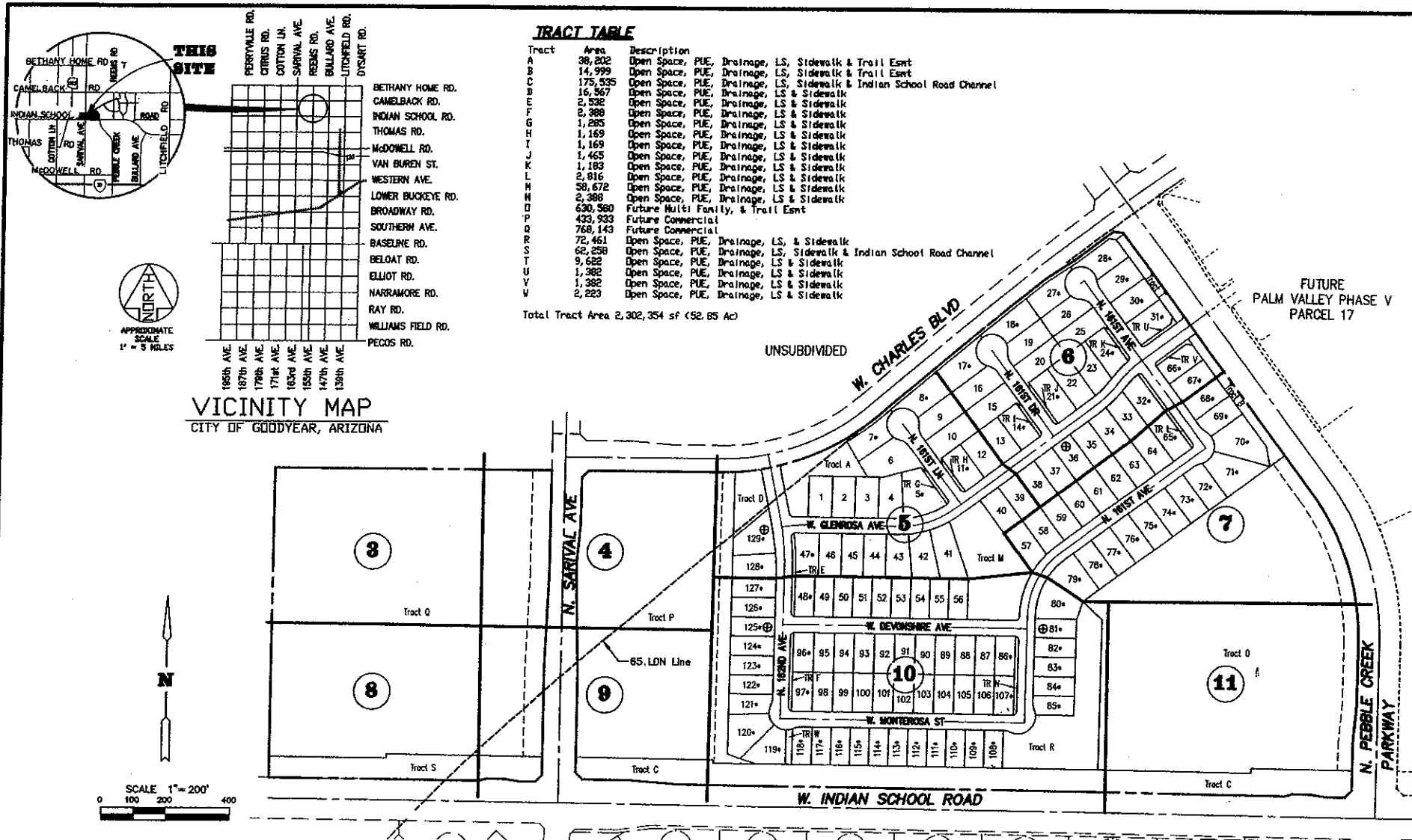




#### NOTES

- No structure of any kind be constructed or any vegetation to be planted nor be allowed to grow within the drainage easement area or area which would impede the flow of water over, under or through the easement or area. The City of Goodyear may, if it so desires, construct and/or maintain drainage facilities on or under the land in the Easement or areas. Walls may cross over Drainage Easement area if openings are provided to allow the flow of water.
- All new or relocated utilities will be placed underground.
- All Easements are subordinate to the Drainage Easement.
- Structures and landscaping within a triangle measuring 33'x33' along the property line will be maintained clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
- No structure of any kind shall be constructed or placed within a P.U.E. except: utilities, wood, wire, or removable section type fencing; asphalt or concrete paving; and/or appropriate landscaping. It shall be further understood that the City of Goodyear shall not be required to replace any obstruction, paving, or planting that must be removed during the course of maintenance, construction, or reconstruction. However, during the course of maintenance, construction, or reconstruction, the City of Goodyear will use reasonable care and consideration of existing landscaping. It is further understood that all persons, other than the City of Goodyear, shall be required to replace any obstructions, paving or planting that must be removed during the course of maintenance, construction or reconstruction.
- This parcel is subject to attendant noise, vibrations, dust, and all other effects that may be caused by over flights and by the operation of aircraft landing at, or taking off from from Phoenix-Goodyear Airport and Luke Air Force Base.
- Set 1/2" Rebar on each lot corner unless otherwise noted.
- Tracts A, D - N, R, U, V, & W will be Owned and Maintained by the Palm Valley Phase V Community Association.
- The following lots shall be single story houses; 5, 7-8, 11, 14, 17-18, 21, 24, 27-32, 47, 48, 65-86, 96, 97, 107-118, & 120-129.
- If an Easement lies within the boundary of a Lot, maintenance of the easement is the responsibility of the Homeowner, unless noted otherwise.
- Palm Valley Phase V is adjacent to agricultural uses and may therefore be subject to noise, dust, and odors associated with such a use.
- At T-intersections (three-way intersections) the non-living space side of the house shall be positioned on the lot in order to avoid headlight intrusion into living areas. (Lots: 36, 81, 125, & 129.)
