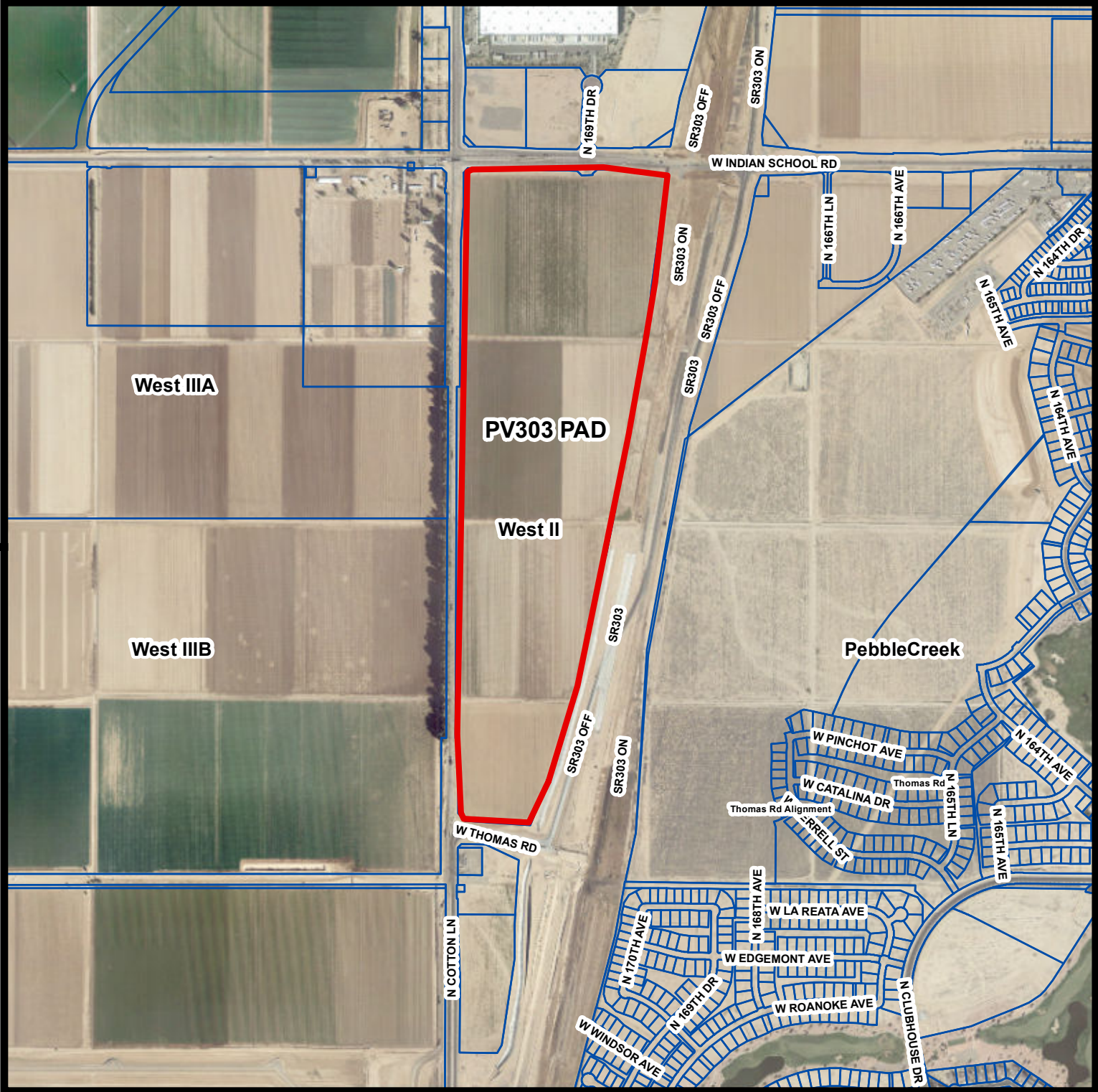


**Aerial Photo  
Preliminary Plat of PV303 West II  
Case No. 18-500-00019**



**Drawn By: Steve Careccia**  
**City of Goodyear Development Services Department**  
**Date: 11.14.18**

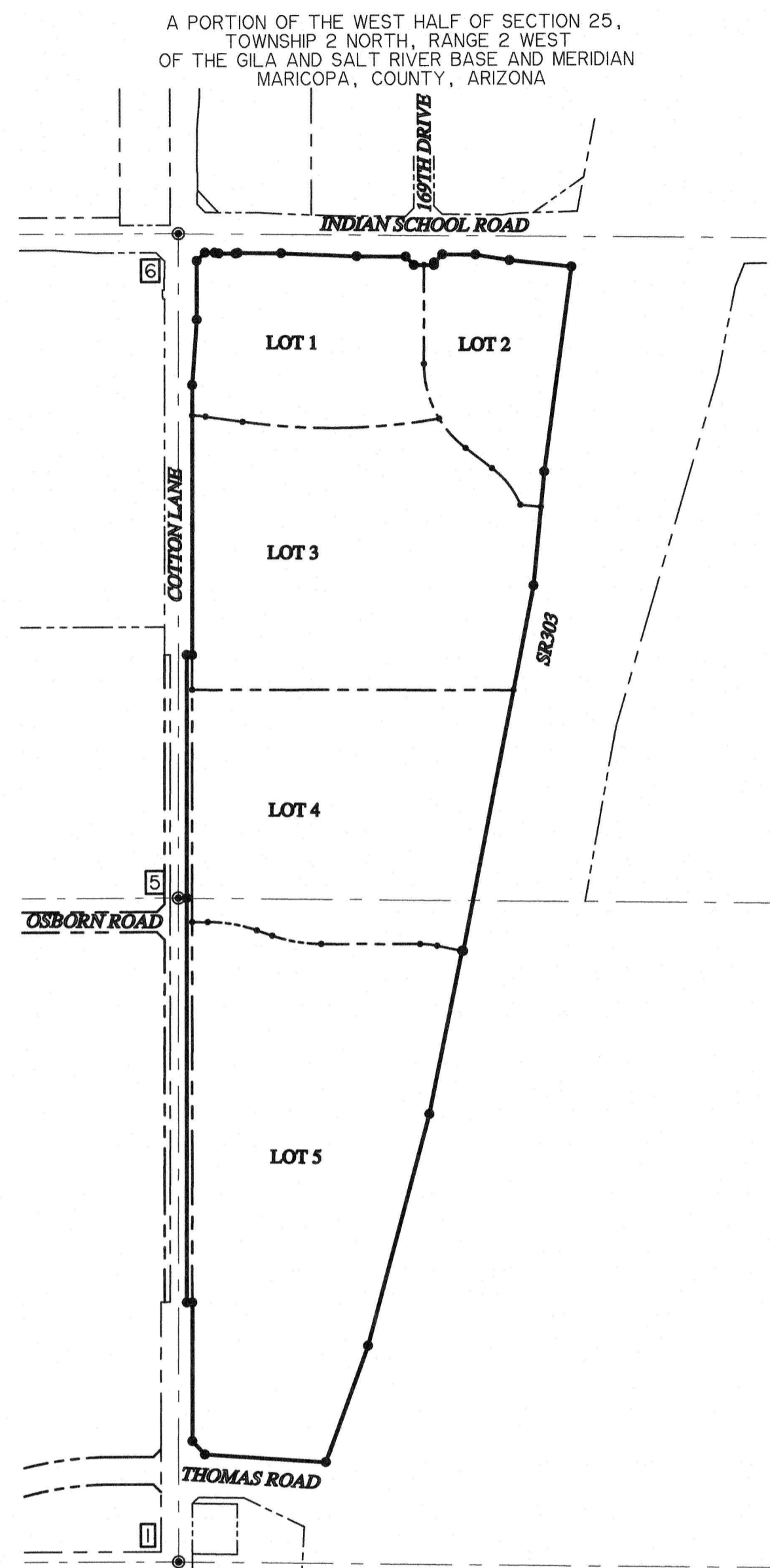


LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY (ROW)
	CONSTRUCTION CENTER LINE
	PUBLIC ACCESS EASEMENT
	EASEMENT (ESMT)
	LOT LINE / EXISTING ROW
	SECTION LINE
	PROPERTY CORNER
	MONUMENT
	FOUND BCFL
	ROW
	RIGHT OF WAY
	CL
	CENTER LINE
	PUE
	PUBLIC UTILITY EASEMENT

