

**RE-PLAT
OF
"PV303 EAST - PHASE A, LOT 5"**

**BEING A RE-PLAT OF LOT 5 OF PV303 EAST - PHASE A RECORDED IN BOOK 1260 OF MAPS,
PAGE 15, MCR SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA**

DECLARATION OF PURPOSE

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT MPS SELLS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS THE OWNER OF LOT 5A SHOWN HEREIN AND THAT LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORPORATION AS THE OWNER OF TRACT A SHOWN HEREIN, HAVE SUBDIVIDED UNDER THE NAME OF "PV303 EAST - PHASE A, LOT 5", BEING A RE-PLAT OF LOT 5 OF PV303 EAST - PHASE A RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MCR, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE RE-PLAT OF SAID "PV303 EAST - PHASE A, LOT 5" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF:

MPS SELLS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: MS 303, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: MERIT 303, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ITS MANAGER
BY: MERIT PARTNERS, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: _____
KEVIN CZERWINSKI
PRESIDENT

LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORPORATION

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2018, BY KEVIN CZERWINSKI, THE PRESIDENT OF MERIT PARTNERS, INC, AN ARIZONA CORPORATION, THE MANAGER OF MERIT 303, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER OF MS 303, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER OF MPS SELLS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2018, BY _____ THE _____ OF LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORPORATION, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: AUTHORIZED REPRESENTATIVE _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2018 BEFORE ME PERSONALLY APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON HE CLAIMED TO BE AND WHO ACKNOWLEDGE THAT HE BEING AUTHORIZED TO DO SO AS THE _____ OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION EXECUTED THIS RE-PLAT OF "PV303 EAST - PHASE A, LOT 5" ON BEHALF OF WESTERN ALLIANCE BANK FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC _____

NOTES

1. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.

2. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

3. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.

A) THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C) MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

D) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

E) IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

4. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

A) THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C) MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

D) WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.

E) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

F) IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

5. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET. LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

7. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.

8. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.

9. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

10. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.

11. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH A CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

12. THE CITY IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE DEVELOPMENT.

NOTES CONT;

13. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

14. LUKE AIR FORCE BASE SHALL HAVE AN OPPORTUNITY TO PROVIDE WRITTEN COMMENTS TO THE CITY OF GOODYEAR ON ALL INDUSTRIAL LAND USES WITHIN THIS DEVELOPMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

15. THIS DEVELOPMENT IS IN PROXIMITY TO THE ARIZONA MOTOR SPORTS PARK, GENERALLY LOCATED AT CAMELBACK ROAD & REEMS ROAD, THEREFORE, SUBJECT TO POTENTIAL NOISE INTRUSION IF THE USE IS EVER REACTIVATED IN THE FUTURE.

16. OWNER/DEVELOPER OF ANY BUILDING SITE SHALL FILE A NOTICE OF PROPOSED CONSTRUCTION IN COMPLIANCE WITH FEDERAL REGULATION 49 CFR PART 77 IF THE PROPOSED BUILDING, OR ANY CONSTRUCTION EQUIPMENT TO BE USED DURING ITS CONSTRUCTION, WILL EXCEED THE MAXIMUM HEIGHT FOR WHICH FILING SUCH NOTICE IS NOT REQUIRED, AND SHALL SUBMIT A COPY OF THE FILED NOTICE TO THE CITY WITH APPLICATION FOR BUILDING PERMIT.

17. BUILDINGS IN THIS DEVELOPMENT THAT ARE WITHIN 300 FEET OF THE NORTH RIGHT-OF-WAY LINE OF CHARLES BOULEVARD (EXCLUDING THAT PORTION OF CHARLES BOULEVARD WEST OF SARIVAL ROAD) OR ON LOTS ABUTTING ANY RESIDENTIAL LOT IN PALM VALLEY PHASE V SHALL BE LIMITED TO TWO STORIES, OR FORTY FEET IN HEIGHT.

