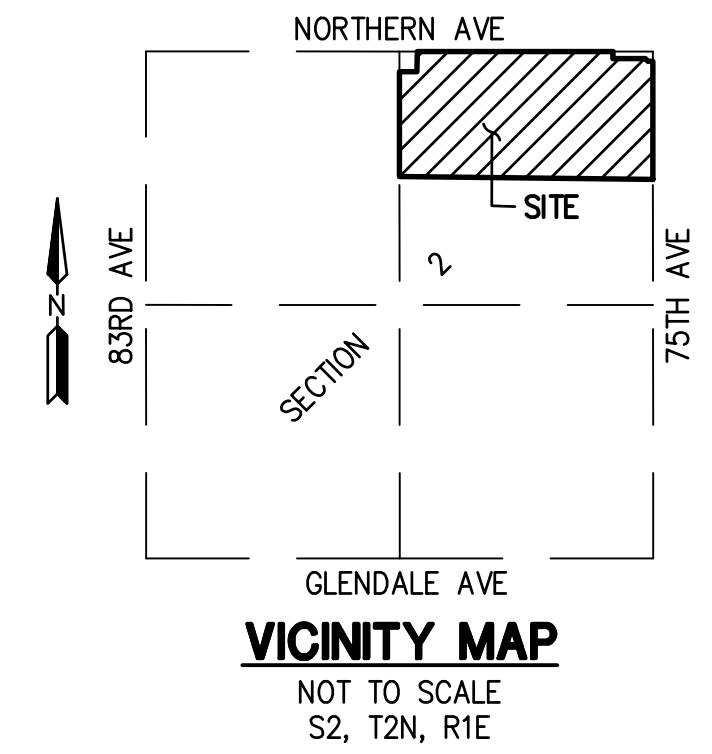


FINAL PLAT OF LEGACY PLACE PHASE 1 GLENDALE, ARIZONA

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



DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT EMRLAND LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LEGACY PLACE PHASE 1", A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. EMRLAND LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "LEGACY PLACE PHASE 1", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY. EMRLAND LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE CITY OF GLENDALE THE PUBLIC UTILITY EASEMENT SHOWN HEREON.

THAT EMRLAND LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES IN FEE TO THE CITY OF GLENDALE FOR USE AS A PUBLIC ROADWAY THE RIGHT-OF-WAY AS SHOWN HEREON.

PERPETUAL WATER AND SEWER EASEMENT ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO CITY OF GLENDALE, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

TRACTS ARE TO BE USED SOLELY FOR THE PURPOSES AS SHOWN IN THE TRACT USE TABLE SHOWN HEREON. ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF:

EMRLAND LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO ATTESTED BY THE SIGNATURE OF _____ DULY AUTHORIZED ON THIS _____ DAY OF _____ 2024.

EMRLAND LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS, THE ____ DAY OF _____ 2024, BEFORE ME THE UNDERSIGNED NOTARY, _____ PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED SIGNATORY OF EMRLAND LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP 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

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 HOMEOWNER'S ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- ALL DRAINAGE STRUCTURES LOCATED IN TRACTS AND OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
- AFTER ESTABLISHMENT OF THE USA IRRIGATION EASEMENT THROUGH THE SRP EASEMENT PROCESS, THE EXCEPTION SHALL BE PLATTED VIA A MAP OF DEDICATION.

PRELIMINARY PLAT CONFORMANCE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE PRELIMINARY PLAT OF THIS SUBDIVISION APPROVED BY THE CITY OF GLENDALE PLANNING AND ZONING COMMISSION.

BY _____ DATE _____
PLANNING MANAGER
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 _____ DATE _____
CITY ENGINEER OR DESIGNATE

REFERENCE DOCUMENTS

- PLSS SUBDIVISION RECORD OF SURVEY (ODACS) PER BOOK 699, PAGE 26, M.C.R.
- RECORD OF SURVEY PLSS SUBDIVISION PER BOOK 863, PAGE 07, M.C.R.
- RESULTS OF SURVEY PER BOOK 983, PAGE 15, M.C.R.
- RECORD OF SURVEY PER BOOK 1288, PAGE 41, M.C.R.
- RECORD OF SURVEY PER BOOK 1374, PAGE 28, M.C.R.
- RECORD OF SURVEY PER BOOK 1503, PAGE 32, M.C.R.
- GENERAL LAND OFFICE PLAT MAP T.3N., R.1E., OFFICIALLY FILED 12-2-1870
- GENERAL LAND OFFICE PLAT MAP T.2N., R.1E., OFFICIALLY FILED 12-2-1870

ENGINEER

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, STE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: PAUL HAAS, PE
REGISTRATION NUMBER: 32836

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85258
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: BRIAN J. BENEDICT, RLS

BASIS OF BEARING

BASIS OF BEARING IS S88°32'46"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA.

THIS _____ DAY OF _____, 2024.

MAYOR

DATE

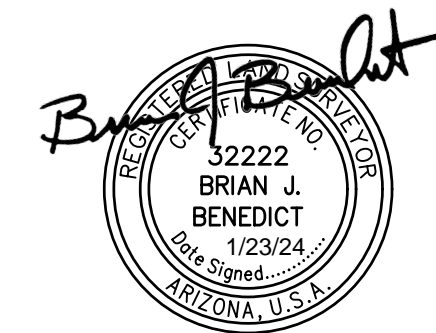
ATTEST, CITY CLERK

DATE

LAND SURVEYOR CERTIFICATION

I, BRIAN J. BENEDICT, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
bbenedict@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.

SHEET INDEX

FP01	COVER SHEET
FP02	TRACT TABLE, LOT TABLE, LOT DETAIL
FP03	KEY MAP
FP04-FP11	FINAL PLAT SHEETS

DEVELOPER

SHEA HOMES
8800 NORTH GAINES CENTER DRIVE, SUITE 350
SCOTTSDALE, ARIZONA 85258
PHONE: (480)348-6157
CONTACT: MATT TELBAN
EMAIL: Mott.telban@SHEAHOMES.COM

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

LEGACY PLACE PHASE 1
NORTHERN AVENUE AND 75TH AVENUE
GLENDALE, ARIZONA

FINAL PLAT

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STATUS:

PROJ. NO.: 2143

DATE: JAN 2024

SCALE: NONE

DRAWN: GS

APPROVED: BJB

MUNICIPAL TRACKING NO:

DWG. NO.

FP01

SHT. 1 OF 11

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	6,034	0.1385
LOT : 2	5,850	0.1343
LOT : 3	5,850	0.1343
LOT : 4	5,850	0.1343
LOT : 5	5,850	0.1343
LOT : 6	5,625	0.1291
LOT : 7	5,625	0.1291
LOT : 8	5,625	0.1291
LOT : 9	5,625	0.1291
LOT : 10	5,625	0.1291
LOT : 11	5,625	0.1291
LOT : 12	5,825	0.1337
LOT : 13	5,709	0.1311
LOT : 14	5,629	0.1292
LOT : 15	5,400	0.1240
LOT : 16	5,400	0.1240
LOT : 17	5,400	0.1240
LOT : 18	5,400	0.1240
LOT : 19	5,629	0.1292
LOT : 20	5,400	0.1240
LOT : 21	6,063	0.1392
LOT : 22	5,982	0.1373
LOT : 23	5,506	0.1264
LOT : 24	5,540	0.1272
LOT : 25	5,578	0.1281

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 26	5,850	0.1343
LOT : 27	5,850	0.1343
LOT : 28	5,850	0.1343
LOT : 29	5,625	0.1291
LOT : 30	5,625	0.1291
LOT : 31	5,625	0.1291
LOT : 32	5,625	0.1291
LOT : 33	5,850	0.1343
LOT : 34	5,850	0.1343
LOT : 35	5,730	0.1315
LOT : 36	5,929	0.1361
LOT : 37	5,625	0.1291
LOT : 38	5,625	0.1291
LOT : 39	5,591	0.1283
LOT : 40	5,511	0.1265
LOT : 41	6,063	0.1392
LOT : 42	5,492	0.1261
LOT : 43	5,591	0.1283
LOT : 44	5,625	0.1291
LOT : 45	5,625	0.1291
LOT : 46	5,440	0.1249
LOT : 47	5,608	0.1287
LOT : 48	5,625	0.1291
LOT : 49	5,613	0.1288
LOT : 50	5,613	0.1288

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 51	5,625	0.1291
LOT : 52	5,608	0.1287
LOT : 53	5,440	0.1249
LOT : 54	5,717	0.1312
LOT : 55	5,625	0.1291
LOT : 56	5,625	0.1291
LOT : 57	6,250	0.1435
LOT : 58	7,302	0.1676
LOT : 59	6,249	0.1434
LOT : 60	6,248	0.1434
LOT : 61	7,636	0.1753
LOT : 62	6,298	0.1446
LOT : 63	9,419	0.2162
LOT : 64	9,514	0.2184
LOT : 65	8,354	0.1918
LOT : 66	6,235	0.1431
LOT : 67	6,250	0.1435
LOT : 68	7,263	0.1667
LOT : 69	10,221	0.2346
LOT : 70	10,787	0.2476
LOT : 71	6,112	0.1403
LOT : 72	6,250	0.1435
LOT : 73	6,809	0.1563
LOT : 74	6,612	0.1518
LOT : 75	6,250	0.1435

