

W:\0748A - PV303 East B17\COGON\LOT 1R REPLAT.prj Wed Apr 12 13:25:45 2017

DECLARATION OF PURPOSE

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT RP PV III LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF PV303 EAST - PHASE A, LOT 1R", BEING ALL OF LOTS 1, 2, AND TRACT D OF PV 303 EAST - PHASE A RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MCR, AND BEING ALL OF TRACT Q OF THE RE-PLAT OF THE FINAL PLAT FOR PALM VALLEY V PARCEL 18-22 RECORDED IN BOOK --- OF MAPS, PAGE ---, MCR, SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 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 "RE-PLAT OF PV303 EAST - PHASE A, PARCELS 1 AND 2" AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

THAT FP PV 303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF PV303 EAST - PHASE A, LOT 1R", BEING ALL OF LOTS 1, 2, AND TRACT D OF PV 303 EAST - PHASE A RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MCR, AND BEING ALL OF TRACT Q OF THE RE-PLAT OF PALM VALLEY V PARCEL 18-22, TRACT Q RECORDED IN BOOK --- OF MAPS, PAGE ---, MCR, SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 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 "RE-PLAT OF PV303 EAST - PHASE A, PARCELS 3 AND 4" AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

INGRESS AND EGRESS EASEMENT SHOWN HEREIN ACROSS TRACT B SHALL BENEFIT THE OWNERS OF LOT 1R AND TRACT A.

IN WITNESS WHEREOF:

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 \_\_\_\_\_, 2017.

RP PV III LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

FR PV 303, 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 \_\_\_\_\_, 2017.

FR PV 303, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: CDECRE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,  
ITS SOLE MEMBER

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ 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

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF CDECRE, LLC, A DELAWARE LIMITED LIABILITY COMPANY THE SOLE MEMBER OF FR PV 303, 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 \_\_\_\_\_

APPROVALS

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CLERK

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: \_\_\_\_\_  
CITY ENGINEER

NOTES

1. 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 STRIPING.

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 STANDARDS.

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.

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 APART.

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 TRAFFIC ON INTERSTATE 10 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.

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

RE-PLAT  
OF  
"PV303 EAST - PHASE A, LOT 1R"  
BEING ALL OF LOTS 1, 2, AND TRACT D OF PV 303 EAST - PHASE A  
RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MCR, AND BEING ALL OF TRACT Q  
OF THE RE-PLAT OF THE FINAL PLAT FOR PALM VALLEY PHASE V PARCELS 18-22,  
RECORDED IN BOOK \_\_\_ OF MAPS, PAGE \_\_, MCR, SITUATED IN A PORTION OF THE  
SOUTH HALF OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 WEST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
MARICOPA COUNTY, ARIZONA

NOTES CONT:

11. 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.

12. 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 THE FUTURE.

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.

17. 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 LOT 1R WITHOUT AN ACCEPTED FORM OF FINANCIAL ASSURANCE SUCH AS A BOND OR LETTER OF CREDIT FOR REQUIRED OFFSITE INFRASTRUCTURE IMPROVEMENTS AS PART OF THIS PLAT.

20. TRACTS A AND B WILL BE MAINTAINED BY THEIR OWNERS.

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 TRACT A REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

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

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF PV303 COMMERCIAL COMMUNITY, INC., AN ARIZONA NON-PROFIT CORPORATION, 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 \_\_\_\_\_

LEGAL DESCRIPTION

PARCEL NO. 1

TRACT Q, OF PALM VALLEY PHASE V PARCELS 18 - 22, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 727, PAGE 23 AND AFFIDAVIT OF CORRECTION RECORDED AS 2005-708657 OF OFFICIAL RECORDS.

PARCEL NO. 2

LOT 2, OF PV303 EAST - PHASE A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1260 OF MAPS, PAGE 15, AND CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 2016-0098051 OF OFFICIAL RECORDS, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3

LOT 1 OF PV303 EAST - PHASE A RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MCR AND CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 2016-0098051 OF OFFICIAL RECORDS, SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. EXCEPT FROM THEREOF ANY PORTION LYING WITHIN THE MAP OF DEDICATION OF WEST SELLS DRIVE RECORDED IN BOOK 1268 OF MAPS, PAGE 15, MCR.