- Driveways on key lots are to be located on the side of the lot opposite the adjacent rear lot line.
- Driveways on corner lots are to be located on the side of the lot furthest from the street intersection.
- 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.
- Tracts Q, P & Q will be Maintained their Owners.
- Tracts B, C, S & T will be Owned and Maintained by the City of Goodyear.

#### OWNER / DEVELOPER

SunCor Development Company  
14130 W. McDowell Road  
Suite # A-107  
Phoenix, AZ 85338  
Phone: (623) 935-0600  
Attn: Palm Valley Development

#### UTILITIES

Water - Litchfield Park Service Co.  
Sewer - Litchfield Park Service Co.  
Electric - Arizona Public Service  
Telephone - Qwest  
Gas - Southwest Gas  
Solid Waste - City of Goodyear  
Fire - City of Goodyear  
Police - City of Goodyear  
Cable TV - Cox Cable

#### LEGEND

- S.V.T. Sight Visibility Triangle
- P.U.E. Public Utility Easement
- V.N.A.E. Vehicular Non-Access Easement
- L.E. Landscape Easement
- F.E. Fence Easement
- D.E. Drainage Easement
- Corner of this Subdivision
- Subdivision Boundary
- Right of Way Point
- Brass Cap at Street Intersection
- Single Story - See Note 9.
- T-Intersection Lot - See Note 12
- Sheet Number

# FINAL PLAT

## FOR PALM VALLEY PHASE V PARCELS 18-22

A PROPOSED SUBDIVISION LOCATED IN A PORTION OF SECTION 19, T-2-N, R-1-W, AND A PORTION OF SECTION 24, T-2-N, R-2-W, OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA

#### DEDICATION

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }

That SunCor Development Company, An Arizona Corporation, as Owner, has Subdivided Under the Name of "Palm Valley Phase V Parcels 18-22" a Subdivision of a Portion of Section 19, T-2-N, R-1-W, and a portion of Section 24, T-2-N, R-2-W, Gila and Salt River Base and Meridian, Maricopa County, Arizona, as Shown Platted Hereon and Hereby Publishes this Plat as and for the Plat of said "Palm Valley Phase V Parcels 18-22", and Hereby Declares that Said Plat Sets Forth the Location and Gives the Dimensions of the Lots, Streets, Tracts and Easements Constituting Same and that Each Lot, Street and Tract Shall be Known by the Number, Name or Letter Given each Respectively on Said Plat and that SunCor Development Company, An Arizona Corporation, as Owner, Hereby Dedicates to the City of Goodyear Tracts B, C, S and T and the Streets and Public Utility Easements as Shown on Said Plat and Included in the Above Described Premises. Tracts are dedicated for the Purposes Listed in the Tract Table Shown Hereon.

