

G:\dwgs\PC\PC62\FINAL PLAT\PC62 B FP-00.dwg 3/13/2015 1:57:14 PM

DEDICATION:

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE UNDER TRUST NO. 7854, AND NOT PERSONALLY HEREBY SUBDIVIDES UNDER THE NAME OF "FINAL PLAT PEBBLECREEK PHASE II UNIT SIXTY-TWO "B" A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED ON THIS PLAT.(SHEET 2 OF 3) TRUSTEE HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, STREETS AND PRIVATE ACCESS WAYS CONSTITUTING FINAL PLAT PEBBLECREEK PHASE II UNIT SIXTY-TWO "B" AND THAT EACH LOT, TRACT, EASEMENT, STREET, PRIVATE ACCESS WAY AND OTHER PORTION OF FINAL PLAT PEBBLECREEK PHASE II UNIT SIXTY-TWO "B" SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS SET FORTH ON THIS PLAT. COMMON AREA TRACT "A" IS DECLARED A PRIVATE ACCESS WAY FOR DRAINAGE AND FOR INGRESS AND EGRESS TO AND FROM THE LOTS, TRACTS AND OTHER PORTIONS OF FINAL PLAT PEBBLECREEK PHASE II UNIT SIXTY-TWO "B" AND OTHER PORTIONS OF PEBBLECREEK GOLF RESORT BY THE OWNERS THEREOF, BY PEBBLECREEK PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP ("PEBBLECREEK PROPERTIES"), BY THEIR RESPECTIVE GUESTS AND INVITEES AND BY FIRE, POLICE, AND EMERGENCY AND GOVERNMENTAL SERVICE VEHICLES AND PERSONNEL, INCLUDING REFUSE COLLECTION VEHICLES AND PERSONNEL. TRUSTEE HEREBY DEDICATES TO ALL PUBLIC UTILITY PROVIDERS A NON-EXCLUSIVE EASEMENT WITHIN COMMON AREA TRACT "A" AND WITHIN ALL AREAS DESIGNATED ON THIS PLAT AS PUBLIC UTILITIES EASEMENTS, WHICH NON-EXCLUSIVE EASEMENT IS FOR UNDERGROUND CABLES, PIPES, WIRES AND OTHER UNDERGROUND EQUIPMENT AND, IF AND TO THE EXTENT APPROVED IN WRITING BY PEBBLECREEK PROPERTIES OR ITS DESIGNATED SUCCESSORS OR ASSIGNS, FOR RELATED ABOVE-GROUND FACILITIES, FOR ELECTRICITY, GAS, COMMUNICATIONS, WATER, CABLE TELEVISION SEWAGE DISPOSAL, AND EFFLUENT TREATMENT OR DISPOSAL, EXCEPT THAT THE CONSENT OF PEBBLECREEK PROPERTIES OR ITS DESIGNATED SUCCESSOR OR ASSIGNS SHALL NOT BE REQUIRED FOR SUCH PERMITTED ABOVE-GROUND FACILITIES IF THE CITY OF GOODYEAR OR A COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY IS THE UTILITY PROVIDER. EXCEPT WHEN THE APPLICABLE PUBLIC UTILITY PROVIDER IS THE CITY OF GOODYEAR OR A COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY, A PUBLIC UTILITY PROVIDER'S ACCEPTANCE OF THIS EASEMENT CONSTITUTES SUCH PUBLIC UTILITY PROVIDER'S AGREEMENT (WHICH ACCEPTANCE AND AGREEMENT SHALL CONCLUSIVELY BE EVIDENCED BY THE INSTALLATION OF ANY CABLES, WIRES, PIPES, CONDUIT OR OTHER EQUIPMENT OR MATERIALS WITHIN THE PROPERTY SUBJECT TO THIS PLAT BY, FOR OR ON BEHALF OF SUCH PUBLIC UTILITY PROVIDER AND WHICH ACCEPTANCE AND AGREEMENT SHALL BE A CONDITION TO THE EFFECTIVENESS OF THIS EASEMENT WITH RESPECT TO SUCH PUBLIC UTILITY PROVIDER) TO: (A) INDEMNIFY, DEFEND AND HOLD HARMLESS (1) PEBBLECREEK PROPERTIES, (2) THE PROPERTY OWNERS ASSOCIATION(S) ESTABLISHED BY PEBBLECREEK PROPERTIES FOR FINAL PLAT PEBBLECREEK PHASE II UNIT SIXTY-TWO "B" AND PEBBLECREEK GOLF RESORT, (3) THE RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, MEMBERS SUCCESSORS AND ASSIGNS OF PEBBLECREEK PROPERTIES AND OF SUCH PROPERTY OWNERS ASSOCIATION(S), AND (4) THE RESPECTIVE OWNERS OF THE REAL PROPERTY THAT IS SUBJECT TO THE FOREGOING EASEMENT FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, DAMAGES, SUITS, COSTS AND EXPENSES, INCLUDING BUT NOT LIMITED TO COURT COSTS AND ATTORNEYS' FEES, ARISING FROM OR RELATING TO ANY PERSONAL INJURY, DEATH, PROPERTY DAMAGE OR OTHERWISE, IN CONNECTION WITH THE INSTALLATION, CONSTRUCTION, DESIGN, OPERATION, REPAIR, MAINTENANCE OR REPLACEMENT OF ANY CABLES, PIPES, WIRES OR OTHER EQUIPMENT OR FACILITIES BY, FOR OR ON BEHALF OF SUCH PUBLIC UTILITY PROVIDER OR IN CONNECTION WITH SUCH PUBLIC UTILITY PROVIDER'S OPERATIONS WITHIN FINAL PLAT PEBBLECREEK PHASE II UNIT SIXTY-TWO "B" AND PEBBLECREEK GOLF RESORT; AND (B) REPAIR AND RESTORE ALL STREETS, FENCING, LANDSCAPING AND OTHER IMPROVEMENTS DAMAGED OR DESTROYED BY SUCH PUBLIC UTILITIES PROVIDER TO THE SAME CONDITION AS PRIOR TO THEIR DAMAGE OR DESTRUCTION. IN THE EVENT THE CITY OF GOODYEAR OR ANY COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY IS OR BECOMES A PUBLIC UTILITY PROVIDER AND INSTALLS, MAINTAINS, REPAIRS OR REPLACES ANY OF ITS PUBLIC UTILITIES WITHIN THE EASEMENT GRANTED TO PUBLIC UTILITY PROVIDERS BY THIS DEDICATION, AND IF THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT DAMAGES OR DESTROYS ANY STREETS, LANDSCAPING OR PRIVATE PROPERTY WITHIN THE EASEMENT, THE REPAIR AND REPLACEMENT OF SUCH LANDSCAPING OR PRIVATE PROPERTY LOCATED WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SUCH PROPERTY, EXCEPT THAT THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT SHALL CLOSE ANY EXCAVATIONS MADE BY IT WITHIN SUCH EASEMENT AND SHALL REPAIR THE STREETS (I.E. PRIVATE ACCESS WAYS), AT THE POINT OF ANY SUCH DAMAGE OR EXCAVATION, TO THE SAME CONDITION AS PRIOR TO THEIR DAMAGE OR EXCAVATION BY THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT, EXCEPT THAT THE CITY OF GOODYEAR WILL NOT BE RESPONSIBLE TO REPLACE DECORATIVE PAVEMENT INSTALLED OVER CITY UTILITY LINES BUT THAT PAVEMENT REPLACED SHALL BE TYPICAL BLACK ASPHALT CONCRETE COLOR OR GRAY CONCRETE COLOR.

