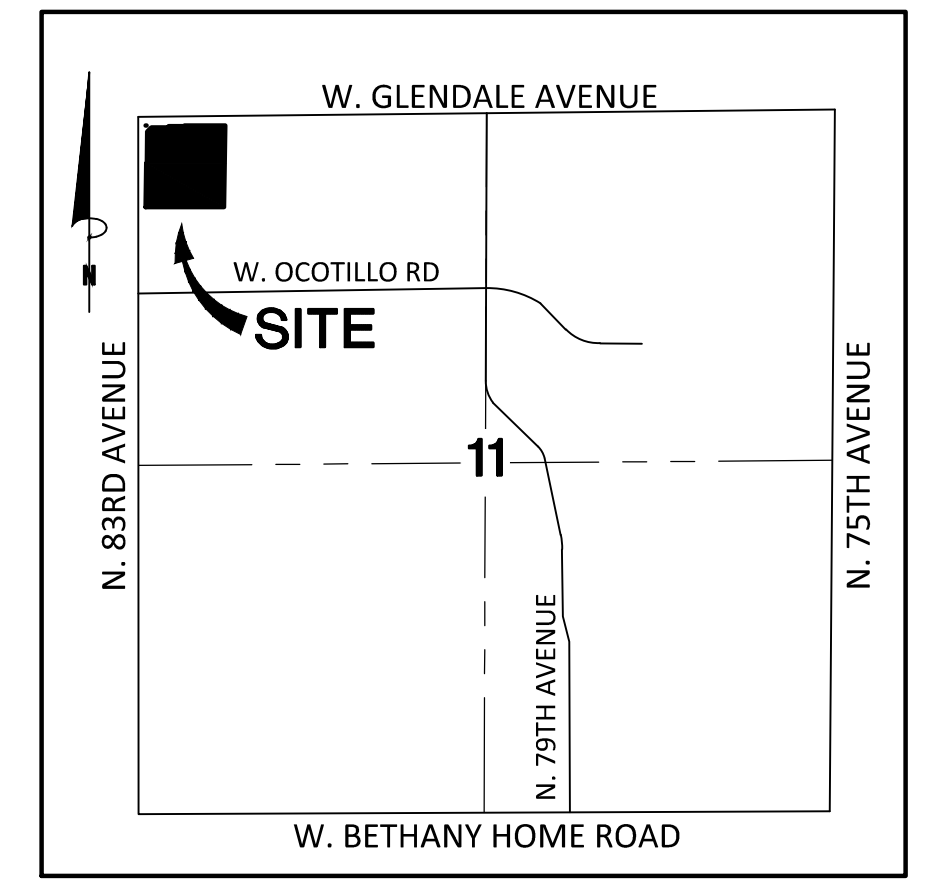


FINAL PLAT FOR G83 PLAZA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, 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 FORTIS GLENDALE, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "G83 PLAZA", LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE FINAL PLAT OF "G83 PLAZA", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT. FORTIS GLENDALE, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS SHOWN ON THIS PLAT. WATER AND SEWER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE IN, OVER, AND UNDER THOSE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF WATER AND SEWER LINES.

OWNER'S AGREEMENT:
IT IS AGREED THAT BY THE COMPLETION OF CONSTRUCTION ALL LOTS WILL BE ACCURATELY STAKED AND MARKED WITH PERMANENT MARKERS, AS DESIGNATED ON THIS PLAT AND A CERTIFICATION FILED WITH MARICOPA COUNTY BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED WITH THE LAND SURVEYORS REGISTRATION NUMBER, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:
THE UNDERSIGNED, FORTIS GLENDALE, LLC., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2023.

