

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in 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, and being more completely described as follows, to-wit:

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 OF BEGINNING,

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 00 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 angle of 36 deg. 59 min. 52 sec., and being subtended by a chord which bears South 18 deg. 17 min. 13 sec. East - 656.78 feet,

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,

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 non-tangent circular curve to the left, having a radius of 13334.00 feet, a central angle of 3 deg. 57 min. 05 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 "RLS 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 00 deg. 15 min. 08 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 00 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. 00 sec. West along said East right-of-way line, a distance of 42.42 feet,

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 00 deg. 15 min. 00 sec. West along said West right-of-way line, a distance of 50.00 feet,

THENCE South 44 deg. 45 min. 00 sec. East along said West right-of-way line, a distance of 42.42 feet,

THENCE South 00 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 00 deg. 15 min. 08 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 feet,

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

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

South 00 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 1 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 feet,

LEGAL DESCRIPTION (CONT.)

North 85 deg. 20 min. 02 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 (11) courses,

North 10 deg. 07 min. 21 sec. East, a distance of 54.14 feet,

North 03 deg. 59 min. 14 sec. East, a distance of 110.03 feet to a found 1/2" rebar with cap stamped "RLS 15573",

North 06 deg. 04 min. 02 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 Dedication of Transportation aluminum cap,

North 08 deg. 08 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 00 deg. 13 min. 06 sec. East, a distance of 510.88 feet to a found 1/2" rebar with cap stamped "RLS 15573",

North 11 deg. 25 min. 56 sec. East, a distance of 103.27 feet to a found 1/2" rebar with no tags (placed cap stamped "RLS 46643"),

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

North 84 deg. 29 min. 12 sec. East, a distance of 519.02 feet to the point of terminus of said East right-of-way line of State Route 303,

THENCE North 00 deg. 21 min. 11 sec. East, a distance of 40.00 feet to the North line of the Northeast Quarter of said Section 24, from which a found City of Goodyear brass cap in handhole for the North Quarter corner of said Section 24 bears North 89 deg. 38 min. 49 sec. West - 986.29 feet,

THENCE South 89 deg. 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 1 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 PERMITTEES 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 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 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 11th DAY OF February, 2016.

RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
ITS: Vice President

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 11th DAY OF February, 2016.

RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
ITS: Vice President

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 11th DAY OF February, 2016.

RP PV IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
ITS: Vice President

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 11th DAY OF February, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Robert A. Bannauer, WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President 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

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/14/2017



ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 11th DAY OF February, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Sean T. Walters, WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President 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

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/14/2017



ACKNOWLEDGEMENT

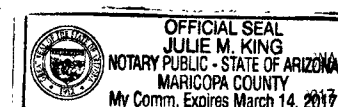
STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 11th DAY OF February, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Sean T. Walters, WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President OF RP PV IV, 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

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/14/2017



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20160090515 02/11/2016 03:28
BOOK 1260 PAGE 15
ELECTRONIC RECORDING

PV303EastPhaseA-9-1-1-M-
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SHEET INDEX

SHEET 1 COVER
SHEET 2 LOT SUMMARY TABLE,
PHASE MAP, AND NOTES
SHEET 3 KEY MAP SHEET INDEX,
TYPICAL DETAILS, LEGEND,
LINE AND CURVE TABLE
SHEETS 4-9 PLAT



VICINITY MAP N.T.S

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 11th DAY OF February, 2016

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

BY: [Signature]
ITS: President

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 11th DAY OF February, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Robert A. Bannauer, WHO ACKNOWLEDGED HIMSELF TO BE THE President 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

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/14/2017



APPROVALS

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

THIS 11th DAY OF February, 2016.

BY: [Signature] ATTEST: [Signature]
MAYOR CLERK

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

THIS 11th DAY OF February, 2016.

BY: [Signature]
CITY ENGINEER

14-52000002

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

SURVEYOR'S STATEMENT

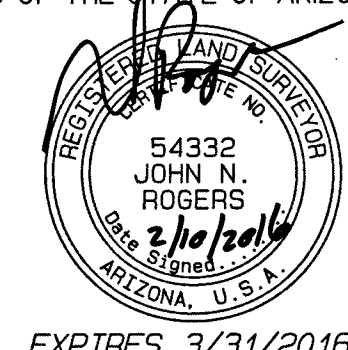
I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS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

BY: [Signature]
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.

BY: [Signature]
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.

UTILITY SERVICES

WATER _____ LIBERTY WATER COMPANY
SEWER _____ 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 PRIVATE PATROL)
FIRE PROTECTION _____ CITY OF GOODYEAR
EMERGENCY SERVICES DISPATCH _____ COX COMMUNICATIONS
CABLE TELEVISION _____

SHEET 1 OF 9

PREPARED BY:

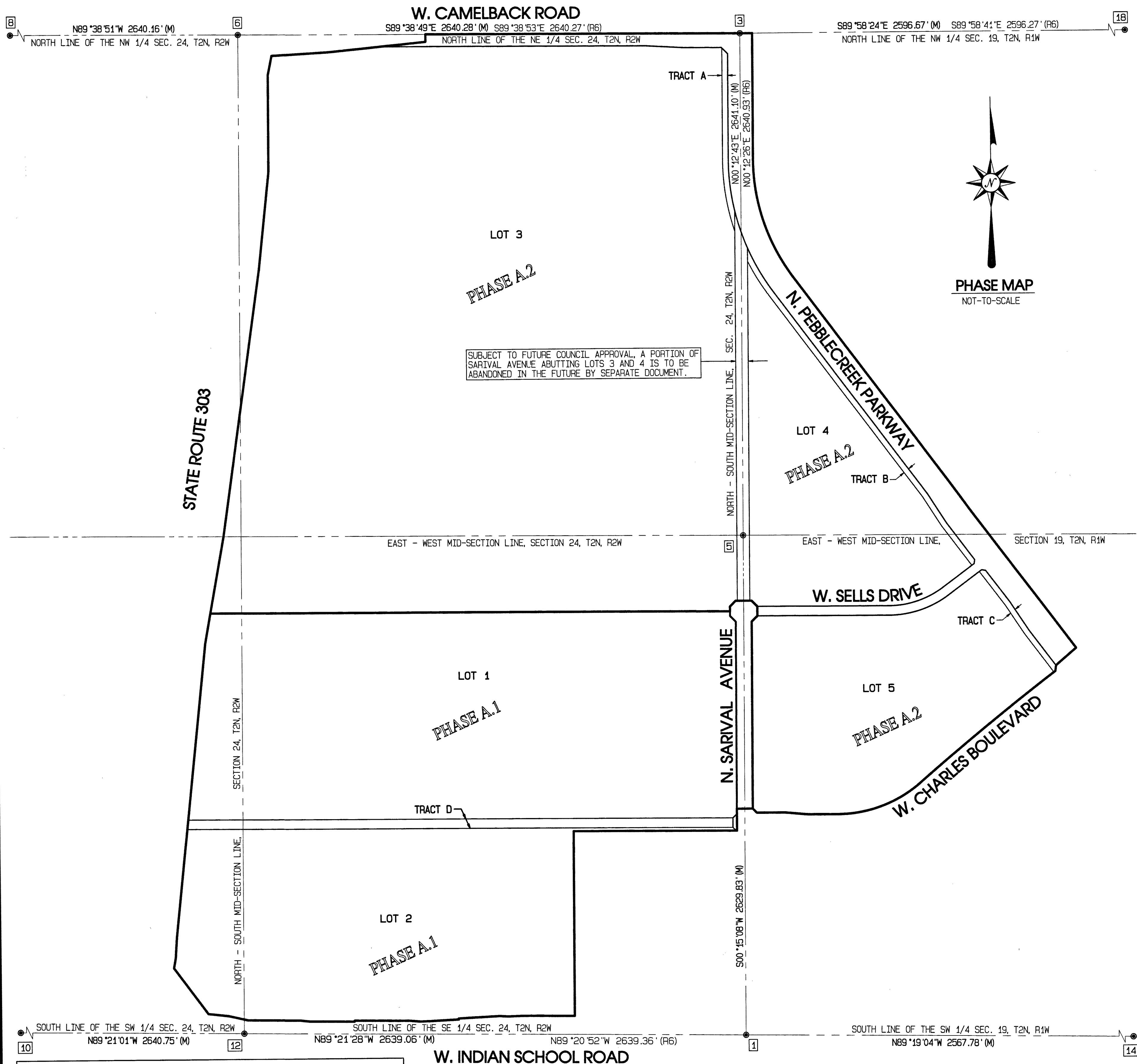
GOODWIN &
MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