In Witness Hereof:

SunCor Development Company, An Arizona Corporation, as Owner, has Hereunto Caused Its Corporate Name to be Affixed and the Same, to be Attested by the Signature of the Undersigned Officer Thereunto Duty Authorized This 22<sup>nd</sup> Day of November, 2004.

SunCor Development Company  
An Arizona Corporation

By: [Signature]

Its: [Signature]

#### ACKNOWLEDGMENTS

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }

On this 22<sup>nd</sup> Day of November, 2004 Before me the Undersigned Officer Appeared Sgt. T. Ellington Who Acknowledged Himself to be the President of SunCor Development Company, An Arizona Corporation, and Acknowledged that He, as Vice President Being Duty Authorized so to do, Executed the Foregoing Instrument for the Purposes Contained Therein by Signing the Name of the Corporation, as Owner, by Himself as Vice President.

In Witness Whereof I Hereunto Set my Hand and Official Seal.

By: [Signature] My Commission Expires: 9-24-07  
Notary Public

#### APPROVAL

Approved by the Council of the City of Goodyear, Arizona this 22<sup>nd</sup> Day of November, 2004.

By: [Signature] Mayor  
By: [Signature] Attest: [Signature] Clerk  
City Engineer

#### CERTIFICATION

I, Dennis F. Keogh, Hereby Certify that I am a Registered Land Surveyor in the State of Arizona and that this Map, Consisting of 11 Sheets Correctly Represents a Boundary Survey Made Under My Supervision During the Month of May, 2004 that 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]  
Registered Land Surveyor

#### HOMEOWNER'S ASSOCIATION RATIFICATION

By this Ratification, Sgt. T. Ellington, duly elected President of Palm Valley Phase V Homeowner's Association, Acknowledges the responsibilities dedicated herein.

By: [Signature] Name  
Date: December 1, 2004

#### ACKNOWLEDGMENTS

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA }

On this 1<sup>st</sup> Day of December, 2004 Before me the Undersigned Officer Appeared Sgt. T. Ellington Who Acknowledged Himself to be the President of Palm Valley Phase V Homeowner's Association, and Acknowledged that He, as President Being Duty Authorized so to do, Executed the Foregoing Instrument for the Purposes Contained Therein by Signing the Name of the Corporation, as Owner, by Himself as President.

In Witness Whereof I Hereunto Set my Hand and Official Seal.

By: [Signature] My Commission Expires: 9-24-07  
Notary Public

#### LEGAL DESCRIPTION

See Sheet 2 for Legal Description.

#### CERTIFICATE OF ASSURED WATER SUPPLY

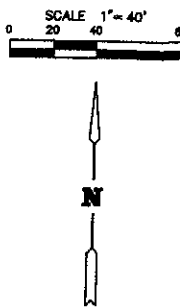
Palm Valley Phase V Parcels 18-22 is Within the Service Area of Litchfield Park Service Company and has been Granted a Certificate of Assured Water Supply from the Arizona Department of Water Resources.

By: [Signature] 12-2-04  
Michael D. Weber, Manager  
Litchfield Park Service Company

#### FINAL PLAT PALM VALLEY PHASE V PARCELS 18-22

Sheet 1 of 11  
No. Lots - 129  
Gross Area - 87.83 Acres.

Keogh Engineering, Inc.  
1816 N. LITCHFIELD ROAD - SUITE 120 - GOODYEAR, AZ 85338  
PHONE (602) 535-7280 - FAX (602) 535-7282  
JOB NO. 19477 MAP NO. E-19477



UNSUBDIVIDED

N89°45'08"W 858.00'

Tract Q

S00°14'52"W 871.84'

