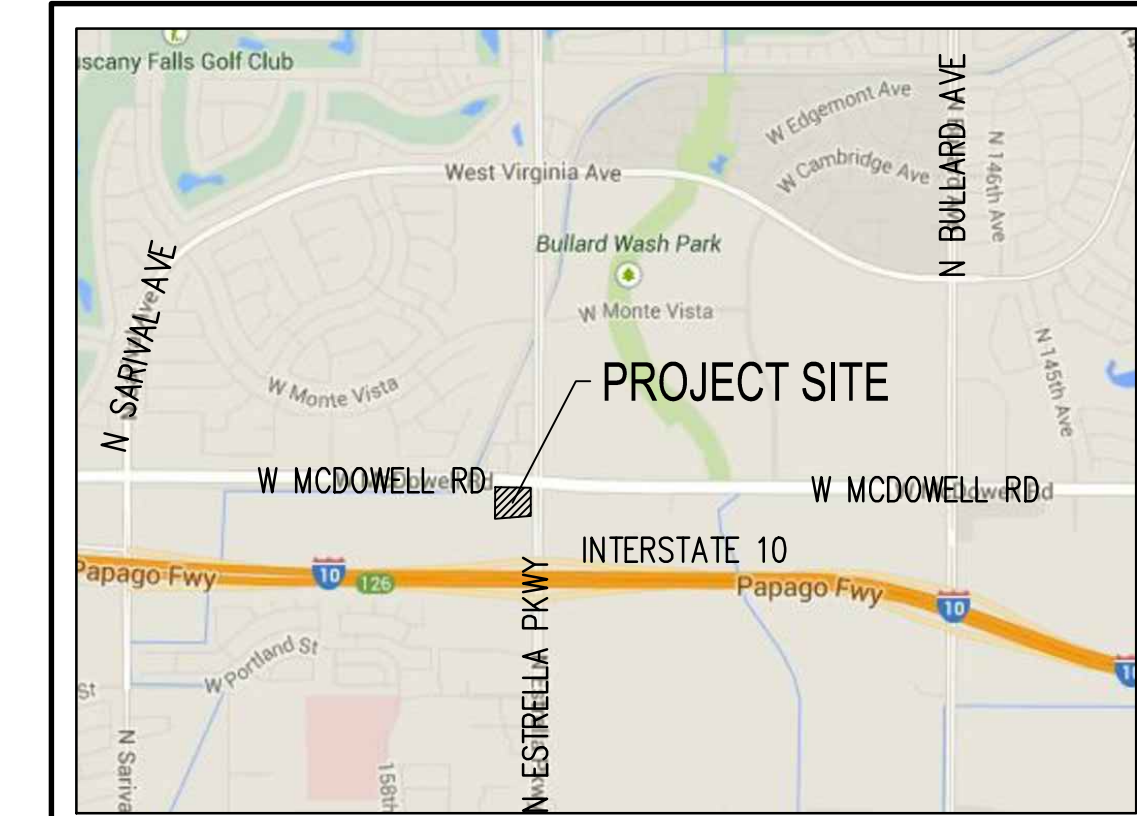
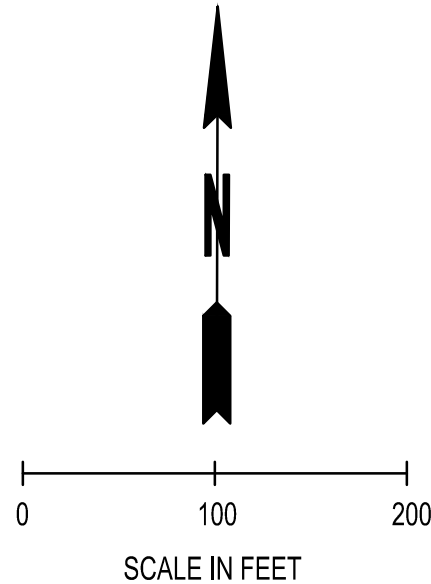




VICINITY MAP

PRELIMINARY PLAT FOR PEBBLE CREEK MARKETPLACE

A PORTION OF G.L.O. LOT 1, SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST, G&SRB&M MARICOPA COUNTY, ARIZONA



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- CENTER LINE

NOTE

THE PROPERTY IS PLANNED TO BE DEVELOPED IN TWO PHASES. SEE PHASING PLAN.

