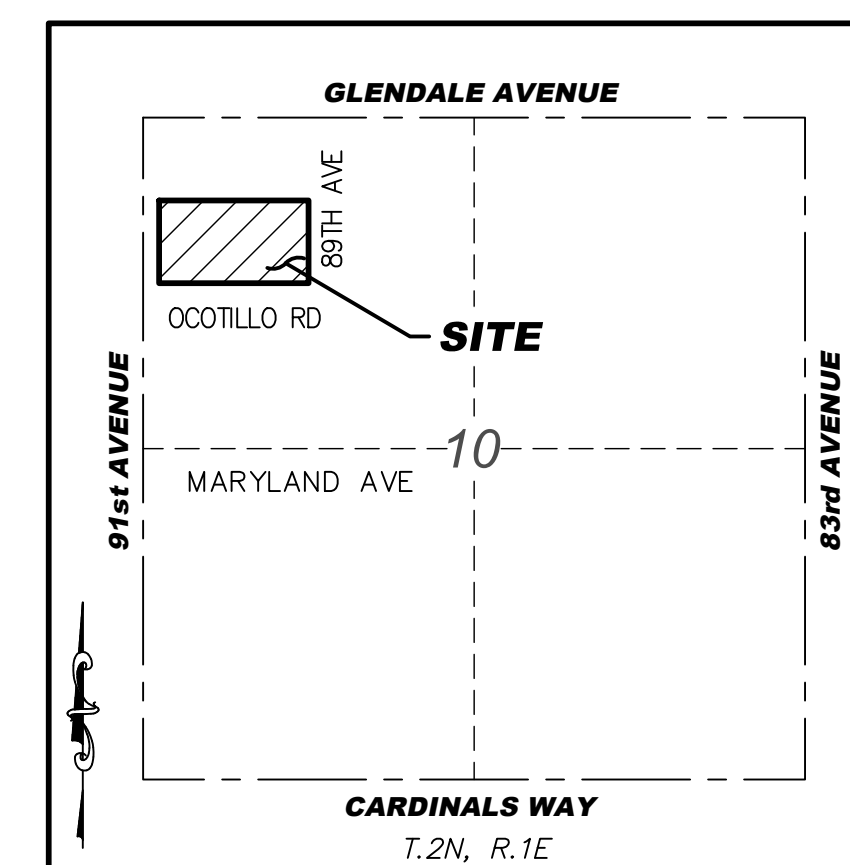


# FINAL PLAT DISTRICT at WESTGATE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, 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 KIW WESTGATE VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THAT NAME OF "DISTRICT at WESTGATE", BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, 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 TWO 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 KIW WESTGATE VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY 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.

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

BY: KVV WOLFF MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

BY: \_\_\_\_\_  
JORDAN HAFEN, SECRETARY

ITS: ADMINISTRATIVE MANAGER

## ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

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

PERSONALLY APPEARED JORDAN HAFEN WHO ACKNOWLEDGED HIMSELF TO BE THE SECRETARY OF KVV WOLFF MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS THE ADMINISTRATIVE MANAGER KIW WESTGATE VENTURE, 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.
6. PURSUANT TO A SEPARATE RECORDED INSTRUMENT, LOT 2 SHALL BENEFIT FROM CERTAIN CROSS-ACCESS RIGHTS AND UTILITY EASEMENTS ENCUMBERING LOT 1

## BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MONUMENT LINE OF 91ST AVENUE BETWEEN GLENDALE AVENUE AND MARYLAND AVENUE. SAID LINE BEARS N 00°01'00" W

## LEGEND

- ⊙ FOUND 'PK' NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR, RLS #41894
- ⊙ FOUND ALUMINUM CAP FLUSH
- FOUND BRASS CAP FLUSH
- ⊙ FOUND BRASS CAP IN HANDHOLE
- APN ASSESSOR PARCEL NUMBER

- BK./PG. BOOK & PAGE
- C/L CENTER LINE
- DOC. DOCUMENT NUMBER
- DKT. DOCKET NUMBER
- PUE PUBLIC UTILITY EASEMENT
- Q.C. QUIT-CLAIM
- R/W RIGHT OF WAY
- \_\_\_\_\_ BOUNDARY LINE
- \_\_\_\_\_ SECTION LINE
- \_\_\_\_\_ CENTER LINE
- \_\_\_\_\_ EASEMENT LINE
- \_\_\_\_\_ ADJACENT BOUNDARY LINE

## OWNER

KIW WESTGATE VENTURE, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
6710 CAMELBACK ROAD, SUITE 100  
SCOTTSDALE, AZ 85251  
480-315-9595

## 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 AUGUST, 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.

ERIC SOSTROM, RLS #41894  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780  
ESOSTROM@RICKENGINEERING.COM



SURVEYOR:

