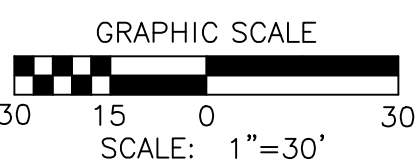
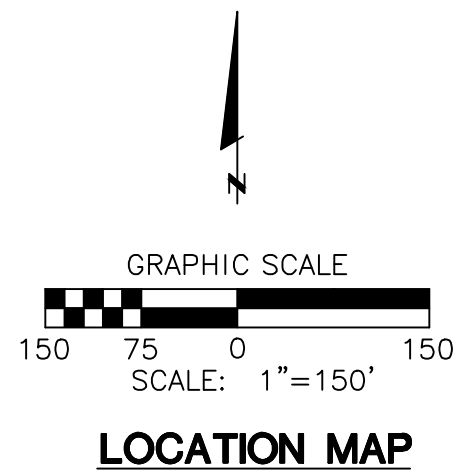
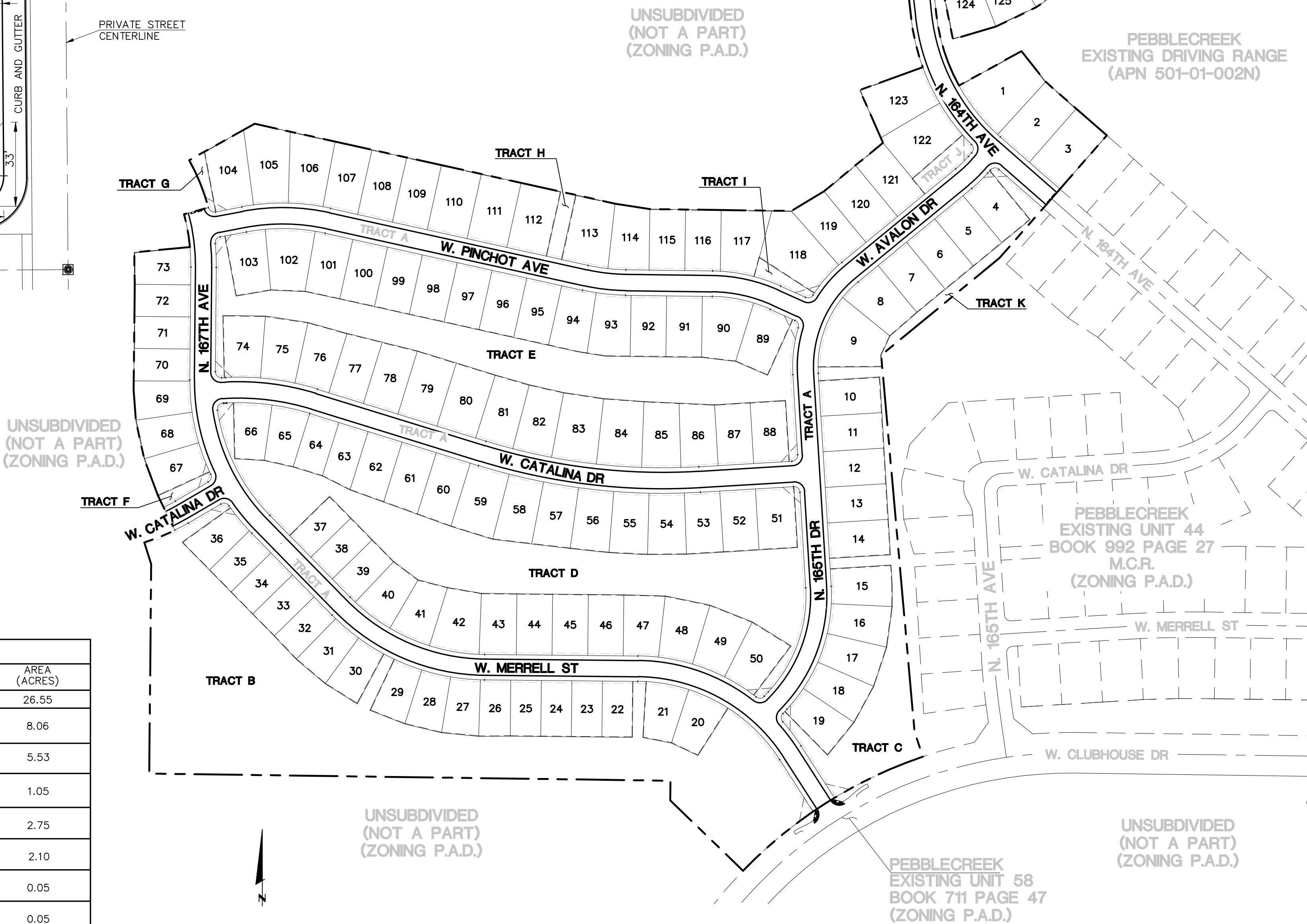


