



Paradise Enclave

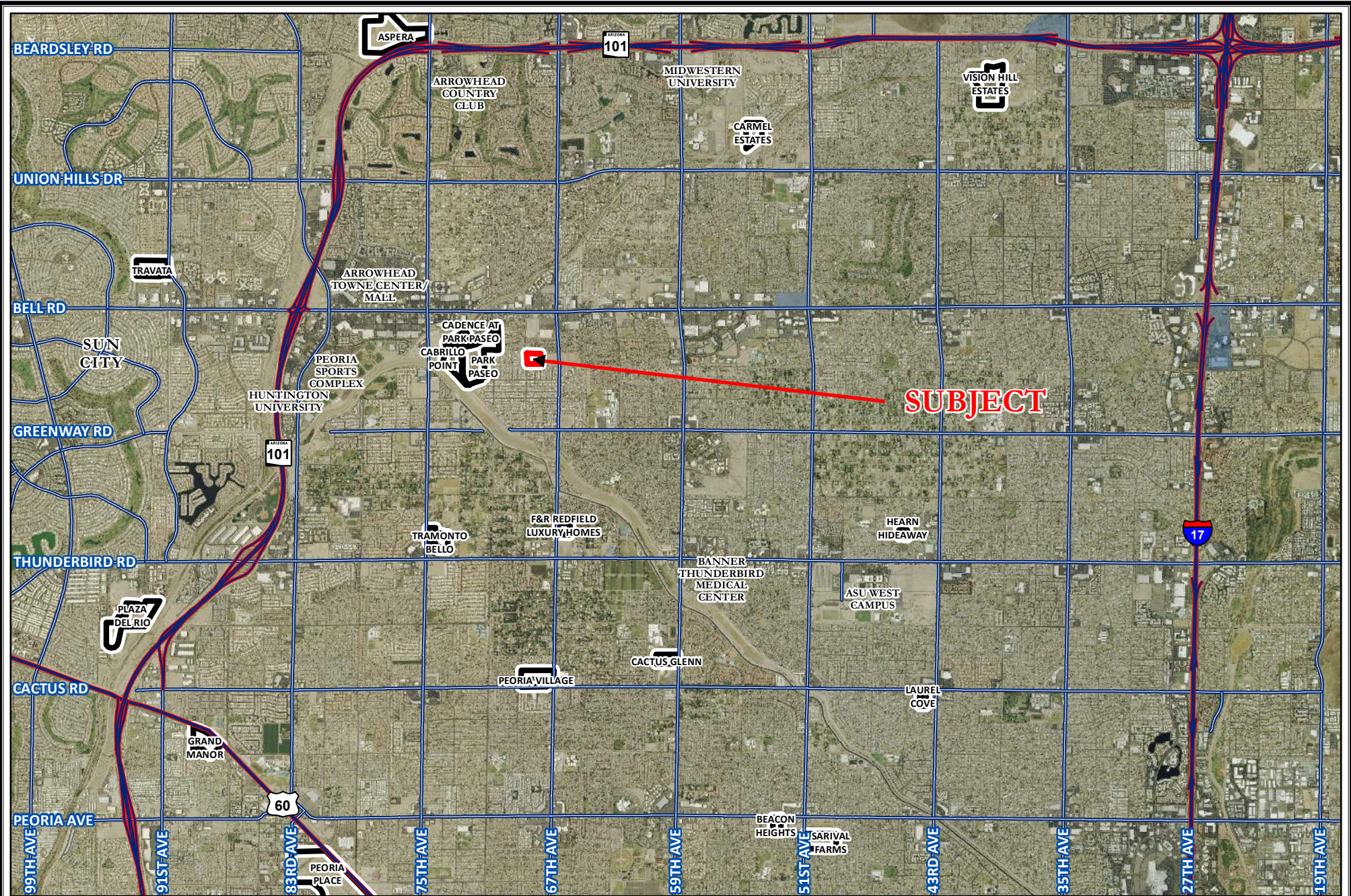
Glendale, AZ

(Exclusively Available)

