min. 13 sec. East - 656.78 feet.

BEGINNING at a found City of Goodyear brass cap in handhole for the Northwest corner of said Section 19, same being the Northeast corner of said Section 24, from which a found City of Phoenix brass cap in handhole for the North Quarter corner of said Section 19 bears South 89 deg. 58 min. 24 sec. East (Basis of Bearings) - 2596.67 feet, said point being the TRUE POINT

THENCE South 89 deg. 58 min. 24 sec. East along the North line of the Northwest Quarter of said Section 19, a distance of 65.00 feet,

THENCE South OO deg. 12 min. 43 sec. West departing said North line, a distance of 662.78 feet to a Point of Curvature of a circular curve to the left, having a radius of 1035.00 feet, a central

THENCE in a southeasterly direction along said curve to the left, a distance of 668.33 feet,

THENCE South 36 deg. 47 min. 09 sec. East tangent to said curve, a distance of 1333.76 feet;

angle of 36 deg. 59 min. 52 sec., and being subtended by a chord which bears South 18 deg. 17

THENCE South 36 deg. 07 min. 53 sec. East, a distance of 199.92 feet,

THENCE South 36 deg. 55 min. 24 sec. East, a distance of 917.09 feet to a found 1/2" rebar with cap stamped "RLS 10846" in the North right-of-way line of Charles Boulevard as shown in the Map of Dedication of Palm Valley, Phase V recorded in Book 720, Page 27, MCR.

THENCE in a westerly direction along the North right-of-way line of said Charles Boulevard the following eight (8) courses,

South 49 deg. 10 min. 56 sec. West, a distance of 140.35 feet to a found 1/2" rebar with cap stamped "RLS 10846";

South 08 deg. 03 min. 59 sec. West, a distance of 29.75 feet to a found 1/2" rebar with cap stamped "RLS 10846", said point being a Point of Curvature of a nontangent circular curve to the left, having a radius of 13334.00 feet, a central angle of 3 deg. 57 min. O5 sec., and being subtended by a chord which bears South 50 deg. 54 min. 16 sec. West - 919.40 feet,

Continue in a southwesterly direction along said curve to the left, a distance of 919.59 feet to a found 1/2" rebar with cap stamped "RLS 10846", said point being a Point of Curvature of a reverse circular curve to the right, having a radius of 666.00 feet, a central angle of 41 deg. 19 min. 24 sec., and being subtended by a chord which bears South 69 deg. 35 min. 26 sec. West - 469.99 feet,

Continue in a southwesterly direction along said curve to the right, a distance of 480.34 feet.

North 89 deg. 44 min. 52 sec. West tangent to said curve, a distance of 155.87 feet to a found 1/2" rebar with cap stamped "KLS 10846",

North 84 deg. 59 min. 15 sec. West, a distance of 120.50 feet to a found 1/2" rebar with cap stamped "RLS 10846";

North 89 deg. 44 min. 52 sec. West, a distance of 149.00 feet to a found 1/2" rebar with no tags (placed cap stamped "RLS 46643").

North 44 deg. 45 min. 54 sec. West, a distance of 29.71 feet to a found 1/2" rebar with cap stamped "RLS 10846", said point being in the East right-of way line of Sarival Avenue:

THENCE North OO deg. 15 min. O8 sec. East along the East right-of-way line of said Sarival Avenue, being 42.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 19, a distance of 983.49 feet,

THENCE North 45 deg. 15 min. 00 sec. East along said East right-of-way line, a distance of 42.43 feet;

THENCE North OO deg. 15 min. 08 sec. East along said East right-of-way line, a distance of

50.00 feet;

THENCE North 44 deg. 45 min. OO sec. West along said East right-of-way line, a distance of

THENCE North 89 deg. 45 min. 08 sec. West along the North right-of-way line of said Sarival

Avenue, a distance of 84.00 feet,

THENCE South 45 deg. 15 min. 08 sec. West along the West right-of-way line of said Sarival Avenue, a distance of 42.43 feet.

THENCE South OO deg. 15 min. OO sec. West along said West right-of-way line, a distance of

THENCE South 44 deg. 45 min. OO sec. East along said West right-of-way line, a distance of 42.42 feet;

THENCE South OO deg. 15 min. 08 sec. West along said West right-of-way line, being 42.00 feet West of and parallel to the East line of the Southeast Quarter of said Section 24, a distance of 1098.55 feet to a found 1/2" rebar with no tags (placed cap stamped "RLS 46643"), said point being the Northeast corner of Tract Q of Palm Valley Phase V, Parcel 18-22 recorded in Book 727, Page 23, MCR,

THENCE North 89 deg. 44 min. 52 sec. West along the North line of said Tract Q, a distance of 858.00 feet to the Northwest corner of same,

THENCE South OO deg. 15 min. O8 sec. West along the West line of said Tract Q and the West line of Tract S of said Palm Valley Phase V Parcel 18-22, a distance of 971.72 feet to the Southwest corner of said Tract S and the North right-of-way line of Indian School Road as shown in the Map of Dedication recorded in Book 1238, Page 19, MCR,

THENCE in a westerly direction along said North right-of-way line the following thirteen (13) courses;

North 89 deg. 21 min. 28 sec. West being 97.00 feet North of and parallel to the South line of the Southeast Quarter of said Section 24, a distance of 206.26 feet to a Point of Curvature of a circular curve to the left, having a radius of 2565.00 feet, a central angle of 3 deg. 10 min. 43 sec., and being subtended by a chord which bears South 89 deg. 03 min. 10 sec. West - 142.28 feet,

Continue in a westerly direction along said curve to the left, a distance of 142.30

North 86 deg. 28 min. 47 sec. West non-tangent to said curve, a distance of 45.37

South 87 deg. 08 min. 32 sec. West, a distance of 217.20 feet;

South OO deg. 39 min. 35 sec. West, a distance of 5.01 feet,

South 87 deg. 08 min. 32 sec. West, a distance of 123.21 feet to a Point of Curvature of a circular curve to the right, having a radius of 2435.00 feet, a central angle of I deg. 52 min. 06 sec., and being subtended by a chord which bears South 88 deg. 04 min. 35 sec. West - 79.40 feet,

Continue in a westerly direction along said curve to the right, a distance of 79.41

LEGAL DESCRIPTION (CONT.)

