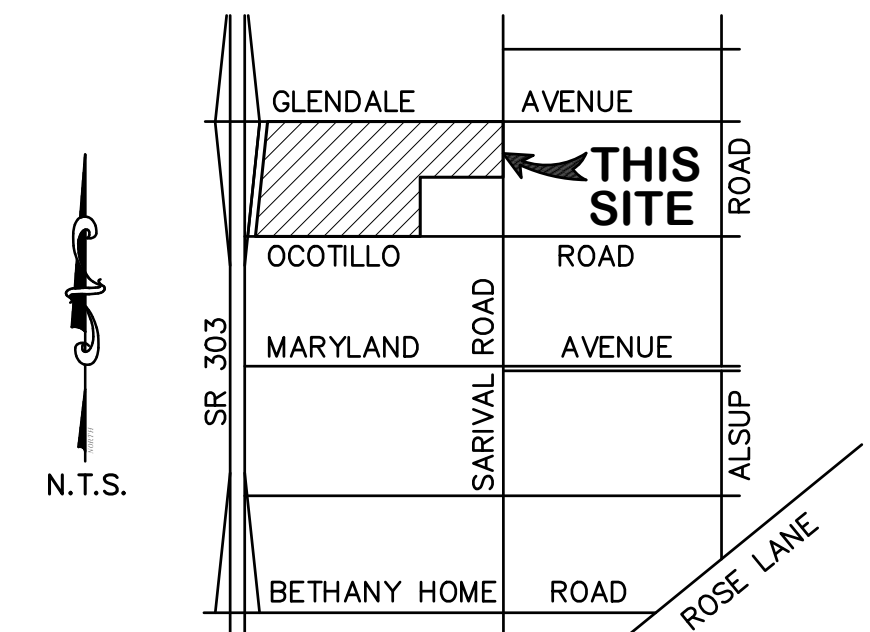


FINAL PLAT FOR "WESTMAC 303"

PARCELS 1, 2, 3, 3A AS RECORDED IN DOC. 2020-0809124 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:
SECTION 12
T.2N., R.2W.

OWNER:

WESTMAC 303 PROPERTY, LLC
7705 S. MYRTLE AVENUE
TEMPE, ARIZONA 85284
PHONE: (480)276-4163
CONTACT: JASON CHAPMAN/JACK MCKINNEY
EMAIL: JASONCHAPMAN@JFMCKINNEYAZ.COM/
JACK.MCKINNEY@CUSHWAKE.COM

SURVEYOR:

HUNTER ENGINEERING
10450 NORTH 74TH STREET
SUITE 200
SCOTTSDALE, AZ 85258
ATTN: JAMES A. BRUCCI, RLS #29865
EMAIL: jbrucci@hunterengineeringpc.com

ENGINEER:

HUNTER ENGINEERING
10450 NORTH 74TH STREET
SUITE 200
SCOTTSDALE, AZ 85258
ATTN: RUSS SCHULTE
EMAIL: rschulte@hunterengineeringpc.com

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1670L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

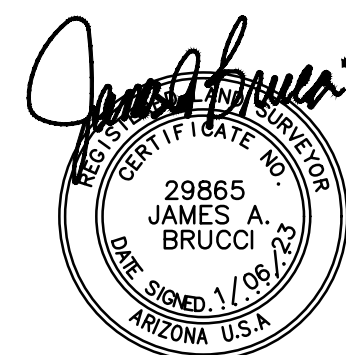
ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	1670	L	10-16-2013	ZONE X (SHADED)	N/A

LAND SURVEY CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH 2020; THAT THE SURVEY IS TRUE AND 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.

James A. Brucci
REGISTERED LAND SURVEYOR #29865 01/06/23
DATE



DEVELOPMENT 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 DESIGNATED REPRESENTATIVE) DATE
CITY OF GLENDALE, ARIZONA

BY: _____
PLANNING ADMINISTRATOR DATE

APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA
THIS _____ DAY OF _____, 202__

BY: _____
MAYOR DATE

BY: _____
CITY CLERK DATE

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT WESTMAC 303 PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "WESTMAC 303" SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THIS FINAL PLAT. THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME, OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT.

WESTMAC 303 PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND GRANTS THE EASEMENTS FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, WESTMAC 303 PROPERTY, LLC, A DELAWARE 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 OFFICER THEREUNTO DULY AUTHORIZED

THIS _____ DAY OF _____, 2023.

