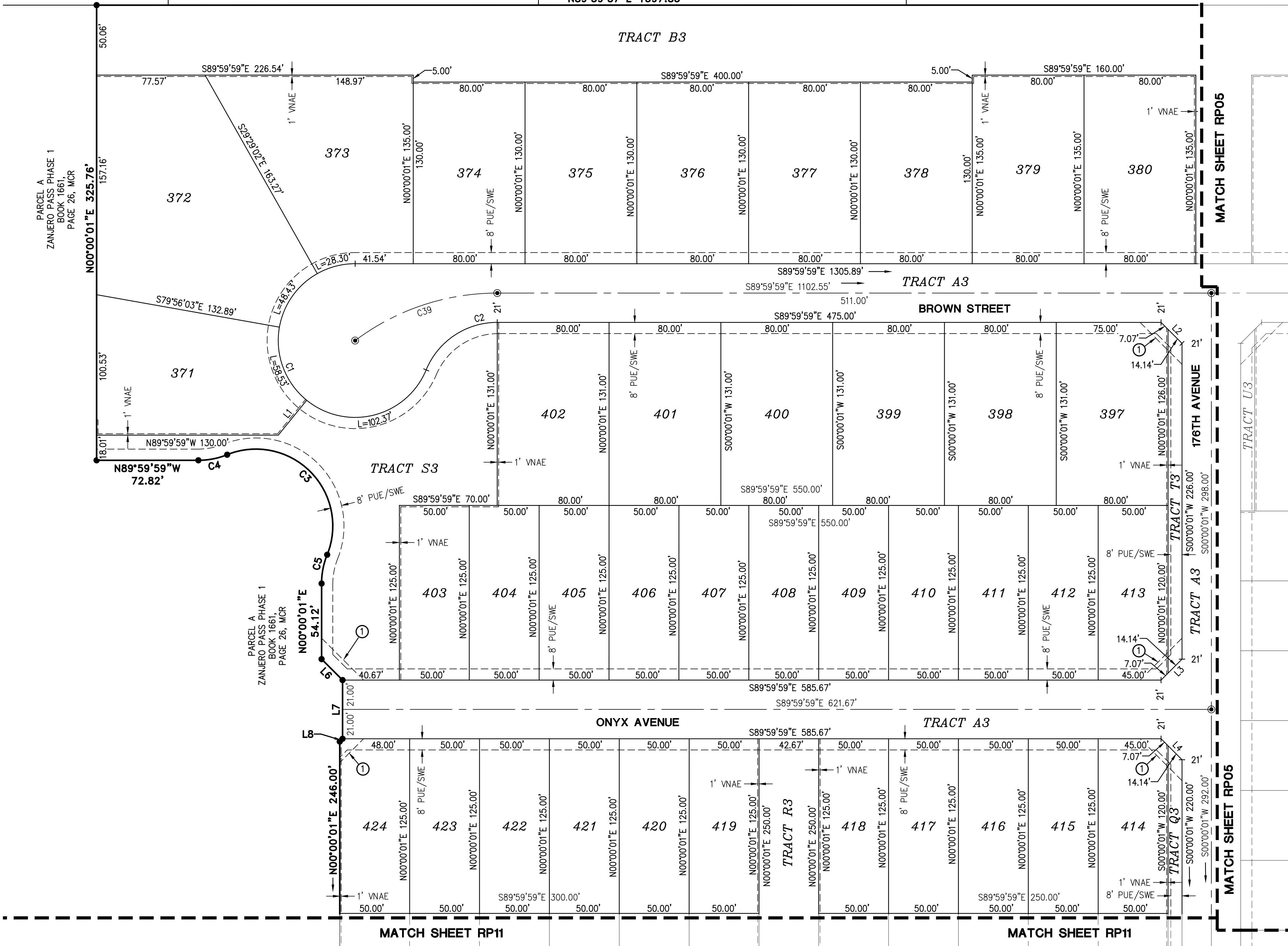
KORTMAN CHAD/ANNETTE
DOC #2017-0703380, MCR

RODRIGUEZ RIGOBERTO O
DOC #2022-0423657, MCR

HERAS CRYSTAL E CERVANTES
DOC #2017-0515854, MCR

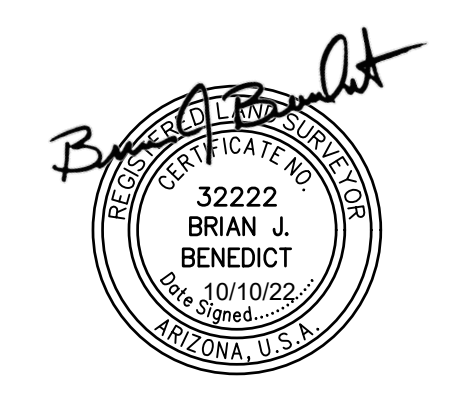
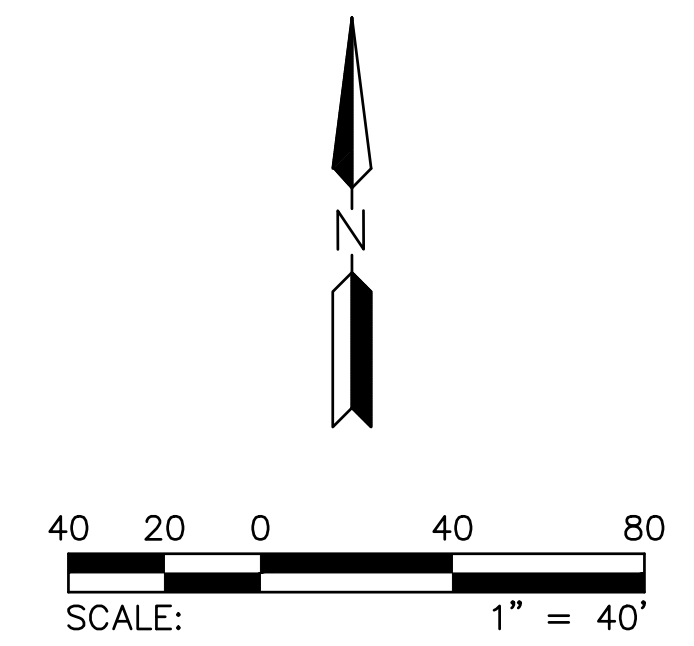
LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- SWE SIDEWALK EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① 30' X 30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N39°05'40"E	32.22'
L2	N44°59'59"W	21.21'
L3	N45°00'01"E	21.21'
L4	S44°59'59"E	21.21'
L6	N44°59'59"W	21.21'
L7	N00°00'01"E	42.00'
L8	N45°00'01"E	2.83'