North 85 deg. 20 min. O2 sec. West non-tangent to said curve, a distance of 57.19 feet,

North 89 deg. 21 min. 28 sec. West, being 70.00 feet North of and parallel to the South line of the Southeast Quarter of said Section 24, a distance of 288.63 feet;

South 00 deg. 38 min. 32 sec. West, a distance of 5.00 feet.

North 89 deg. 21 min. 28 sec. West, being 65.00 feet North of and parallel to the South line of the Southeast Quarter of said Section 24, a distance of 235.49 feet,

North 83 deg. 36 min. 34 sec. West, a distance of 49.92 feet,

North 89 deg. 21 min. 28 sec. West, being 70.00 feet North of and parallel to the South line of the Northeast Quarter of said Section 24, a distance of 274.77 feet to the East right-of-way line of State Route 303 "Tract 3" as shown in the Corrective Document recorded in Document No. 2009-1013638, MCR,

THENCE North 77 deg. 16 min. 39 sec. West along said East right-of-way line, a distance of 103.95 feet to a found 1/2" rebar with cap stamped "RLS 15573",

THENCE North 83 deg. 48 min. 28 sec. West along said East right-of-way line, a distance of 107.28 feet;

THENCE North 36 deg. 40 min. 06 sec. West departing said East right—of—way line, a distance of 300.21 feet to the East right-of-way line of said State Route 303,

THENCE in a northerly direction along the East right-of-way line of said State Route 303 the following eleven (II) courses,

North IO deg. 07 min. 21 sec. East, a distance of 54.14 feet,

North O3 deg. 59 min. 14 sec. East, a distance of 110.03 feet to a found 1/2" rebar with cap stamped "RLS 15573";

North O6 deg. O4 min. O2 sec. East, a distance of 1552.47 feet to a found 1/2" rebar with cap stamped "RLS 15573";

North 10 deg. 17 min. 18 sec. East, a distance of 574.63 feet to a found Maricopa County Department of Transportation aluminum cap,

North O8 deg. O8 min. 43 sec. East, a distance of 671.43 feet to a found 1/2" rebar with cap stamped "RLS 15573";

North 08 deg. 08 min. 55 sec. East, a distance of 747.13 feet to a found 1/2" rebar with cap stamped "RLS 15573",

North 06 deg. 08 min. 20 sec. East, a distance of 514.48 feet to a found 1/2" rebar with cap stamped "RLS 15573".

North OO deg. 13 min. O6 sec. East, a distance of 510.88 feet to a found 1/2" rebar with cap stamped "RLS 15573":

North II deg. 25 min. 56 sec. East, a distance of IO3.27 feet to a found I/2" rebar with no tags (placed cap stamped "RLS 46643"),

North 86 deg. 47 min. 05 sec. East, a distance of 294.21 feet,

terminus of said East right-of-way line of State Route 303, THENCE North OO deg. 21 min. II sec. East, a distance of 40.00 feet to the North line of the

handhole for the North Quarter corner of said Section 24 bears North 89 deg. 38 min. 49 sec.

North 84 deg. 29 min. 12 sec. East, a distance of 519.02 feet to the point of

Northeast Quarter of said Section 24, from which a found City of Goodyear brass cap in

West - 986.29 feet, THENCE South 89 deq. 38 min. 49 sec. East along said North line, a distance of 1653.99 feet to

the POINT OF BEGINNING, containing 16,248,171 square feet or 373.007 acres of land.

DEDICATION

STATE OF ARIZONA COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT RP PV II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RP PV IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO IN THIS FINAL PLAT AS "MASTER DEVELOPER"), AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF "PV303 EAST - PHASE A", A PORTION OF SECTION 24, TOWNSHIP 2 NORTH RANGE 2 WEST AND THE WEST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE I 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 PLAT OF SAID "PV303 EAST - PHASE A" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

THE MASTER DEVELOPER HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE PUBLIC STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THE MASTER DEVELOPER DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES PERPETUAL EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT. NO STRUCTURES OR IMPROVEMENTS MAY BE CONSTRUCTED ON, IN, OVER OR UNDER THE PUBLIC UTILITY AREAS IF SUCH IMPROVEMENTS WILL INTERFERE WITH THE USE OF THE EASEMENT AREAS FOR PUBLIC UTILITY FACILITIES, EXCEPT THAT ROADWAYS, SIDEWALKS, AND LANDSCAPING AS APPROVED BY THE CITY MAY BE CONSTRUCTED OR INSTALLED ON OR OVER SUCH PUBLIC UTILITY EASEMENT AREAS. PUBLIC UTILITY PROVIDERS SHALL BE AND REMAIN RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES, AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY IMPROVEMENTS INSTALLED AND/OR CONSTRUCTED WITHIN THE PUBLIC UTILITY EASEMENT AREAS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING IMPROVEMENTS AND STREETS, DAMAGED DURING THE INSTALLATION AND/OR REPAIR OF THEIR UTILITY FACILITIES.

THE MASTER DEVELOPER HEREBY DEDICATES TO THE CITY OF GOODYEAR TEMPORARY DRAINAGE EASEMENTS IN THE RETENTION BASIN(S) AS SHOWN ON THIS PLAT FOR THE RETENTION AND CONVEYANCE OF STORM WATER CONVEYED FROM THE CITY STREETS ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF MAINTENANCE THEREOF.

