

DWG: F:\Projects\015-3453\40-Design\Survey\SRVY\Final Plat\015-3453 Final Plat for Montebello 95 Addition.dwg
DATE: May 30, 2017 7:45am
USER: rhenry
XREFS:

FINAL PLAT for MONTEBELLO 95 ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, 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 THE CITY OF GLENDALE, AS OWNER, AND FARM 101 LLC, AS INTEREST HOLDER, HAS SUBDIVIDED UNDER THE NAME OF **MONTEBELLO 95 ADDITION**, A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR PLAT OF SAID **MONTEBELLO 95 ADDITION**, 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 THE LOTS AND STREETS SHALL BE KNOWN BY THE NAME OR NUMBER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT FARM 101 LLC, AS INTEREST HOLDER, AND THE CITY OF GLENDALE, AS OWNER, HEREBY DEDICATE TO THE CITY OF GLENDALE, PUBLIC UTILITY EASEMENTS (PUE), RIGHT-OF-WAY (R/W), PEDESTRIAN ACCESS AND DRAINAGE FACILITIES EASEMENTS, AS SHOWN ON SAID PLAT AND TO THE PUBLIC ALL OTHER EASEMENTS AND STREETS INCLUDING IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS THEREOF:

FARM 101 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS INTEREST HOLDER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2017

BY: _____
IT'S: _____

THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2017

THE CITY OF GLENDALE, AN ARIZONA MUNICIPAL CORPORATION

BY: _____
CITY MANAGER

ATTEST: _____
CITY CLERK

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:
_____, 20____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:
_____, 20____

REFERENCE DOCUMENTS

- DEED #2015-0818401, MCR
- BK 143, PG 4, MCR
- BK 171, PG 549, MCR
- BK 316, PG 245, MCR
- BK 1008, PG 32, MCR
- BK 1253, PG 42, MCR
- BK 1320, PG 48, MCR
- DOC #1994-0894897, MCR
- DOC #1996-0872463, MCR
- DOC #2005-1626085, MCR
- DOC #2005-1626086, MCR
- DOC #2005-1707368, MCR
- DOC #2006-0120250, MCR
- DOC #2006-0120251, MCR
- DOC #2007-0644346, MCR

PROPERTY AREA

PARENT PARCEL: 3,090,463 SQ. FT. +/- (70.947 ACRES, +/-)

LOT 1: 2,372,669 SQ. FT. +/- (54.469 ACRES, +/-)

LOT 2: 279,025 SQ. FT. +/- (6.406 ACRES, +/-)

LOT 3: 111,555 SQ. FT. +/- (2.581 ACRES, +/-)

DEDICATED RIGHT-OF-WAY: 327,214 SQ. FT. +/- (7.512 ACRES, +/-)

LEGAL DESCRIPTION OF THE PARENT PARCEL:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 WHICH IS 5.00 FEET NORTHERLY OF AND AT RIGHT ANGLES TO THE CENTER LINE OF AN EXISTING CONCRETE-LINED DITCH AS HEREINAFTER DESCRIBED:

THENCE SOUTHEASTERLY ALONG A LINE MEASURED 5.00 FEET NORTHERLY OF AND AT RIGHT ANGLES TO THE CENTER LINE OF AN EXISTING CONCRETE-LINED DITCH, THE CENTER LINE OF WHICH SAID CONCRETE-LINED DITCH IS LOCATED 21 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16 AND EXTENDS SOUTHEASTERLY IN A GENERALLY STRAIGHT LINE TO A POINT 6 FEET SOUTH AND 69 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16;

THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 16, WHICH IS 1 FOOT SOUTH OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16;