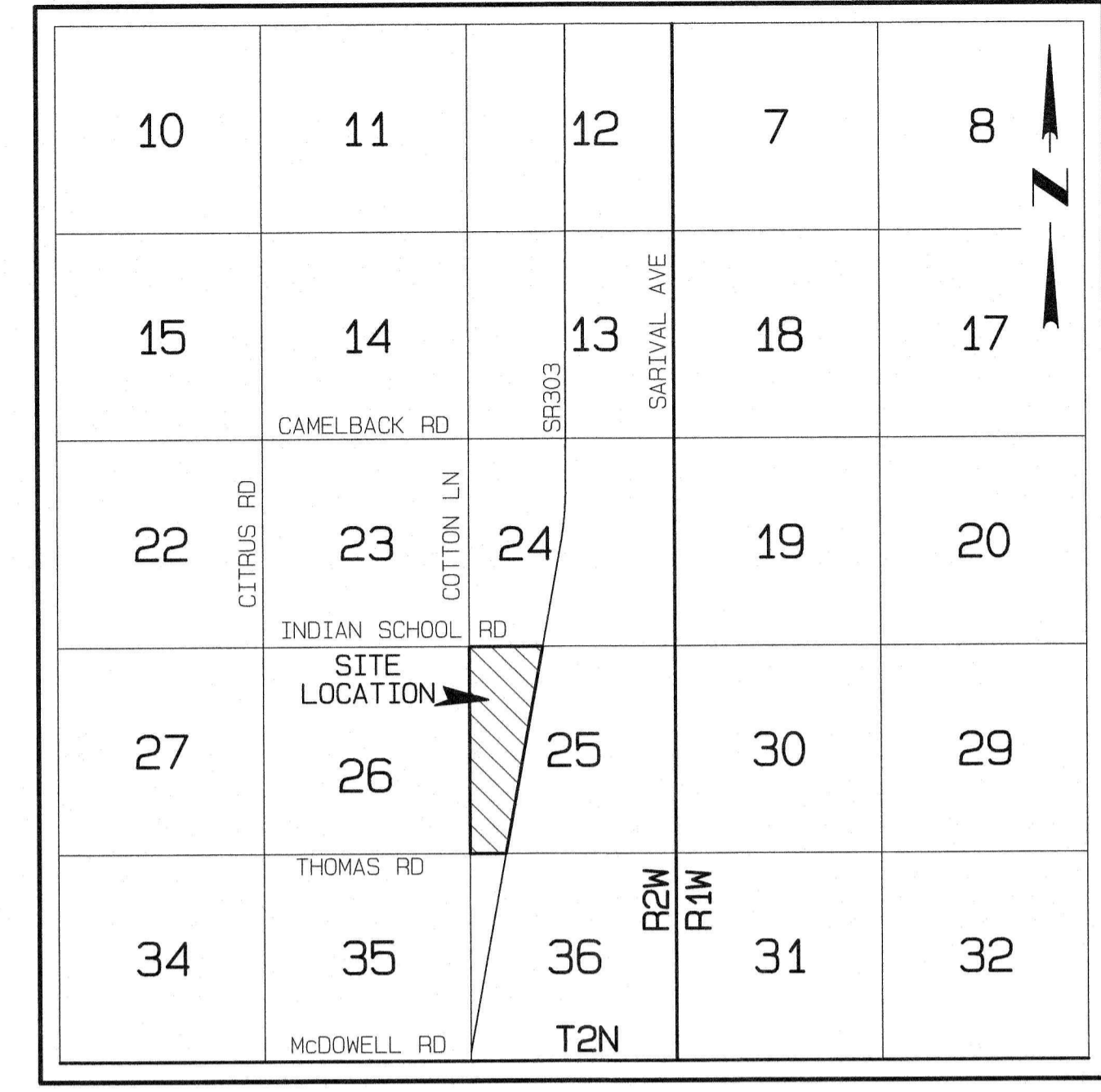
**BENCHMARK**  
 CITY OF GOODYEAR BRASS CAP IN HANDHOLE INTERSECTION OF INDIAN SCHOOL ROAD AND COTTON LANE THE NORTHEAST CORNER OF SECTION 26, T2N, R2W. ELEVATION = 1066.99 FEET NAVD 88 DATUM (HELD) ELEVATION = 1065.25 FEET NGVD 29 DATUM

# PRELIMINARY PLAT OF PV303 WEST II

GOODYEAR, ARIZONA



**LOCATION MAP**  
N.T.S.



**VICINITY MAP**  
N.T.S.

**LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land, situated in a portion of the West Half of Section 25, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found City of Goodyear brass cap flush for the Northwest corner of said Section 25, from which a found aluminum cap for the West Quarter corner of said Section 25 bears South 00 deg. 17 min. 08 sec. West (Basis of Bearings) . 2641.42 feet,

THENCE South 00 deg. 17 min. 08 sec. West along the West line of the Northwest Quarter of said Section 25, a distance of 75.00 feet,

THENCE South 89 deg. 21 min. 01 sec. East departing said West line, a distance of 106.00 feet to the TRUE POINT OF BEGINNING, said point being in the South right-of-way line of Indian School Road as shown in the Map of Dedication recorded in Book 1042 of maps, Page 7, MCR,

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 38.75 feet,

THENCE South 80 deg. 20 min. 28 sec. East along said South right-of-way line, a distance of 15.46 feet,

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 67.22 feet,

THENCE North 75 deg. 16 min. 29 sec. East along said South right-of-way line, a distance of 9.13 feet,

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 172.90 feet,

THENCE South 87 deg. 26 min. 28 sec. East along said South right-of-way line, a distance of 300.17 feet,

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 195.31 feet,

THENCE South 44 deg. 20 min. 27 sec. East along said South right-of-way line, a distance of 46.66 feet,