PUBLIC UTILITY EASEMENT ('EASEMENTS') IN TRACT 'A' AS DESCRIBED ABOVE ARE GRANTED TO LIBERTY UTILITIES, AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN UNDERGROUND (AND TO THE EXTENT APPROVED IN WRITING BY PEBBLECREEK PROPERTIES, OR ITS DESIGNATED SUCCESSORS OR ASSIGNS, FOR RELATED ABOVE GROUND FACILITIES [EXCEPT FIRE HYDRANTS, WHICH SHALL NOT REQUIRE SUCH APPROVAL]) WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE P.U.E. IN (TRACT 'A'); PROVIDED, HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID PUBLIC UTILITY EASEMENT (TRACT 'A') IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

THIS EASEMENT (TRACT 'A') IS GRANTED SUBJECT TO THE CONDITION THAT GRANTEE SHALL HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEE'S USE OF THE EASEMENT. BY ACCEPTING THE EASEMENT, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE UNDER TRUST NO. 7854, AND NOT PERSONALLY:

BY: \_\_\_\_\_  
SR. TRUST OFFICER, SIMIN BERRY

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, THE UNDERSIGNED OFFICER, \_\_\_\_\_ AS SR. TRUST OFFICER FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) PERSONALLY APPEARED BEFORE ME AND BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING FOR THE PURPOSES HEREIN CONTAINED, UPON BEHALF OF THE CORPORATION, AS TRUSTEE