FORTIS GLENDALE, LLC., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS ____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY 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 WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT OWNER'S ASSOCIATION.
5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
6. THE PURPOSE OF THE DRAINAGE EASEMENT ACROSS THE SOUTHERLY DRIVE AISLE IS TO ALLOW DRAINAGE IN LAMAR ROAD TO CONTINUE THROUGH THE SITE TO 83RD AVENUE. ANY WALLS, FENCES OR GATES CONSTRUCTED ACROSS THIS EASEMENT SHALL BE CONSTRUCTED IN A MANNER AS TO NOT BLOCK THE OFFSITE FLOWS.
7. DEVELOPMENT SHALL COMPLY WITH THE G83 PAD REQUIREMENTS PER MC 31-25(C)(7)(XIX).
 - A. THE PERIMETER BUILDING SETBACK REQUIREMENT IS 20 FEET.
 - B. THE MAXIMUM LOT COVERAGE REQUIREMENT IS 50%
8. THE SIGN EASEMENTS FOR MULTI-TENANT PLAZA SIGNS WILL BE LIMITED TO THE USE OF G83 PLAZA PARCELS 1, 2, 3, AND 5 TENANTS. INDIVIDUAL FREESTANDING SIGNS FOR EACH TENANT ON THOSE PARCELS REQUIRE SEPARATE APPROVAL. G83 PLAZA PARCELS 1, 2, 3 AND 5 TENANTS WILL BE RESPONSIBLE FOR MAINTENANCE.

IMPROVEMENT ASSURANCES

I HEREBY ACKNOWLEDGE THAT ENGINEERING PLANS FOR 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

OWNER

FORTIS GLENDALE, LLC.
7137 E. GREENWAY ROAD
SCOTTSDALE, AZ, 85260
PHONE: (520) 403-2727
CONTACT: KIRA NICCUM-PRITZL

ENGINEER

BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: HOLLY TANAKA
EMAIL: htanaka@bowman.com

SURVEYOR

BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: PHIL FEDOR
EMAIL: pfedor@bowman.com

SHEET INDEX

- | | |
|---|----------------------------------------------|
| 1 | COVER, NOTES, DEDICATION, CERTIFICATIONS |
| 2 | FINAL PLAT PLANS, LINE TABLE, LOT AREA TABLE |
| 3 | CROSS ACCESS AND SIGN EASEMENTS |

BASIS OF BEARING

NORTH 89 DEGREES 04 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 1086, PAGE 39, MARICOPA COUNTY RECORDS.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Phil Fedor 1/6/23

PHILIP M. FEDOR
REGISTERED LAND SURVEYOR NO. 58347
BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, AZ 85281



APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA, THIS ____ DAY OF _____, 2023.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

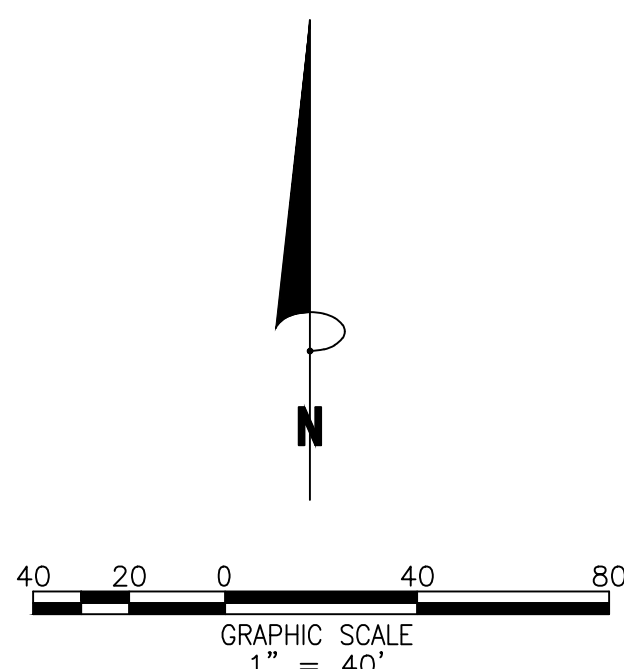
BY: _____ DATE _____
PLANNING MANAGER

FINAL PLAT FOR
G83 PLAZA
GLENDALE, ARIZONA

Bowman
Bowman Consulting Group, Ltd.
1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

© Bowman Consulting Group, Ltd.

