

VICINITY MAP  
CITY OF GOODYEAR, ARIZONA

NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR 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.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT 69KV AND LARGER POWER LINES.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENT.
- STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN A P.U.E. EXCEPT: UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING; ASPHALT OR CONCRETE PAVING; AND/OR APPROPRIATE LANDSCAPING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION, PAVING, OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION. HOWEVER, DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION, THE CITY OF GOODYEAR WILL USE REASONABLE CARE AND CONSIDERATION OF EXISTING LANDSCAPING. IT IS FURTHER UNDERSTOOD THAT ALL PERSONS, OTHER THAN THE CITY OF GOODYEAR, SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- LUKE AIR FORCE BASE SHALL HAVE AN OPPORTUNITY TO PROVIDE WRITTEN COMMENTS TO THE CITY OF GOODYEAR ON ALL INDUSTRIAL LAND USES WITHIN A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT IS ADJACENT TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH USE.
- 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.
- A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- MAINTENANCE OF TRACTS C-J, AND EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE PALM VALLEY 303 WEST OWNERS' ASSOCIATION, INC.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE STORMWATER FACILITIES AND TEMPORARY DRAINAGE EASEMENTS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THIS DEVELOPMENT.
- THE PURPOSE OF THIS REPLAT IS TO AMEND LOTS 8-34, INCLUSIVE, AND CREATE LOTS 8-22.
- FORMER LOTS 10, 11, 12 & 13 WERE COMBINED INTO ONE LOT PER MINOR LAND DIVISION PALM VALLEY 303 PHASE I LOT A PER BOOK 1015, PG. 02, MCR
- THE TEMPORARY DRAINAGE EASEMENTS GRANTED BY THIS PLAT ARE FOR THE TEMPORARY PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING DRAINAGE LINES, CHANNELS AND ASSOCIATED FACILITIES FOR RETAINING STORMWATER RUNOFF FROM THE PUBLIC RIGHT-OF-WAY UPON, OVER AND UNDER SAID REAL PROPERTY TOGETHER WITH THE RIGHT OF ENTRY UPON SAID PROPERTY TO USE, REPAIR, REPLACE AND REMOVE SAID DRAINAGE LINES, CHANNELS AND OTHER ASSOCIATED FACILITIES. ALL TEMPORARY DRAINAGE EASEMENT RIGHTS OVER, UNDER AND ACROSS A LOT OF THIS PLAT SHALL BE ABANDONED HEREBY UPON CONSTRUCTION OF A STRUCTURE(S) AND A PERMANENT RETENTION BASIN(S) UPON SAID LOT.
- THE INGRESS/EGRESS EASEMENT AND PUBLIC UTILITY EASEMENT IS FOR THE BENEFIT OF TRACT A, OWNER OF LOT 10, AND OWNER OF LOT 11. LOT 11 IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS WITHIN THE EASEMENT.

TRACT TABLE

TRACT	AREA(SF)	DESCRIPTION
A	---	NOT A PART/ APS PARCEL NO. 501-02-054
B	118,825	POTENTIAL FUTURE INJECTION WELL
C	11,823	ENTRY MONUMENT, PUE, DRAINAGE, LANDSCAPE AND SIDEWALK EASEMENT
D	3,281	ENTRY MONUMENT, PUE, DRAINAGE, LANDSCAPE AND SIDEWALK EASEMENT
E	3,233	ENTRY MONUMENT, PUE, DRAINAGE, LANDSCAPE AND SIDEWALK EASEMENT
F	2,836	ENTRY MONUMENT, PUE, DRAINAGE, LANDSCAPE AND SIDEWALK EASEMENT
G	14,652	ENTRY MONUMENT, PUE, DRAINAGE, LANDSCAPE AND SIDEWALK EASEMENT
H	3,016	ENTRY MONUMENT, PUE, DRAINAGE, LANDSCAPE AND SIDEWALK EASEMENT
I	2,833	ENTRY MONUMENT, PUE, DRAINAGE, LANDSCAPE AND SIDEWALK EASEMENT
J	1,897	ENTRY MONUMENT, PUE, DRAINAGE, LANDSCAPE AND SIDEWALK EASEMENT

