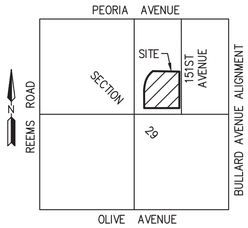
FINAL PLAT
FOR
"MERIT WOOLF LOGISTICS"
A PLANNED AREA DEVELOPMENT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT **151 LOGISTICS, LLC,** AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF FINAL PLAT FOR **"MERIT WOOLF LOGISTICS",** BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. **151 LOGISTICS, LLC,** HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF **"MERIT WOOLF LOGISTICS",** AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF STREET RIGHT OF WAY, LOTS, TRACTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT, EASEMENT AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY. **151 LOGISTICS, LLC,** AS OWNER, HEREBY DEDICATES TO THE PUBLIC AND THE CITY OF GLENDALE BY ITS APPROVAL BELOW FOR USE AS PUBLIC ROADWAY THE PUBLIC RIGHT OF WAY AND EASEMENTS FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF:

151 LOGISTICS, LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO ATTESTED BY THE SIGNATURE OF _____ AS DULY AUTHORIZED ON THIS _____ DAY OF _____ 2022.

151 LOGISTICS, LLC, AS OWNER.

BY: _____ BY: _____

ITS: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____ 2022, BEFORE ME THE UNDERSIGNED NOTARY, _____ PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED SIGNATORY OF **151 LOGISTICS, LLC,** 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

LENDER CONSENT AND RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, IN ITS CAPACITY AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST FILED AS DOCUMENT NO. _____-_____RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY CONSENTS TO AND RATIFIES THE EXECUTION AND DEDICATIONS AS INCLUDED HEREIN.

DATED THIS _____ DAY OF _____, 2022

BY: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS THE _____ DAY OF _____, 2022, _____ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC AND ACKNOWLEDGED HIM/HERSELF TO BE THE _____ OF **WESTERN ALLIANCE BANK**, AN ARIZONA CORPORATION, AND THAT HE/SHE BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS RATIFICATION AND CONSENT FOR THE PURPOSES CONTAINED HEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: _____ DATE: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SHEET INDEX

FP01 COVER SHEET, NOTES

FP02 FINAL PLAT

OWNER/CLIENT

151 LOGISTICS, LLC
2555 E. CAMELBACK ROAD, STE 180
PHOENIX, ARIZONA 85016
PHONE: (480) 630-5970
CONTACT: NIC FISCHER

SURVEYOR/ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS 19344
CONTACT: CASEY WHITEMAN, PE 47372

BASIS OF BEARING

BASIS OF BEARING IS S88°52'10"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

PRELIMINARY PLAT CONFORMANCE

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

BY _____ _____
PLANNING MANAGER DATE
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 _____ _____
CITY ENGINEER OR DESIGNATE DATE

REFERENCE DOCUMENTS

1. BOOK 3 OF ROAD MAPS, PAGE 29, M.C.R.
2. RESULTS OF SURVEY PER BOOK 133, PAGE 13, M.C.R.
3. FINAL PLAT OF RANCHO GABRIELA PHASE 4A PER BOOK 596, PAGE 01, M.C.R.
4. PLSS SUBDIVISION RECORD OF SURVEY (GDACS) PER BOOK 688, PAGE 41, M.C.R.
5. MINOR LAND DIVISION PER BOOK 708, PAGE 09, M.C.R.
6. FINAL PLAT FOR "RRB OPERATIONS, INC." PER BOOK 1486, PAGE 19, M.C.R.
7. FINAL PLAT FOR "RED BULL NORTH AMERICA" PER BOOK 1532, PAGE 27, M.C.R.
8. MINOR LAND DIVISION PER BOOK 1632, PAGE 34, M.C.R.
9. RECORD OF SURVEY PER BOOK 1654, PAGE 44, M.C.R.

AREA TABLE

ELEMENT	AREA (SQ.FT)	AREA (ACRES)
LOT 1	967,213	22.2042
RIGHT OF WAY 151ST AVENUE	8,328	0.1911
PARENT PARCEL	975,541	22.3953

NOTES

1. THIS PLAT IS LOCATED WITHIN THE CERTIFICATED SERVICE AREA OF EPCOR WATER ARIZONA INC.
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 LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.
5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
6. ALL DRAINAGE STRUCTURES LOCATED OUTSIDE OF CITY RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
7. ANY PRIVATE IRRIGATION PIPING CROSSING PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE GRANTEE OF THE ASSOCIATED IRRIGATION EASEMENT.

CITY APPROVALS

APPROVED BY THE CITY COUNCIL OF GLENDALE, ARIZONA.

THIS _____ DAY OF _____, 2022.

_____ _____
MAYOR DATE

_____ _____
ATTEST, CITY CLERK DATE

LAND SURVEYOR CERTIFICATION

I, KIRK J PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2021; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS
RLS 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
8/19/2022
Not Valid Unsigned
ARIZONA U.S.A.

