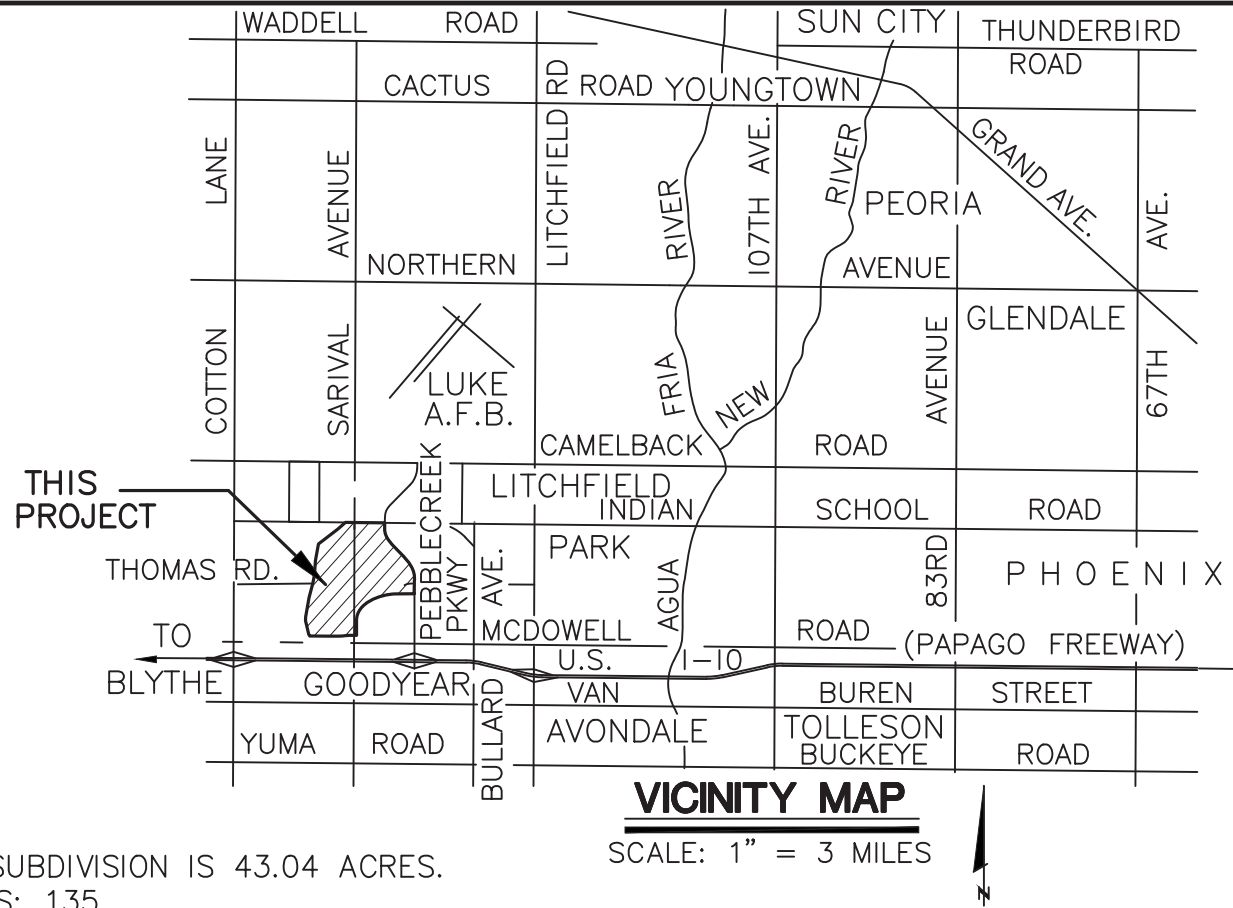
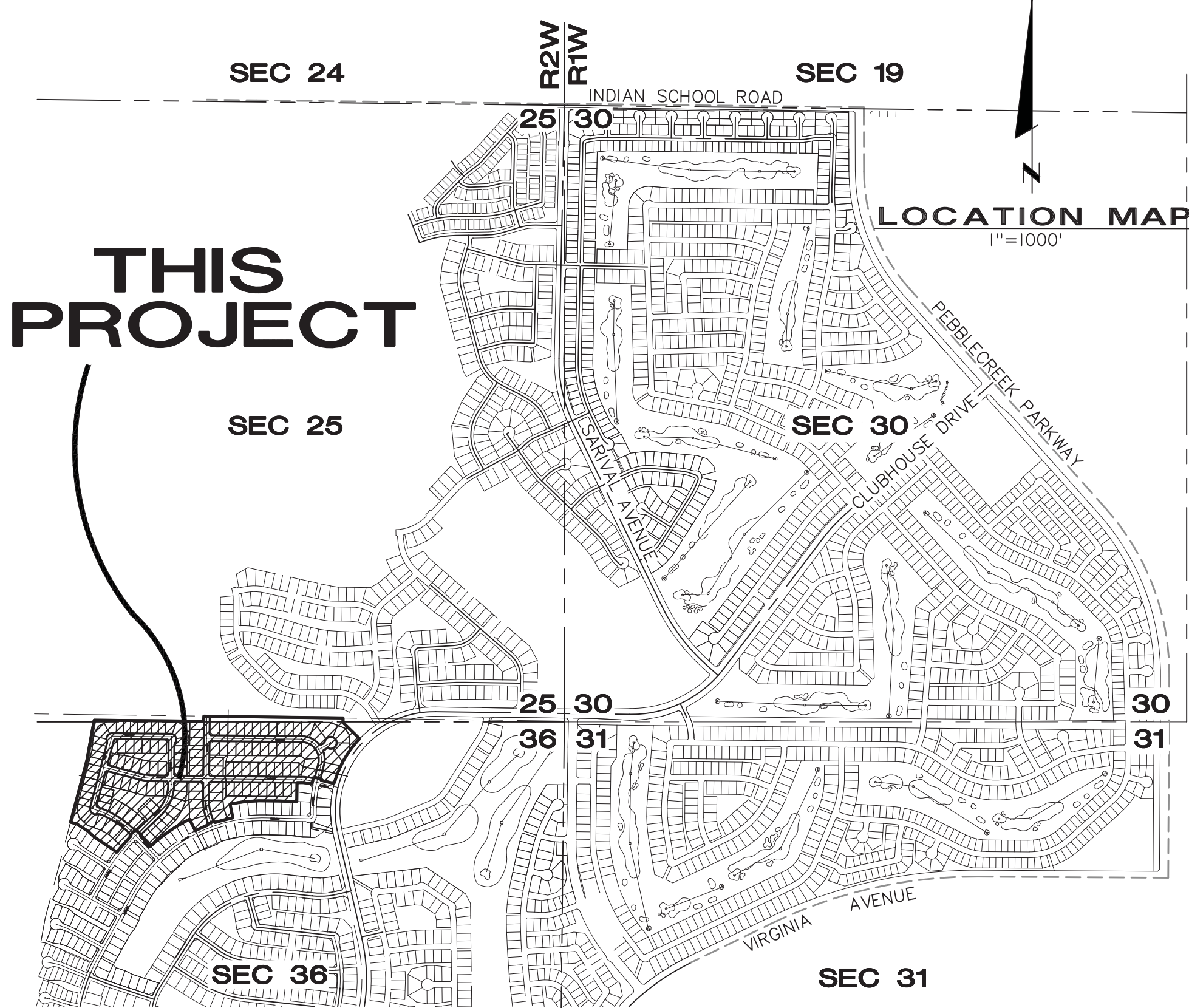