Project Details

Paradise Enclave

Location:	Southwest of 67 th Avenue and Bell Road Glendale, Arizona
Lots:	21- 40' x 85' (Typical Lot Size)
Setback:	Side Yard: 0'/10' Front Yard: 18' Livable, 23' Garage (Varies) 15' Livable, 20' Garage Rear Yard: 15'
Zoning:	R1-4
Utilities:	Water: City of Glendale Sewer: City of Glendale Electricity: SRP
Price:	Call for Pricing
Terms:	Cash
Impact Fees:	\$8,650 per lot
Comments:	Located within a mile of Arrowhead Towne Center/Mall and surrounding retail and restaurants with almost any store or restaurant you could want.





ARROWHEAD
TOWNE CENTER/
MALL

BELL RD

GREENWAY RD

75TH AVE





67TH AVE




CADENCE AT
PARK PASEO

CABRILLO
POINT

PARK PASEO

SUBJECT

-  Subject
-  Master Planned Communities
-  Major Roads
-  Highways

- Land Use**
-  Reservation
 -  State Land
 -  Federal Land

PARADISE ENCLAVE FINAL PLAT

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT CONFORMANCE

I HEREBY CERTIFY THAT THIS FINAL PLAT HAS BEEN PREPARED IN
GENERAL CONFORMANCE TO THE PRELIMINARY PLAT OF THIS
SUBDIVISION APPROVED BY THE CITY OF GLENDALE PLANNING AND
ZONING COMMISSION ON AUGUST 17, 2006.

BY: *Jim Macy* 4/30/08
REGISTERING DIRECTOR DATE
CITY OF GLENDALE, ARIZONA

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: *James Chapin* 4/30/08
CITY ENGINEER (OR DESIGNATE) DATE
CITY OF GLENDALE, ARIZONA

OWNER/DEVELOPER

69TH AVENUE AND PARADISE L.L.C.
1608 W. WASHINGTON RD DR.
PHOENIX, AZ 85005
PH: (602) 298-3423 FAX: (602) 847-5440
CONTACT: RICK ANDREAOTOS

BASIS OF BEARING

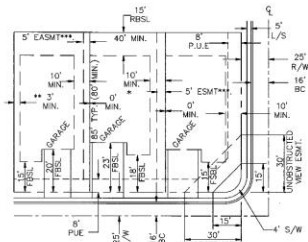
S 88°44'53" W ALONG THE MONUMENT LINE OF PARADISE
LANE, ALSO BEING THE SOUTH LINE OF THE NORTHEAST
QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1
EAST, AS RECORDED IN DOC. NO. 98-0239131, M.C.R.
(A.P.N. 200-52-0119) AND DOC. NO. 2004-0874411, M.C.R.
(A.P.N. 200-52-0113).

SURVEYOR

BRADY AULBROGH & ASSOCIATES, INC.
CIVIL ENGINEERING/LAND SURVEYING
1030 E. GUADALUPE ROAD
TEMPE, ARIZONA 85283
PHONE: (480) 839-4000
FAX: (480) 345-9258
CONTACT: E. TERRY HOLBERT R.L.S.

CIVIL ENGINEER

M & M CIVIL ENGINEERING, L.L.C.
3812 W. DUNLAP AVENUE SUITE E
PHOENIX, ARIZONA 85051
PH: (602) 242-4666
FX: (602) 242-3302
CONTACT: MANUEL A. INURRIAGA P.E.# 31687



* 45% MAXIMUM LOT COVERAGE
** LOTS 3 AND 14 ARE TO HAVE A 3' MINIMUM SIDE SETBACK.
*** ALL OTHER LOTS SHALL HAVE A 0' AND 10' FOOT SIDE SETBACKS.
**** USE AND BENCHMARK EASEMENT
NTS

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS THAT 69TH AVENUE AND PARADISE L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PARADISE ENCLAVE", A 4.722 ACRES SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 EAST, G & S R. B. & M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "PARADISE ENCLAVE" 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, TRACT, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT, 69TH AVENUE AND PARADISE L.L.C., AS OWNER, HEREBY DEDICATES TO THE CITY OF GLENDALE FOR USE AS SUCH THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