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 76	7,778	0.1786
LOT : 77	6,250	0.1435
LOT : 78	5,625	0.1291
LOT : 79	5,850	0.1343
LOT : 80	5,850	0.1343
LOT : 81	5,850	0.1343
LOT : 82	5,625	0.1291
LOT : 83	5,625	0.1291
LOT : 84	5,625	0.1291
LOT : 85	5,850	0.1343
LOT : 86	5,850	0.1343
LOT : 87	5,850	0.1343
LOT : 88	5,777	0.1326
LOT : 89	6,000	0.1377
LOT : 90	6,000	0.1377
LOT : 91	6,000	0.1377
LOT : 92	6,094	0.1399
LOT : 93	6,900	0.1584
LOT : 94	6,028	0.1384
LOT : 95	6,597	0.1514
LOT : 96	6,332	0.1454
LOT : 97	6,000	0.1377
LOT : 98	5,000	0.1148
LOT : 99	5,000	0.1148
LOT : 100	5,000	0.1148

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 101	5,200	0.1194
LOT : 102	5,200	0.1194
LOT : 103	5,000	0.1148
LOT : 104	4,977	0.1143
LOT : 105	7,904	0.1815
LOT : 106	7,875	0.1808
LOT : 107	8,192	0.1881
LOT : 108	5,522	0.1268
LOT : 109	5,200	0.1194
LOT : 110	5,200	0.1194
LOT : 111	5,000	0.1148
LOT : 112	5,000	0.1148
LOT : 113	4,942	0.1135
LOT : 114	7,440	0.1708
LOT : 115	7,598	0.1744
LOT : 116	8,002	0.1837
LOT : 117	5,392	0.1238
LOT : 118	5,120	0.1175
LOT : 119	5,120	0.1175
LOT : 120	5,120	0.1175
LOT : 121	5,120	0.1175
LOT : 122	5,120	0.1175
LOT : 123	5,120	0.1175
LOT : 124	5,120	0.1175
LOT : 125	5,120	0.1175

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 126	5,120	0.1175
LOT : 127	5,120	0.1175
LOT : 128	5,246	0.1204
LOT : 129	6,688	0.1535
LOT : 130	10,807	0.2481
LOT : 131	10,544	0.2421
LOT : 132	7,923	0.1819
LOT : 133	5,000	0.1148
LOT : 134	5,000	0.1148
LOT : 135	4,946	0.1136
LOT : 136	7,418	0.1703
LOT : 137	8,578	0.1969
LOT : 138	7,801	0.1791
LOT : 139	4,914	0.1128
LOT : 140	5,000	0.1148
LOT : 141	5,000	0.1148
LOT : 142	4,800	0.1102
LOT : 143	4,800	0.1102
LOT : 144	4,800	0.1102
LOT : 145	4,800	0.1102
LOT : 146	4,800	0.1102
LOT : 147	4,800	0.1102
LOT : 148	4,800	0.1102
LOT : 149	4,800	0.1102
LOT : 150	4,800	0.1102

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 151	4,800	0.1102
LOT : 152	4,800	0.1102
LOT : 153	4,800	0.1102
LOT : 154	4,800	0.1102
LOT : 155	4,800	0.1102
LOT : 156	4,800	0.1102
LOT : 157	6,250	0.1435
LOT : 158	7,210	0.1655
LOT : 159	10,156	0.2331
LOT : 160	9,713	0.2230
LOT : 161	7,533	0.1729
LOT : 162	6,250	0.1435
LOT : 163	6,250	0.1435
LOT : 164	6,250	0.1435
LOT : 165	6,250	0.1435
LOT : 166	6,500	0.1492
LOT : 167	6,500	0.1492
LOT : 168	6,500	0.1492
LOT : 169	6,500	0.1492
LOT : 170	6,000	0.1377
LOT : 171	6,000	0.1377
LOT : 172	6,000	0.1377
LOT : 173	6,000	0.1377
LOT : 174	6,000	0.1377
LOT : 175	6,000	0.1377

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 176	6,000	0.1377
LOT : 177	6,000	0.1377
LOT : 178	6,000	0.1377
LOT : 179	6,000	0.1377
LOT : 180	6,000	0.1377
LOT : 181	6,000	0.1377
LOT : 182	6,000	0.1377
LOT : 183	6,000	0.1377
LOT : 184	6,000	0.1377
LOT : 185	6,000	0.1377
LOT : 186	6,000	0.1377
LOT : 187	6,000	0.1377
LOT : 188	6,274	0.1440
LOT : 189	6,400	0.1469
LOT : 190	6,400	0.1469
LOT : 191	6,400	0.1469
LOT : 192	6,400	0.1469
LOT : 193	6,400	0.1469
LOT : 194	6,400	0.1469
LOT : 195	6,400	0.1469
LOT : 196	6,400	0.1469
LOT : 197	6,400	0.1469
LOT : 198	6,400	0.1469
LOT : 199	6,400	0.1469
LOT : 200	6,400	0.1469

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 201	6,400	0.1469
LOT : 202	6,627	0.1521
LOT : 203	10,262	0.2356
LOT : 204	14,439	0.3315
LOT : 205	7,901	0.1814
LOT : 206	6,249	0.1434
LOT : 207	7,500	0.1722
LOT : 208	8,994	0.2065
LOT : 209	8,793	0.2019
LOT : 210	9,426	0.2164
LOT : 211	9,339	0.2144
LOT : 212	10,562	0.2425
LOT : 213	6,000	0.1377
LOT : 214	6,000	0.1377
LOT : 215	6,000	0.1377
LOT : 216	6,000	0.1377
LOT : 217	7,282	0.1672
LOT : 218	7,200	0.1653
LOT : 219	7,200	0.1653
LOT : 220	7,200	0.1653
LOT : 221	7,282	0.1672
LOT : 222	7,791	0.1788
LOT : 223	7,756	0.1781
LOT : 224	7,704	0.1768
LOT : 225	7,651	0.1756

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 226	7,598	0.1744
LOT : 227	7,546	0.1732
LOT : 228	7,493	0.1720
LOT : 229	7,440	0.1708
LOT : 230	7,388	0.1696
LOT : 231	7,335	0.1684
LOT : 232	7,282	0.1672
LOT : 233	7,256	0.1666
LOT : 234	7,749	0.1779
LOT : 235	9,331	0.2142
LOT : 236	14,291	0.3281
LOT : 237	9,060	0.2080
LOT : 238	7,742	0.1777
LOT : 239	7,500	0.1722
LOT : 240	7,800	0.1791
LOT : 241	8,052	0.1848
LOT : 242	8,290	0.1903
LOT : 243	9,522	0.2186
LOT : 244	9,112	0.2092
LOT : 245	8,175	0.1877
LOT : 246	8,102	0.1860
LOT : 247	9,737	0.2235
LOT : 248	10,742	0.2466
LOT : 249	8,541	0.1961
LOT : 250	8,684	0.1994

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 251	7,294	0.1675
LOT : 252	8,432	0.1936
LOT : 253	7,858	0.1804
LOT : 254	7,308	0.1678
LOT : 255	7,200	0.1653
LOT : 256	7,200	0.1653
LOT : 257	7,307	0.1678
LOT : 258	7,860	0.1804
LOT : 259	7,860	0.1804
LOT : 260	7,860	0.1804
LOT : 261	7,860	0.1804
LOT : 262	7,860	0.1804
LOT : 263	7,500	0.1722
LOT : 264	7,444	0.1709
LOT : 265	7,795	0.1789
LOT : 266	7,860	0.1804
LOT : 267	7,860	0.1804
LOT : 268	7,860	0.1804
LOT : 269	7,860	0.1804