PRELIMINARY PLAT PEBBLECREEK PHASE II
UNIT SIXTY

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE G. & S.R.M., CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA



GENERAL NOTES

- GROSS AREA OF THIS SUBDIVISION IS 43.04 ACRES.
- TOTAL NUMBER OF LOTS: 135
- BASIS OF BEARINGS:
THE BEARING OF NORTH 89°12'47" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T2N, R2W, OF THE G & SRM. AS SHOWN ON THE FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY FOUR, BOOK 992 PAGE 27, M.C.R.
- THERE SHALL BE A ONE FOOT, VEHICULAR NON-ACCESS EASEMENT (VNAE) IN LOCATIONS AS SHOWN ON THE PLAT.
- A FOUR-FOOT (4') PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREETS WITHIN THE LOT AREAS IS DEDICATED HEREON. AN EIGHT-FOOT (8') UNDERGROUND PUBLIC UTILITY EASEMENT ADJACENT TO ALL CUL-DE-SAC STREETS WITHIN THE LOT AREAS AS SHOWN ON THE PLAT IS DEDICATED HEREON.
- A 1/2" IRON ROD WILL BE SET AND TAGGED WITH RLS #27744 AT ALL LOT CORNERS.
- A THREE-INCH BRASS SURVEY MONUMENT TO BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T., AND STREET CENTERLINE INTERSECTIONS.
- ALL STREETS WITHIN COMMON AREA TRACT "A" ARE PRIVATE. TRACTS 'B', 'C', 'D', 'E', 'F', 'G', 'H', AND 'I' ARE DESIGNATED FOR DRAINAGE AND OPEN SPACE PURPOSES.
- THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS, UNLESS STREETS ARE BROUGHT UP TO CURRENT CITY STANDARDS.
- PEBBLECREEK PHASE II UNIT SIXTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR PHOENIX-GOODYEAR AIRPORT.
- TRACTS 'B', 'C', 'D', 'E', 'F', 'G', 'H', AND 'I', ARE HEREBY DESIGNATED FOR DRAINAGE AND OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAINED BY PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC..
- NO TWO-STORY HOMES SHALL BE PERMITTED ON CORNER LOTS 1, 3, 7, 19, 20, 33, 44, 53, 56, 57, 61, 62, 68, 75, 76, 107, 110, 116, 123, 129, 130, AND 135 AND ADJACENT TO THE LOOP 303 FREEWAY ON LOTS 91-102.
- WALLS IN EXCESS OF 3- FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF LOTS 1, 3, 7, 8, 19, 20, 33, 44, 53, 56, 57, 61, 62, 68, 75, 76, 107, 110, 116, 123, 129, 130, AND 135.
- 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. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GRANITE, GROUND COVER, AND FLOWERS LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, WITH EXCEPTION TO ANY 69KVA OR GREATER ELECTRICAL LINES.
- ALL SHADE STRUCTURES IN THE REAR YARD SHALL BE APPROVED BY THE PEBBLECREEK ARCHITECTURAL REVIEW COMMITTEE.
- DRIVEWAYS UPON KEY LOTS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE LOT FROM THE VIEW OBSTRUCTION.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- PEBBLECREEK PHASE II UNIT SIXTY IS IN CLOSE PROXIMITY TO THE ARIZONA MOTORSPORTS PARK, GENERALLY LOCATED AT CAMELBACK AND REEMS ROADS, AND MAY BE SUBJECT TO NOISE INTRUSION.
- THE DEVELOPER SHALL POST SIGNAGE WITHIN ALL SUBDIVISION SALES OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZs), 65 Ldn AND HIGHER NOISE CONTOURS, AND DEPARTURE CORRIDORS, AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS. THIS DISPLAY SHALL INCLUDE A TWENTY-FOUR BY THIRTY-SIX INCH (24"x36") MAP AT THE SALES FACILITY, BE CLEARLY VISIBLE ON THE WALL AND SHALL INCLUDE THE APPROXIMATE LOCATIONS OF THE HOMES OR APARTMENTS BEING SOLD OR LEASED CLEARLY DEPICTED. THE REQUIRED CONTENTS OF THE MAP SHALL BE PROVIDED BY THE CITY OF GOODYEAR.
- BUILDING SETBACKS EXCEED THOSE APPROVED IN THE PEBBLECREEK PHASE II P.A.D. AGREEMENT. REFERENCE THE APPROVED P.A.D. AGREEMENT FOR MORE INFORMATION.
- PEBBLECREEK PHASE II UNIT SIXTY IS IN PROXIMITY TO THE LOOP 303 FREEWAY AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS AND THE CONSTRUCTION OF THEREOF.
- PEBBLECREEK PHASE II UNIT SIXTY IS IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES.
- DWELLING UNITS LOCATED ON LOTS THAT FRONT A T-INTERSECTION SHALL BE CONFIGURED SO THAT THE NON-LIVABLE PORTIONS OF THE DWELLING FACE ONCOMING TRAFFIC. (UNIT SIXTY - LOTS 65, 66, 95, AND 96).
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING IN COMMON AREA TRACTS SHALL BE THE RESPONSIBILITY OF PEBBLECREEK HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- BUILDING PERMITS FOR VERTICAL CONSTRUCTION SHALL NOT BE ISSUED UNTIL IMPROVEMENTS ENSURING ADEQUATE WATER, WASTEWATER AND EMERGENCY SERVICE FOR THE SUBDIVISION HAVE BEEN COMPLETED.
- ALL PUBLIC IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER OR SUCCESSORS WITHIN THE CITY OF GOODYEAR RIGHT-OF-WAY OR EASEMENTS SHALL BE SUBJECT TO A WARRANTY PERIOD OF NOT LESS THAN TWO YEARS FROM THE ACCEPTANCE BY THE CITY ENGINEER.
- PER SECTION 25 OF THE 1998 PEBBLE CREEK DEVELOPMENT AGREEMENT, IF THE REQUIRED RETENTION BASINS DO NOT DRAIN WITHIN THE PRESCRIBED TIME FRAME, THEN PARTIES SHALL MUTUALLY AGREE UPON A SOLUTION, CONSIDERING ALL REASONABLE OPTIONS.
- OPEN SPACE IMPROVEMENTS AND ASSOCIATED AMENITIES LOCATED WITHIN A UNIT OF DEVELOPMENT SHALL BE SUBSTANTIALLY COMPLETED UPON ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY SINGLE FAMILY DWELLING UNIT WITHIN THAT UNIT.