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 | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

MERIT WOOLF LOGISTICS
PEORIA AVENUE & 151ST AVENUE
GLENDALE, ARIZONA
FINAL PLAT

STATUS:
PROJ. NO.: 1033
DATE: AUG 2022
SCALE: AS SHOWN
DRAWN: JDL/LC
APPROVED: KJP
MUNICIPAL TRACKING NO:

DWG. NO.
FP01
SHT. 1 OF 2

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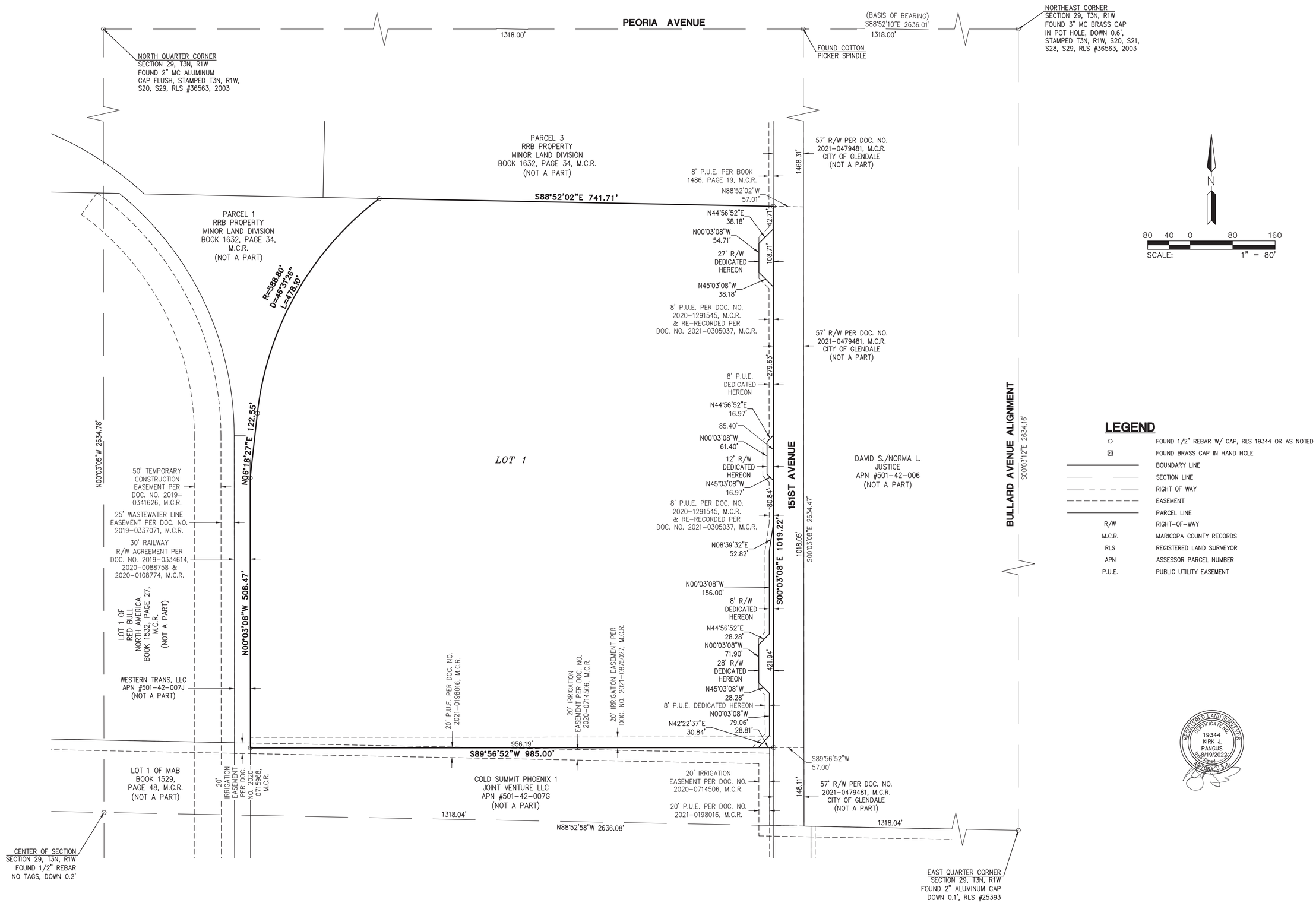

LEGEND

○	FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
———	BOUNDARY LINE
——— ———	SECTION LINE
— — — —	RIGHT OF WAY
- - - - - -	EASEMENT
———	PARCEL LINE
R/W	RIGHT-OF-WAY
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT

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PROJ. NO.: 1033
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DWG. NO.
FP02
SHT. 2 OF 2

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