THENCE South 89 deg. 19 min. 53 sec. East along said South right-of-way line, a distance of 80.00 feet,

THENCE North 00 deg. 40 min. 07 sec. East along said South right-of-way line, a distance of 10.03 feet,

THENCE North 45 deg. 39 min. 33 sec. East along said South right-of-way line, a distance of 46.68 feet,

THENCE South 89 deg. 21 min. 01 sec. East along said South right-of-way line, a distance of 131.39 feet to the West right-of-way line of State Route 303 recorded in Document No. 2009-1013638, MCR,

THENCE South 80 deg. 23 min. 19 sec. East along said West right-of-way line, a distance of 136.90 feet to a found 3. Arizona Department of Transportation cap stamped .RLS #39229.,

THENCE South 83 deg. 49 min. 26 sec. East along said West right-of-way line, a distance of 248.30 feet to a found 3. Arizona Department of Transportation cap stamped .RLS #39229.,

THENCE South 07 deg. 53 min. 16 sec. West along said West right-of-way line, a distance of 822.05 feet to a found 3. Arizona Department of Transportation cap stamped .RLS #39229.,

THENCE South 05 deg. 39 min. 52 sec. West along said West right-of-way line, a distance of 454.61 feet to a found 3. Arizona Department of Transportation cap stamped .RLS #39229.,

THENCE South 11 deg. 10 min. 25 sec. West along said West right-of-way line, a distance of 1479.42 feet to a found 3. Arizona Department of Transportation cap stamped .RLS #39229.,

THENCE North 78 deg. 20 min. 31 sec. West along said West right-of-way line, a distance of 4.69 feet,

THENCE South 11 deg. 34 min. 29 sec. West along said West right-of-way line, a distance of 663.13 feet to a found 3. Arizona Department of Transportation cap stamped .RLS #39229.,

THENCE South 15 deg. 09 min. 37 sec. West along said West right-of-way line, a distance of 951.86 feet to a found 3. Arizona Department of Transportation cap stamped .RLS #39229.,

THENCE South 20 deg. 07 min. 38 sec. West along said West right-of-way line, a distance of 493.13 feet to a found 3. Arizona Department of Transportation cap stamped .RLS #39229. at the intersection of said West right-of-way line and the North right-of-way line of Thomas Road,

THENCE North 86 deg. 06 min. 18 sec. West along said North right-of-way line, a distance of 481.84 feet to the beginning of a corner clip at the intersection of the North right-of-way line of Thomas Road and the East right-of-way line of North Cotton Lane as described in Document No. 2011-0671145, MCR,

THENCE North 42 deg. 50 min. 06 sec. West along said corner clip, a distance of 73.09 feet to the end of same,

THENCE North 00 deg. 15 min. 40 sec. East along the East right-of-way line of North Cotton Lane, being 55.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 25, a distance of 550.92 feet,

THENCE North 89 deg. 44 min. 20 sec. West along said East right-of-way line, a distance of 22.00 feet,

THENCE North 00 deg. 15 min. 40 sec. East, being 33.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 25, a distance of 1607.33 feet,

THENCE North 00 deg. 17 min. 08 sec. East, being 33.00 feet East of and parallel with the West line of the Northwest Quarter of said Section 25, a distance of 966.58 feet,

THENCE South 89 deg. 59 min. 49 sec. East, a distance of 22.00 feet,

THENCE North 00 deg. 17 min. 08 sec. East, being 55.00 feet East of and parallel with the West line of the Northwest Quarter of said Section 25, a distance of 1072.22 feet,

THENCE North 04 deg. 14 min. 33 sec. East, a distance of 260.84 feet,

THENCE North 00 deg. 17 min. 08 sec. East, being 73.00 feet East of and parallel with the West line of the Northwest Quarter of said Section 25, a distance of 234.07 feet,

THENCE North 45 deg. 28 min. 10 sec. East, a distance of 46.52 feet to the POINT OF BEGINNING, containing 5,368,837 square feet or 123.252 acres of land, more or less.

LOT / TRACT INFO TABLE			
LOT	SQUARE FOOTAGE	ACREAGE	ZONING
LOT 1	616,870	14.161	PAD
LOT 2	428,852	9.845	PAD
LOT 3	1,361,665	31.260	PAD
LOT 4	1,167,887	26.811	PAD
LOT 5	1,736,936	39.875	PAD
TOTAL	5,312,210	121.952	PAD

**CONCEPTUAL PHASING PLAN**

AS EACH LOT DEVELOPS, THE ADJACENT ROADWAY INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED BEFORE OR CONCURRENTLY. SEE BELOW FOR THE PROPOSED LOT PHASING PLAN. THE PHASING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE AS LOTS ARE SUBDIVIDED IN THE FUTURE.