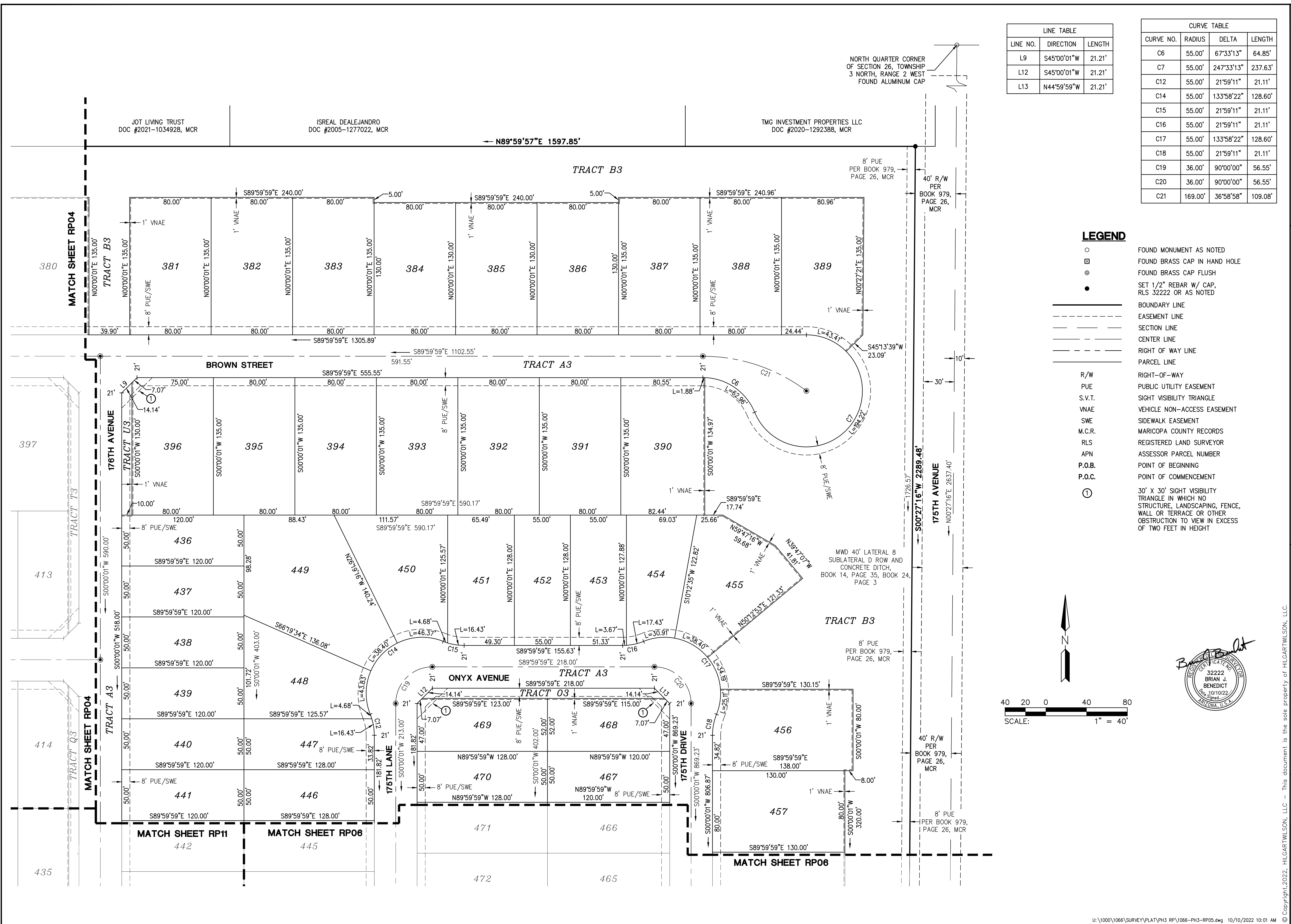
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	55.00'	247°33'13"	237.63'
C2	55.00'	67°33'13"	64.85'
C3	55.00'	133°58'22"	128.60'
C4	55.00'	21°59'11"	21.11'
C5	55.00'	21°59'11"	21.11'
C39	169.00'	36°58'58"	109.08'



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PROJ. NO.: 1066
DATE: SEP 2022
SCALE: AS SHOWN
DRAWN: MH/GS
APPROVED: BJB

STATUS:
MUNICIPAL TRACKING NO:
DWG. NO.
RP04
SHT. 4 OF 11

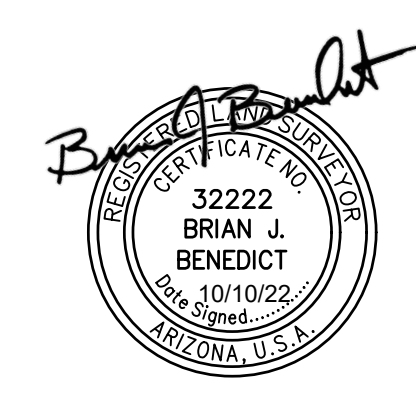
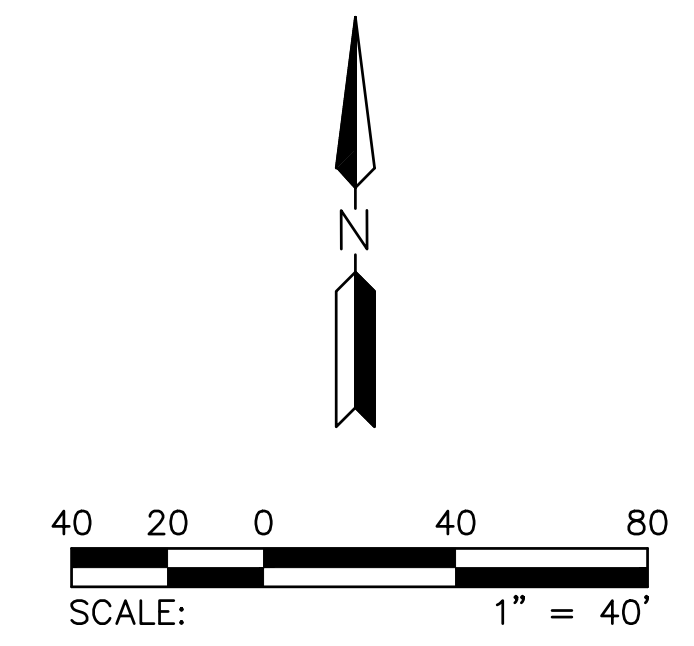


