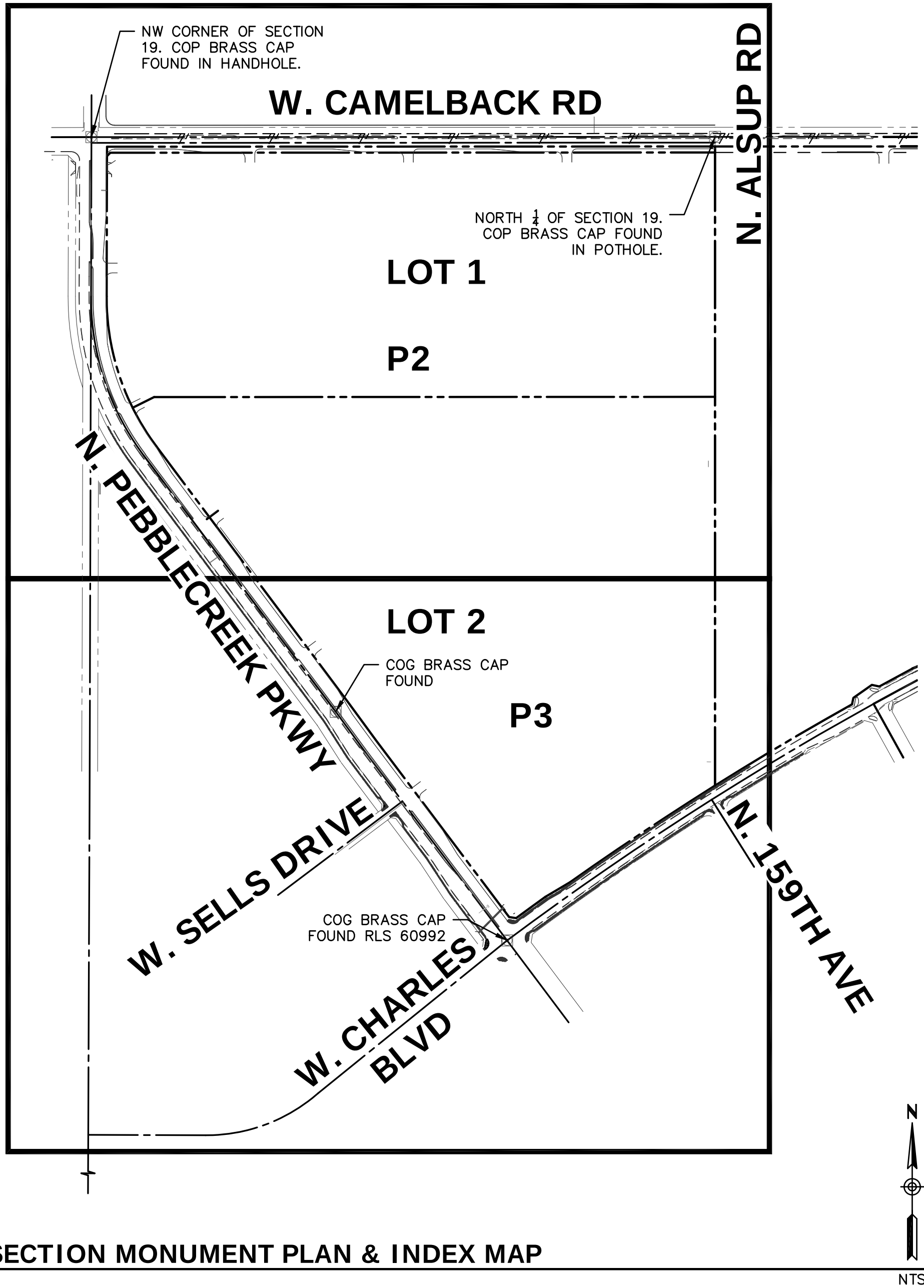


PRELIMINARY PLAT
FOR
CAMELBACK CENTER AT PV303
SEC OF W. CAMELBACK RD & N. PEBBLECREEK PKWY