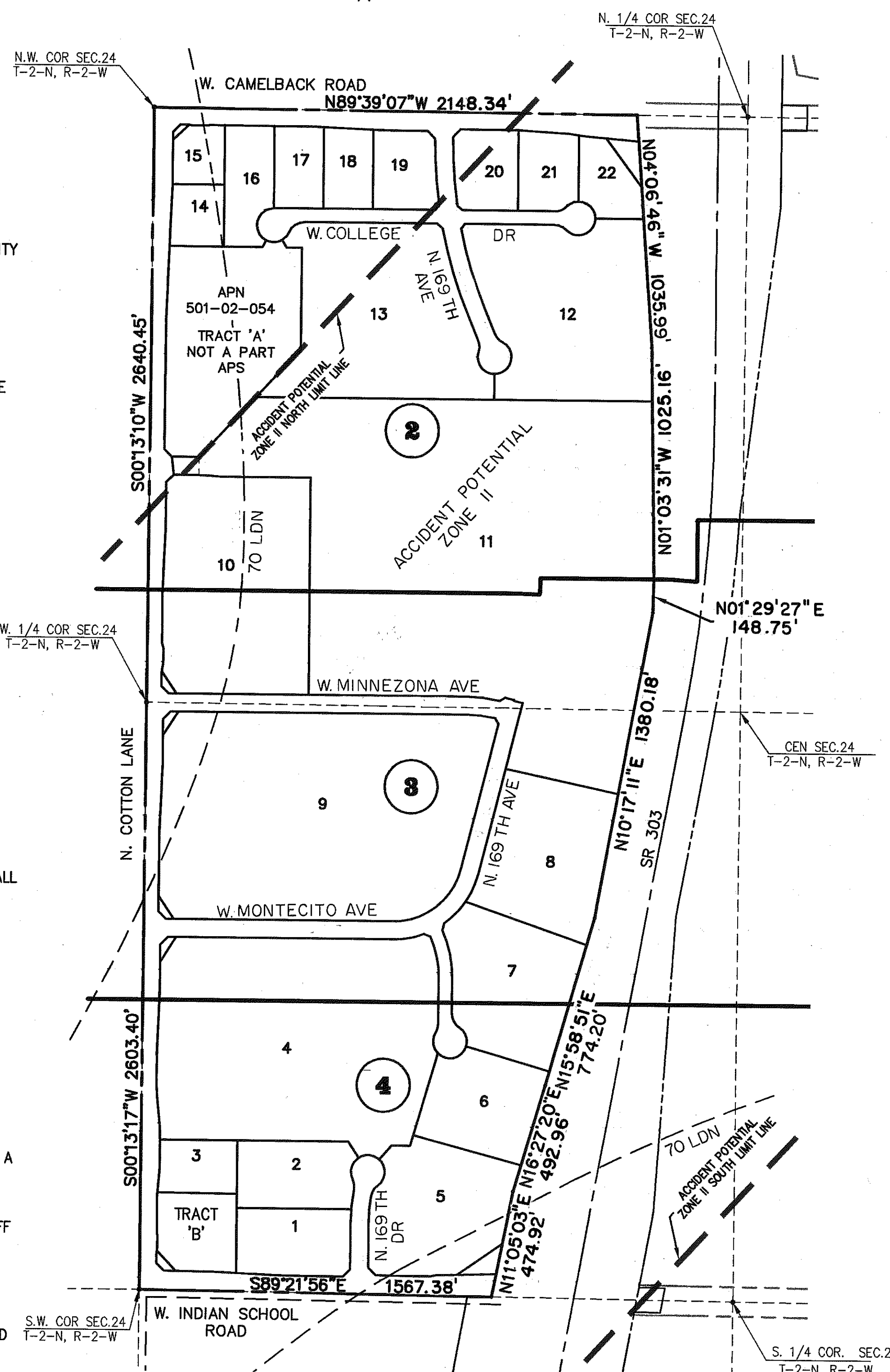
TOTAL TRACT AREA 162,396 SF (3.73 AC)

UTILITIES

WATER - LIBERTY WATER COMPANY  
SEWER - LIBERTY WATER COMPANY  
ELECTRIC - ARIZONA PUBLIC SERVICE  
TELEPHONE - QWEST  
GAS - SOUTHWEST GAS  
SOLID WASTE - CITY OF GOODYEAR  
FIRE - CITY OF GOODYEAR  
POLICE - CITY OF GOODYEAR  
CABLE TV - COX CABLE

SQUARE FOOTAGE OF RIGHT OF WAY  
BEING DEDICATED ON FINAL PLAT  
1,281,773 SF = 29.43 ACRES

TYPICAL SIGHT TRIANGLE



LEGEND

- ADOT - ARIZONA DEPARTMENT OF TRANSPORTATION
- MCHD - MARICOPA COUNTY HIGHWAY DEPARTMENT
- PUE - PUBLIC UTILITY EASEMENT
- PUE, LS - PUBLIC UTILITY & LANDSCAPE EASEMENT
- VNAE - VEHICULAR NON-ACCESS EASEMENT
- DE - DRAINAGE EASEMENT
- SE - SEWER EASEMENT
- SVT - SIGHT VISIBILITY TRIANGLE
- TDE - TEMPORARY DRAINAGE EASEMENT
- WSE - WATER AND SEWER EASEMENT
- 70 LDN - NOISE LEVEL IN DECIBELS (LUKE AFB)
- CS2 - CORNER OF THIS SUBDIVISION
- L245 - SUBDIVISION BOUNDARY
- 3 - RIGHT OF WAY POINT
- BRASS CAP AT STREET INTERSECTION
- ACCIDENT POTENTIAL ZONE II LIMIT
- CURVE NUMBER
- LINE NUMBER
- SHEET NUMBER