WESTMAC 303 PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS _____ DAY OF _____, 2023,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE THE _____ OF 303 GLENDALE DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, AND ACKNOWLEDGED THAT HE/SHE FOR 303 GLENDALE DEVELOPMENT, A DELAWARE LIMITED LIABILITY COMPANY, EXECUTED THIS INSTRUMENT FOR PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE

MY COMMISSION EXPIRES _____

NOTES:

- THE DEVELOPMENT WILL BE SERVED BY ADAMAN MUTUAL WATER COMPANY, MAIN EXTENSION AGREEMENT DOCUMENT DATED JUNE 24, 2020.
- 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:
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.
- ALL LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER OR DEVELOPMENT ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- "ACCESS", AS USED TO DENOTE AN "ACCESS EASEMENT" AS DEDICATED IN THIS FINAL PLAT, MEANS, "AN EASEMENT FOR INGRESS AND EGRESS, FOR REFUSE COLLECTION, FOR WATER AND SEWER, FOR EMERGENCY VEHICLES AND/OR SERVICE TYPE VEHICLES".

BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00°11'53" WEST, ACCORDING TO DOCUMENT NO. 2019-0844458, MARICOPA COUNTY RECORDS, ARIZONA, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

UTILITIES:

WATER	ADAMAN MUTUAL WATER COMPANY
TELEPHONE	CENTURYLINK
ELECTRICITY	ARIZONA PUBLIC SERVICE
CABLE TV	COX COMMUNICATIONS
GAS	SOUTHWEST GAS CORPORATION
SEWER	EPCOR WATER ARIZONA, INC.

SITE DATA:

LOT 1 53.696 ACRES±, 2,338,998 SQ.FT.
GROSS AREA: 56.249 ACRES±, 2,450,206 SQ.FT.±
EXISTING ZONING: PAD
A.P.N.:

NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: job

HUNTER ENGINEERING CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

FINAL PLAT FOR "WESTMAC 303"

PARCELS 1, 2, 3, 3A AS RECORDED IN DOC. 2020-0809124 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 12
TWNHP: 2N
RANGE: 2W

JOB NO.:
WSPC001-FP

SCALE
N. T. S.

SHEET
1 OF 3

LEGAL DESCRIPTIONS: (PARENT PARCELS)

PARCEL NO. 1:

THAT PORTION OF THE GRANTOR'S PROPERTY THAT IS DESCRIBED IN THE FOLLOWING PROPERTY DESCRIPTION LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES SOUTHERLY OF THE FOLLOWING DESCRIBED NEW RIGHT OF WAY LINE:

PROPERTY DESCRIPTION:
(DOCUMENT NO. 2010-655091, RECORDED IN MARICOPA COUNTY, ARIZONA)
THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER CORNER OF SECTION 12;
THENCE EAST ALONG THE NORTH SECTION LINE 760.00 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER 218.00 FEET;
THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER 760.00 FEET;
THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER 218.00 FEET TO THE POINT OF BEGINNING;

EXCEPT WELL SITE 12A AS SAID WELL SITE IS DESCRIBED IN DOCKET 1180, PAGE 528 AND IN DOCKET 2700, PAGE 596, AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER CORNER OF SECTION 12;
THENCE EAST (BEARING ASSUMED) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, 45.00 FEET;
THENCE SOUTH AND PARALLEL TO THE NORTH AND SOUTH MIDSECTION LINE OF SECTION 12, 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH ON THE SAME LINE 94.00 FEET;
THENCE EAST PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, 26.00 FEET;
THENCE NORTH PARALLEL TO THE NORTH AND SOUTH MIDSECTION LINE OF SECTION 12, 94.00 FEET;
THENCE WEST PARALLEL TO THE NORTH LINE OF SECTION 12, 26.00 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT CERTAIN DRAINAGE DITCH AS DESCRIBED IN DOCKET 1180, PAGE 528 AND DOCKET 2700, PAGE 596 OVER APPROXIMATELY THE WEST 48.00 FEET OF THE NORTHEAST QUARTER OF SECTION 12 AND AS MORE FULLY SET FORTH IN SAID INSTRUMENTS; AND

EXCEPT ALL SUBTERRANEAN WATERS BENEATH SAID PREMISES NOT NECESSARY FOR DOMESTIC, AS DISTINGUISHED FROM IRRIGATION, USE THEREON AS GRANTED IN DEED RECORDED IN DOCKET 1180, PAGE 517 RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BENEATH THE SURFACE AS RESERVED IN DEED RECORDED IN DOCKET 1872, PAGE 586, RECORDS OF MARICOPA COUNTY, ARIZONA.

