

VICINITY MAP  
N.T.S.

#### GENERAL NOTES

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- 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.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR 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.
- 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 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.
- 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 PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- 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.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- IF THE LANDSCAPE CONSTRUCTION OF THE PROJECT IS PHASED, INDICATE METHOD OF DUST, WEED, AND DEBRIS CONTROL ON THE UNDEVELOPED PORTIONS OF THE SITE.
- MARICOPA COUNTY DUST CONTROL AND LANDSCAPE PERMITS ARE REQUIRED FOR ALL LANDSCAPE WORK ON RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL SUBDIVISIONS.
- ALL LOTS AND TRACT CREATED BY THIS PLAT ARE SUBJECT TO THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS, AND MAINTENANCE AGREEMENT (THE AGREEMENT") RECORDED IN DOCKET \_\_\_\_\_, PAGES \_\_\_\_\_. THE AGREEMENT PLACES RESPONSIBILITY FOR MAINTENANCE OF ALL RETENTION BASINS AND COMMON AREAS (AS DEFINED IN THE AGREEMENT) ON THE PALM GATE PROPERTY OWNERS ASSOCIATION.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

LOT AREA		
LOT No.	SQUARE FOOTAGE	ACRES
1	37,791.7094 S.F.	0.8676 AC.
2	37,872.2384 S.F.	0.8694 AC.
3	38,815.4286 S.F.	0.8911 AC.
4	38,741.7812 S.F.	0.8894 AC.
5	222,277.7101 S.F.	5.1028 AC.

TRACT TABLE			
TRACT	TRACT USE	AREA	OWNER & MAINTENANCE
"A"	RETENTION BASIN	1.2028 AC.	PALM GATE PROPERTY OWNERS ASSOCIATION

#### PROJECT DATA

OWNER/DEVELOPER:  
GOODYEAR CAPITAL PARTNERS, LLC  
9160 EAST BAHIA DRIVE  
SUITE 107  
SCOTTSDALE, AZ 85260  
PHONE: 480-206-6400  
FAX: 480-393-4760  
CONTACT: DAVID SHEA

GROSS SITE AREA: 464,622.24 SQ. FT. = 10.6663 ACRES  
NET SITE AREA: 427,890.67 SQ. FT. = 9.8231 ACRES  
TOTAL NUMBER OF LOTS: 5  
TOTAL NUMBER OF TRACTS: 1  
ZONING: PLANNED AREA DEVELOPMENT (PAD),  
SUBJECT TO C-2 ZONING DISTRICT.  
UNITS/GROSS ACRE ALLOWED -  
UNITS/GROSS ACRE PROVIDED: - (6/9.8231) = 0.61  
MINIMUM LOT SIZE: 0.8676 ACRES  
MAXIMUM LOT SIZE: 5.1028 ACRES  
AVERAGE LOT SIZE: 1.4677 ACRES

#### UTILITY COMPANIES

WATER - CITY OF GOODYEAR  
SEWER - CITY OF GOODYEAR  
CABLE - COX COMMUNICATIONS  
TELEPHONE - CENTURYLINK  
ELECTRIC - ARIZONA PUBLIC SERVICE  
GAS - SOUTHWEST GAS CORPORATION

# "PALM GATE PRELIMINARY SUBDIVISION PLAT"

## A 5 LOT SUBDIVISION LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

#### LEGAL DESCRIPTION

PARCEL NO. 1

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 00 DEGREES 18 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1034.32 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF GOODYEAR VILLAGE CENTER ACCORDING TO BOOK 326 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 41 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 406.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 50 MINUTES 49 SECONDS EAST A DISTANCE OF 65.01 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 192.31 FEET TO A POINT ON THE WEST LINE OF SAID GOODYEAR VILLAGE CENTER.

THENCE SOUTH 00 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID GOODYEAR VILLAGE CENTER, A DISTANCE OF 367.00 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 89 DEGREES 41 MINUTES 11 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 125.00 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 00 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 545.00 FEET TO THE SOUTHWEST CORNER OF SAID GOODYEAR VILLAGE CENTER, BEING ON THE NORTH RIGHT OF WAY LINE OF VAN BUREN STREET;

THENCE NORTH 89 DEGREES 30 MINUTES 08 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 499.21 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AS RECORDED IN BOOK 149 OF DEEDS, PAGE 341, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 760.72 FEET;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 582.85 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 48 SECONDS EAST A DISTANCE OF 216.54 FEET;

THENCE SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST A DISTANCE OF 231.99 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

THE BENEFICIAL AND APPURTENANT EASEMENTS SET FORTH IN PERPETUAL ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED APRIL 15, 2008 IN RECORDING NO. 20080335012, RECORDS OF MARICOPA COUNTY, ARIZONA.

#### BASIS OF BEARING

NORTH 89°30'08" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST.

