

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.

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.

NOTES CONT:

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. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.

18. THE STREETS IN TRACTS AAA AND BBB ARE PRIVATE STREETS, TO BE OWNER AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITY UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAYS MEET CURRENT APPLICABLE CITY STANDARDS.

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Northeast Quarter of Section 25, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at found City of Goodyear brass cap in handhole for the Northeast corner of said Section 25, from which a found City of Goodyear brass cap in handhole for the North Quarter corner of said Section 25 bears North 89 deg. 21 min. 28 sec. West (Basis of Bearings) ~ 2639.06 feet,

THENCE North 89 deg. 21 min. 28 sec. West along the North line of the Northeast Quarter of said Section 25, a distance of 1107.22 feet,

THENCE South 00 deg. 38 min. 32 sec. West departing said North line, a distance of 33.00 feet to a found 1/2" rebar with cap stamped "RLS 10846", in the South right-of-way line of West Indian School Road as shown in the Map of Dedication of same recorded in Book 1238 of maps, Page 19, MCR, said point being the TRUE POINT OF BEGINNING,

THENCE South 48 deg. 55 min. 06 sec. West departing said South right-of-way line, a distance of 893.43 feet,

THENCE South 52 deg. 22 min. 42 sec. West, a distance of 379.65 feet,

THENCE North 37 deg. 37 min. 18 sec. West, a distance of 42.04 feet, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 325.00 feet, a central angle of 44 deg. 41 min. 15 sec., and being subtended by a chord which bears South 68 deg. 17 min. 54 sec. West ~ 247.11 feet,

THENCE in a southwesterly direction along said curve to the right, a distance of 253.48 feet,

THENCE North 89 deg. 21 min. 28 sec. West tangent to said curve, a distance of 269.93 feet,

THENCE North 00 deg. 38 min. 32 sec. East, a distance of 50.00 feet,

THENCE South 89 deg. 21 min. 28 sec. East, a distance of 11.58 feet,

THENCE North 45 deg. 38 min. 32 sec. East, a distance of 28.28 feet,

THENCE South 89 deg. 21 min. 28 sec. East, a distance of 25.00 feet,

THENCE North 00 deg. 38 min. 32 sec. East, a distance of 782.96 feet to the South right-of-way line of West Indian School Road,

THENCE North 83 deg. 32 min. 07 sec. East along said South right-of-way line, a distance of 46.41 feet to a found 1/2" rebar with cap stamped "RLS #46643",

THENCE South 89 deg. 21 min. 28 sec. East along said South right-of-way line, being 65.00 feet South of and parallel with the North line of the Northeast Quarter of said Section 25, a distance of 211.67 feet,

THENCE South 84 deg. 00 min. 32 sec. East along said South right-of-way line, a distance of 53.64 feet,

THENCE South 89 deg. 21 min. 28 sec. East along said South right-of-way line, being 70.00 feet South of and parallel with the North line of the Northeast Quarter of said Section 25, a distance of 234.73 feet,

THENCE North 00 deg. 38 min. 31 sec. East along said South right-of-way line, a distance of 5.00 feet,

THENCE South 89 deg. 21 min. 28 sec. East along said South right-of-way line, being 65.00 feet South of and parallel with the North line of the Northeast Quarter of said Section 25, a distance of 211.35 feet to a found 1/2" rebar with cap stamped "RLS #46643", said point being a Point of Curvature of a circular curve to the left, having a radius of 2565.00 feet, a central angle of 1 deg. 14 min. 40 sec., and being subtended by a chord which bears South 89 deg. 58 min. 48 sec. East ~ 55.71 feet,

THENCE in an easterly direction along said curve to the left and continue along said South right-of-way line, a distance of 55.71 feet,

THENCE South 84 deg. 36 min. 15 sec. East non-tangent to said curve and continue along said South right-of-way line, a distance of 44.24 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2570.00 feet, a central angle of 1 deg. 16 min. 28 sec., and being subtended by a chord which bears North 87 deg. 46 min. 46 sec. East ~ 57.17 feet,

THENCE in an easterly direction along said curve to the left and said South right-of-way line, a distance of 57.17 feet,

THENCE North 87 deg. 08 min. 32 sec. East tangent to said curve and along said South right-of-way line, a distance of 154.98 feet,

THENCE North 00 deg. 39 min. 35 sec. East along said South right-of-way line, a distance of 5.01 feet,

THENCE North 87 deg. 08 min. 32 sec. East along said South right-of-way line, a distance of 216.12 feet to a Point of Curvature of a circular curve to the right, having a radius of 2435.00 feet, a central angle of 3 deg. 28 min. 23 sec., and being subtended by a chord which bears North 88 deg. 52 min. 43 sec. East ~ 147.57 feet,

THENCE in an easterly direction along said curve to the right and said South right-of-way line, a distance of 147.60 feet,

THENCE South 89 deg. 21 min. 28 sec. East along said South right-of-way line, a distance of 0.88 feet to the POINT OF BEGINNING, containing 784,488 square feet or 18.009 acres of land, more or less.