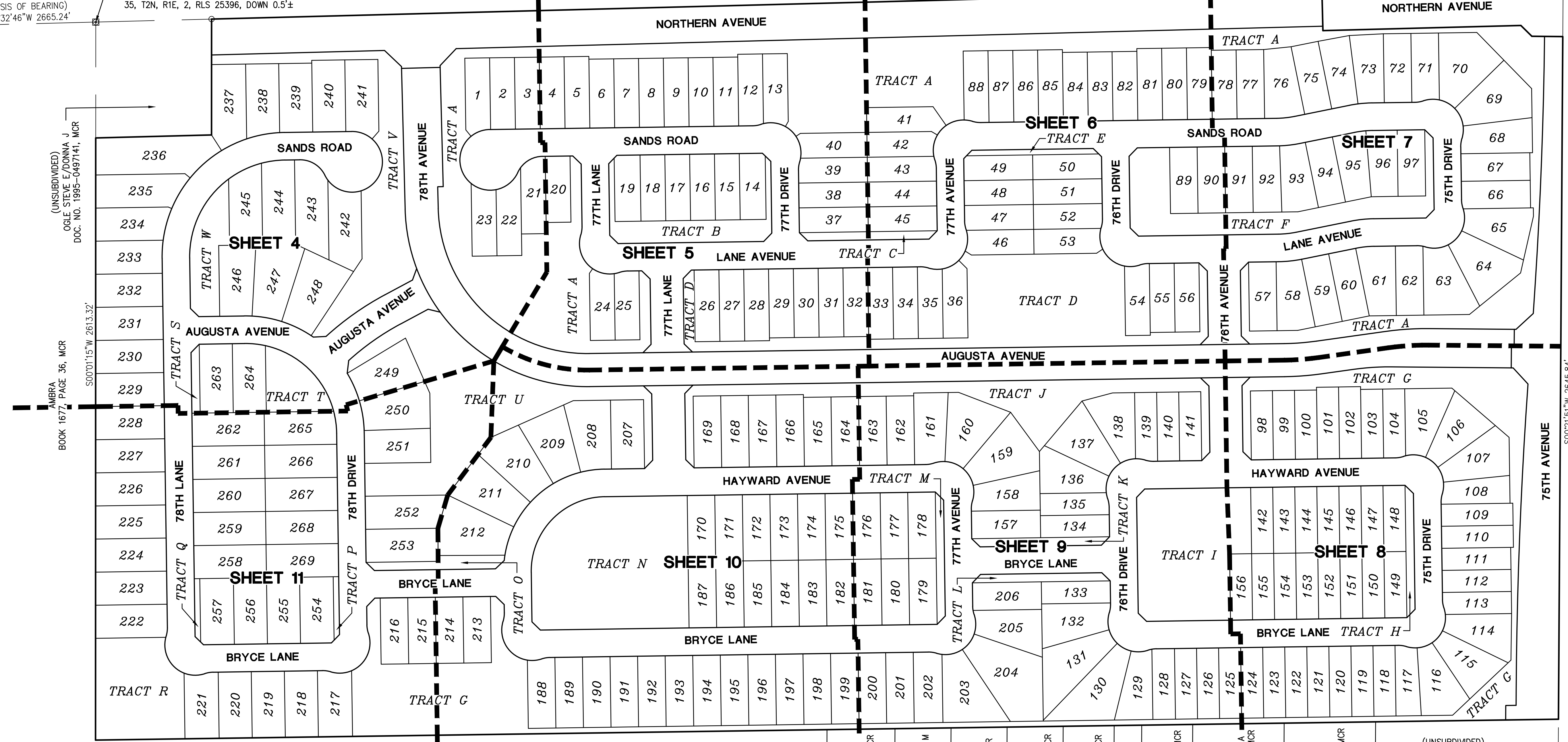
SITE SUMMARY TABLE		
ZONING	R1-6 PRD	
OVERALL GROSS AREA	3,423,044 SQ.FT.	78.5823 AC.
OVERALL NET AREA	2,484,985 SQ.FT.	57.0474 AC.
TOTAL NUMBER OF LOTS	269	
TOTAL NUMBER OF TRACTS	23	
TOTAL LOT AREA	1,765,803 SQ.FT.	40.5373 AC.
TOTAL OPEN SPACE	719,182 SQ.FT.	16.5102 AC.
TOTAL RIGHT OF WAY	938,059 SQ.FT.	21.5349 AC.
OPEN SPACE PERCENTAGE	21%	
TYPICAL LOT SIZE	120X40, 120X45, 120X50, 120X60	
DENSITY (DU/AC): PER GROSS AREA	3.42	

TRACT TABLE			
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	185,176	4.2511	COMMON AREA, DRAINAGE, PUE & SEWER EASEMENT
TRACT B	13,736	0.3153	COMMON AREA & PUE
TRACT C	3,525	0.0809	COMMON AREA & PUE
TRACT D	65,786	1.5102	COMMON AREA, DRAINAGE, PUE & SEWER EASEMENT
TRACT E	2,300	0.0528	COMMON AREA & PUE
TRACT F	31,780	0.7296	COMMON AREA, DRAINAGE & PUE
TRACT G	103,163	2.3663	COMMON AREA, DRAINAGE, PUE, IRRIGATION & WATER EASEMENTS
TRACT H	3,375	0.0775	COMMON AREA & PUE
TRACT I	44,700	1.0262	COMMON AREA, DRAINAGE & PUE
TRACT J	35,476	0.8144	COMMON AREA, DRAINAGE & PUE
TRACT K	3,525	0.0809	COMMON AREA & PUE
TRACT L	3,525	0.0809	COMMON AREA & PUE
TRACT M	3,375	0.0775	COMMON AREA & PUE
TRACT N	64,319	1.4766	COMMON AREA, DRAINAGE & PUE
TRACT O	4,737	0.1087	COMMON AREA & PUE
TRACT P	1,100</		

NORTHWEST CORNER SECTION 2,
TOWNSHIP 2 NORTH, RANGE 1 EAST
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HAND HOLE
STAMPED 2, 3, 34, 35, RLS 25396
DATED 2001, DOWN 0.5'
(BASIS OF BEARING)
S88°32'46"W 2665.24'

NORTH QUARTER CORNER SECTION 2,
TOWNSHIP 2 NORTH, RANGE 1 EAST
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION BRASS
CAP IN HAND HOLE STAMPED T3N, R1E,
35, T2N, R1E, 2, RLS 25396, DOWN 0.5'±

NORTHEAST CORNER SECTION 2,
TOWNSHIP 2 NORTH, RANGE 1 EAST
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HAND HOLE, DOWN 0.5'±



(UNSUBDIVIDED)
OGLE STEVE E/DONNA J
DOC. NO. 1995-0497141, MCR

AMBRA
BOOK 1677, PAGE 36, MCR

S00°01'15"W 2613.32'

JACOBS ACRES
BOOK 79, PAGE 20, MCR

(UNSUBDIVIDED)
TRAN DANH/LE LINH
DOC. NO. 2021-0979616, MCR

(UNSUBDIVIDED)
MORALES DANNY/ROMERO TRAC M
DOC. NO. 2019-1036060, MCR

(UNSUBDIVIDED)
WOOTEN ROBERT PEREZ
DOC. NO. 2019-1035078, MCR

(UNSUBDIVIDED)
FF INVESTORS LLC
DOC. NO. 2020-0747684, MCR

(UNSUBDIVIDED)
G THINGS LLC
DOC. NO. 2019-0267562, MCR

76TH LANE
(UNSUBDIVIDED)
REALTY 4 HIM LLC
DOC. NO. 2021-1381223, MCR

(UNSUBDIVIDED)
ROVEY PAUL E/DEBORAH A
DOC. NO. 2003-1685328, MCR

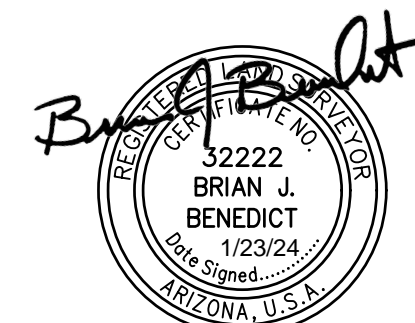
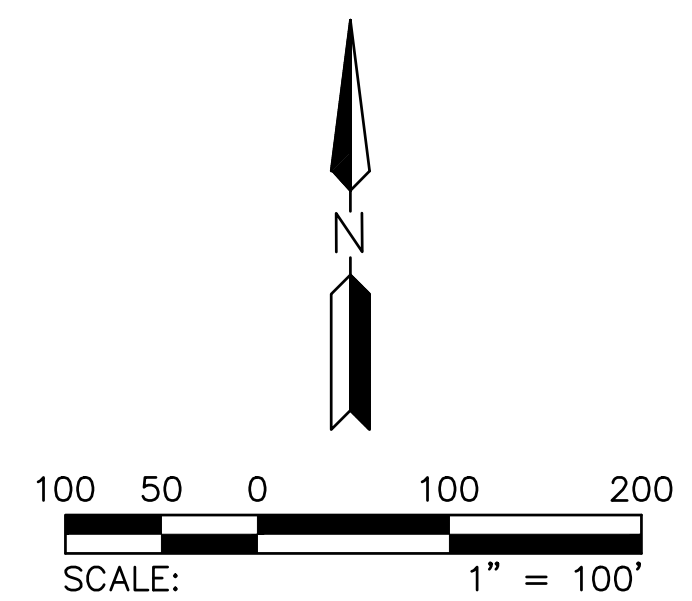
(UNSUBDIVIDED)
HERNANDEZ JOSE
DOC. NO. 2011-0406428, MCR

(UNSUBDIVIDED)
MENDOZA JOSE L
DOC. NO. 2022-0583314, MCR

CENTER OF SECTION 2, TOWNSHIP
2 NORTH, RANGE 1 EAST
CALCULATED BY INTERSECTION

S89°12'43"W 2645.95'

S00°21'51"W 2645.84'