DATE: 1/6/23
PROJ NO: 050927-01
TASK NUM: 001
DRAWN BY: TL
CHECKED: PF
QUALITY:
CLIENT NO:
SCALE
N.T.S.
1 of 3



NORTHWEST CORNER SECTION 11, T2N, R1E BRASS CAP FLUSH

NORTH QUARTER CORNER SECTION 11, T2N, R1E BRASS CAP IN HANDHOLE

W. GLENDALE AVENUE

N. 83RD AVENUE

W. LAMAR ROAD

LEGEND

- BRASS CAP IN HANDHOLE AS NOTED
- BRASS CAP FLUSH AS NOTED
- ▲ SUBDIVISION CORNER TO BE SET
- R/W RIGHT OF WAY
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- PUE PUBLIC UTILITY EASEMENT
- ESMT EASEMENT
- SUBDIVISION BOUNDARY
- LOT LINE
- SECTION LINE
- CENTER LINE
- PARCEL LINE
- EASEMENT AS NOTED
- RIGHT-OF-WAY LINE

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
1	74,616	1.7129	
2	73,764	1.6934	
3	36,580	0.8398	
4	142,408	3.2692	
5	30,117	0.6914	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	N89°57'07"E
L2	10.00'	N00°55'13"W
L3	5.00'	N00°55'13"W
L4	10.00'	S00°55'13"E
L5	10.00'	N00°55'13"W
L6	24.00'	N89°04'47"E
L7	45.00'	S00°55'13"E
L8	9.00'	S00°55'13"E
L9	9.00'	S89°04'47"W
L10	9.00'	N00°55'13"W
L11	36.61'	N89°04'47"E
L12	24.00'	S00°55'13"E
L13	36.61'	S89°04'47"W
L14	12.00'	N89°04'47"E
L15	12.00'	S00°55'13"E
L16	12.00'	S89°04'47"W
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L18	9.00'	S00°55'14"E
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L20	13.80'	S00°55'14"E
L21	24.00'	S89°06'19"W
L22	22.45'	N00°55'14"W
L23	7.50'	S89°04'46"W
L24	9.00'	N00°55'14"W
L25	7.50'	N89°04'46"E
L26	37.99'	N00°55'14"W
L27	7.50'	S89°04'46"W
L28	12.00'	N00°55'14"W
L29	7.50'	N89°04'46"E
L30	10.57'	N00°55'14"W
L31	45.47'	N00°55'13"W
L32	7.00'	S89°04'47"W
L33	11.00'	N00°55'13"W
L34	7.00'	N89°04'47"E
L35	18.29'	N00°55'13"W
L36	40.11'	N00°55'13"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	12.00'	N89°04'47"E
L38	28.11'	S00°55'13"E
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L40	7.00'	S89°04'47"W
L41	9.00'	N00°55'13"W
L42	7.00'	N89°04'47"E
L43	42.60'	N89°04'47"E
L44	6.00'	N00°55'13"W
L45	12.00'	N89°04'47"E
L46	6.00'	S00°55'13"E
L47	21.00'	N00°55'13"W
L48	35.00'	N89°04'47"E
L49	5.50'	S00°55'13"E
L50	22.55'	N00°55'13"W
L51	35.00'	N89°04'47"E
L52	22.50'	S00°55'13"E
L53	26.11'	N89°04'47"E
L54	23.00'	S00°55'13"E
L55	26.11'	S89°04'47"W
L56	20.13'	S83°24'40"W
L57	8.55'	S89°06'46"W
L58	30.00'	N00°55'14"W
L59	8.55'	N89°06'46"E
L60	20.07'	S85°10'08"E
L61	28.31'	S89°04'47"W
L62	22.09'	N89°04'47"E
L63	47.66'	S00°53'54"E
L64	16.00'	N89°44'49"E
L65	6.01'	S00°51'11"E
L66	16.00'	S89°44'49"W
L67	6.01'	N00°51'11"W
L68	95.12'	S89°04'47"W
L69	14.00'	S01°07'50"E
L70	6.00'	S88°52'10"W
L71	14.00'	N01°07'50"W
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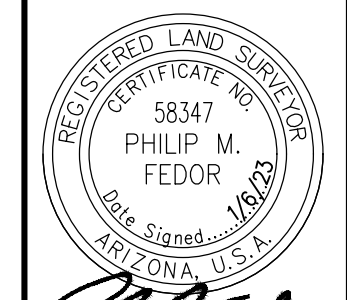
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CURVE #	LENGTH	RADIUS	DELTA
C1	36.13'	46.60'	044°25'16"
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CURVE #	LENGTH	RADIUS	DELTA
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CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C9	38.69'	50.00'	044°20'25"
C10	40.07'	25.50'	090°01'59"
C11	58.82'	76.00'	044°20'25"
C12	39.07'	50.50'	044°19'59"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C13	15.71'	10.00'	090°00'25"
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C15	5.19'	25.00'	011°53'14"
C17	12.57'	8.00'	090°00'00"