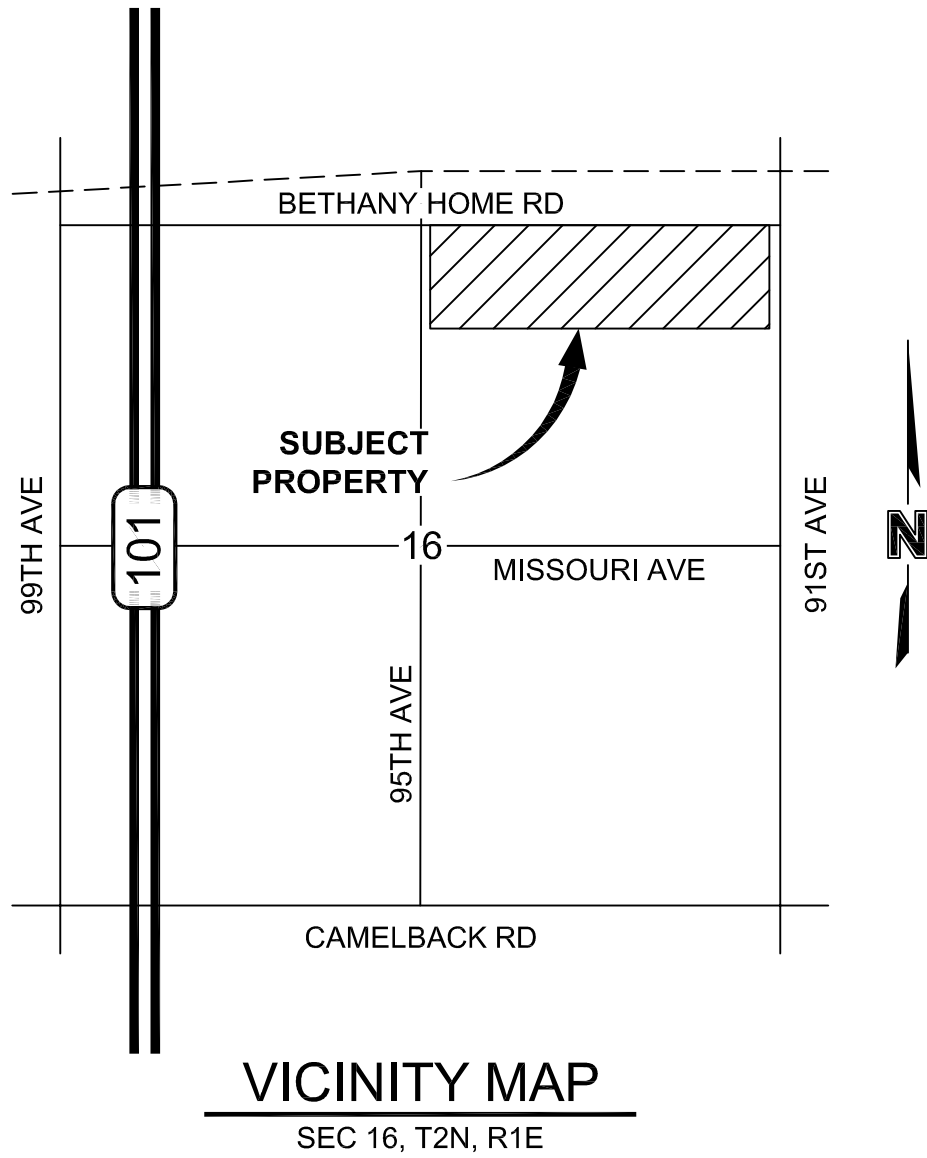
EXCEPT ANY PORTION OF THE GRAND CANAL AS SHOWN ON BOOK 181 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF GLENDALE IN DEED RECORDED OCTOBER 27, 2005 IN RECORDING NO. 200501626085, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL MINERALS, ORES AND METALS OF EVERY KIND AND CHARACTER AND ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZER, FOSSILS AND OTHER LIKE SUBSTANCES OF EVERY NAME AND DESCRIPTION AS RESERVED IN THE PATENT TO SAID LAND.

PLAT 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.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.



OWNER

THE CITY OF GLENDALE
AN ARIZONA MUNICIPAL CORPORATION
5850 W GLENDALE AVE
PH: 623 930-2000

BASIS OF BEARING

S88°16'28"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN A BRASS CAP IN HAND HOLE AT THE EAST QUART CORNER OF SAID SECTION 16, AND A BRASS CAP AT THE CENTER OF SAID SECTION 16, USING GLOBAL POSITIONING SYSTEMS.

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA,
THIS ____ DAY OF _____, 20____

APPROVED BY: _____ DATE _____
MAYOR

APPROVED BY: _____ DATE _____
CLERK

APPROVALS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA,
THIS ____ DAY OF _____, 20____

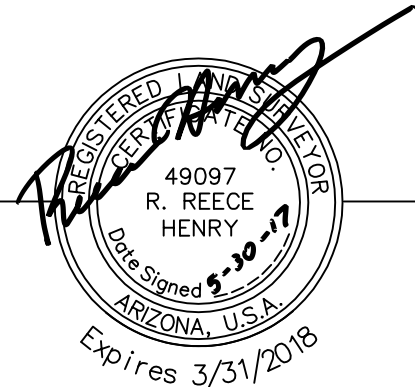
APPROVED BY: _____ DATE _____
PLANNING DIRECTOR

APPROVED BY: _____ DATE _____
CITY ENGINEER

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 FEBRUARY, 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WERE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED. FOR AND ON BEHALF OF OLSSON ASSOCIATES, INC.