STATUS: _____

PROJ. NO.: 2143	DATE: JAN 2024
SCALE: AS SHOWN	DRAWN: GS
MUNICIPAL TRACKING NO.:	APPROVED: BJB

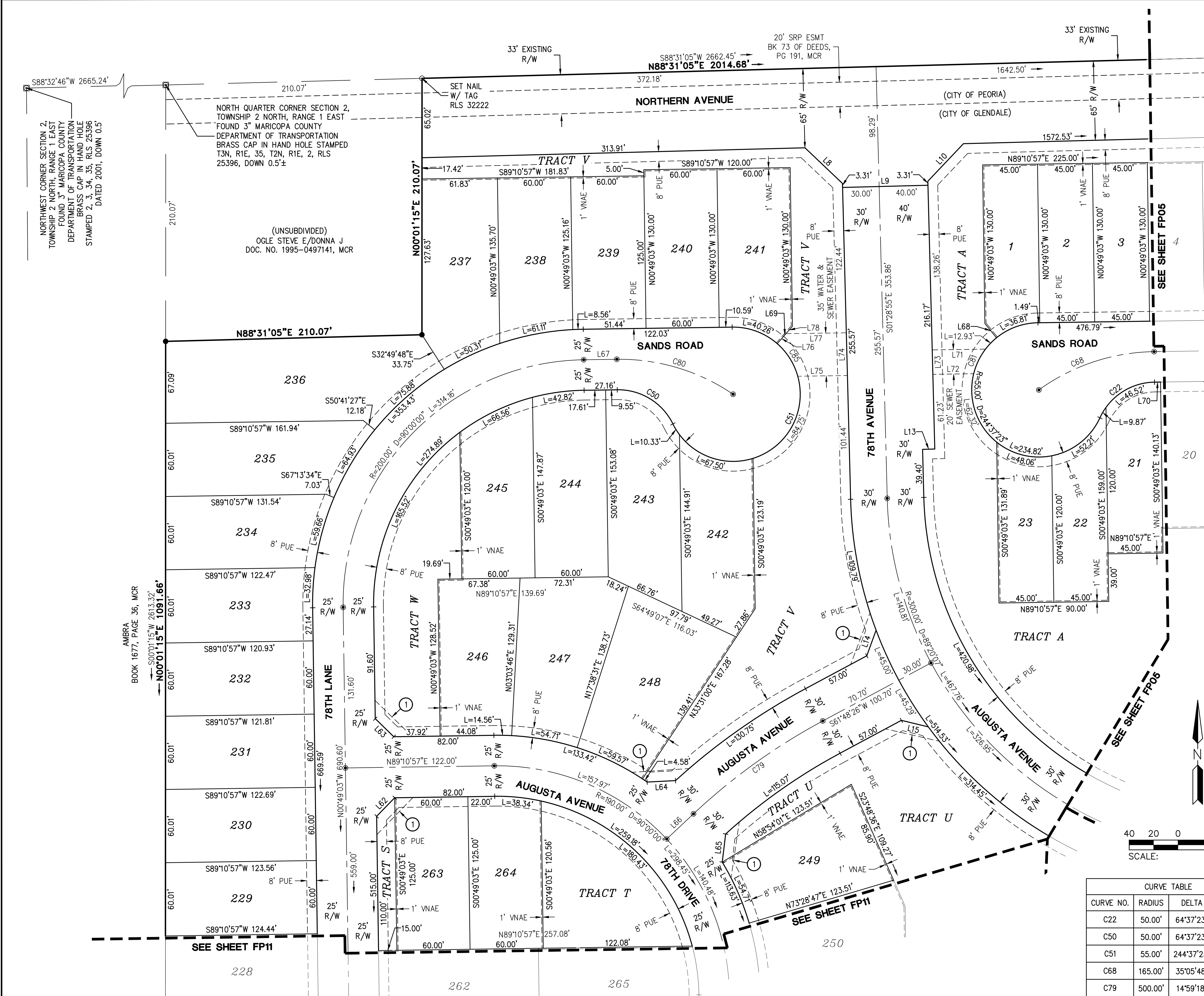
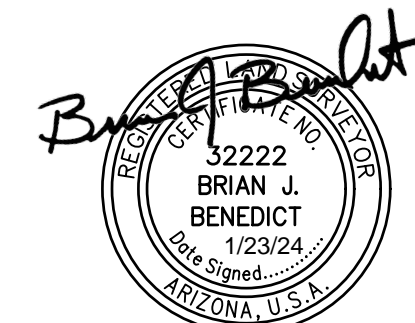
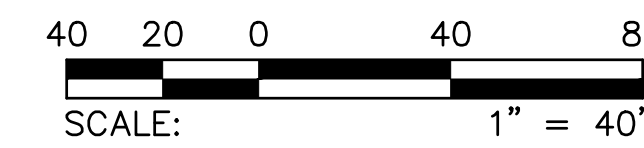
LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊚ SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC ACCESS EASEMENT
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- ① 30'x30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

LINE NO.	DIRECTION	LENGTH
L8	N46°29'00"W	42.43'
L9	S88°30'57"W	70.00'
L10	N43°31'00"E	42.43'
L13	N88°31'05"E	10.00'
L14	S20°00'21"W	22.31'
L15	N76°23'29"W	22.71'
L62	S44°10'57"W	21.21'
L63	N45°49'03"W	21.21'
L64	N87°02'33"E	23.32'
L65	N06°48'16"E	23.23'
L66	N46°49'08"E	30.15'
L67	N89°10'57"E	27.16'

LINE NO.	DIRECTION	LENGTH
L68	S39°09'47"E	15.13'
L69	S41°07'15"W	18.94'
L70	N89°10'57"E	4.91'
L71	N89°10'57"E	43.71'
L72	N89°10'57"E	33.53'
L73	N01°28'55"W	20.00'
L74	S01°28'55"E	35.00'
L75	N89°10'57"E	40.69'
L76	N41°07'15"E	10.87'
L77	N89°10'57"E	49.44'
L78	N41°07'15"E	8.07'

CURVE NO.	RADIUS	DELTA	LENGTH
C22	50.00'	64°37'23"	56.39'
C50	50.00'	64°37'23"	56.39'
C51	55.00'	244°37'23"	234.82'
C68	165.00'	35°05'48"	101.07'
C79	500.00'	14°59'18"	130.80'
C80	165.00'	35°05'48"	101.07'
C81	55.00'	23°26'13"	22.50'
C85	55.00'	33°18'55"	31.98'



NORTHWEST CORNER SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST, FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE STAMPED 2, 3, 34, 35, RLS 25396 DATED 2001, DOWN 0.5'

NORTH QUARTER CORNER SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE STAMPED 2, 3, 34, 35, RLS 25396, DOWN 0.5'

(UNSUBDIVIDED) OGLE STEVE E/DONNA J DOC. NO. 1995-0497141, MCR

AMBERA BOOK 1677, PAGE 36, MCR
S00°01'15"W 2613.32'
N00°01'15"E 1091.66'

S88°32'46"W 2665.24'

33' EXISTING R/W
S88°31'05"W 2662.45'
N88°31'05"E 2014.68'

20' SRP ESMT BK 73 OF DEEDS, PG 191, MCR

1642.50'

