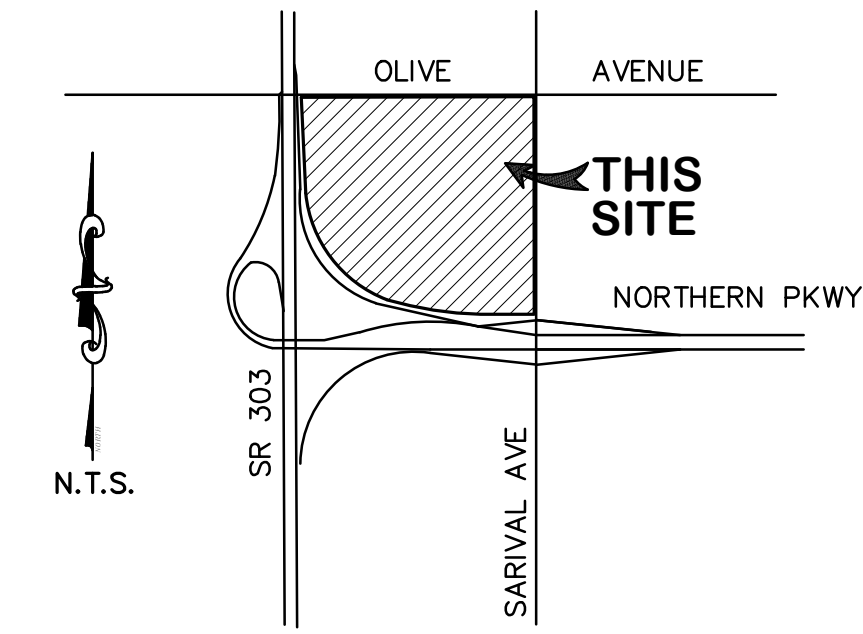


# FINAL PLAT FOR CLARIUS PARK GLENDALE

A PORTION OF THE NORTHEAST QUARTER OF SECTION THIRTY SIX (36), TOWNSHIP THREE (3) NORTH, RANGE TWO (2) WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP:

## NOTES:

- THE DEVELOPMENT WILL BE SERVED BY EPCOR WATER ARIZONA, MAIN EXTENSION AGREEMENT DOCUMENT DATED \_\_\_\_\_.
- 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:
  - WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
  - 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".
- CROSS ACCESS AND SHARED UTILITIES ARE COVERED IN THE CC & R'S FOR THE CLARIUS PARK DEVELOPMENT AS RECORDED IN MARICOPA COUNTY RECORDS # \_\_\_\_\_.

## BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND RECORDED IN THAT RECORD OF SURVEY, RECORDED IN DEED #2021-0788236, MARICOPA COUNTY RECORDS. THE BEARING OF WHICH IS: SOUTH 89 DEGREES 43 MINUTES 14 SECONDS EAST.

## SITE DATA:

LOT 1	54.383 ACRES±, 2,368,923 SQ.FT.
LOT 2	44.351 ACRES±, 1,931,930 SQ.FT.
TOTAL AREA:	98.734 ACRES±, 4,300,853 SQ.FT.±
EXISTING ZONING:	PAD
A.P.N.:	501-05-001D