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S45°00'01"W	21.21'
L12	S45°00'01"W	21.21'
L13	N44°59'59"W	21.21'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	55.00'	67°33'13"	64.85'
C7	55.00'	247°33'13"	237.63'
C12	55.00'	21°59'11"	21.11'
C14	55.00'	133°58'22"	128.60'
C15	55.00'	21°59'11"	21.11'
C16	55.00'	21°59'11"	21.11'
C17	55.00'	133°58'22"	128.60'
C18	55.00'	21°59'11"	21.11'
C19	36.00'	90°00'00"	56.55'
C20	36.00'	90°00'00"	56.55'
C21	169.00'	36°58'58"	109.08'

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - SIDEWALK EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- ⊙ 30' X 30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT



NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 2 WEST FOUND ALUMINUM CAP

MWD 40' LATERAL 8 SUBLATERAL D ROW AND CONCRETE DITCH, BOOK 14, PAGE 35, BOOK 24, PAGE 3

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016
www.hilgartwilson.com

ZANJERO PASS - PHASE 3
OLIVE AVENUE & CITRUS ROAD
GLENDALE, ARIZONA

FINAL PLAT

PROJECT NO.: 1066

DATE: SEP 2022

SCALE: AS SHOWN

DRAWN: MH/GS

APPROVED: BJB

STATUS:

MUNICIPAL TRACKING NO:

DWG. NO.

RP05

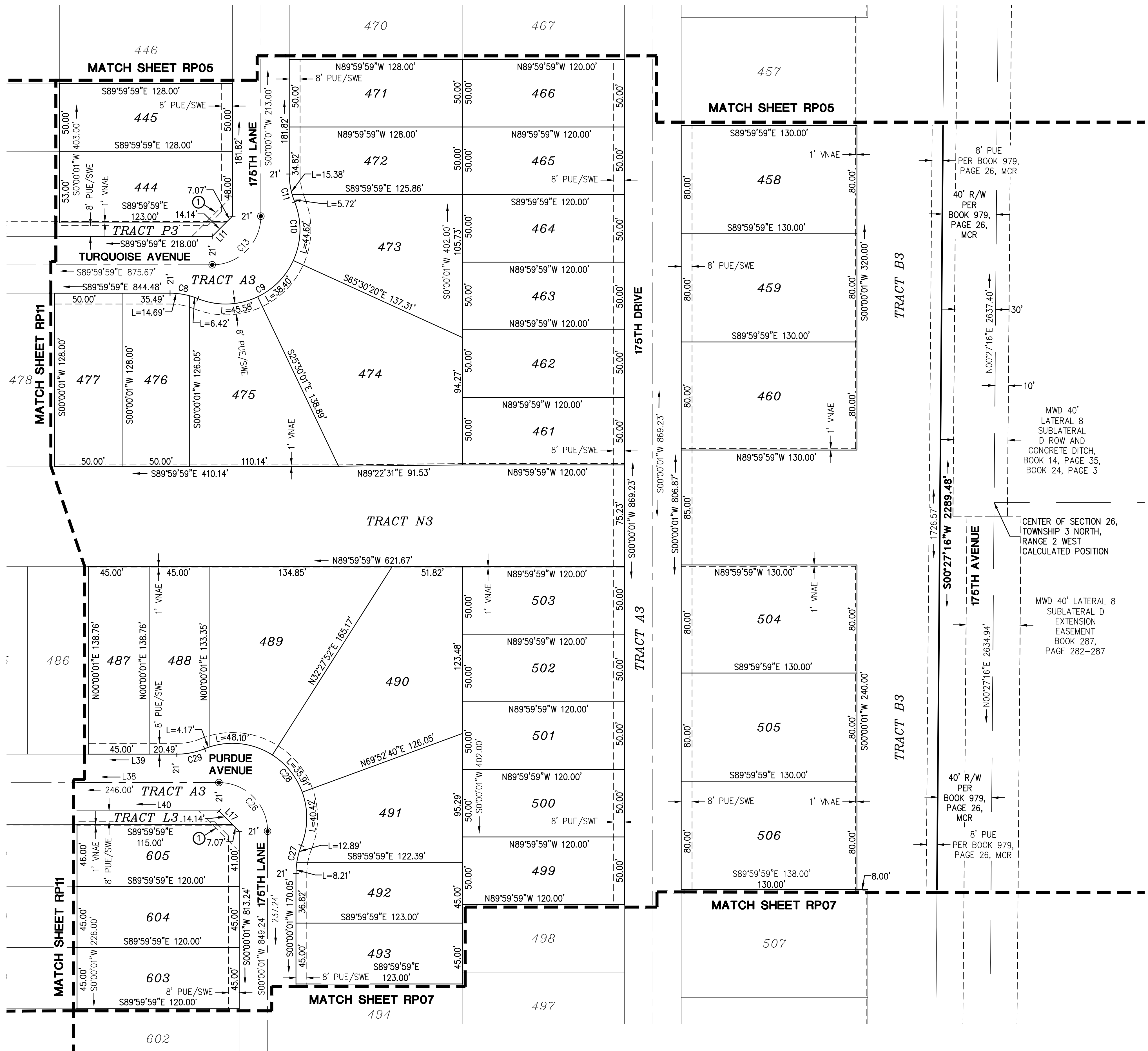
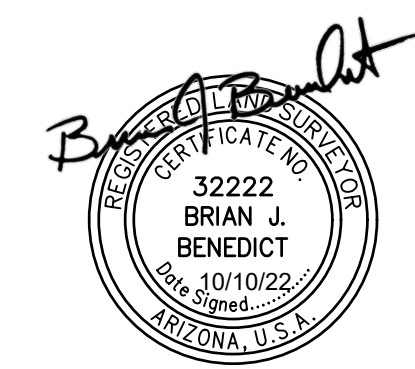
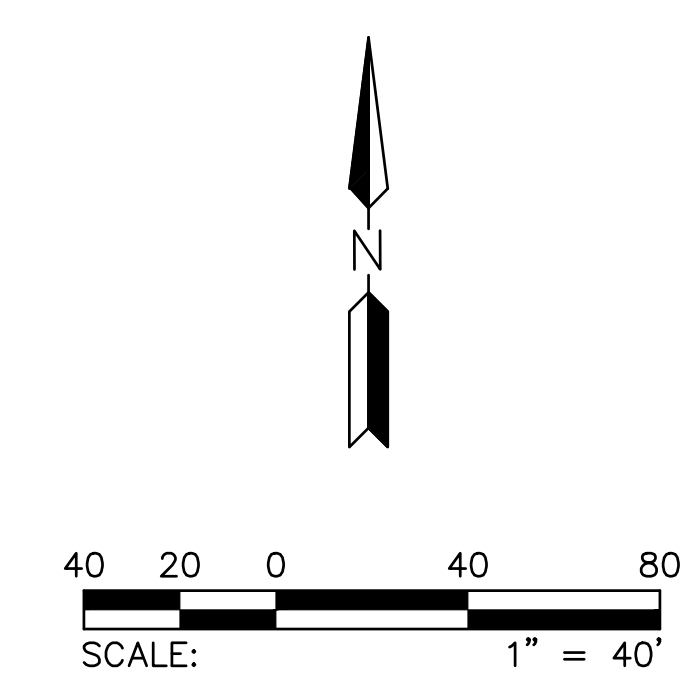
SHT. 5 OF 11