SURVEYED BY:



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



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 CONDUCTIONS, 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.

PHASING NOTES

PHASE A.1

PAVING:

- FULL STREET IMPROVEMENTS SARIVAL AVENUE

*ADJACENT TO LOT 1 + TAPER

WATER:

- WATER LINE IN SARIVAL AVENUE

*ADJACENT TO LOT 1

SEWER:

- SANITARY SEWER LINE IN SARIVAL AVENUE

*ADJACENT TO LOT 1

OFFICIAL RECORDS OF

MARICOPA COUNTY RECORDER

HELEN PURCELL

20160090515 02/11/2016 03:28

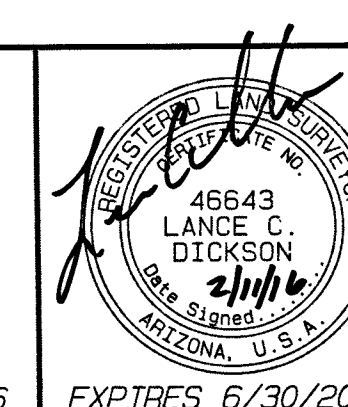
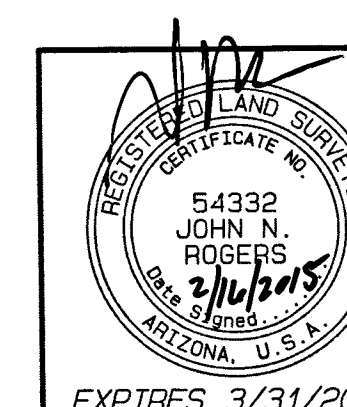
BOOK 1260 PAGE 15

ELECTRONIC RECORDING

PV303EastPhaseA-9-1-1-M-

Hoyp

LOT SUMMARY TABLE	
LOT	(ACRES)
1	70.539
2	47.473
3	173.829
4	26.271
5	30.605
TOTAL	348.717



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 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.

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 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.

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.1 AND A.2 (LOTS 1, 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 THIS PLAT.

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

*SR303 STUB TO PEBBLE CREEK PARKWAY + TAPER

WATER:

- WATER LINE IN PEBBLE CREEK PARKWAY

*ADJACENT TO LOTS 3, 4, AND 5

- WATER LINE IN WEST SELLS DRIVE

*ADJACENT TO LOTS 4 AND 5

SEWER:

- 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

14-52000002

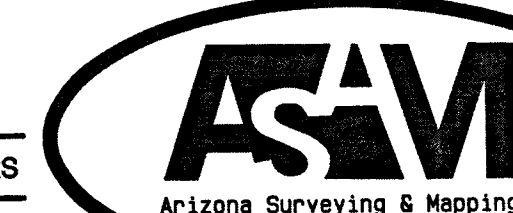
SHEET 2 OF 9

PREPARED BY:

GOODWIN
MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

SURVEYED BY:



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

LAND USE SUMMARY TABLE

GROSS ACREAGE (TO BOUNDARY LINE)	373.007 ACRES
AREA OF PUBLIC STREETS	18.545 ACRES
NET ACREAGE	354.462 ACRES
AREA OF TRACTS	5.745 ACRES
AREA OF LOTS	348.717 ACRES
AREA OF PASSIVE OPEN SPACE (TRACTS A, B, AND C)	2.454 ACRES
AREA OF PRIVATE ACCESS (TRACT D)	3.291 ACRES
PERCENTAGE OF OPEN SPACE	0.7%
PERCENTAGE OF NON-OPEN SPACE	99.3%

TRACT SUMMARY TABLE

TRACT	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	0.622	MUT, LS, TWE	P.O.A.
TRACT B	1.386	MUT, LS, TWE	P.O.A.
TRACT C	0.446	MUT, LS, TWE	P.O.A.
TRACT D	3.291	PRIVATE ACCESS ESMT	MASTER DEVELOPER
5.745 TOTAL AREA OF TRACTS (ACRES)			