UNIT 60 PRELIMINARY PLAT / LAND USE DATA TABLE									
SUBDIVISION UNIT	TOTAL LOTS	GROSS AREA (ACRES)	AREA PRIVATE STREETS (ACRES)	AREA OF OPEN SPACE, DRAINAGE, AND UTILITIES (ACRES)	AREA OF RESIDENTIAL DWELLING UNITS (ACRES)	GROSS DENSITY (DU/GROSS AREA)	MINIMUM LOT (SQ-FT)	MAXIMUM LOT (SQ-FT)	AVERAGE LOT (SQ-FT)
SIXTY	135	43.04	7.52	7.99	27.53	3.14	6,600	17,083	8,883

BENCHMARKS

C.O.G. BENCHMARK G357 - FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF THOMAS ROAD AND PEBBLECREEK PARKWAY (S.W. CORNER SECTION 29)
ELEVATION = 1014.50 NGVD29 (PROJECT DATUM).
=1016.38 NAVD88

C.O.G. BENCHMARK G371 - FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF CAMELBACK ROAD AND ALSUP (1/2 MILE WEST OF REEMS ROAD)
ELEVATION = 1054.59 NGVD29 (PROJECT DATUM).
=1056.34 NAVD88

OWNER/TRUSTEE:

FIRST AMERICAN TITLE INSURANCE CO.
UNDER TRUST #7854
4801 E. WASHINGTON
PHOENIX, ARIZONA 85034
PHONE:(620) 252-5941

DEVELOPER:

PEBBLECREEK PROPERTIES
LIMITED PARTNERSHIP
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE:(480) 895-9200

ENGINEER:

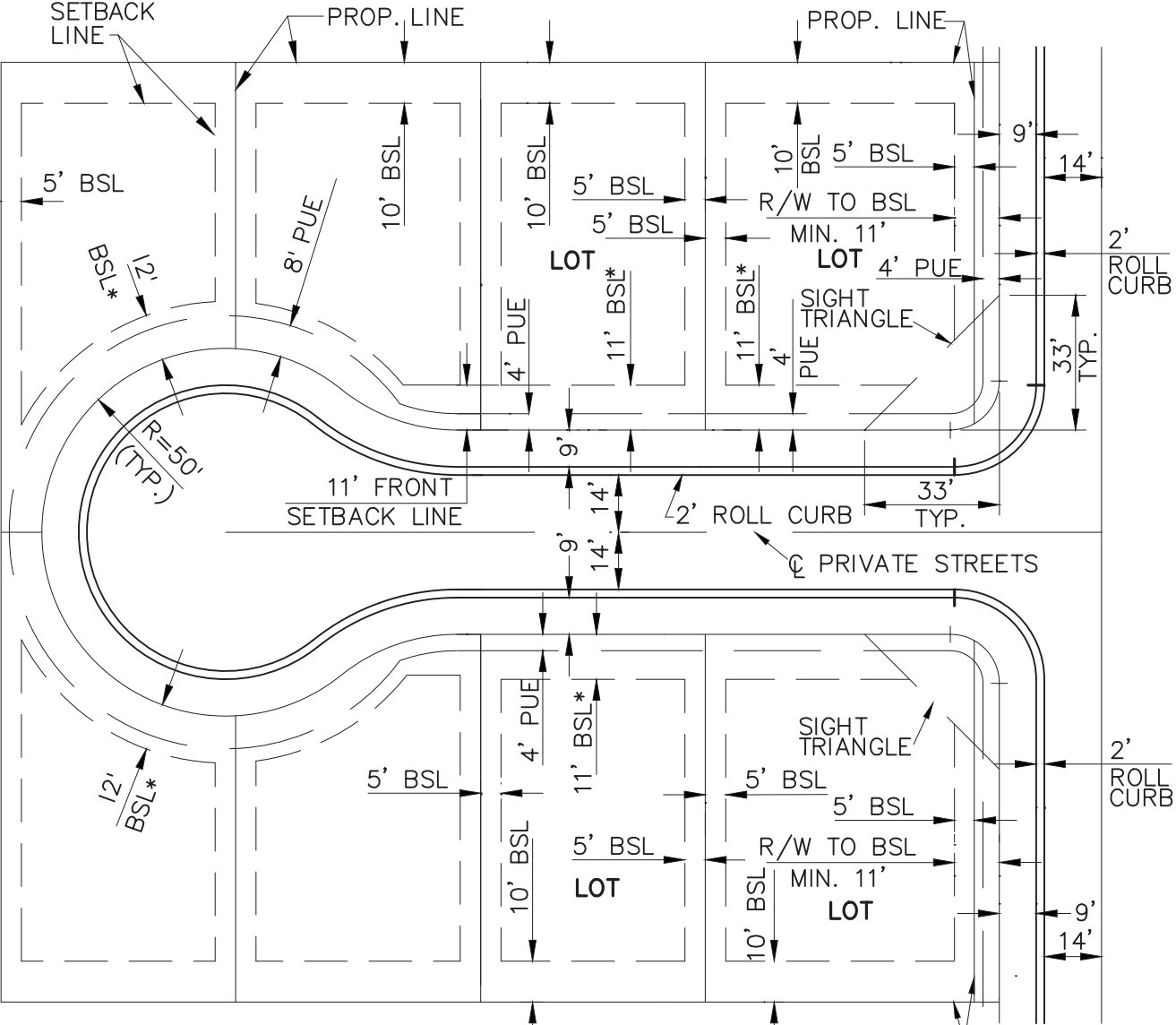
B & R ENGINEERING INC.
9666 E. RIGGS ROAD SUITE 118
SUN LAKES, ARIZONA 85248
PHONE:(480) 895-0799