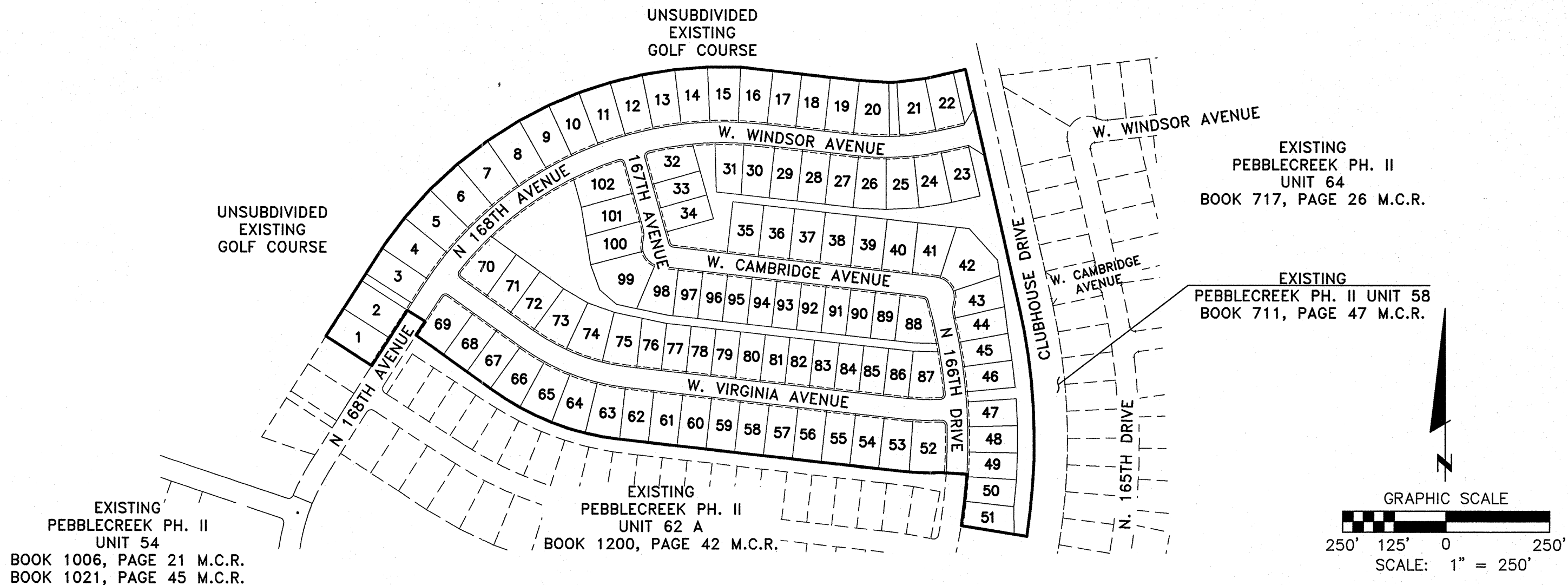
IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT PEBBLECREEK PHASE II  
UNIT SIXTY-TWO "B"

A PORTION OF THE NORTH HALF OF SECTION 36 TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA



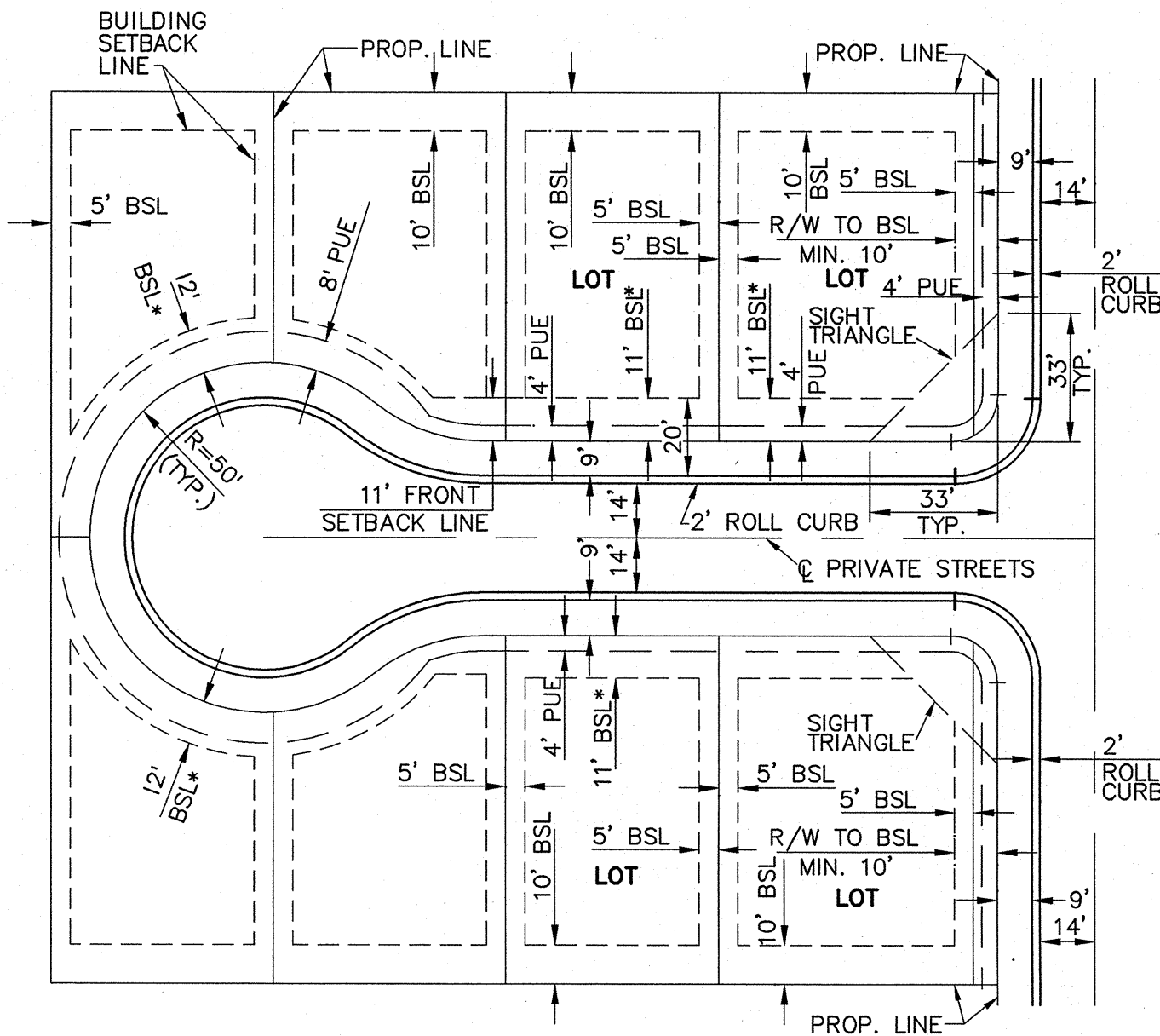
SITE PLAN

CITY OF GOODYEAR-GENERAL NOTES FOR FINAL PLAT (Continue)

- Q. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION (LOTS 22, 23, 32, 52, 69, 70, 87, 88 AND 102).
- R. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS (UNIT SIXTY-TWO "B" - LOTS 4, 12, AND 47).