FINAL PLAT

"PV303 EAST - PHASE A"

A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 WEST AND THE WEST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY, ARIZONA DATED PREPARED: JANUARY 2016

DEDICATION (CONT.)

THE MASTER DEVELOPER HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

TRACTS A, B, AND C ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON PAGE 2 OF THIS FINAL PLAT. SAID TRACTS, SHALL BE CONVEYED (BY SEPARATE INSTRUMENT) AND MAINTAINED BY THE PV303 COMMERCIAL COMMUNITY, INC. AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR.

TRACT D IS HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON PAGE 2 OF THIS FINAL PLAT SAID TRACT, SHALL BE OWNED BY THE MASTER DEVELOPER.

IN WITNESS WHEREOF:

RP PV II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS______, 2016.

RP PV II. LLC. A DELAWARE LIMITED LIABILITY COMPANY

RP PV III. LLC. A DELAWARE LIMITED LIABILITY COMPANY. AS OWNER. HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS_____DAY OF_____

RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY

RP PV IV. LLC. A DELAWARE LIMITED LIABILITY COMPANY. AS OWNER. HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS______, 2016.

RP PV IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF ARIZONA) COUNTY OF MARICOPA)

___DAY OF ______, 2016 BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED___ _____, WHO ACKNOWLEDGED HIMSELF TO BE _OF RP PV II, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA)

___DAY OF_ ON THIS___ 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED_ WHO ACKNOWLEDGED HIMSELF TO BE _OF RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

COUNTY OF MARICOPA)

ON THIS_____DAY OF__ , 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED_ . WHO ACKNOWLEDGED HIMSELF TO BE _OF RP PV IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

SHEET INDEX

SHEET I COVER

LOT SUMMARY TABLE. SHEET 2 PHASE MAP, AND NOTES

KEY MAP SHEET INDEX, SHEET 3 TYPICAL DETAILS, LEGEND, LINE AND CURVE TABLE

SHEETS 4-9 PLAT

8 W CAMELBACK RD THIS PLAT 20 INDIAN SCHOOL RD 26 W THOMAS RD 35 T2N W McDOWFLL RD

OWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT. THE PV303 COMMERCIAL COMMUNITY. INC., AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, AND C REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE______, 2016 PV303 COMMERCIAL COMMUNITY, INC., AN ARIZONA NON-PROFIT CORPORATION

ACKNOWLEDGEMENT

STATE OF ARIZONA

BY:____

COUNTY OF MARICOPA)

_, 2016 BEFORE ME, THE ON THIS_____DAY OF__ UNDERSIGNED, PERSONALLY APPEARED_ _OÉ PV303 ACKNOWLEDGED HIMSELF TO BE THE _ COMMERCIAL COMMUNITY, INC., AN ARIZONA NON-PROFIT CORPORATION, BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC MY COMMISSION EXPIRES_

APPROVALS

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

THIS______, 2016.

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS______, 2016.

CITY ENGINEER

CERTIFICATE OF ASSURED WATER SUPPLY

THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF LIBERTY WATE COMPANY AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES.

LIBERTY WATER COMPANY DATE

OWNER/DEVELOPER:

RP PV II LLC RP PV III LLC **RP PV IV 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.

LANCE C. DICKSON LANCE C. DICKSON, R.L.S. #46643 10 signed ARIZONA SURVEYING AND MAPPING 2411 W. NORTHERN, SUITE 110

EXPIRES 6/30/2016

46643

(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.

JOHN N. ROGERS, R.L.S. #54332 GOODWIN AND MARSHALL. INC. 6909 W. RAY ROAD #15

CHANDLER, ARIZONA 85226

(602) 218-7285

PHOENIX. ARIZONA 85021

ЈОНИ И. ROGERS EXPIRES 3/31/2016

ERTIFICATE

54332

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.

UTILITY SERVICES

— LIBERTY WATER COMPANY - LIBERTY WATER COMPANY ELECTRIC — - ARIZONA PUBLIC SERVICE COMPANY GAS ---- SOUTHWEST GAS COMPANY TELEPHONE -- QWEST COMMUNICATIONS SOLID WASTE DISPOSAL ——— — CITY OF GOODYEAR POLICE PROTECTION ——— ———— CITY OF GOODYEAR (AND A PRIVATE PATROL)

EMERGENCY SERVICES DISPATCH —— CITY OF GOODYEAR

SHEET 1 OF 9

FIRE PROTECTION AND

CABLE TELEVISION —

PREPARED BY:

GOODWIN MARSHALL 2

4809 E. Thistle Landing Drive, Ste. 100 Phoenix, Arizona 85044

(602) 218-7285

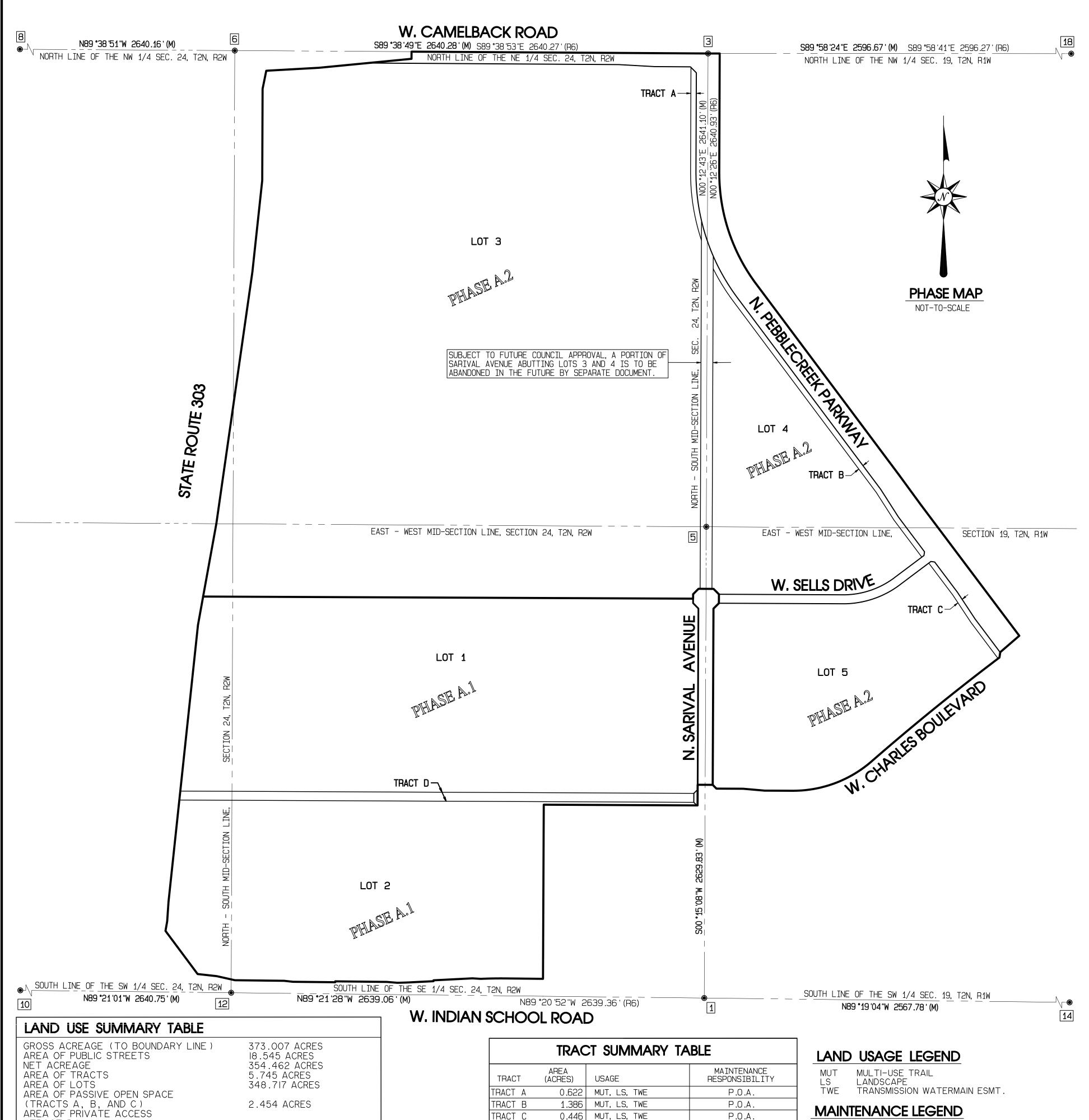
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS



—COX COMMUNICATIONS

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

SURVEYED BY:



3.291 PRIVATE ACCESS ESMT MASTER DEVELOPER

5.745 TOTAL AREA OF TRACTS (ACRES)

P.O.A.

PV303 COMMERCIAL

COMMUNITY, INC.

(TRACT D)

PERCENTAGE OF OPEN SPACE

PERCENTAGE OF NON-OPEN SPACE

3.291 ACRES

0.7%

99.3%

NOTES

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

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

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.

PHASING NOTES

PHASE A.I PAVING

LOT SUMMARY

TABLE

(ACRES

70.539

47.473

173.829

26.271

348.717

30.605

- FULL STREET IMPROVEMENTS SARIVAL AVENUE *ADJACENT TO LOT I + TAPER

- SANITARY SEWER LINE IN SARIVAL AVENUE

54332 JOHN N. ROGERS

EXPIRES 3/31/2016

46643

LANCE C

EXPIRES 6/30/2016

DICKSON

- WATER LINE IN SARIVAL AVENUE *ADJACENT TO LOT I

*ADJACENT TO LOT I

NOTES (CONT.)

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

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 TRAFIC ON INTERSTATE IO 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.

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

II. 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.

I2. 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.

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

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.

I7. 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 PHASE A.I AND A.2 (LOTS I, 2, 3, 4, AND 5) WITHOUT AN ACCEPTED FORM OF FINANCIAL ASSURANCE SUCH AS A BOND OR LETTER OF CREDIT FOR REQUIRED OFFSITE INFRASTRUCTURE IMPROVEMENTS AS PART OF

PHASING NOTES

PHASE A.2 / FUTURE

PAVING: - HALF STREET IMPROVEMENTS PEBBLE CREEK PARKWAY

*ADJACENT TO LOTS 3, 4, AND 5 - FULL STREET IMPROVEMENTS WEST SELLS DRIVE *ADJACENT TO LOTS 4 AND 5

- HALF STREET IMPROVEMENTS CAMELBACK ROAD *SR3O3 STUB TO PEBBLE CREEK PARKWAY + TAPER WATER:

- WATER LINE IN PEBBLE CREEK PARKWAY *ADJACENT TO LOTS 3, 4, AND 5 - WATER LINE IS WEST SELLS DRIVE *ADJACENT TO LOTS 4 AND 5

- SANITARY SEWER LINE PEBBLE CREEK PARKWAY *ADJACENT TO LOTS 3, 4, AND 5 - SANITARY SEWER LINE IN WEST SELLS DRIVE *ADJACENT TO LOTS 4 AND 5

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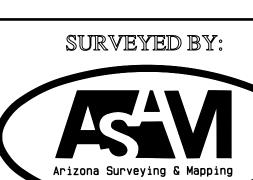
SHEET 2 OF 9

