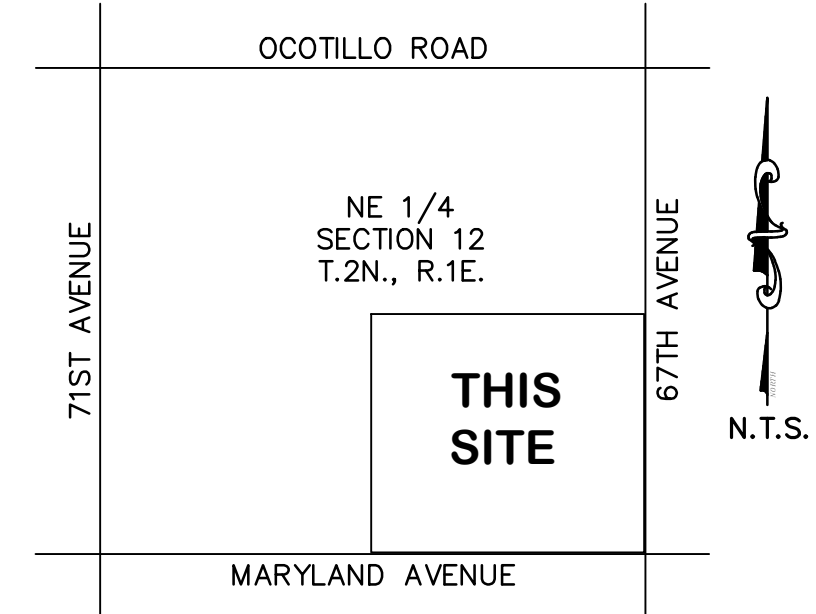


FINAL PLAT

FOR

"67 FLAT AND JUNIPER SQUARE"

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP:

OWNER:
6504 N. 67TH AVENUE, LLC
4737 N PLACITA DE CONCHA
TUCSON, AZ 85745
PHONE: (520) 743-7137
CONTACT: RODRIGO DORADOR MADRIGAL
email: azpartnerships@outlook.com

SURVEYOR:
HUNTER ENGINEERING, INC.
10450 N. 74th STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JAMES A. BRUCCI
EMAIL: jbrucci@hunterengineeringpc.com

ENGINEER:
HUNTER ENGINEERING, INC.
10450 N. 74th STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: DAN LEONE
EMAIL: dleone@hunterengineeringpc.com

NO. DATE	REVISION	BY			
PURPOSE: FINAL PLAT					

DRAWN BY: DJS
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

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT 6504 N. 67TH AVENUE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "67 FLAT AND JUNIPER SQUARE", LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, 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 PLAT OF "67 FLAT AND JUNIPER SQUARE", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME, GIVEN EACH RESPECTIVELY, ON SAID PLAT AND THAT 6504 N. 67TH AVENUE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF, 6504 N. 67TH AVENUE, 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 OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

THIS _____ DAY OF _____, 2023.

BY: _____

ITS _____
(TITLE)

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

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:

- 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.
- 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 TRACTS AND LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT OWNER'S ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.

UTILITIES:

WATER AND SEWER	CITY OF GLENDALE
TELEPHONE	CENTURYLINK
ELECTRICITY	ARIZONA PUBLIC SERVICE
CABLE TV	COX COMMUNICATIONS
GAS	SOUTHWEST GAS CORPORATION

BASIS OF BEARINGS:

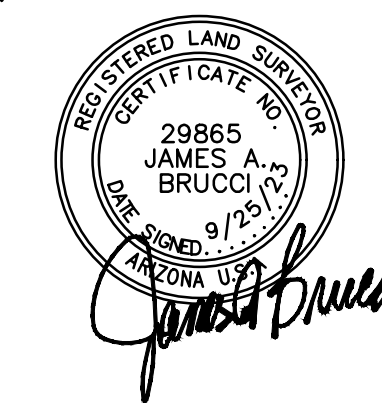
BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°18'19" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLSS RECORD OF SURVEY, RECORDED IN BOOK 699, PAGE 26, MARICOPA COUNTY RECORDS, ARIZONA.

LOT AREAS:

LOT 1	805,279 SQ.FT.±	18.486 AC±
LOT 2	363,966 SQ.FT.±	8.356 AC±

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 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 _____ DATE 9/25/23

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 _____

PARENT PARCEL LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12.