33' EXISTING R/W

65' R/W

65' R/W

65' R/W

65' R/W

65' R/W

65' R/W

65' R/W

65' R/W

65' R/W

65' R/W

65' R/W

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65' R/W

65' R/W

65' R/W

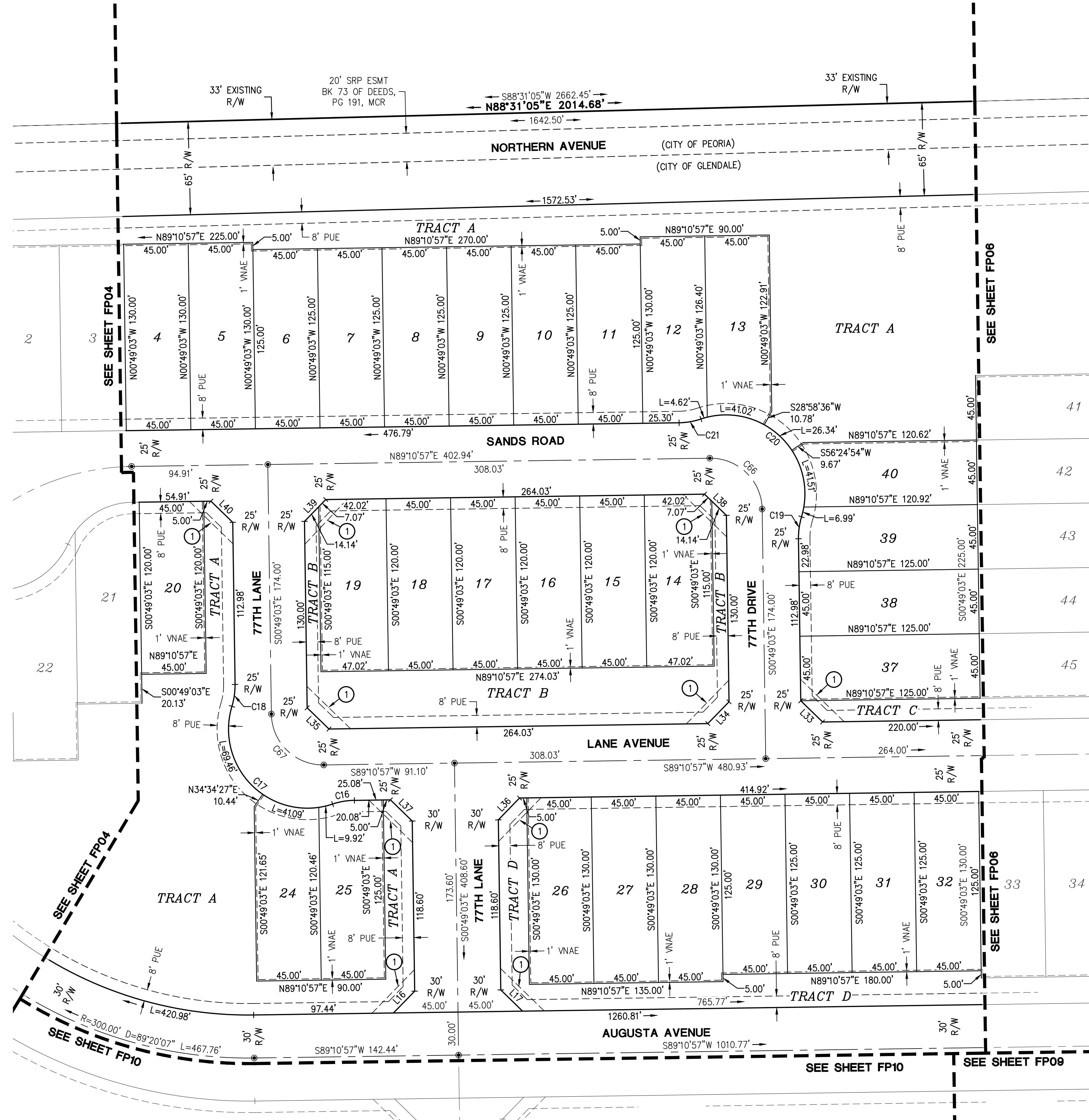
65' R/W

65' R/W

65' R/W

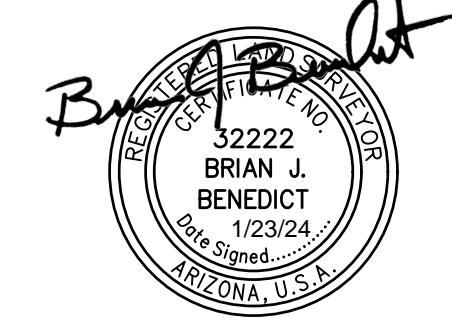
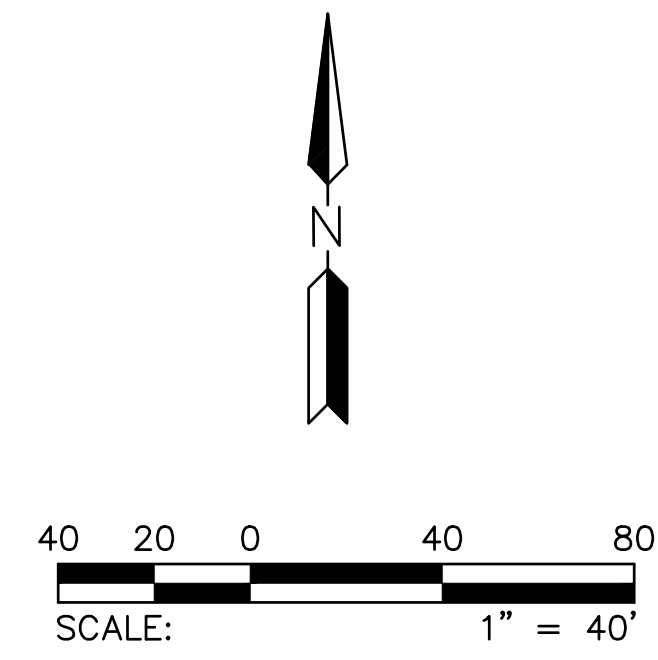
LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- R/W RIGHT-OF-WAY
- PAE PUBLIC ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① 30'X30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L16	N44°10'57"E	21.21'
L17	N45°49'03"W	21.21'
L33	N45°49'03"W	21.21'
L34	N44°10'57"E	21.21'
L35	N45°49'03"W	21.21'
L36	N44°10'57"E	21.21'
L37	N45°49'03"W	21.21'
L38	N45°49'03"W	21.21'
L39	N44°10'57"E	21.21'
L40	S45°49'03"E	21.21'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C16	50.00'	17°45'10"	15.49'
C17	55.00'	125°30'20"	120.48'
C18	50.00'	17°45'10"	15.49'
C19	50.00'	17°45'10"	15.49'
C20	55.00'	125°30'20"	120.48'
C21	50.00'	17°45'10"	15.49'
C66	36.00'	90°00'00"	56.55'
C67	36.00'	90°00'00"	56.55'



LEGACY PLACE PHASE 1
 NORTHERN AVENUE AND 75TH AVENUE
 GLENDALE, ARIZONA
FINAL PLAT

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PROJ. NO.: 2143
 DATE: JAN 2024
 SCALE: AS SHOWN
 DRAWN: GS
 APPROVED: BJB

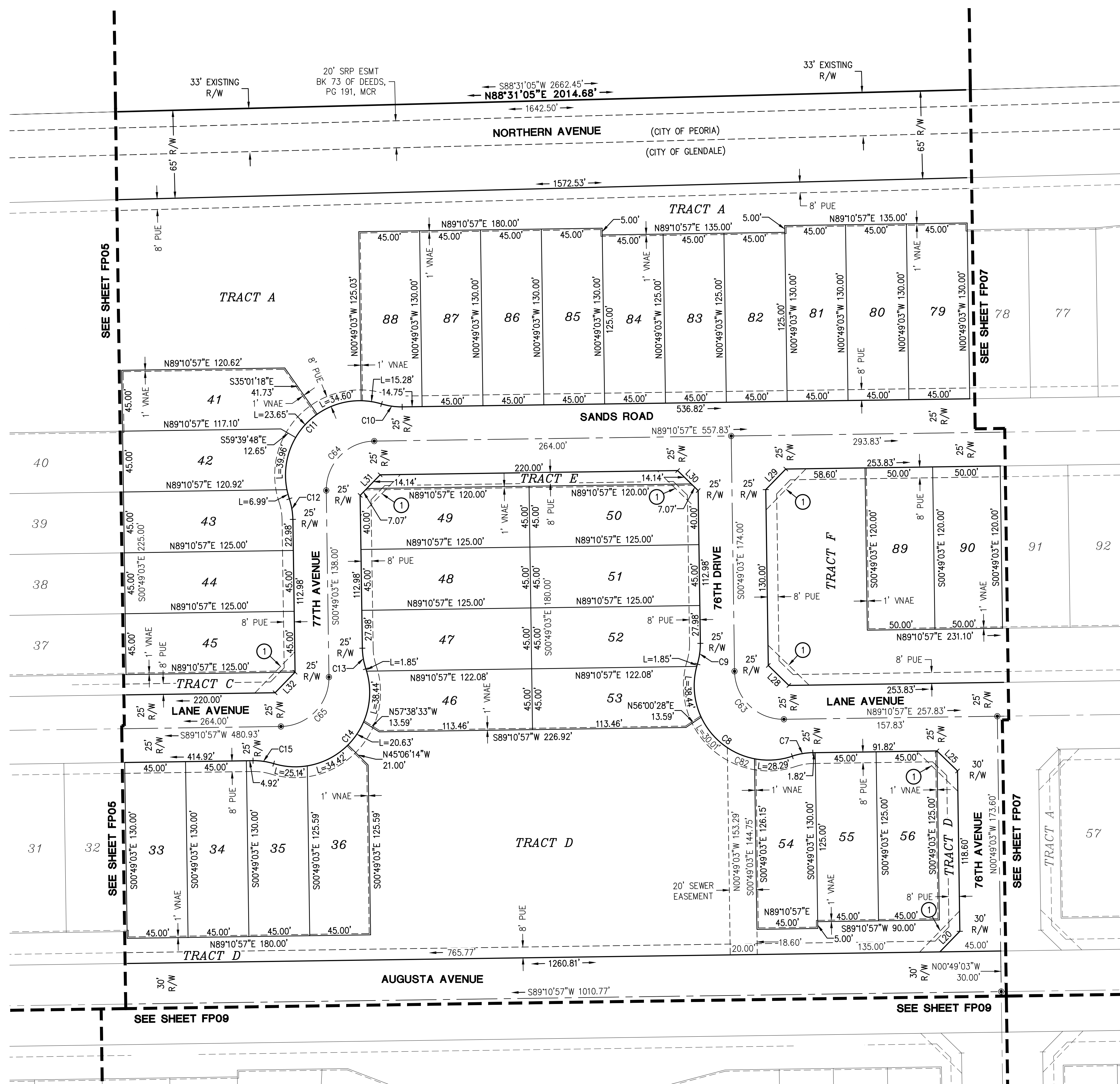
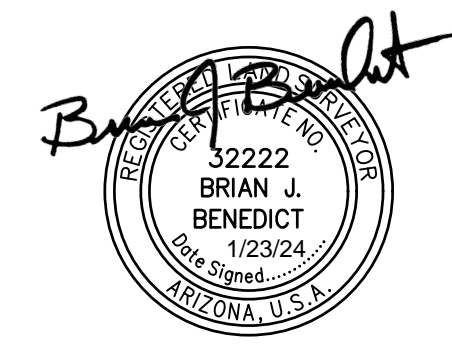
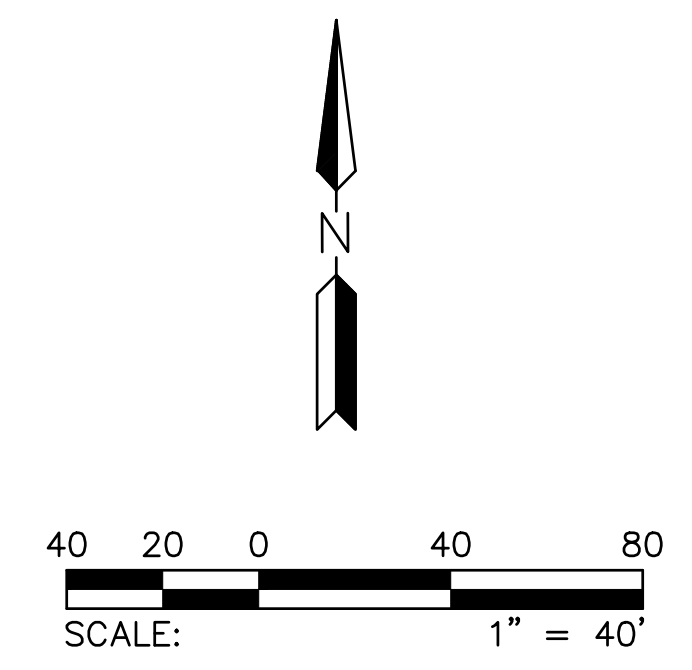
DWG. NO.
FP06
 SHT. 6 OF 11