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GOODWIN MARSHALL

4809 E. Thistle Landing Drive, Ste. 100 Phoenix, Arizona 85044









- FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE SOUTHEAST CORNER OF SECTION 24, T2N, R2W.
- FOUND BRASS CAP FLUSH CITY OF GOODYEAR AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND SARIVAL AVENUE.
- FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE NORTHEAST CORNER OF SECTION 24, T2N, R2W.
- FOUND BRASS CAP FLUSH CITY OF GOODYEAR AT THE INTERSECTION OF CHARLES BLVD. AND SARIVAL AVENUE.
- FOUND ALUMINUM CAP FLUSH M.C.D.O.T. AT THE EAST QUARTER CORNER OF SECTION 24, T2N, R2W.
- FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE NORTH QUARTER CORNER OF SECTION 24, T2N, R2W.
- FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE NORTHWEST CORNER OF SECTION 24, T2N, R2W.
- FOUND BRASS CAP FLUSH CITY OF GOODYEAR AT THE SOUTHWEST CORNER OF SECTION 24, T2N, R2W.
- FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE SOUTH QUARTER CORNER OF SECTION 24, T2N, R2W.
- FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE SOUTH QUARTER CORNER OF SECTION 19, T2N, RIW
- FOUND BRASS CAP IN HANDHOLE CITY OF PHOENIX AT THE NORTH QUARTER CORNER OF SECTION 19, T2N, RIW. 24 FOUND BRASS CAP FLUSH CITY OF GOODYEAR ON CHARLES BLVD.
- 25 FOUND 1/2" REBAR W/CAP STAMPED RLS 10846.
- 26 FOUND 1/2" REBAR NO TAGS.

S89 °58 '24 "E 2596.67 ' (M) S89 °58 '41 "E 2596.27 ' (R6)

NORTH LINE OF THE NW 1/4 SEC. 19, T2N, R1W

- 7 FOUND 1/2" REBAR W/CAP STAMPED RLS 15573.
- 30 FOUND ALUMINUM CAP M.C.D.O.T. ON SR 303.
- 31 FOUND A.D.O.T. ALUMINUM CAP STAMPED LS 39229

	LEGEND				
•	FOUND MONUMENT AS NOTED				
•	SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED				
0	CALCULATED POINT. NOTHING FOUND AND NOTHING SET				
•	SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"				
R/W	RIGHT-OF-WAY				
(M)	MEASURED				
(R)	RECORD				
MCR	MARICOPA COUNTY RECORDS				
ВК	B00K				
PG	PAGE				
PUE	PUBLIC UTILITY EASEMENT				
LSE	LANDSCAPE EASEMENT				
TDE	TEMPORARY DRAINAGE EASEMENT				
VNAE	VEHICULAR NON-ACCESS EASEMENT				
	BOUNDARY LINE				
	RIGHT-OF-WAY LINE				
	ADJOINER LINE				
	EASEMENT LINE				
	SECTION LINE				
	MATCH LINE				

1988 JLUS LINE

ACCIDENT POTENTIAL ZONE

DELTA CHORD BEARING CHORD

N31 °40 '04 "W

302.78

318.72

334.66

N71 °39 '44 "E

N71 °39 '44 "E

N71 °39 '44 "E

LINE TAB	LE
BE∆RTNG	ח

LINE IADLE						
LINE	BEARING	DISTANCE				
L1	S89 °58 '24 "E	65.00				
L2	N45 °15 '00 "E	42.43				
L3	N00 °15 '08 "E	50.00				
L4	N44 °45 '00 ''W	42.42				
L5	N89 °45 '08 "W	84.00				
L6	S45 °15 '00 "W	42.43				
L7	S00 °15 '08 "W	50.00				
L8	S44 °45 '00 'E	42.42				
L9	N86 °28 '47 "W	45.37				
L10	S00 °39 '35 "W	5.0				
L11	S87 °08 '32 "W	123.2:				
L12	N85 °20 '02 "W	57.19				
L13	S00 °38 '32 "W	5.00				
L14	N83 °36 '34 "W	49.92				
L15	N00 °21'11"E	40.00				
L16	N44 °43 '03 "W	46.73				
L17	S36 °55 '24 "E	232.4:				
L18	N08 °04 '36 "E	21.2:				
L19	S81 °55 '24 "E	21.2:				
L20	N37 °06 '48 "W	137.10				
L21	N56 °57 '36 "E	165.4:				
L22	N74 °21 '16 "E	170.60				
L23	N85 °36 '36 "E	120.40				
L24	N89 °45 '08 "W	72.00				
L25	N45 °15 '07 ''E	29.70				
L26	N00 °15 '08 "E	50.00				
L27	N44 °44 '51"W	24.14				

C1	1035.00	668.33'	36 ° 59 '52"	S18 °17 '13 "E	656.7
C2	13334.00	919.59'	3 ° 57 '05"	S50 °54 '16 "W	919.4
С3	666.00'	480.34	41 °19 '24"	S69 °35 '26 "W	469.9
C4	2565.00'	142.30	3 °10 '43"	S89 °03 '10 "W	142.2
C5	2435.00'	79.41'	1 °52 '06"	S88 °04 '35 "W	79.4
C6	1100.00'	710.31'	36 ° 59 '52"	N18 °17 '13 "W	698.0
C7	1165.00	752.28'	36 °59 '52"	N18 °17 '13 "W	739.2
C8	1195.00 '	386.63	18 °32 '14"	N09 °03 '24 "W	384.9

37 °10 '16 "

37 °10 '16

37 °10 '16 '

CURVE TABLE

RECORD DOCUMENT:

CURVE RADIUS ARC

475.00'

500.00'

525.00'

308.16

324.38

340.60'

(RI) DOC. NO. 2010-0605342, MCR (R2) DOC. NO. 2010-0605241, MCR

(R3) DOC. NO. 2010-0605356, MCR (R4) CORRECTIVE DOCUMENT FOR 303 R/W DOC. NO. 2009-1013638, MCR

(R5) FINAL PLAT PALM VALLEY PHASE V PARCELS 18-22, BK. 727, PG. 23, MCR

(R6) UNRECORDED ALTA/ACSM SURVEY BY KEOGH ENGINEERING. INC. JOB#19983

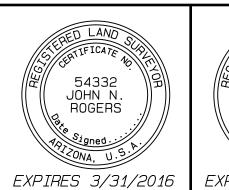
(R7) MAP OF DEDICATION OF PALM VALLEY PHASE V, BK. 720, PG. 27, MCR

(R8) MAP OF DEDICATION OF WEST INDIAN SCHOOL ROAD, BK. 1238, PG. 19, MCR

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE I WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING: SOUTH 89°58'24" EAST (MEASURED)