PARCEL NO. 4

TRACT D OF PV303 EAST - PHASE A RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MCR AND CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT NO. 2016-0098051 OF OFFICIAL RECORDS, SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SHEET INDEX

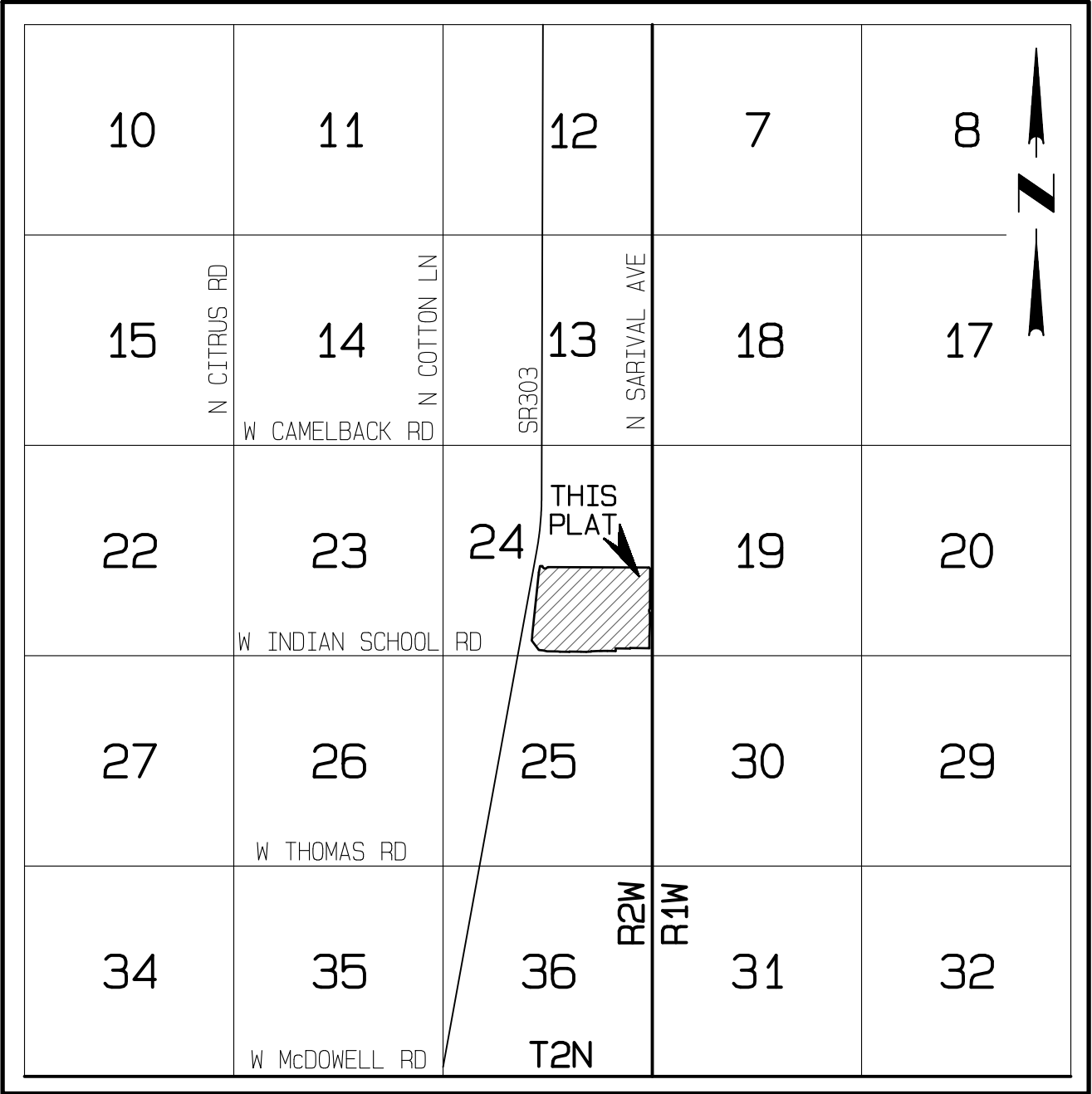
SHEET 1 COVER

SHEET 2 KEY MAP, MONUMENT NOTES  
BASIS OF BEARINGS

SHEETS 3-4 PLAT, LINE TABLE,  
& CURVE TABLE

UTILITY SERVICES

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



VICINITY MAP

N.T.S.

SURVEYOR'S STATEMENT

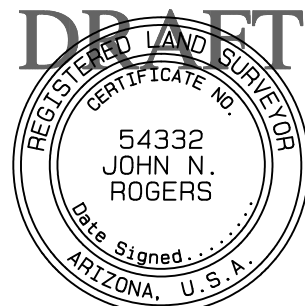
I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS. ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



EXPIRES 6/30/2019

BY: LANCE C. DICKSON, R.L.S. #46643  
ARIZONA SURVEYING AND MAPPING  
2411 W. NORTHERN, SUITE 110  
PHOENIX, ARIZONA 85021  
(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.



EXPIRES 3/31/2019

BY: JOHN N. ROGERS, R.L.S. #54332  
GOODWIN AND MARSHALL, INC.  
2705 S. ALMA SCHOOL RD. STE. 2  
CHANDLER, ARIZONA 85286  
(602) 218-7285

NOTE:  
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.