GOODYEAR, ARIZONA

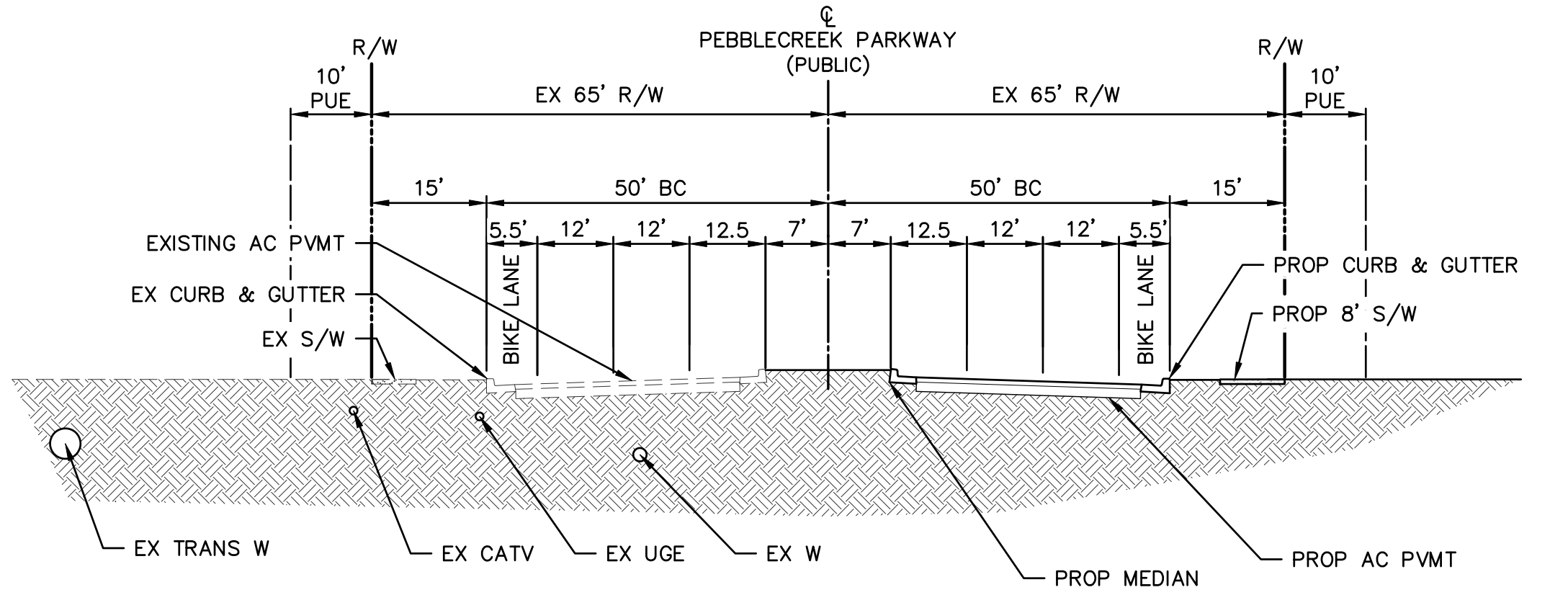
A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



