

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

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE OF ITS TRUST NO. 7854 HEREBY SUBDIVIDES UNDER THE NAME OF "FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY EIGHT". PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36 ALL IN 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 7) 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 FORTY EIGHT AND THAT EACH LOT, TRACT, EASEMENT, STREET, PRIVATE ACCESS WAY AND OTHER PORTION OF FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY EIGHT 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 FORTY EIGHT 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 ASSIGN 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 FORTY EIGHT 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 FORTY EIGHT 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 AND PEBBLECREEK HOMEOWNERS ASSOCIATION 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: SIMIN BERRY, SENIOR TRUST OFFICER
ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA } S.S.

ON THIS THE _____ DAY OF _____, 2017, THE UNDERSIGNED OFFICER, _____, AS SR. TRUST OFFICER FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE UNDER TRUST NO. 7854, AND NOT 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 FORTY EIGHT

LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36 ALL IN TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE G. & S.R.M., CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

SEE SHEET 2 OF 7.

CERTIFICATE OF ASSURED WATER SUPPLY

FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY EIGHT 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.

LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP.	DATE
FINAL PLAT APPROVAL	
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2017.	
BY: _____ MAYOR (GEORGIA LORD)	
ATTEST: _____ CITY CLERK (MAUREEN SCOTT)	
FINAL PLAT APPROVAL	
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2017.	
BY: _____ CITY ENGINEER (REBECCA ZOOK)	

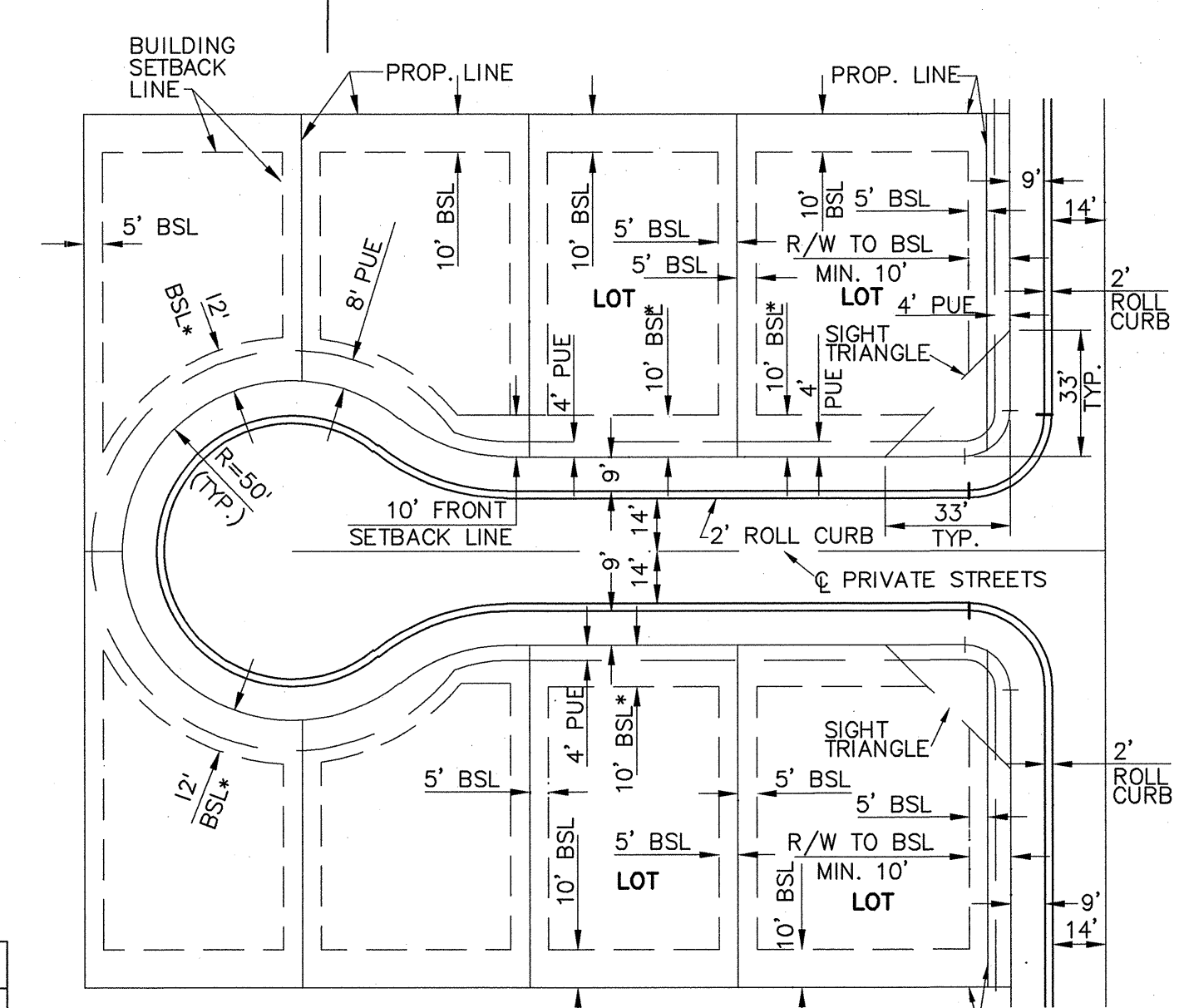
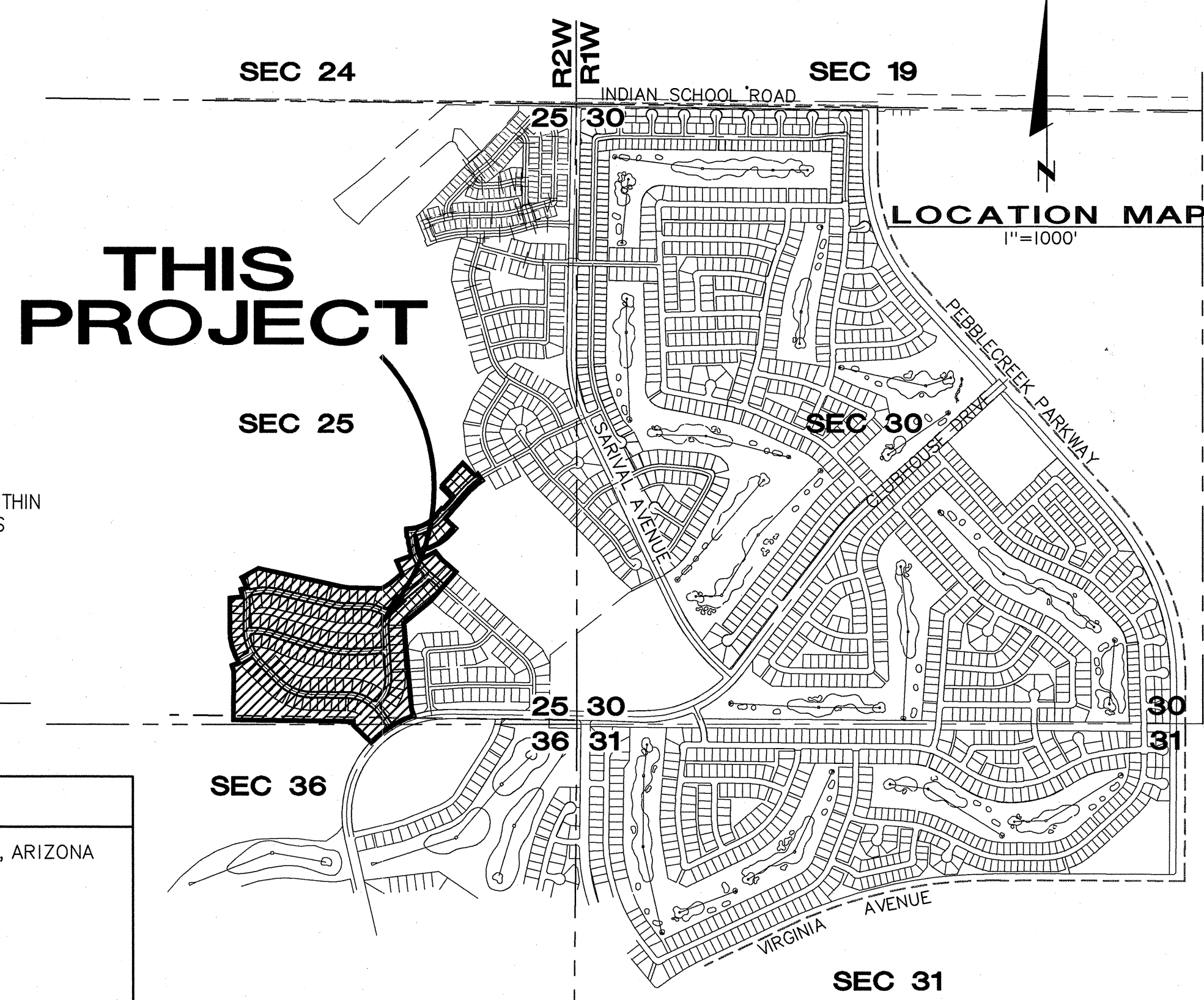
OWNER/TRUSTEE:
FIRST AMERICAN TITLE INSURANCE CO.
UNDER TRUST #7854
4801 E. WASHINGTON
PHOENIX, ARIZONA 85034
PHONE:(620) 252-5941

