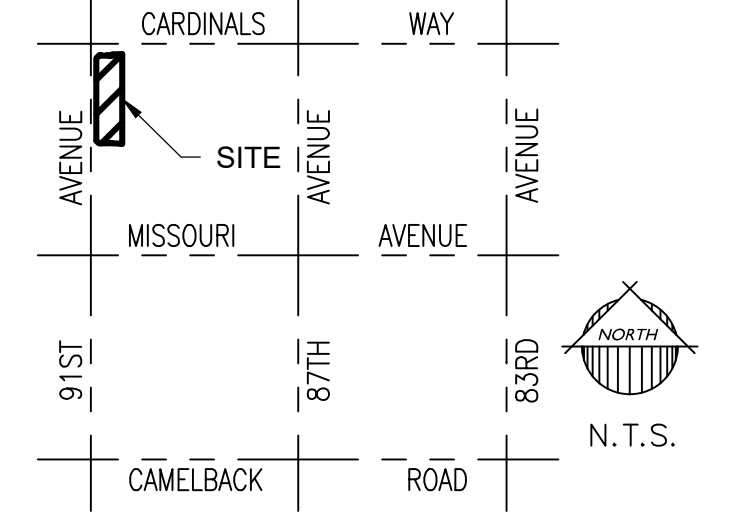


# FINAL PLAT

91ST AVENUE AND CARDINALS WAY  
A PORTION OF THE NORTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE  
GILA AND SALT RIVER MERIDIAN  
CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA



SEC. 15  
T.2 N., R.1 E.  
VICINITY MAP

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ACKA #3 LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AS OWNER, HEREBY PUBLISHES THIS FINAL FINAL PLAT FOR "91ST AVENUE AND CARDINALS WAY", LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET, TRACT, AND EASEMENT, AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH RESPECTIVELY.

OWNER HEREBY DEDICATES, CONVEYS AND GRANTS TO THE CITY OF GLENDALE THOSE PORTIONS SHOWN ON SAID PLAT AS RIGHT-OF-WAY OR R/W ALONG 91ST AVENUE AND CARDINALS WAY, IN FEE.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC IN, OVER, AND UPON ALL LOTS AND THOSE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITY PROVIDERS LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE CITY OF GLENDALE, ARIZONA. SUCH PUBLIC UTILITY PROVIDERS SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC IN, OVER AND UPON THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF SIDEWALKS.

THE WATER EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF GLENDALE IN, OVER, AND UNDER THOSE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT, IF NECESSARY, OF WATER LINES AND ASSOCIATED APPURTENANCES.

OWNER WARRANTS AND REPRESENTS TO THE CITY OF GLENDALE TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF: ACKA #3 LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, 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 \_\_\_\_\_, 2024.

BY: ACKA #3 LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP

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

ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF ACKA #3 LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: \_\_\_\_\_

## GENERAL 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.
- COVENANTS, CONDITIONS AND RESTRICTIONS THAT ENSURE CROSS ACCESS, SHARED DRAINAGE FACILITIES, SHARED UTILITIES AND SHARED PARKING WILL RECORD NO LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND P.K. NAIL WITH STRADDLERS ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 15 FROM WHICH A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2641.41 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 179.92 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY FOR CARDINALS WAY AS SHOWN ON THE MAP OF DEDICATION FOR CARDINALS WAY, AS RECORDED IN BOOK 1470, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE FOR SAID CARDINALS WAY, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 70.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 6 COURSES:

THENCE NORTH 44 DEGREES 54 MINUTES 02 SECONDS EAST, 56.67 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 45 SECONDS EAST, 83.95 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 555.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 23 MINUTES 46 SECONDS, AN ARC LENGTH OF 23.21 FEET TO A TANGENT LINE;

THENCE NORTH 87 DEGREES 23 MINUTES 59 SECONDS EAST, 58.11 FEET;

THENCE NORTH 02 DEGREES 36 MINUTES 01 SECONDS WEST, 5.00 FEET;