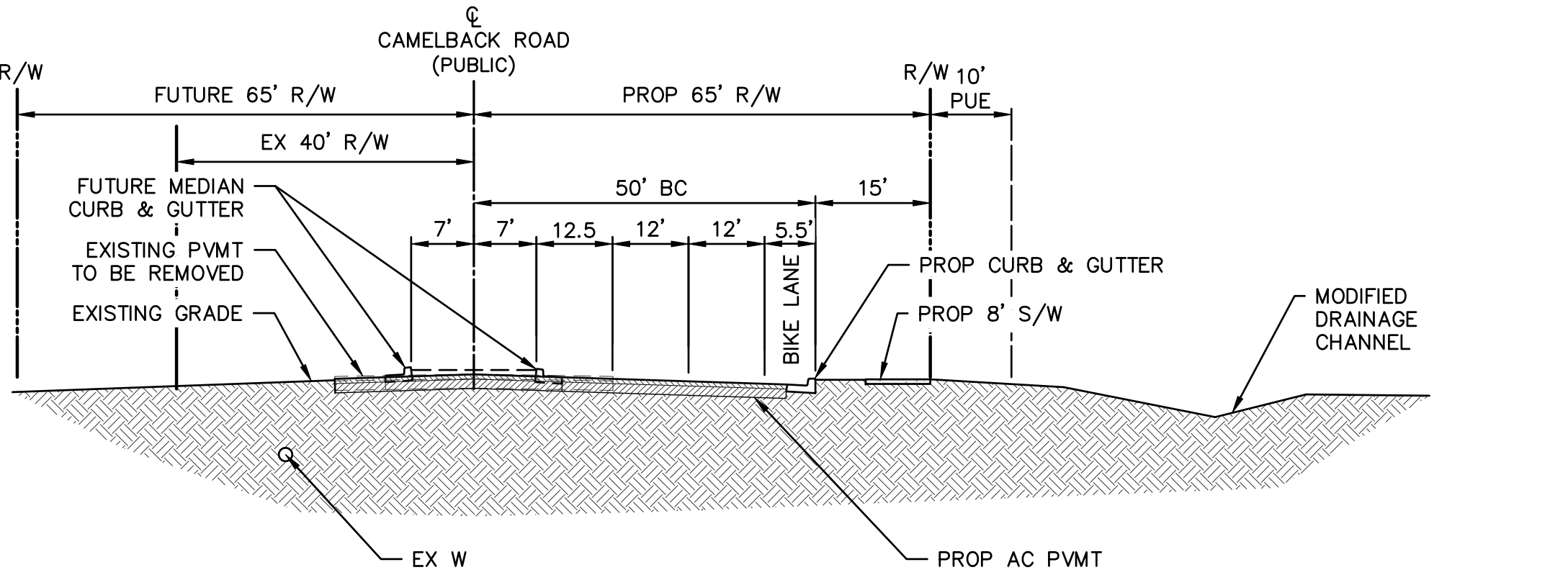
SECTION MONUMENT PLAN & INDEX MAP

SHEET INDEX

COVER SHEET	P1
PRELIMINARY PLAT	P2
PRELIMINARY PLAT	P3



1 TYPICAL SECTION - N. PEBBLECREEK PARKWAY



2 TYPICAL SECTION - W. CAMELBACK ROAD

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19, MARKED BY A BRASS CAP FLUSH STAMPED "CITY OF PHOENIX," FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 19, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF PHOENIX" BEARS SOUTH 89°58'24" WEST, FOR A DISTANCE OF 2596.61 FEET;

THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, FOR A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 2636.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF CHARLES BOULEVARD AS SHOWN ON THE MAP OF DEDICATION OF PALM VALLEY, PHASE V, RECORDED IN BOOK 720 OF MAPS, PAGE 27 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 13334.00 FEET AND A CHORD BEARING OF SOUTH 56°19'32" WEST, FOR A CHORD DISTANCE OF 724.20 FEET;

THENCE SOUTHWESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°06'44", AN ARC LENGTH OF 724.29 FEET TO A NON-TANGENT POINT;

THENCE SOUTH 59°15'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 120.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 13344.00 FEET AND A CHORD BEARING OF SOUTH 53°55'47" WEST, FOR A CHORD DISTANCE OF 150.10 FEET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°38'40", AN ARC LENGTH OF 150.10 FEET TO A NON-TANGENT POINT;

THENCE NORTH 81°38'55" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 29.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PEBBLECREEK PARKWAY AS SHOWN ON THE FINAL PLAT OF PV303, PHASE A, RECORDED IN BOOK 1260 OF MAPS, PAGE 15 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE:

THENCE NORTH 36°59'03" WEST, FOR A DISTANCE OF 917.25 FEET;

THENCE NORTH 36°11'32" WEST, FOR A DISTANCE OF 199.92 FEET;

THENCE NORTH 36°50'48" WEST, FOR A DISTANCE OF 1333.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 1035.00 FEET AND A CHORD BEARING OF NORTH 18°18'57" WEST, FOR A CHORD DISTANCE OF 656.55 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°59'03", AN ARC LENGTH OF 668.09 FEET TO A NON-TANGENT POINT;

THENCE NORTH 00°09'28" EAST, FOR A DISTANCE OF 583.78 FEET;

THENCE NORTH 45°03'56" EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 19.83 FEET TO A POINT THAT IS 65.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH 89°58'24" EAST, PARALLEL WITH AND 65.00 FEET SOUTH OF SAID NORTH LINE, FOR A DISTANCE OF 2517.79 FEET TO THE POINT OF BEGINNING.

OWNER

SUNBELT INVESTMENT
HOLDINGS, INC.
8095 OHELLO AVENUE
SAN DIEGO, CALIFORNIA 92111
PHONE: (858) 495-4905
CONTACT: DENNIS O'NIEL

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
E-MAIL: JEARLEY@HUNTERENGINEERINGPC.COM
PHONE: (480) 991-3985
CONTACT: JACOB D. EARLEY

ZONING: PAD

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF S89°58'24"E, ALONG THE MONUMENT LINE OF THE NORTH LINE OF SECTION 19 & 20, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "PV303 EAST - PHASE A", RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS, ARIZONA.

