GRAPHIC SCALE

100

1"=100

200

MAP OF DEDICATION NORTH COTTON LANE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, **TOWNSHIP 2 NORTH, RANGE 2 WEST** OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA, COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT RP PV V, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAVE DEDICATED UNDER THE NAME OF "NORTH COTTON LANE", A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS LEGALLY DESCRIBED HEREIN AND DEPICTED HEREON AND HEREBY PUBLISHES THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF SAID "NORTH COTTON LANE" AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF STREETS CONSTITUTING SAME, AND THAT EACH STREET SHALL BE KNOWN BY THE NAME THAT IS GIVEN ON SAID MAP OF DEDICATION.

RP PV V, LLC, A DELAWARE LIMITED LIABILITY COMPANY. INCLUDING ITS HEIRS. SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE PUBLIC STREETS, IN FEE, AS SHOWN ON SAID MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF:

RP PV V, 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____

RP PV V, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA)

ON THIS _____ DAY OF_ 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED_ WHO ACKNOWLEDGED HIMSELF TO BE _OF RP PV V, 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:

WEST QUARTER CORNER OF SECTION 25, T2N, R2W, ALONG COTTON LANE.

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES _____

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

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

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

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

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

3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

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

5. ALL CORNERS OF THIS MAP OF DEDICATION 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

10	11	12	7	8
15 STATIO	14 PO CAMELBACK RD		NALVAL AVE	17
22	23 INDIAN SCHOOL	24/ RD	19	20
27	THIS PLAT 26	25	30	29
34	35 McDOWELL RD	36 T2N	31	32

VICINITY MAP

BASIS OF BEARINGS

S 00°17'08" W ALONG THE MONUMENT LINE OF NORTH COTTON LANE AS MEASURED BETWEEN MONMENTS NUMBER 2 AND 3 SHOWN HEREON AND DESCRIBED UNDER MONUMENT

SURVEYOR'S STATEMENT

, 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.

LANCE C. DICKSON 🌾 10/27/2017 :// Ap Signed EXPIRES 6/30/2019

54332

JOHN N. ROGERS

\\& 10/27/2017 .

Signed.

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

JOHN N. ROGERS, R.L.S. #54332 GOODWIN AND MARSHALL, INC. 2708 S. ALMA SCHOOL RD, STE. 2 CHANDLER, ARIZONA 85286 (602) 218-7285

EXPIRES 3/31/2019 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 AUGUST 2017

SHEET

PREPARED BY:

GOODWIN MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

rizona Surveying & Mapping

SURVEYED BY:

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

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

THIS______, 2017.

CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA. THIS______, 2017.

APPROVALS

RP PV V LLC

OWNER:

6720 North Scottsdale Road Suite Number 250 Scottsdale, AZ 85253-4424 Telephone 480–905–0770