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

FROM EXERCISE TIME	GROSS AREA OF SUBDIVISION		46.76 AC
	TOTAL NUMBER OF LOTS		130
DESCRIPTION OF TRACTS			
TRACT	USAGE	MAINTAINED	AREA
A	PRIVATE ROADWAY/P.U.E.	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	8.06 AC.
B	DRAINAGE/OPEN SPACE AND UTILITY EASEMENT PER (MCR#99-0788143)	PEBBLECREEK VILLAS ASSOCIATION, INC.	5.53 AC.
C	DRAINAGE/OPEN SPACE AND UTILITY EASEMENT PER (MCR#99-0788143)	PEBBLECREEK VILLAS ASSOCIATION, INC.	1.05 AC.
D	DRAINAGE/OPEN SPACE	PEBBLECREEK VILLAS ASSOCIATION, INC.	2.75 AC.
E	DRAINAGE/OPEN SPACE	PEBBLECREEK VILLAS ASSOCIATION, INC.	2.10 AC.
F	OPEN SPACE	PEBBLECREEK VILLAS ASSOCIATION, INC.	0.05 AC.
G	OPEN SPACE	PEBBLECREEK VILLAS ASSOCIATION, INC.	0.05 AC.
H	DRAINAGE/OPEN SPACE	PEBBLECREEK VILLAS ASSOCIATION, INC.	0.09 AC.
I	OPEN SPACE	PEBBLECREEK VILLAS ASSOCIATION, INC.	0.07 AC.
J	OPEN SPACE	PEBBLECREEK VILLAS ASSOCIATION, INC.	0.12 AC.
K	DRAINAGE/OPEN SPACE	PEBBLECREEK VILLAS ASSOCIATION, INC.	0.22 AC.
L	DRAINAGE/OPEN SPACE	PEBBLECREEK VILLAS ASSOCIATION, INC.	0.11 AC.