SITE LOCATION

15535 W MCDOWELL ROAD
GOODYEAR, ARIZONA 85338

PARCELS

500-05-006J
500-05-006H
500-05-006K
500-05-006G

PROPERTY OWNER

I10 & PEBBLE CREEK, LLC
2922 EASTWOOD, LLC
7575 N. 16TH STREET, SUITE #1
PHOENIX, AZ 85020
ATTN: JOHN DORSETT
PHONE: 602-956-8254

PROPERTY OWNER / DEVELOPER

WINCO FOODS, LLC
650 NORTH ARMSTRONG PLAC3E
BOISE, ID 83704
PHONE: 208-672-2066

ENGINEER

SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WASHINGTON 98516
PH: (360) 352-1465
FAX: (360) 352-1509
CONTACT: BRANDON JOHNSON, PE

ARCHITECT

TAIT & ASSOCIATES, INC.
707 N. 27TH STREET
BOISE, ID 83702
PH: (208) 319-0772
CONTACT: DAN ZIMMERMANN

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
21415 N. 23RD AVENUE
PHOENIX, ARIZONA 85027
PH: (623) 869-0223
CONTACT: DAVID S. KLEIN

SEWER, WATER & STORM DRAIN

CITY OF GOODYEAR
PUBLIC WORKS
4980 S. 157TH AVE.
GOODYEAR, AZ 85338
PH: 623-882-7887

POWER

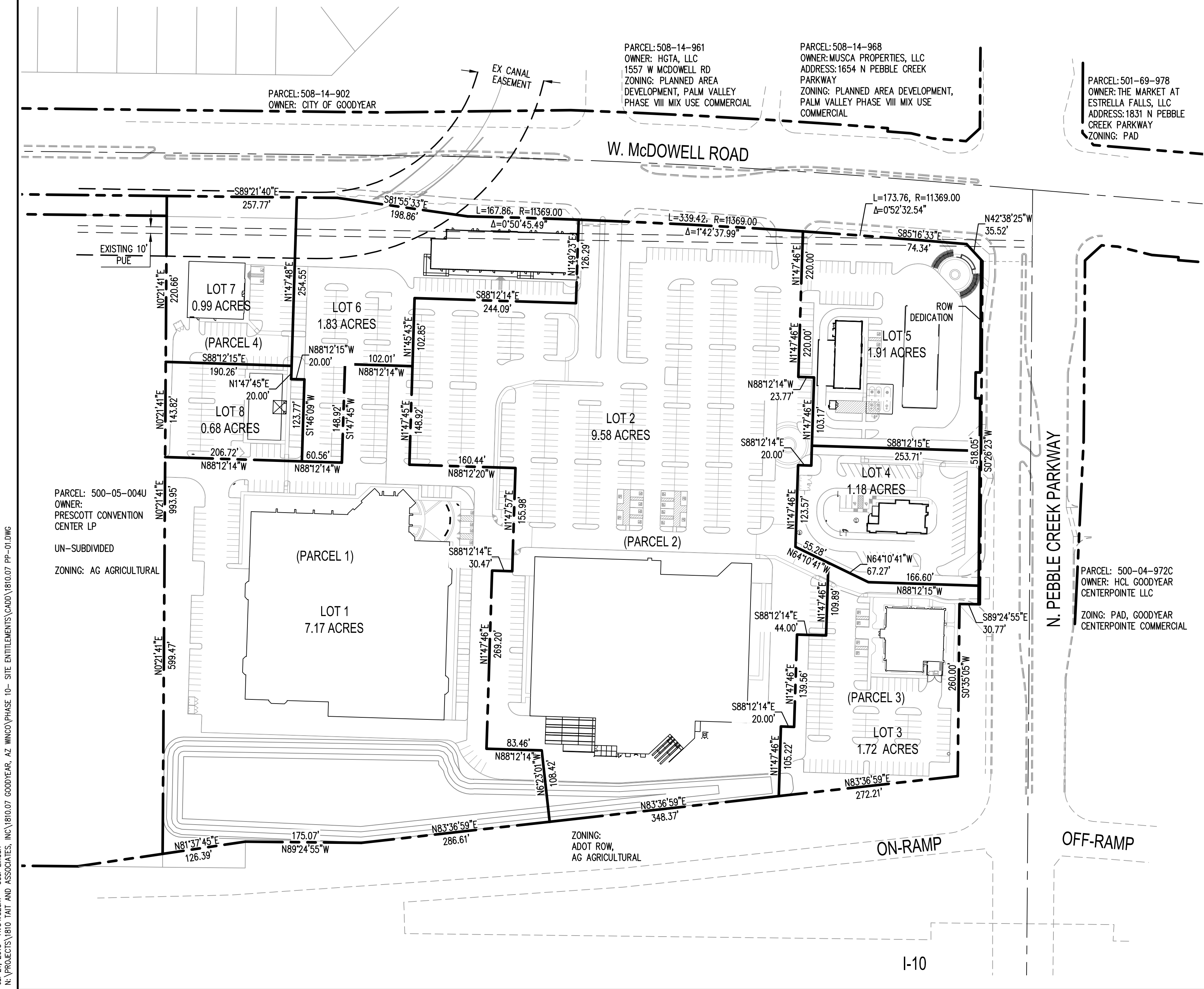
ARIZONA PUBLIC SERVICE
190 N LITCHFIELD RD
GOODYEAR, ARIZONA 85338
PH: (623) 975-5760