SHEET 3 OF 9



TYPICAL SITE VISIBILITY TRIANGLE DETAIL

SOUTH LINE OF THE SW 1/4 SEC. 19, T2N, R1W

N89 °19 '04 "W 2567.78 ' (M)

46643 LANCE C. DICKSON EXPIRES 6/30/2016

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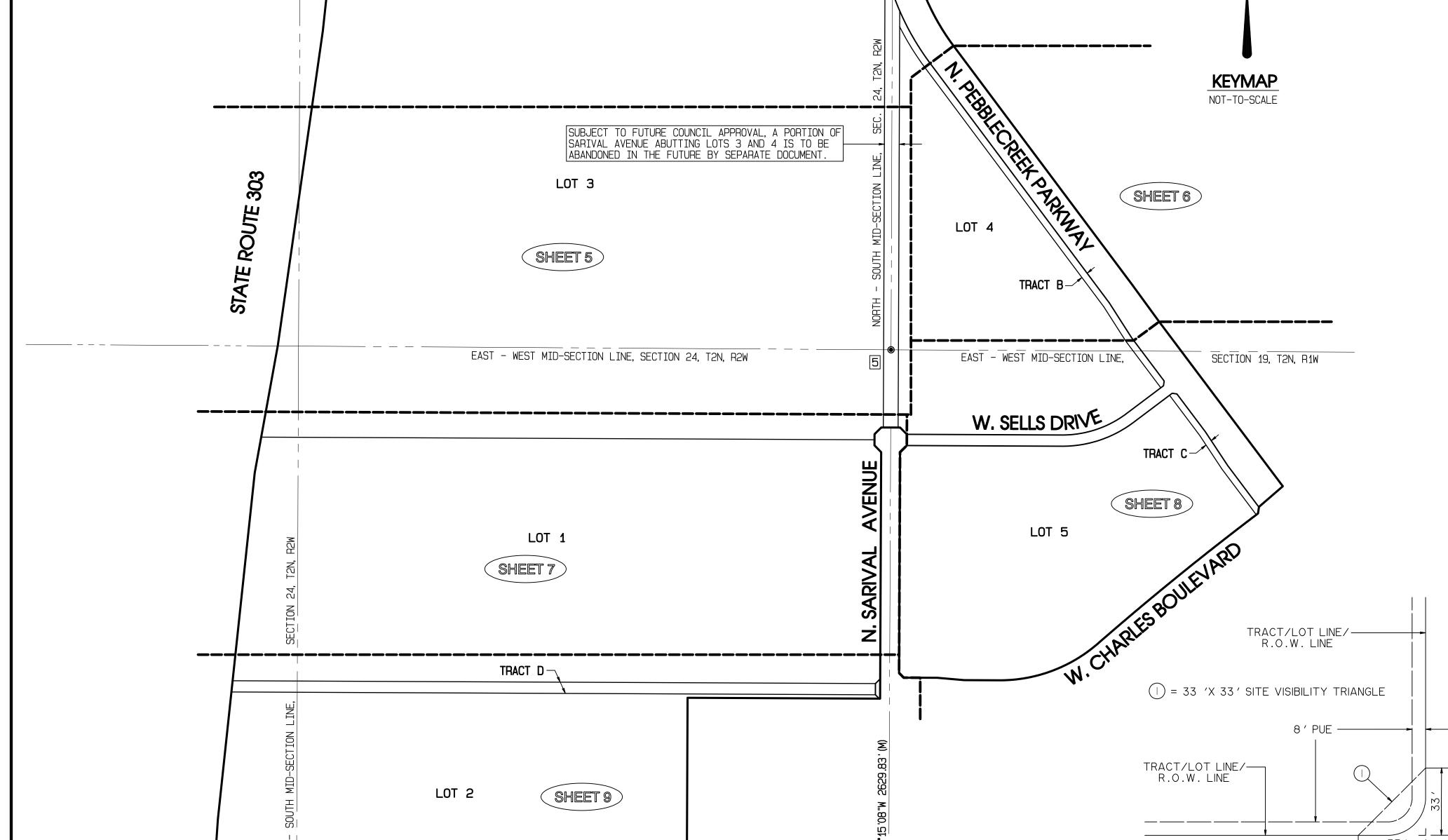
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MARSHALL

GOODWIN

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



N89 °20 '52 "W 2639 .36 ' (R6)

W. CAMELBACK ROAD

SHEET 4

SOUTH LINE OF THE SE 1/4 SEC. 24, T2N, R2W

W. INDIAN SCHOOL ROAD

N89 °21 '28 "W 2639.06 ' (M)