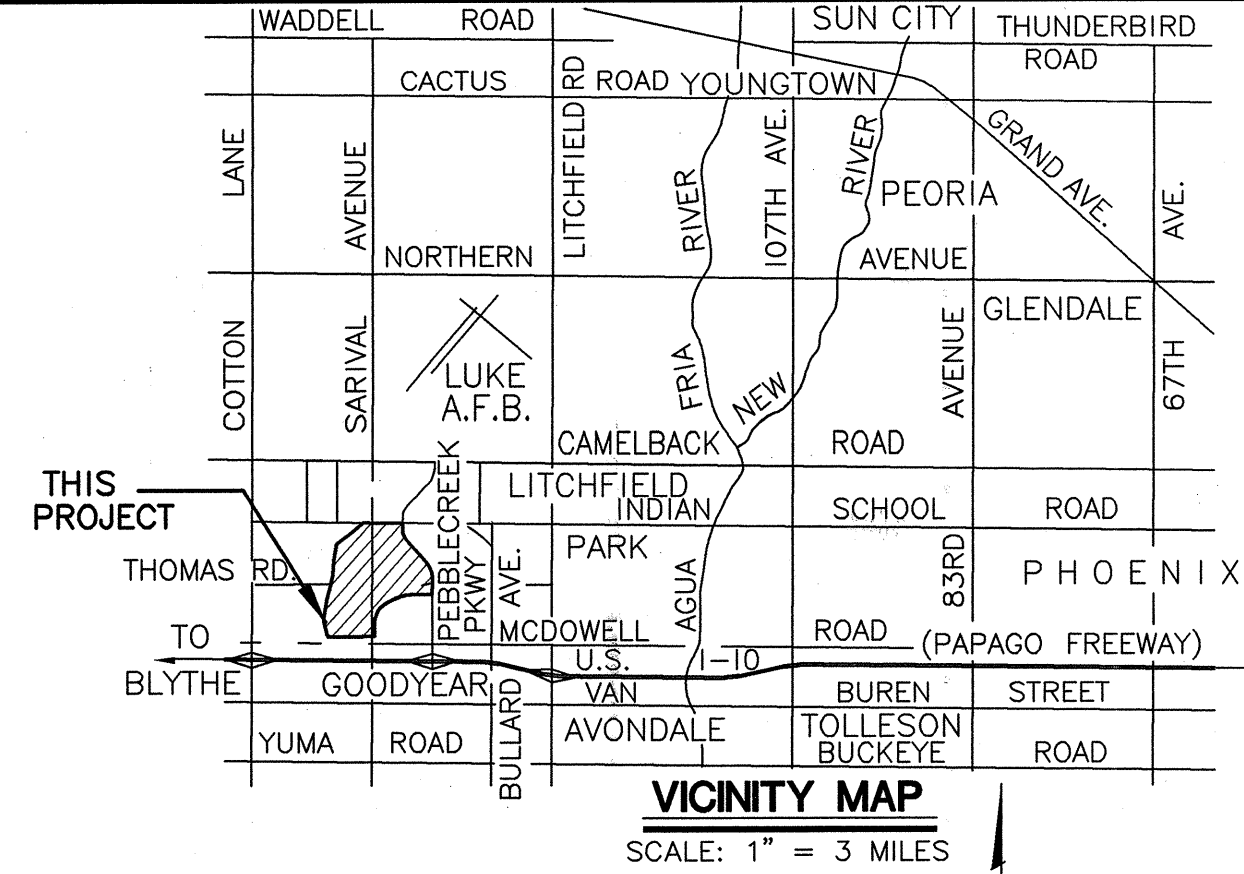
UTILITY COMPANIES
WATER _____ LIBERTY UTILITIES
WASTE WATER _____ LIBERTY UTILITIES
ELECTRIC _____ ARIZONA PUBLIC SERVICE
NATURAL GAS _____ SOUTHWEST GAS CO.
TELEPHONE _____ CENTURYLINK
CABLE TELEVISION _____ COX CABLE



MIN. FRONT YARD SETBACK = 10 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 SEVEN SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER 2016, 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.