AND LOCATED IN PORTIONS OF THE SOUTHWEST AND SOUTHEAST
QUARTERS OF SECTION 25 T2N, R2W GILA AND SALT RIVER MERIDIAN, CITY
OF GOODYEAR, MARICOPA COUNTY ARIZONA



PUE - INDICATES PUBLIC UTILITY EASEMENT
BSL - INDICATES BUILDING SETBACK LINE
TYPICAL VILLA LOTS SHOWING SETBACK LINES
AND PUBLIC UTILITY EASEMENTS
(UNLESS OTHERWISE SHOWN)
MIN. FRONT YARD SETBACK = 10 FT.
MIN. STREET SIDE SETBACK = 10 FT. (MIN. TO R/W)
MIN. REAR YARD SETBACK = 10 FT.
MIN. SIDE YARD SETBACK = 5 FT.
* FRONT YARD BUILDING SETBACKS TO BE INCREASED
BY 5' ADJACENT TO SIDEWALKS

UNIT FORTY EIGHT/ TRACTS DATA TABLE			
DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	130	26.55
COMMON AREA TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		8.06
TRACT "B" OPEN SPACE DRAINAGE	HOMEOWNERS ASSOCIATION		5.53
TRACT "C" OPEN SPACE DRAINAGE	HOMEOWNERS ASSOCIATION		1.05
TRACT "D" OPEN SPACE DRAINAGE	HOMEOWNERS ASSOCIATION		2.75
TRACT "E" OPEN SPACE DRAINAGE	HOMEOWNERS ASSOCIATION		2.10
TRACT "F" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.05
TRACT "G" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.05
TRACT "H" OPEN SPACE DRAINAGE	HOMEOWNERS ASSOCIATION		0.10
TRACT "I" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.07
TRACT "J" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.12
TRACT "K" OPEN SPACE DRAINAGE	HOMEOWNERS ASSOCIATION		0.22
TRACT "L" OPEN SPACE DRAINAGE	HOMEOWNERS ASSOCIATION		0.11
TOTAL			46.76



UNIT 48 PRELIMINARY PLAT / LAND USE DATA TABLE									
SUBDIVISION UNIT	TOTAL LOTS	GROSS AREA (ACRES)	AREA PRIVATE STREETS (ACRES)	AREA OF OPEN SPACE, DRAINAGE, AND UTILITIES (ACRES)	AREA OF RESIDENTIAL DWELLING UNITS (ACRES)	GROSS DENSITY (DU/GROSS AREA)	MINIMUM LOT (SQ-FT)	MAXIMUM LOT (SQ-FT)	AVERAGE LOT (SQ-FT)
FORTY-EIGHT	130	46.76	8.06	12.15	26.55	2.78	6,600	14,167	8,897

OWNER/TRUSTEE

FIRST AMERICAN TITLE INSURANCE CO.
UNDER TRUST #7854
4801 EAST WASHINGTON STREET
PHOENIX, ARIZONA 85034
PHONE (602) 252-5941