PREPARED  
MARCH 2017

SHEET 1 OF 4

PREPARED BY:

SURVEYED BY:

GOODWIN &  
MARSHALL  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2  
Chandler, Arizona 85286  
(602) 218-7285



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

OWNER:

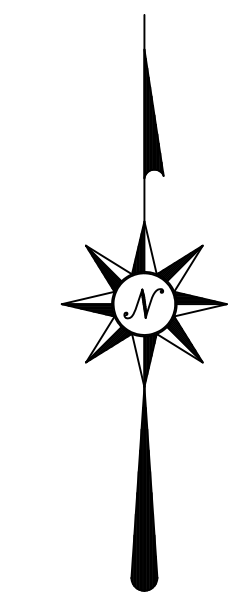
FR PV 303 LLC  
311 South Wacker Drive  
39th Floor  
Chicago, IL 60606

OWNER:

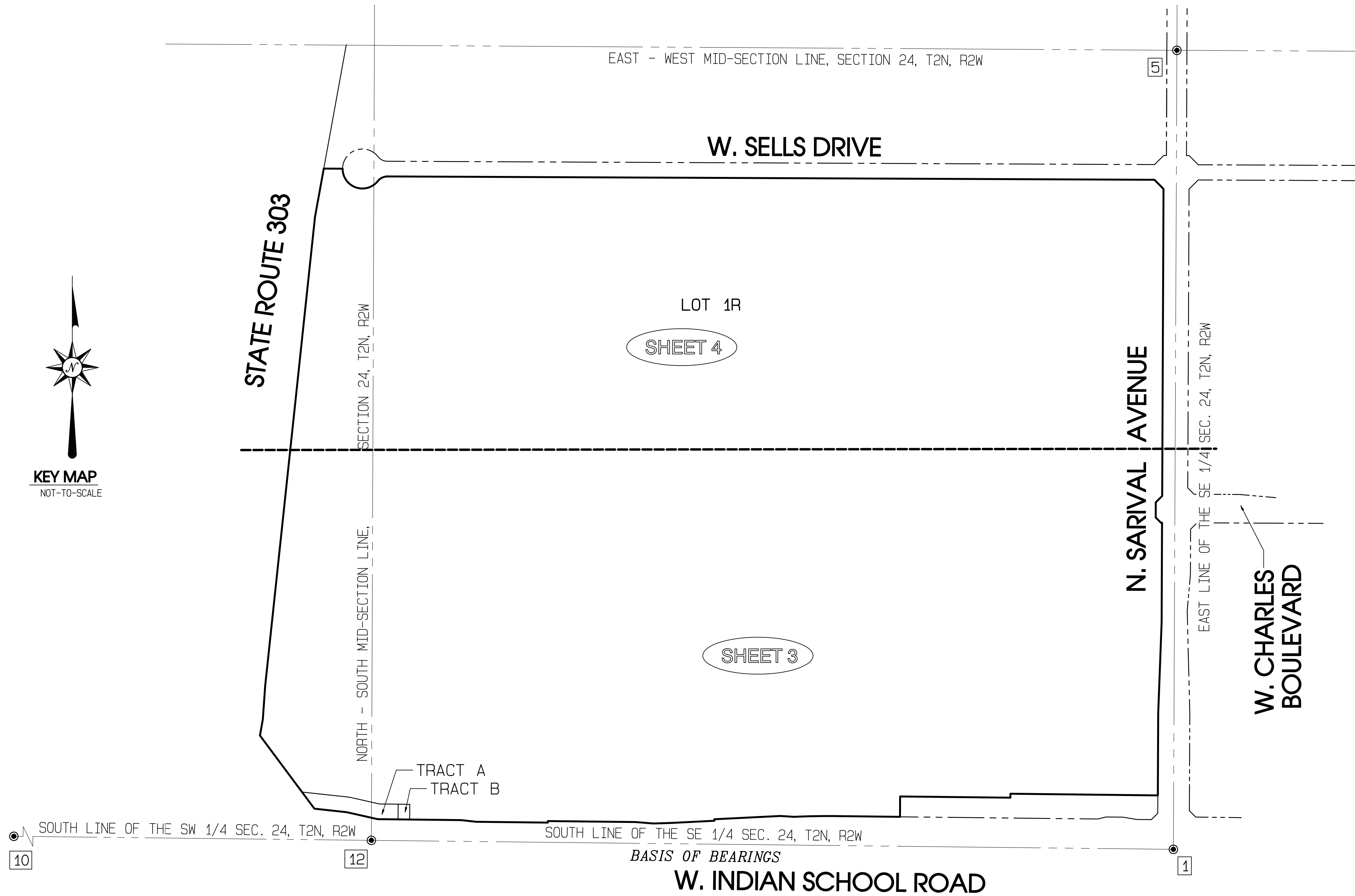
RP PV III LLC  
6720 North Scottsdale Road  
Suite Number 250  
Scottsdale, AZ 85253-4424  
Telephone 480-905-0770