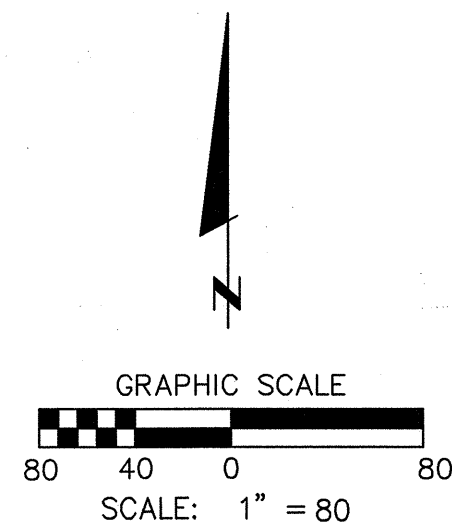


GENERAL NOTES

- GROSS AREA OF THIS SUBDIVISION IS 46.76 ACRES.
- TOTAL NUMBER OF LOTS: 130
- BASIS OF BEARINGS:
THE BEARING OF NORTH 00°14'13" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T2N, R2W, OF THE G & SRM. AS SHOWN ON THE FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY FOUR, BOOK 992 PAGE 27, M.C.R.
- THERE SHALL BE A ONE FOOT, VEHICULAR NON-ACCESS EASEMENT (VNAE) IN LOCATIONS AS SHOWN ON THE PLAT.
- 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.
- A 1/2" IRON ROD WILL BE SET AND TAGGED WITH RLS #27744 AT ALL LOT CORNERS.
- A THREE-INCH BRASS SURVEY MONUMENT TO BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T., AND STREET CENTERLINE INTERSECTIONS.
- ALL STREETS WITHIN COMMON AREA TRACT "A" ARE PRIVATE. TRACTS 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', AND 'L' ARE DESIGNATED FOR DRAINAGE AND OPEN SPACE PURPOSES.
- THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS, UNLESS STREETS ARE BROUGHT UP TO CURRENT CITY STANDARDS.
- PEBBLECREEK PHASE II UNIT FORTY EIGHT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR PHOENIX-GOODYEAR AIRPORT.
- TRACTS 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K' AND 'L', ARE HEREBY DESIGNATED FOR DRAINAGE AND OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAINED BY PEBBLECREEK HOMEOWNERS ASSOCIATION.
- 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 LOTS 4, 19, 36, 50, 51, 67, 74, 88, 89,103, 104, 118, AND 124.
- 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.
- STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GRANITE, GROUND COVER, AND FLOWERS 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.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, WITH EXCEPTION TO ANY 69KVA OR GREATER ELECTRICAL LINES.
- ALL SHADE STRUCTURES IN THE REAR YARD SHALL BE APPROVED BY THE PEBBLECREEK ARCHITECTURAL REVIEW COMMITTEE.
- DRIVEWAYS UPON KEY LOTS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOT FROM THE VIEW OBSTRUCTION.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- PEBBLECREEK PHASE II UNIT FORTY EIGHT IS IN CLOSE PROXIMITY TO THE ARIZONA MOTORSPORTS PARK, GENERALLY LOCATED AT CAMELBACK AND REEMS ROADS, AND MAY BE SUBJECT TO NOISE INTRUSION.
- THE DEVELOPER SHALL POST SIGNAGE WITHIN ALL SUBDIVISION SALES OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZs), 65 Ldn AND HIGHER NOISE CONTOURS, AND DEPARTURE CORRIDORS, AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS. THIS DISPLAY SHALL INCLUDE A TWENTY-FOUR BY THIRTY-SIX INCH (24"x36") MAP AT THE SALES FACILITY, BE CLEARLY VISIBLE ON THE WALL AND SHALL INCLUDE THE APPROXIMATE LOCATIONS OF THE HOMES OR APARTMENTS BEING SOLD OR LEASED CLEARLY DEPICTED. THE REQUIRED CONTENTS OF THE MAP SHALL BE PROVIDED BY THE CITY OF GOODYEAR.
- BUILDING SETBACKS EXCEED THOSE APPROVED IN THE PEBBLECREEK PHASE II P.A.D. AGREEMENT. REFERENCE THE APPROVED P.A.D. AGREEMENT FOR MORE INFORMATION.
- PEBBLECREEK PHASE II UNIT FORTY EIGHT IS IN PROXIMITY TO THE LOOP 303 FREEWAY AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS AND THE CONSTRUCTION THEREOF.
- PEBBLECREEK PHASE II UNIT FORTY EIGHT IS IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES.
- DWELLING UNITS LOCATED ON LOTS THAT FRONT A T-INTERSECTION SHALL BE CONFIGURED SO THAT THE NON-LIVABLE PORTIONS OF THE DWELLING FACE ONCOMING TRAFFIC. (UNIT FORTY EIGHT - LOTS 2, 9, 12, AND 69).
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF PEBBLECREEK HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- BUILDING PERMITS FOR VERTICAL CONSTRUCTION SHALL NOT BE ISSUED UNTIL IMPROVEMENTS ENSURING ADEQUATE WATER, WASTEWATER AND EMERGENCY SERVICE FOR THE SUBDIVISION HAVE BEEN COMPLETED.
- ALL PUBLIC IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER OR SUCCESSORS WITHIN THE CITY OF GOODYEAR RIGHT-OF-WAY OR EASEMENTS SHALL BE SUBJECT TO A WARRANTY PERIOD OF NOT LESS THAN TWO YEARS FROM THE ACCEPTANCE BY THE CITY ENGINEER.
- PER SECTION 25 OF THE 1998 PEBBLE CREEK DEVELOPMENT AGREEMENT, IF THE REQUIRED RETENTION BASINS DO NOT DRAIN WITHIN THE PRESCRIBED TIME FRAME, THEN PARTIES SHALL MUTUALLY AGREE UPON A SOLUTION, CONSIDERING ALL REASONABLE OPTIONS.
- OPEN SPACE IMPROVEMENTS AND ASSOCIATED AMENITIES LOCATED WITHIN A PHASE OF DEVELOPMENT SHALL BE SUBSTANTIALLY COMPLETED UPON ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY SINGLE FAMILY DWELLING UNIT WITHIN THAT PHASE.

DATE: 3/14/17

DESERT SKY SURVEYING, INC
A.L.T.A. AND TOPOGRAPHIC
SURVEYS-AERIAL MAPPING
G.I.S.-CONSTRUCTION LAYOUT
13845 E. VISTA VERDE, CHANDLER, AZ. 85249
PH 602-499-0884 FAX 480-863-4326
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NW 1/4 COR. SEC. 25
T2S, R2W G&SRM
FD. 3" ADOT BRASS
CAP IN HANDHOLE

PEBBLECREEK PH. II
UNIT 42 PHASE B, LOTS 1-50
BK 1095, PAGE 7 M.C.R.