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L11	N45°00'01"E	21.21'
L17	S44°59'59"E	21.21'
L38	S89°59'59"E	548.00'
L39	S89°59'59"E	516.82'
L40	S89°59'59"E	210.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C8	55.00'	21°59'11"	21.11'
C9	55.00'	133°58'22"	128.60'
C10	55.00'	133°58'22"	128.60'
C11	55.00'	21°59'11"	21.11'
C13	36.00'	90°00'00"	56.55'
C26	36.00'	90°00'00"	56.55'
C27	55.00'	21°59'11"	21.11'
C28	55.00'	133°58'22"	128.60'
C29	55.00'	21°59'11"	21.11'

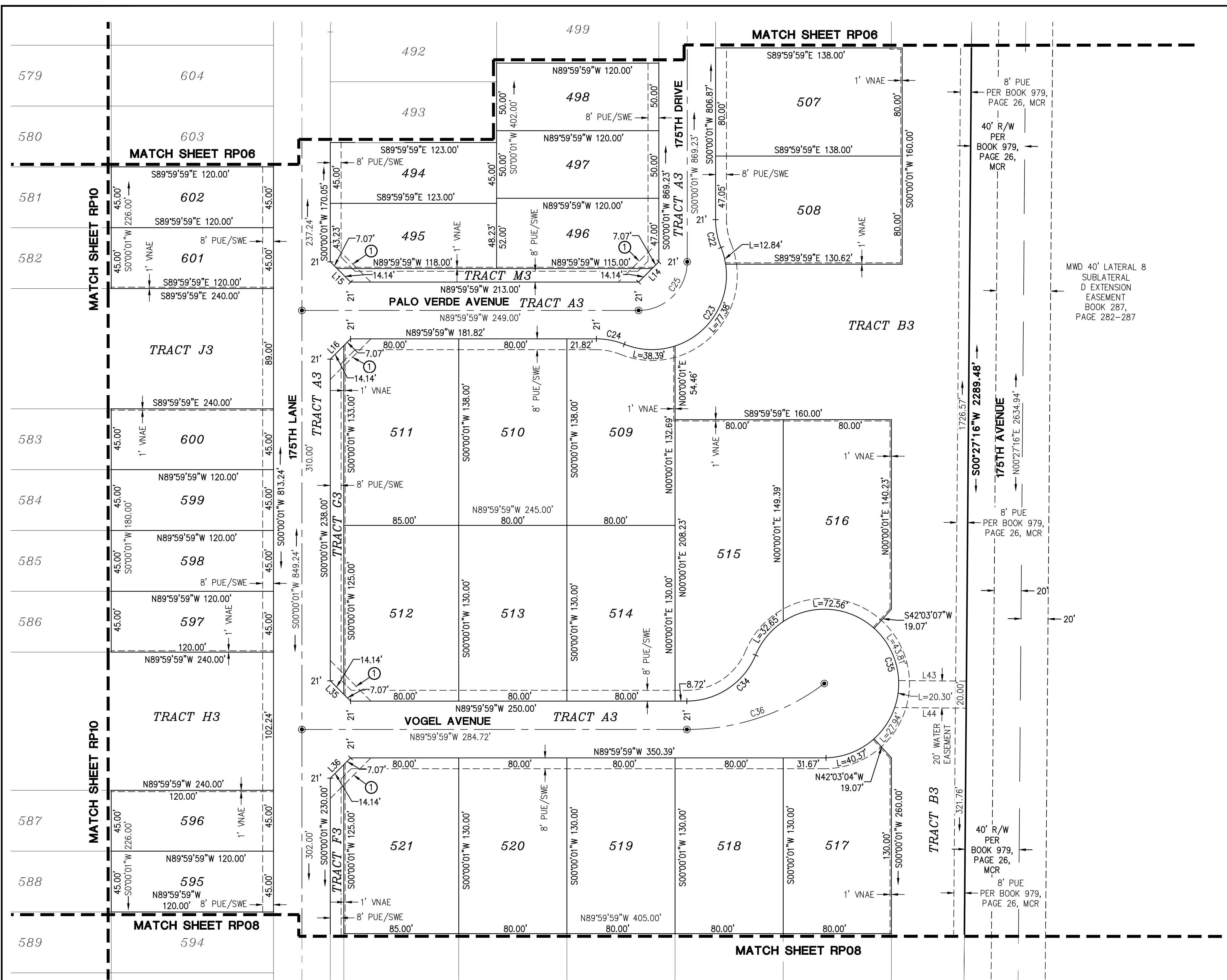
LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - EASEMENT LINE
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- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- SWE SIDEWALK EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ⊙ 30' X 30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT



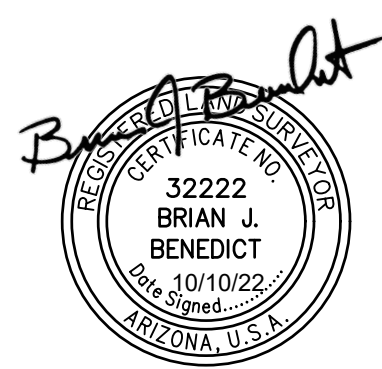
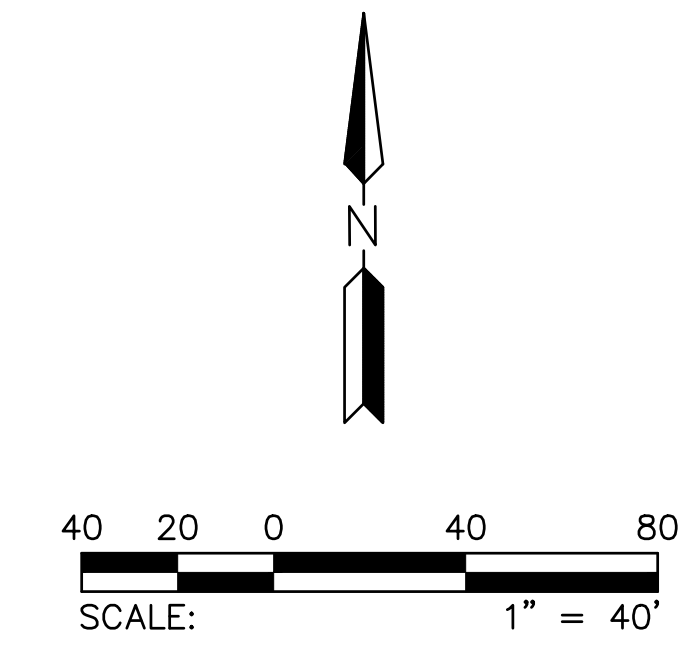
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PROJ. NO.: 1066	STATUS:
DATE: SEP 2022	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: MH/GS
APPROVED: BJB	DWG. NO. RP06
	SHT. 6 OF 11



LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- SWE SIDEWALK EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
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- ⊙ 30' X 30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT



LINE TABLE

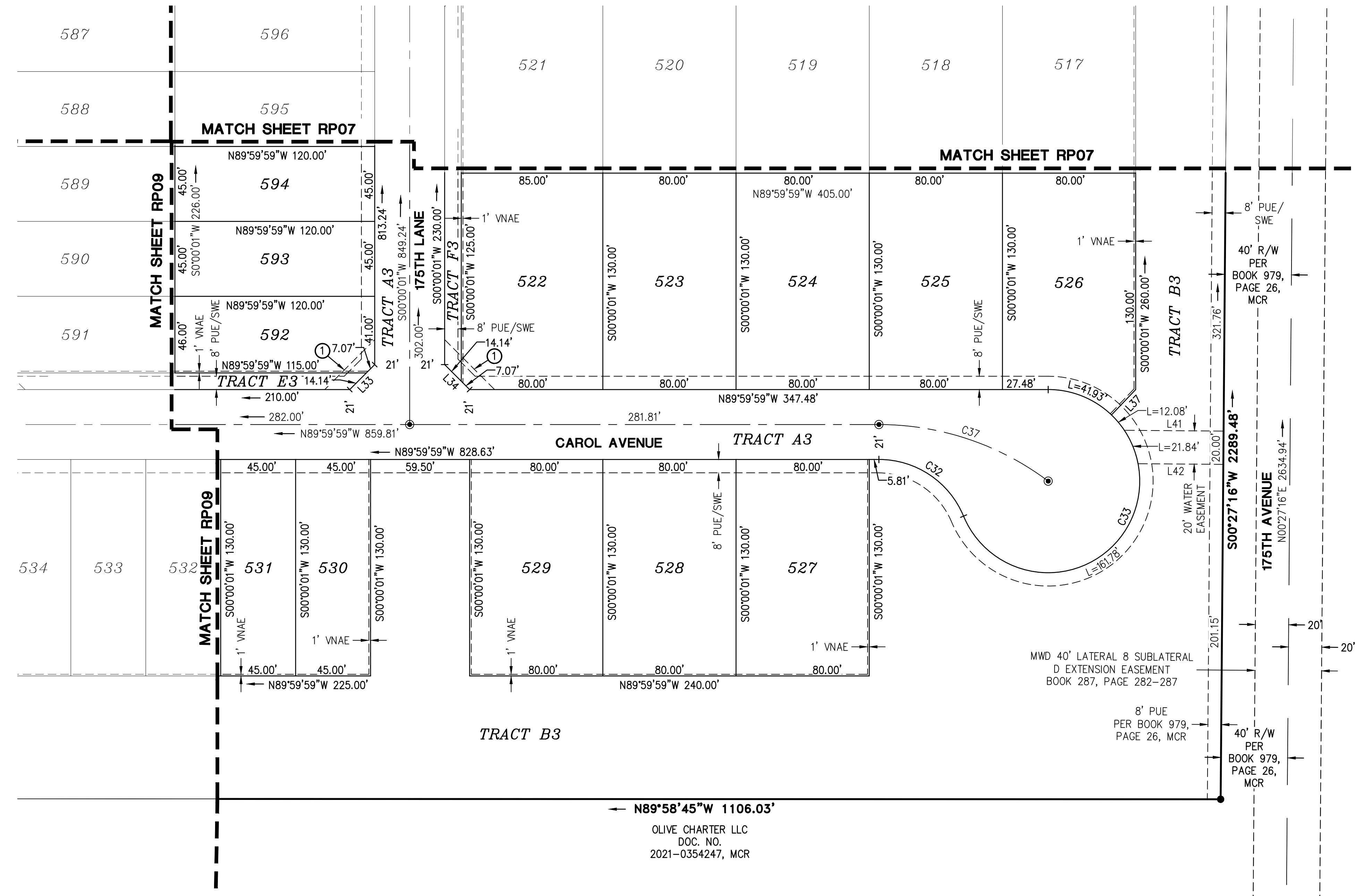
LINE NO.	DIRECTION	LENGTH
L14	N45°00'01"E	21.21'
L15	N44°59'59"W	21.21'
L16	N45°00'01"E	21.21'
L35	S44°59'59"E	21.21'
L36	S45°00'01"W	21.21'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C22	55.00'	21°59'11"	21.11'
C23	55.00'	133°58'22"	128.60'
C24	55.00'	21°59'11"	21.11'
C25	36.00'	90°00'00"	56.55'
C34	55.00'	67°33'13"	64.85'
C35	55.00'	247°33'13"	237.63'
C36	169.00'	36°58'58"	109.08'