BENCHMARK

3" CITY OF PHOENIX BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE AND CAMELBACK ROAD. ELEVATION = 1062.85 (CITY OF GOODYEAR NAVD88 DATUM.) CITY OF GOODYEAR BENCHMARK P.T. NO. G373.

3" CITY OF PHOENIX BRASS CAP IN HANDHOLE AT THE INTERSECTION OF REEMS ROAD & CAMELBACK ROAD. ELEVATION 1054.66 (CITY OF GOODYEAR NAVD88 DATUM.) CITY OF GOODYEAR BENCHMARK P.T. NO. G369.

UTILITY SERVICE PROVIDERS

SEWER: LIBERTY UTILITIES (FORMERLY LITCHFIELD PARK SERVICE COMPANY)
WATER: LIBERTY UTILITIES (FORMERLY LITCHFIELD PARK SERVICE COMPANY)
GAS: SOUTHWEST GAS CORPORATION
ELECTRIC: ARIZONA PUBLIC SERVICE (APS)
TELEPHONE: CENTURY LINK
CATV: COX COMMUNICATIONS
IRRIGATION: MARICOPA WATER DISTRICT

EXISTING LEGEND

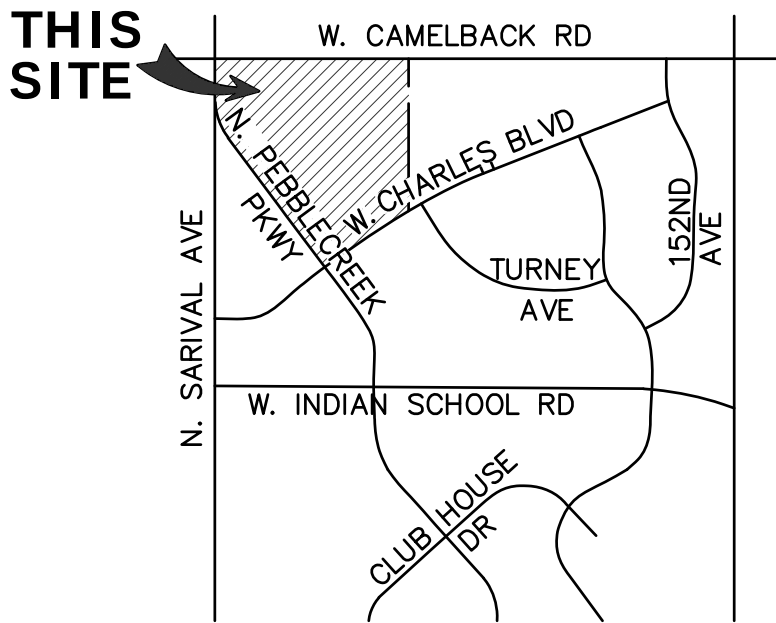
CENTERLINE	---
RIGHT OF WAY	---
PROPERTY LINE	---
EASEMENT	---
MAJOR CONTOUR	---1285---
MINOR CONTOUR	---1283---
SANITARY SEWERLINE	---SS---
WATERLINE	---W---
CHAIN LINK FENCE	---x---x---
STREET LIGHT	⊗
SANITARY SEWER MANHOLE	⊗
WATER VALVE	⊗
FIRE HYDRANT	⊗

PROPOSED LEGEND

TEMPORARY BASIN	---
SEWER LINE	---
WATER LINE	---
DIRECTION OF SLOPE	↑
SPOT ELEVATION	23.456
WATER METER	⊗
FIRE HYDRANT	⊗
WATER VALVE	⊗
SEWER MANHOLE	⊗

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	G	GUTTER
AC	ASPHALTIC CEMENT	HDWL	HEADWALL
APZ	ACCIDENT POTENTIAL ZONE (LUKE AFB)	HW	HIGH WATER
BC	BACK OF CURB	NTS	NOT TO SCALE
BFP	BACKFLOW PREVENTOR	P	PAVEMENT
BOT	BOTTOM	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	R/W	RIGHT OF WAY
CF	CUBIC FEET	SD	STORM DRAIN
CL	CENTERLINE	SS	SANITARY SEWER
CO	CURB OPENING	SSMH	SANITARY SEWER MANHOLE
DNL	DAY-NIGHT SOUND LEVEL (LUKE AFB)	S/W	SIDEWALK
DW	DRYWELL	TC	TOP OF CURB
ESMT	EASEMENT	UG	UNDERGROUND RETENTION PIPE
EX	EXISTING	UGE	UNDERGROUND ELECTRICAL
F/C	FACE OF CURB	VCP	VITRIFIED CLAY PIPE
FF	FINISH FLOOR	VP	VOLUME PROVIDED
FG	FINISH GRADE	VR	VOLUME REQUIRED
FH	FIRE HYDRANT	W	WATER
FL	FLOW LINE	WM	WATER METER
		WV	WATER VALVE