PEBBLECREEK PH. II UNIT 48 LEGAL DESCRIPTION

PORTIONS OF THE SOUTH HALF OF SECTION 25 AND THE NORTH HALF OF SECTION 36,
ALL IN 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 SOUTHEAST CORNER OF SAID SECTION 25, A FOUND MARICOPA
COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP, FROM WHICH THE SOUTH
QUARTER CORNER OF SAID SECTION 25, A FOUND MARICOPA COUNTY DEPARTMENT OF
TRANSPORTATION ALUMINUM CAP, BEARS N89°12'47" W, 2642.50 FEET DISTANT;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID
SECTION 25 N89°12'47" W, A DISTANCE OF 1877.09 FEET TO THE TRUE POINT OF
BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE N89°12'47" W, A DISTANCE OF 765.41 FEET
TO THE AFOREMENTIONED SOUTH QUARTER CORNER OF SAID SECTION 25, FROM WHICH
THE SOUTHWEST CORNER OF SAID SECTION 25, A FOUND ARIZONA DEPARTMENT OF
TRANSPORTATION BRASS CAP IN HAND HOLE, BEARS N89°13'11" W, 2640.18 FEET DISTANT;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 25 N89°13'11" W, A DISTANCE OF 258.05 FEET;

THENCE LEAVING SAID SOUTH LINE N00°33'02"E, A DISTANCE OF 411.10 FEET;

THENCE N17°25'40"W, A DISTANCE OF 45.06 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 425.00 FEET, THE RADIUS POINT
OF SAID CURVE BEARS N17°25'40"W;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°43'08", AN
ARC DISTANCE OF 64.67 FEET;

THENCE N26°08'48"W, A DISTANCE OF 75.29 FEET;

THENCE N20°31'27"W, A DISTANCE OF 77.50 FEET;

THENCE N12°14'19"W, A DISTANCE OF 77.50 FEET;

THENCE N03°57'09"W, A DISTANCE OF 59.79 FEET;

THENCE N00°33'02"E, A DISTANCE OF 207.30 FEET;

THENCE N00°48'09"W, A DISTANCE OF 62.80 FEET;

THENCE N84°29'10"E, A DISTANCE OF 110.00 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT
OF SAID CURVE BEARS S84°29'10"W;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'45", AN
ARC DISTANCE OF 65.31 FEET;

THENCE N74°30'25"E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 425.00 FEET, THE RADIUS POINT
OF SAID CURVE BEARS S74°30'25"W;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°33'47", AN
ARC DISTANCE OF 100.61 FEET;

THENCE N60°56'38"E, A DISTANCE OF 147.31 FEET;

THENCE S77°30'00"E, A DISTANCE OF 724.57 FEET;

THENCE S81°06'49"E, A DISTANCE OF 69.20 FEET;

THENCE S89°14'43"E, A DISTANCE OF 277.71 FEET;

THENCE N58°54'59"E, A DISTANCE OF 74.83 FEET;

THENCE N50°34'45"E, A DISTANCE OF 150.01 FEET;

THENCE N23°45'39"W, A DISTANCE OF 113.09 FEET;

THENCE N70°01'50"E, A DISTANCE OF 131.53 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 425.00 FEET, THE RADIUS POINT
OF SAID CURVE BEARS N70°01'50"E;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°40'56", AN
ARC DISTANCE OF 101.49 FEET;

THENCE N06°17'14"W, A DISTANCE OF 56.24 FEET TO THE BEGINNING OF A TANGENT
CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°08'35",
AN ARC DISTANCE OF 17.83 FEET;

THENCE N01°25'49"W, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 375.00 FEET, THE RADIUS
POINT OF SAID CURVE BEARS N01°25'49"W;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°57'46",

AN ARC DISTANCE OF 287.73 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE
WEST, HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°37'06", AN
ARC DISTANCE OF 19.19 FEET;

THENCE N43°09'17"E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS
POINT OF SAID CURVE BEARS N42°59'20"E;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN
ARC DISTANCE OF 18.85 FEET;

THENCE N42°59'20"E, A DISTANCE OF 110.47 FEET;

THENCE N44°54'50"W, A DISTANCE OF 140.09 FEET;

THENCE N42°59'20"E, A DISTANCE OF 275.18 FEET;

THENCE S44°54'50"E, A DISTANCE OF 149.28 FEET TO THE BEGINNING OF A
NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.00 FEET,
THE RADIUS POINT OF SAID CURVE BEARS S36°58'34"E;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°16'37",
AN ARC DISTANCE OF 23.84 FEET;

THENCE S34°41'58"E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 550.00 FEET, THE RADIUS
POINT OF SAID CURVE BEARS S34°41'58"E;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°18'43",
AN ARC DISTANCE OF 118.19 FEET;

THENCE S42°59'20"W, A DISTANCE OF 329.90 FEET;

THENCE S47°00'40"E, A DISTANCE OF 121.50 FEET;

THENCE S46°09'54"W, A DISTANCE OF 87.30 FEET;

THENCE S55°13'19"W, A DISTANCE OF 87.74 FEET;

THENCE S64°25'51"W, A DISTANCE OF 87.74 FEET;

THENCE S73°38'19"W, A DISTANCE OF 87.72 FEET;

THENCE N11°45'29"W, A DISTANCE OF 121.50 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 425.00 FEET, THE RADIUS POINT
OF SAID CURVE BEARS N11°45'29"W;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°36'49", AN
ARC DISTANCE OF 4.55 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE
SOUTHEAST, HAVING A RADIUS OF 12.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°08'35",
AN ARC DISTANCE OF 17.83 FEET;

THENCE S06°17'14"E, A DISTANCE OF 56.24 FEET TO THE BEGINNING OF A TANGENT
CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°37'13", AN
ARC DISTANCE OF 148.05 FEET;

THENCE N61°05'33"E, A DISTANCE OF 140.00 FEET;

THENCE S38°18'15"E, A DISTANCE OF 76.73 FEET;

THENCE S48°45'48"E, A DISTANCE OF 159.81 FEET;

THENCE S41°13'18"W, A DISTANCE OF 320.00 FEET;

THENCE S50°34'45"W, A DISTANCE OF 300.71 FEET;

THENCE S05°04'28"E, A DISTANCE OF 742.77 FEET;

THENCE S18°48'29"E, A DISTANCE OF 51.13 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 890.00 FEET, THE RADIUS
POINT OF SAID CURVE BEARS S18°48'29"E;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°11'24",
AN ARC DISTANCE OF 422.35 FEET;

THENCE N45°59'53"W, A DISTANCE OF 198.85 FEET;

THENCE N00°47'13"E, A DISTANCE OF 38.64 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 2,036,975 SQUARE FEET OR 46.76 ACRES,
MORE OR LESS.