LOT LEGAL DESCRIPTIONS:

LOT 1 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12, MARKED BY A CITY OF GLENDALE BRASS CAP MONUMENT, FROM WHICH A CITY OF GLENDALE BRASS CAP MONUMENT MARKING THE INTERSECTION OF MARYLAND AVENUE AND 69TH AVENUE BEARS SOUTH 88°42'00" WEST A DISTANCE OF 1325.47 FEET;
THENCE SOUTH 88°42'00" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, DISTANCE OF 83.91 FEET;
THENCE NORTH 01°18'00" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MARYLAND AVENUE;
THENCE SOUTH 88°42'00" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 571.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88° 42' 00" WEST, A DISTANCE OF 619.17 FEET;
THENCE NORTH 45° 29' 42" WEST, A DISTANCE OF 20.96 FEET;
THENCE NORTH 00° 18' 32" EAST, A DISTANCE OF 932.58 FEET;
THENCE NORTH 88° 40' 46" EAST, A DISTANCE OF 1235.39 FEET;
THENCE SOUTH 00° 18' 18" WEST, A DISTANCE OF 349.96 FEET;
THENCE NORTH 89° 48' 08" WEST, A DISTANCE OF 601.90 FEET;
THENCE SOUTH 00° 13' 12" WEST, A DISTANCE OF 613.82 FEET TO THE POINT OF BEGINNING.

LOT 2 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12, MARKED BY A CITY OF GLENDALE BRASS CAP MONUMENT, FROM WHICH A CITY OF GLENDALE BRASS CAP MONUMENT MARKING THE INTERSECTION OF MARYLAND AVENUE AND 69TH AVENUE BEARS SOUTH 88°42'00" WEST A DISTANCE OF 1325.47 FEET;
THENCE SOUTH 88°42'00" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, DISTANCE OF 83.91 FEET;
THENCE NORTH 01°18'00" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MARYLAND AVENUE AND THE POINT OF BEGINNING.

THENCE NORTH 00° 13' 12" EAST, A DISTANCE OF 613.82 FEET;
THENCE SOUTH 89° 48' 08" EAST, A DISTANCE OF 601.90 FEET;
THENCE SOUTH 00° 18' 19" WEST, A DISTANCE OF 568.09 FEET;
THENCE SOUTH 44° 30' 12" WEST, A DISTANCE OF 43.04 FEET;
THENCE SOUTH 88° 42' 00" WEST, A DISTANCE OF 571.21 FEET TO THE POINT OF BEGINNING.