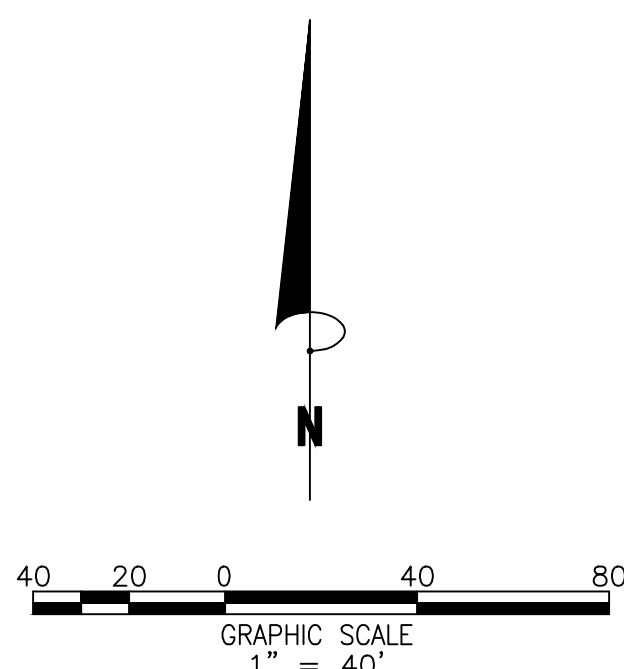
APN 102-05-0075 (UNSUBDIVIDED) (NOT A PART)



**FINAL PLAT FOR
G83 PLAZA
GLENDALE, ARIZONA**

DATE:	1/6/23
PROJ NO:	050927-01
TASK NUM:	001
DRAWN BY:	TL
CHECKED:	PF
QUALITY:	
CLIENT NO:	
SCALE:	1" = 40'
2 OF 3	

File: V:\050927 - 83rd Ave and Glendale Shopping Ctr Dev\050927-01-001 (300) Survey\DWG\Plat\050927-Final Plat.dwg Printed: Jan 06, 2023