UTILITY COMPANIES

WATER ----- LIBERTY UTILITIES
WASTE WATER ----- LIBERTY UTILITIES
ELECTRIC ----- ARIZONA PUBLIC SERVICE
NATURAL GAS ----- SOUTHWEST GAS CO.
TELEPHONE ----- CENTURYLINK
CABLE TELEVISION ----- COX CABLE

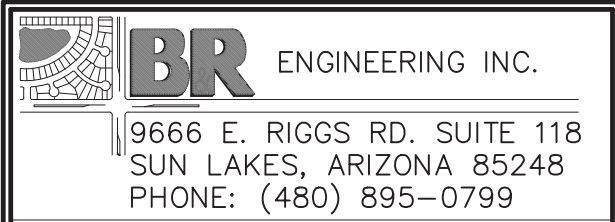
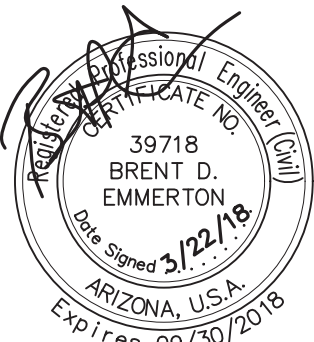
GROSS AREA OF SUBDIVISION	43.04 AC
TOTAL NUMBER OF LOTS	135

DESCRIPTION OF TRACTS			
TRACT	USAGE	MAINTAINED/OWNER	AREA
A	PRIVATE ROADWAY/DRAINAGE/UTILITY/ WATER AND SEWER EASEMENTS	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	7.52 AC.
B	DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	1.27 AC.
C	DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	1.47 AC.
D	DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	0.76 AC.
E	DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	0.36 AC.
F	DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	1.11 AC.
G	DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	1.05 AC.
H	DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	0.60 AC.
I	DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	1.37 AC.



TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS OTHERWISE SHOWN)

SCALE: 1" = 40'
MIN. FRONT YARD SETBACK = 11 FT.
MIN. STREET SIDE SETBACK = 11 FT.
MIN. REAR YARD SETBACK = 10 FT.
MIN. SIDE YARD SETBACK = 5 FT.
* FRONT YARD BUILDING SETBACKS TO BE INCREASED BY 5' ADJACENT TO SIDEWALKS
BUILDING SETBACK LINE TO BE 12 FEET WITHIN THE CUL-DE-SAC TO ALLOW FOR A 20 FOOT DRIVEWAY



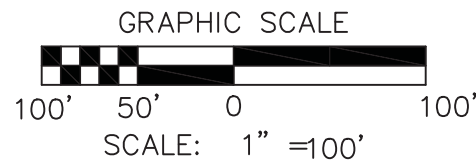
NW COR SEC. 36
T2N, R2W G&SRM
FD. ADOT BRASS CAP
IN HANDHOLE

UNSUBDIVIDED

N 1/4 COR SEC. 36
T2N, R2W G&SRM
FD. 3" MCDOT ALUM CAP 1.5
BELOW NATURAL GROUND

PEBBLECREEK PH. II UNIT 48
BK 1245, PAGE 3 M.C.R.

NE COR SEC. 36
T2N, R2W G&SRM
FD. 3" MCDOT BRASS CAP 1.5
BELOW NATURAL GROUND



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	90°00'00"	18.85'	12.00'
C2	88°23'02"	18.51'	12.00'
C3	88°23'02"	18.51'	12.00'
C4	90°00'00"	18.85'	12.00'
C5	90°00'00"	18.85'	12.00'
C6	88°40'36"	18.57'	12.00'
C7	87°38'57"	18.36'	12.00'
C8	90°00'00"	18.85'	12.00'

LEGEND

- INDICATES SECTION MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
- INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
- INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
- INDICATES SHEET MATCHLINE
- INDICATES STREET CENTERLINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SECTION LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- 1R INDICATES RADIAL BEARING
- 33' X 33' SIGHT VISIBILITY TRIANGLE
- 10' X 20' KEY LOT SIGHT VISIBILITY TRIANGLE
- HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
- ** WALLS IN EXCESS OF 3 FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF THIS LOT.

3 INDICATES SHEET NUMBER

A PORTION OF THE NORTH HALF OF SECTION 36, T.2N., R.2W., OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36, A FOUND 3" MCDOT BRASS CAP, FROM WHICH THE NORTH QUARTER CORNER, A FOUND 3" MCDOT ALUMINUM CAP BEARS N89°12'47"W, 2642.50 FEET DISTANT;

THENCE N89°12'47"W, A DISTANCE OF 1877.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S00°47'13"W, A DISTANCE OF 38.64 FEET;

THENCE S45°59'53"E, A DISTANCE OF 198.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 890.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S45°59'53"E;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°01'37", AN ARC DISTANCE OF 435.35 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°38'57", AN ARC DISTANCE OF 18.36 FEET;

THENCE N76°22'32"W, A DISTANCE OF 99.68 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO

THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET;

THENCE N76°22'32"W, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N76°22'32"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET;

THENCE S12°52'04"W, A DISTANCE OF 50.00 FEET;

THENCE N76°22'32"W, A DISTANCE OF 8.72 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 12.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°04'26", AN ARC DISTANCE OF 85.57 FEET;

THENCE N89°26'58"W, A DISTANCE OF 35.09 FEET; THENCE S00°33'02"W, A DISTANCE OF 163.08 FEET; THENCE N88°34'07"W, A DISTANCE OF 37.36 FEET; THENCE N87°17'00"W, A DISTANCE OF 20.01 FEET; THENCE N89°34'07"W, A DISTANCE OF 21.16 FEET; THENCE S89°20'16"W, A DISTANCE OF 76.46 FEET; THENCE S86°15'12"W, A DISTANCE OF 76.46 FEET;