RE-PLAT OF PV303 EAST - PHASE A, LOT 1R

CASE NO.  
17-520-00008



KEY MAP  
NOT-TO-SCALE



LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
○	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
R/W	RIGHT-OF-WAY
(M)	MEASURED
(R)	RECORD
MCR	MARICOPA COUNTY RECORDS
BK	BOOK
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
LSE	LANDSCAPE EASEMENT
TDE	TEMPORARY DRAINAGE EASEMENT
---	BOUNDARY LINE
- - -	ADJOINER LINE
- . -	EASEMENT LINE
----	SECTION LINE

MONUMENT NOTES

- 1 FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE SOUTHEAST CORNER OF SECTION 24, T2N, R2W.
- 2 FOUND BRASS CAP FLUSH CITY OF GOODYEAR AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND SARIVAL AVENUE.
- 4 FOUND BRASS CAP FLUSH CITY OF GOODYEAR AT THE INTERSECTION OF CHARLES BLVD. AND SARIVAL AVENUE.
- 5 FOUND ALUMINUM CAP FLUSH M.C.D.O.T. AT THE EAST QUARTER CORNER OF SECTION 24, T2N, R2W.
- 10 FOUND BRASS CAP FLUSH CITY OF GOODYEAR AT THE SOUTHWEST CORNER OF SECTION 24, T2N, R2W.
- 12 FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE SOUTH QUARTER CORNER OF SECTION 24, T2N, R2W.
- 25 FOUND 1/2" REBAR W/CAP STAMPED RLS I0846.
- 26 FOUND 1/2" REBAR NO TAGS.
- 27 FOUND 1/2" REBAR W/CAP STAMPED RLS I5573.
- 31 FOUND A.D.O.T. ALUMINUM CAP STAMPED LS 39229

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING: NORTH 89°21'28" WEST (MEASURED)

LOT SUMMARY TABLE	
LOT	(ACRES)
1R	136.936
TOTAL	136.936

TRACT SUMMARY TABLE			
TRACT	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
A	0.343	LS, PUE, WE, RESERVED FOR FUTURE DEVELOPMENT	OWNER
B	0.044	IEE, LS, PUE	OWNER
0.387 TOTAL AREA OF TRACTS (ACRES)			

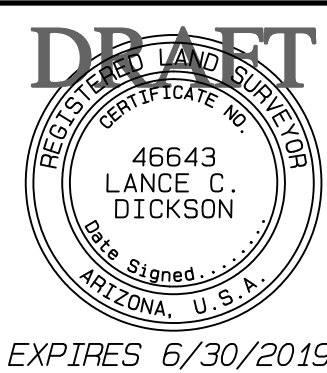
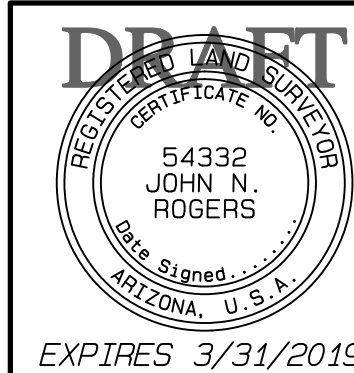
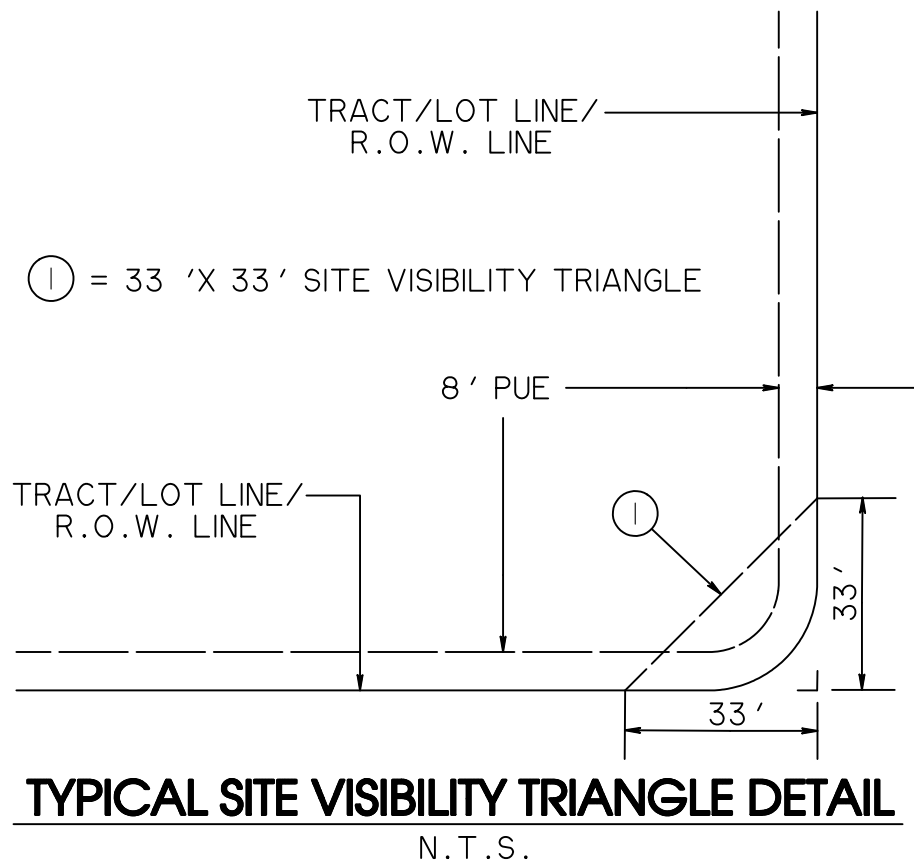
ACCESS WILL NOT BE PERMITTED ALONG INDIAN SCHOOL ROAD THE ENTIRE LENGTH OF TRACT A.