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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- - - PARCEL LINE
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- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
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- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
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LINE TABLE

LINE NO.	DIRECTION	LENGTH
L33	N45°00'01"E	21.21'
L34	N44°59'59"W	21.21'
L37	S43°40'47"W	21.05'

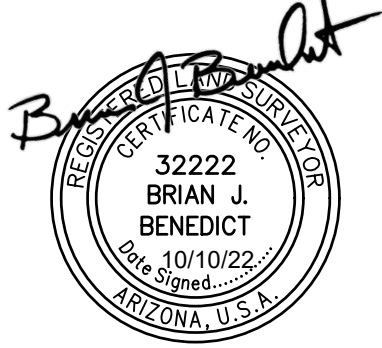
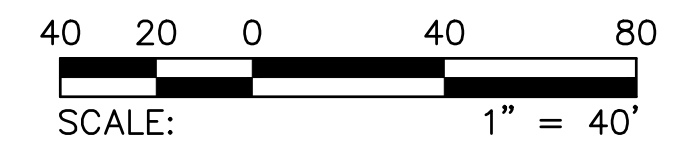
CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C32	55.00'	67°33'13"	64.85'
C33	55.00'	247°33'13"	237.63'
C37	169.00'	36°58'58"	109.08'

OLIVE CHARTER LLC
DOC. NO.
2021-0354247, MCR

MWD 40' LATERAL 8' SUBLATERAL
D EXTENSION EASEMENT
BOOK 287, PAGE 282-287

SOUTH QUARTER CORNER
SECTION 26, TOWNSHIP
3 NORTH, RANGE 2
WEST FOUND 3/4" IRON
REBAR

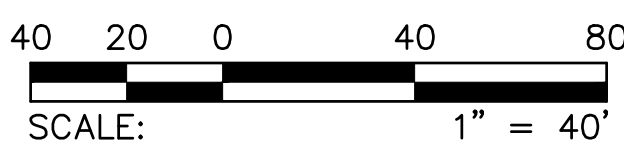
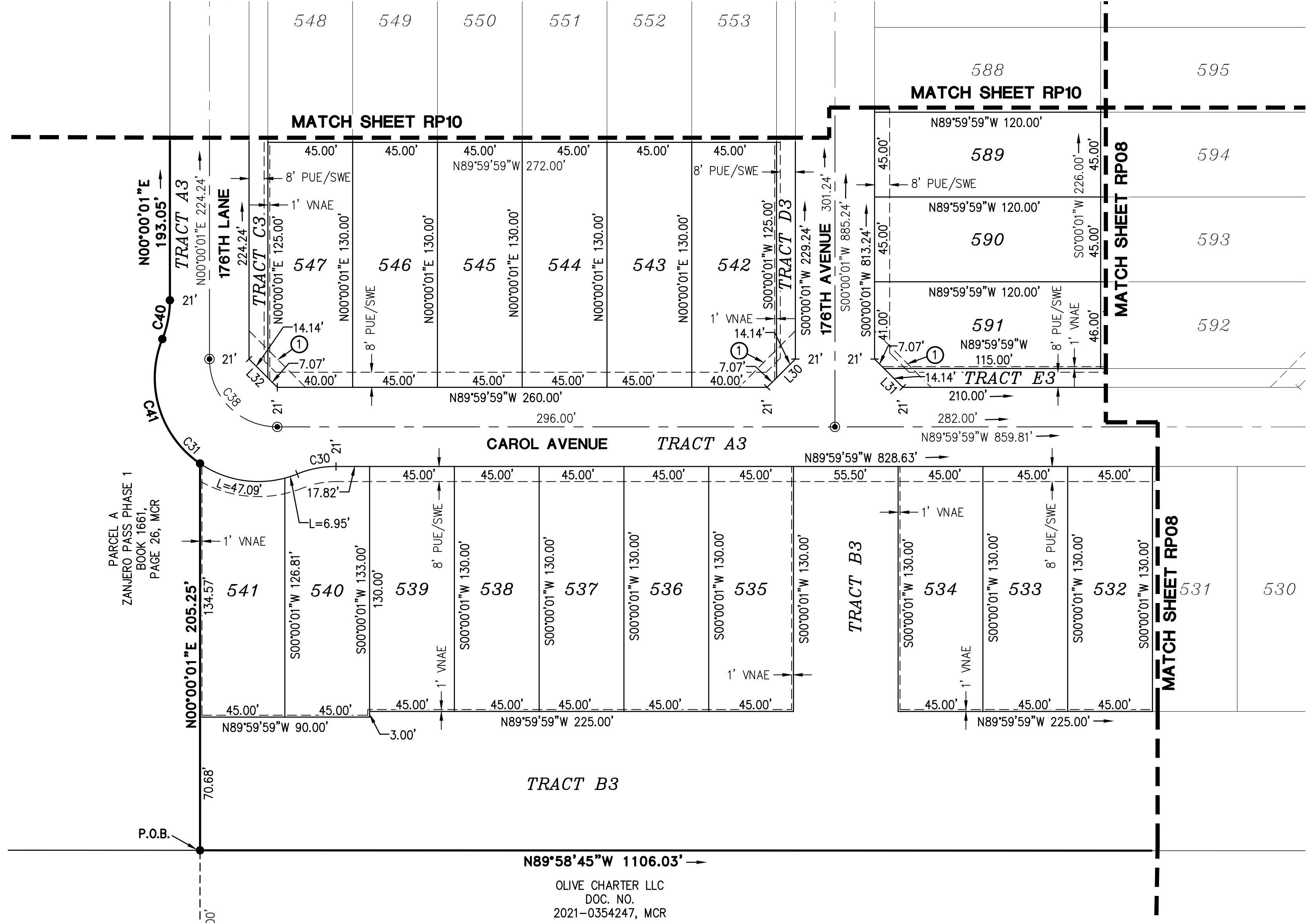


LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
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- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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- ① 30' X 30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C30	55.00'	21°59'11"	21.11'
C31	55.00'	133°58'22"	128.60'
C38	36.00'	90°00'00"	56.55'
C40	55.00'	21°59'11"	21.11'
C41	55.00'	77°40'44"	74.57'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L30	N45°00'01"E	21.21'
L31	N44°59'59"W	21.21'
L32	S44°59'59"E	21.21'

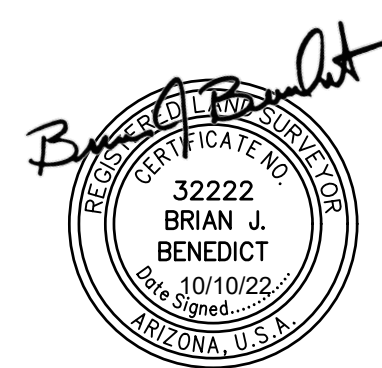


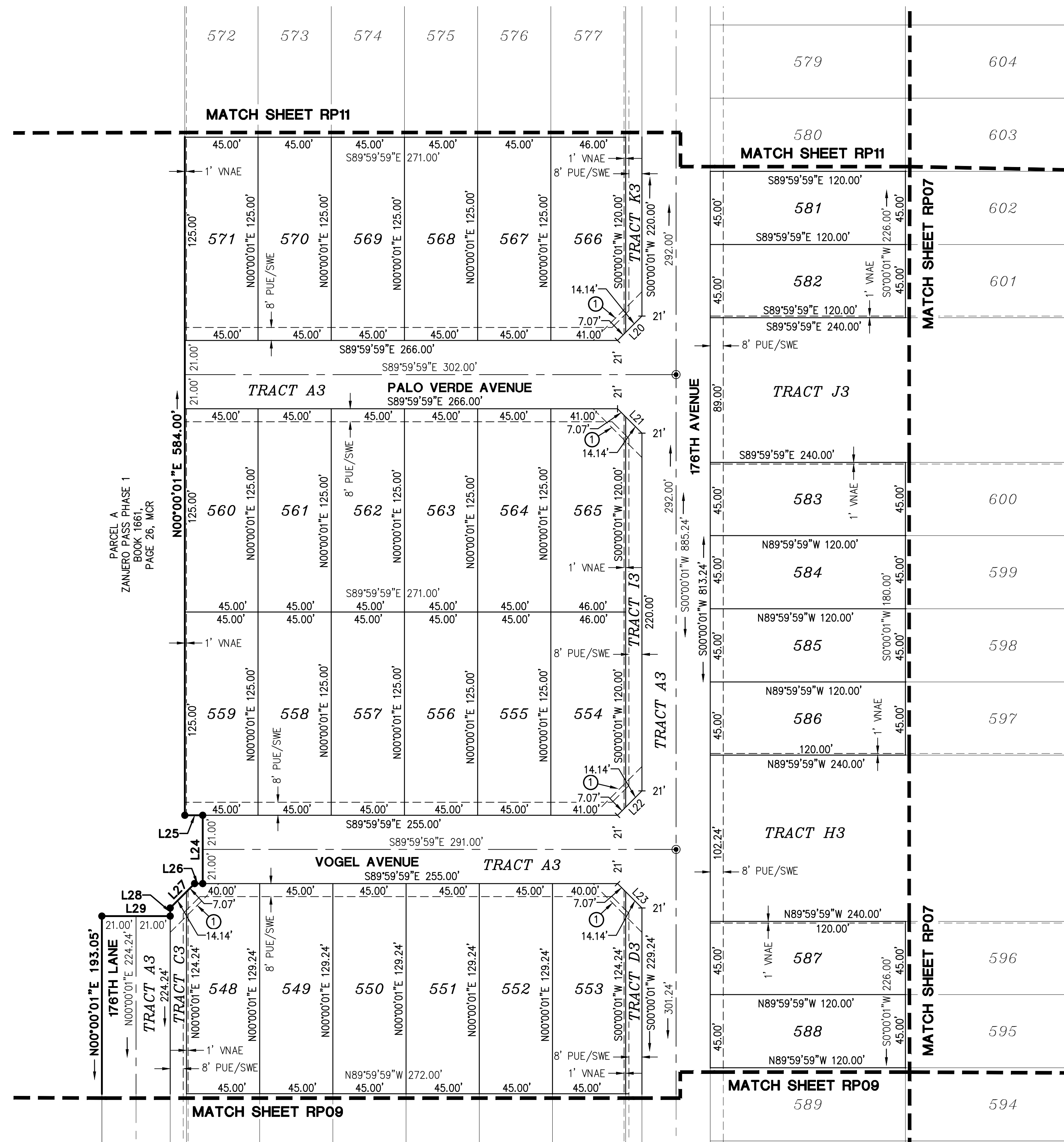
SOUTHWEST CORNER
SECTION 26, TOWNSHIP
3 NORTH, RANGE 2
WEST FOUND 3" MCDOT
BRASS CAP, IN HAND
HOLE, DATED 2019 P.O.C.