UTILITY COMPANIES

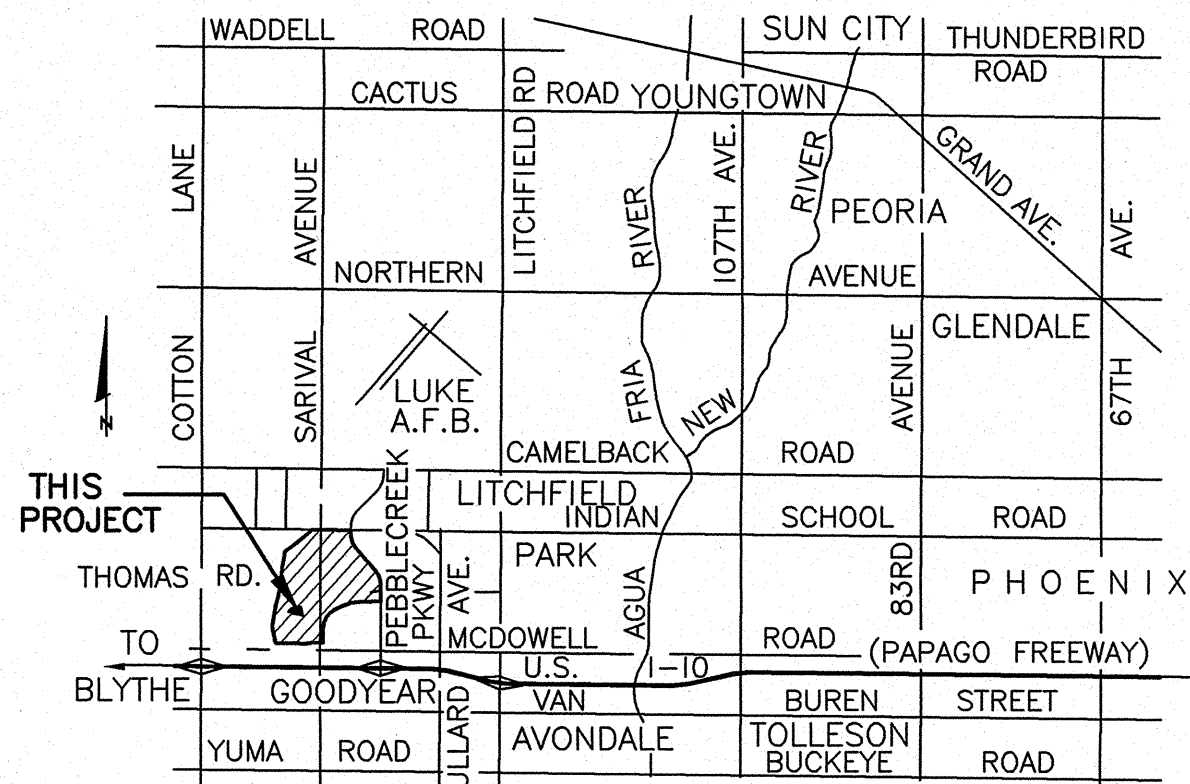
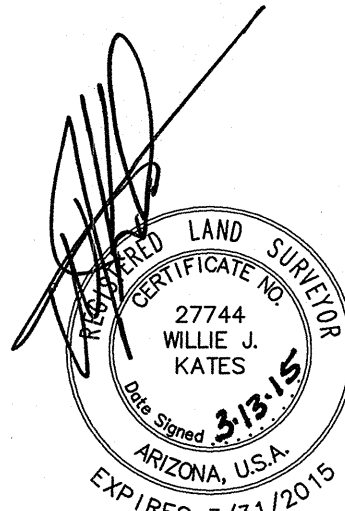
WATER.....LIBERTY WATER  
WASTE WATER.....LIBERTY WATER  
ELECTRIC.....ARIZONA PUBLIC SERVICE  
NATURAL GAS.....SOUTHWEST GAS CO.  
TELEPHONE.....CENTURYLINK  
CABLE TELEVISION.....COX CABLE



TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS OTHERWISE SHOWN)  
SCALE: 1" = 40'  
MIN. FRONT YARD SETBACK = 11 FT.  
MIN. STREET SIDE SETBACK = 10 FT.  
MIN. REAR YARD SETBACK = 10 FT.  
MIN. SIDE YARD SETBACK = 5 FT.  
\* FRONT YARD BUILDING SETBACKS TO BE INCREASED BY 5' ADJACENT TO SIDEWALKS  
BUILDING SETBACK LINE TO BE 12 FEET WITHIN THE CUL-DE-SAC TO ALLOW FOR A 20 FOOT DRIVEWAY

CERTIFICATE OF SURVEYOR

I, WILLIE J. KATES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP CONSISTING OF THREE SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 2014, AND MEETS THE MINIMUM STANDARDS FOR AN ARIZONA LAND BOUNDARY SURVEY, THAT THE PLAT IS CORRECT AND ACCURATE THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS DESCRIBED IN IT HAVE EITHER BEEN FOUND, SET OR WILL BE SET AS DESCRIBED, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



