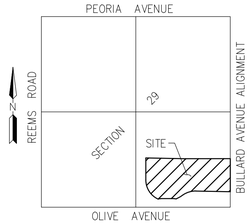
FINAL PLAT
FOR
"RYAN WOOLF LOGISTICS"
A PLANNED AREA DEVELOPMENT

A PORTION OF THE SOUTHEAST 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 **RYAN COMPANIES US, INC.**, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF **"FINAL PLAT FOR RYAN WOOLF LOGISTICS"**, BEING WITHIN A PORTION OF THE SOUTHEAST 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. **RYAN COMPANIES US, INC,** HEREBY PUBLISHES THIS FINAL PLAT AS AND FOR THE FINAL PLAT OF **"FINAL PLAT FOR RYAN WOOLF LOGISTICS"**, AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF STREET RIGHT OF WAY, LOTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET, LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY. **RYAN COMPANIES US, INC.**, AS OWNER, DOES HEREBY GRANT AND CONVEY IN FEE TO THE CITY OF GLENDALE ALL SUCH RIGHTS OF WAY NOTED HEREON AS 'HATCHER ROAD WEST ENTRANCE ROW DEDICATION', 'HATCHER ROAD EAST ENTRANCE ROW DEDICATION', AND 'HATCHER ROAD ROW DEDICATION', AND FURTHER GRANTS AND DEDICATES TO THE CITY OF GLENDALE PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITIES EASEMENTS OVER, UPON, UNDER AND ACROSS THE LOCATIONS SHOWN HEREON.

IN WITNESS WHEREOF:

RYAN COMPANIES US, INC, 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 _____ 2023.

RYAN COMPANIES US, INC, AS OWNER.

BY: _____ BY: _____

ITS: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____ 2023, BEFORE ME THE UNDERSIGNED NOTARY, _____ PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED SIGNATORY OF **RYAN COMPANIES US, INC,** 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

LIENHOLDER RATIFICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST AND FIXTURE FILING (WITH ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT) RECORDED AS DOCUMENT NO. 20220475400 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, HEREBY CONSENTS TO AND RATIFIES THE EXECUTION AND RECORDATION OF THIS PLAT INCLUDING ALL DEDICATIONS AND CONVEYANCES AS GRANTED HEREON.

DATED THIS _____ DAY OF _____, 2023

BY:_____
WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

TITLE: SENIOR VICE PRESIDENT

RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED NOTARY, CHRIS BURSON PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE THE SENIOR VICE PRESIDENT OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION AND THAT HE BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS RATIFICATION FOR THE PURPOSES CONTAINED HEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

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. RESULTS OF SURVEY PER BOOK 133, PAGE 13, M.C.R.
2. PLSS SUBDIVISION RECORD OF SURVEY (GDACS) PER BOOK 688, PAGE 41, M.C.R.
3. RESULTS OF SURVEY PER BOOK 983, PAGE 50, M.C.R.
4. RECORD OF SURVEY PER BOOK 1418, PAGE 42, M.C.R.
5. FINAL PLAT FOR "RRB OPERATIONS, INC." PER BOOK 1486, PAGE 19, M.C.R.
6. FINAL PLAT FOR "RED BULL NORTH AMERICA" PER BOOK 1532, PAGE 27, M.C.R.
7. MINOR LAND DIVISION PER BOOK 1632, PAGE 34, M.C.R.
8. RECORD OF SURVEY PER BOOK 1654, PAGE 44, M.C.R.

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 ARTERIAL AND COLLECTOR STREETS 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.

PARCEL TABLE			
PARCEL NO.		AREA (SQ.FT)	AREA (ACRES)
HATCHER RD EAST ENTRANCE ROW DEDICATION		4710	0.108
HATCHER RD ROW DEDICATION		35530	0.816
HATCHER RD WEST ENTRANCE ROW DEDICATION		2423	0.056
PARCEL A6		2289161	52.552
	OVERALL	2331824	53.531

SHEET INDEX

FP01 COVER SHEET
FP02 FINAL PLAT MAP

ENGINEER

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

OWNER/CLIENT

RYAN COMPANIES US, INC.
3900 E. CAMELBACK ROAD, SUITE 100
PHOENIX, ARIZONA 85018
CONTACT: MR. WES WALLING

SURVEYOR

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

BASIS OF BEARING

BASIS OF BEARING IS S00°02'30"E ALONG THE EAST LINE OF THE SOUTHEAST 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.

CITY APPROVALS

APPROVED BY THE CITY COUNCIL OF GLENDALE, ARIZONA.

THIS _____ DAY OF _____, 2023.