LOT 1:  
 - EAST HALF OF COTTON LANE ROADWAY IMPROVEMENTS  
 - 16' W.L. WITHIN EAST PORTION OF COTTON LANE  
 - 12' W.L. ALONG SOUTH AND EAST LOT LINES

LOT 2:  
 - NO INFRASTRUCTURE RESPONSIBILITY

LOT 3:  
 - EAST HALF OF COTTON LANE ROADWAY IMPROVEMENTS  
 - 16' W.L. WITHIN EAST PORTION OF COTTON LANE  
 - 12' W.L. ALONG EAST LOT LINE

LOT 4:  
 - EAST HALF OF COTTON LANE ROADWAY IMPROVEMENTS  
 - 16' W.L. WITHIN EAST PORTION OF COTTON LANE  
 - 12' W.L. ALONG SOUTH AND EAST LOT LINE

LOT 5:  
 - EAST HALF OF COTTON LANE ROADWAY IMPROVEMENTS

**MONUMENT NOTES**

- 1 FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE NORTHWEST CORNER SECTION, 36, T.2N.-R.2W. ALSO THE SOUTHWEST CORNER OF SECTION 25, T.2N.-R.2W.
- 2 FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE AT THE WEST QUARTER CORNER OF SECTION 25, T.2N.-R.2W.
- 3 FOUND CITY OF GOODYEAR BRASS CAP FLUSH NORTHWEST CORNER OF SECTION 25, T.2N.-R.2W., AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND COTTON LANE.

**BASIS OF BEARINGS**

SOO°17'08" E ALONG THE MONUMENT LINE OF COTTON LANE AS MEASURED BETWEEN MONUMENTS NUMBERED 6 AND 5 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

**OWNER**

MPS WEST II LLC  
 6720 NORTH SCOTTSDALE ROAD, SUITE 250  
 SCOTTSDALE, ARIZONA 85253  
 CONTACT: NICHOLAUS FISCHER  
 EMAIL: NIC@MPIAZ.COM

**DEVELOPER**

MERIT PARTNERS  
 2705 S. ALMA SCHOOL RD., STE 210  
 SCOTTSDALE, ARIZONA 85253  
 CONTACT: NICHOLAUS FISCHER  
 EMAIL: NIC@MPIAZ.COM

**UTILITY SERVICES**

SEWER LIBERTY UTILITIES  
 WATER LIBERTY UTILITIES  
 ELECTRICITY APS POWER  
 TELEPHONE CENTURY LINK  
 CATV COX CABLEVISION  
 GAS SOUTHWEST GAS

**CIVIL ENGINEER**

GOODWIN & MARSHALL, INC.  
 2705 S. ALMA SCHOOL RD., STE 2  
 PHOENIX, ARIZONA 85286  
 PHONE: (602) 218-7295  
 CONTACT: WARREN C. RUSSELL, P.E.  
 EMAIL: WRUSSELL@GMCIVIL.COM

**P.O.A. NOTE**

THE OPEN SPACE TRACTS AND PRIVATE INFRASTRUCTURE WILL BE MAINTAINED BY A FUTURE PROPERTY OWNER ASSOCIATION.

**LAND SURVEYOR**

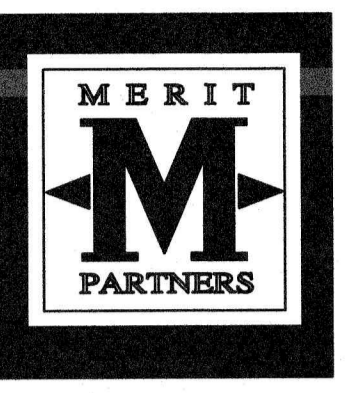
ARIZONA SURVEYING AND MAPPING  
 2411 WEST NORTHERN AVENUE, SUITE 110  
 PHOENIX, ARIZONA 85069-5455  
 PHONE: (602) 246-9919  
 CONTACT: LANCE DICKSON

**SHEET INDEX**

SHEET 1 COVER SHEET  
 SHEET 2 PRE-PLAT PLAN SHEET



Expires: 09/30/2021



GOODWIN & MARSHALL  
 CIVIL ENGINEERS - PLANNERS - SURVEYORS  
 2705 S. ALMA SCHOOL ROAD, SUITE 2  
 CHANDLER, ARIZONA 85286  
 602-2187286