NEW RIGHT OF WAY LINE DESCRIPTION:
COMMENCING AT A 2003 MARICOPA COUNTY ALUMINUM CAP STAMPED "LS 29891" MARKING THE NORTH QUARTER CORNER OF SAID SECTION 12, BEING NORTH 89 DEGREES 44 MINUTES 14 SECONDS WEST 2639.26 FEET FROM A 2003 MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE STAMPED "LS 29891" MARKING THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE ALONG THE NORTH LINE OF SAID SECTION 12, SOUTH 89 DEGREES 44 MINUTES 14 SECONDS EAST 1377.89 FEET;
THENCE SOUTH 00 DEGREES 15 MINUTES 46 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF GLENDALE AVENUE;

THENCE SOUTH 84 DEGREES 10 MINUTES 34 SECONDS WEST 789.43 FEET;
THENCE SOUTH 88 DEGREES 30 MINUTES 05 SECONDS WEST 88.13 FEET;
THENCE SOUTH 11 DEGREES 08 MINUTES 32 SECONDS WEST 153.73 FEET;
THENCE SOUTH 88 DEGREES 30 MINUTES 05 SECONDS WEST 173.87 FEET TO THE POINT OF BEGINNING ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE 303L (BOB STUMP MEMORIAL PARKWAY).

PARCEL NO. 2:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 12, FROM WHICH AN ALUMINUM CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST 2,605.24 FEET;
THENCE SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST 652.62 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 1675.38 FEET;
THENCE SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST 650.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 722.53 FEET ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 303, AS DESCRIBED IN ORDER FOR IMMEDIATE POSSESSION, RECORDED IN DOCUMENT NUMBER 2011-0999014, MARICOPA COUNTY RECORDS;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:
THENCE NORTH 03 DEGREES 57 MINUTES 30 SECONDS EAST 904.72 FEET;
THENCE NORTH 00 DEGREES 43 MINUTES 26 SECONDS EAST 124.27 FEET;
THENCE NORTH 88 DEGREES 30 MINUTES 09 SECONDS EAST 173.86 FEET;
THENCE NORTH 11 DEGREES 08 MINUTES 36 SECONDS EAST 53.33 FEET;
THENCE SOUTH 89 DEGREES 44 MINUTES 10 SECONDS EAST 274.70 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 12 SECONDS EAST 119.14 FEET;
THENCE NORTH 84 DEGREES 10 MINUTES 35 SECONDS EAST 621.06 FEET;
THENCE NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST 33.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;
THENCE SOUTH 89 DEGREES 44 MINUTES 10 SECONDS EAST 1261.24 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL NO. 3

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 12, FROM WHICH AN ALUMINUM CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST 2,605.24 FEET;
THENCE SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST 652.62 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER;
THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 670.15 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST 650.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER;
THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 1005.23 FEET ALONG SAID SOUTH LINE;
THENCE NORTH 00 DEGREES 11 MINUTES 53 SECONDS EAST 650.00 FEET;
THENCE SOUTH 89 DEGREES 44 MINUTES 27 SECONDS EAST 1005.23 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL SUBTERRANEAN WATERS BENEATH SAID PREMISES NOT NECESSARY FOR DOMESTIC, AS DISTINGUISHED FROM IRRIGATION, USE THEREON AS GRANTED IN DEED RECORDED IN DOCKET 1180, PAGE 517 RECORDS OF MARICOPA COUNTY, ARIZONA; AND EXCEPT ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BENEATH THE SURFACE AS RESERVED IN DEED RECORDED IN DOCKET 1872, PAGE 586, RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT THAT CERTAIN PORTION OF PROPERTY CONVEYED IN SPECIAL WARRANTY DEED RECORDED 2016-0087812 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 12, FROMWHICH AN ALUMINUM CAP IN HANDHOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST 2,605.24 FEET;
THENCE SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST 652.62 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER;
THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 670.15 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 11 MINUTES 53 SECONDS WEST 650.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER;
THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS WEST 100.00 FEET ALONG SAID SOUTH LINE;
THENCE NORTH 00 DEGREES 11 MINUTES 53 SECONDS EAST 650.00 FEET;
THENCE SOUTH 89 DEGREES 44 MINUTES 27 SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3A