DEVELOPER

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

ENGINEER

B&R ENGINEERING, INC.
9666 E. RIGGS ROAD SUITE 111
SUN LAKES, ARIZONA 85248
PHONE (480) 895-0799

GENERAL NOTES

1. EXISTING ZONING IS P.A.D.
2. PEBBLECREEK PHASE II IS SUBJECT TO THE 1998 DEVELOPMENT AGREEMENT AND THE 2005 DEVELOPMENT AGREEMENT FOR PEBBLECREEK RESORT COMMUNITY.
3. PEBBLECREEK PROPERTY LIMITED PARTNERSHIP WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF ALL COMMONLY-OWNED ELEMENTS, LANDSCAPING OF OPEN AREAS AND PRIVATE STREETS WITHIN TRACTS "A" THRU "L", UNTIL SUCH TIME TRACTS "A" THRU "L" ARE FORMALLY CONVEYED TO THE HOMEOWNERS ASSOCIATION(S).
4. ONCE TRACTS "A" THRU "L" ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION(S) THE ASSOCIATION(S) WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THESE TRACTS.
5. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY/DETACHED.
6. PRIVATE STREETS WILL BE RESERVED FOR THE USE, BENEFIT AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND SUBSEQUENT PEBBLECREEK UNITS, THEIR GUESTS AND INVITEES, AND FOR INGRESS AND EGRESS OF FIRE, EMERGENCY, GOVERNMENTAL AND REFUSE COLLECTION VEHICLES.
7. NON-EXCLUSIVE EASEMENTS, FOR UTILITY PURPOSES WILL BE GRANTED WITHIN THE ONSITE PRIVATE ROADWAYS, DENOTED AS COMMON AREA "A" ON THIS PLAT. ALL UNDERGROUND UTILITIES SHALL ALSO BE GRANTED TO ALL UTILITY COMPANIES CONSISTING OF FOUR (4) FEET ALONG ALL PRIVATE STREETS.
8. ALL STREETS SHOWN HEREIN ARE PRIVATE, AND ALL STREET SIGNS AND STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
10. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
11. WHERE A CORNER LOT ABUTS A KEY LOT, THE HEIGHT AND LOCATION OF WALLS AND FENCES IN THE YARD FACING THE SIDE STREET MUST CONFORM TO THE FRONT YARD REQUIREMENTS FOR WALLS AND FENCES.
12. PEBBLECREEK GOLF RESORT PHASE II IS SUBJECT TO ATTENDANT NOISE, VIBRATION, AND OTHER EFFECTS OF THE OPERATION OF AIRCRAFT LIGHTS AND THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM LUKE AIR FORCE BASE; AND THE OWNER DOES FURTHER RELEASE AND DISCHARGE THE CITY , PEBBLECREEK DEVELOPMENT LIMITED PARTNERSHIP, PEBBLECREEK COMMUNITIES AND ITS AFFILIATES, FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TOPERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE.
13. THE DEVELOPER/BUILDER SHALL HAVE A DISCLOSURE NOTICE, WHICH SHALL INCLUDE A MAP CALLING OUT THE SOUND CONTOUR LINES IN A FONT THAT IS EASY TO READ, AND A MAP OF THE CITY OF GORDONVILLE IN PROMINENT LOCATION INFORMING POTENTIAL BUYERS OF THE DISTANCE TO ACCIDENT POTENTIAL ZONE II AND NOISE CONTOUR LINES FOR LUKE AIR FORCE BASE.
14. THIS DEVELOPMENT IS IN CLOSE PROXIMITY TO THE ARIZONA MOTORSPORT PARK (GENERALLY LOCATED AT CAMELBACK ROAD & REEMS ROAD) AND IS SUBJECT TO NOISE INTRUSION.
15. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE AND VISIBLE INTRUSION CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED ROAD 303 EXTENSION.
16. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH A USE.
17. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT OR CONCRETE PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. IT SHALL BE THE BUYER'S OBLIGATION TO REMOVE ANY OF SUCH STRUCTURES OR TO BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
18. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE FACILITY WHICH WOULD OBSTRUCT OR DISTURB 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.
19. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND BRANCHES OF TREES LESS THAN 10 FEET ABOVE THE GROUND. TREES SHALL BE PLACED AT LEAST 8 FEET APART.
20. ALL SHADE STRUCTURES IN THE REAR YARD SHALL BE APPROVED BY THE PEBBLECREEK ARCHITECTURAL CONTROL COMMITTEE.
21. WHEELCHAIR RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
22. ALL NEW OR RELOCATED PUBLIC UTILITIES WILL BE PLACED UNDERGROUND, WITH THE EXCEPTION OF ANY 69KV ELECTRICAL LINES.
23. THE COMPLETION OF ROAD IMPROVEMENTS (PAVING, CURB, GUTTER, SIDEWALK, STREET LIGHTING, AND LANDSCAPING) WITHIN AND ADJUTING THE SUBDIVISION TO BE PER THE APPLICABLE ENGINEERING STANDARDS OR IN ACCORDANCE WITH APPROVED EXCEPTIONS AS ESTABLISHED BY THE PEBBLE CREEK DEVELOPMENT AGREEMENT AND PLANNED AREA DEVELOPMENT.
24. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF PEBBLECREEK HOMEOWNERS ASSOCIATION UNLESS OTHERWISE PROVIDED IN THIS PLAT. LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.