**PV303**

**PV303 WEST II  
 PRELIMINARY PLAT**

GOODYEAR, ARIZONA

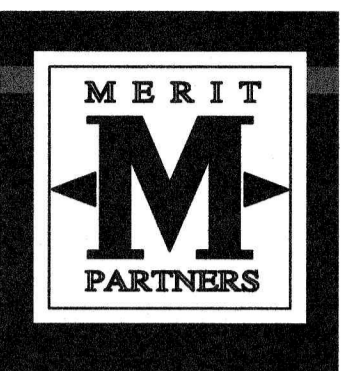
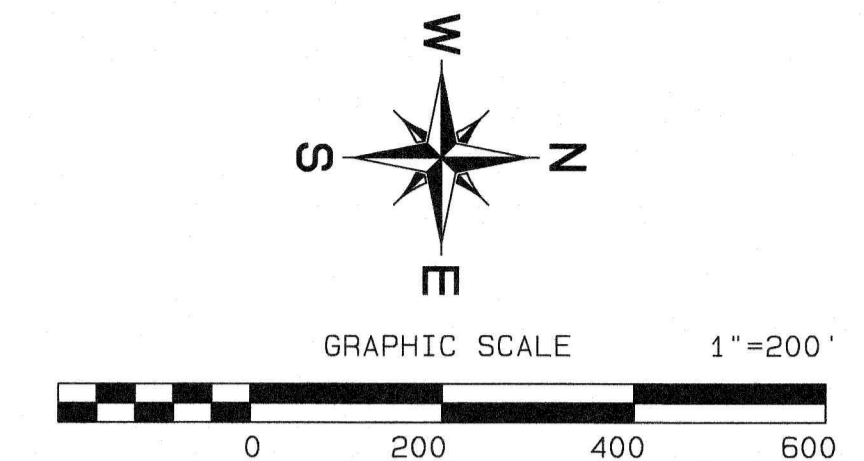
Case #: ###  
 Plan Check #: ###  
 Date: 9/2018