VICINITY MAP

NET AREA: 136.59 ACRES

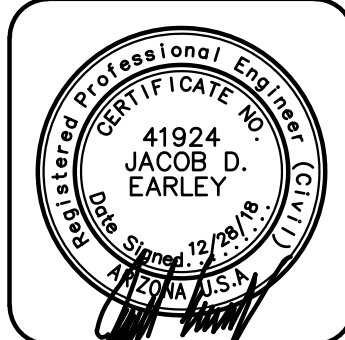
LOT 1: 58.94 ACRES

LOT 2: 77.65 ACRES

BY	
REVISION	
DATE	
NO.	
PURPOSE:	PRELIMINARY PLAT

DESIGN BY:	JDE
DRAWN BY:	MMH
CHECKED BY:	JDE

HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



PRELIMINARY PLAT
FOR
CAMELBACK CENTER AT PV303
SEC OF W. CAMELBACK RD & N. PEBBLECREEK PKWY
GOODYEAR, ARIZONA



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
CAMELBACK CENTER AT PV303

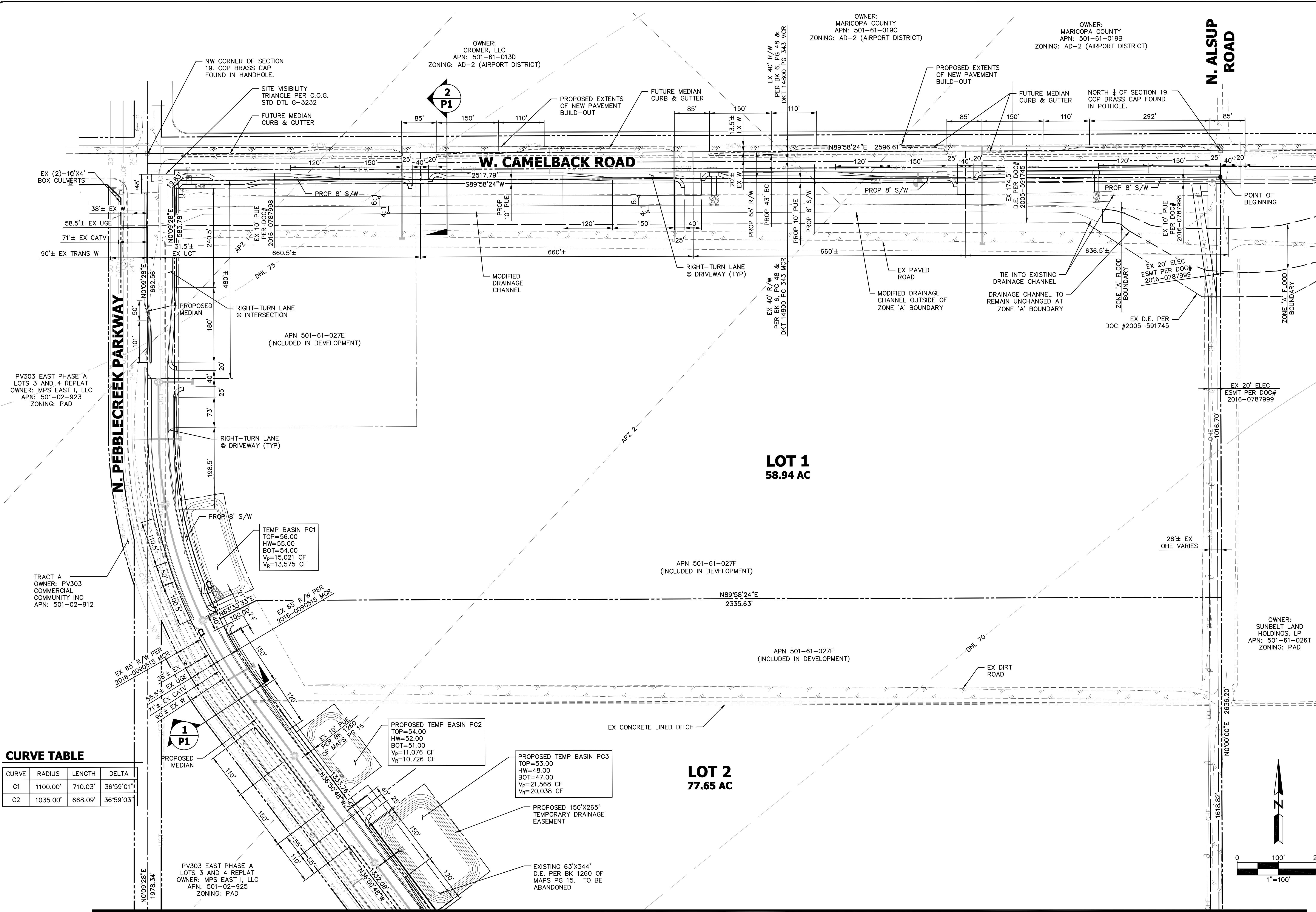
HE NO.: BELT017

SCALE: NTS

SHEET:
P1

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	1100.00'	710.03'	36°59'01"
C2	1035.00'	668.09'	36°59'03"



BY

REVISION

NO.

DATE

DESIGN BY: JDE

DRAWN BY: MMH

CHECKED BY: JDE

CIVIL AND SURVEY

HUNTER ENGINEERING

10450 NORTH 74TH STREET, SUITE 200

SCOTTSDALE, AZ 85258

T 480 991 3985

F 480 991 3986

PROFESSIONAL ENGINEER

41924

JACOB D. EARLEY

12/28/2016

PRELIMINARY PLAT

FOR

CAMELBACK CENTER AT PV303

SEC OF W. CAMELBACK RD & N. PEBBLECREEK PKWY

GOODYEAR, ARIZONA

CONTACT AROUND 911 AT LEAST 2 FEET BEFORE ANY WORK BEGINS TO BE COMPLETED

AR ZONAS811

CALL 811 OR VISIT ARIZONAS811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME: CAMELBACK CENTER AT PV303