PUBLIC UTILITIES

WATER	LIBERTY UTILITIES
SEWER	LIBERTY UTILITIES
ELECTRIC	ARIZONA PUBLIC SERVICE
GAS	SOUTHWEST GAS COMPANY
TELEPHONE	CENTURYLINK
SOLID WASTE DISPOSAL	CITY OF GOODYEAR
POLICE PROTECTION	CITY OF GOODYEAR
FIRE PROTECTION AND EMERGENCY SERVICES DISPATCH	(AND A PRIVATE PATROL) CITY OF GOODYEAR
CABLE TELEVISION	COX CABLE

BASIS OF BEARINGS

THE BEARING OF N 89°12'47" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER
OF SECTION 25, T2N, R2W, G & S.R.M.

BENCHMARKS

C.O.G. BENCHMARK G357 - FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF THOMAS ROAD AND PEBBLECREEK PARKWAY (S.W. CORNER SECTION 29) ELEVATION = 1014.50 NGVD29 (PROJECT DATUM).
=1016.38 NAVD88

C.O.G. BENCHMARK G371 - FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF
CAMELBACK ROAD AND ALSUP (1/2 MILE WEST OF REEMS ROAD)
ELEVATION = 1054.59 NGVD29 (PROJECT DATUM).
=1056.34 NAVD88

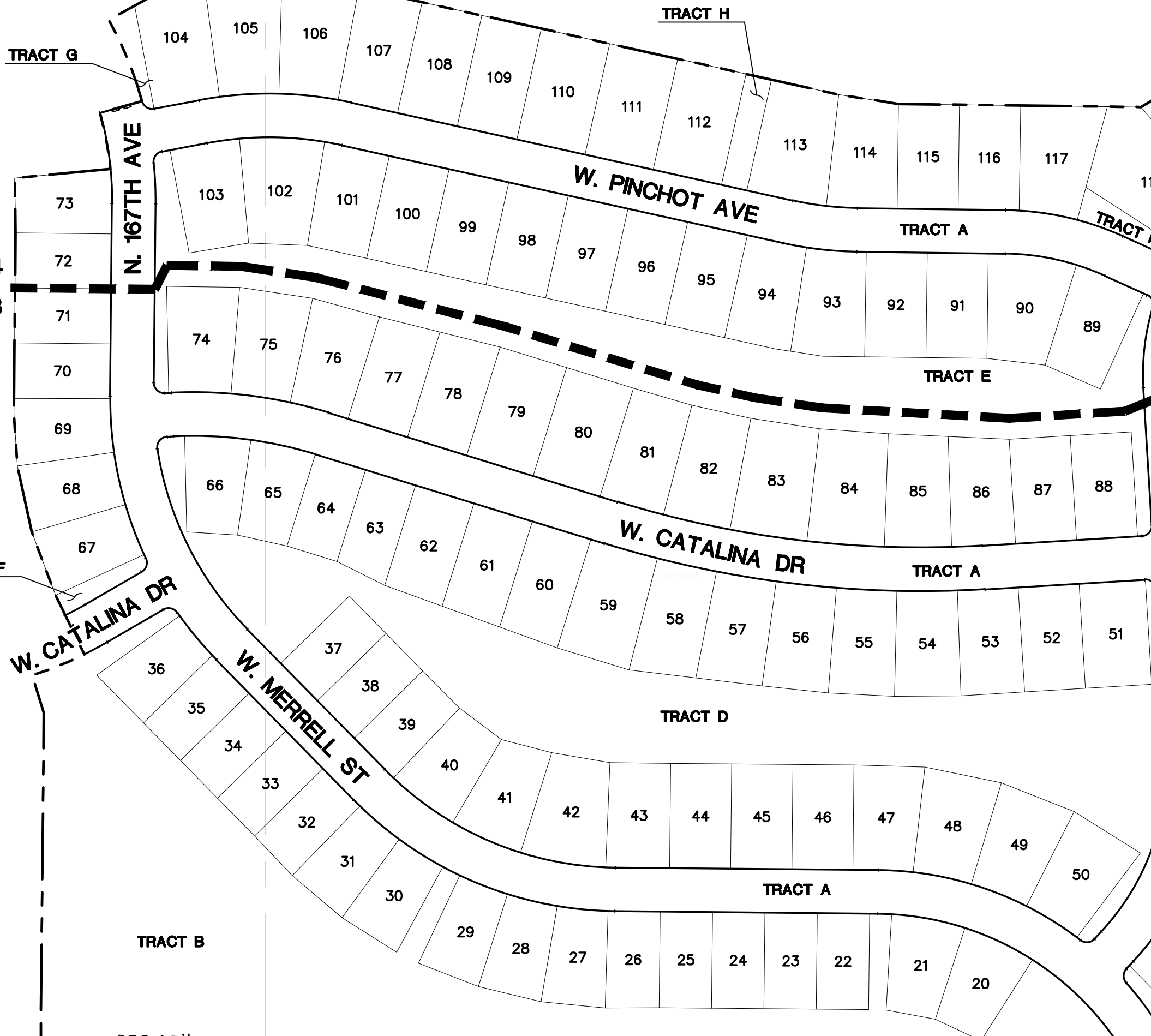
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N 1/4 CORNER SECTION 25 T2N
R2W, G&SRM
FOUND 3" DOT BC HH
LS 39229 2013