COMMUNICATIONS

COX COMMUNICATION
PH: (866) 653-7804

SETBACK

FRONTAGE: 15-FT
INTERNAL LOT LINE: 0-FT



SITE DATA

EXISTING ZONING: AG AGRICULTURAL
GROSS AREA: 25.16 AC
No. OF LOTS: 8
MINIMUM LOT SIZE: 0.68 AC
AVERAGE LOT SIZE: 3.15 AC

CITY MAINTAINED RIGHT-OF-WAY IMPROVEMENTS

IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING (LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE).

- 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.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND MEET CITY STANDARDS.
- IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

LEGAL DESCRIPTION

SEE SHEET PP-02 FOR LEGAL DESCRIPTION.

PLANNING AND ZONING DIVISION NOTES

PER ORD. NO. 07-1061 STIPULATION NO. 7 THE EXTINGUISHMENT OF TYPE I WATER RIGHTS AND TRANSFER OF THE EXTINGUISHMENTS TO THE CITY SHALL BE COMPLETED PRIOR TO SITE PLAN APPROVAL OR RECORDING OF THE FINAL PLAT, WHICHEVER OCCURS FIRST.
PER ORD. NO. 07-1061 STIPULATION NO. 8 THE OWNER SHALL DISCLOSE TO SUBSEQUENT PURCHASERS OF PROXIMITY OF THE PROPERTY TO LUKE AFB AND ITS ASSOCIATED IMPACTS.
PER ORD. NO. 14-1314 STIPULATION NO. 6 REQUIRES THE OWNER SHALL BE RESPONSIBLE FOR HIS PROPORTIONATE SHARE OF THE TRAFFIC SIGNAL TO BE INSTALLED AT THE MAIN ENTRANCE TO THE DEVELOPMENT FROM MCDOWELL ROAD. PAYMENT OF THIS PROJECT'S 50% SHARE OF THE COST OF THE SIGNAL WILL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY PERMITS FOR THE SITE OR RECORDING OF THE FINAL PLAT, WHICHEVER OCCURS FIRST.
PER ORD. NO. 14-1314 STIPULATION NO. 4 PERIMETER LANDSCAPE IMPROVEMENTS ALONG MCDOWELL ROAD AND PEBBLE CREEK PARKWAY, INCLUDING THE CORNER PLAZA FEATURE AT THE STREET CORNER, SHALL BE INSTALLED WITH PHASE I DEVELOPMENT OF THE SITE.