NORTH LINE OF THE NE 1/4 SEC. 24, T2N, R2W

TRACT A-

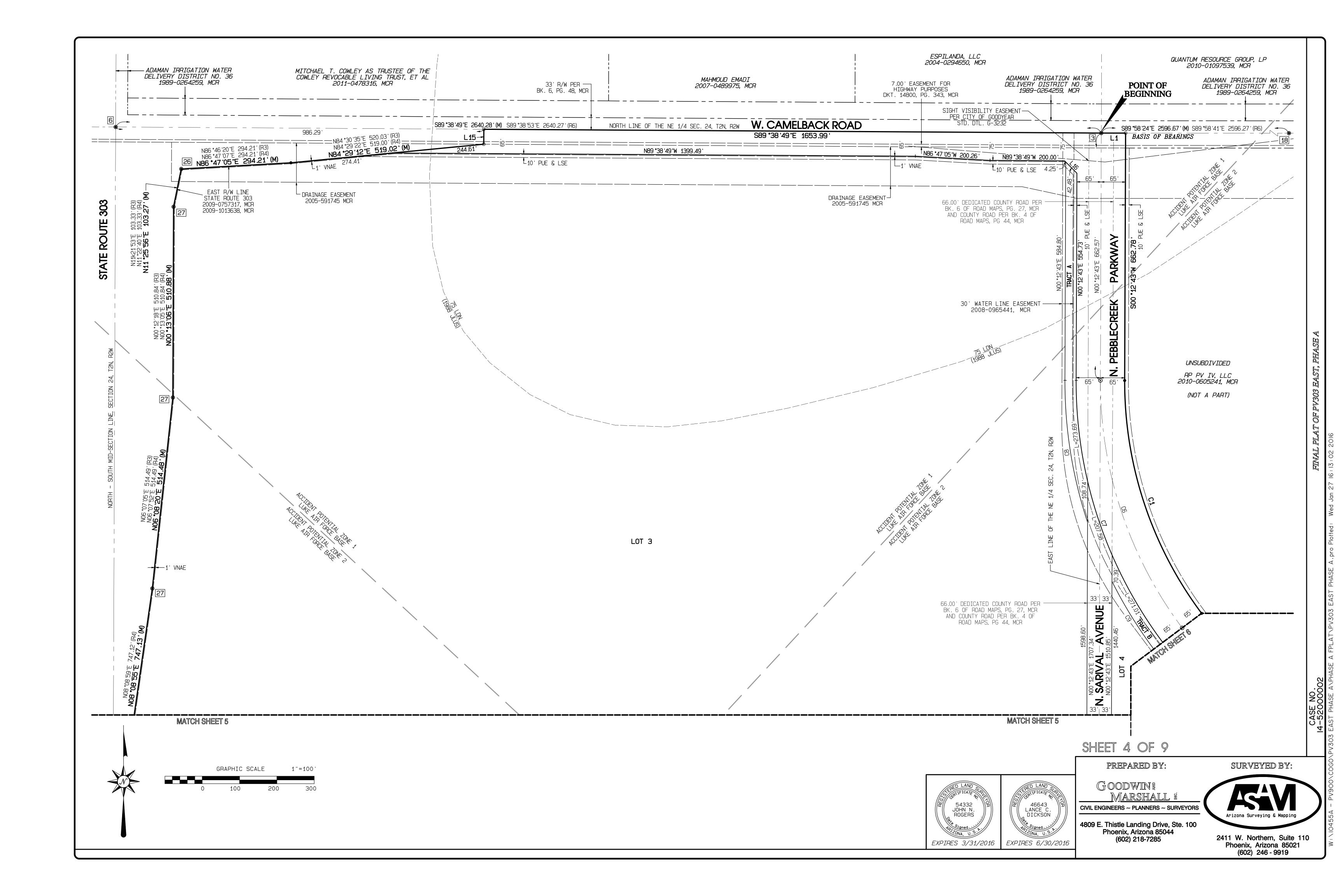
S89 °38 '49 "E 2640.28 ' (M) S89 °38 '53 "E 2640.27 ' (R6)

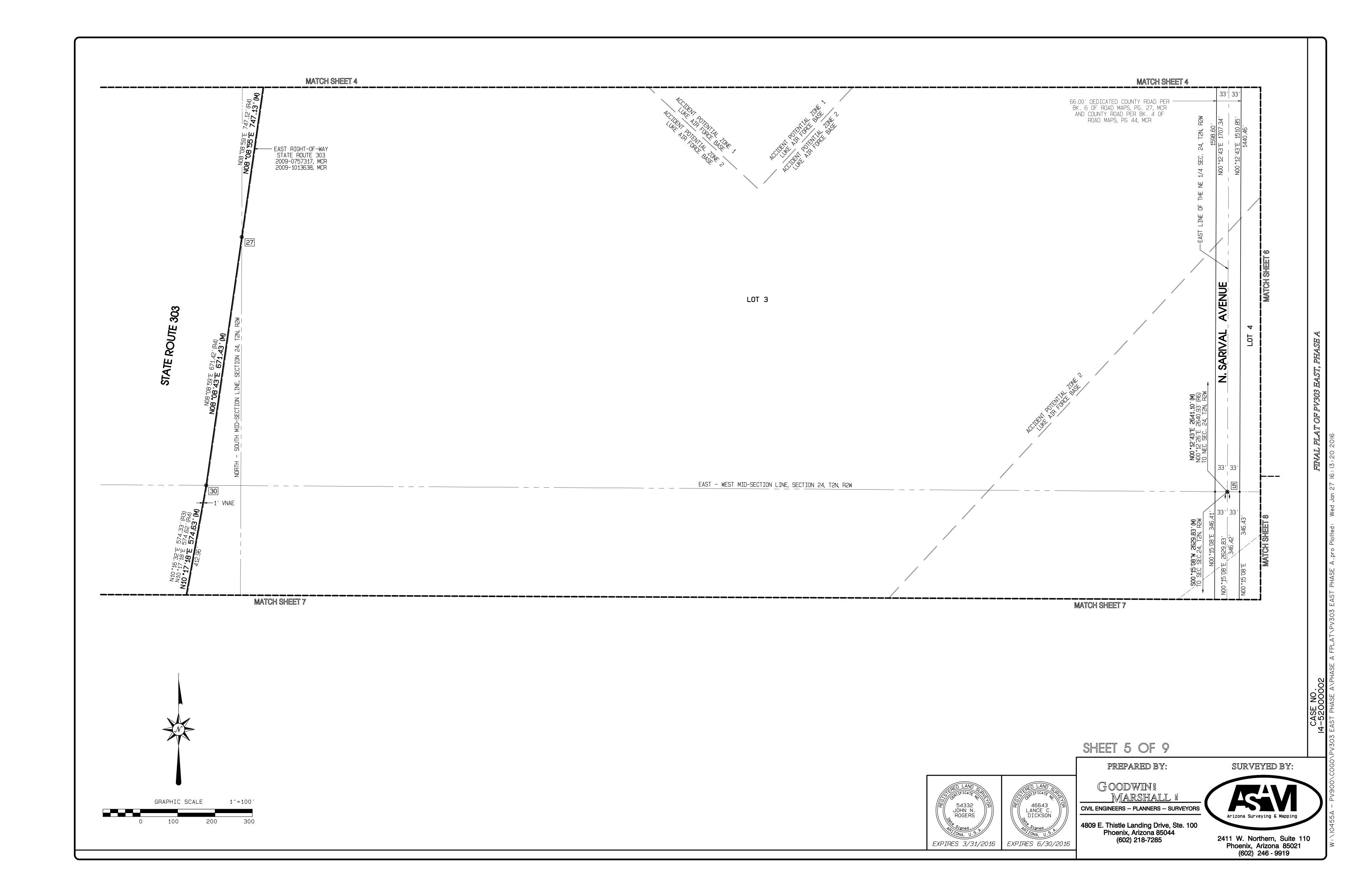
N89 °38 '51 "W 2640.16 ' (M)

