

FINAL PLAT

MOUNTAIN PARK HEALTH CENTER

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

DEDICATION

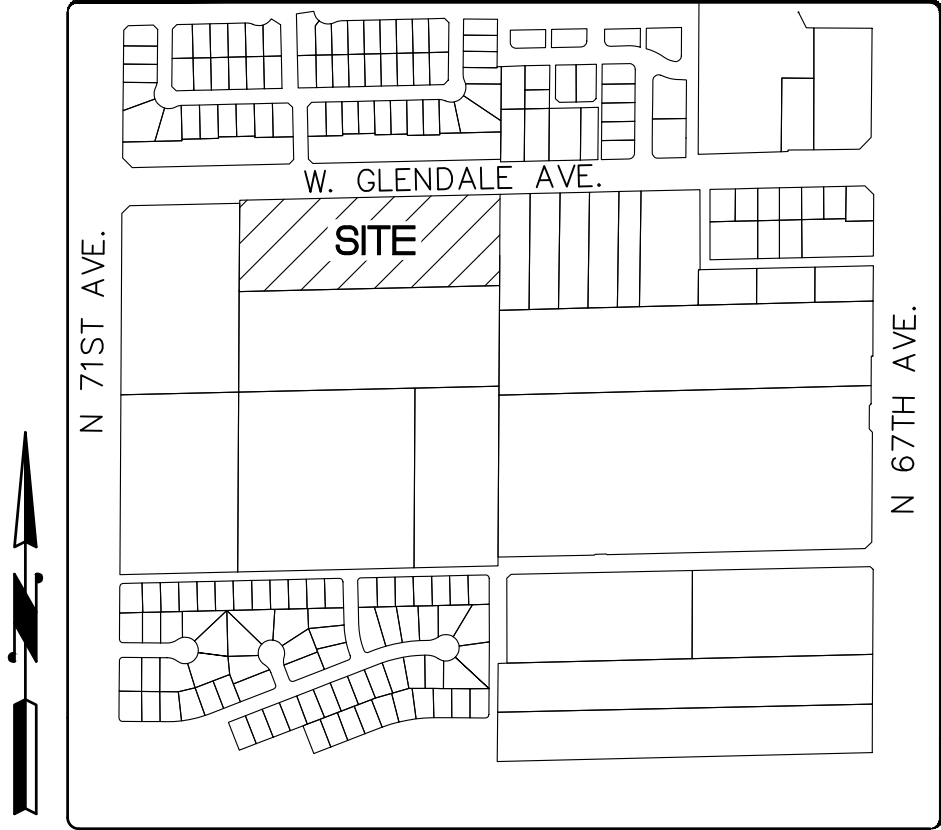
STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: MOUNTAIN PARK HEALTH CENTER, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER, HAS SUBDIVIDED, A PORTION OF THE PROPERTY RECORDED IN INSTRUMENT NO# 2021-0683852, RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED IN 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, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT OF "MOUNTAIN PARK HEALTH CENTER", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. WATER EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF GLENDALE IN, OVER, AND UNDER THOSE AREAS DESIGNATED AS SUCH HEREON FOR INSTALLATION MAINTENANCE, REPAIR, REMOVAL, AND REPLACEMENT IF NECESSARY OF WATER LINES. MOUNTAIN PARK HEALTH CENTER, AN ARIZONA NON-PROFIT CORPORATION, HEREBY DEDICATES IN FEE ALL RIGHTS, TITLE AND INTEREST TO THE CITY FOR USE AS SUCH, THE STREET RIGHT OF WAYS AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF, MOUNTAIN PARK HEALTH CENTER, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2024.

BY: _____

ITS: _____



VICINITY MAP
NE 1/4, SECTION 12, T2N, R1E

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

AREA

323,009.85 S.F.
7.4153 ACRES

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12, FROM WHICH THE NORTHEAST CORNER OF SECTION 12 BEARS NORTH 88° 30' 53" EAST (BASIS OF BEARINGS) A DISTANCE OF 2650.02 FEET;

THENCE NORTH 88° 30' 53" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, A DISTANCE OF 438.58 FEET AND THE POINT OF BEGINNING;

THENCE NORTH 88° 30' 53" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 886.38 FEET;

THENCE SOUTH 0° 09' 36" WEST A DISTANCE OF 55.02 FEET;

THENCE SOUTH 0° 09' 26" WEST A DISTANCE OF 310.12 FEET;

THENCE SOUTH 88° 30' 53" WEST, PARALLEL WITH THE NORTH LINE OF SECTION 12, A DISTANCE OF 884.91 FEET;

THENCE NORTH 0° 10' 36" EAST, A DISTANCE A DISTANCE OF 310.13 FEET;

THENCE NORTH 1° 29' 07" WEST A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

FOR THIS PROJECT IS N88°30'53"E FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN AS CALCULATED FROM A PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 699, PAGE 26, MARICOPA COUNTY RECORDS.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____, DAY OF _____, 2024.