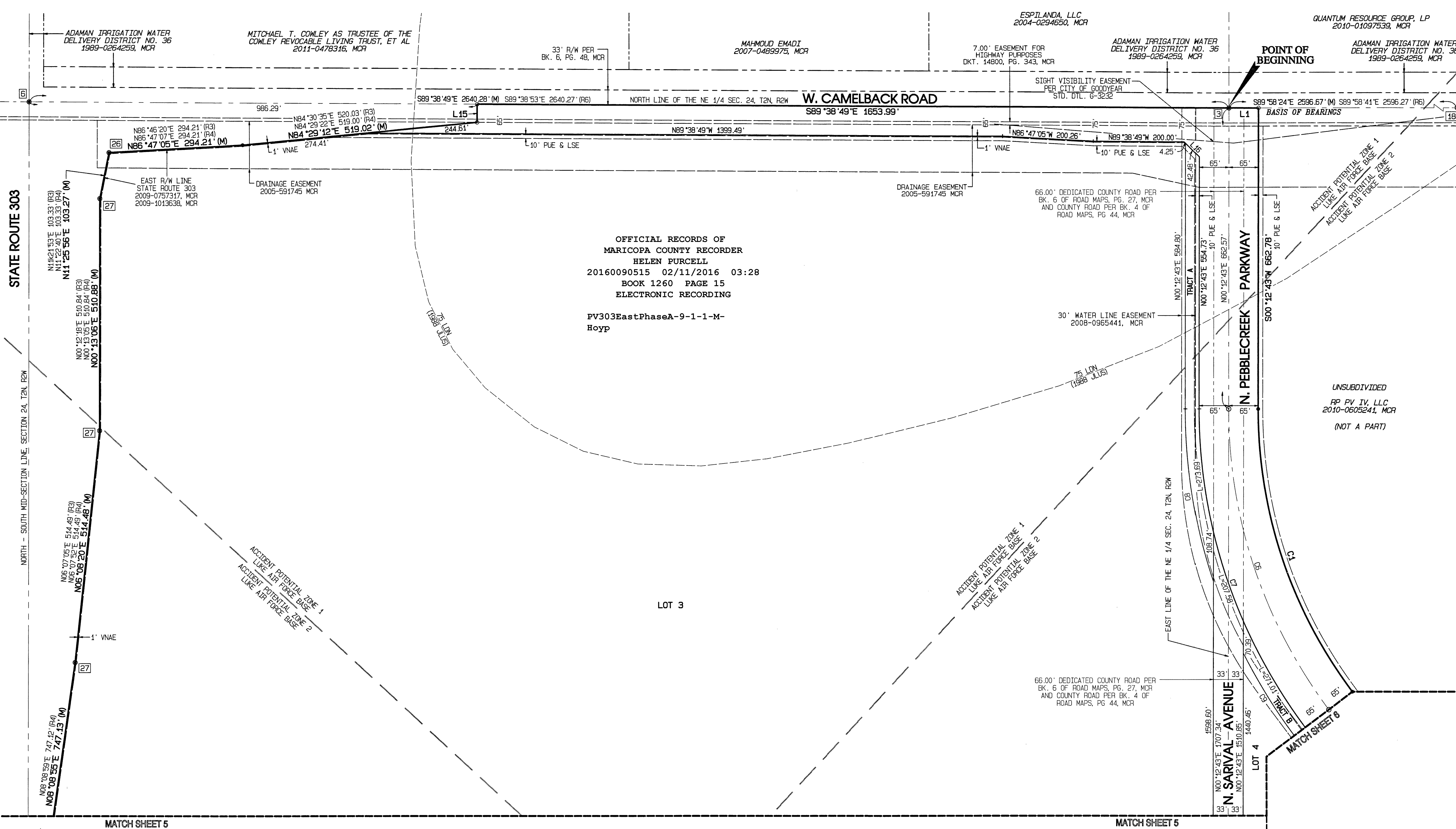
LAND USAGE LEGEND

MUT MULTI-USE TRAIL
LS LANDSCAPE
TWE TRANSMISSION WATERMAIN ESMT.

MAINTENANCE LEGEND

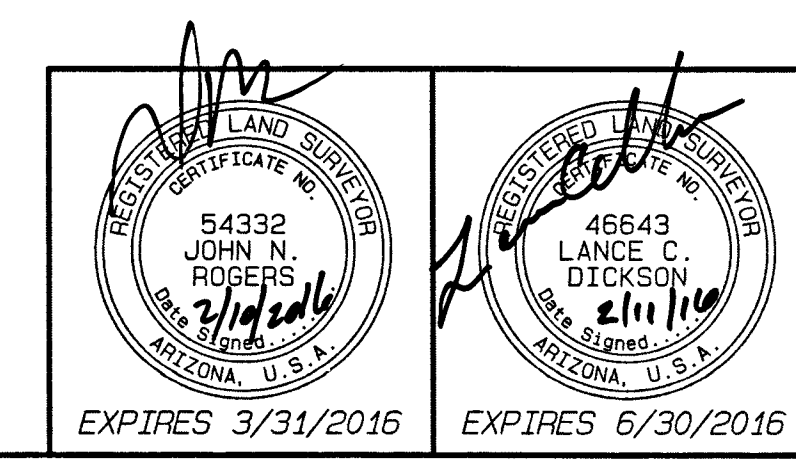
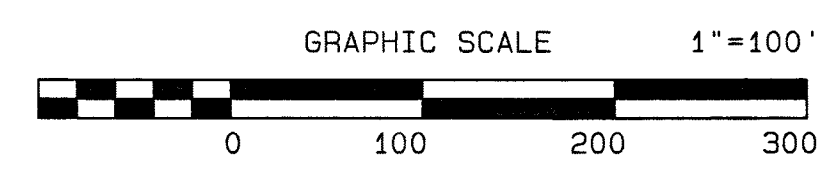
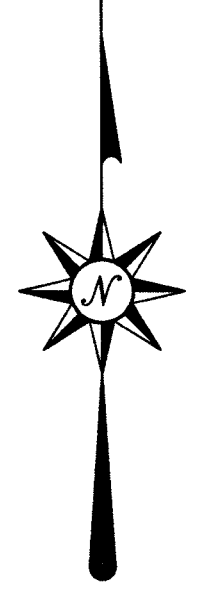
P.O.A. PV303 COMMERCIAL
COMMUNITY, INC.

	CASE NO.: 14-52000002	FINAL PLAN
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MARICOPA COUNTY RECORDER
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BOOK 1260 PAGE 15
ELECTRONIC RECORDING

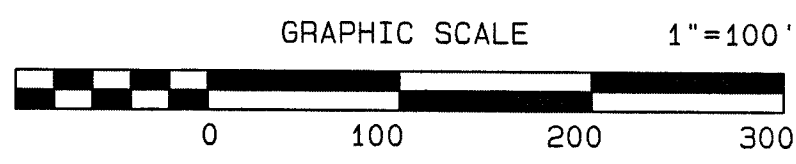
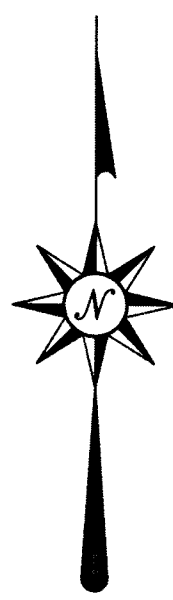
PV303EastPhaseA-9-1-1-M-
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SHEET 4 OF 9