18. LAND USES IN THIS DEVELOPMENT THAT ARE WITHIN 300 FEET OF THE NORTH RIGHT-OF-WAY LINE OF CHARLES BOULEVARD (EXCLUDING THAT PORTION OF CHARLES BOULEVARD WEST OF SARIVAL ROAD) OR ON LOTS ABUTTING ANY RESIDENTIAL LOT IN PALM VALLEY PHASE V SHALL BE LIMITED TO BUSINESS AND PROFESSIONAL OFFICES, PRIVATE BUSINESS, PROFESSIONAL AND TRADE SCHOOLS, SCIENTIFIC AND RESEARCH LABORATORIES, AND COMMERCIAL TRADE SCHOOLS AND BUSINESS COLLEGES, OR SIMILAR USES THAT ARE DETERMINED TO BE COMPATIBLE BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR, OR HIS DESIGNEE.

19. NO BUILDING CONSTRUCTION PERMITS WILL BE GRANTED BY THE CITY OF GOODYEAR FOR LOT 5A AND TRACT A WITHOUT AN ACCEPTED FORM OF FINANCIAL ASSURANCE SUCH AS A BOND OR LETTER OF CREDIT FOR REQUIRED OFFSITE INFRASTRUCTURE IMPROVEMENTS AS PART OF THIS PLAT. REFERENCE FINAL PLAT OF PV303 EAST PHASE A, RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MCR FOR OFFSITE IMPROVEMENTS REQUIRED.

LEGAL DESCRIPTION

LOT 5, OF PV303 EAST . PHASE A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1260 OF MAPS, PAGE 15, AND CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 2016-0098051 OF OFFICIAL RECORDS, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVALS

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

THIS _____ DAY OF _____, 2018.

BY: _____ ATTEST: _____
MAYOR CLERK

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA.

THIS _____ DAY OF _____, 2018.