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 OR 35869 (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 SHEET MATCHLINE
- INDICATES STREET CENTERLINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SECTION LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- 1R INDICATES RADIAL BEARING
- △ 33' X 33' SIGHT VISIBILITY TRIANGLE

** 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 THIS LOT.

3 INDICATES SHEET NUMBER

UNSUBDIVIDED

S 1/4 COR. SEC. 25
T2S, R2W G&SRM
FD. 3" MCDOT ALUM CAP 1.5
BELOW NATURAL GROUND

KEY MAP

UNSUBDIVIDED

PEBBLE CREEK PHASE II,
UNIT 58 BK. 711, PG. 47
M.C.R.

SE COR. SEC. 25
T2S, R2W G&SRM
FD. 3" MCDOT BRASS CAP 1.5
BELOW NATURAL GROUND

FINAL PLAT FOR PEBBLECREEK PHASE II FORTY EIGHT

CONSISTING OF 7 SHEETS
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 25 &
THE NORTHEAST QUARTER OF 36 ALL IN TOWNSHIP 2 NORTH,
RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

DATE: 3/14/17

DESERT SKY SURVEYING, INC.

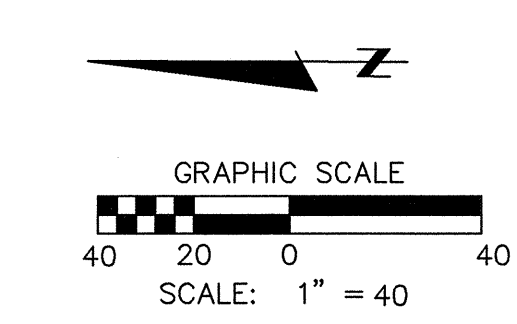
A.L.T.A. AND TOPOGRAPHIC
SURVEYS—AERIAL MAPPING
G.I.S.—CONSTRUCTION LAYOUT
13845 E. VISTA VERDE, CHANDLER, AZ. 85249
PH 602-499-0884 FAX 480-883-4326

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- LEGEND**
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 - INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
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 - INDICATES SHEET MATCHLINE
 - - - INDICATES STREET CENTERLINE
 - INDICATES SUBDIVISION BOUNDARY
 - - - INDICATES SECTION LINE
 - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
 - VNAE 1' VEHICULAR NON-ACCESS EASEMENT
 - 1R INDICATES RADIAL BEARING
 - △ 33' X 33' SIGHT VISIBILITY TRIANGLE
 - ** 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 THIS LOT.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	27.86'	400.00'	3°59'25"
C8	19.54'	12.00'	93°16'26"
C9	17.83'	12.00'	85°08'35"
C10	20.13'	12.00'	96°08'11"
C11	17.83'	12.00'	85°08'35"
C17	26.12'	375.00'	3°59'25"
C19	29.60'	425.00'	3°59'25"
C20	17.83'	12.00'	85°08'35"
C21	17.83'	12.00'	85°08'35"



FINAL PLAT
FOR
PEBBLECREEK PHASE II
FORTY EIGHT
CONSISTING OF 7 SHEETS
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 25 &
THE NORTHEAST QUARTER OF 36 ALL IN TOWNSHIP 2 NORTH,
RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA
DATE: 3/14/17

SW COR. SEC. 25
T2S, R2W G&SRM
FD. ADOT BRASS CAP
IN HANDHOLE

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MATCH SHEET 6

MATCH SHEET 5

MATCH SHEET 5

MATCH SHEET 3

MATCH SHEET 3

MATCH SHEET 3

SE COR SEC. 25
T2S, R2W G&SRM
FD. 3" MCDOT BRASS CAP 1.5
BELOW NATURAL GROUND

FINAL PLAT

FOR PEBBLECREEK PHASE II FORTY EIGHT

CONSISTING OF 7 SHEETS
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 25 &
THE NORTHEAST QUARTER OF 36 ALL IN TOWNSHIP 2 NORTH,
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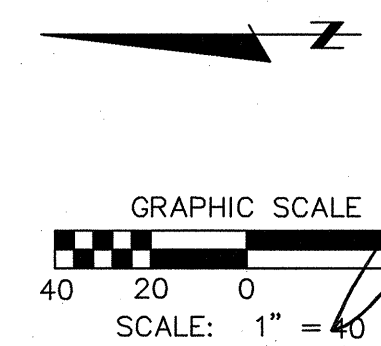
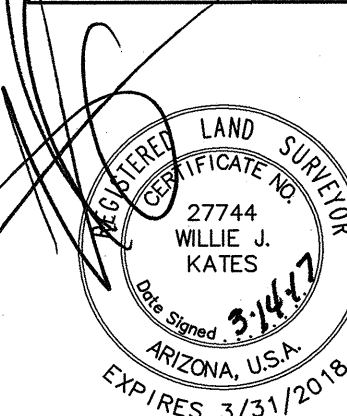
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PC 48 FINAL PLAT