1502.49'
N89°57'27"W 2639.08'

OLIVE CHARTER LLC
DOC. NO.
2021-0354247, MCR

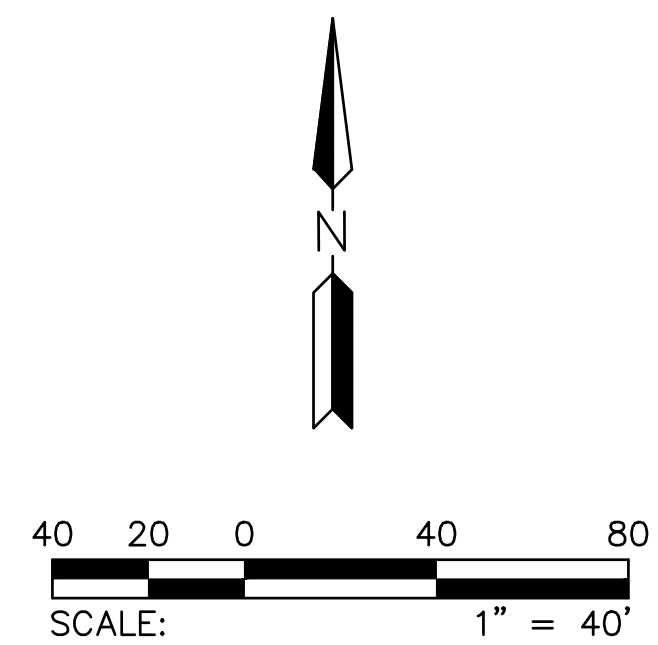
SOUTH QUARTER CORNER
SECTION 26, TOWNSHIP
3 NORTH, RANGE 2
WEST FOUND 3/4" IRON
REBAR



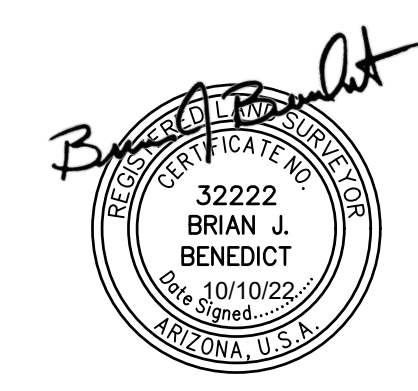


LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - EASEMENT LINE
- · - · SECTION LINE
- · - · CENTER LINE
- · - · RIGHT OF WAY LINE
- · - · PARCEL LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
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- P.O.B. POINT OF BEGINNING
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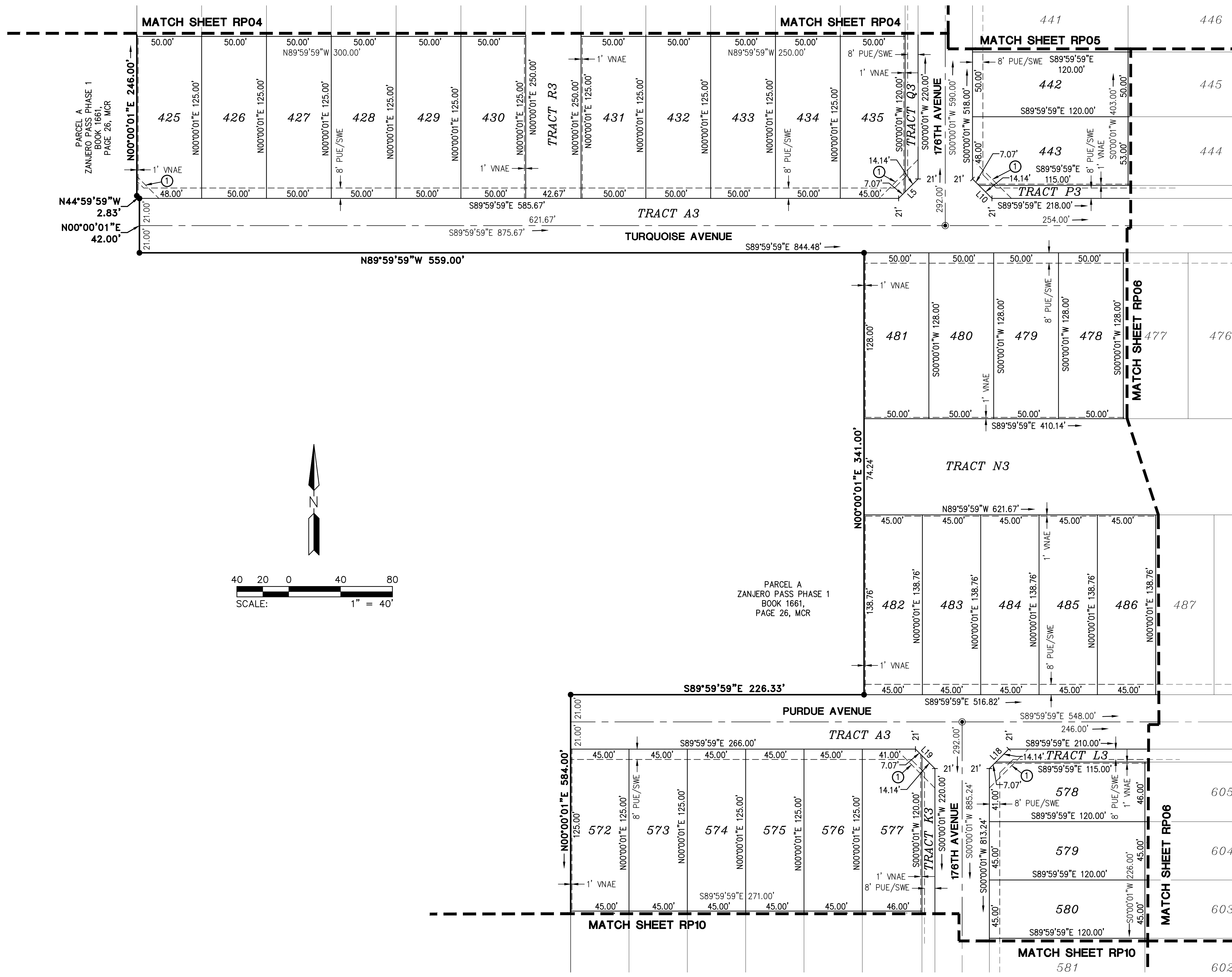


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L20	N45°00'01"E	21.21'
L21	N44°59'59"W	21.21'
L22	N45°00'01"E	21.21'
L23	S44°59'59"E	21.21'
L24	N00°00'01"E	42.00'
L25	N89°59'59"W	11.00'
L26	S89°59'59"E	5.00'
L27	N45°00'01"E	21.21'
L28	N00°00'01"E	5.00'
L29	S89°59'59"E	42.00'



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PROJ. NO.: 1066	STATUS:
DATE: SEP 2022	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: MH/GS	
APPROVED: BJB	



LINE TABLE

LINE NO.	DIRECTION	LENGTH
L5	N45°00'01"E	21.21'
L10	S44°59'59"E	21.21'
L18	S45°00'01"W	21.21'
L19	N44°59'59"W	21.21'