BY: _____
CITY ENGINEER

UTILITY SERVICES

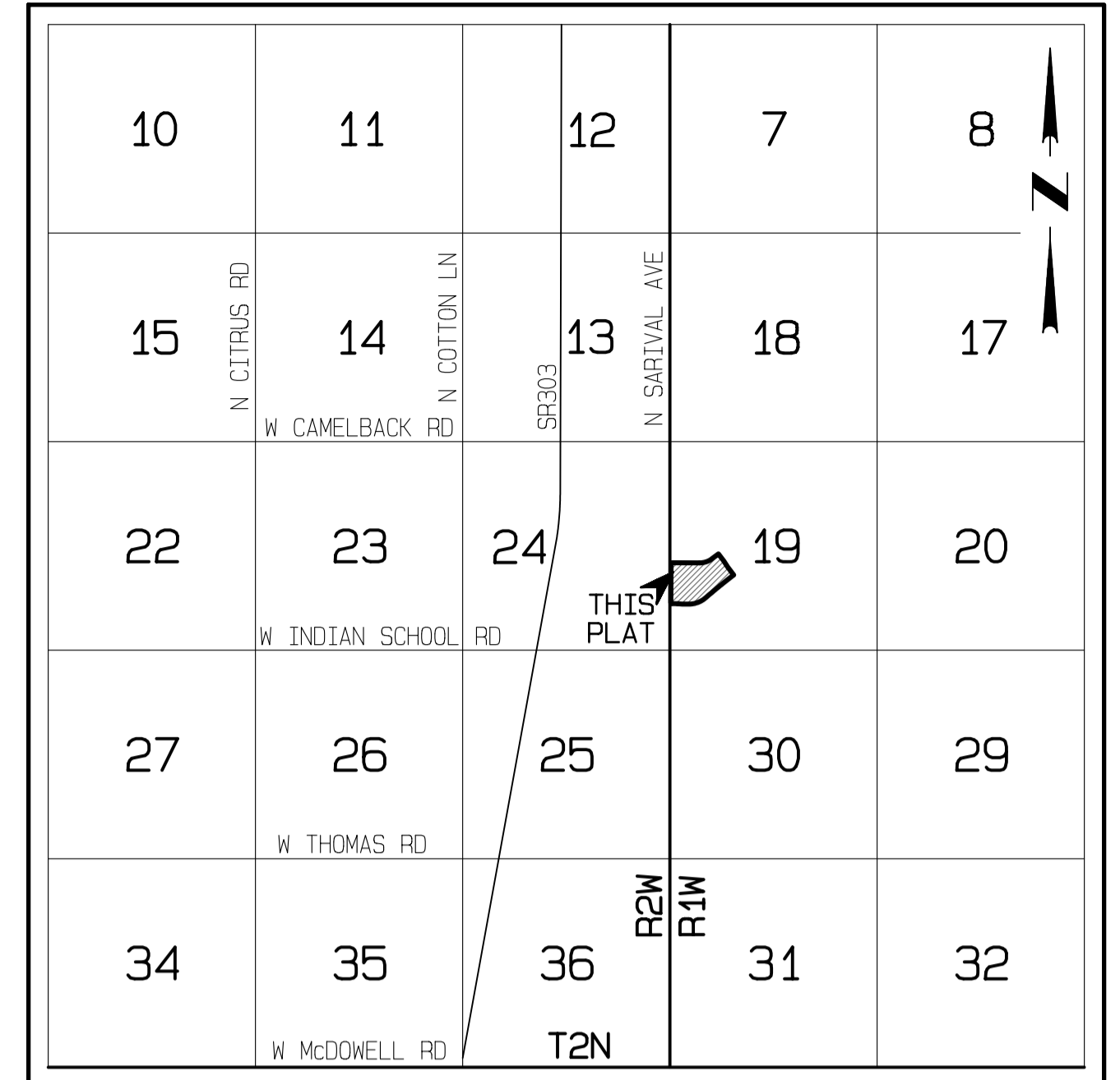
WATER _____ LIBERTY UTILITIES
SEWER _____ LIBERTY UTILITIES
ELECTRIC _____ ARIZONA PUBLIC SERVICE COMPANY
GAS _____ SOUTHWEST GAS COMPANY
TELEPHONE _____ CENTURY LINK
SOLID WASTE DISPOSAL _____ PRIVATE
POLICE PROTECTION _____ CITY OF GOODYEAR
(AND A PRIVATE PATROL)
FIRE PROTECTION AND EMERGENCY SERVICES DISPATCH _____ CITY OF GOODYEAR
CABLE TELEVISION _____ COX COMMUNICATIONS

OWNER (TRACT A):

**LIBERTY UTILITIES
(LITCHFIELD PARK
WATER & SEWER)
CORPORATION**
12725 W. Indian School Road
Suite Number D-101
Avondale, AZ 85392
Telephone 623-298-3760

OWNER (LOT 5A)/DEVELOPER:

MPS SELLS LLC
6720 North Scottsdale Road
Suite Number 250
Scottsdale, AZ 85253-4424
Telephone 480-905-0770



VICINITY MAP
N. T. S

SURVEYOR'S STATEMENT

I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY: LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYING AND MAPPING
2411 W. NORTHERN, SUITE 110
PHOENIX, ARIZONA 85021
(602) 246-9919

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.



BY: JOHN N. ROGERS, R.L.S. #54332
GOODWIN AND MARSHALL, INC.
2708 S. ALMA SCHOOL RD. STE. 2
CHANDLER, ARIZONA 85286
(602) 218-7285

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

LOT AREA TABLE			
LOT	(SQ. FT.)	(ACRES)	
5A	1323141	30.375	
TOTAL	1323141	30.375	

TRACT SUMMARY TABLE				
TRACT	(SQ. FT.)	(ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
A	10000	0.230	WELL SITE	OWNER

SHEET 1 OF 2

PREPARED BY:

**GOODWIN &
MARSHALL**
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 South Alma School Road, Ste. 2
Chandler, Arizona 85286
(602) 218-7285

SURVEYED BY:



2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246-9919

EAST - WEST MID-SECTION LINE, SECTION 19, T2N, R1W

LOT 3A
PV303 EAST - PHASE A, LOTS 3 & 4
BK. 1322 OF MAPS, PG. 39, MCR

LOT 4A
PV303 EAST - PHASE A, LOTS 3 & 4
BK. 1322 OF MAPS, PG. 39, MCR

RP PV IV, LLC
2010-0605241, MCR

LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
○	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
R/W	RIGHT-OF-WAY
(M)	MEASURED
(R)	RECORD
MCR	MARICOPA COUNTY RECORDS
BK	BOOK
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
LSE	LANDSCAPE EASEMENT
TDE	TEMPORARY DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SEWER EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
---	BOUNDARY LINE
- - -	RIGHT-OF-WAY LINE
- · - · -	ADJOINER LINE
- - - - -	EASEMENT LINE
- · - · - · -	SECTION LINE
- - - - -	MATCH LINE
- · - · - · -	1988 JULUS LINE
- · - · - · -	ACCIDENT POTENTIAL ZONE

66.00' DEDICATED COUNTY ROAD PER BK. 6 OF ROAD MAPS, PG. 27, MCR AND COUNTY ROAD PER BK. 4 OF ROAD MAPS, PG. 44, MCR

W. SELLS DRIVE
BK. 1268 OF MAPS, PG. 15, MCR

W. SELLS DRIVE
BK. 1260 OF MAPS, PG. 15, MCR

N. PEBBLECREK PARKWAY
BK. 1280 OF MAPS, PG. 15, MCR

PALM VALLEY PHASE V PARCEL 17
BK. 717, PG. 27, MCR

N. PEBBLECREK PKWY
BK. 720, PG. 27, MCR

W. CHARLES BOULEVARD
BK. 720, PG. 27, MCR

PALM VALLEY PHASE V PARCEL 18-22
BK. 727, PG. 23, MCR

N. SARIVAL AVENUE
BK. 1260 OF MAPS, PG. 15, MCR

N. SARIVAL AVENUE
BK. 1260 OF MAPS, PG. 15, MCR

TRACT A
10,000 SQ. FT.
0.230 AC.

LOT 5A
1,323,141 SQ. FT.
30.375 AC.

LOT 1
PV303 EAST - PHASE A
BK. 1260 OF MAPS, PG. 15, MCR

84' R/W PER BK. 6 OF ROAD MAPS, PG. 27, MCR BK. 4 OF ROAD MAPS, PG. 44, MCR 2016-0085008, MCR 2016-0085009, MCR 2016-0085010, MCR

PALM VALLEY PHASE V PARCEL 18-22, TRACT Q BK 727, PG 23, MCR

PALM VALLEY PHASE V PARCEL 18-22, TRACT P BK 727, PG 23, MCR

MONUMENT NOTES

- 1 FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE SOUTHEAST CORNER OF SECTION 24, T2N, R2W.
- 5 FOUND ALUMINUM CAP FLUSH M.C.D.O.T. AT THE EAST QUARTER CORNER OF SECTION 24, T2N, R2W.
- 25 FOUND 1/2" REBAR W/CAP STAMPED RLS I0846.
- 26 FOUND 1/2" REBAR NO TAGS.