LEGAL DESCRIPTION PEBBLECREEK PHASE II UNIT 60

THENCE S80°05'04"W, A DISTANCE OF 76.46 FEET; THENCE S11°27'28"E, A DISTANCE OF 120.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,300.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S11°27'28"E;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°48'35", AN ARC DISTANCE OF 154.51 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°23'02", AN ARC DISTANCE OF 18.51 FEET;

THENCE S70°06'59"W, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S70°06'59"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°23'02", AN ARC DISTANCE OF 18.51 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,300.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°00'42", AN ARC DISTANCE OF 113.71 FEET;

THENCE N26°30'41"W, A DISTANCE OF 110.38 FEET; THENCE S62°10'00"W, A DISTANCE OF 65.08 FEET; THENCE S69°31'22"W, A DISTANCE OF 65.08 FEET; THENCE S56°52'43"W, A DISTANCE OF 65.08 FEET; THENCE S54°14'05"W, A DISTANCE OF 65.08 FEET; THENCE S51°35'27"W, A DISTANCE OF 65.08 FEET; THENCE S48°56'49"W, A DISTANCE OF 84.63 FEET;

THENCE N44°11'04"W, A DISTANCE OF 117.26 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET;

THENCE N44°11'04"W, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N44°11'04"W;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET;

THENCE S45°19'34"W, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S45°19'34"W;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°40'36", AN ARC DISTANCE OF

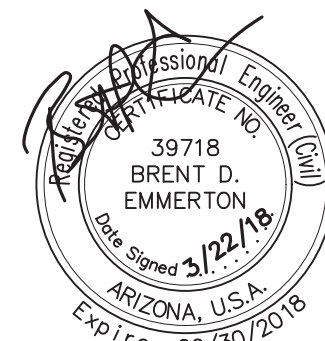
18.57 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,590.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°26'47", AN ARC DISTANCE OF 178.89 FEET;

THENCE N56°22'57"W, A DISTANCE OF 233.13 FEET; THENCE N46°34'42"W, A DISTANCE OF 71.21 FEET; THENCE N57°10'29"W, A DISTANCE OF 120.00 FEET; THENCE N75°12'01"W, A DISTANCE OF 52.74 FEET; THENCE N14°47'59"E, A DISTANCE OF 547.37 FEET; THENCE N10°17'14"E, A DISTANCE OF 351.49 FEET; THENCE S89°26'58"E, A DISTANCE OF 940.87 FEET; THENCE N00°33'02"E, A DISTANCE OF 43.52 FEET; THENCE S89°13'11"E, A DISTANCE OF 428.05 FEET;

THENCE S89°12'47"E, A DISTANCE OF 765.41 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 1,874.988 SQUARE FEET OR 43.04 ACRES, MORE OR LESS.



PRELIMINARY PLAT FOR PEBBLECREEK PHASE II UNIT SIXTY

CONSISTING OF 6 SHEETS
A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

BR ENGINEERING INC.
19666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

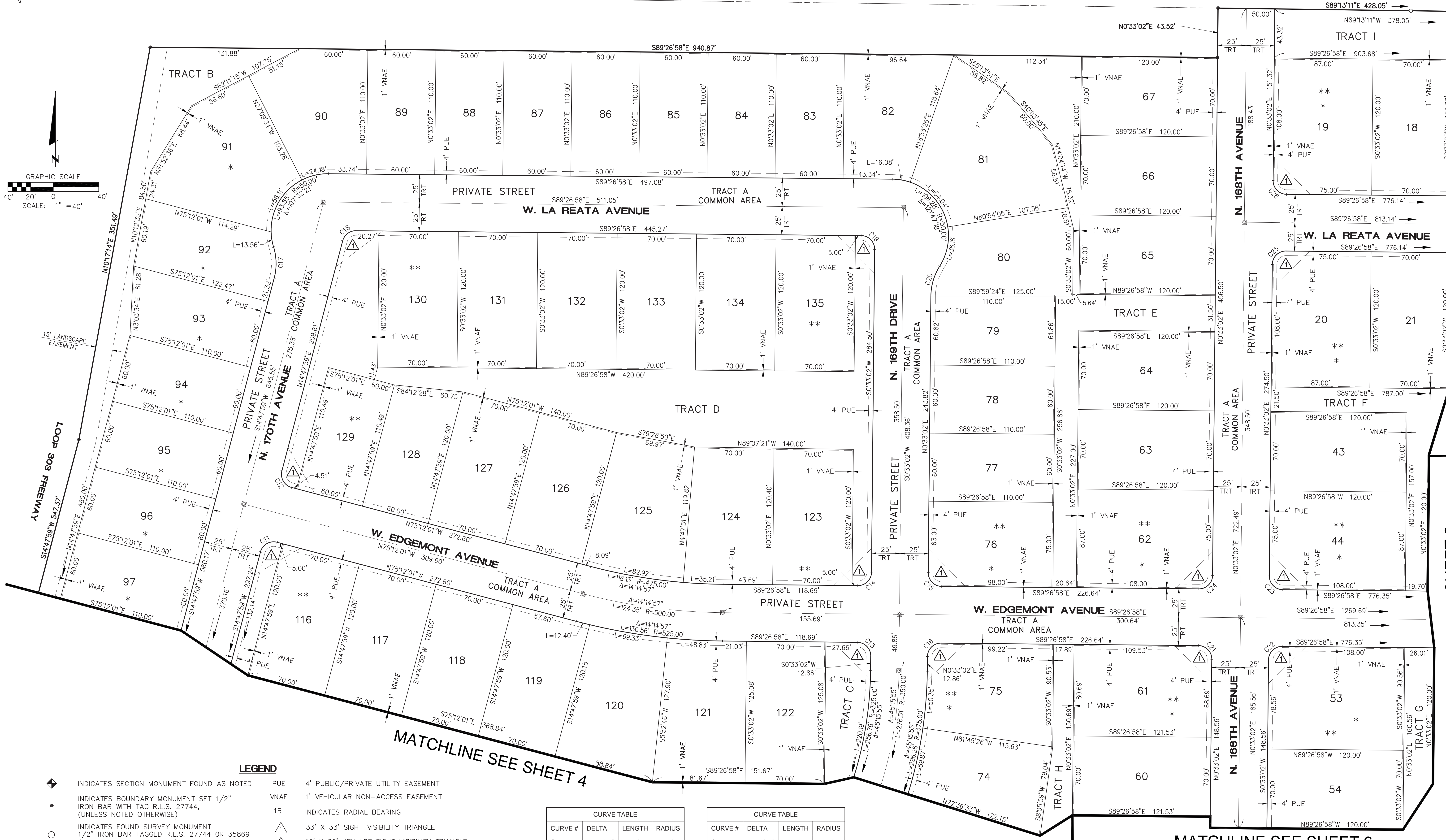
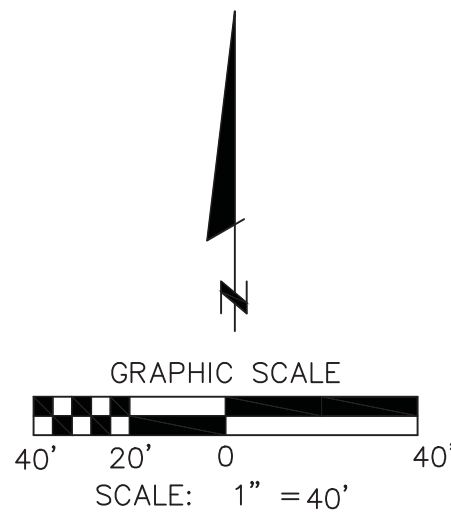
SHEET 2 OF 6 CIVIL ENGINEERING • LAND DEVELOPMENT DATE: 3/22/18