HE NO.: BELT017

SCALE: 1"=100'

SHEET: P2

CASE # 18-500-00020 PRE-APP # PA18-029

MATCHLINE SEE SHEET P2

LOT 2
77.65 AC

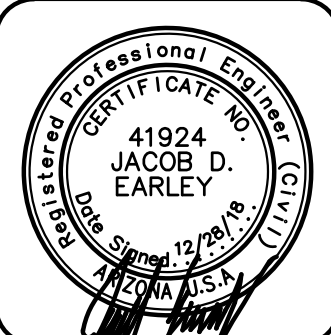
APN 501-61-027F
(INCLUDED IN DEVELOPMENT)

OWNER:
SUNBELT LAND
HOLDINGS, LP
APN: 501-61-026T
ZONING: PAD

NO.	DATE	REVISION	BY

DESIGN BY: JDE
DRAWN BY: MMH
CHECKED BY: JDE

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY



PRELIMINARY PLAT
FOR
CAMELBACK CENTER AT PV303
SEC OF W. CAMELBACK RD & N. PEBBLECREEK PKWY
GOODYEAR, ARIZONA



THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
CAMELBACK
CENTER
AT PV303

HE NO.: BELT017

SCALE: 1"=100'
SHEET:
P3

TRACT B
OWNER: PV303
COMMERCIAL
COMMUNITY INC
APN: 501-02-913

PV303 EAST PHASE A LOTS 3
AND 4 REPLAT
OWNER: MPS EAST I, LLC
APN: 501-02-925
ZONING: PAD

PV303 EAST PHASE A LOTS 3 AND 4 REPLAT
OWNER: FR PV303 PHASE 2, LLC
APN: 501-02-924
ZONING: PAD

TRACT C
OWNER: PV303
COMMERCIAL
COMMUNITY INC
APN: 501-02-914

PV303 EAST PHASE A
LOTS 3 AND 4 REPLAT
OWNER: FR PV303 PHASE 2, LLC
APN: 501-02-922
ZONING: PAD

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C3	13344.00'	150.10'	0°38'40"
C4	13334.00'	724.29'	3°06'44"
C5	13292.00'	1077.02'	4°38'33"