FLOOD NOTE

THIS TRACT IS LOCATED WITHIN ZONE X AND ZONE A DELINEATED ON THE MARICOPA COUNTY ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP/FLOOD HAZARD BOUNDARY MAPS PANEL NUMBER 04013C2060G DATED OCTOBER 17, 2006 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE X IS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE A IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.

UTILITY NOTE

UTILITIES ON THIS PLAN ARE BASED UPON INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES. KM ENGINEERING MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KM ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.

CITY OF GOODYEAR BENCHMARK

POINT G343
NORTHING: 896,767
EASTING: 565,374
ELEV NAVD88: 992.71
ELEV NAVD29: 990.73
INVENTORY DESCRIPTION: 3 IN COG GOODYEAR DESCRIPTION: BOH BR. CAP IN HANDHOLE
CROSS STREET 1: LITCHFIELD ROAD
CROSS STREET 2: MC DOWELL RD.

POINT G357

NORTHING: 902,154
EASTING: 554,933
ELEV NAVD88: 1016.38
ELEV NAVD29: 1014.50
INVENTORY DESCRIPTION: 3 IN MCHD GOODYEAR DESCRIPTION: BOH BR. CAP IN HANDHOLE
CROSS STREET 1: ESTRELLA PARKWAY (REEMS ROAD)
CROSS STREET 2: THOMAS ROAD

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 6, USING A BEARING OF SOUTH 00 DEGREES 26 MINUTES 23 SECONDS WEST, PER THE MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, RECORDED IN BOOK 694 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS.

BENCHMARK

3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST, G&SRB&M, MARICOPA COUNTY, ARIZONA.
ELEVATION=1004.339
NAVD88 DATUM