Revisions:		
#	Comments	Date

Project Number: 10815  
 Drawn By: WCR/JEB

**PRELIMINARY PLAT**

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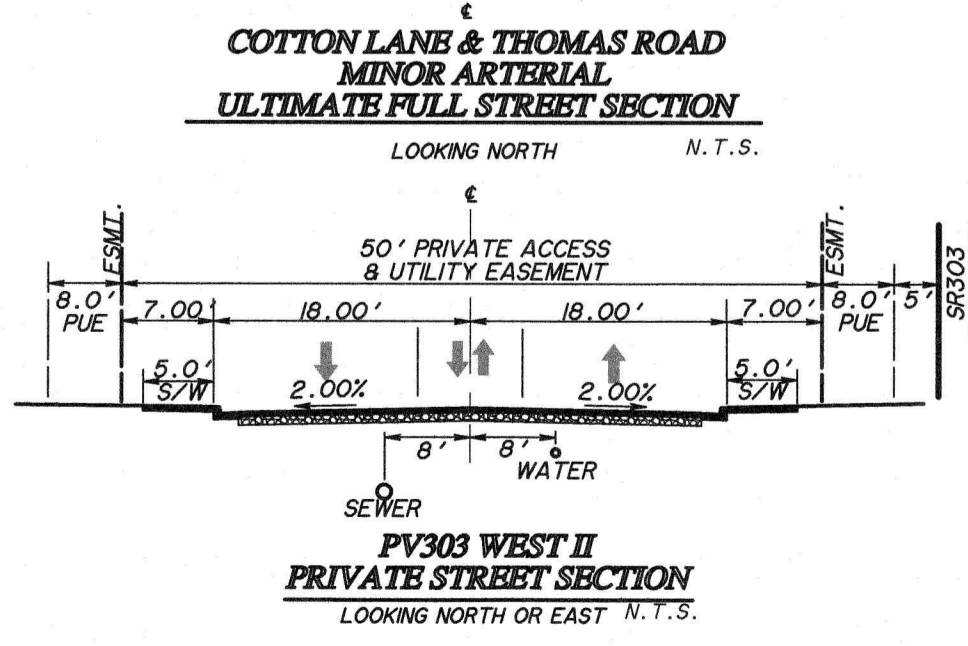
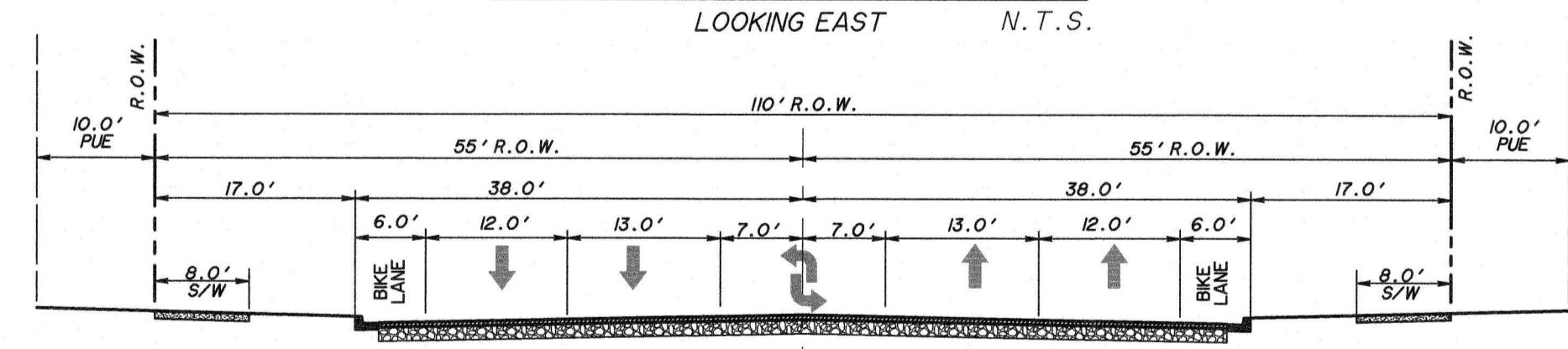
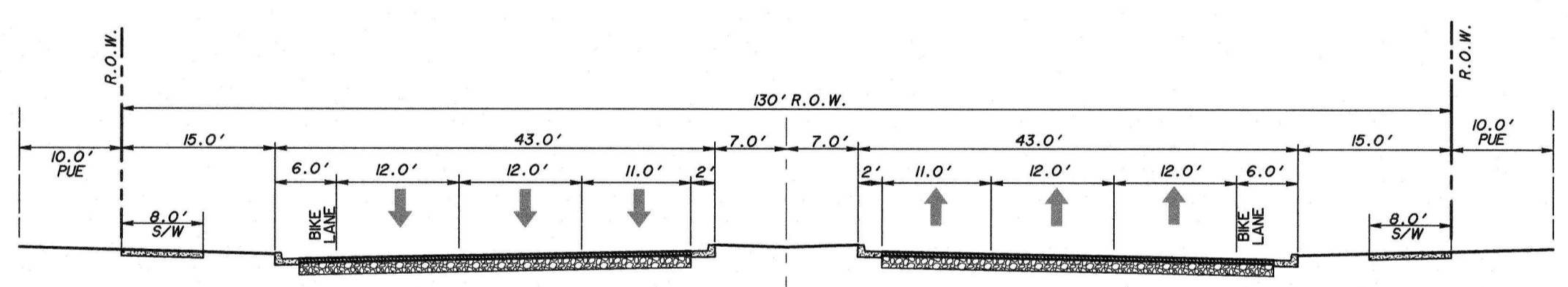
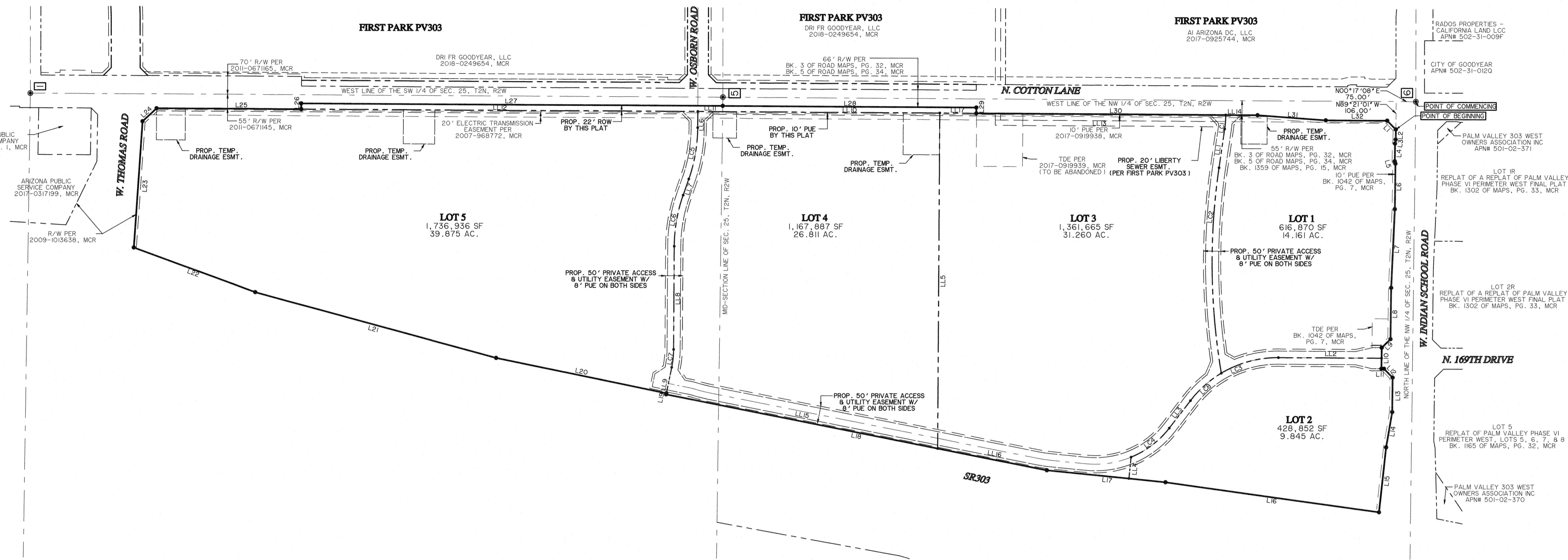