G:\WORK\GOODYEAR\PEBBLECREEK PHASE II UNIT 60 PRELIMINARY PLAT.DWG 3/22/2018 2:30 PM

UNSUBDIVIDED

NW COR SEC. 36
T2N, R2W G&SRM
FD. ADOT BRASS CAP
IN HANDHOLE

N89°13'11"W 2640.18'



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6

PRELIMINARY PLAT
FOR
PEBBLECREEK PHASE II
UNIT SIXTY
CONSISTING OF 6 SHEETS
A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP
2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER
MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA



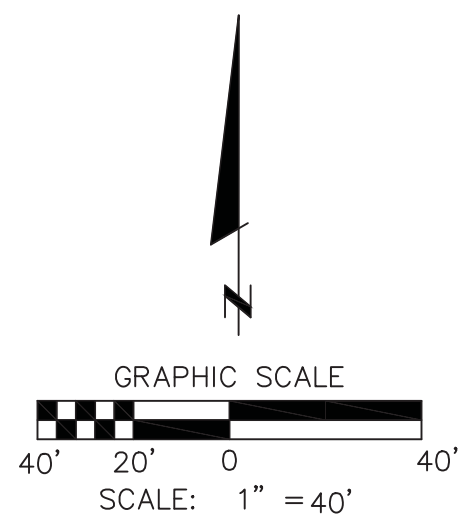
BR ENGINEERING INC.
19666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

LEGEND

- INDICATES SECTION MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
- INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
- INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
- INDICATES SHEET MATCHLINE
- INDICATES STREET CENTERLINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SECTION LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- 1R INDICATES RADIAL BEARING
- 33' X 33' SIGHT VISIBILITY TRIANGLE
- 10' X 20' KEY LOT SIGHT VISIBILITY TRIANGLE
- * HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
- ** WALLS IN EXCESS OF 3 FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF THIS LOT.
- 3 INDICATES SHEET NUMBER

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C11	90°00'00"	18.85'	12.00'
C12	90°00'00"	18.85'	12.00'
C13	90°00'00"	18.85'	12.00'
C14	90°00'00"	18.85'	12.00'
C15	90°00'00"	18.85'	12.00'
C16	90°00'00"	18.85'	12.00'
C17	31°47'18"	27.74'	50.00'
C18	75°45'03"	15.87'	12.00'

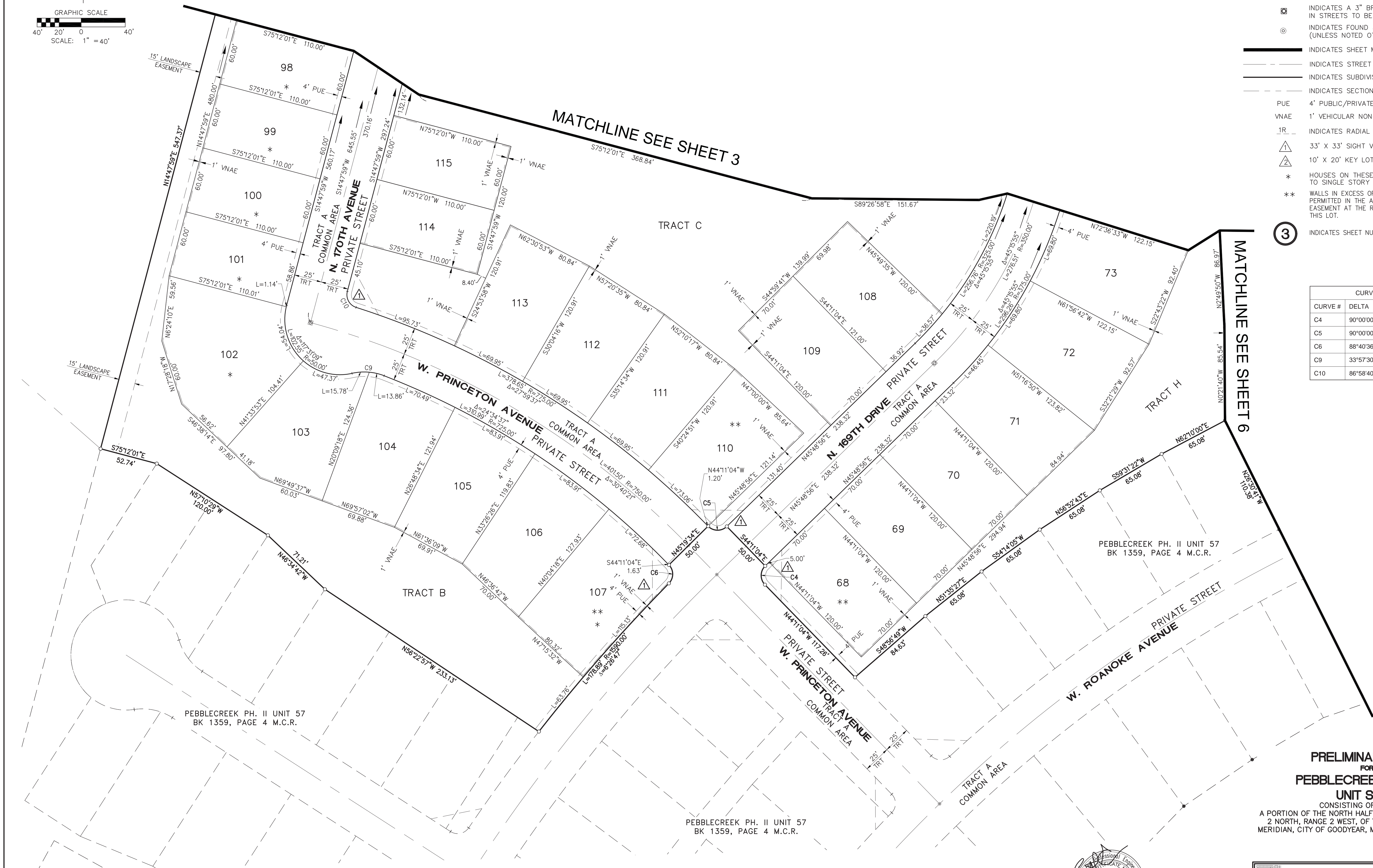
CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C19	90°00'00"	18.85'	12.00'
C20	31°47'18"	27.74'	50.00'
C21	90°00'00"	18.85'	12.00'
C22	90°00'00"	18.85'	12.00'
C23	90°00'00"	18.85'	12.00'
C24	90°00'00"	18.85'	12.00'
C25	90°00'00"	18.85'	12.00'
C26	90°00'00"	18.85'	12.00'