S 1/4 COR SEC. 25
T2S, R2W G&SRM
FD. 3" MCDOT ALUM CAP 1.5
BELOW NATURAL GROUND



SHEET 4 OF 7

- | | | | |
|-----|---|------|--|
| ◆ | INDICATES SECTION MONUMENT FOUND AS NOTED | --- | INDICATES SUBDIVISION BOUNDARY |
| • | INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE) | --- | INDICATES SECTION LINE |
| ○ | INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE) | PUE | 4' PUBLIC/PRIVATE UTILITY EASEMENT |
| ⊗ | INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE | VNAE | 1' VEHICULAR NON-ACCESS EASEMENT |
| • | INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE) | 1R | INDICATES RADIAL BEARING |
| --- | INDICATES SHEET MATCHLINE | △ | 33' X 33' SIGHT VISIBILITY TRIANGLE |
| --- | INDICATES STREET CENTERLINE | ** | 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 THIS LOT. |

LEGEND

UNSUBDIVIDED

UNSUBDIVIDED

VENUE

W. PINCHOT AVENUE

W. CATALINA DRIVE

W. MERRELL STREET

TRACT H

TRACT E

TRACT D

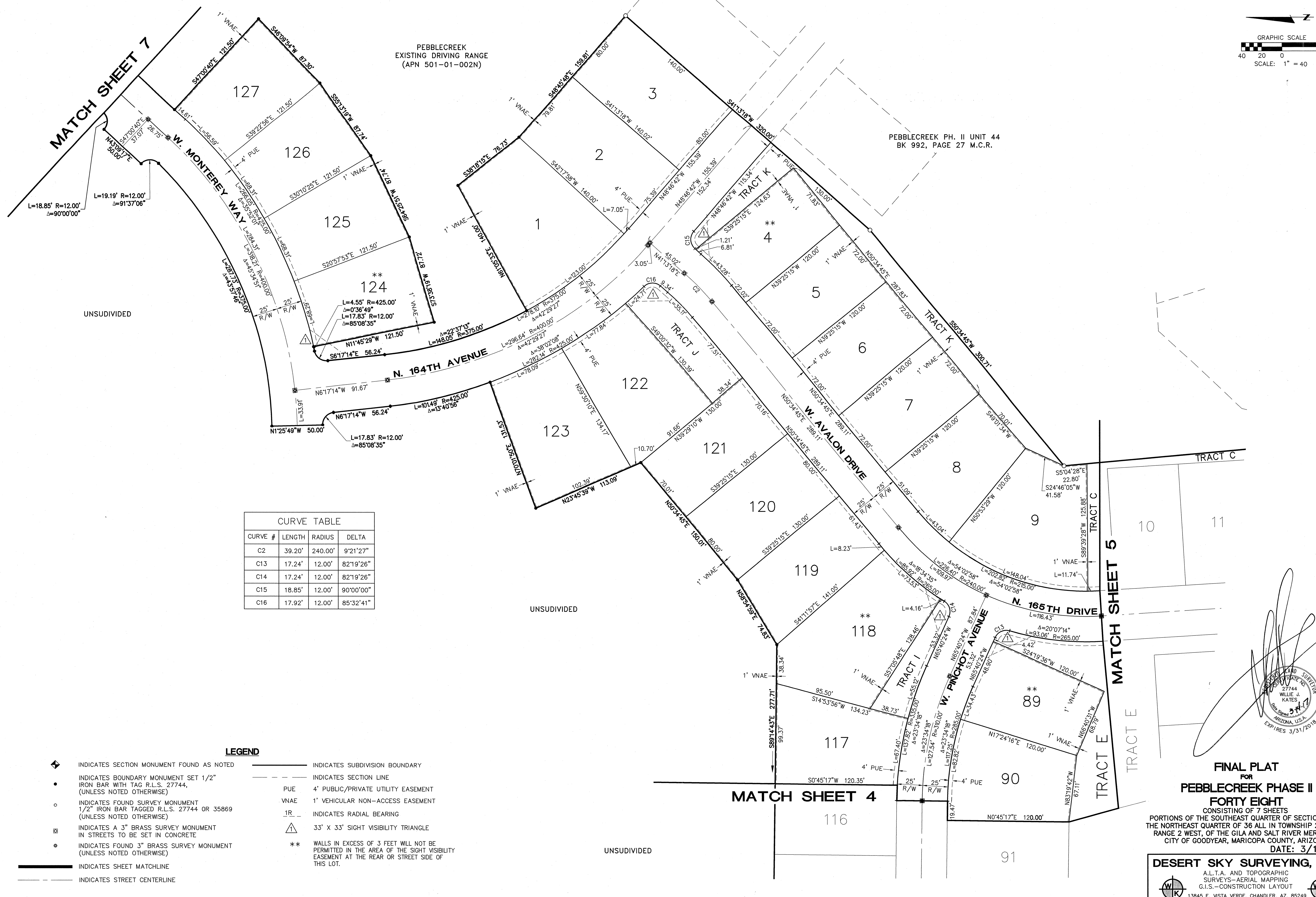
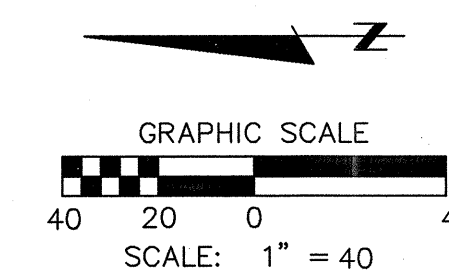
TRACT B