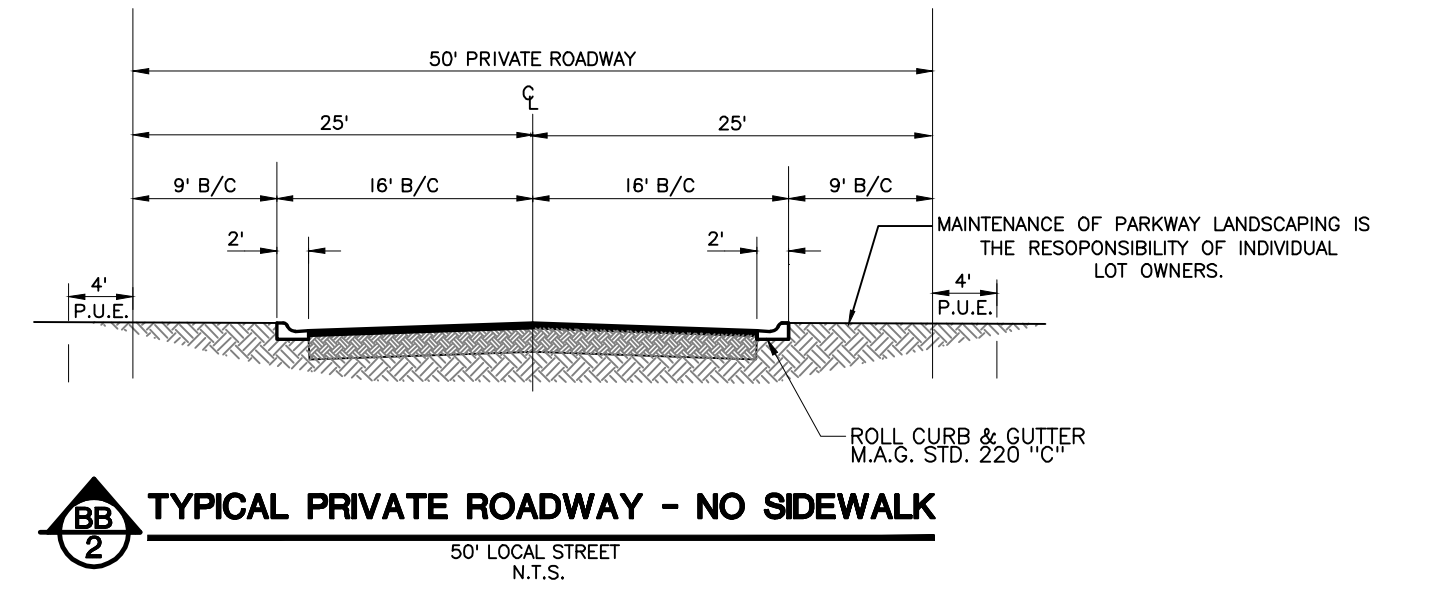
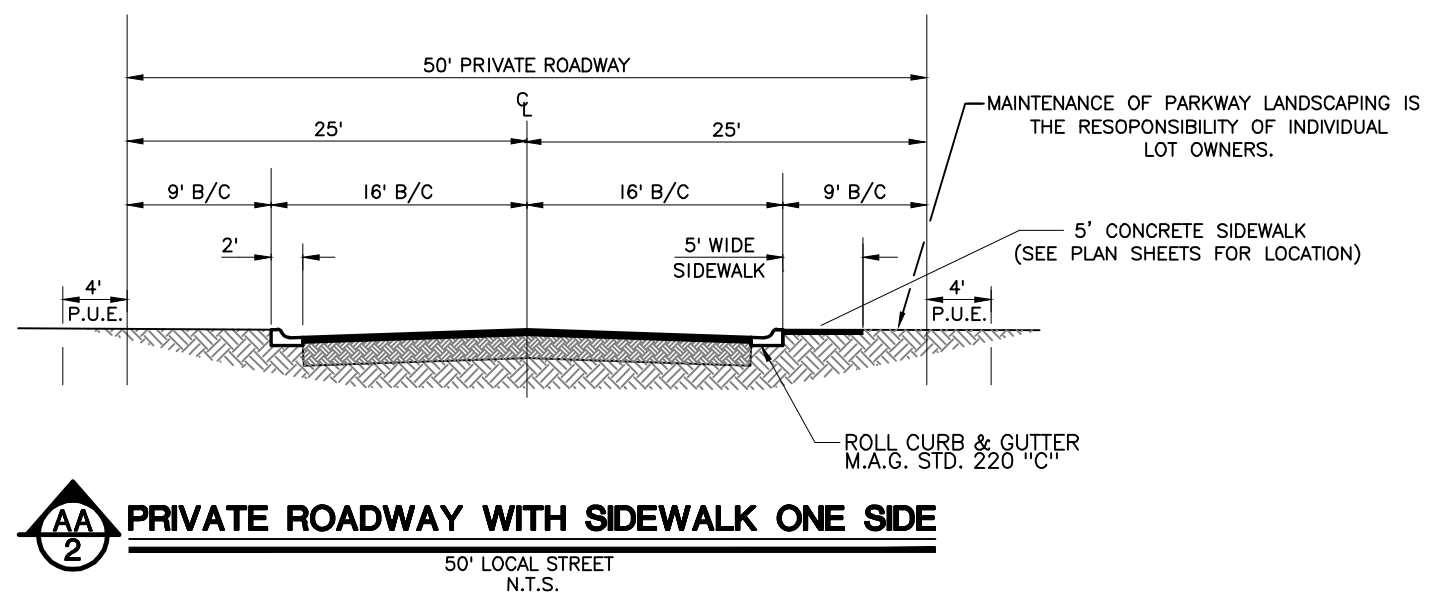
NE CORNER SECTION 25
T2N R2W, G&SRM
FOUND 3" C.O.G. BC IN HH