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF MOUNTAIN PARK HEALTH CENTER, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____, 2024

NOTARY PUBLIC

OWNER:

MOUNTAIN PARK HEALTH CENTER
3003 N. CENTRAL AVENUE
SUITE 1600
PHOENIX, AZ 85012

CIVIL ENGINEER:

ARDURRA
1001 N. CENTRAL AVENUE, SUITE 900
PHOENIX, AZ 85004
PHONE: 602-263-1177
CONTACT: STEVE LEWIS, PE
EMAIL: SLEWIS@ARDURRA.COM

SURVEYOR'S CERTIFICATION

I, TROY A. RAY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JANUARY 2024, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

TROY A. RAY
RLS# 33868
RITCOH POWELL AND ASSOCIATES (AN ARDURRA CO.)
1001 NORTH CENTRAL AVENUE
SUITE 900
PHOENIX, AZ 85004-1945

TROY A. RAY, RLS# 33868

CITY APPROVALS

APPROVED BY THE CITY COUNCIL OF GLENDALE, ARIZONA.

THIS _____ DAY OF _____, 2024

MAYOR

DATE

CITY CLERK

DATE

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 ACCEPTANCE TO THE CITY.

BY _____
CITY ENGINEER OR DESIGNATE

DATE

DESIGN REVIEW CONFORMANCE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE DESIGN REVIEW APPROVED BY THE CITY OF GLENDALE PLANNING DEPARTMENT.