VICINITY MAP

SCALE: 1" = 3 MILES

ADDITIONAL NOTES

1. BASIS OF BEARINGS: THE BEARING OF NORTH 89°39'29" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, T2N, R2W, G & SRM. AS SHOWN ON THE MAP OF DEDICATION FOR MCDOWELL RD BOOK 705 PG 39 M.C.R.
2. THERE SHALL BE A ONE FOOT, VEHICULAR NON-ACCESS EASEMENT (VNAE) IN LOCATIONS AS SHOWN ON THE PLAT.
3. A FOUR-FOOT (4') PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREETS WITHIN THE LOT AREAS IS DEDICATED HEREON. AN EIGHT-FOOT (8') UNDERGROUND PUBLIC UTILITY EASEMENT ADJACENT TO ALL CUL-DE-SAC STREETS WITHIN THE LOT AREAS AS SHOWN ON THE PLAT IS DEDICATED HEREON.
4. WALLS IN EXCESS OF 3-FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF CORNER LOTS 32, 52, 69, 70, 87, 88, AND 102.
5. 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. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
6. ALL SHADE STRUCTURES IN THE REAR YARD SHALL BE APPROVED BY THE PEBBLECREEK ARCHITECTURAL REVIEW COMMITTEE.
7. FINAL PLAT PEBBLECREEK PHASE II UNIT SIXTY TWO "B" MAY BE SUBJECT TO NOISE INTRUSION FROM THE OPERATION OF THE ARIZONA MOTORSPORT PARK GENERALLY LOCATED AT CAMELBACK ROAD & REEMS ROAD SHOULD IT RESUME OPERATION AT SOME FUTURE DATE.
8. THE DEVELOPER/BUILDER SHALL HAVE A DISCLOSURE NOTICE, WHICH SHALL INCLUDE A MAP CALLING OUT THE CONTOUR LINES AND A FONT THAT IS NOT LESS THAN SIZE 16, PLACED IN ANY SALES OFFICE IN A PROMINENT LOCATION INFORMING POTENTIAL BUYERS OF THE DISTANCE TO ACCIDENT POTENTIAL ZONE II AND NOISE CONTOUR LINES FOR LUKE AIR FORCE BASE.
9. BUILDING PERMITS FOR VERTICAL CONSTRUCTION SHALL NOT BE ISSUED UNTIL IMPROVEMENTS ENSURING ADEQUATE WATER, WASTEWATER AND EMERGENCY SERVICE FOR THE SUBDIVISION HAVE BEEN COMPLETED.
10. ALL TRACTS SHOWN ON THE PLAT ARE TO BE OWNED AND MAINTAINED BY THE PEBBLECREEKS HOMEOWNERS ASSOCIATION.

GROSS AREA OF SUBDIVISION	28.845 AC
TOTAL NUMBER OF LOTS	102

DESCRIPTION OF TRACTS			
TRACT	USAGE	MAINTAINED/OWNER	AREA
A	PRIVATE ROADWAY/DRAINAGE/P.U.E./UTILITY	PEBBLECREEK HOMEOWNERS ASSOCIATION	4.853 AC.
B	DRAINAGE/OPEN SPACE	PEBBLECREEK HOMEOWNERS ASSOCIATION	1.303 AC.
C	DRAINAGE/OPEN SPACE/UTILITY	PEBBLECREEK HOMEOWNERS ASSOCIATION	1.725 AC.
D	DRAINAGE/OPEN SPACE	PEBBLECREEK HOMEOWNERS ASSOCIATION	0.061 AC.
E	DRAINAGE/OPEN SPACE	PEBBLECREEK HOMEOWNERS ASSOCIATION	0.067 AC.
F	DRAINAGE/OPEN SPACE	PEBBLECREEK HOMEOWNERS ASSOCIATION	0.077 AC.

CERTIFICATE OF ASSURED WATER SUPPLY

FINAL PLAT PEBBLECREEK PHASE II UNIT SIXTY-TWO "B" IS WITHIN THE SERVICE AREA OF LIBERTY UTILITIES. PEBBLECREEK HAS BEEN ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUB-SECTION A.

LITCHFIELD PARK SERVICE COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
dba LIBERTY UTILITIES

APPROVAL

CITY COUNCIL  
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY CLERK

APPROVAL

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER/TRUSTEE:

FIRST AMERICAN TITLE INSURANCE CO.  
UNDER TRUST #7854  
4801 E. WASHINGTON  
PHOENIX, ARIZONA 85034  
PHONE:(620) 252-5941

DEVELOPER:

PEBBLECREEK PROPERTIES  
LIMITED PARTNERSHIP  
9532 E. RIGGS ROAD  
SUN LAKES, ARIZONA 85248  
PHONE:(480) 895-9200

ENGINEER:

B & R ENGINEERING INC.  
9666 E. RIGGS ROAD SUITE 118  
SUN LAKES, ARIZONA 85248  
PHONE:(480) 895-0799

DATE: 03/13/15

DESERT SKY SURVEYING, INC

A.L.T.A. AND TOPOGRAPHIC  
SURVEYS-AERIAL MAPPING  
G.I.S.-CONSTRUCTION LAYOUT  
15548 E. VIA DEL PALO, GILBERT, AZ. 85298  
PH 602-499-0884 FAX 480-883-4326  
© 2015 DESERT SKY SURVEYING, INC. PC 62B FINAL PLAT