FINAL PLAT  
OF  
"PV303 EAST II PHASE 1"  
A PORTION OF THE NORTH HALF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA  
DATED PREPARED: AUGUST 2017

DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS:

THAT RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO IN THIS FINAL PLAT AS "MASTER DEVELOPER"), AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF "PV303 EAST II PHASE 1", A PORTION OF THE NORTH HALF OF SECTION 25, 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 "PV303 EAST II" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE PARCELS, TRACTS, EASEMENTS, AND STREETS CONSTITUTING SAME, AND THAT EACH PARCEL, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

THE MASTER DEVELOPER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS AAA AND BBB INCLUSIVE, AND IN LOTS, 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.

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.

THE MASTER DEVELOPER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE PV303 COMMERCIAL COMMUNITY, INC., ALL DRAINAGE EASEMENTS ACROSS PARCELS 3, 6, AND 7 AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE PV 303 COMMERCIAL COMMUNITY, INC., SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS, RETENTION BASINS, DETENTION BASINS, EROSION CONTROL AREAS, AND DRYWELLS.

THE MASTER DEVELOPER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN PV 303 COMMERCIAL COMMUNITY, INC., AND ARE DEDICATED FOR THE PURPOSED INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THE MASTER DEVELOPER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, 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.

THE MASTER DEVELOPER, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS ALL STREETS INCLUDING PARCELS 5 AND 7, SIDEWALK EASEMENTS ("SWE"), AND MOTOR COURT EASEMENTS ("MCE") DESIGNATED ON PLAT FOR THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT.

NEITHER GRANTOR NOR THE OWNERS OF ANY PART OF THE PREMISES SHALL ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENTS, HOWEVER, THEY 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 EASEMENTS IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES IN ACCORDANCE WITH ARIZONA CORPORATION COMMISSION RULES AND REGULATIONS. GRANTEE SHALL NOT BE HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, LANDSCAPING, PARKING FACILITIES DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS ERECTED WITHIN THE LIMITS OF THE EASEMENTS DUE TO REPAIR, REPLACEMENT, CONSTRUCTION OR RELOCATION OF THE GRANTEE OWNED WATER AND SEWER LINES.

GRANTEE SHALL HOLD GRANTOR AND OWNERS OF ANY PART OF THE PREMISES HARMLESS FROM DAMAGES, CLAIMS, LIABILITIES OR EXPENSES, WHICH RESULT FROM GRANTEE'S USE OF EASEMENT TO OPERATE, MAINTAIN, REPAIR, REPLACE AND INSTALL UTILITY OWNED INFRASTRUCTURE. THIS HOLD HARMLESS DOES NOT COVER NEGLIGENT ACTIONS FROM GRANTOR OR OWNERS THAT RESULT IN ANY CLAIM, AS WELL AS GRANTEE IS NOT HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, LANDSCAPING, PARKING FACILITIES, DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS ERECTED WITHIN THE EASEMENT. GRANTOR AND GRANTEE AGREE THAT ALL EASEMENTS WILL ALSO BE GOVERNED BY ARIZONA ADMINISTRATIVE CODE R14-2-405C AS AMENDED. GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

IN WITNESS WHEREOF:

RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO 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: \_\_\_\_\_

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 \_\_\_\_\_

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 AND AAA 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 \_\_\_\_\_