UNSUBDIVIDED
(NOT A PART)
(ZONING P.A.D.)

UNSUBDIVIDED
(NOT A PART)
(ZONING P.A.D.)



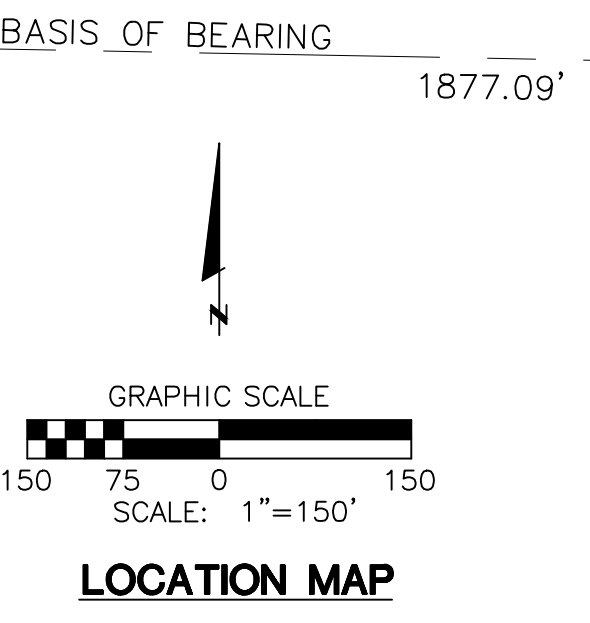
- LEGEND**
- SECTION LINE W/ SECTION MONUMENT
 - MID SECTION LINE W/ SECTION MONUMENT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - DIRECTION OF PROPOSED SURFACE FLOW
 - DIRECTION OF EXISTING SURFACE FLOW
 - EXISTING CONTOUR
 - PROPOSED RETENTION BASIN
 - PROPOSED SANITARY SEWER MANHOLE & DIRECTION OF FLOW
(ALL SAN. SEWER LINES 8" UNLESS NOTED OTHERWISE)
 - EXISTING SANITARY SEWER AND MANHOLE
 - PROPOSED WATER LINE & SIZE
 - EXISTING WATER LINE & SIZE
 - INDICATES 1' VEHICULAR NON ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - INDICATES 33' X 33' SIGHT VISIBILITY TRIANGLE
 - RIGHT OF WAY