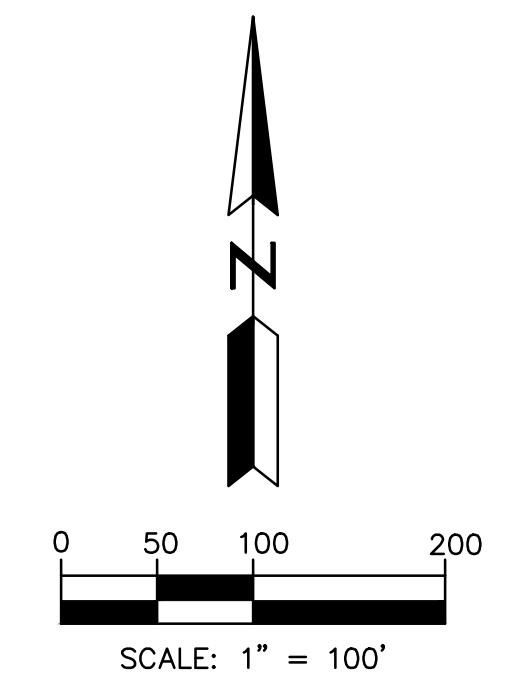
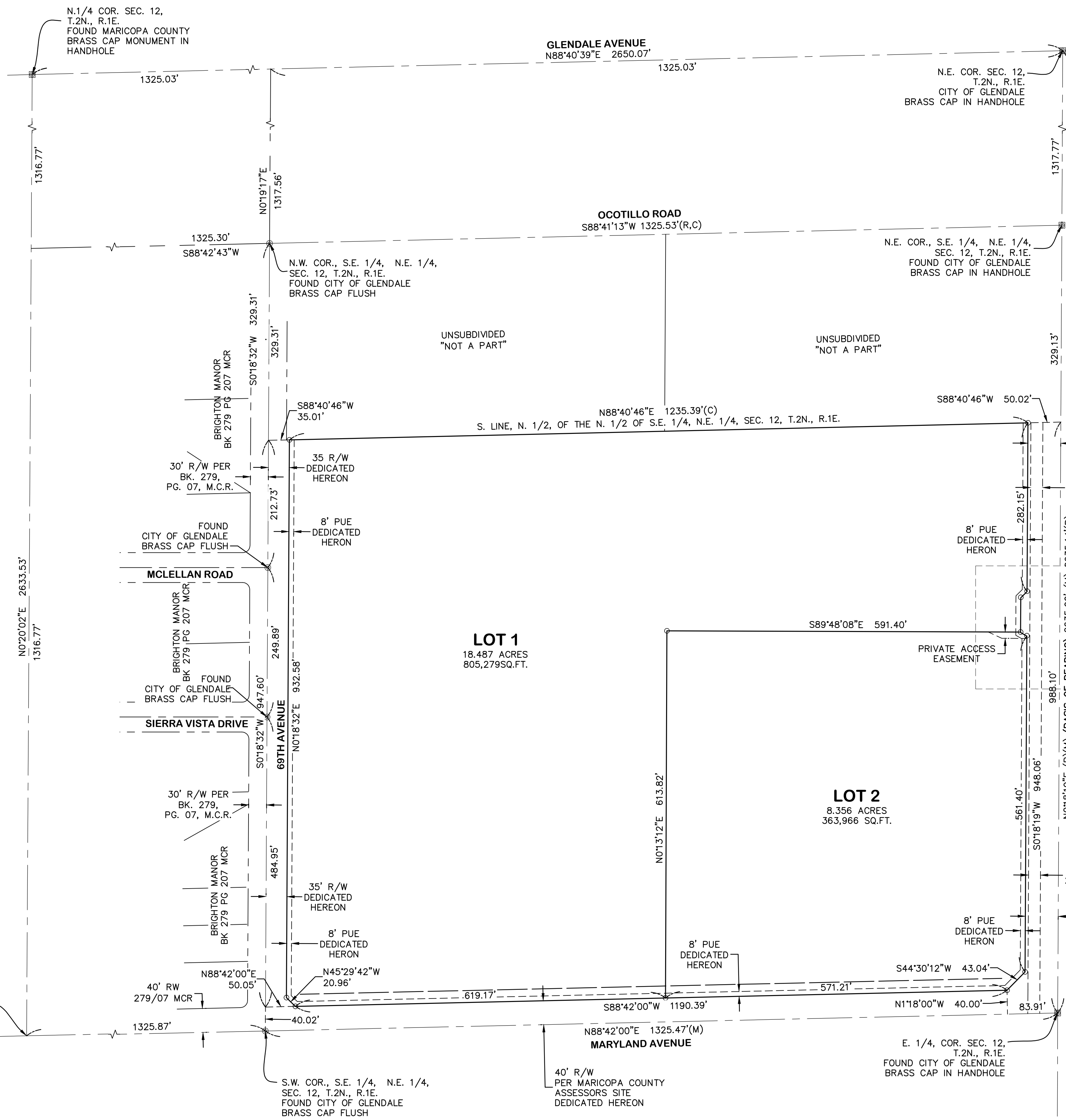
FINAL PLAT FOR "67 FLAT AND JUNIPER SQUARE"
A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 12
TWNSH: 2N
RANGE: 1E

