

DEDICATION

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA  
KNOWN ALL MEN BY THESE PRESENTS:

THAT MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HEREBY SUBDIVIDES UNDER THE NAME OF "VISTAS AT PALM VALLEY" A RE-PLAT OF LOT 2 AS SHOWN ON THE FINAL PLAT OF PALM VALLEY PHASE II COMMERCE PARK AMENDED AS FILED IN BOOK 900, PAGE 33 AND A PORTION OF TRACT A OF THE MAP OF DEDICATION OF PALM VALLEY PHASE II AMENDED AS FILED IN BOOK 728, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FOR THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN THE TRACTS AND 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.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, 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 TRACT A 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.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND THIRD PARTIES PROVIDING EMERGENCY SERVICES A NONEXCLUSIVE EMERGENCY ACCESS EASEMENT OVER AND ACROSS ALL PARCELS AS DESIGNATED ON THIS PLAT AS EMERGENCY ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING EMERGENCY SERVICES.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

TRACTS A, B, AND P ARE HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FROM THE PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING STANDARDS AND DESIGN POLICIES AND GOODYEAR CITY CODE. DRAINAGE FACILITIES SUCH AS CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY AND ON FILE WITH THE CITY OF GOODYEAR. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND THE CITY OF GOODYEAR AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE VIOLATIONS OR ATTEMPTED VIOLATIONS OF ANY OF THESE COVENANTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY TO ENFORCE THESE COVENANTS AND THE PARTY SEEKING TO ENFORCE THESE COVENANTS SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEYS' FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR ANY PORTION OF TRACTS A, B, AND/OR P.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, 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 VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION AND ARE DEDICATED FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION, ALL DRAINAGE EASEMENTS ACROSS TRACTS A, B, AND P AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION 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. MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY CREATES, GRANTS AND CONVEYS PERPETUAL CROSS DRAINAGE EASEMENTS ARE FOR THE BENEFIT OF THE LOTS ON EITHER SIDE OF THE LOT LINES ON THIS FINAL PLAT, MARKED DRAINAGE EASEMENT (D.E.). THE CROSS DRAINAGE EASEMENTS ALLOW DRAINAGE FROM THE ROOF OF A RESIDENCE ON ONE LOT (THE "BENEFITED LOT") THAT SHARES A ROOF WITH A RESIDENCE ON THE LOT ON THE OTHER SIDE OF THE LOT LINE OF THE BENEFITED LOT MARKED D.E. (THE "BURDENED LOT") TO DRAIN OVER AND ACROSS THE BURDENED LOT.

PERPETUAL WATER AND SEWER EASEMENTS ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO LIBERTY UTILITIES AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

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: MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED SO TO DO.

BY: MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION,

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED OFFICER,

PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF MERITAGE HOMES OF ARIZONA, INC., AN ARIZONA CORPORATION, AND AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

FINAL PLAT  
OF  
VISTAS AT PALM VALLEY  
GOODYEAR, ARIZONA  
A RE-PLAT OF LOT 2 AS SHOWN ON THE FINAL PLAT OF PALM VALLEY PHASE II COMMERCE PARK AMENDED AS FILED IN BOOK 900, PAGE 33 AND A PORTION OF TRACT A OF THE MAP OF DEDICATION OF PALM VALLEY PHASE II AMENDED AS FILED IN BOOK 728, PAGE 41 RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

IN WITNESS WHEREOF: VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION AS OWNER OF TRACT P, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED SO TO DO.

BY: VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION, AND AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF ALL TRACTS WITHIN VISTAS AT PALM VALLEY, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

BY: VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGEMENT FOR RATIFICATION

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED AND ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND AS SUCH OFFICER BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

NOTES:

- CERTIFICATE OF ASSURED WATER SUPPLY THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF LIBERTY UTILITIES AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR).
- 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 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.
- 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.