60-FOOT WIDE BENEFICIAL AND APPURTENANT EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, ROADWAY IMPROVEMENTS AND WEST AND DRY UTILITIES, AS SET FORTH IN ROADWAY AND UTILITY EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2015-0463776 OF OFFICIAL RECORDS AND AMENDMENT RECORDED AS2016-0087814 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA.

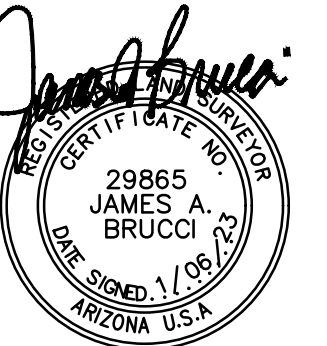
NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: job

HUNTER ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



FINAL PLAT FOR "WESTMAC 303"

PARCELS 1, 2, 3, 3A AS RECORDED IN DOC. 2020-0809124 OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

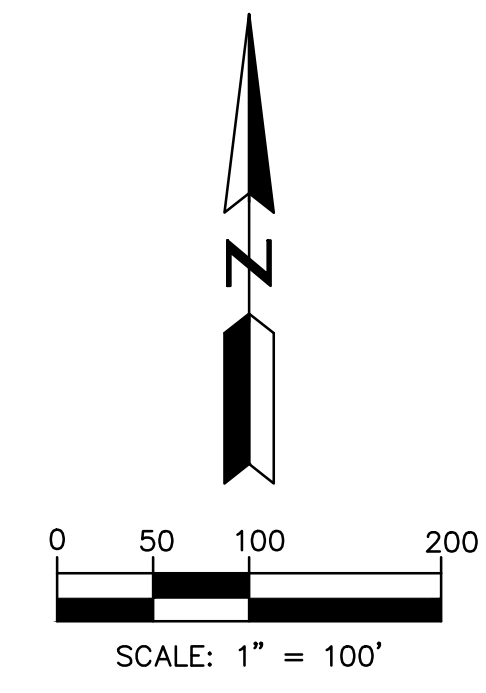
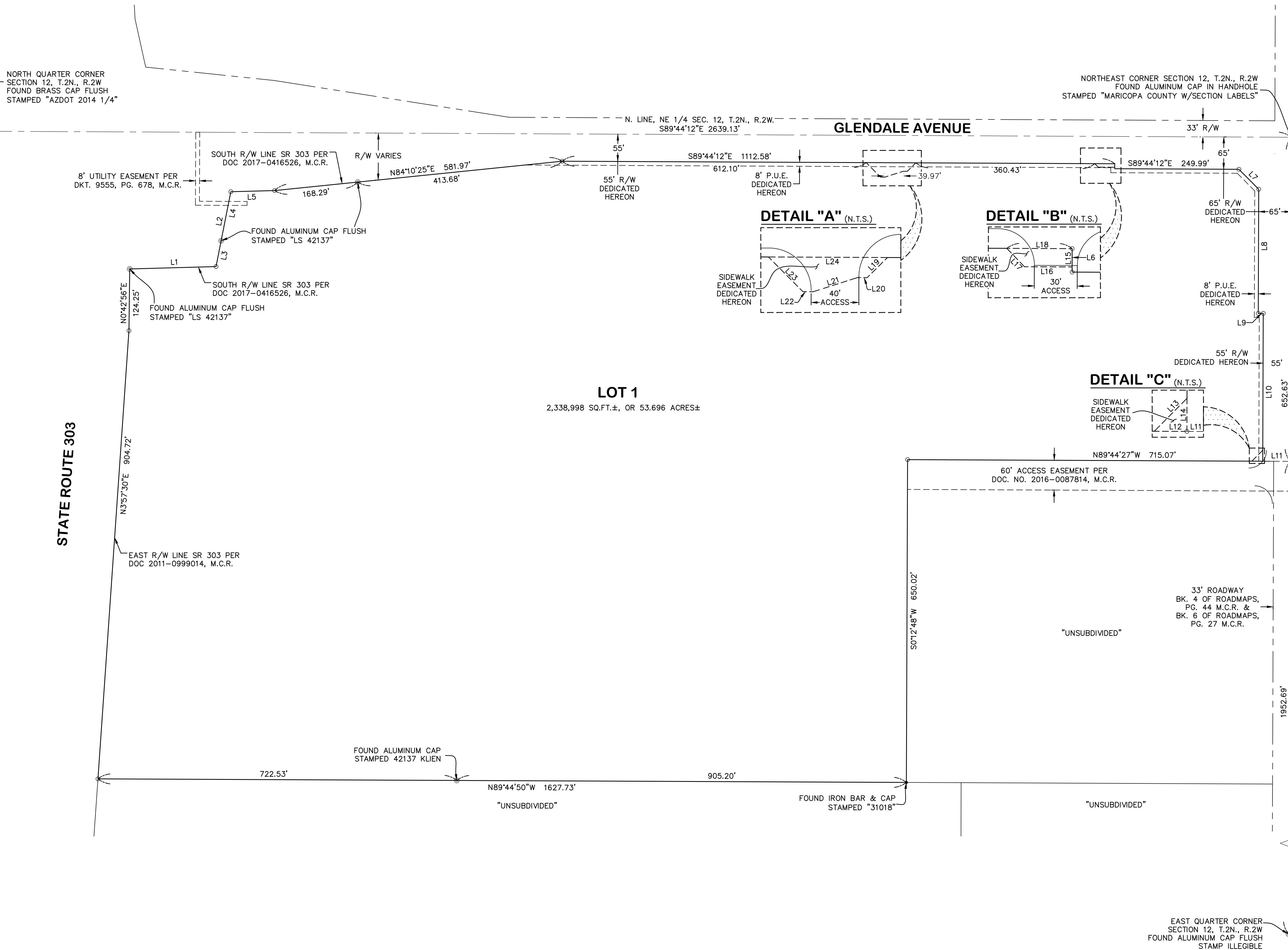
SECTION: 12
TOWNSHIP: 2N
RANGE: 2W