_____ _____
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

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

RYAN WOOLF LOGISTICS
OLIVE AVENUE AND BULLARD AVENUE ALIGNMENT
GLENDALE, ARIZONA

FINAL PLAT

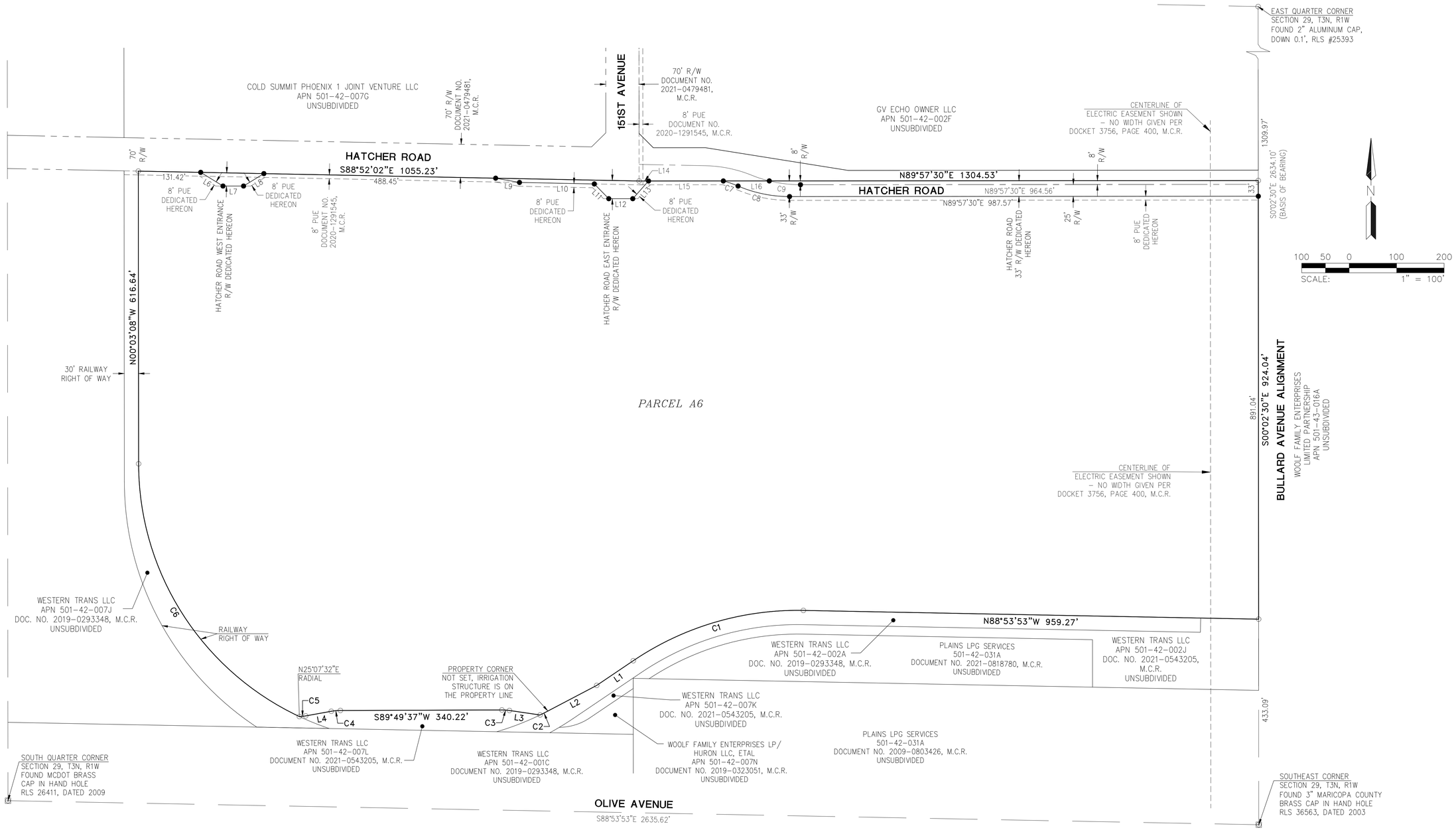
STATUS:
PROJ. NO.: 1033
DATE: AUG 2022
SCALE: AS SHOWN
DRAWN: LC
APPROVED: KJP

MUNICIPAL TRACKING NO: CASE NO. FP22-20

DWG. NO.
FP01
SHT. 1 OF 2

© Copyright 2023, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

U:\1000\1033\SURVEY\PLAT\1033-RWL-FP01.dwg 3/27/2023 1:33 PM



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S55°56'48"W	92.90'
L2	S62°18'23"W	116.05'
L3	N81°40'01"W	65.24'
L4	S79°43'38"W	54.80'
L6	S58°30'28"E	55.16'
L7	N90°00'00"E	43.32'
L8	N58°30'28"E	50.12'
L9	S79°50'20"E	50.98'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	S88°52'02"E	157.71'
L11	S44°26'01"E	43.52'
L12	N90°00'00"E	50.54'
L13	N41°46'32"E	49.92'
L14	N89°57'30"E	19.95'
L15	N89°57'30"E	157.48'
L16	N89°57'30"E	96.93'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	618.80'	35°09'20"	379.68'
C2	588.80'	1°48'22"	18.56'
C3	107.50'	8°30'21"	15.96'
C4	110.00'	10°05'59"	19.39'
C5	90.00'	8°27'45"	13.29'
C6	588.80'	64°49'19"	666.14'
C7	225.00'	8°23'10"	32.93'
C8	275.00'	23°13'09"	111.44'
C9	273.00'	13°54'18"	66.25'

LEGEND

○	FOUND 1/2" REBAR W/CAP RLS #49926, OR AS NOTED
⊡	FOUND BRASS CAP IN HAND HOLE
●	SET 1/2" REBAR W/CAP, RLS 19344
———	BOUNDARY LINE
——— ———	SECTION LINE
——— – ——— – ———	CENTER LINE
——— – – ———	RIGHT OF WAY
———	PARCEL LINE
- - - - - - - - - - - - - - - - - -	EASEMENT LINE
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
19344
KIRK J.
PANGUS
03/28/2023
Date Signed
ARIZONA, U.S.A.

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

RYAN WOOLF LOGISTICS

OLIVE AVENUE AND BULLARD AVENUE ALIGNMENT
GLENDALE, ARIZONA

FINAL PLAT

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

MUNICIPAL TRACKING NO: CASE NO. FP22-20

DWG. NO.
FP02
SHT. 2 OF 2

© Copyright 2023, HILGARTWILSON, LLC - This document is the sole property of HILGARTWILSON, LLC.

U:\1000\1033\SURVEY\PLAT\1033-RWL-FP02.dwg 3/27/2023 1:36 PM