LAND USAGE LEGEND

IEE	INGRESS & EGRESS EASEMENT
LS	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
WE	WATER EASEMENT

RECORD DOCUMENT:

- (R1) FINAL PLAT OF PV303 EAST PHASE A BK 1260 OF MAPS, PG. 15, MCR
- (R2) MAP OF DEDICATION OF W. SELLS DRIVE BK 1269 OF MAPS, PG. 15, MCR
- (R3) FINAL PLAT PALM VALLEY PHASE V PARCELS 18-22, BK. 727, PG. 23, MCR
- (R4) MAP OF DEDICATION OF PALM VALLEY PHASE V, BK. 720, PG. 27, MCR
- (R5) MAP OF DEDICATION OF WEST INDIAN SCHOOL ROAD, BK. 1238, PG. 19, MCR
- (R6) RE-PLAT OF THE FINAL PLAT FOR PALM VALLEY PHASE V PARCELS 18-22, BK. ---, PG. ---, MCR



PREPARED  
MARCH 2017

SHEET 2 OF 4

PREPARED BY:

SURVEYED BY:

GOODWIN &  
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2  
Chandler, Arizona 85286  
(602) 218-7285



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

RE-PLAT OF PV303 EAST - PHASE A, LOT 1R

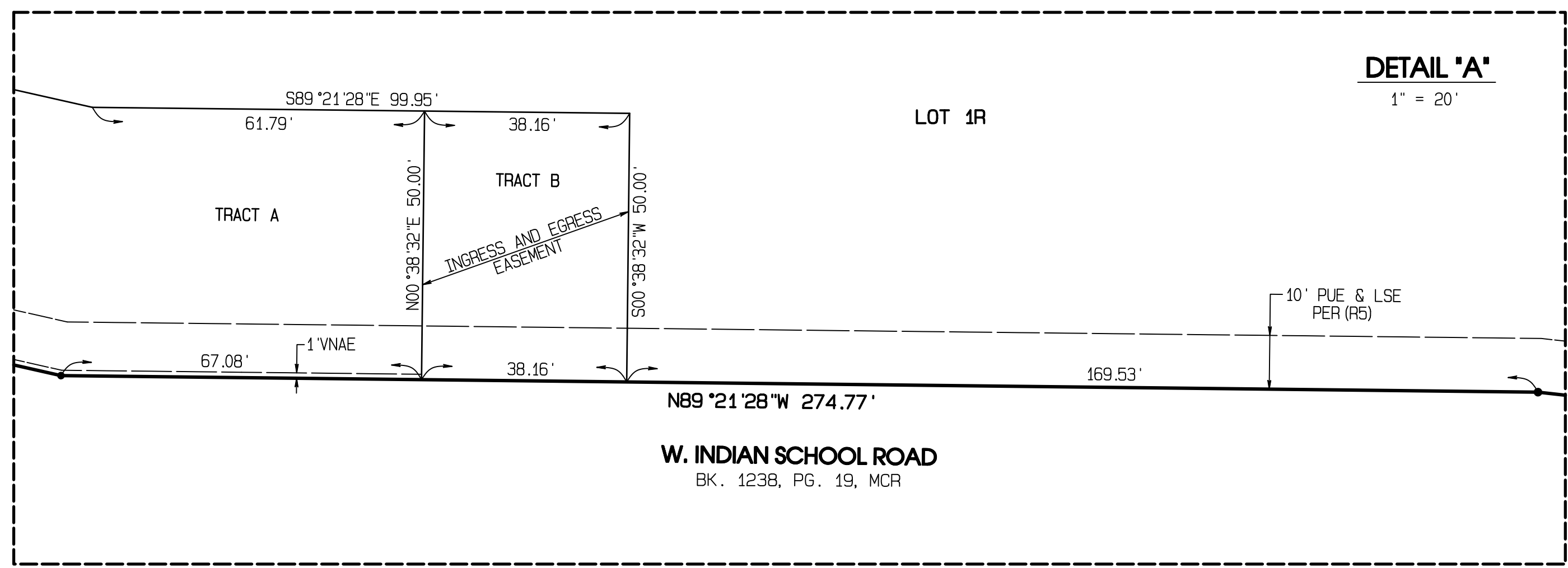
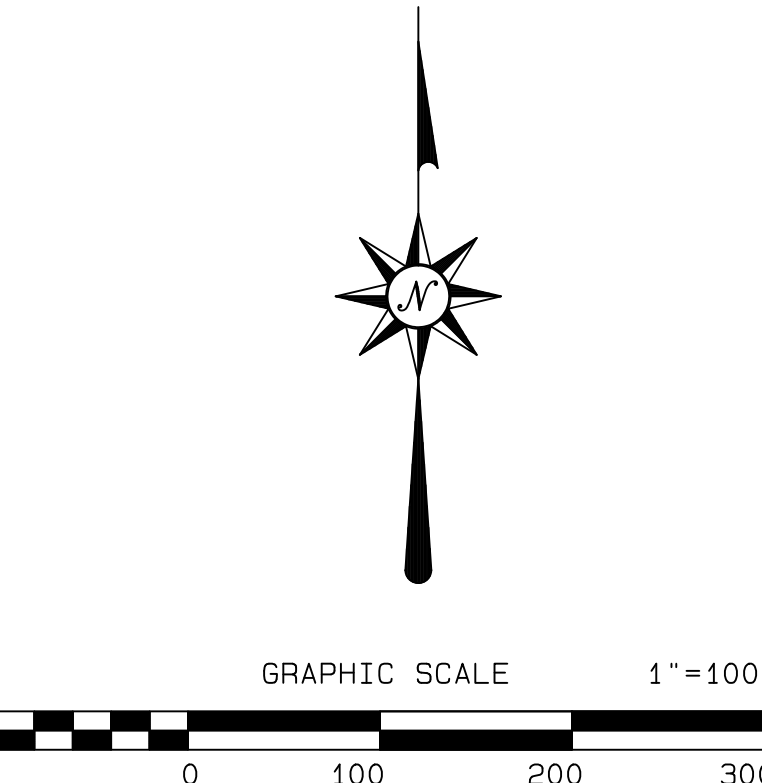
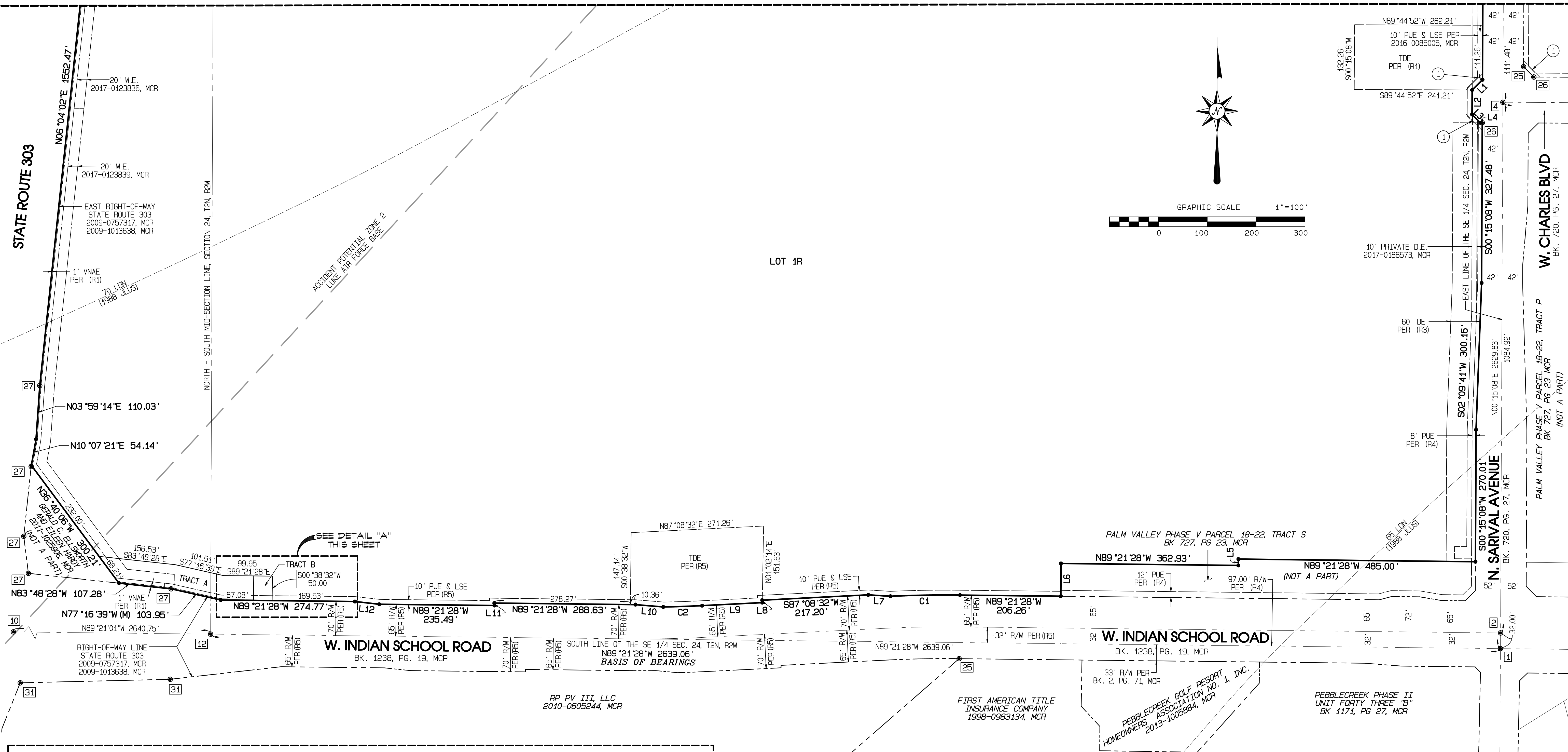
CASE NO.  
17-520-00008