MATCH SHEET 4

MATCH SHEET 8

UNSUBDIVIDED

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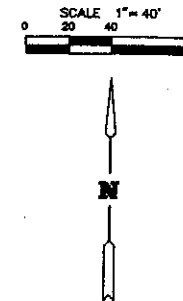
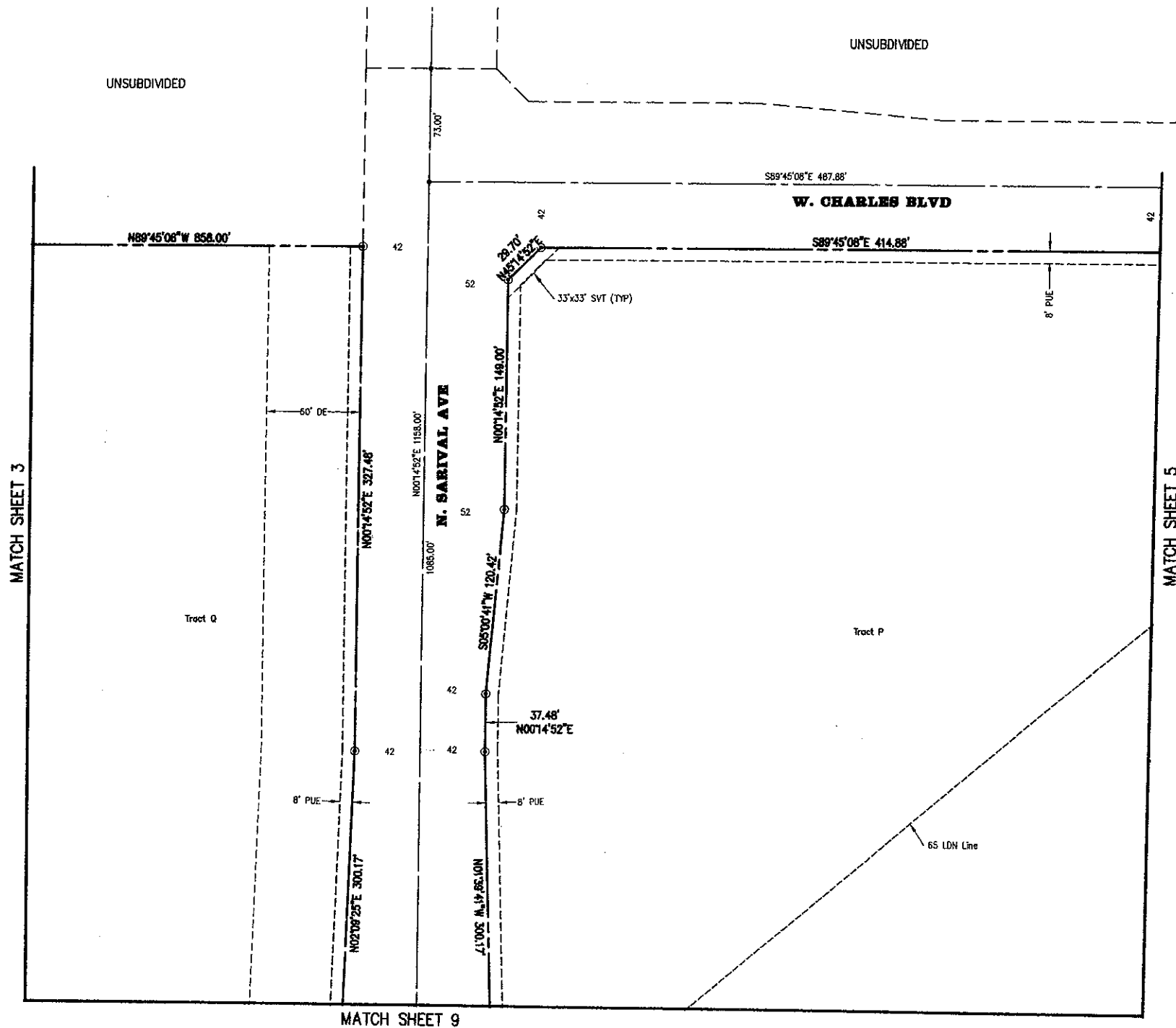
FINAL PLAT  
PALM VALLEY PHASE V  
PARCELS 18-22

Sheet 3 of 11  
No. Lots - 129  
Gross Area - 87.83 Acres

**Keogh Engineering, Inc.**  
1010 N LINDFIELD ROAD • SUITE 120 • GILBERT, AZ 85330  
PHONE (602) 535-7200 • FAX (602) 535-7202  
JOB NO. 19477 MAP NO. E-19477