PREPARED BY:
GOODWIN MARSHALL
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Arizona Surveying & Mapping
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Phoenix, Arizona 85021
(602) 246-9919



STATE ROUTE 303

N40°16'32"E 574.33' (R3)
N40°17'18"E 574.62' (R4)
N40°17'18"E 574.63' (M)
412.96'

N08°08'59"E 671.42' (R4)
N08°08'43"E 671.43' (M)

N08°08'59"E 747.42' (R4)
N08°08'55"E 747.43' (M)

EAST RIGHT-OF-WAY
STATE ROUTE 303
2009-0757317, MCR
2009-1013638, MCR

NORTH - SOUTH MID-SECTION LINE, SECTION 24, T2N, R2W

1" VNAE

EAST - WEST MID-SECTION LINE, SECTION 24, T2N, R2W

LOT 3

LOT 4

N. SARIVAL AVENUE

N00°12'43"E 2641.10' (M)
N00°12'26"E 2640.93' (R6)
TO NEC SEC. 24, T2N, R2W

S00°15'08"W 2629.83' (M)
TO SEC SEC. 24, T2N, R2W

N00°15'08"E 346.41'
N00°15'08"E 2629.83'
N00°15'08"E 346.42'

N00°15'08"E 346.43'

66.00' DEDICATED COUNTY ROAD PER
BK. 6 OF ROAD MAPS, PG. 27, MCR
AND COUNTY ROAD PER BK. 4 OF
ROAD MAPS, PG. 44, MCR

ACCIDENT POTENTIAL ZONE 1
LUKE AIR FORCE BASE
ACCIDENT POTENTIAL ZONE 2
LUKE AIR FORCE BASE

ACCIDENT POTENTIAL ZONE 1
LUKE AIR FORCE BASE
ACCIDENT POTENTIAL ZONE 2
LUKE AIR FORCE BASE

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ELECTRONIC RECORDING

PV303EastPhaseA-9-1-1-M-
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66.00' DEDICATED COUNTY ROAD PER
BK. 6 OF ROAD MAPS, PG. 27, MCR
AND COUNTY ROAD PER BK. 4 OF
ROAD MAPS, PG. 44, MCR

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

1598.60'
N00°12'43"E 1707.34'
N00°12'49"E 1510.85'
1440.46'

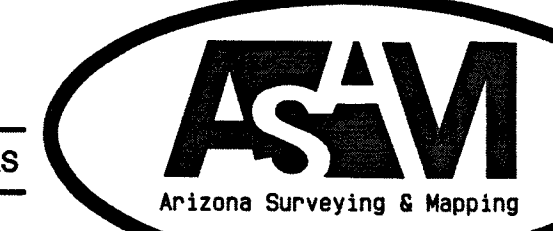
SHEET 5 OF 9

PREPARED BY:

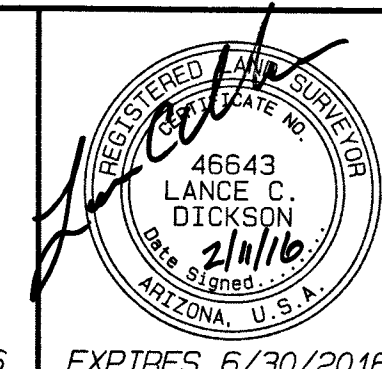
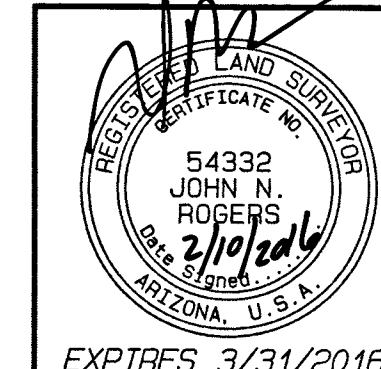
GOODWIN &
MARSHALL &
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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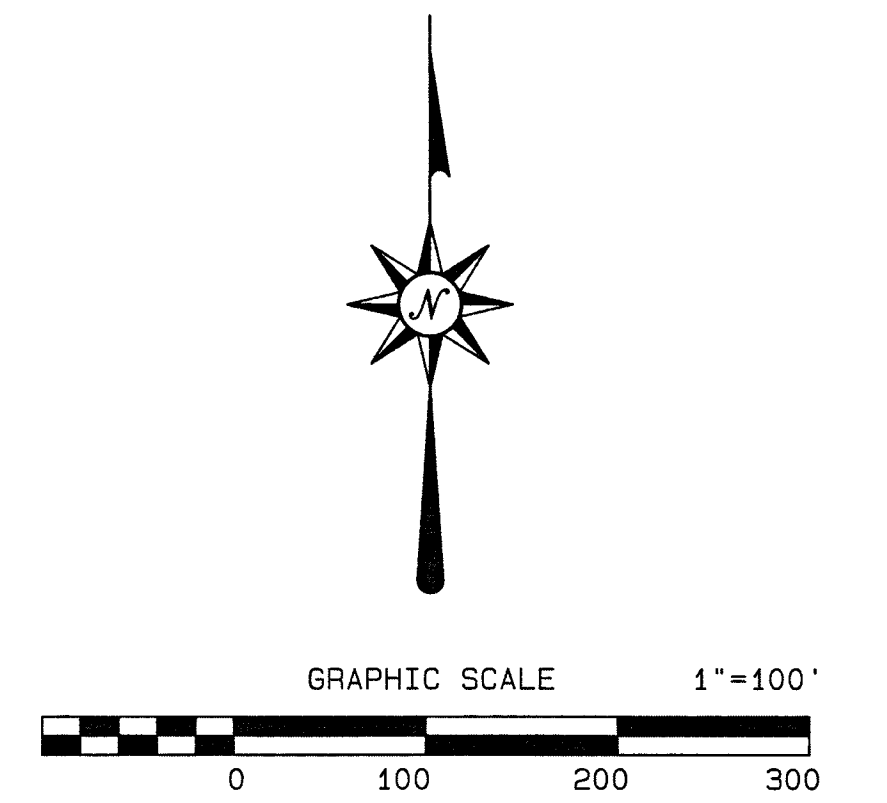
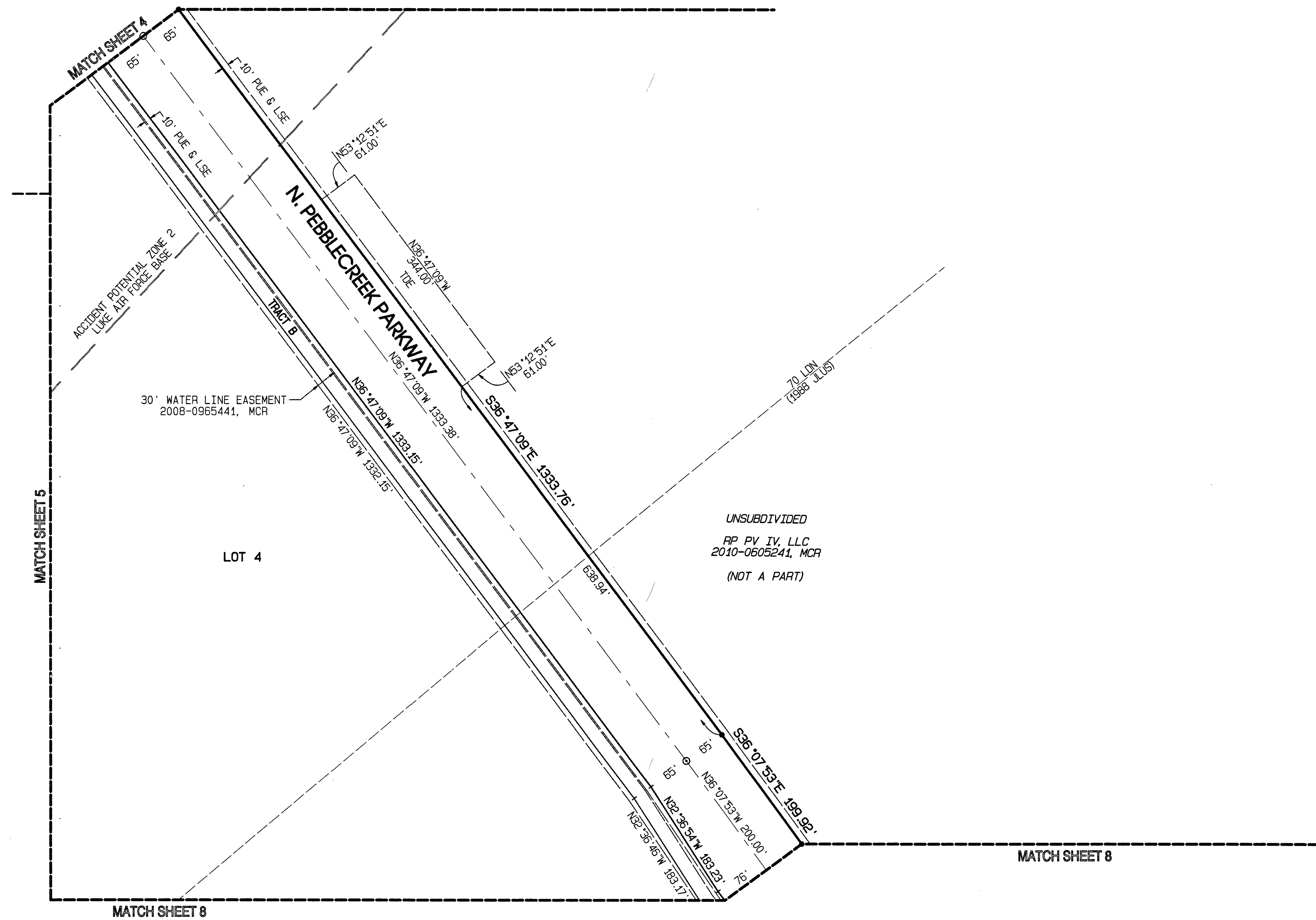
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FINAL PLAT OF PV303 EAST, PHASE A