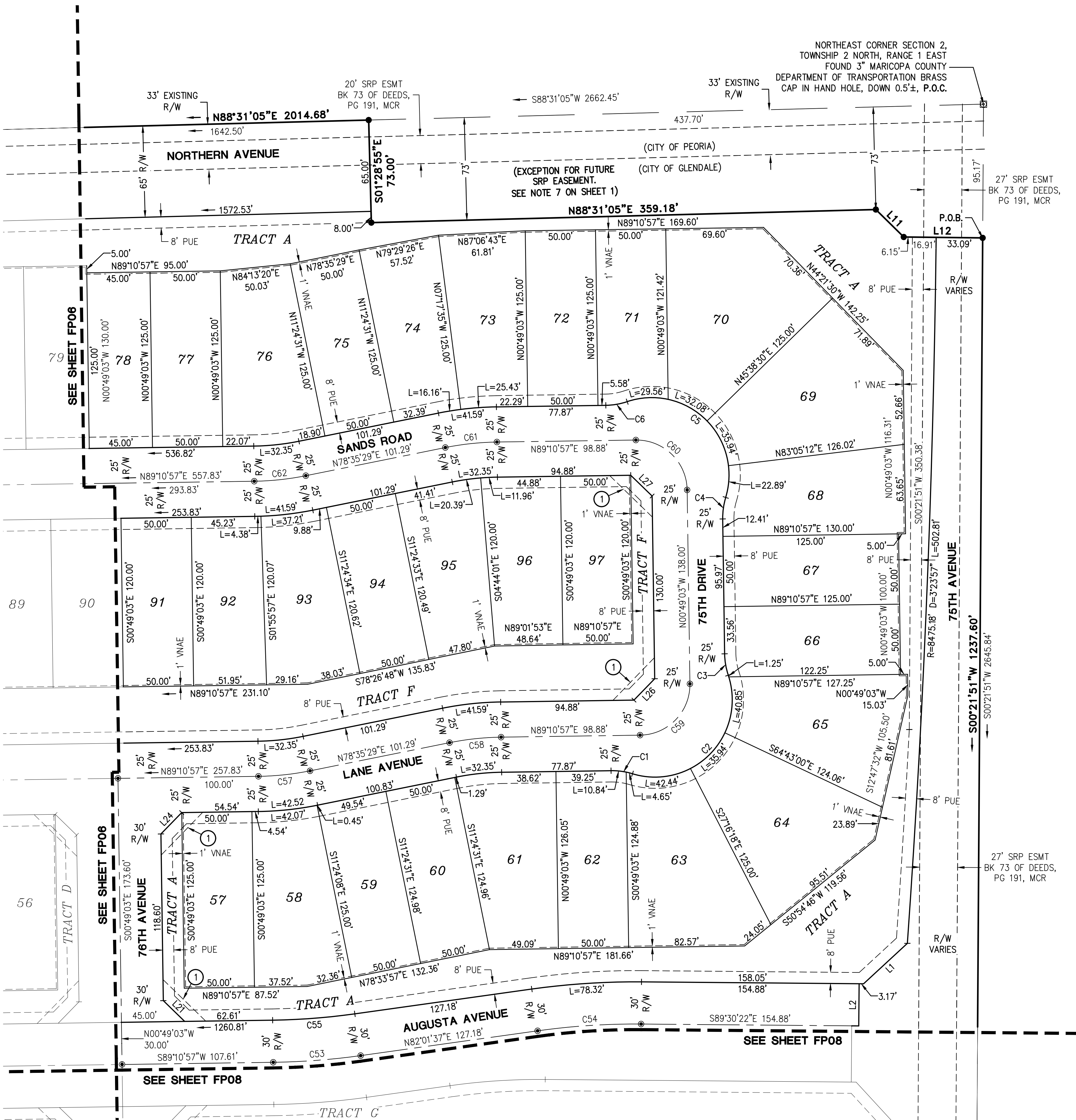
LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- PAE PUBLIC ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① 30'x30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	50.00'	17°45'10"	15.49'
C8	55.00'	125°30'20"	120.48'
C9	50.00'	17°45'10"	15.49'
C10	50.00'	17°45'10"	15.49'
C11	55.00'	125°30'20"	120.48'
C12	50.00'	17°45'10"	15.49'
C13	50.00'	17°45'10"	15.49'
C14	55.00'	125°30'20"	120.48'
C15	50.00'	17°45'10"	15.49'
C63	36.00'	90°00'00"	56.55'
C64	36.00'	90°00'00"	56.55'
C65	36.00'	90°00'00"	56.55'
C82	55.00'	22°48'15"	21.89'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L20	N44°10'57"E	21.21'
L25	S45°49'03"E	21.21'
L28	N45°49'03"W	21.21'
L29	N44°10'57"E	21.21'
L30	S45°49'03"E	21.21'
L31	S44°10'57"W	21.21'
L32	N44°10'57"E	21.21'

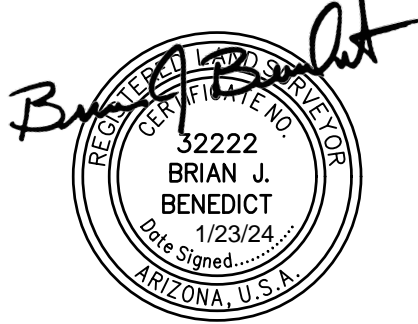
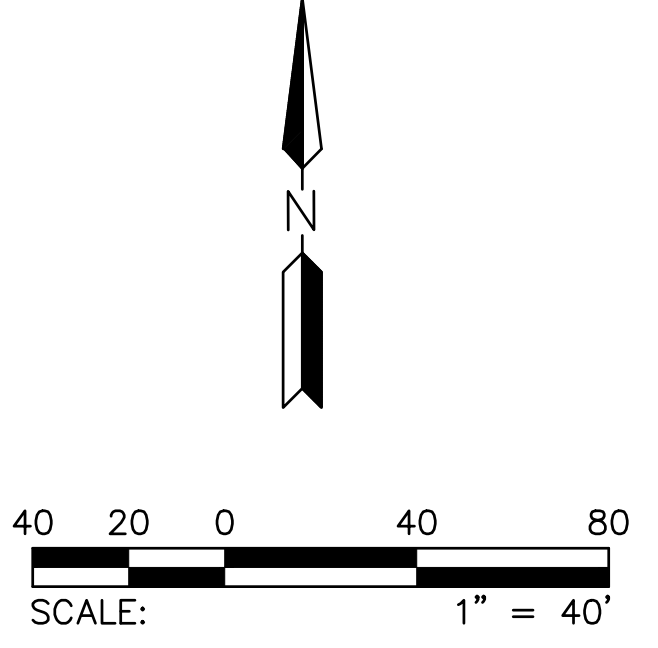




CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	50.00'	17°45'10"	15.49'
C2	55.00'	125°30'20"	120.48'
C3	50.00'	17°45'10"	15.49'
C4	50.00'	17°45'10"	15.49'
C5	55.00'	125°30'20"	120.48'
C6	50.00'	17°45'10"	15.49'
C53	500.00'	7°09'20"	62.44'
C54	500.00'	8°28'01"	73.89'
C55	470.00'	7°09'20"	58.70'
C57	200.00'	10°35'29"	36.97'
C58	200.00'	10°35'29"	36.97'
C59	36.00'	90°00'00"	56.55'
C60	36.00'	90°00'00"	56.55'
C61	200.00'	10°35'29"	36.97'
C62	200.00'	10°35'29"	36.97'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N47°18'29"E	42.43'
L2	S00°29'38"W	30.00'
L11	S45°27'14"E	27.85'
L12	S89°21'56"E	56.15'
L21	N45°49'03"W	21.21'
L24	N44°10'57"E	21.21'
L26	N44°10'57"E	21.21'
L27	S45°49'03"E	21.21'

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊠ FOUND BRASS CAP IN HAND HOLE
 - ⊙ FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
 - BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY
 - - - PUBLIC ACCESS EASEMENT
 - - - PUBLIC UTILITY EASEMENT
 - - - SIGHT VISIBILITY TRIANGLE
 - - - SIGHT VISIBILITY TRIANGLE
 - - - VEHICLE NON-ACCESS EASEMENT
 - - - MARICOPA COUNTY RECORDS
 - - - REGISTERED LAND SURVEYOR
 - - - ASSESSOR PARCEL NUMBER
 - - - POINT OF BEGINNING
 - - - POINT OF COMMENCEMENT
 - ① 30'x30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