APPROVALS

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

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

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

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

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

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

SHEET INDEX

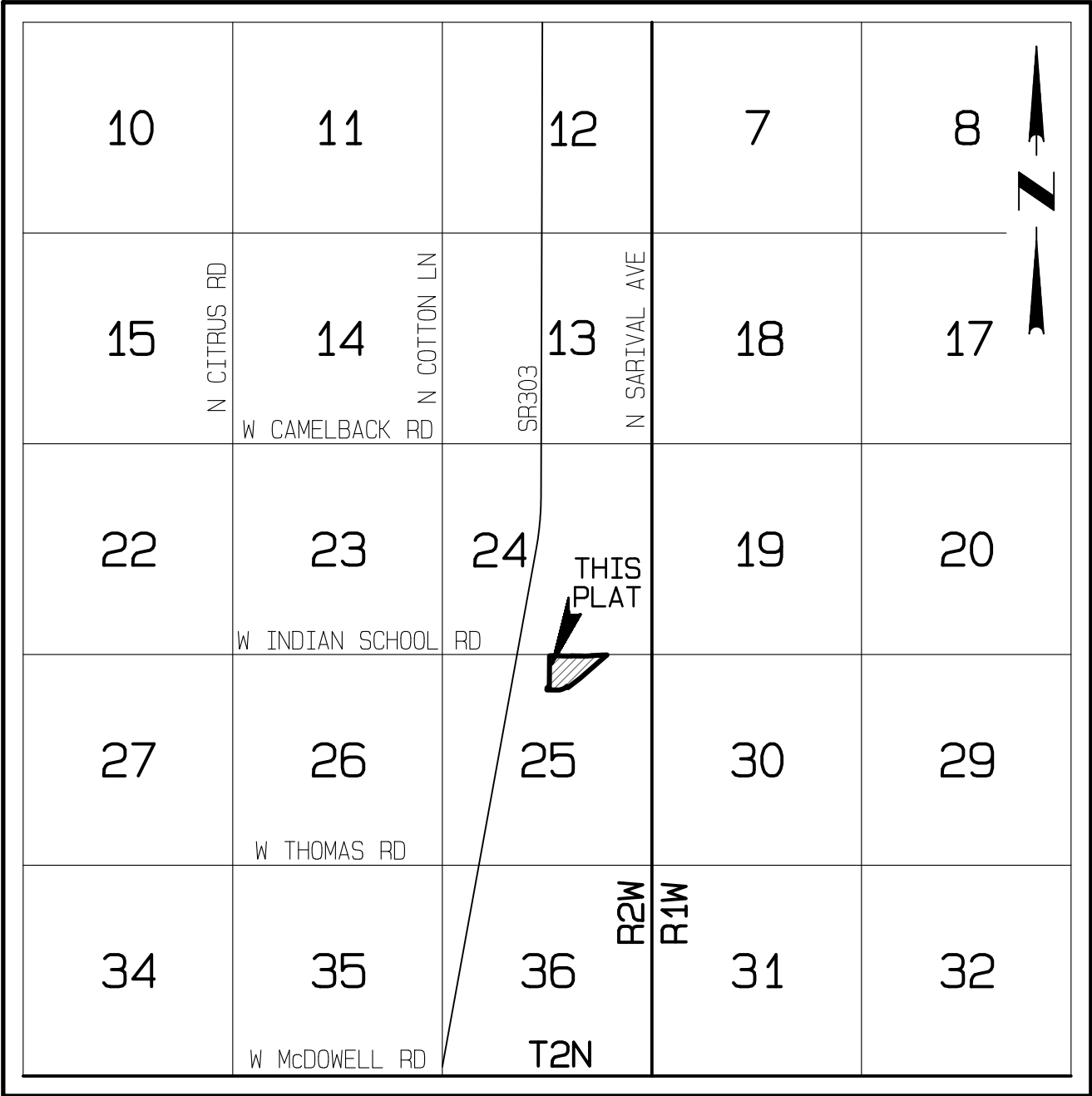
SHEET 1 COVER

SHEET 2 MASTER PLAT

OWNER/DEVELOPER:

RP PV III 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.

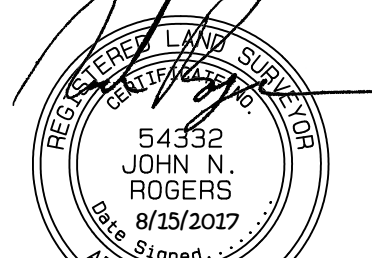
BY: LANCE C. DICKSON, R.L.S. #46643  
ARIZONA SURVEYING AND MAPPING  
2411 W. NORTHERN, SUITE 110  
PHOENIX, ARIZONA 85021  
(602) 246-9919



EXPIRES 6/30/2019

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



EXPIRES 3/31/2019

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

SHEET 1 OF 2

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