LINE TABLE

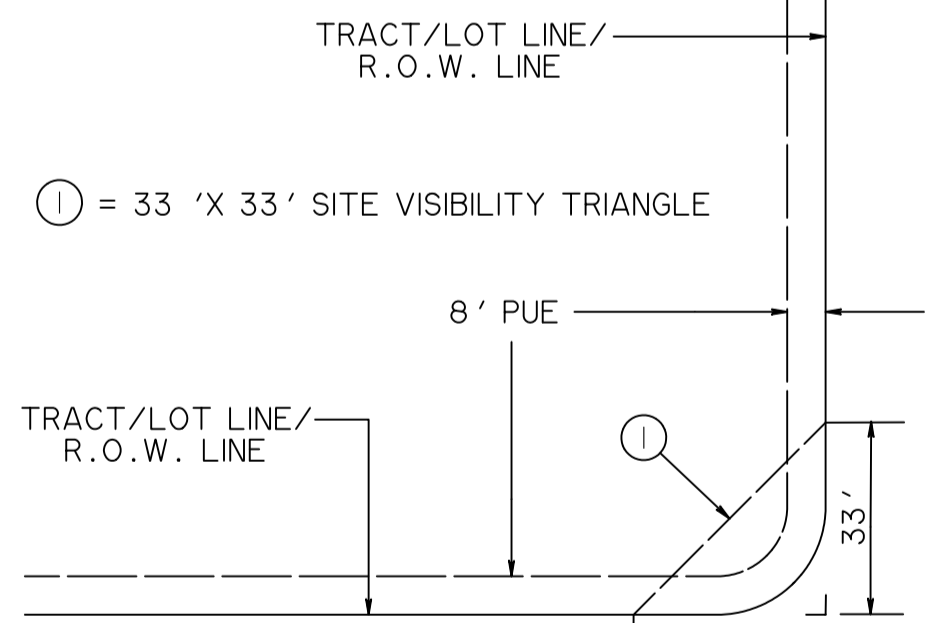
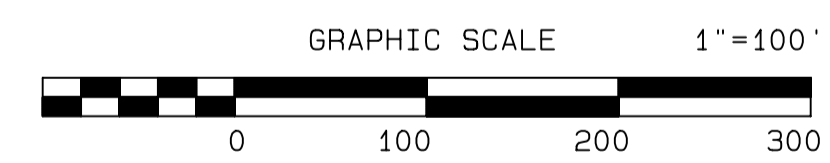
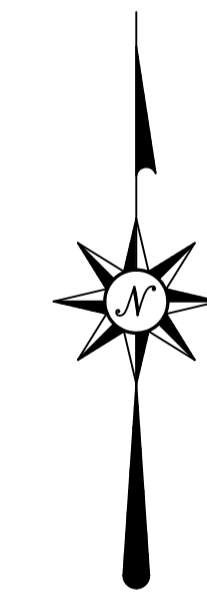
LINE	BEARING	DISTANCE
L1	S89°45'08"E	72.00'
L2	N45°15'00"E	42.43'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	525.00'	340.60'	37°10'16"	N71°39'44"E	334.66'
C2	13334.00'	909.65'	3°54'31"	S50°52'59"W	909.47'
C3	666.00'	480.34'	41°19'24"	S69°35'26"W	469.99'

BASIS OF BEARINGS

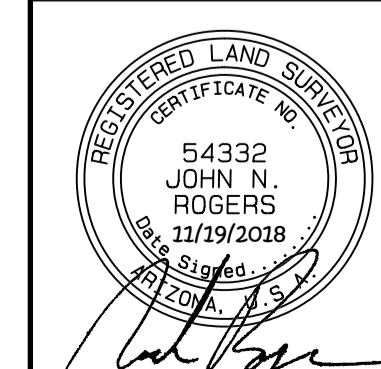
THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING: SOUTH 00°15'08" WEST (MEASURED)



TYPICAL SITE VISIBILITY TRIANGLE DETAIL
N.T.S.

RECORDED DOCUMENT:

- (R1) FINAL PLAT OF PV303 EAST PHASE A BOOK 1260 OF MAPS, PAGE 15, MCR
- (R2) MAP OF DEDICATION OF PALM VALLEY PHASE V, BOOK 720 OF MAPS, PAGE 27, MCR



SHEET 2 OF 2

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS



2705 South Alma School Road, Ste. 2
Chandler, Arizona 85286
(602) 218-7285

2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246-9919

"RE-PLAT OF PV303 EAST - PHASE A, LOT 5"

CASE NO. 18-520-00007

W:\107484 - PV303 East\BIT\COGO\LOT 5 REPLAT\LOT 5 REPLAT\LOT 5 REPLAT.pro Plotted - Mon Nov 19 10:57:34 2018