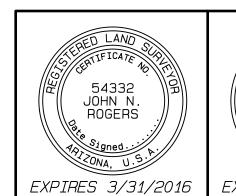
SOUTH LINE OF THE SW 1/4 SEC. 24, T2N, R2W

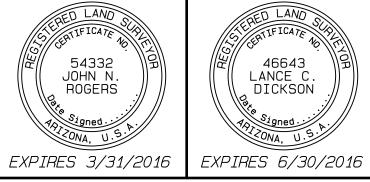
N89 °21'01"W 2640.75' (M)

NORTH LINE OF THE NW 1/4 SEC. 24, T2N, R2W











GOODWIN ? Marshall ? CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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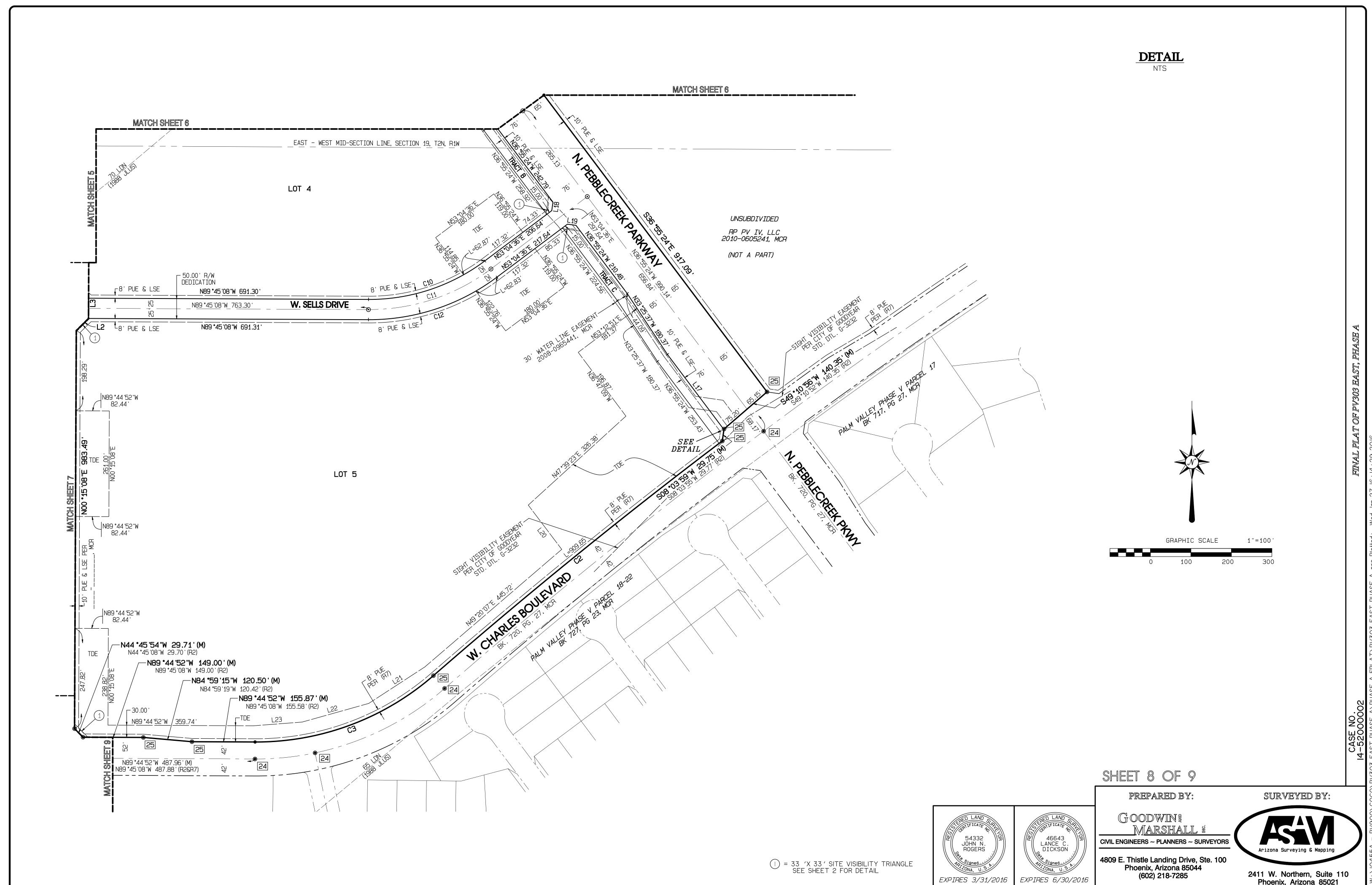
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