THENCE NORTH 87 DEGREES 23 MINUTES 59 SECONDS EAST, 115.14 FEET TO THE NORTHWEST CORNER OF THE FINAL PLAT FOR STONEHAVEN PARCEL 2, AS RECORDED IN BOOK 1457, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1121.76 FEET TO THE SOUTHWEST CORNER OF SAID FINAL PLAT, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF MONTEBELLO AVENUE AS SHOWN ON THE MAP OF DEDICATION FOR MONTEBELLO AVENUE, AS RECORDED IN BOOK 1464, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING 7 COURSES:

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 365.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 32 MINUTES 56 SECONDS, AN ARC LENGTH OF 22.61 FEET TO A TANGENT LINE;

THENCE NORTH 86 DEGREES 27 MINUTES 04 SECONDS WEST, 100.59 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 435.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 32 MINUTES 56 SECONDS, AN ARC LENGTH OF 26.94 FEET TO A TANGENT LINE;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 135.09 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 42.43 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 70.00 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF SAID MONTEBELLO AVENUE;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1030.13 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING.

## REFERENCE DOCUMENTS

- (R1) MAP OF DEDICATION-BK 1464, PG 14, MCR.
- (R2) MAP OF DEDICATION,-BK 1470, PG 48, MCR.
- (R3) FINAL PLAT FOR-BK 1457, PG 22, MCR.

## FLOOD ZONE INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1695M, DATED SEPTEMBER 18, 2020 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

## OWNER:

ACKA #3 LIMITED PARTNERSHIP  
2246 SOUTH MCCLINTOCK DRIVE, SUITE 2  
TEMPE, ARIZONA 85281

## DEVELOPER:

DIVERSIFIED PARTNERS, LLC  
7500 E. McDONALD DR, SUITE 100A  
SCOTTSDALE, AZ 85250  
PHONE: (480) 947-8800  
CONTACT: ROBERT MAYHEW  
EMAIL: ROBERT@DPCRE.COM

## ENGINEER

EPS GROUP, INC  
1130 N ALMA SCHOOL RD, STE 120  
MESA, AZ 85201  
CONTACT: JOHN HOLMAN P.E. #59630  
TEL: (480) 503-2250

## 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

## CITY APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

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

APPROVED BY: DEPUTY DEVELOPMENT SERVICES DIRECTOR DATE \_\_\_\_\_

## BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE MEASURED BEARING BEING SOUTH 00 DEGREES 00 MINUTES 06 SECONDS EAST.

## CERTIFICATION

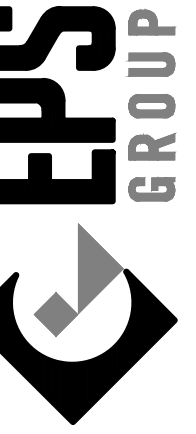
I, MATTHEW G. BUCHANAN A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS SURVEY IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY, 2022 AND IS TRUE AND CORRECT TO BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF PLAT OR MAP: OCTOBER 10, 2024

MATTHEW G. BUCHANAN REGISTRATION NO. 59228  
EPS GROUP INC.  
1130 N. ALMA SCHOOL RD.  
SUITE 120  
MESA, AZ 85201  
480-503-2250

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.

1130 N. Alma School Rd, Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.835.1799  
www.epsgroupinc.com



91ST AVE AND CARDINALS WAY  
GLENDALE, ARIZONA  
FINAL PLAT

Project:

Revisions:

\_\_\_\_\_

\_\_\_\_\_

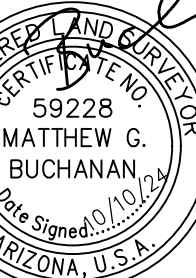
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Drawn by: DH  
Reviewed by: MB



Job No.  
22-0276

ASOI

Sheet No.