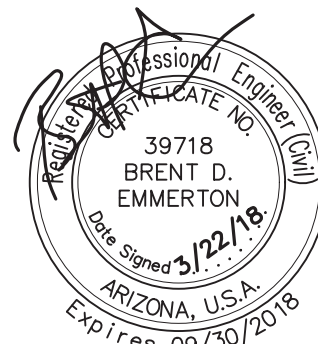
LEGEND

- INDICATES SECTION MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
- INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
- INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
- INDICATES SHEET MATCHLINE
- INDICATES STREET CENTERLINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SECTION LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- 1R INDICATES RADIAL BEARING
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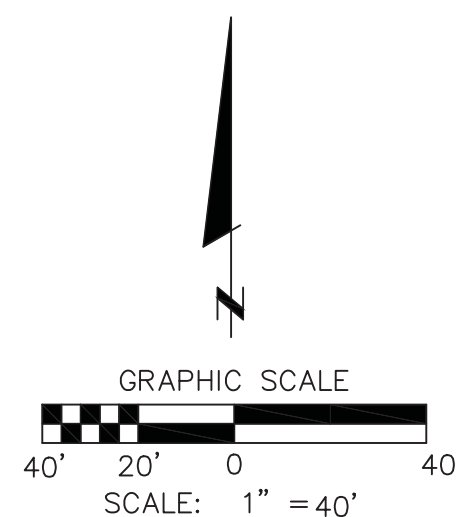
CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C4	90°00'00"	18.85'	12.00'
C5	90°00'00"	18.85'	12.00'
C6	88°40'36"	18.57'	12.00'
C9	33°57'30"	29.63'	50.00'
C10	86°58'40"	18.22'	12.00'



PRELIMINARY PLAT
FOR
PEBBLECREEK PHASE II
UNIT SIXTY
CONSISTING OF 6 SHEETS
A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP
2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER
MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

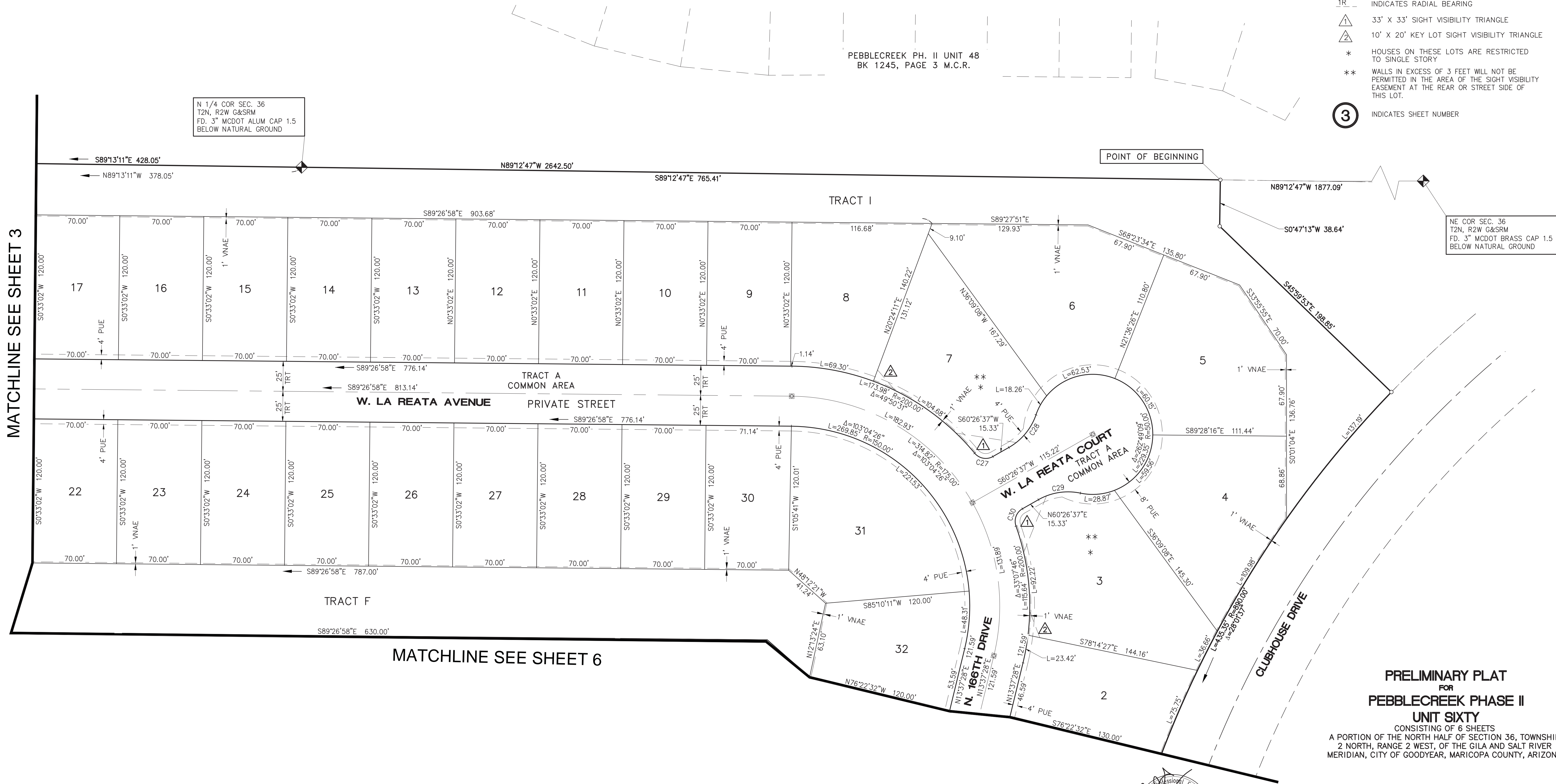


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SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