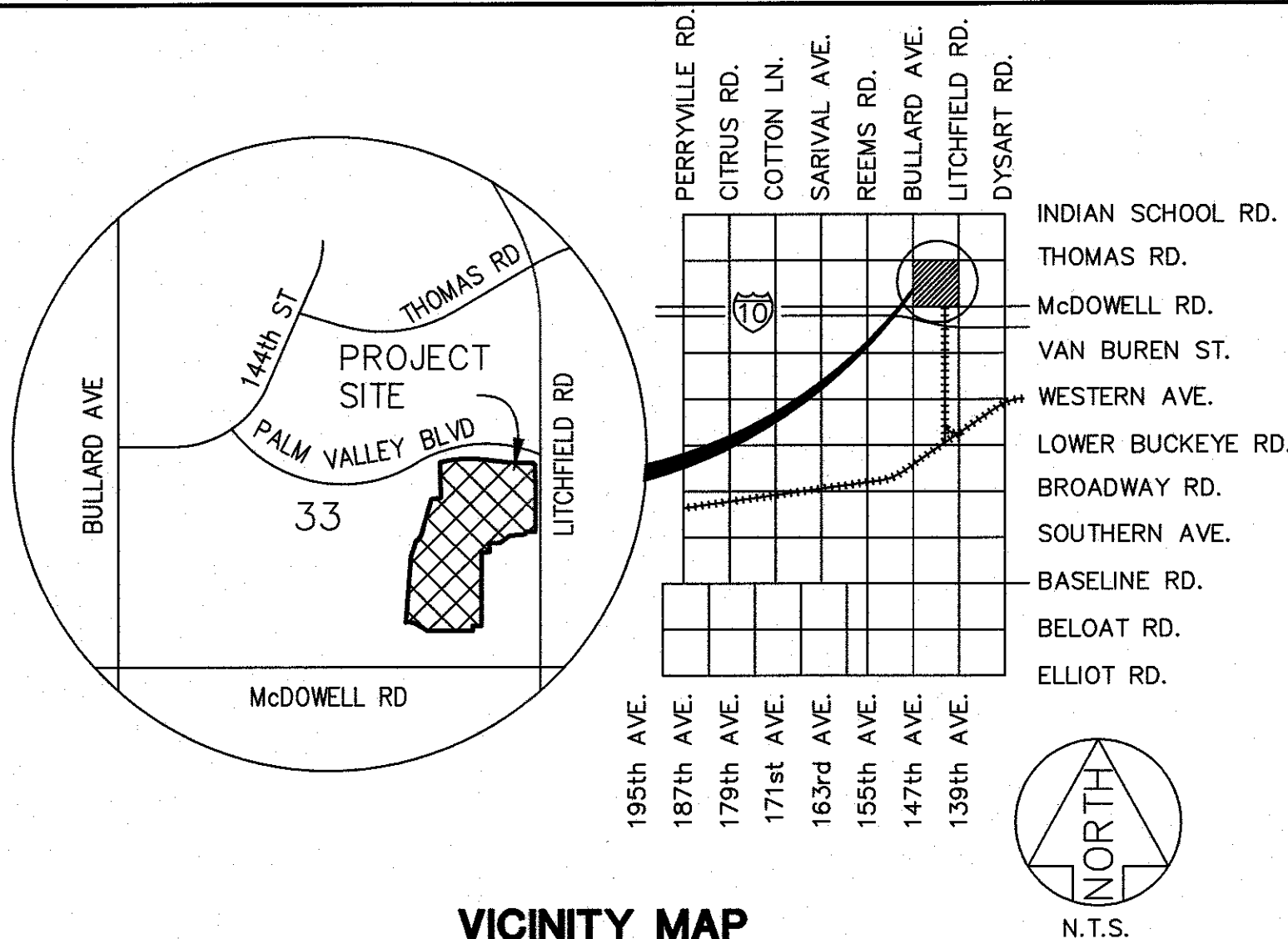
NOTES CONTINUED:

- 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.
- 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.
- 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.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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 TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- THE OWNER/DEVELOPER SHALL ACKNOWLEDGE AND DISCLOSE TO ANY SUBSEQUENT PURCHASER OR TENANT THAT THE SUBJECT PROPERTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER/DEVELOPER SHALL PROVIDE FOR A WAIVER AGREEMENT FOR ANY SUBSEQUENT PURCHASER TO SIGN WHICH SHALL RUN WITH THE LAND AND WHICH SHALL INCLUDE THE FOLLOWING STATEMENT: "THE SUBJECT PROPERTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE PURCHASER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, THE OWNER, AND DEVELOPER FROM ANY LIABILITY FROM ANY CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR OR OVER THE AREA."
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE LOOP 303.