1  
of 2

Oct 10, 2024 9:27am S:\Projects\2022-22-0276\Land Survey\Drawings\Final\Plat\22-0276 Final Plat.dwg

knecher

GROSS AREA		
LOT	AREA (SF)	AREA (AC)
OVERALL BOUNDARY	424,987	9.7564

R/W DEDICATION AREA		
R/W	AREA (SF)	AREA (AC)
91ST AVENUE R/W	72,110	1.6554
CARDINALS WAY R/W	2,318	0.0532

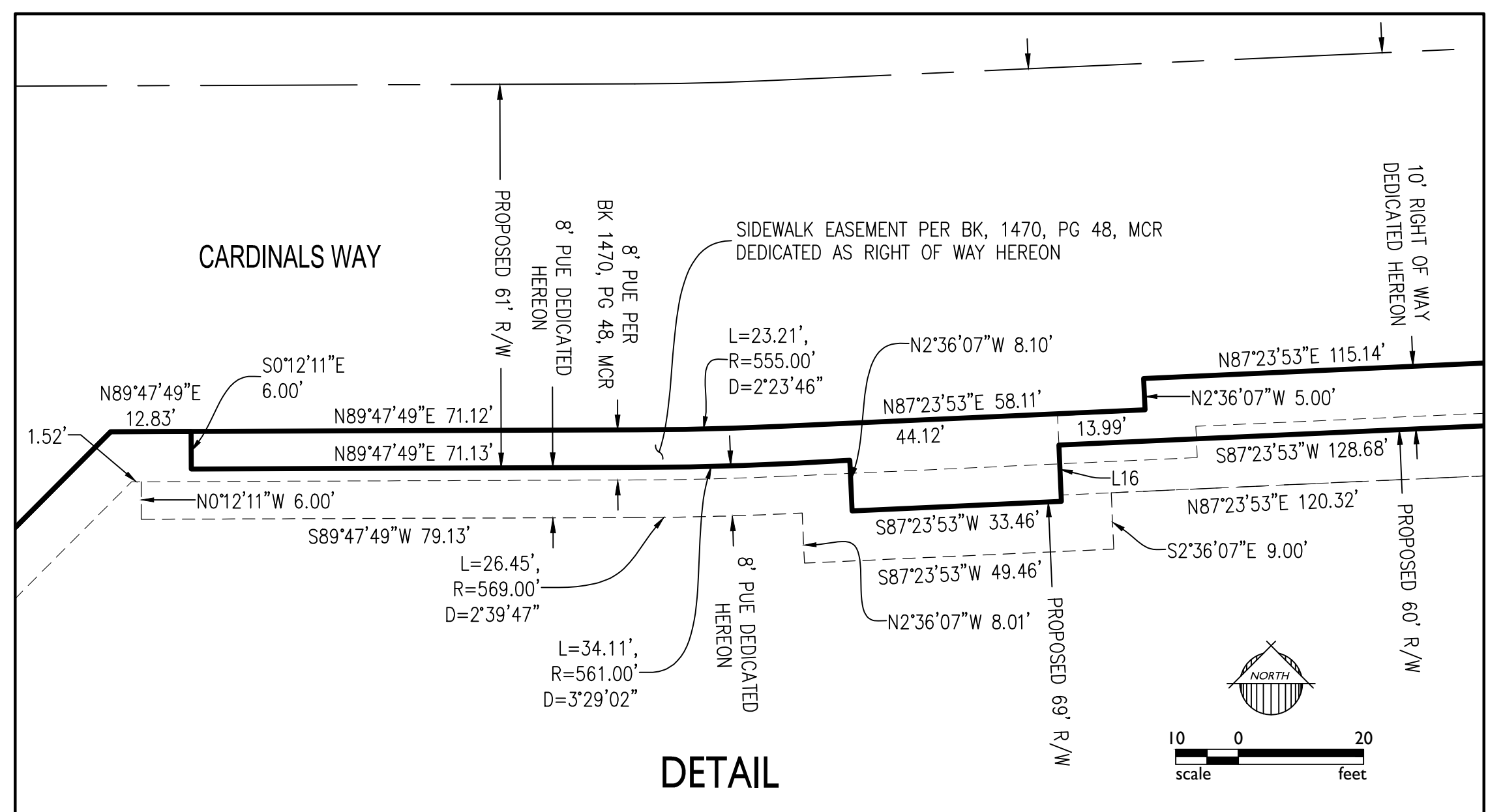
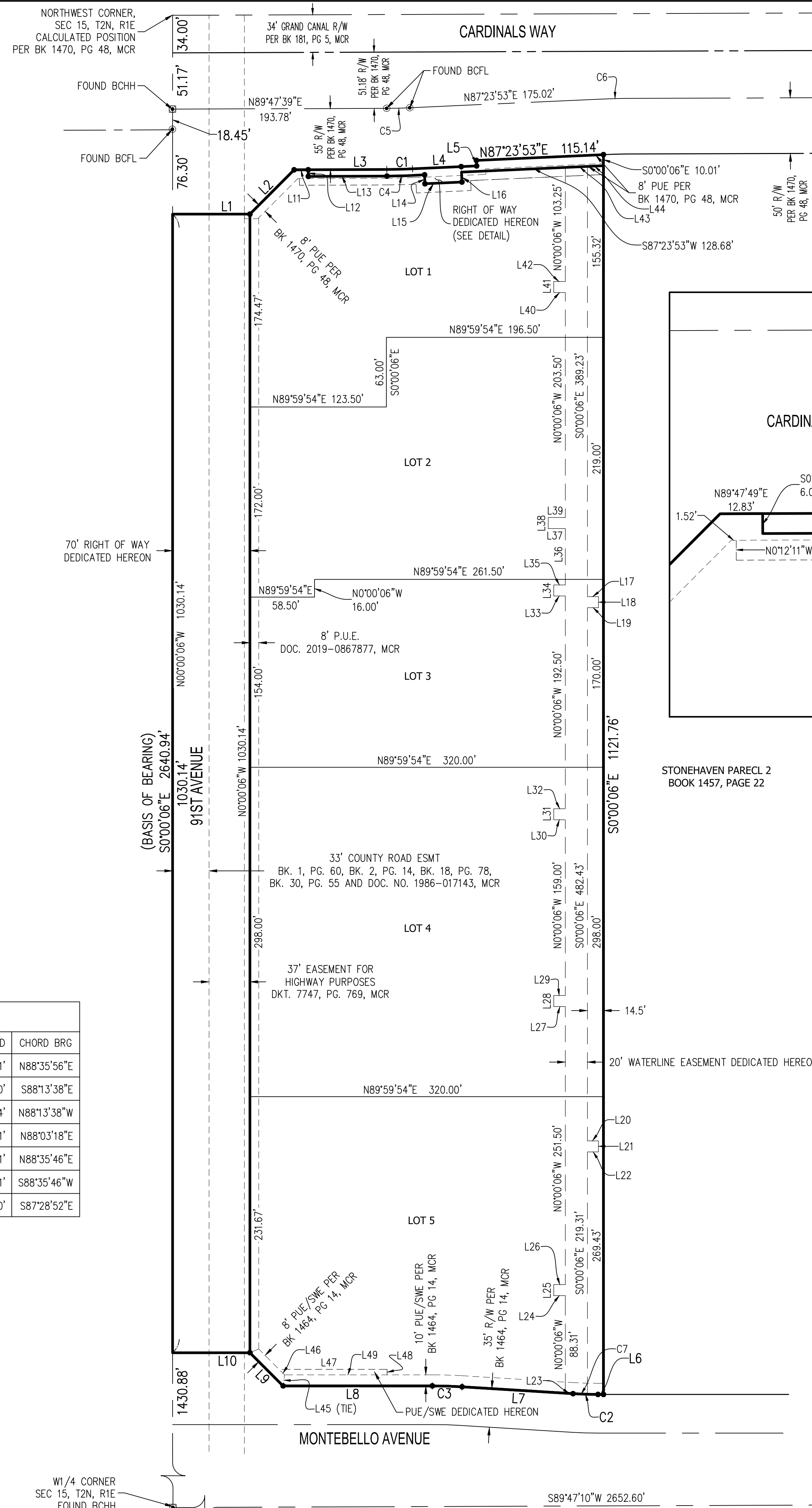
NET AREA		
LOT	AREA (SF)	AREA (AC)
PLAT BOUNDARY	350,560	8.0477