TRACTS "A" THROUGH "C" ARE NOT TO BE CONSTRUCTED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC, BUT ARE DECLARED FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS IN PARADISE ENCLAVE. TRACTS "A" THROUGH "C" ARE HEREBY RESERVED FOR THE PURPOSE AS SHOWN ON THE TRACT TABLE. MAINTENANCE OF LANDSCAPE, PRIVATE IRRIGATION AND DRAINAGE SYSTEMS WITHIN TRACTS "A" THROUGH "C" WILL BE THE RESPONSIBILITY OF THE PARADISE ENCLAVE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF:

69TH AVENUE AND PARADISE L.L.C. AND ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS OFFICER(S) HERETO DULY AUTHORIZED THE 28th DAY OF April 2008

69TH AVENUE AND PARADISE L.L.C.

BY: *Michael Seltzer* ATTEST: *John Lamanell*

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ON THIS 28th DAY OF April 2008, BEFORE ME THE UNDERSIGNED OFFICER APPEARED *Michael Seltzer* AND *John Lamanell* WHO ACKNOWLEDGED THEMSELVES TO BE, RESPECTIVELY OF 69TH AVENUE AND PARADISE L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT THEY, AS SUCH OFFICERS BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY AS TRUSTEE, BY THEMSELVES AS SUCH OFFICERS.

IN WITNESS WHEREOF:
I HERETO SET MY HAND AND OFFICIAL
NOTARY PUBLIC



BY: *John Lamanell* MY COMMISSION EXPIRES: 5/7/11

APPROVAL

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA, THIS 25th DAY of March

APPROVED BY: *Chris Deuggs* 5/6/08
MAYOR DATE
APPROVED BY: *Ross Heron* 5/7/08
CITY CLERK DATE

NOTES

- THIS SUBDIVISION LIES WITHIN THE CITY OF GLENDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. 45-576.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENT ENTITIES AND CERTIFICATED 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 HOMEOWNERS ASSOCIATION.
 - FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
 - NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW, WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
 - STREET LIGHTING SHALL CONFORM TO THE CITY OF GLENDALE STREET LIGHTING MANUAL.

CERTIFICATION

I, E. TERRY HOLBERT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2006; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

E. Terry Holbert 12-4-11-3 REG. NO. DATE
E. TERRY HOLBERT REG. NO. DATE

REV	DATE	BY	DESCRIPTION

69TH AVENUE AND
PARADISE L.L.C.
1608 W. WASHINGTON RD DR.
PHOENIX, AZ 85007
PH: (602) 847-5440
FAX: (602) 847-5620

PROJECT NUMBER:
05-126
SCALE:
N.T.S.
DESIGNED BY:
MAI
DRAWN BY:
DSTS
CHECKED BY:
MAI

PARADISE ENCLAVE
FINAL PLAT
COVER SHEET
REC OF PARADISE LANE
AND 69TH AVENUE
GLENDALE, ARIZONA



SHEET
FP-1
OF 2 SHEETS



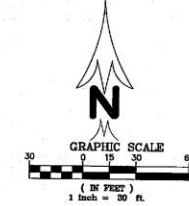
CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	11.64	38.58	5.87
C2	11.74	34.58	10.75
C3	11.64	38.58	5.87
C4	11.64	38.58	5.87
C5	13.30	54.58	11.30
C6	11.64	38.58	5.87
C7	11.64	38.58	5.87
C8	11.72	54.58	10.84
C9	11.64	38.58	5.87
C10	11.64	38.58	5.87
C11	12.23	54.58	11.30
C12	11.64	38.58	5.87
C13	19.72	54.58	9.99
C14	39.29	54.58	16.83
C15	32.11	54.58	16.84
C16	33.59	54.58	17.30
C17	4.18	38.58	2.00
C18	7.47	38.58	3.75
C19	1.40	38.58	0.70
C20	10.24	38.58	5.16
C21	28.05	54.58	14.88
C22	30.47	54.58	15.85
C23	30.17	54.58	16.57
C24	31.52	54.58	16.21
C25	7.24	38.58	3.63
C26	4.41	38.58	2.21
C27	12.82	54.58	6.34
C28	32.00	54.58	16.50
C29	31.88	54.58	16.40
C30	34.07	54.58	17.61
C31	7.16	54.58	3.58
C32	22.82	54.58	11.80
C33	31.88	54.58	16.40
C34	31.82	54.58	16.39
C35	38.12	54.58	18.70
C36	0.74	54.58	0.37