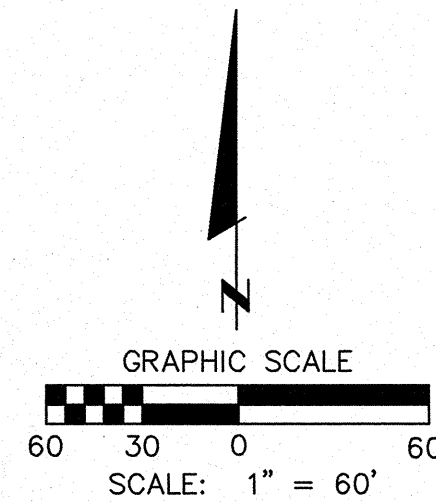
N 1/4 CORNER SECTION 36  
T2N R2W, G&SRM FOUND  
MCDOT ALUM. CAP

UNSUBDIVIDED  
EXISTING GOLF COURSE

UNSUBDIVIDED  
EXISTING GOLF COURSE

# LEGEND

- INDICATES SECTION MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744 (UNLESS NOTED OTHERWISE)
- INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 (UNLESS NOTED OTHERWISE)
- INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
- INDICATES SUBDIVISION BOUNDARY
- INDICATES STREET CENTERLINE
- INDICATES SECTION LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- TRT TRACT
- 33' X 33' SIGHT VISIBILITY TRIANGLE
- HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
- HOUSES ON THESE LOTS ARE SUBJECT TO HEADLIGHT INTRUSION



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N32°40'37"E	39.81'
L2	S32°40'37"W	20.00'
L3	S32°40'37"W	20.00'
L4	S77°56'42"E	129.31'
L5	S77°56'42"E	127.06'
L6	S83°38'48"E	540.00'
L7	S83°38'48"E	598.03'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	92°38'27"	19.40'	12.00'
C2	92°38'27"	19.40'	12.00'
C3	92°38'27"	19.40'	12.00'
C4	92°38'27"	19.40'	12.00'
C5	31°47'18"	27.74'	50.00'
C6	99°50'48"	87.13'	50.00'
C7	68°03'30"	14.25'	12.00'
C26	0°17'14"	4.08'	815.00'

## LEGAL DESCRIPTION PEBBLECREEK PHASE II UNIT 62 'B' DECEMBER 1, 2014

A PORTION OF THE NORTH HALF OF SECTION 36, T.2N., R.2W., OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36, A FOUND 2" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, FROM WHICH THE NORTHEAST CORNER, A FOUND MCDOT BRASS CAP BEARS N00°16' 18"E, 2635.47 FEET DISTANT;

THENCE N83°30'33"W, A DISTANCE OF 1732.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N80°56'43"W, A DISTANCE OF 160.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,300.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N80°56'43"W;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°29'48", AN ARC DISTANCE OF 124.71 FEET;

THENCE N86°29'48"W, A DISTANCE OF 50.00 FEET;

THENCE N86°26'23"W, A DISTANCE OF 10.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 650.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N02°43'27"W;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°04'39", AN ARC DISTANCE OF 102.98 FEET;

THENCE N83°38'48"W, A DISTANCE OF 682.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 650.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°15'06", AN ARC DISTANCE OF 331.85 FEET;

THENCE N54°23'42"W, A DISTANCE OF 225.88 FEET;

THENCE N32°40'37"E, A DISTANCE OF 39.81 FEET;

THENCE N57°19'23"W, A DISTANCE OF 50.00 FEET;

THENCE S32°40'37"W, A DISTANCE OF 160.00 FEET;

THENCE N57°19'23"W, A DISTANCE OF 132.00 FEET;

THENCE N32°40'37"E, A DISTANCE OF 263.61 FEET;

THENCE N36°41'15"E, A DISTANCE OF 80.48 FEET;

THENCE N41°55'18"E, A DISTANCE OF 91.15 FEET;

THENCE N47°09'22"E, A DISTANCE OF 91.15 FEET;

THENCE N52°23'25"E, A DISTANCE OF 91.15 FEET;

THENCE N57°37'29"E, A DISTANCE OF 91.15 FEET;

THENCE N62°42'25"E, A DISTANCE OF 79.74 FEET;

THENCE N67°06'41"E, A DISTANCE OF 79.73 FEET;

THENCE N71°41'28"E, A DISTANCE OF 79.73 FEET;