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MATCH SHEET 4

MATCH SHEET 4

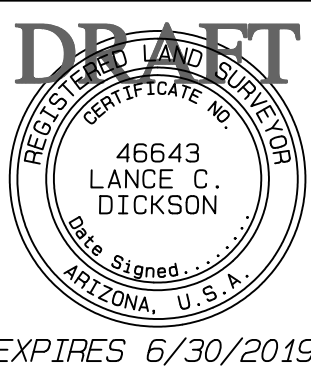
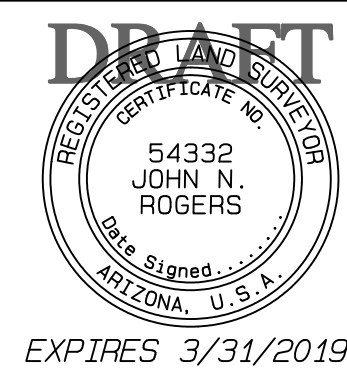


LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°15'07"W	29.70'
L2	S00°15'08"W	50.00'
L3	S44°44'51"E	24.14'
L4	S89°44'52"E	3.93'
L5	S00°38'32"W	13.00'
L6	S00°15'08"W	67.00'
L7	N86°28'47"W	45.37'
L8	S00°39'35"W	5.01'
L9	S87°08'32"W	123.21'
L10	N85°20'02"W	57.19'
L11	S00°38'32"W	5.00'
L12	N83°36'34"W	49.92'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	2565.00'	142.30'	3°10'43"	S89°03'10"W	142.28'
C2	2435.00'	79.41'	1°52'06"	S88°04'35"W	79.40'



PREPARED  
MARCH 2017

PREPARED BY:  
**GOODWIN & MARSHALL**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

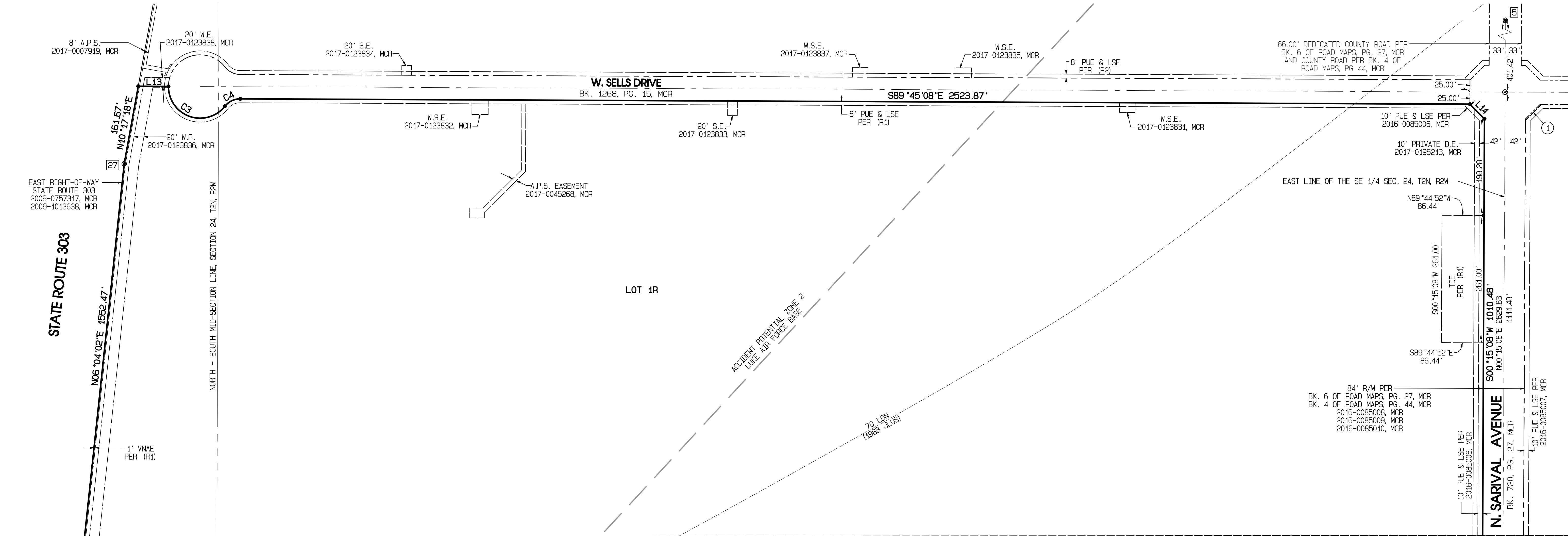
2705 S. Alma School Road, Suite 2  
Chandler, Arizona 85286  
(602) 218-7285