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	54,601	1.2535
2	63,236	1.4517
3	53,464	1.2274
4	95,360	2.1892
5	83,898	1.9260

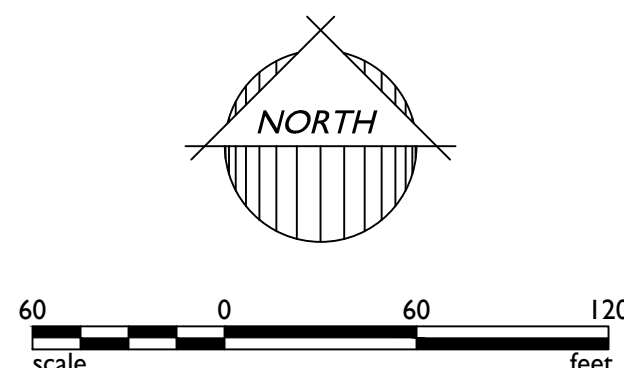
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'54"E	70.00'
L2	N44°53'56"E	56.67'
L3	N89°47'49"E	83.95'
L4	N87°23'53"E	58.11'
L5	N02°36'07"W	5.00'
L6	S89°59'54"W	5.00'
L7	N86°27'10"W	100.59'
L8	S89°59'54"W	135.09'
L9	N45°00'06"W	42.43'
L10	S89°59'54"W	70.00'
L11	N89°47'49"E	12.83'
L12	S00°12'11"E	6.00'
L13	N89°47'49"E	71.13'
L14	S02°36'07"E	8.10'
L15	N87°23'53"E	33.46'
L16	S02°36'07"E	9.00'
L17	S89°59'54"W	10.00'
L18	S00°00'06"E	10.00'
L19	S89°59'54"W	10.00'
L20	S89°59'54"W	10.00'
L21	S00°00'06"E	10.00'
L22	S89°59'54"W	10.00'
L23	N86°27'10"W	6.92'
L24	S89°59'54"W	10.50'
L25	N00°00'06"W	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N89°59'54"E	10.50'
L27	S89°59'54"W	10.50'
L28	N00°00'06"W	10.00'
L29	N89°59'54"E	10.50'
L30	S89°59'54"W	10.00'
L31	N00°00'06"W	10.00'
L32	N89°59'54"E	10.00'
L33	S89°59'54"W	10.50'
L34	N00°00'06"W	10.00'
L35	N89°59'54"E	10.50'
L36	N00°00'06"W	51.00'
L37	S89°59'54"W	15.50'
L38	N00°00'06"W	10.00'
L39	N89°59'54"E	15.50'
L40	S89°59'54"W	10.50'
L41	N00°00'06"W	10.00'
L42	N89°59'54"E	10.50'
L43	N87°23'53"E	20.02'
L44	S87°23'53"W	14.51'
L45	N07°28'57"E	10.09'
L46	N45°00'06"W	7.07'
L47	N89°59'54"E	95.00'
L48	S00°00'06"E	5.00'
L49	S89°59'54"W	92.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	23.21'	555.00'	2°23'46"	23.21'	N88°35'56"E
C2	22.61'	365.00'	3°32'56"	22.60'	S88°13'38"E
C3	26.94'	435.00'	3°32'56"	26.94'	N88°13'38"W
C4	34.11'	561.00'	3°29'02"	34.11'	N88°03'18"E
C5	20.91'	500.00'	2°23'46"	20.91'	N88°35'46"E
C6	20.91'	500.00'	2°23'46"	20.91'	S88°35'46"W
C7	13.10'	365.00'	2°03'24"	13.10'	S87°28'52"E



- LEGEND**
- FOUND AS NOTED
  - SUBDIVISION BOUNDARY CORNER SET REBAR W/ CAP (EPS GROUP RLS 59228) UNLESS OTHERWISE NOTED
  - FOUND AS NOTED
  - MCR MARICOPA COUNTY RECORDS
  - PUE PUBLIC UTILITY EASEMENT
  - R/W RIGHT OF WAY
  - SVT SIGHT VISIBILITY TRIANGLE
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - SWE SIDEWALK EASEMENT
  - LS LAND SURVEYOR
  - RLS REGISTERED LAND SURVEYOR



1130 N. Alma School Rd, Suite 120  
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www.epsgroupinc.com

91ST AVE AND CARDINALS WAY  
GLENDALE, ARIZONA  
FINAL PLAT

Project:

Revisions:

Drawn by: DH

Reviewed by: MB

Call at least two full working days before any sign excavation.

State of Arizona  
In Maricopa County, (022283-110)

Job No.  
**22-0276**

ASOI

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of 2

Job No.  
**22-0276**

ASOI

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FP24-02