OWNERS/DEVELOPERS

GOODYEAR PHOENIX PROPERTY, LLC  
c/o SUB-ZERO WOLF, INC.  
4717 HAMMERSLY ROAD  
MADISON, WI 53711

RP PV I LLC  
6720 N. SCOTTSDALE ROAD  
SUITE 160  
SCOTTSDALE, AZ 85253  
PHONE: (480) 905-0770  
ATTN: SEAN WALTERS

# A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT

A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT AS RECORDED IN BOOK 950 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA AND A MINOR LAND DIVISION OF PALM VALLEY 303 PHASE I LOT A RECORDED IN BOOK 1015 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN A PORTION OF SECTION 24, T-2-N, R-2-W, OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS  
THAT RP PV I LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GOODYEAR PHOENIX PROPERTY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT" A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT AS RECORDED IN BOOK 950 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, AND A MINOR LAND DIVISION OF PALM VALLEY 303 PHASE I LOT A RECORDED IN BOOK 1015 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT", 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 AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT AND THAT RP PV I LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, AND GOODYEAR PHOENIX PROPERTY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER OF LOT 4, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE AS SUCH, THE STREETS AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. TRACTS ARE PROVIDED FOR THE PURPOSE NOTED IN THE TRACT TABLE. TRACTS C-J ARE DEDICATED TO THE PALM VALLEY 303 WEST OWNERS' ASSOCIATION, INC. FOR THE PURPOSES SHOWN IN THE TRACT TABLE.

IN WITNESS WHEREOF:

RP PV I LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 14th DAY OF October, 2011.

RP PV I LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: Sean Walters

ITS: Vice President

GOODYEAR PHOENIX PROPERTY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER OF LOT 4, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS 12th DAY OF October, 2011.

GOODYEAR PHOENIX PROPERTY, LLC  
A WISCONSIN LIMITED LIABILITY COMPANY

BY: Ed Murphy

ITS: VP of Finance

ACKNOWLEDGMENT

STATE OF Arizona }  
COUNTY OF Maricopa } SS

ON THIS 14th DAY OF October, 2011 BEFORE ME THE UNDERSIGNED OFFICER APPEARED Sean T. Walters WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President OF RP PV I LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS Vice President BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN BY SIGNING THE NAME OF THE COMPANY, AS OWNER, BY HIMSELF AS Vice President

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

BY: Julie M. King MY COMMISSION EXPIRES: 3/14/2013  
NOTARY PUBLIC



ACKNOWLEDGMENT

STATE OF WI }  
COUNTY OF Dane } SS

ON THIS 12th DAY OF October, 2011 BEFORE ME THE UNDERSIGNED OFFICER APPEARED Ed Murphy WHO ACKNOWLEDGED HIMSELF TO BE THE VP of Finance OF GOODYEAR PHOENIX PROPERTY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS VP of Finance BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN BY SIGNING THE NAME OF THE COMPANY, AS OWNER, BY HIMSELF AS VP of Finance

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

BY: Sam S. F. MY COMMISSION EXPIRES: August 30, 2015  
NOTARY PUBLIC

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 3 DAY OF October, 2011.

BY: Georgia Lard ATTEST: Ryan Muehler  
MAYOR CLERK

BY: David G. Raming  
CITY ENGINEER

CERTIFICATION

I, DENNIS F. KEOGH, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 5 SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST 2011 THAT 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: D.F. Keogh  
REGISTERED LAND SURVEYOR

CERTIFICATE OF ASSURED WATER SUPPLY

A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT IS WITHIN THE SERVICE AREA OF LIBERTY WATER COMPANY AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES.

Sean Walters 10-18-11 DATE  
LIBERTY WATER COMPANY

BASIS OF BEARINGS

500°13'17"W (RECORD) ALONG THE WEST LINE OF THE SW 1/4, SECTION 24, T2N, R2W, C&SRB&M, MARICOPA COUNTY, ARIZONA, PER BOOK 950 OF MAPS, PG. 13, MCR

NOTE:

SEE SHEET 5 FOR PALM VALLEY 303 WEST OWNERS' ASSOCIATION RATIFICATION AND CONSENT

SHEET 1 OF 7  
NO. LOTS-22  
GROSS AREA- 236.50 ACRES

## A REPLAT OF PALM VALLEY PHASE VI PERIMETER WEST FINAL PLAT

Keogh Engineering, Inc.  
14150 W. McDOWELL ROAD • GOODYEAR, ARIZONA 85335  
PHONE: (602) 535-7180 FAX: (602) 535-7282  
EMAIL: keogh@keogheengineering.com

JOB NO. 19677 MAP NO. E-19677

BOOK 1098 PAGE 26  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2011-0882287  
10/25/2011 02:38 PM



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