JOB NO.: WSPC001-FP

SCALE: N.T.S.

SHEET: 2 OF 3

STATE ROUTE 303



LEGEND:

- ☐ ALUMINUM CAP IN HANDHOLE
- ☐ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- ALUMINUM CAP FLUSH
- SET 1/2" REBAR & CAP STAMPED "RLS 29865"
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

BOUNDARY:

LINE	BEARING	DISTANCE
L1	N88°26'35"E	173.86'
L2	S11°08'32"W	153.70'
L3	S11°08'32"W	53.10'
L4	S11°08'32"W	100.60'
L5	S88°30'05"W	88.23'
L6	S00°00'00"E	10.00'
L7	N44°46'24"W	56.60'
L8	S00°11'53"W	250.01'
L9	N90°00'00"W	10.00'
L10	S00°11'53"W	297.66'
L11	S89°44'03"E	55.00'

SIDEWALK EASEMENTS:

LINE	BEARING	DISTANCE
L12	N89°44'27"W	21.87'
L13	S44°45'54"W	31.16'
L14	S00°11'53"W	22.22'
L15	S00°00'00"E	7.03'
L16	S89°44'40"E	33.30'
L17	S43°53'36"E	9.80'
L18	N89°44'12"W	40.10'
L19	N45°15'17"E	24.13'
L20	S89°44'58"E	8.26'
L21	N72°16'43"E	38.90'
L22	S89°36'51"E	8.57'
L23	S44°44'43"E	41.10'
L24	N89°44'12"W	99.95'

NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: job

HUNTER ENGINEERING
 CIVIL AND SURVEY
 10450 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986

FINAL PLAT FOR "WESTMAC 303"
 PARCELS 1, 2, 3, 3A AS RECORDED IN DOC. 2020-0809124 OF MARICOPA COUNTY, ARIZONA. LOT 1 WITHIN THE COUNTY OF MARICOPA, SECTION 12, TOWNSHIP 2 NORTH, RANGE 2 WEST, MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 12
TWN: 2N
RANGE: 2W

JOB NO.: WSPC001-FP

SCALE: 1"=100'

SHEET 3 OF 3