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

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

DRAWN BY: \_\_\_\_\_ TLH | SCALE: \_\_\_\_\_ NTS  
CHECKED BY: \_\_\_\_\_ ELS | DATE: 10/17/2022

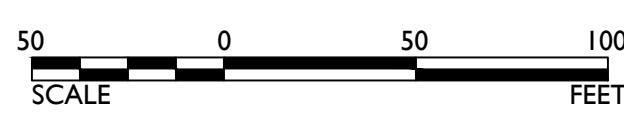
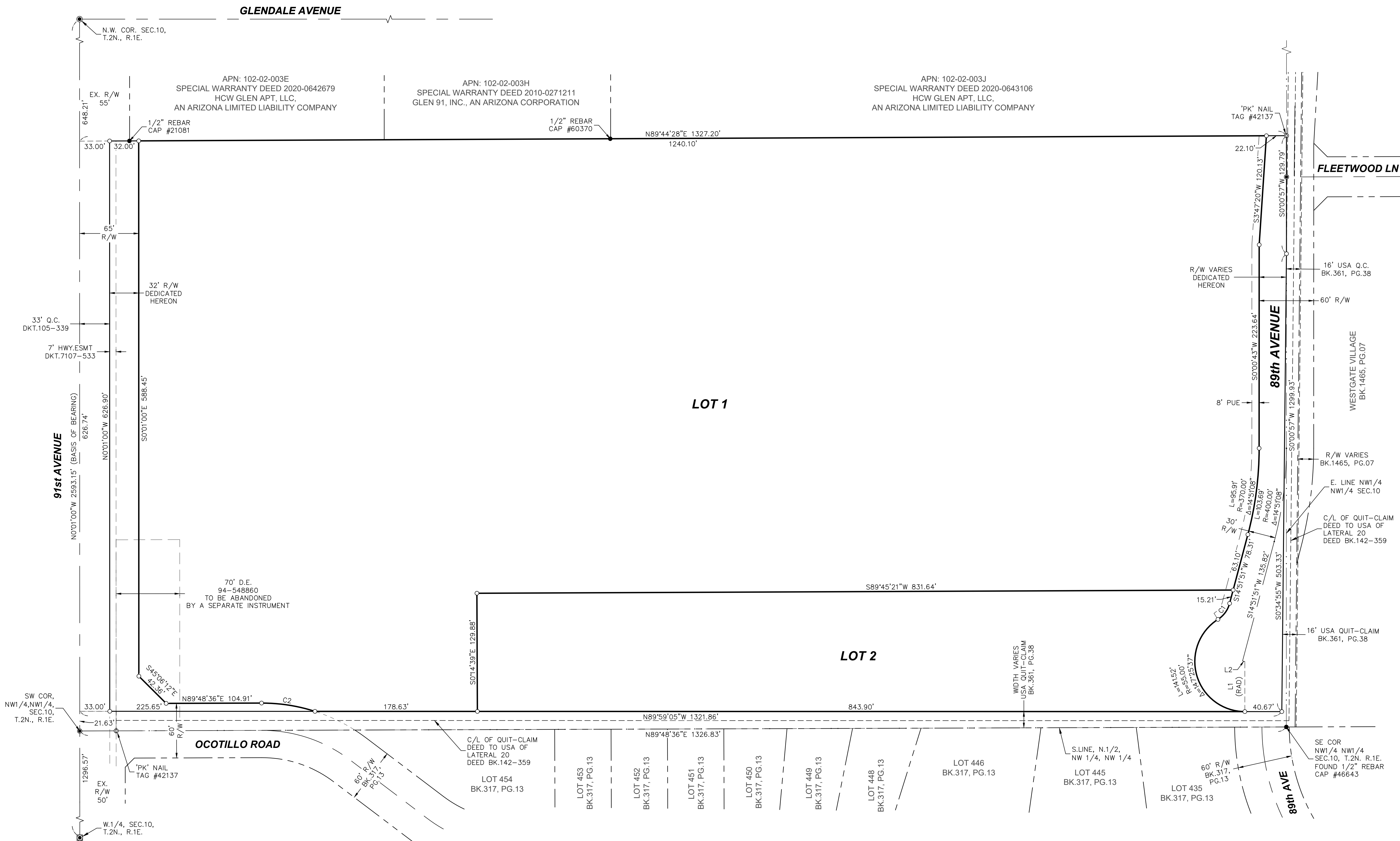
FINAL PLAT  
DISTRICT at WESTGATE

GLENDALE, ARIZONA



PROJECT NO.  
**P5977**  
SHEET NO. 1 OF 2

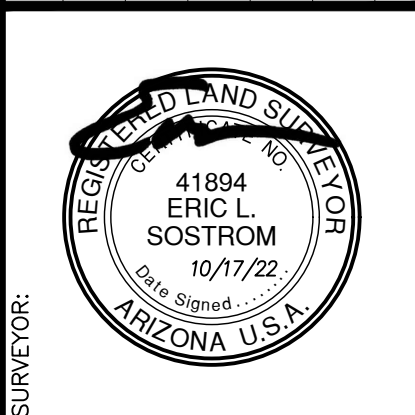
C:\RICK\Projects\1905500\5977\_91st\_Ave\_OcotilloRd\_Survey\5977\_PLAT.dwg - © 2022 Rick Engineering Company



AREA TABLE	
LOT	AREA(±)
1	659,658 SQ. FT./15.144 AC.
2	106,086 SQ. FT./2.435 AC.
TOTAL	765,744 SQ. FT./17.579 AC.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°00'55"E	55.00'
L2	S75°08'09"E	2.59'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	42°34'42"	30.00'	22.29'	N36°09'12"E 21.78'
C2	17°59'57"	190.00'	59.69'	N81°11'26"W 59.44'



**RICK ENGINEERING COMPANY**  
 22425 N 16TH STREET SUITE #1  
 PHOENIX, AZ 85024  
 480.922.0780  
 rickengineering.com  
 SURVEYOR: ERIC L. SOSTROM, License No. 41894, State of Arizona

**FINAL PLAT**  
**DISTRICT at WESTGATE**  
 GLENDALE, ARIZONA

PROJECT NO. **P5977**  
 SHEET NO. 2 OF 2

Drawn By: TLH | Scale: 1" = 50'  
 Checked By: ELS | Date: 10/17/2022