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.77	N42°18'58"W
L2	20.70	S42°18'45"W
L3	21.76	S47°41'15"E
L4	20.70	N42°18'33"E
L5	20.70	S42°18'02"W
L6	21.74	S47°41'58"E
L7	20.70	N42°18'02"E
L8	21.77	N47°41'54"W
L9	21.74	N42°18'43"W
L10	11.30	N88°44'34"E
L11	9.81	S42°18'02"W
L12	11.61	S47°41'58"E
L13	10.12	S47°41'58"E
L14	6.84	N04°38'20"W
L15	11.04	N42°18'02"E
L16	9.80	N42°18'02"E
L17	11.25	N88°44'25"E
L18	10.10	S47°41'58"E

AREA TABLE		
PARCEL #	SQ. FEET	ACRES
LOT 1	4,084	0.0933
LOT 2	4,124	0.0947
LOT 3	7,854	0.1797
LOT 4	5,022	0.1150
LOT 5	4,078	0.0936
LOT 6	4,009	0.0920
LOT 7	4,277	0.1016
LOT 8	7,231	0.1680
LOT 9	4,617	0.1050
LOT 10	4,082	0.0937
LOT 11	4,038	0.0927
LOT 12	4,037	0.0927
LOT 13	4,011	0.0921
LOT 14	8,978	0.1602
LOT 15	5,967	0.1370
LOT 16	4,012	0.0921
LOT 17	4,297	0.0967
LOT 18	4,014	0.0921
LOT 19	4,438	0.1019
LOT 20	4,333	0.0962
LOT 21	4,056	0.0931
TRACT A	18,376	0.3759
TRACT B	3,965	0.0911
TRACT C	13,444	0.3088
TOTAL	133,565	3.0661

LEGEND
N.T.S.

- MONUMENT
- SET 1/2" REBAR - L.S. TAG # 29272 OR AS NOTED.
- BOUNDARY
- ROW LN.
- - - LOT LN.
- - - PUE
- - - CENTER LN.
- - - PUBLIC UTILITY EASEMENT
- - - V.N.A.E.
- - - VEHICLE NON-ACCESS EASEMENT
- - - WATER EASEMENT
- - - OPEN SPACE
- - - DRAINAGE EASEMENT
- - - S.D.E.
- - - STORM DRAIN EASEMENT
- - - L.S.E.
- - - LANDSCAPE EASEMENT
- - - V.T.E.
- - - VISIBILITY TRIANGLE EASEMENT
- - - FND.
- - - P.O.B.
- - - POINT OF BEGINNING
- - - P.O.C.
- - - PORT OF COMMENCEMENT
- - - M.C.R.
- - - MARICOPA COUNTY RECORDS
- - - R/W
- - - RIGHT OF WAY



A.P.N. 200-52-0110
MING MATTHEW H.
DOC. 02-0547259, M.C.R.

BOOK 988 PAGE 20
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2008 - 0432366
05/15/2008 02:22 PM

P.O.C. FND. B.C.H.H.,
E. 1/4 COR., SEC. 1,
T. 3N., R. 1E.



BRADY-ALLERICH & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
1030 E. Granddike Road
Tempe, Arizona 85283
Phone (480) 838-6000 Fax (480) 245-2258
DENNIS H. BRADY P.L.S. ROBERT N. HERMAN P.E.
CHRISTOPHER E. ALLERICH P.L.S.

DATE 01/14/08
SCALE: 1"=30'
DRAWN BY: ETR
CHECKED BY: ETH
JOB NO. 081007

SHEET 2 OF 2