## LEGAL DESCRIPTION: (PARENT PARCEL)

A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36, BEING MARKED BY A 2" MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 36, BEING MARKED BY A 3" CITY OF GLENDALE BRASS CAP IN HANDHOLE, BEARS SOUTH 00 DEGREES 16 MINUTES 09 SECONDS WEST, 2641.05 FEET; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS WEST, 166.00 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 14 SECONDS WEST, 97.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF NORTH SARIVAL AVENUE, AS DECIDED BY DOCUMENT 2019-0267418 OF MARICOPA COUNTY RECORDS, THE FOLLOWING COURSES: THENCE ALONG A LINE 97.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS WEST, 1259.77 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 51 SECONDS EAST, 40.00 FEET; THENCE ALONG A LINE 57.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS WEST, 571.74 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF WEST NORTHERN PARKWAY, AS DEDICATED BY DOCUMENT 2017-0799438 OF MARICOPA COUNTY RECORDS, THE FOLLOWING COURSES: THENCE NORTH 89 DEGREES 43 MINUTES 51 SECONDS WEST, 43.00 FEET; THENCE ALONG A LINE 100.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE, SOUTH 00 DEGREES 16 MINUTES 09 SECONDS WEST, 270.15 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 09 SECONDS WEST, 35.37 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 51 SECONDS WEST, 34.29 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF STATE ROUTE 303, AS DEDICATED BY DOCUMENT 2014-0611509 OF MARICOPA COUNTY RECORDS, THE FOLLOWING COURSES: THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST, 826.00 FEET; THENCE NORTH 75 DEGREES 35 MINUTES 06 SECONDS WEST, 605.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHWESTERLY 888.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50 DEGREES 55 MINUTES 09 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 00 DEGREES 03 MINUTES 09 SECONDS EAST, 1319.75 FEET; THENCE NORTH 11 DEGREES 14 MINUTES 46 SECONDS EAST, 98.77 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 21 SECONDS EAST, 590.55 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 46 SECONDS EAST, 0.44 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF WEST OLIVE AVENUE, AS DEDICATED BY DOCUMENT 2019-0267418 OF MARICOPA COUNTY RECORDS, THE FOLLOWING COURSES: THENCE ALONG A LINE 166.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 43 MINUTES 14 SECONDS EAST, 368.55 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 46 SECONDS WEST, 20.00 FEET; THENCE ALONG A LINE 186.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 43 MINUTES 14 SECONDS EAST, 40.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 46 SECONDS EAST, 20.00 FEET; THENCE ALONG A LINE 166.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, SOUTH 89 DEGREES 43 MINUTES 14 SECONDS EAST, 1125.23 FEET TO THE POINT OF BEGINNING.

## OWNER:

303-NP VENTURE, LLC  
8901 EAST PIMA CENTER PARKWAY,  
SUITE 120  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 434-6022 (OFFICE)  
(602) 315-1040 (MOBILE)  
CONTACT: MR. MARK BALCIUS,  
SENIOR VICE PRESIDENT  
mbalcius@clariuspartners.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: JEFF HUNTER  
EMAIL: jhunter@hunterengineeringpc.com

## UTILITIES:

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

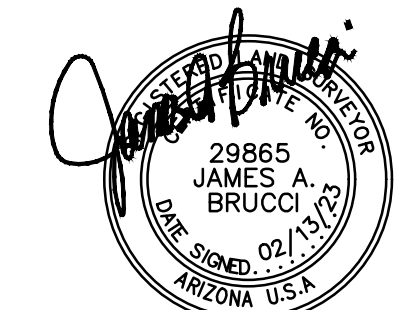
## FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1660L & MAP NO. 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.

## 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 AUGUST 2022; 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.



REGISTERED LAND SURVEYOR #29865

## 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 MANAGER DATE

## APPROVALS:

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
MAYOR DATE

BY: \_\_\_\_\_  
CITY CLERK DATE

## DEDICATION:

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT 303-NP VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "CLARIUS PARK GLENDALE" A PORTION OF THE NORTHEAST QUARTER OF SECTION THIRTY SIX (36), TOWNSHIP THREE (3) NORTH, RANGE TWO (2) WEST OF THE GILA AND SALT RIVER 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 TO EACH RESPECTIVELY ON THIS PLAT.

THAT 303-NP VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES IN FEE 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, THAT 303-NP VENTURE, 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.

303-NP VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

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 TO BE THE \_\_\_\_\_ OF 303-NP VENTURE, LLC, 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 \_\_\_\_\_

## COMMERICAL PAD DEVELOPMENT STANDARDS

MINIMUM NET LOT AREA	N/A
MINIMUM LOT AREA	N/A
MINIMUM FRONT SETBACK	25.0'
MINIMUM REAR SETBACK	60' TO RESIDENTIAL 15' TO NONRESIDENTIAL
MINIMUM SIDE SETBACK	60' TO RESIDENTIAL 15' TO NONRESIDENTIAL
MINIMUM STREET SIDE SETBACK	25'
MAXIMUM STRUCTURE HEIGHT	30'/36' *
MAXIMUM F.A.R.	.3
LANDSCAPE REQUIREMENT	20**
LANDSCAPE BUFFER	15'

\* THIS PAD WILL ALLOW FOR NON-OCCUPIED ARCHITECTURAL ELEMENTS ON BUILDINGS FOR THIS PROJECT AT A MAXIMUM HEIGHT OF 36'.