GOODWIN & MARSHALL  
 CIVIL ENGINEERS - PLANNERS - SURVEYORS  
 2785 S. ALMA SCHOOL ROAD, SUITE 2  
 CHANDLER, ARIZONA 85286  
 602-216-7285

**PV303**

**PV303 WEST II  
 PRELIMINARY PLAT**

GOODYEAR, ARIZONA



**OVERALL BOUNDARY LINE DATA**

LINE	BEARING	DISTANCE
L1	N45°28'10"E	46.52'
L2	S89°21'01"E	39.75'
L3	N80°20'28"W	15.46'
L4	N89°21'01"W	67.22'
L5	N75°16'29"E	9.13'
L6	S89°21'01"E	172.90'
L7	S87°26'28"E	300.17'
L8	N89°21'01"W	195.31'
L9	N44°20'27"W	46.68'
L10	N89°19'53"W	80.00'
L11	N00°40'07"E	10.03'
L12	S45°39'33"W	46.68'
L13	N89°21'01"W	131.39'
L14	N80°23'19"W	136.90'
L15	N83°43'26"W	248.30'
L16	N07°53'16"E	622.05'
L17	N05°39'52"E	454.61'
L18	N11°10'25"E	1479.42'
L19	S78°20'31"E	4.63'
L20	S11°34'29"W	663.13'
L21	N15°09'37"E	951.86'
L22	N20°40'38"E	493.13'
L23	N86°06'18"W	491.84'
L24	S42°50'06"E	73.09'
L25	S00°15'40"W	550.92'
L26	S89°44'20"E	22.00'
L27	S00°15'40"W	1607.33'
L28	N00°17'08"E	966.58'
L29	S89°19'49"E	22.00'
L30	S00°17'08"W	1072.22'
L31	S04°14'33"W	260.84'
L32	S00°17'08"W	234.07'

**LOT BOUNDARY LINE DATA**

LINE	BEARING	DISTANCE
LL1	S81°43'28"E	148.72'
LL2	S00°17'08"W	393.17'
LL3	N52°28'53"W	152.06'
LL4	N84°20'08"W	81.73'
LL5	N89°42'52"W	1277.22'
LL6	N89°44'20"W	61.70'
LL7	S70°45'01"E	65.27'
LL8	N89°42'52"W	392.65'
LL9	N78°25'31"W	100.38'
LL10	S00°17'08"W	827.49'
LL11	S00°15'40"W	95.16'
LL12	N00°15'40"E	1512.16'
LL13	N00°17'08"E	951.01'
LL14	S00°17'08"W	121.21'
LL15	S11°10'25"W	1055.21'
LL16	N11°10'25"E	424.21'
LL17	S00°17'08"W	139.19'

**LOT BOUNDARY CURVE DATA**

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
LC1	383.89'	53.53'	7°59'24"	N85°43'10"W	53.49'
LC2	2500.00'	785.20'	17°59'44"	S89°16'40"W	781.98'
LC3	420.00'	228.30'	31°08'41"	S15°17'13"E	225.50'
LC4	355.00'	185.73'	29°58'34"	N37°29'38"W	183.62'
LC5	600.00'	190.85'	18°59'19"	N80°14'41"W	187.94'
LC6	600.00'	198.59'	18°57'50"	N80°13'57"W	197.68'
LC7	350.00'	68.96'	11°17'21"	N84°04'11"W	68.85'
LC8	420.00'	158.50'	21°37'20"	S41°40'13"E	157.56'

Case #: ###  
 Plan Check #: ###  
 Date: 9/2018

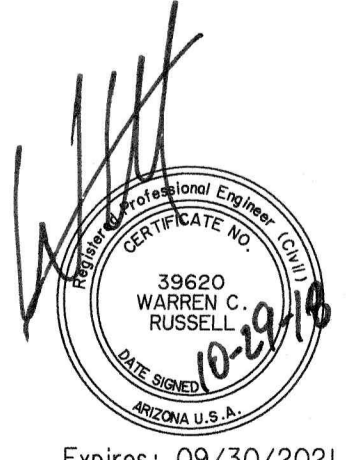
Revisions:

#	Comments	Date

Project Number: 10815  
 Drawn By: WCR/JEB

**PRELIMINARY PLAT**

**SHEET 2 OF 2**



Expires: 09/30/2021