SE COR SEC. 25
T2S, R2W G&SRM
FD. 3" MCDOT BRASS CAP 1.5
BELOW NATURAL GROUND

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C5	18.85'	12.00'	90°00'00"
C12	18.85'	12.00'	90°00'00"
C18	17.85'	12.00'	85°13'11"
C22	17.73'	12.00'	84°39'08"
C23	17.73'	12.00'	84°39'08"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	11.71'	S43°01'52"W
L2	11.71'	S43°01'52"W





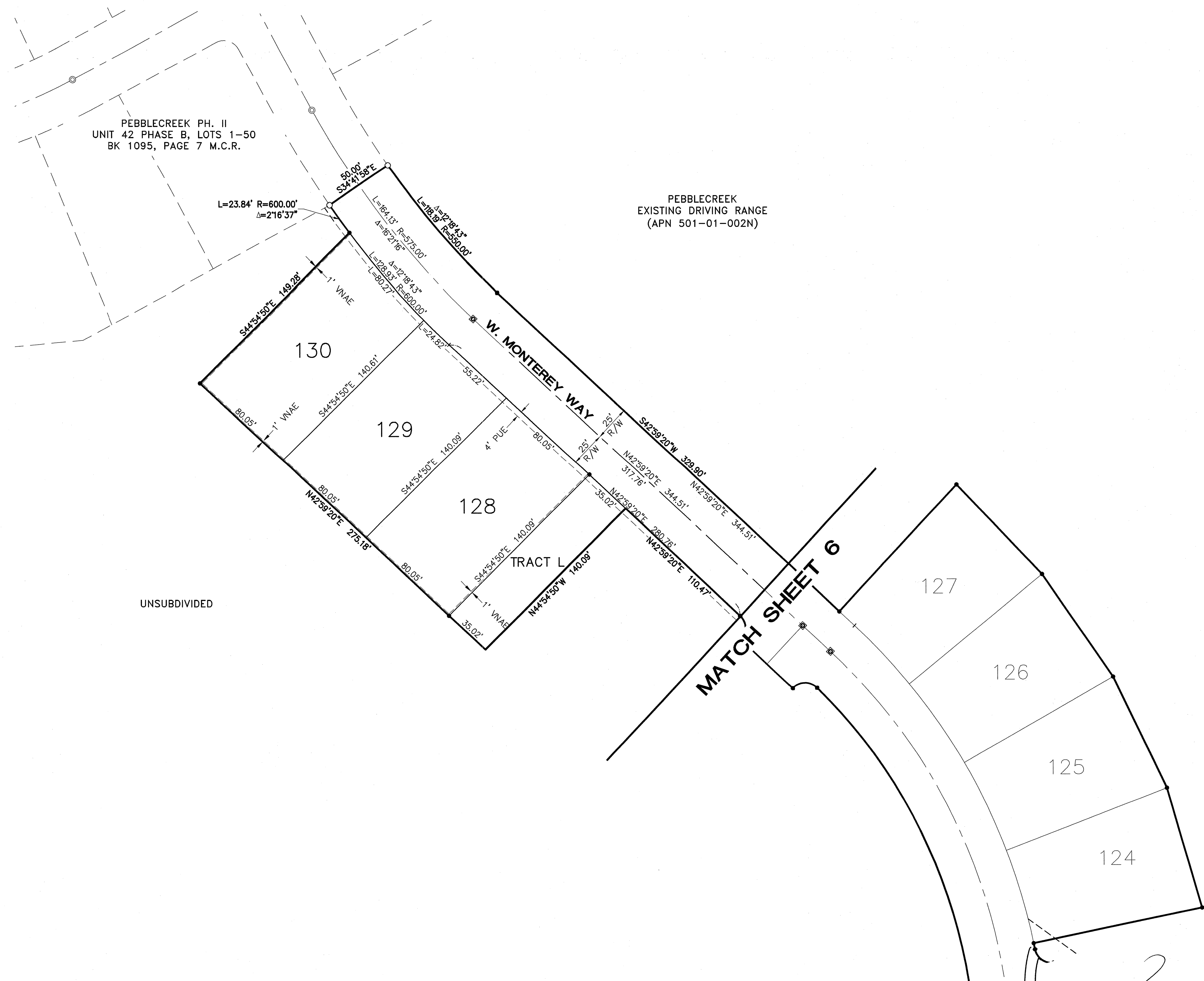
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C2	39.20'	240.00'	9°21'27"
C13	17.24'	12.00'	82°19'26"
C14	17.24'	12.00'	82°19'26"
C15	18.85'	12.00'	90°00'00"
C16	17.92'	12.00'	85°32'41"

- LEGEND**


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 - △ 33' X 33' SIGHT VISIBILITY TRIANGLE
 - ** 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 THIS LOT.


FINAL PLAT
FOR
PEBBLECREEK PHASE II
FORTY EIGHT
CONSISTING OF 7 SHEETS
PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 25 &
THE NORTHEAST QUARTER OF 36 ALL IN TOWNSHIP 2 NORTH,
RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
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DATE: 3/14/17


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LEGEND


- | | |
|---|--|
|  INDICATES SECTION MONUMENT FOUND AS NOTED



 INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)

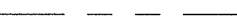
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 INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE


 INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)


 INDICATES SHEET MATCHLINE


 INDICATES STREET CENTERLINE |  INDICATES SUBDIVISION BOUNDARY


 INDICATES SECTION LINE

 4' PUBLIC/PRIVATE UTILITY EASEMENT

 1' VEHICULAR NON-ACCESS EASEMENT

 INDICATES RADIAL BEARING

 33' X 33' SIGHT VISIBILITY TRIANGLE

 ** 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 THIS LOT. |
|---|--|

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