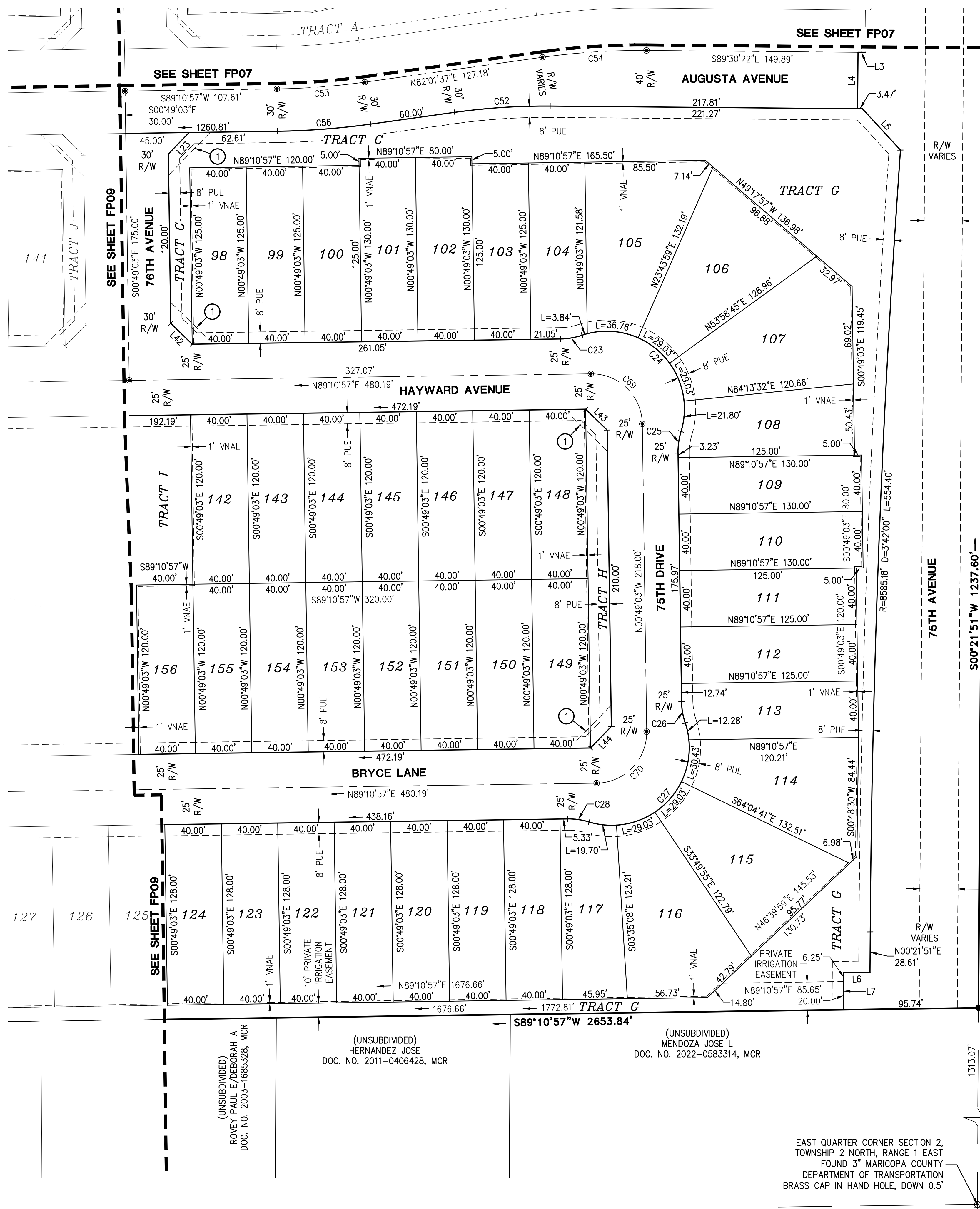


HILGARTWILSON
 ENGINEER | PLANNING | SURVEY | MANAGEMENT
 2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436
 www.hilgartwilson.com

LEGACY PLACE PHASE 1
 NORTHERN AVENUE AND 75TH AVENUE
 GLENDALE, ARIZONA
FINAL PLAT

PROJ. NO.: 2143	STATUS:
DATE: JAN 2024	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: GS
APPROVED: BJB	

DWG. NO.
FP07
 SHT. 7 OF 11

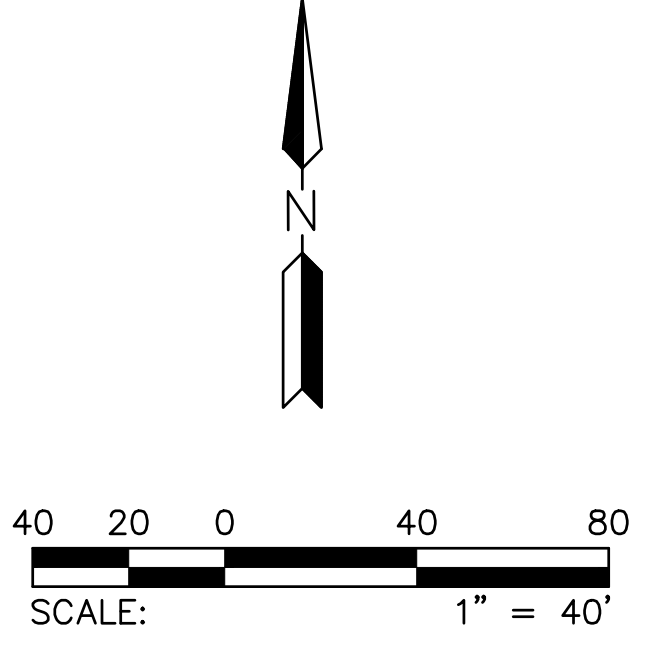


CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C23	50.00'	17°45'10"	15.49'
C24	55.00'	125°30'20"	120.48'
C25	50.00'	17°45'10"	15.49'
C26	50.00'	17°45'10"	15.49'
C27	55.00'	125°30'20"	120.48'
C28	50.00'	17°45'10"	15.49'
C52	460.00'	8°28'01"	67.98'
C53	500.00'	7°09'20"	62.44'
C54	500.00'	8°28'01"	73.89'
C69	36.00'	90°00'00"	56.55'
C70	36.00'	90°00'00"	56.55'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N89°30'22"W	4.99'
L4	N00°29'38"E	40.00'
L5	S42°39'42"E	39.76'
L6	S89°10'57"W	18.73'
L7	S00°21'51"W	26.26'
L23	S44°10'57"W	21.21'
L42	S45°49'03"E	21.21'
L43	N45°49'03"W	21.21'
L44	S44°10'57"W	21.21'

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
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- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING
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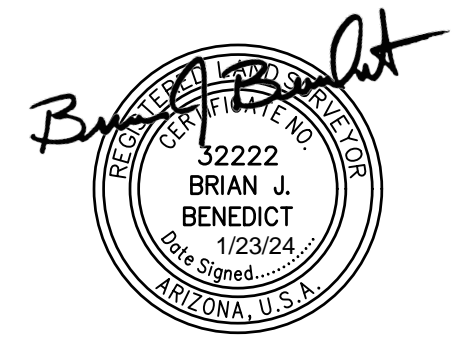
HILGARTWILSON
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 PHOENIX, AZ 85016
 www.hilgartwilson.com

LEGACY PLACE PHASE 1
 NORTHERN AVENUE AND 75TH AVENUE
 GLENDALE, ARIZONA
FINAL PLAT

STATUS: _____
 PROJ. NO.: 2143
 DATE: JAN 2024
 SCALE: AS SHOWN
 DRAWN: GS
 APPROVED: BJB
 MUNICIPAL TRACKING NO: _____

DWG. NO.
FP08
 SHT. 8 OF 11

EAST QUARTER CORNER SECTION 2,
 TOWNSHIP 2 NORTH, RANGE 1 EAST
 FOUND 3" MARICOPA COUNTY
 DEPARTMENT OF TRANSPORTATION
 BRASS CAP IN HAND HOLE, DOWN 0.5'



LEGACY PLACE PHASE 1
NORTHERN AVENUE AND 75TH AVENUE
GLENDALE, ARIZONA
FINAL PLAT

STATUS: **AS SHOWN**

MUNICIPAL TRACKING NO:
DRAWN: GS
APPROVED: BJB

PROJ. NO.: 2143
DATE: JAN 2024
SCALE: AS SHOWN

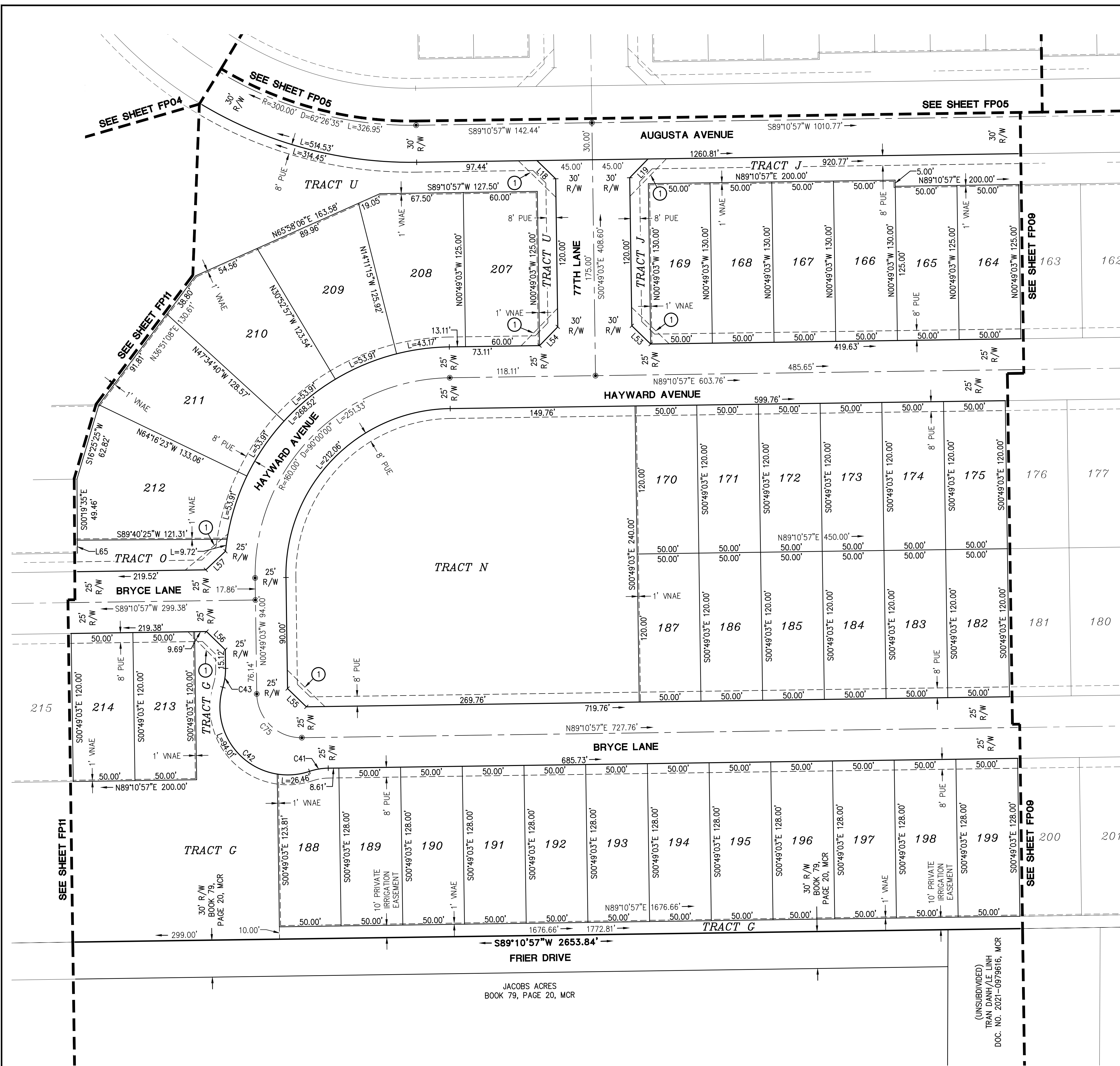
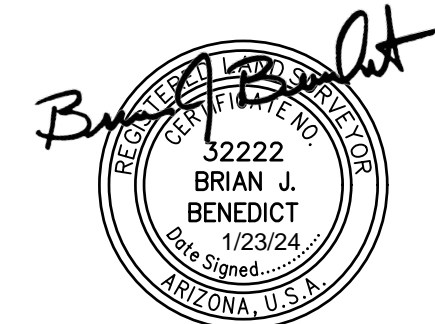
DWG. NO.
FP10
SHT. 10 OF 11