JOB NO.:
DOMI008-FP

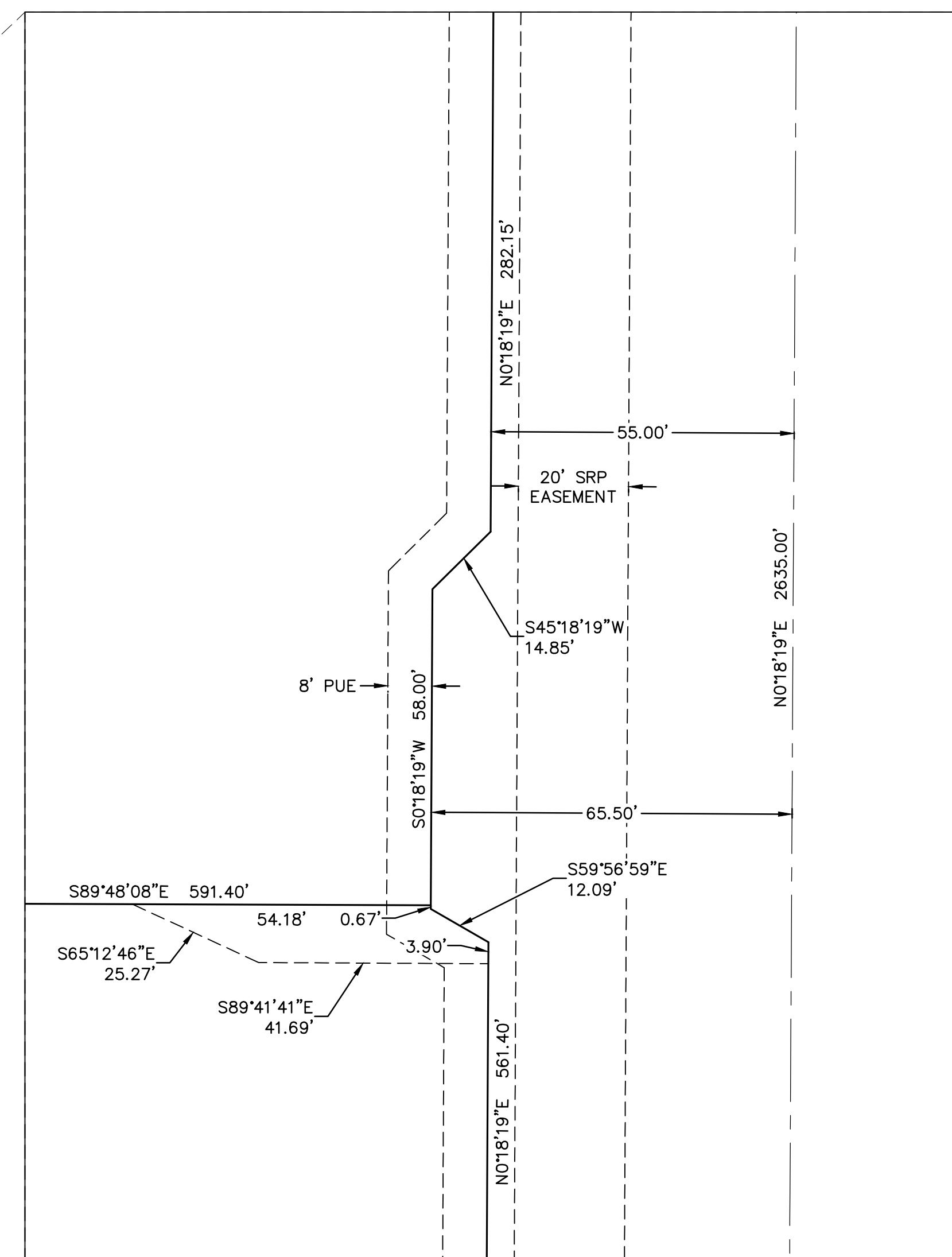
SCALE
NTS

SHEET
1 OF 2



LEGEND:

- IRON PIPE FOUND
- ⊠ ALUMINUM CAP IN HANDHOLE
- ⊠ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊙ BRASS CAP FLUSH
- ⊙ ALUMINUM CAP FLUSH
- SET REBAR
- MONUMENT LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- RIGHT-OF-WAY LINE
- (R) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 699, PG. 26, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

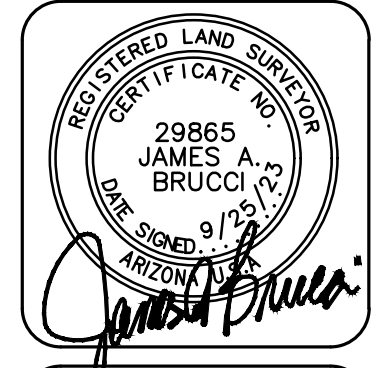


NO.	DATE	REVISION	BY

DRAWN BY: DJS
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
"67 FLAT AND JUNIPER SQUARE"
A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 12
TWN: 2N
RANGE: 1E

JOB NO.:
DOMI008-FP

SCALE
1"=100'

SHEET
2 OF 2