\*\* EACH PAD/PARCEL IS REQUIRED TO MEET THE MINIMUM PERCENTAGE OF LANDSCAPING WHICH SHALL INCLUDE THE OFFSITE LANDSCAPE FRONTAGE

NO.	DATE	REVISION	BY

DRAWN BY: PJE  
CHECKED BY: JAB

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

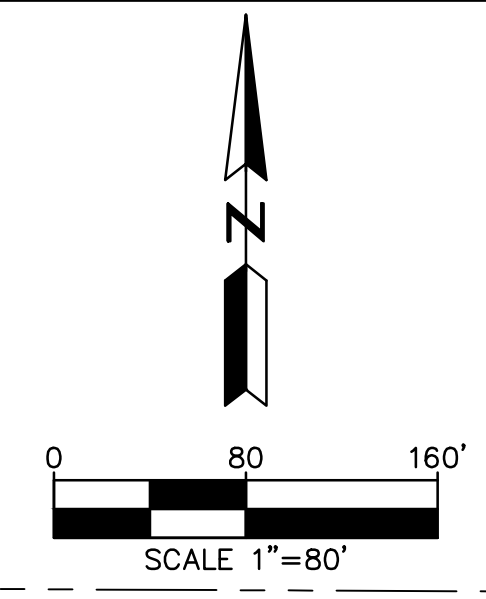
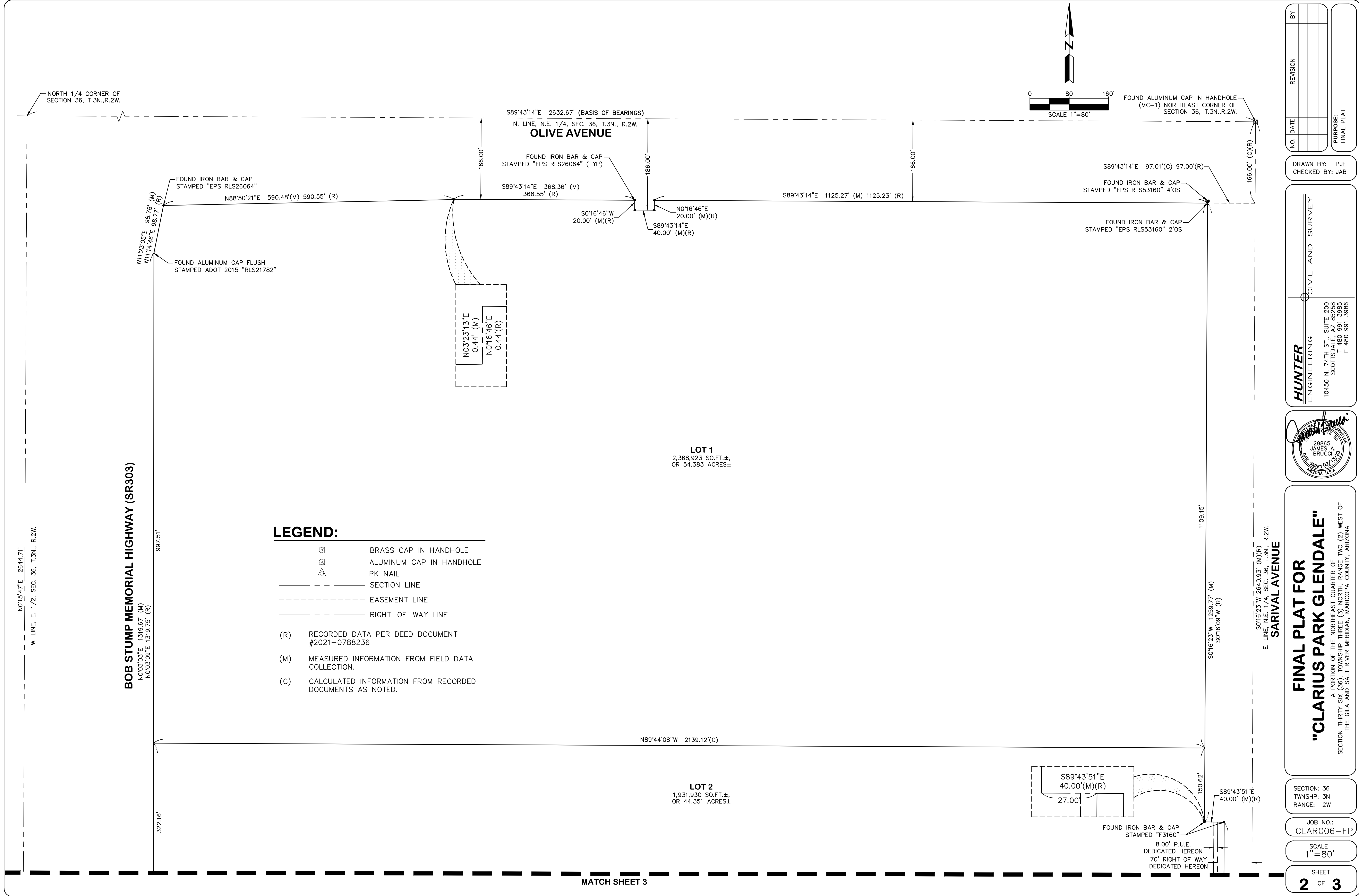
FINAL PLAT FOR "CLARIUS PARK GLENDALE"  
A PORTION OF THE NORTHEAST QUARTER OF SECTION THIRTY SIX (36), TOWNSHIP THREE (3) NORTH, RANGE TWO (2) WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA







SECTION: 36  
TWNHP: 3N  
RANGE: 2W

JOB NO.:  
CLAR006-FP

SCALE  
N.T.S.

SHEET  
1 OF 3



- LEGEND:**
-  BRASS CAP IN HANDHOLE
  -  ALUMINUM CAP IN HANDHOLE
  -  PK NAIL
  -  SECTION LINE
  -  EASEMENT LINE
  -  RIGHT-OF-WAY LINE
- (R) RECORDED DATA PER DEED DOCUMENT #2021-0788236
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

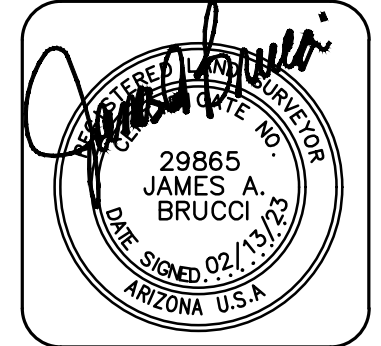
NO.	DATE	REVISION	BY

PURPOSE:  
FINAL PLAT

DRAWN BY: PJE  
CHECKED BY: JAB

**HUNTER ENGINEERING**  
CIVIL AND SURVEY

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



**"FINAL PLAT FOR CLARIUS PARK GLENDALE"**

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SECTION: 36  
TOWNSHIP: 3N  
RANGE: 2W




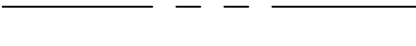
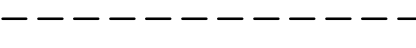
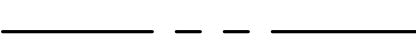
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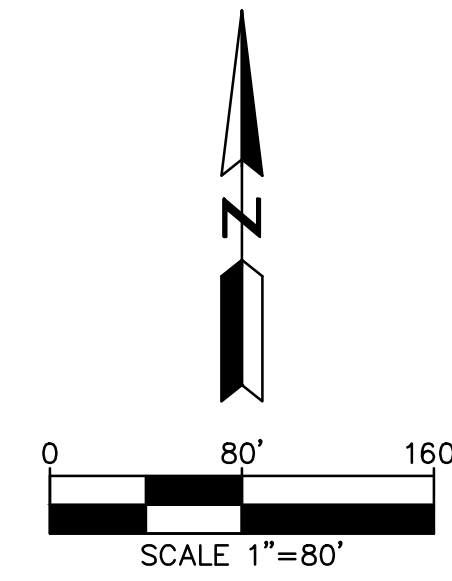
SCALE  
1"=80'