SW CORNER SECTION 25 T2N
R2W, G&SRM
FOUND ADOT BC IN HH

S 1/4 CORNER SECTION 25 T2N
R2W, G&SRM
FOUND 3" MCDOT ALUM
1.5" DOWN

SE CORNER SECTION 25 T2N
R2W, G&SRM
FOUND 3" MCDOT BC
1.5" DOWN



PEBBLECREEK PHASE II A PLANNED AREA DEVELOPMENT UNIT FORTY EIGHT PRELIMINARY PLAT	
DESIGN EM	CHECKED JUL
DRAWN EM	APPROVED JUL
CIVIL ENGINEERING © LAND DEVELOPMENT	
B&R ENGINEERING INC. 19666 E. RIGGS RD. SUITE 118 SUN LAKES, ARIZONA 85248 PHONE: (480) 895-0799	
JOB NO. 970048	
DATE: DECEMBER, 2016	
SHEET 2 OF 4	

DRAWER #

N 1/4 CORNER SECTION 25 T2N
R2W, G&SRM
FOUND 3" DOT BC HH
LS 39229 2013

NE CORNER SECTION 25
T2N R2W, G&SRM
FOUND 3" C.O.G. BC IN HH

CENTERLINE CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	45°00'00"	314.16'	400.00'
C2	56°40'11"	356.07'	360.00'
C3	42°28'50"	266.91'	360.00'
C4	14°11'21"	89.15'	360.00'
C5	46°30'04"	243.48'	300.00'
C6	19°53'28"	173.58'	500.00'
C7	20°38'16"	432.24'	1200.00'
C8	30°41'15"	214.24'	400.00'
C9	3°16'26"	22.86'	400.00'
C10	27°24'49"	191.38'	400.00'
C11	14°18'45"	99.92'	400.00'
C12	3°59'25"	27.86'	400.00'

CENTERLINE LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S44°26'58"E	225.01'
L2	S89°26'58"E	301.04'
L3	N32°46'47"W	160.99'
L4	S43°01'52"W	46.98'
L5	S3°28'13"E	419.34'
L6	N3°28'13"W	224.80'
L7	N3°28'13"W	194.54'
L8	N87°16'36"E	46.20'
L9	S72°49'56"E	346.44'
L10	N86°31'47"E	220.19'
L11	S0°33'02"W	221.05'
L12	S59°51'47"W	109.62'

- LEGEND**
- SECTION LINE W/ SECTION MONUMENT
 - MID SECTION LINE W/ SECTION MONUMENT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - DIRECTION OF PROPOSED SURFACE FLOW
 - DIRECTION OF EXISTING SURFACE FLOW
 - EXISTING CONTOUR
 - PROPOSED RETENTION BASIN
 - PROPOSED SANITARY SEWER MANHOLE & DIRECTION OF FLOW
(ALL SAN. SEWER LINES 8" UNLESS NOTED OTHERWISE)
 - EXISTING SANITARY SEWER AND MANHOLE
 - PROPOSED WATER LINE & SIZE
 - EXISTING WATER LINE & SIZE
 - INDICATES 1' VEHICULAR NON ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - INDICATES 33' X 33' SIGHT VISIBILITY TRIANGLE

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4



PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
UNIT FORTY EIGHT PRELIMINARY PLAT

B&R ENGINEERING INC.
19666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

DESIGN EM **CHECKED** JUL
DRAWN EM **APPROVED** JUL

41220
JEFFREY LEE
UHRICK
12-13-16
ARIZONA, U.S.A.
Expires 09/30/2019

JOB NO. 970048
DATE DECEMBER, 2016
SHEET 3 OF 4

N 1/4 CORNER SECTION 25 T2N
R2W, G&SRM
FOUND 3" DOT BC HH
LS 39229 2013

CENTERLINE CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C13	16°02'37"	112.01'	400.00'
C14	11°11'12"	78.10'	400.00'
C15	4°51'25"	33.91'	400.00'
C16	23°08'10"	165.56'	410.00'
C17	11°44'43"	79.95'	390.00'
C18	23°34'18"	127.54'	310.00'
C19	54°02'58"	226.40'	240.00'
C20	27°47'48"	116.43'	240.00'
C21	26°15'10"	109.97'	240.00'
C22	9°21'27"	39.20'	240.00'
C23	42°29'27"	296.64'	400.00'
C24	45°34'51"	318.21'	400.00'
C25	4°51'25"	33.91'	400.00'
C26	40°43'26"	284.31'	400.00'
C27	16°21'16"	164.13'	575.00'

CENTERLINE LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S79°21'50"W	87.81'
L14	N77°30'00"W	517.95'
L15	S89°14'43"E	170.06'
L16	N65°40'24"W	87.84'
L17	N50°34'45"E	289.11'
L18	N41°13'18"E	45.02'
L19	N48°46'42"W	155.39'
L20	N48°46'42"W	152.34'
L21	N48°46'42"W	3.05'
L22	N6°17'14"W	91.67'
L23	N42°59'20"E	344.51'
L24	N42°59'20"E	26.75'
L25	N42°59'20"E	317.76'