SHEET 3 OF 4

SURVEYED BY:

**ASAM**  
Arizona Surveying & Mapping

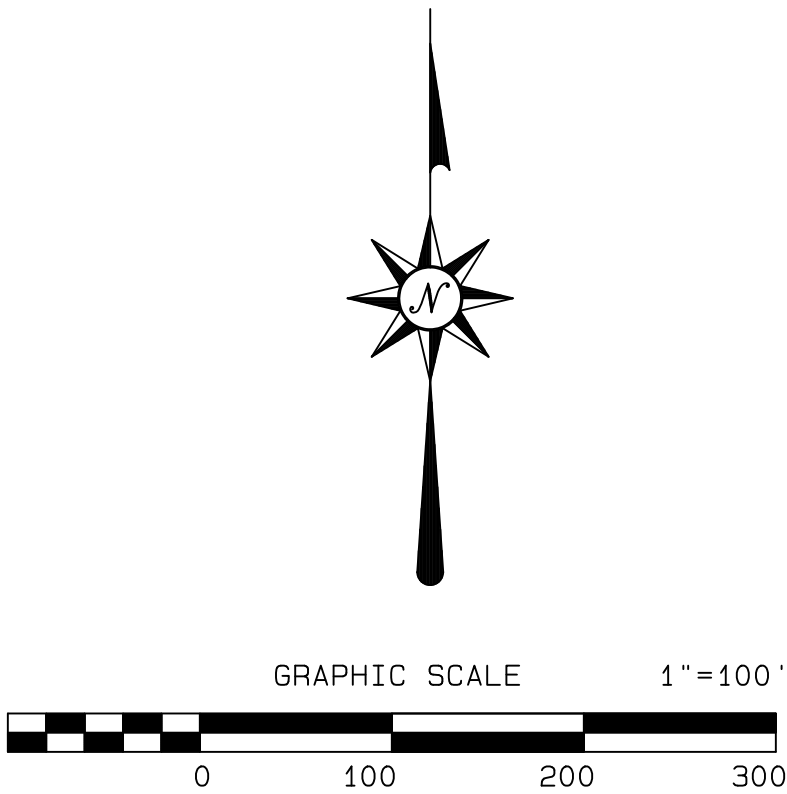
2411 W. Northern, Suite 110  
Phoenix, Arizona 85021  
(602) 246-9919



MATCH SHEET 3

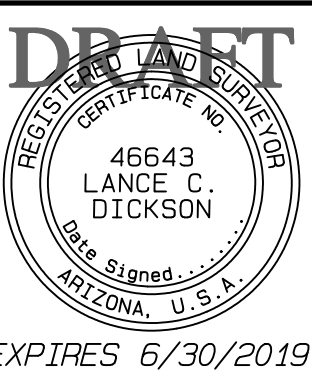
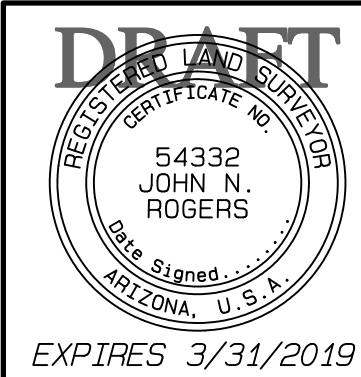
MATCH SHEET 3

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
L13	S89°45'08"E	61.94'	C3	65.00'	160.81'	141°45'12"	S70°37'44"E	122.83'
L14	S44°45'00"E	42.42'	C4	40.00'	36.13'	51°45'12"	N64°22'16"E	34.91'



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SHEET 4 OF 4



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CASE NO.  
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