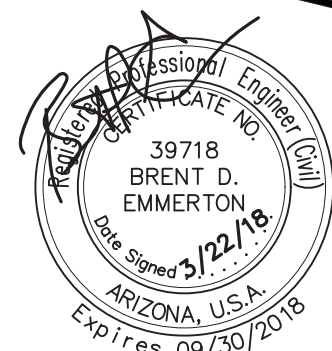


CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C27	79°56'56"	16.74'	12.00'
C28	41°24'35"	36.14'	50.00'
C29	41°24'35"	36.14'	50.00'
C30	79°56'56"	16.74'	12.00'

- LEGEND**
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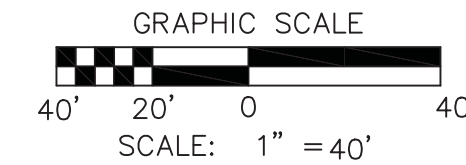
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CIVIL ENGINEERING • LAND DEVELOPMENT

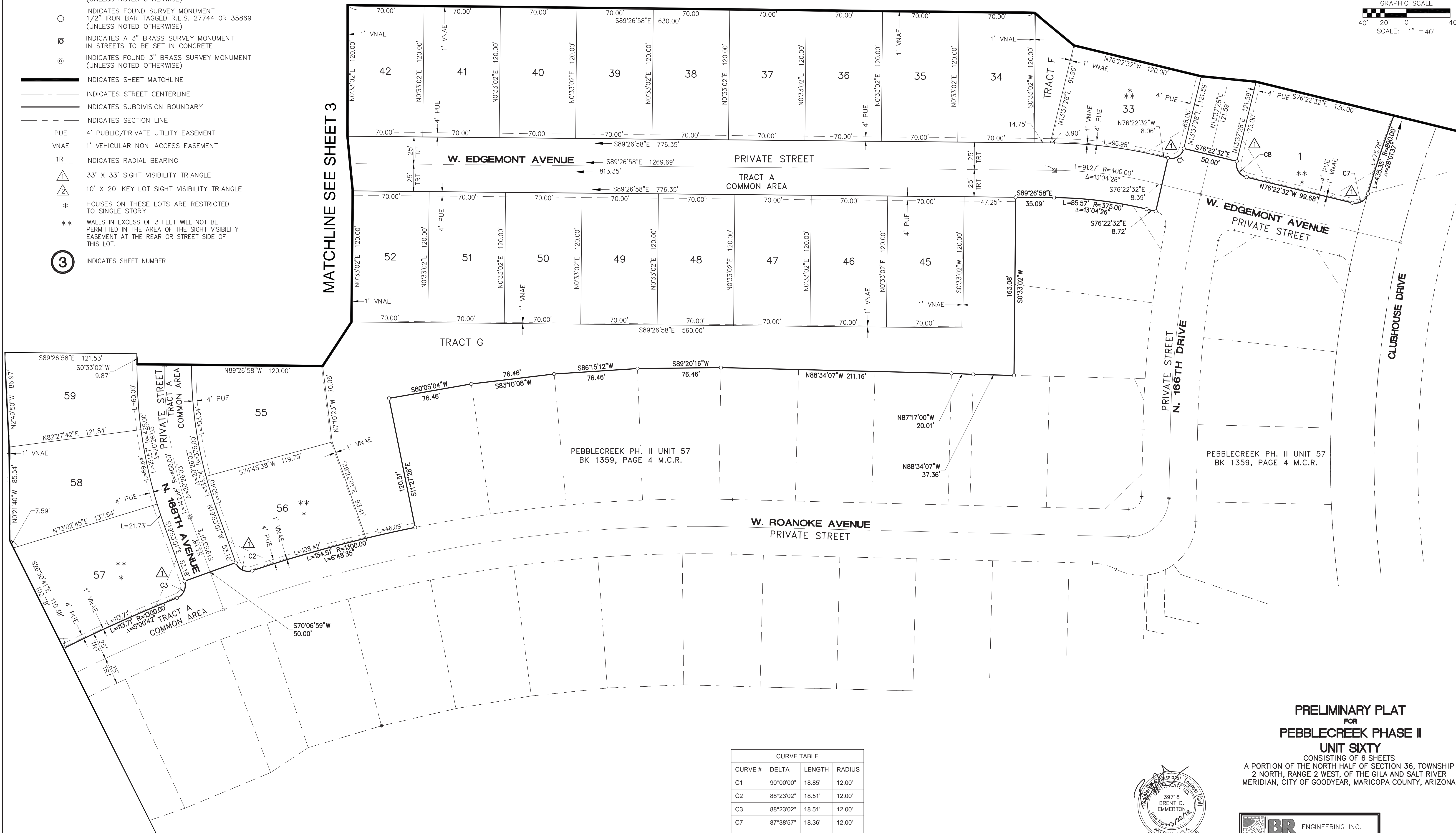
LEGEND

- ◆ INDICATES SECTION MONUMENT FOUND AS NOTED
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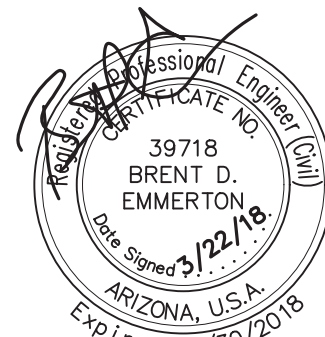
MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 3



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	90°00'00"	18.85'	12.00'
C2	88°23'02"	18.51'	12.00'
C3	88°23'02"	18.51'	12.00'
C7	87°38'57"	18.36'	12.00'
C8	90°00'00"	18.85'	12.00'



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