- LEGEND**
- SECTION LINE W/ SECTION MONUMENT
 - MID SECTION LINE W/ SECTION MONUMENT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - DIRECTION OF PROPOSED SURFACE FLOW
 - DIRECTION OF EXISTING SURFACE FLOW
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 - INDICATES 1' VEHICULAR NON ACCESS EASEMENT
 - SUBDIVISION BOUNDARY
 - INDICATES 33' X 33' SIGHT VISIBILITY TRIANGLE

2639.08'
N89°22'08"W

NE CORNER SECTION 25
T2N R2W, G&SRM
FOUND 3" C.O.G. BC IN HH

24 24
25 25
24 19
25 30

PEBBLECREEK
EXISTING UNIT 42 PHASE 2, LOTS 1-50
BOOK 1095 PAGE 7
M.C.R.
(ZONING P.A.D.)

PEBBLECREEK
PHASE II
UNSUBDIVIDED
(NOT A PART)
(ZONING P.A.D.)

PEBBLECREEK
PHASE II
UNSUBDIVIDED
(NOT A PART)
(ZONING P.A.D.)

PEBBLECREEK
PHASE II
UNSUBDIVIDED
(NOT A PART)
(ZONING P.A.D.)

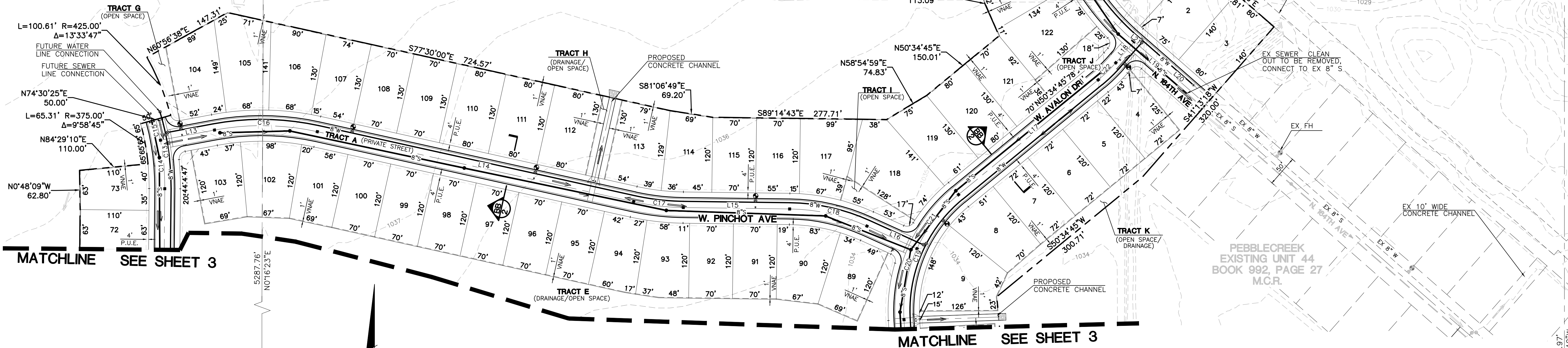
PEBBLECREEK PHASE II
EXISTING DRIVING RANGE
APN 501-01-002N

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
UNIT FORTY EIGHT PRELIMINARY PLAT

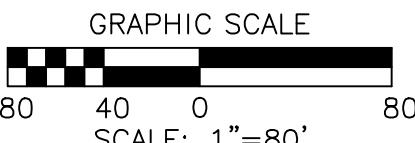
ENGINEERING INC.
19666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

DESIGN: EM
CHECKED: JUL
DRAWN: EM
APPROVED: JUL
REGISTERED PROFESSIONAL ENGINEER
JEFFREY LEE UHRICK
ARIZONA, U.S.A.
Expires 09/30/2019
JOB NO.: 970048
DATE: DECEMBER, 2016
SHEET: 4 OF 4

PEBBLECREEK PHASE II
UNIT FORTY EIGHT PRELIMINARY PLAT



S 1/4 CORNER SECTION 25 T2N
R2W, G&SRM
FOUND 3" MCDOT ALUM
1.5" DOWN



SE CORNER SECTION 25 T2N
R2W, G&SRM
FOUND 3" MCDOT BC
1.5" DOWN

DRAWER #