CASE NO.
14-52000002

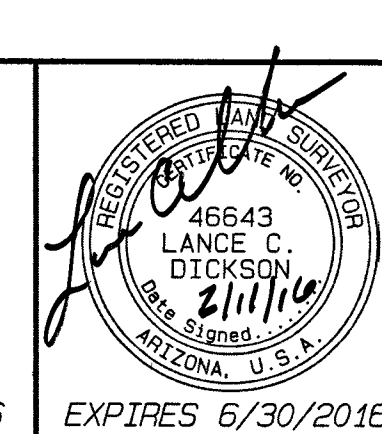
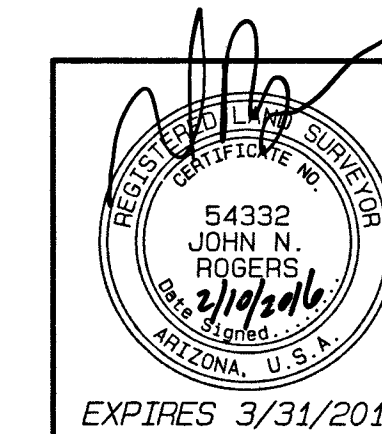
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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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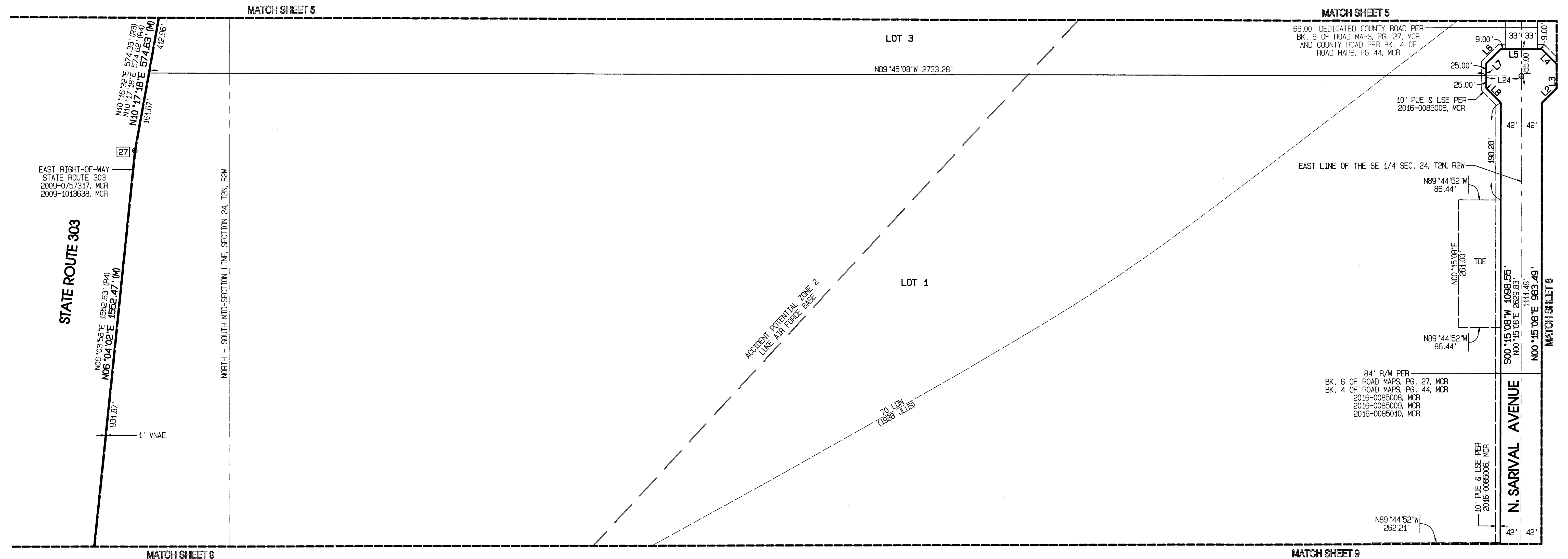
SHEET 6 OF 9



PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
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Chandler, Arizona 85286
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(602) 246-9919

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SHEET 7 OF 9

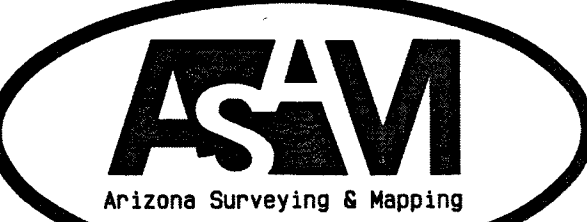
PREPARED BY:

GOODWIN &
MARSHALL

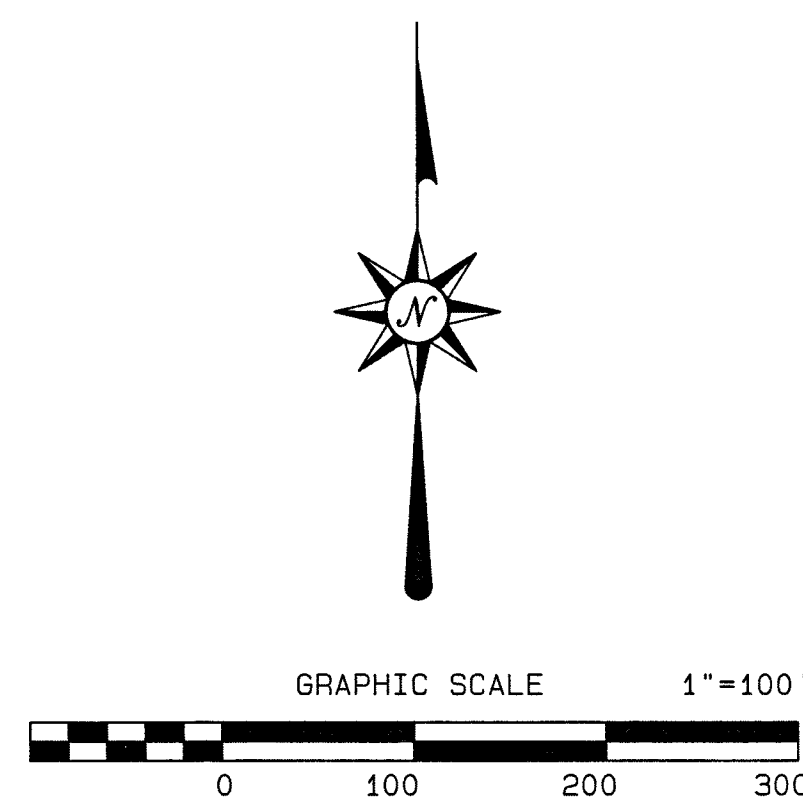