TEMPORARY BENCHMARK

ADOT ALUMINUM CAP AT THE SOUTHEAST PROPERTY CORNER
ELEVATION=1005.04
NAVD88 DATUM

BY

DATE

REVISIONS

SCJ ALLIANCE CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

PRELIMINARY PLAT

PEBBLE CREEK MARKETPLACE

GOODYEAR, ARIZONA

SEAL

DESIGNER: J. BRUHN

DRAWN BY: L. HURTADO

APPROVED BY: B. JOHNSON

DATE: JULY, 2015

JOB No: 1810.07

DRAWING FILE No: 1810.07 PP-01

DRAWING No: PP-01

SHEET No: 1 OF 3

LEGAL DESCRIPTION

PARCEL 1:
A PORTION OF G.L.O. LOT 1, SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 0°26'23" WEST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 54.73 FEET; THENCE NORTH 89°33'37" WEST, AND PERPENDICULAR TO THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 75.00 FEET; THENCE SOUTH 0°26'23" WEST PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 518.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 HIGHWAY; THENCE NORTH 89°24'55" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 30.77 FEET; THENCE SOUTH 0°35'05" WEST AND ALONG A WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 10 HIGHWAY, A DISTANCE OF 260.00 FEET; THENCE SOUTH 83°36'59" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE 10 HIGHWAY, A DISTANCE OF 620.57 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING SOUTH 83°36'59" WEST AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 286.61 FEET; THENCE NORTH 89°24'55" WEST AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 175.07 FEET; THENCE SOUTH 81°31'45" WEST CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE 10 HIGHWAY, A DISTANCE OF 126.39 FEET; THENCE NORTH 0°21'41" EAST, A DISTANCE OF 599.47 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 267.28 FEET; THENCE NORTH 1°47'45" EAST, A DISTANCE OF 148.92 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 102.01 FEET; THENCE SOUTH 1°47'45" WEST, A DISTANCE OF 148.92 FEET; THENCE SOUTH 88°12'20" EAST, A DISTANCE OF 160.44 FEET; THENCE SOUTH 1°47'57" WEST, A DISTANCE OF 155.98 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 30.47 FEET; THENCE SOUTH 1°47'46" WEST, A DISTANCE OF 269.20 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 83.46 FEET; THENCE SOUTH 6°23'01" EAST, A DISTANCE OF 108.42 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL 2:
A PORTION OF G.L.O. LOT 1, SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 0°26'23" WEST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 54.73 FEET; THENCE NORTH 89°33'37" WEST AND PERPENDICULAR TO THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 75.00 FEET; THENCE NORTH 42°38'25" WEST ALONG A SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD, A DISTANCE OF 35.52 FEET; THENCE NORTH 85°16'33" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 74.34 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11369.00 FEET AND WHOSE CENTER BEARS SOUTH 4°43'14" WEST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 0°52'33", AN ARC LENGTH OF 173.76 FEET TO A POINT OF NON-TANGENCY AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 1°47'46" WEST, A DISTANCE OF 220.00 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 23.77 FEET; THENCE SOUTH 1°47'46" WEST, A DISTANCE OF 133.17 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 1°47'46" WEST, A DISTANCE OF 123.57 FEET; THENCE SOUTH 64°10'41" EAST, A DISTANCE OF 55.28 FEET; THENCE SOUTH 1°47'46" WEST, A DISTANCE OF 109.89 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 44.00 FEET; THENCE SOUTH 1°47'46" WEST, A DISTANCE OF 139.56 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 1°47'46" WEST, A DISTANCE OF 105.22 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 10; THENCE SOUTH 83°36'59" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 348.37 FEET; THENCE NORTH 6°23'01" WEST, A DISTANCE OF 108.42 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 83.46 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 269.20 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 30.47 FEET; THENCE NORTH 1° 47'57" EAST, A DISTANCE OF 155.98 FEET; THENCE NORTH 88°12'20" WEST A DISTANCE OF 160.44 FEET; THENCE NORTH 1°47'45" EAST, A DISTANCE OF 148.92 FEET; THENCE NORTH 1°45'43" EAST, A DISTANCE OF 102.85 FEET; THEN SOUTH 88°12'14" EAST, A DISTANCE OF 244.08 FEET; THENCE NORTH 1°49'23" EAST, A DISTANCE OF 126.29 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD, SAID POINT LIES ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11369.00 FEET AND WHOSE CENTER BEARS SOUTH 2°08'04" WEST FROM THE LAST DESCRIBED POINT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 1°42'38", AN ARC LENGTH OF 339.42 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:
A PORTION OF G.L.O. LOT 1, SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 0°26'23" WEST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 54.73 FEET; THENCE NORTH 89°33'37" WEST AND PERPENDICULAR TO THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 0°26'23" WEST PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 518.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 HIGHWAY; THENCE NORTH 89°24'55" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 30.77 FEET; THENCE SOUTH 0°35'05" WEST ALONG A WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 10, A DISTANCE OF 260.00 FEET; THENCE SOUTH 83°36'59" WEST ALONG A NORTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE 10, A DISTANCE OF 272.20 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 105.22 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 139.56 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 44.00 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 109.89 FEET; THENCE NORTH 64°10'41" WEST, A DISTANCE OF 55.28 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 123.57 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 133.17 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 23.77 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 220.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD, SAID POINT LIES ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11,369.00 FEET AND WHOSE CENTER BEANS SOUTH 3°50'42" WEST FROM THE LAST DESCRIBED POINT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 0°52'53", AN ARC LENGTH OF 173.76 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 85°16'33" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 74.34 FEET; THENCE SOUTH 42°38'25" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.52 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:
A PORTION OF G.L.O. LOT 1, SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 0°26'23" WEST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 54.73 FEET; THENCE NORTH 89°33'37" WEST AND PERPENDICULAR TO THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 75.00 FEET; THENCE NORTH 42°38'25" WEST ALONG A SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD, A DISTANCE OF 35.52 FEET; THENCE NORTH 85°16'33" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 74.34 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11369.00 FEET AND WHOSE CENTER BEARS SOUTH 04°43'14" WEST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2°35'11", AN ARC LENGTH OF 513.18 FEET TO A POINT OF NON-TANGENCY AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 01°49' 23" WEST, A DISTANCE OF 126.29 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 244.08 FEET; THENCE SOUTH 01°45'43" WEST, A DISTANCE OF 102.85 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 102.01 FEET; THENCE SOUTH 01°47'45" WEST, A DISTANCE OF 148.92 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 267.28 FEET; THENCE NORTH 0°21'41" EAST, A DISTANCE OF 394.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD; THENCE SOUTH 89°21'40" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 257.77 FEET; THENCE SOUTH 81°55'33" EAST, A DISTANCE OF 198.86 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11,369.00 FEET AND WHOSE CENTER BEARS SOUTH 11°17'18" WEST FROM THE LAST DESCRIBED POINT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°50'45", AN ARC LENGTH OF 167.86 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5:
A PORTION OF TRACT BD, PALM VALLEY PHASE VII SOUTH PARCEL ACCORDING TO THE PLAT OF RECORD IN BOOK 839 OF MAPS, PAGE 49, RECORDS OF MARICOPA, ARIZONA BEING SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 0°13'08" WEST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 31, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°21'40" EAST, A DISTANCE OF 120.63 FEET; THENCE SOUTH 80°25'50" EAST, A DISTANCE OF 32.21 FEET; THENCE SOUTH 89°21'40" EAST, A DISTANCE OF 35.70 FEET; THENCE SOUTH 0°38'20" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°21'40" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 76°36'10" EAST, A DISTANCE OF 41.23 FEET; THENCE SOUTH 89°21'40" EAST, A DISTANCE OF 1050.17 FEET; THENCE SOUTH 0°21'41" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 89°21'40" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1308.24 FEET TO THE POINT OF THE BEGINNING.