#### HORIZONTAL CONTROL AND BENCHMARK

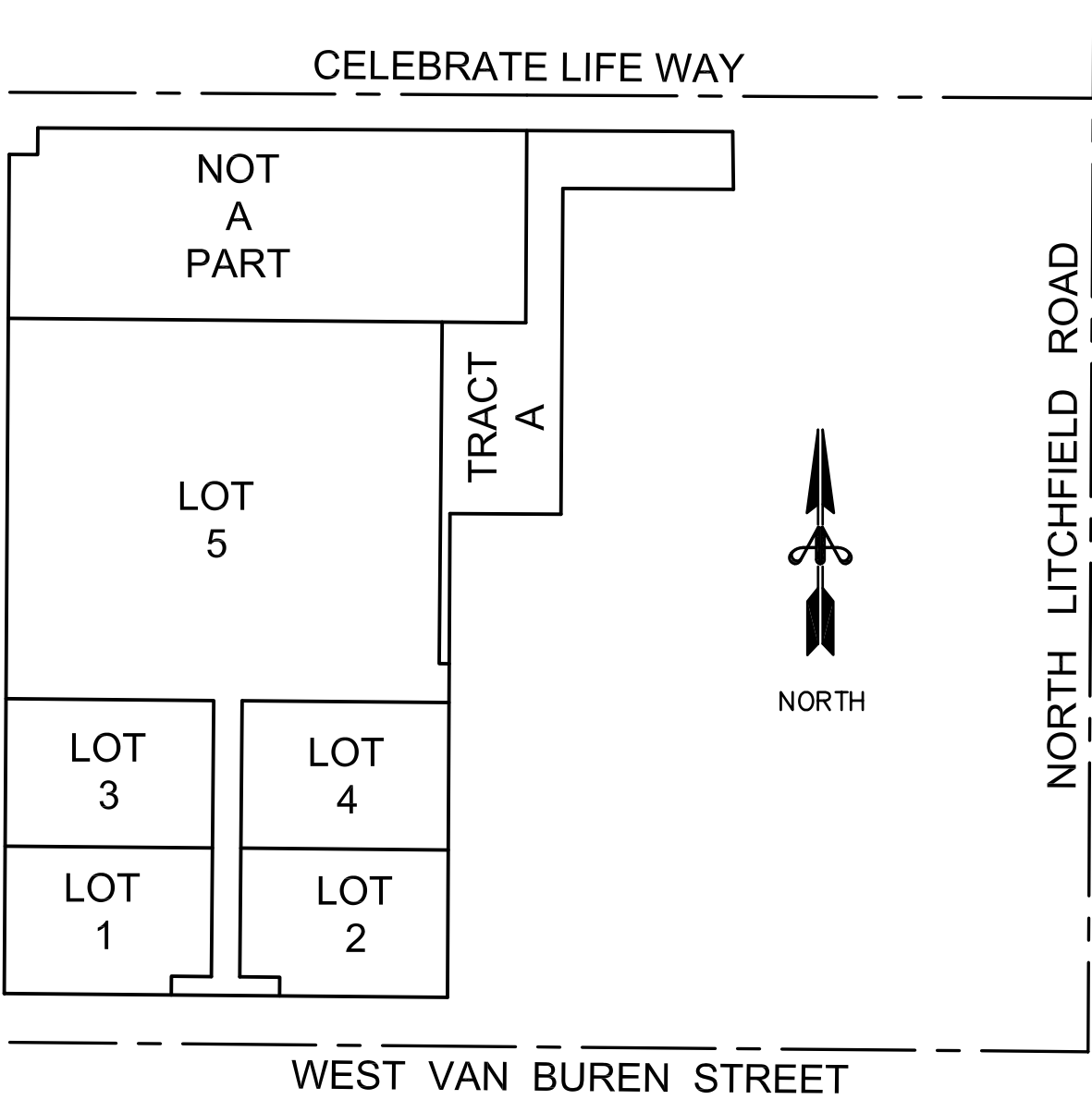
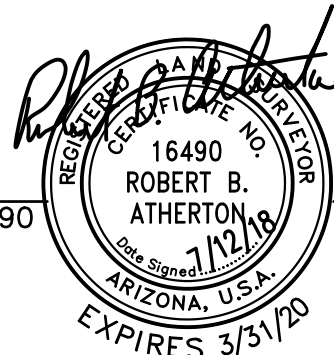
- CITY OF GOODYEAR CONTROL POINT G332  
S.E. CORNER SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST  
3" MARICOPA BRASS CAP IN HAND HOLE AT THE INTERSECTION OF  
VAN BUREN STREET AND LITCHFIELD ROAD  
NORTH = 891,476.599  
EAST = 565,324.454  
ELEVATION = 981.64 (NVD88)
- SOUTH 1\4 CORNER SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST  
3" MARICOPA BRASS CAP IN HAND HOLE AT THE INTERSECTION OF  
VAN BUREN STREET AND NORTH 143RD AVENUE (BULLARD AVE)  
NORTH = 891,510.061  
EAST = 562,696.590  
ELEVATION = 989.626 (NVD88)

#### CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REFERENCED AND THAT IT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

BY: ROBERT B. ATHERTON, R.L.S No. 16490

DATE



KEY MAP  
1" = 200'

#### SHEET INDEX

SHEET NO.	SHEET TITLE
C1	PRELIMINARY PLAT - COVER SHEET
C2	PRELIMINARY PLAT

#### PARCEL NUMBER

APN 500-04-003U

#### ZONING

PLANNED AREA DEVELOPMENT (PAD)

#### AREA

GROSS: 464,622.24 SQ. FT. = 10.6663 ACRES  
NET: 427,890.67 SQ. FT. = 9.8231 ACRES

SHEET 1 OF 2 SHEETS

### PRELIMINARY PLAT - COVER SHEET

#### PALM GATE

VAN BUREN STREET & LITCHFIELD ROAD  
GOODYEAR, ARIZONA

**ATHERTON ENGINEERING, INC.**  
Civil Engineers and Land Surveyors  
1203 E. MEADOWBROOK AVE. PHOENIX, AZ 85014-4028  
(602) 279-7331 • FAX (602) 230-1908

DRAWN BY: RLS  
DESIGNED BY: RBA  
CHECKED BY: RBA  
SCALE: N/A  
DATE: 7/12/18  
JOB NO. 04-20  
SHEET NO. C1  
SHEET 1 OF 2