BY _____
DEPUTY DIRECTOR DEVELOPMENT SERVICES
CITY OF GLENDALE

DATE

402.263.1177
www.rpang.com
www.ardurra.com

NO.	BY	DATE	REVISION	APPR.	DATE
1	AO	1/4/24	FIRST REVIEW COMMENTS	TAR	1/4/24

COVER SHEET

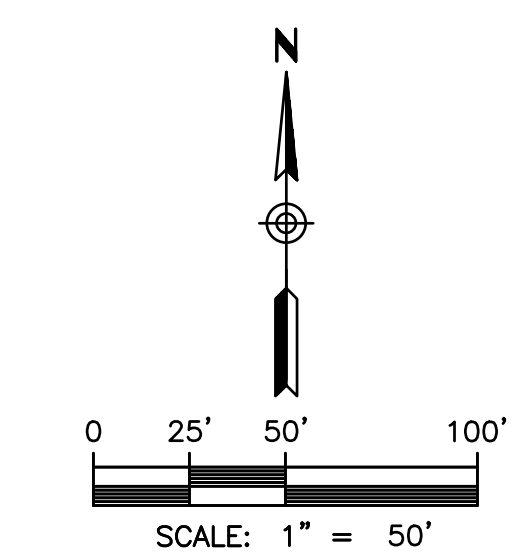
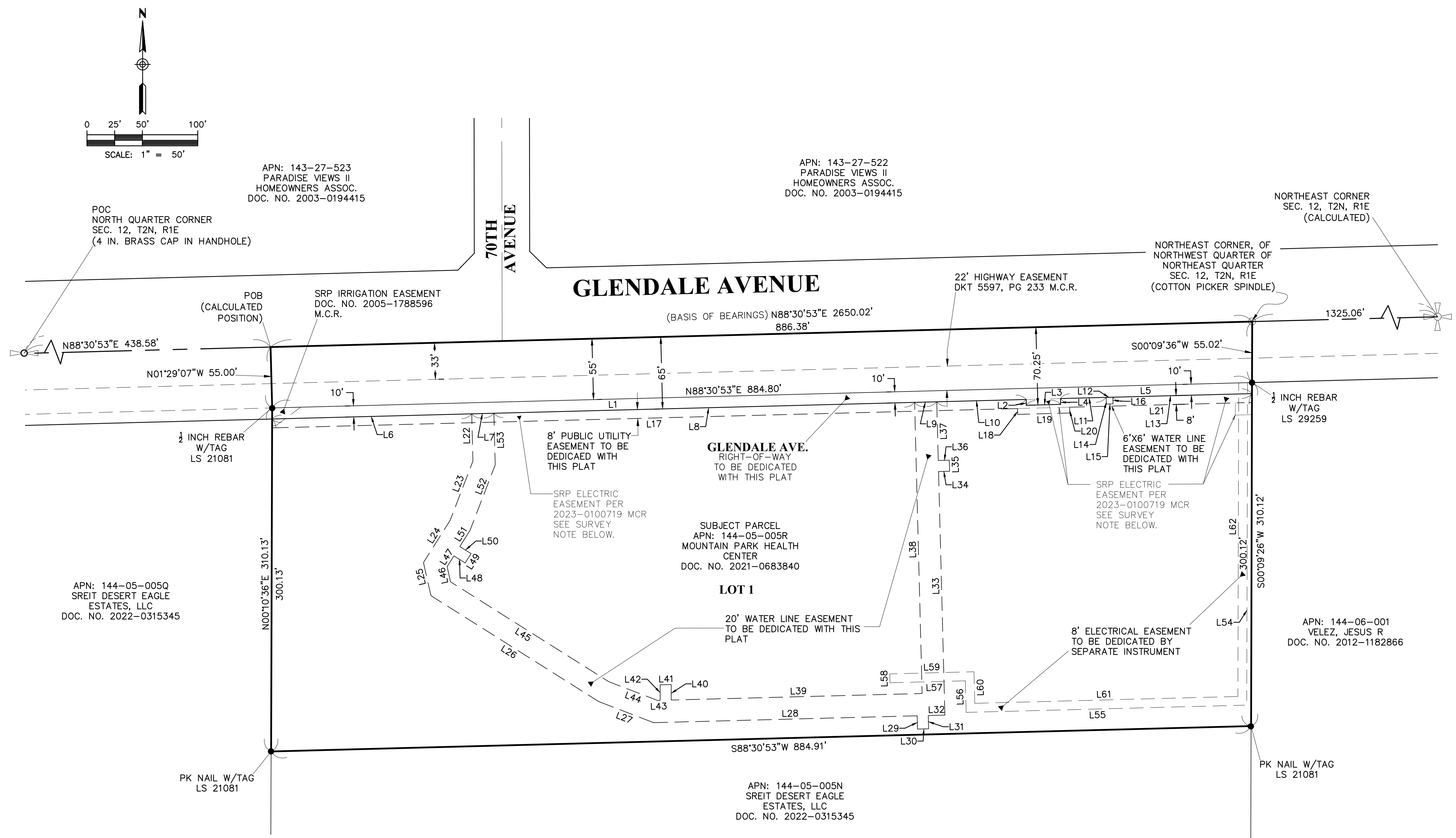
MOUNTAIN PARK HEALTH CENTER, AN ARIZONA
NON-PROFIT CORPORATION

DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET NO.	TOTAL SHEETS
TAR	SRL	TAR			
DATE: 1/4/24	DATE: 1/4/24	DATE: 1/4/24	FINAL PLAT	1	2



LINE	BEARING	LENGTH
L1	N88°30'53"E	680.88'
L2	S1°29'07"E	5.25'
L3	N88°30'53"E	31.00'
L4	N1°29'07"W	5.25'
L5	N88°30'53"E	172.93'
L6	N88°31'25"E	180.23'
L7	N88°26'04"E	20.00'
L8	N88°30'53"E	379.90'
L9	N88°30'53"E	20.00'
L10	N88°30'53"E	80.75'
L11	N88°30'56"E	41.29'
L12	N88°30'19"E	6.00'
L13	N88°30'54"E	125.64'
L14	N1°29'41"W	6.00'
L15	S88°30'53"W	6.00'
L16	S1°29'41"E	6.00'
L17	N88°30'53"E	673.11'
L18	S1°29'07"E	5.25'
L19	N88°30'53"E	47.00'
L20	N1°29'07"W	5.25'
L21	N88°30'53"E	164.70'
L22	N1°28'35"W	42.65'
L23	N21°01'25"E	57.21'
L24	N32°16'25"E	45.19'
L25	N12°43'35"W	30.64'
L26	N57°44'32"W	179.24'
L27	N68°59'32"W	52.97'
L28	N88°30'29"E	237.97'
L29	S1°29'39"E	12.00'
L30	N88°30'32"E	10.00'
L31	N1°29'39"W	12.00'
L32	N88°30'32"E	15.00'
L33	N1°29'07"W	219.94'
L34	N88°30'53"E	10.00'
L35	N1°29'07"W	10.00'
L36	S88°30'53"W	10.00'
L37	N1°29'07"W	52.97'
L38	N1°29'07"W	262.92'
L39	N88°30'29"E	226.57'
L40	S0°00'00"E	14.00'