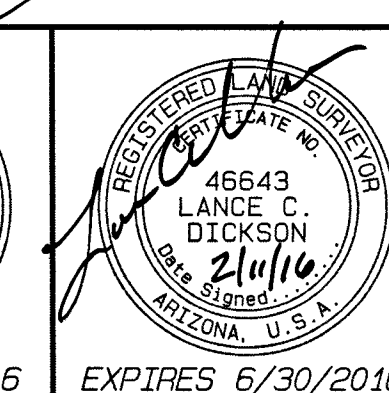
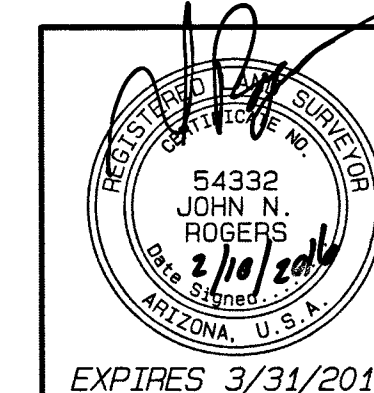
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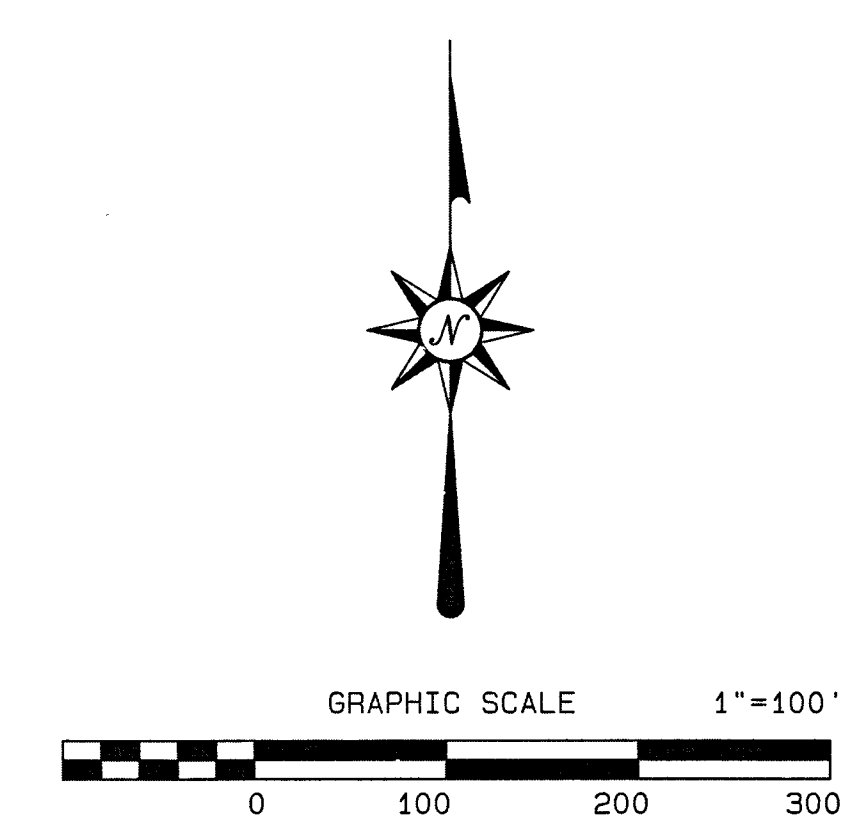
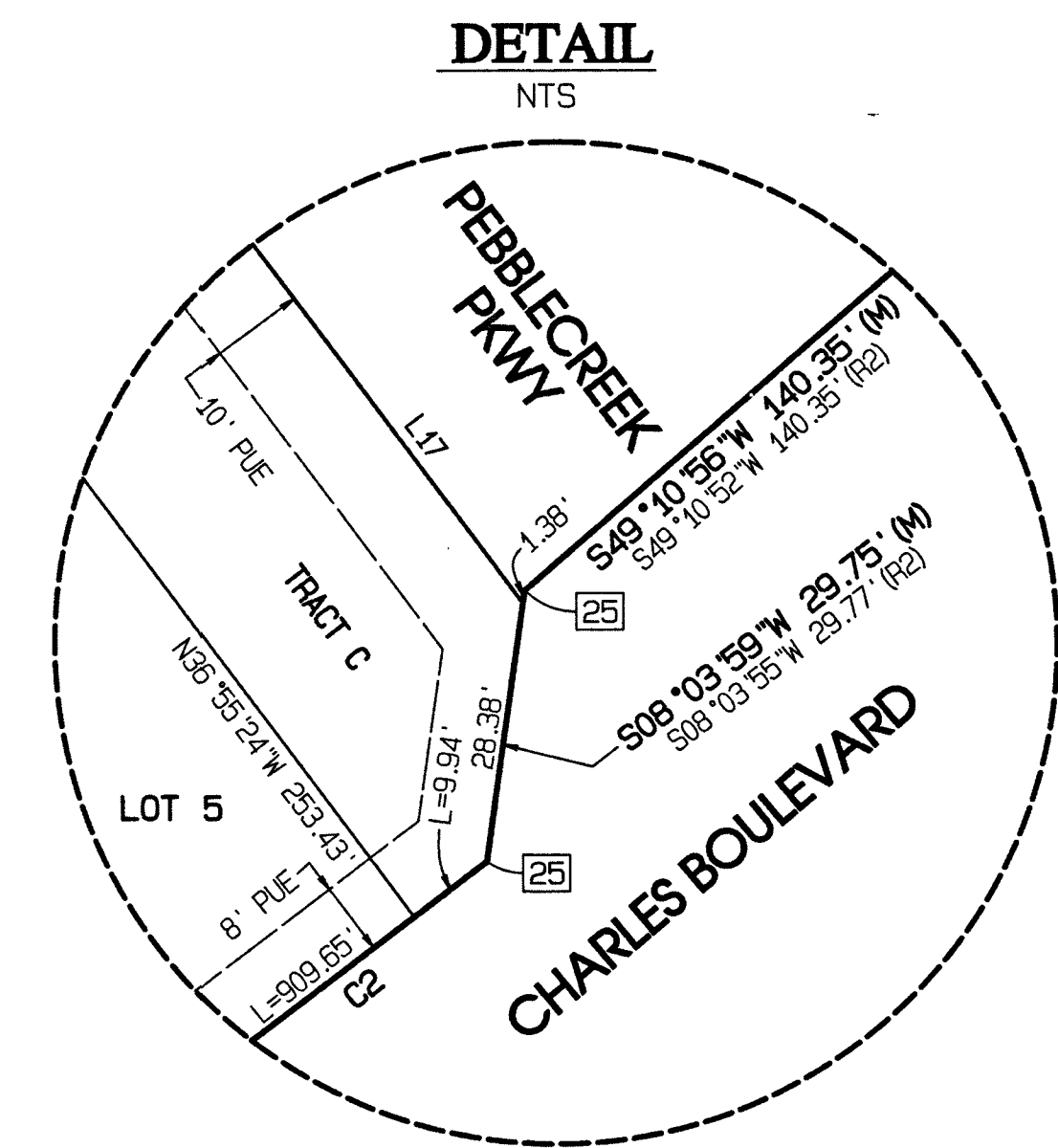
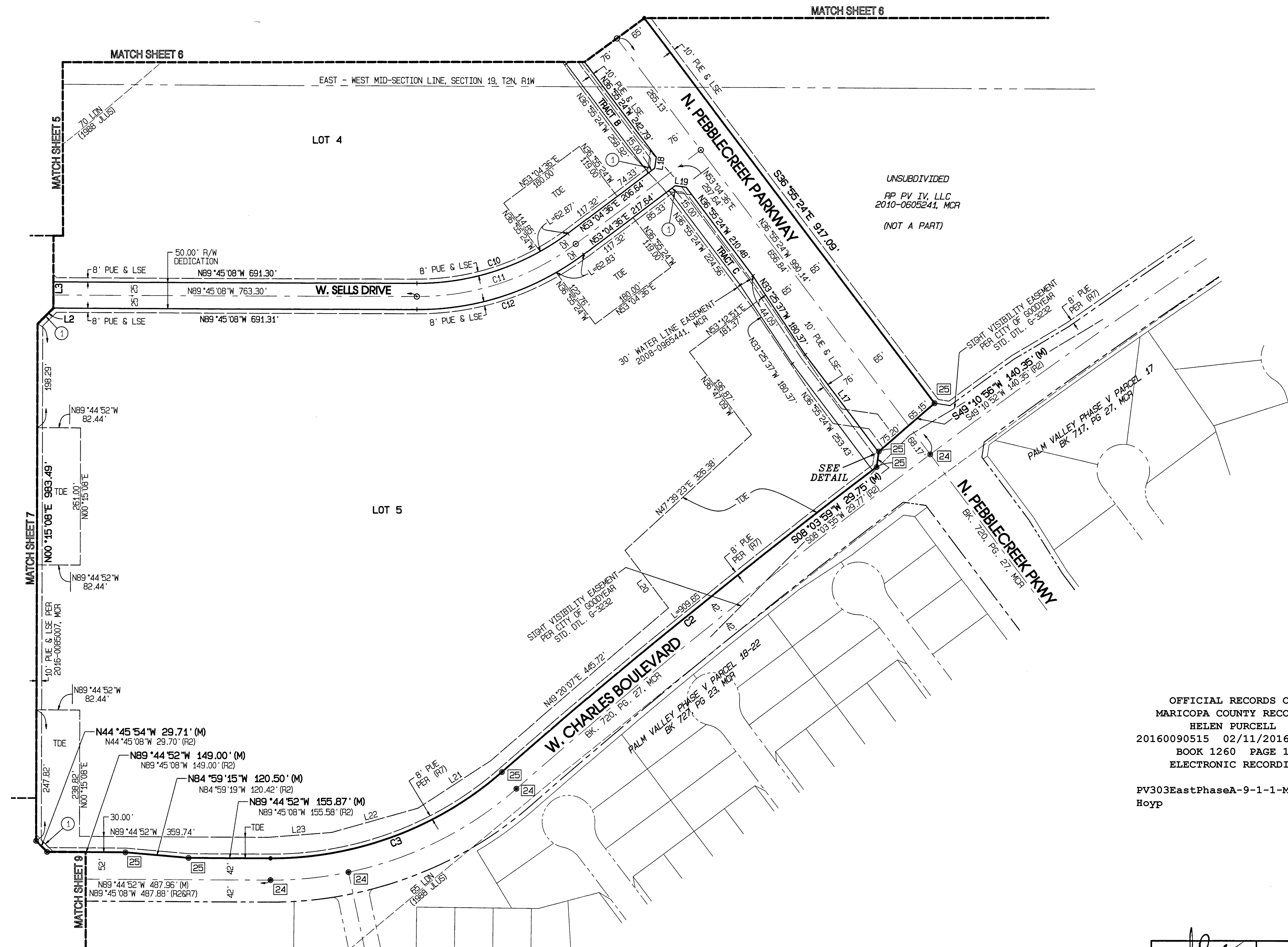
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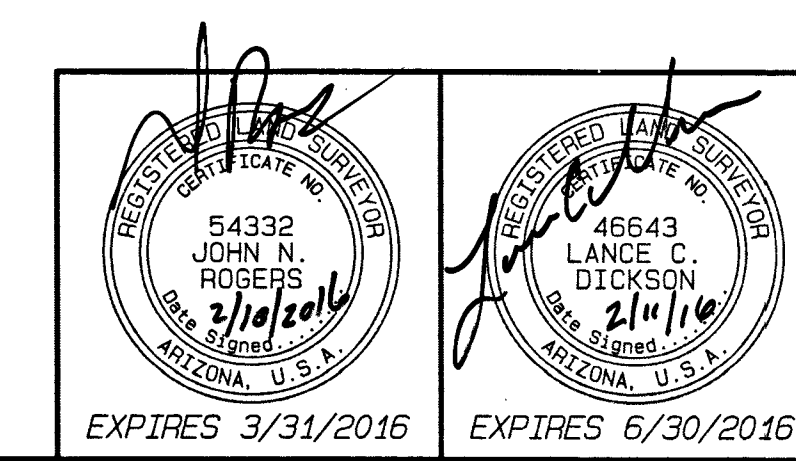