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊠ SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC ACCESS EASEMENT
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- ⊙ 30'x30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L18	N45°49'03"W	21.21'
L19	N44°10'57"E	21.21'
L53	S45°49'03"E	21.21'
L54	N44°10'57"E	21.21'
L55	N45°49'03"W	21.21'
L56	N45°49'03"W	21.21'
L57	N46°33'41"E	21.99'
L65	S00°19'35"E	10.55'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C41	50.00'	174°51'0"	15.49'
C42	55.00'	125°30'20"	120.48'
C43	50.00'	174°51'0"	15.49'
C75	36.00'	90°00'00"	56.55'



LEGACY PLACE PHASE 1
 NORTHERN AVENUE AND 75TH AVENUE
 GLENDALE, ARIZONA

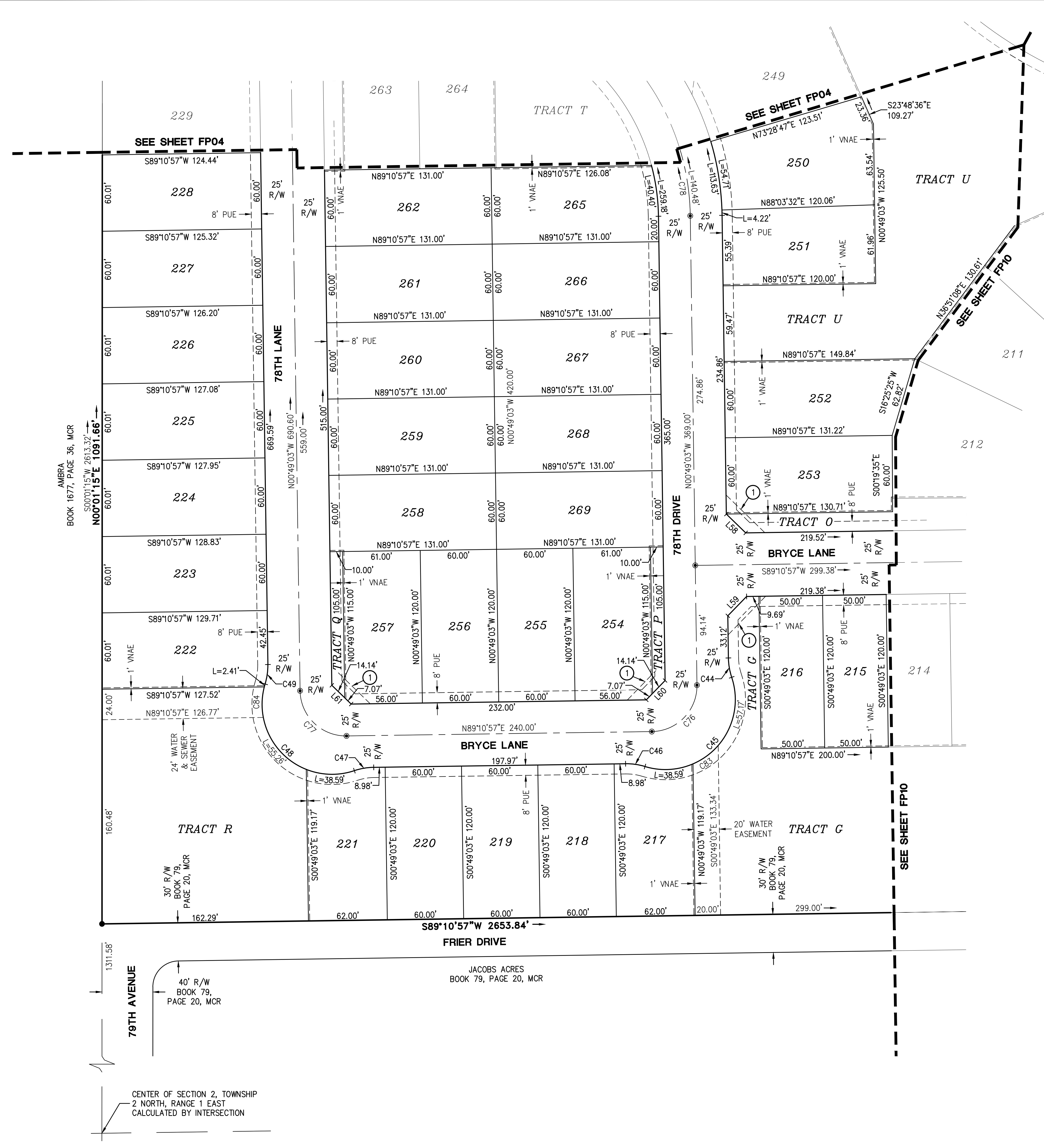
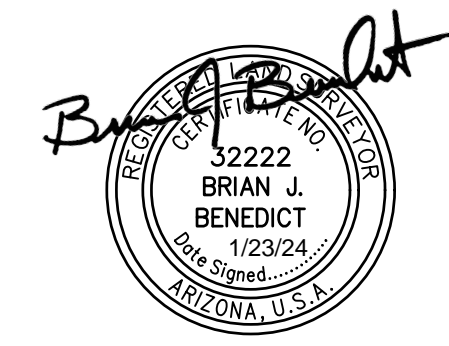
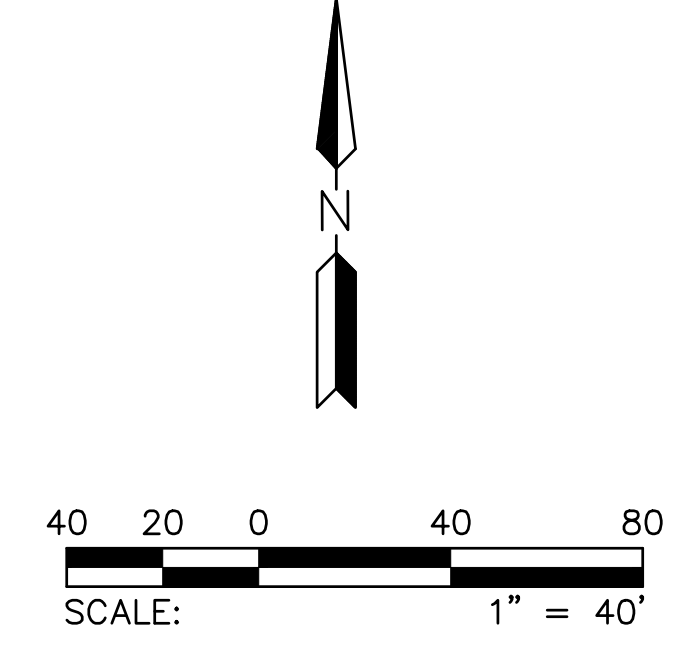
FINAL PLAT

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC ACCESS EASEMENT
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- ① 30'x30' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C44	50.00'	17°45'10"	15.49'
C45	55.00'	125°30'20"	120.48'
C46	50.00'	17°45'10"	15.49'
C47	50.00'	17°45'10"	15.49'
C48	55.00'	125°30'20"	120.48'
C49	50.00'	17°45'10"	15.49'
C76	36.00'	90°00'00"	56.55'
C77	36.00'	90°00'00"	56.55'
C78	190.00'	90°00'00"	298.45'
C83	55.00'	25°45'06"	24.72'
C84	55.00'	25°13'54"	24.22'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L58	S45°49'03"E	21.21'
L59	N44°10'57"E	21.21'
L60	N44°10'57"E	21.21'
L61	N45°49'03"W	21.21'



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PROJ. NO.: 2143
 DATE: JAN 2024
 SCALE: AS SHOWN
 DRAWN: GS
 APPROVED: BJB

DWG. NO.
FP11
 SHT. 11 OF 11