LINE	BEARING	LENGTH
L41	N88°30'22"E	10.00'
L42	N0°00'00"E	14.00'
L43	N88°30'22"E	2.41'
L44	N68°59'32"W	47.03'
L45	N57°44'32"W	168.98'
L46	N12°43'35"W	14.07'
L47	N32°16'25"E	11.47'
L48	S57°56'14"E	12.00'
L49	N32°16'25"E	10.00'
L50	N57°56'14"W	12.00'
L51	N32°16'25"E	17.40'
L52	N21°01'25"E	63.16'
L53	N1°28'35"W	46.63'
L54	S0°09'26"W	287.16'
L55	S88°30'53"W	251.46'
L56	S1°29'07"E	28.51'
L57	N88°30'53"E	68.00'
L58	S1°29'07"E	8.00'
L59	N88°30'53"E	76.00'
L60	S1°29'07"E	28.51'
L61	S88°30'53"W	237.57'
L62	S0°09'26"W	283.11'



GLENDALE AVENUE

GLENDALE AVE.
RIGHT-OF-WAY
TO BE DEDICATED
WITH THIS PLAT

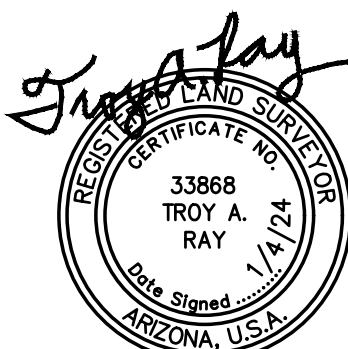
LOT 1

SUBJECT PARCEL
APN: 144-05-005R
MOUNTAIN PARK HEALTH
CENTER
DOC. NO. 2021-0683840

APN: 144-05-005N
SREIT DESERT EAGLE
ESTATES, LLC
DOC. NO. 2022-0315345

SURVEY NOTE:

SRP ELECTRICAL EASEMENT RECORDED IN INSTRUMENT NO. 2023-0100719 MCR IS FOR STREET LIGHTING ELECTRICAL SERVICE (OVER THE SOUTH 18 FEET OF THE NORTH 18 FEET, AND THE WEST 15 FEET OF THE SOUTH 11 FEET OF THE NORTH 27 FEET) OF LOT 1. THIS EASEMENT WAS RECORDED 2/28/23 BEFORE THIS PLAT.



NO.	BY	DATE	REVISION	APPR.	DATE
1	AO	1/4/24	FIRST REVIEW COMMENTS	TAR	1/4/24

PLAN SHEET

MOUNTAIN PARK HEALTH CENTER

DESIGNED:	DRAWN:	CHECKED:	DWG. NO.	SHEET NO.	TOTAL SHEETS
TAR	SRL	TAR	MLD1	2	2

DATE:	DATE:	DATE:
1/4/24	1/4/24	1/4/24

FINAL PLAT – MOUNTAIN PARK HEALTH CENTER – BOUNDARY

NORTH: 913465.9017' EAST: 600519.8220'

SEGMENT #1 : LINE

COURSE: N88° 30' 53"E LENGTH: 886.38'
NORTH: 913488.8768' EAST: 601405.9042'

SEGMENT #2 : LINE

COURSE: S00° 09' 36"W LENGTH: 55.02'
NORTH: 913433.8570' EAST: 601405.7506'

SEGMENT #3 : LINE

COURSE: S00° 09' 26"W LENGTH: 310.12'
NORTH: 913123.7381' EAST: 601404.8996'

SEGMENT #4 : LINE

COURSE: S88° 30' 53"W LENGTH: 884.91'
NORTH: 913100.8012' EAST: 600520.2869'

SEGMENT #5 : LINE

COURSE: N00° 10' 36"E LENGTH: 310.13'
NORTH: 913410.9297' EAST: 600521.2432'

SEGMENT #6 : LINE

COURSE: N01° 29' 07"W LENGTH: 55.00'
NORTH: 913465.9112' EAST: 600519.8176'

PERIMETER: 2501.57'

AREA: 323,009.85 SQ. FT. (7.4153 ACRES)

ERROR CLOSURE: 0.0105'

COURSE: N25° 06' 47"W
ERROR NORTH: 0.00953'
EAST: -0.00447'

PRECISION 1: 238,243.81