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 ELECTRONIC RECORDING

PV303EastPhaseA-9-1-1-M-
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① = 33' X 33' SITE VISIBILITY TRIANGLE
 SEE SHEET 2 FOR DETAIL



SHEET 8 OF 9

PREPARED BY: **GOODWIN MARSHALL**
CIVIL ENGINEERS - PLANNERS - SURVEYORS

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

SURVEYED BY:

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

CASE NO. 14-52000002
 FINAL PLAT OF PV303 EAST, PHASE A
 W.N. 10455A - PV303 COGO, PV303 EAST PHASE A, PLAT PV303 EAST PHASE A, PREPARED BY: GOODWIN MARSHALL, INC. DATE: 02/11/2016

MATCH SHEET 7

MATCH SHEET 7

LOT 1

TRACT D

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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ELECTRONIC RECORDING

PV303EastPhaseA-9-1-1-M-
Hoyp

LOT 2

PALM VALLEY PHASE V PARCEL 18-22, TRACT Q
BK 727, PG 23, MCR
(NOT A PART)

PALM VALLEY PHASE V PARCEL 18-22, TRACT S
BK 727, PG 23, MCR
(NOT A PART)

PEBBLECREEK PHASE II
UNIT FORTY THREE "B"
BK 1171, PG 27, MCR

PEBBLECREEK GOLF RESORT
HOMEOWNERS ASSOCIATION NO. 1, INC.
2013-1005884, MCR

FIRST AMERICAN TITLE
INSURANCE COMPANY
1998-0983134, MCR

RP PV III, LLC
2010-0605244, MCR

STATE ROUTE 303

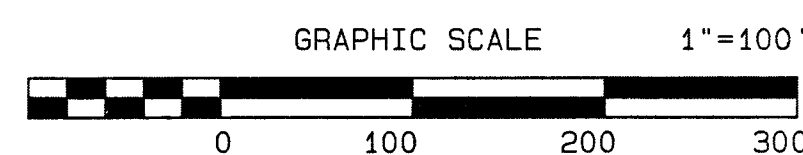
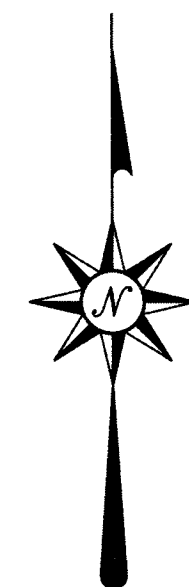
W. CHARLES BLVD
BK. 720, PG. 27, MCR

PALM VALLEY PHASE V PARCEL 18-22, TRACT P
BK 727, PG 23, MCR
(NOT A PART)

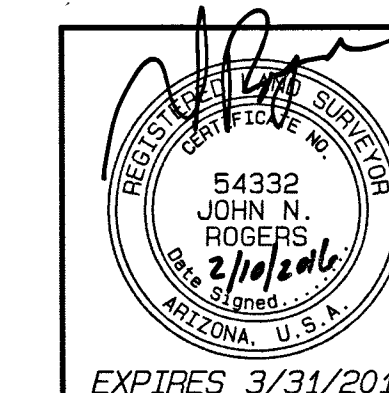
N. SARVAL AVENUE
BK. 720, PG. 27, MCR

W. INDIAN SCHOOL ROAD

W. INDIAN SCHOOL ROAD



① = 33' X 33' SITE VISIBILITY TRIANGLE
SEE SHEET 2 FOR DETAIL



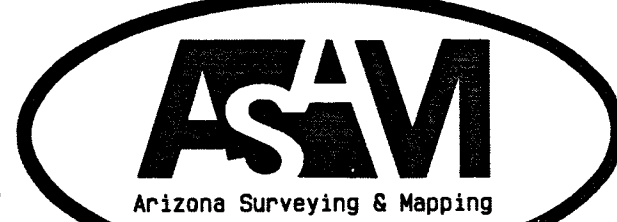
SHEET 9 OF 9

PREPARED BY:

GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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SURVEYED BY:



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Phoenix, Arizona 85021
(602) 246-9919

FINAL PLAT OF PV303 EAST, PHASE A

CASE NO. 14-52000002
W:\10455A - PV303\GOCO\PV303 EAST PHASE A FLAT\PV303 EAST PHASE A.FLAT

pro Plotted: Wed Feb 10 08:54:40 2016