BY							
DATE							
REVISIONS							
△							



SCJ ALLIANCE
CONSULTING SERVICES

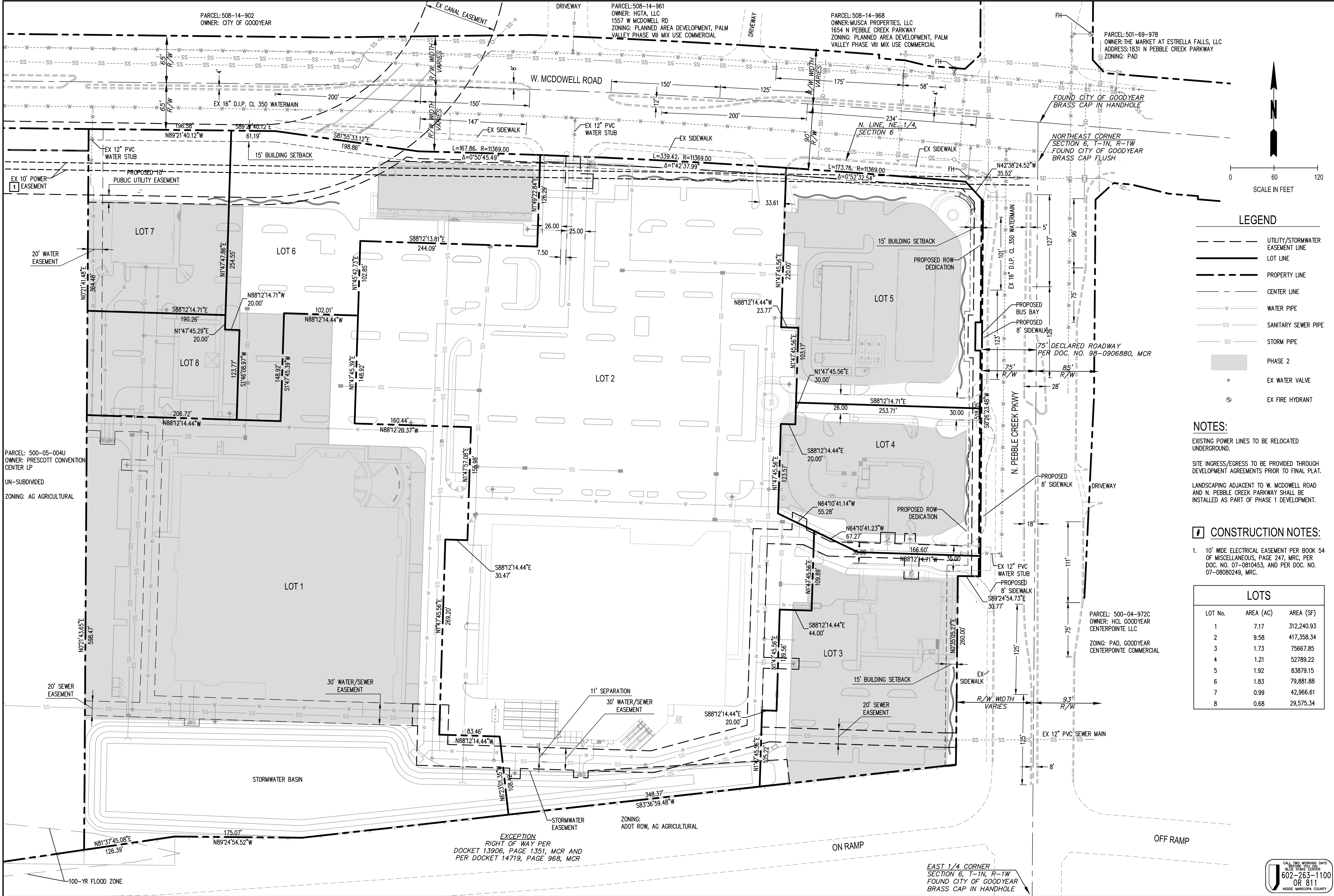
8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