THENCE N76°16'10"E, A DISTANCE OF 79.69 FEET;

THENCE N80°50'52"E, A DISTANCE OF 79.73 FEET;

THENCE N85°25'39"E, A DISTANCE OF 79.73 FEET;

THENCE S89°59'35"E, A DISTANCE OF 79.73 FEET;

THENCE S83°25'54"E, A DISTANCE OF 78.55 FEET;

THENCE S83°39'47"E, A DISTANCE OF 210.00 FEET;

THENCE S86°32'10"E, A DISTANCE OF 71.45 FEET;

THENCE N87°54'40"E, A DISTANCE OF 19.57 FEET;

THENCE N82°21'44"E, A DISTANCE OF 68.49 FEET;

THENCE N77°10'19"E, A DISTANCE OF 69.84 FEET;

THENCE N77°07'25"E, A DISTANCE OF 30.00 FEET;

THENCE S12°52'35"E, A DISTANCE OF 584.03 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,460.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°55'52", AN ARC DISTANCE OF 558.84 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 1,256,510 SQUARE FEET OR 28.845 ACRES, MORE OR LESS.



## FINAL PLAT FOR PEBBLECREEK PHASE II - ARIZONA UNIT SIXTY TWO 'B'

CONSISTING OF 3 SHEETS  
A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

DATE: 03/13/15

DESERT SKY SURVEYING, INC

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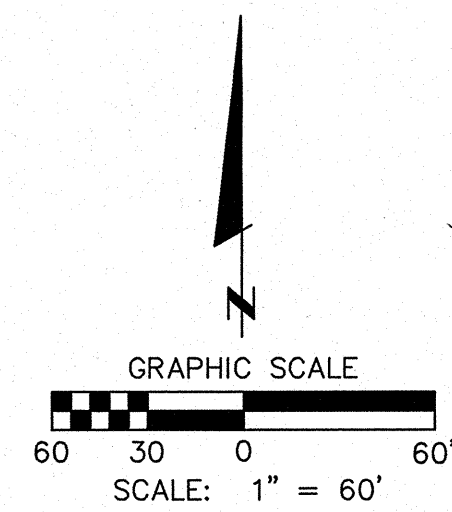
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PC 62B FINAL PLAT





- LEGEND**
- ◆ INDICATES SECTION MONUMENT FOUND AS NOTED
  - INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744 (UNLESS NOTED OTHERWISE)
  - INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 (UNLESS NOTED OTHERWISE)
  - INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
  - INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
  - INDICATES SUBDIVISION BOUNDARY
  - INDICATES STREET CENTERLINE
  - - - INDICATES SECTION LINE
  - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
  - VNAE 1' VEHICULAR NON-ACCESS EASEMENT
  - TRT TRACT
  - ▲ 33' X 33' SIGHT VISIBILITY TRIANGLE
  - \* HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
  - \*\* HOUSES ON THESE LOTS ARE SUBJECTED TO HEADLIGHT INTRUSION



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C8	19°17'04"	274.31'	815.00'
C9	63°39'36"	961.08'	865.00'
C10	67°55'31"	14.23'	12.00'
C11	100°47'48"	87.96'	50.00'
C12	30°39'08"	26.75'	50.00'
C13	17°03'37"	387.09'	1300.00'
C14	0°24'01"	9.08'	1300.00'
C15	1°05'33"	24.79'	1300.00'
C16	10°37'13"	231.70'	1250.00'
C17	0°56'05"	20.39'	1250.00'
C18	9°40'45"	80.24'	475.00'
C19	9°41'16"	88.77'	525.00'
C20	91°46'31"	19.22'	12.00'
C21	91°39'31"	19.20'	12.00'
C22	0°15'06"	5.71'	1300.00'
C23	2°27'52"	25.16'	585.00'
C24	5°14'10"	114.23'	1250.00'
C25	9°44'30"	85.01'	500.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	S86°36'42"W	37.05'



**FINAL PLAT**  
FOR  
**PEBBLECREEK PHASE II - ARIZONA**  
**UNIT SIXTY TWO 'B'**  
CONSISTING OF 3 SHEETS  
A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

DATE: 03/13/15

**DESERT SKY SURVEYING, INC**  
A.L.T.A. AND TOPOGRAPHIC  
SURVEYS-AERIAL MAPPING  
G.I.S.-CONSTRUCTION LAYOUT  
15548 E. VIA DEL PALO, GILBERT, AZ. 85298  
PH 602-499-0884 FAX 480-883-4326  
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