R. REECE HENRY, RLS # 49097



OLSSON[®]
ASSOCIATES

7250 N 16TH STREET SUITE 210
Phoenix, AZ 85020
TEL 602.748.1000 www.olssonassociates.com

FINAL PLAT for MONTEBELLO 95 ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

2017
GLENDALE, ARIZONA

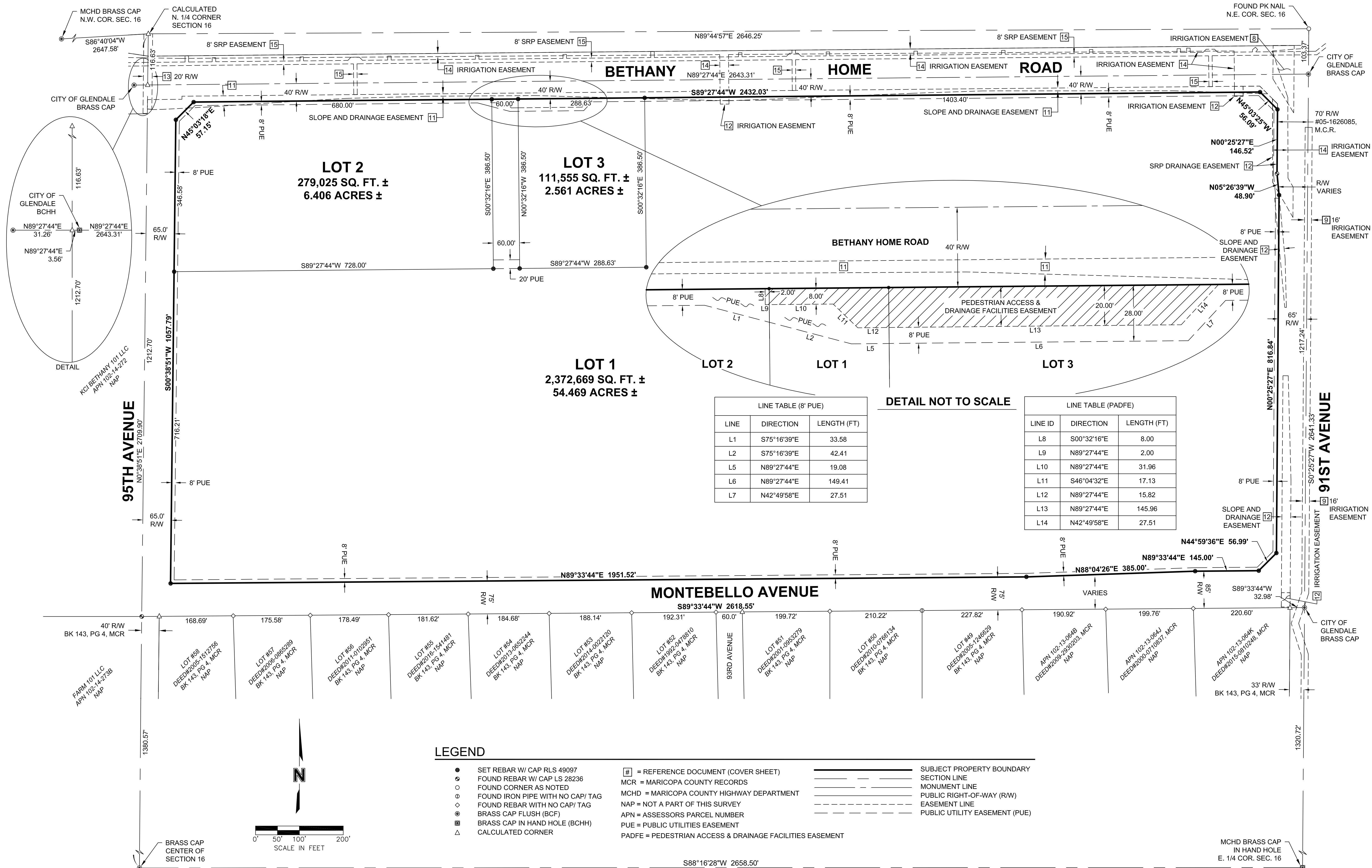
drawn by: _____ GPT / RRH
checked by: _____ RRH
QA/QC by: _____
project no.: 015-3453
drawing no.: _____
date: 05/30/2017

SHEET
1 OF 2

DWG: F:\Projects\015-3453\40-Design\Survey\SRV\Final Plat\015-3453 Final Plat for Montebello 95 Addition.dwg
DATE: May 30, 2017 7:46am XREFS: USER: rhenry

FINAL PLAT for MONTEBELLO 95 ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



OLSSON ASSOCIATES

49097 R. REECE HENRY
PLAT
Expires 3/31/2018

FINAL PLAT for MONTEBELLO 95 ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

2017

GLENDAL, ARIZONA

drawn by: GPT / RRH
checked by: RRH
approved by: RRH
QA/QC by: RRH
project no.: 015-3453
drawing no.: PLAT
date: 05/30/2017

SHEET 2 OF 2