AutoCad Version: 16.0  
Login Name: AMC003

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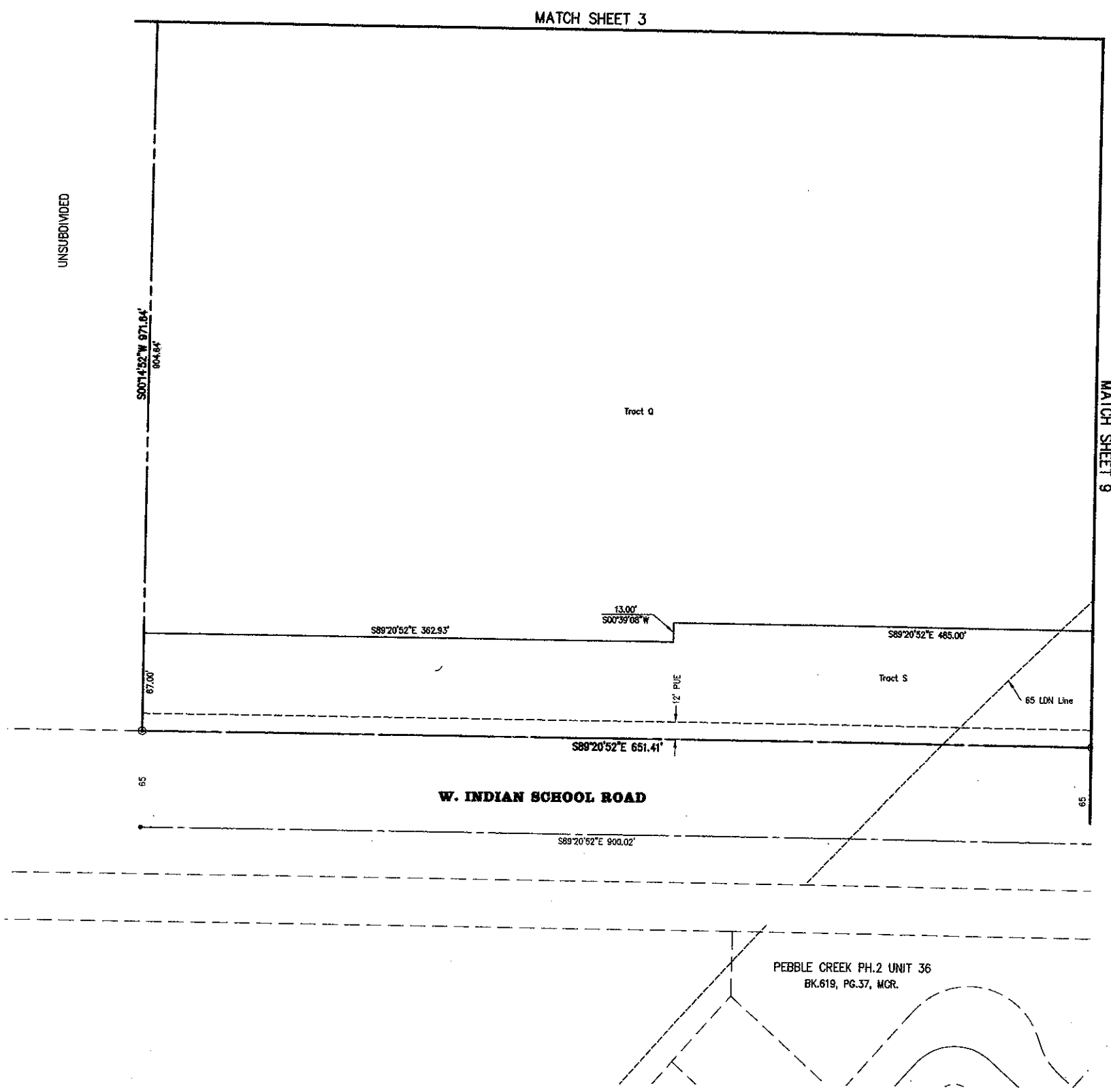
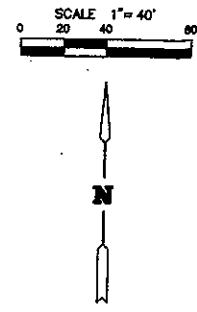


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FINAL PLAT  
PALM VALLEY PHASE V  
PARCELS 18-22

Sheet 4 of 11  
No. Lots - 129  
Gross Area - 87.83 Acres  
Kemp's Engineering, Inc.  
1616 N LITCHFIELD ROAD • SUITE 120 • GLENDALE, AZ 85306  
PHONE (602) 539-7200 • FAX (602) 535-7282  
JOB NO. 19477 MAP NO. E-19477



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MARICOPA COUNTY RECORDER  
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FINAL PLAT  
PALM VALLEY PHASE V  
PARCELS 18-22

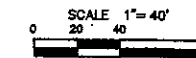
**Keogh Engineering, Inc.**  
1616 N. LINCOLN ROAD • SUITE 120 • GAVINIA, AZ 85530  
PHONE (602) 535-7280 • FAX (602) 535-7282