SHEET TITLE:	PRELIMINARY PLAT LEGAL DESCRIPTION
PROJECT NAME:	PEBBLE CREEK MARKETPLACE
	GOODYEAR, ARIZONA

SEAL:



DESIGNER:	J. BRUHN
DRAWN BY:	L. HURTADO
APPROVED BY:	B. JOHNSON
DATE:	JULY, 2015
JOB No:	1810.07
DRAWING FILE No:	1810.07 PP-02
DRAWING No:	PP-02
SHEET No:	2 of 3



LEGEND

- UTILITY/STORMWATER EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- CENTER LINE
- WATER PIPE
- SANITARY SEWER PIPE
- STORM PIPE
- PHASE 2
- EX WATER VALVE
- EX FIRE HYDRANT

NOTES:

EXISTING POWER LINES TO BE RELOCATED UNDERGROUND.

SITE INGRESS/EGRESS TO BE PROVIDED THROUGH DEVELOPMENT AGREEMENTS PRIOR TO FINAL PLAT.

LANDSCAPING ADJACENT TO W. MCDOWELL ROAD AND N. PEBBLE CREEK PARKWAY SHALL BE INSTALLED AS PART OF PHASE 1 DEVELOPMENT.

CONSTRUCTION NOTES:

- 10' WIDE ELECTRICAL EASEMENT PER BOOK 54 OF MISCELLANEOUS, PAGE 247, MRC, PER DOC. NO. 07-0810453, AND PER DOC. NO. 07-08080249, MRC.

LOTS		
LOT No.	AREA (AC)	AREA (SF)
1	7.17	312,240.93
2	9.58	417,358.34
3	1.73	75667.85
4	1.21	52789.22
5	1.92	83879.15
6	1.83	79,881.88
7	0.99	42,966.61
8	0.68	29,575.34

BY: _____ DATE: _____

REVISIONS: _____

SCJ ALLIANCE CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

PRELIMINARY PLAT MAP

PEBBLE CREEK MARKETPLACE

GOODYEAR, ARIZONA

SHEET TITLE: _____

SEAL: _____

DESIGNER: J. BRUHN

DRAWN BY: L. HURTADO

APPROVED BY: B. JOHNSON

DATE: JULY, 2015

JOB No: 1810.07

DRAWING FILE No: 1810.07 PP-03

DRAWING No: PP-03

SHEET No: 3 of 3

CALL TWO WORKING DAYS BEFORE SUBMITTAL:
602-263-1100
OR 811
INSIDE MARICOPA COUNTY