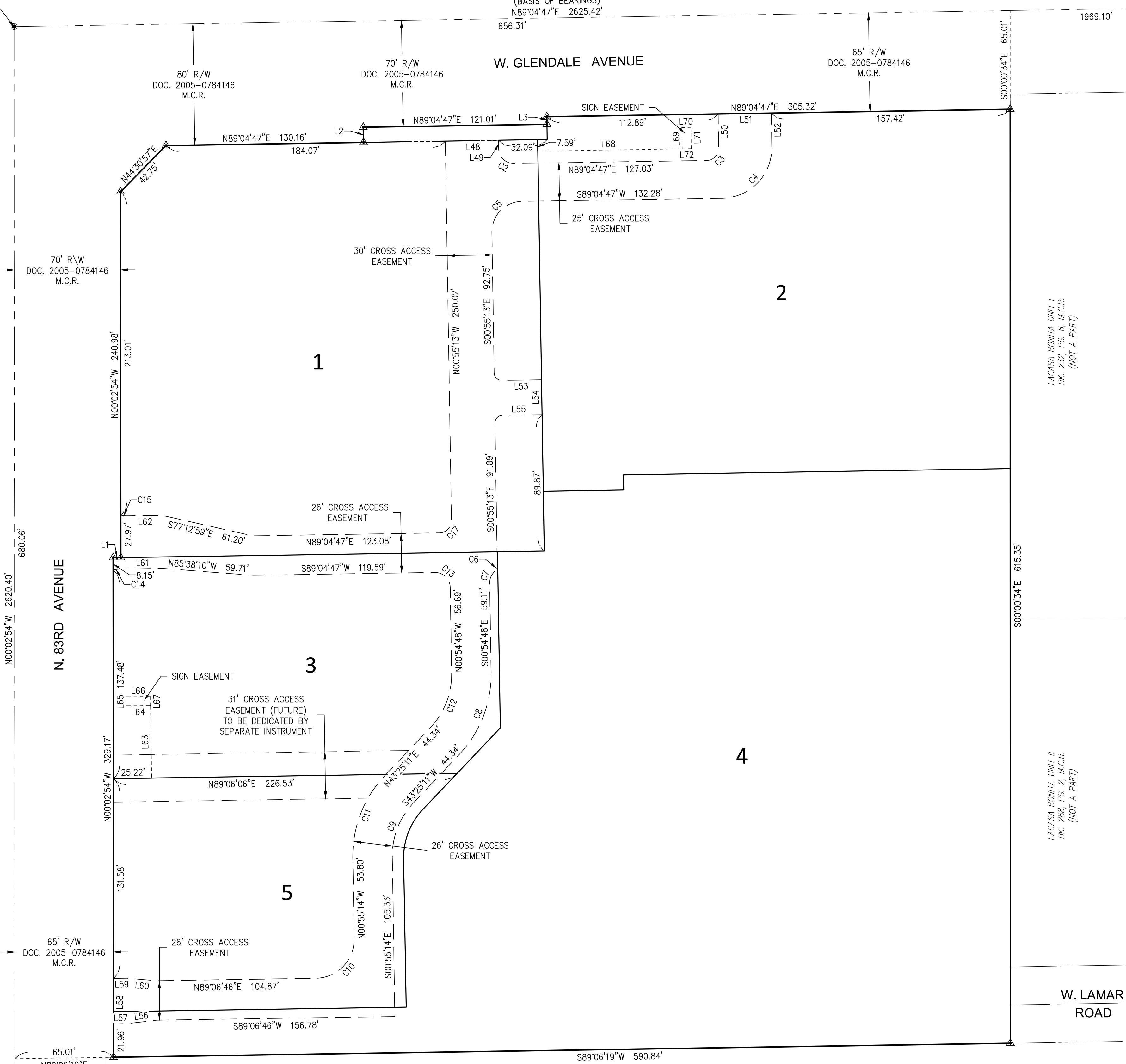
NORTHWEST CORNER SECTION 11, T2N, R1E BRASS CAP FLUSH

W. GLENDALE AVENUE

NORTH QUARTER CORNER SECTION 11, T2N, R1E BRASS CAP IN HANDHOLE

WEST QUARTER CORNER SECTION 11, T2N, R1E BRASS CAP IN HANDHOLE

- LEGEND**
- BRASS CAP IN HANDHOLE AS NOTED
 - BRASS CAP FLUSH AS NOTED
 - ▲ SUBDIVISION CORNER TO BE SET
 - R/W RIGHT OF WAY
 - M.C.R. MARICOPA COUNTY RECORDS
 - RLS REGISTERED LAND SURVEYOR
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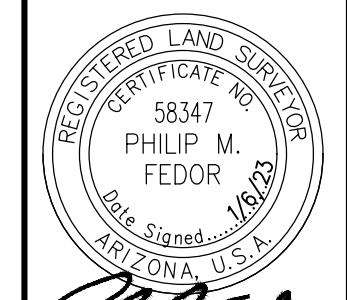
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APN 102-05-0075 (UNSUBDIVIDED) (NOT A PART)

LACASA BONITA UNIT I Bk. 232, Pg. 8, M.C.R. (NOT A PART)

LACASA BONITA UNIT II Bk. 288, Pg. 2, M.C.R. (NOT A PART)

W. LAMAR ROAD



**FINAL PLAT FOR
G83 PLAZA
GLENDALE, ARIZONA**

DATE: 1/6/23
PROJ NO: 050927-01
TASK NUM: 001
DRAWN BY: TL
CHECKED BY: PF
QUALITY:
CLIENT NO:
SCALE
1" = 40'
3 OF 3

File: V:\050927 - East Ave and Glendale Shopping Ctr Dev\050927-01-001 (306)\Survey\DWG\Plat\050927-Final Plat.dwg Plot Date: Jan 06, 2023