Sheet 8 of 11  
No. Lots - 129  
Gross Area - 87.83 Acres

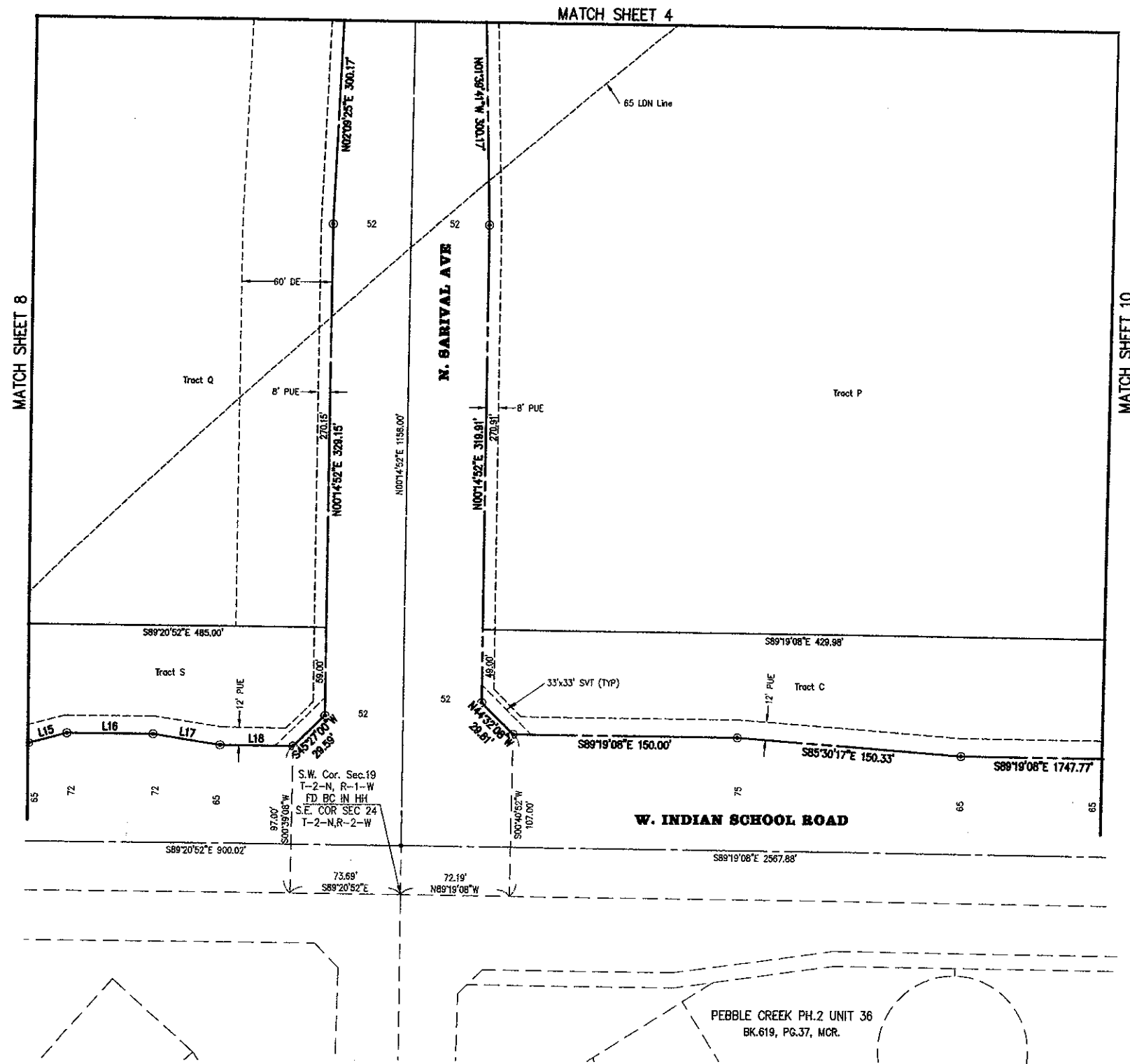
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FINAL PLAT  
PALM VALLEY PHASE V  
PARCELS 18-22

Keogh Engineering, Inc.  
1016 N. LITCHFIELD ROAD • SUITE 120 • GILBERT, AZ 85338  
PHONE (602) 535-7290 • FAX (602) 535-7292

Sheet 9 of 11  
No. Lots - 129  
Gross Area - 87.83 Acres

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