SHEET  
2 OF 3

MATCH SHEET 3

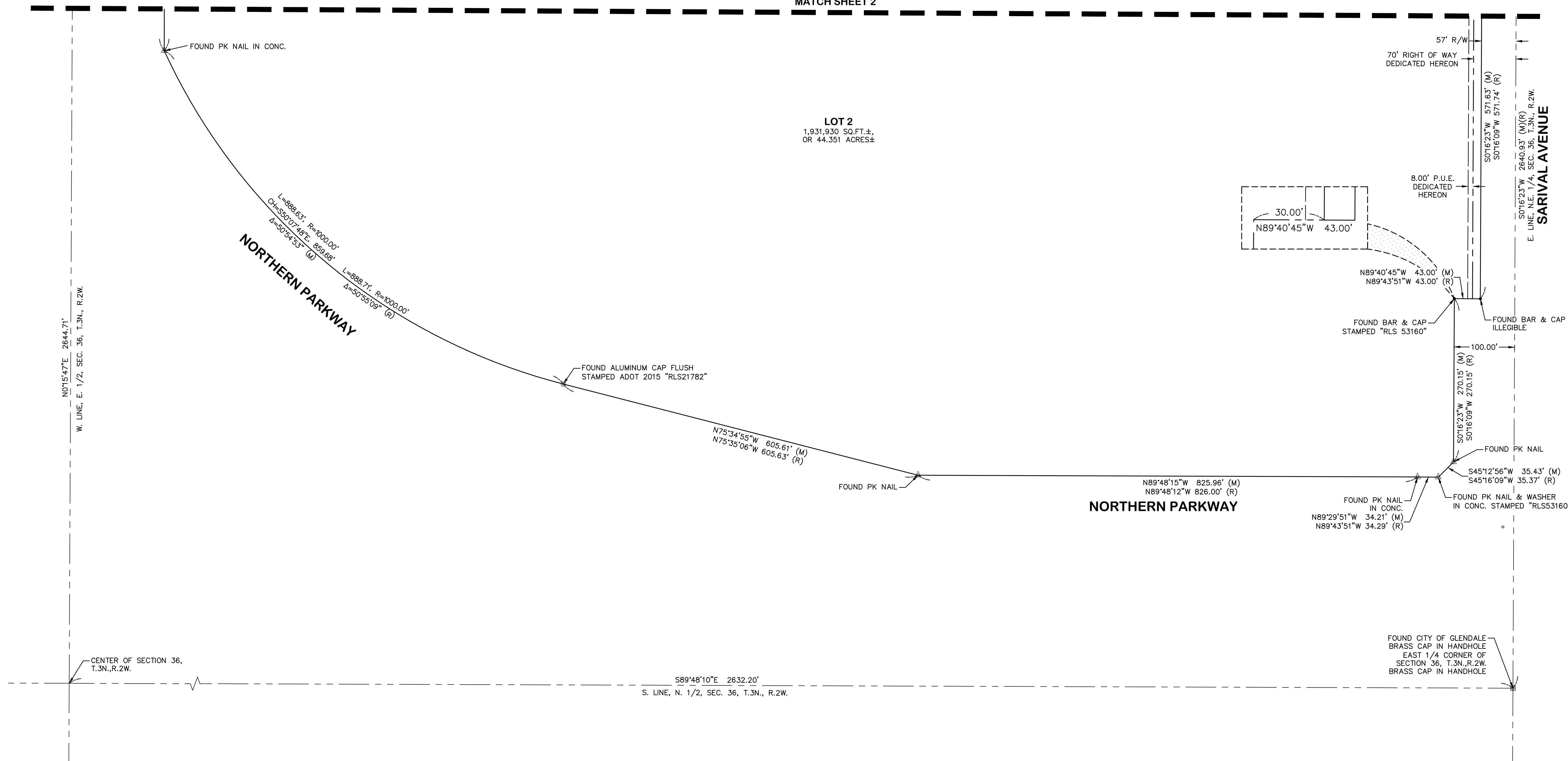
**LEGEND:**

-  BRASS CAP IN HANDHOLE
-  ALUMINUM CAP IN HANDHOLE
-  PK NAIL
-  SECTION LINE
-  EASEMENT LINE
-  RIGHT-OF-WAY LINE
- (R) RECORDED DATA PER DEED DOCUMENT #2021-0788236
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.



MATCH SHEET 2

**LOT 2**  
1,931,930 SQ.FT.±,  
OR 44.351 ACRES±

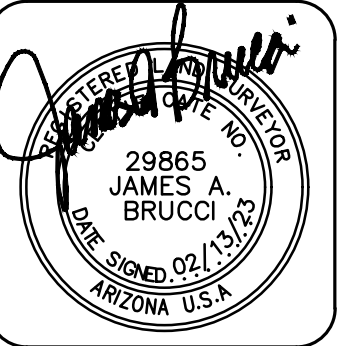


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DRAWN BY: PJE  
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**HUNTER ENGINEERING**  
10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3986  
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CIVIL AND SURVEY



**FINAL PLAT FOR  
"CLARIUS PARK GLENDALE"**

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SECTION: 36  
TOWNSHIP: 3N  
RANGE: 2W

JOB NO.:  
CLAR006-FP

SCALE  
1"=80'

SHEET  
**3** OF **3**