NOTES CONTINUE ON FP03 SHEET 3 OF 13



VICINITY MAP  
SECTION 33, T2N, R1W

SITE DATA TABLE

GROSS AREA	2,207,602 SQ. FT.	50.679 AC.
PRIVATE STREET	381,474.37 SQ. FT.	8.757 AC.
NET AREA	1,826,127.68 SQ. FT.	41.922 AC.
LOT AREA	1,218,410.17 SQ. FT.	27.971 AC.
TOTAL LOTS	197	
DENSITY (GROSS)	3.9 D.U. / ACRE	
OPEN SPACE	607,717.51 SQ. FT.	13.951 AC.
OPEN SPACE AS PERCENTAGE	27.98%	
OUT PARCEL	10,067.55 SQ. FT.	0.231 AC.
PROPERTY ZONING	VISTAS AT PALM VALLEY PAD	

\*\*\* SEE SHEET FP03 FOR LOT SIZE DATA

UTILITY PROVIDERS	
SEWER	LIBERTY UTILITIES
WATER	LIBERTY UTILITIES
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	COX AND CENTURY LINK

OWNER/DEVELOPER

MERITAGE HOMES  
8800 E. RAINTREE DRIVE, SUITE 300  
SCOTTSDALE, ARIZONA 85260  
PHONE: (480) 515-8968  
CONTACT: JASON JARVIS  
VISTAS AT PALM VALLEY COMMUNITY ASSOCIATION, AN ARIZONA NON PROFIT CORPORATION  
(OWNER OF TRACT P)  
8800 E. RAINTREE DRIVE, SUITE 300  
SCOTTSDALE, ARIZONA 85260  
PHONE: (480) 515-8968  
CONTACT: JASON JARVIS

SURVEYOR

HILGARTWILSON  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, ARIZONA 85016  
PH: 602-490-0535  
FAX: 602-325-0161  
CONTACT: KIRK J. PANGUS

SHEET INDEX

FP01	COVER SHEET, VICINITY MAP, AND NOTES
FP02	MATCH LINES, TRACT TABLE AND LOT AREA TABLE
FP03	TYPICAL LOT DETAILS, SIGHT VISIBILITY DETAIL AND SITE DATA TABLE
FP04-FP13	FINAL PLAT SHEETS

BASIS OF BEARING

BASIS OF BEARING IS N0015°09'E AS SHOWN ON THE FINAL PLAT OF PALM VALLEY PHASE II COMMERCE PARK AMENDED PER BOOK 900, PAGE 33 RECORDS OF MARICOPA COUNTY, ARIZONA BEING ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

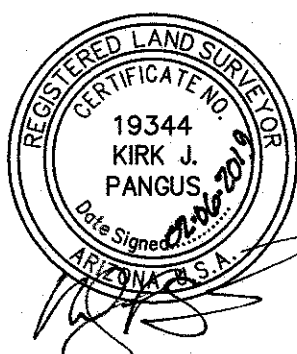
BY: \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CITY CLERK

APPROVED BY: \_\_\_\_\_ CITY OF GOODYEAR ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF FEBRUARY 2018; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

KIRK J. PANGUS, RLS  
RLS# 19344  
HILGARTWILSON  
2141 E. HIGHLAND AVENUE,  
SUITE 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
kpangus@hilgartwilson.com



NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

© Copyright, Hilgartwilson 2019 - This document is the sole property of Hilgartwilson.

VISTAS AT PALM VALLEY

PALM VALLEY ROAD & LITCHFIELD ROAD

GOODYEAR, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1341

DATE: FEB. 2018

SCALE: AS SHOWN

DRAWN: CS/DSP

APPROVED: KJP

DWG. NO.

FP01

SHT. 1 OF 13

HILGARTWILSON  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT A, AS SHOWN ON THE MAP OF DEDICATION FOR PALM VALLEY PHASE II AMENDED, AS RECORDED IN BOOK 728, PAGE 41 OF MARICOPA COUNTY RECORDS AND LOT 2, AS SHOWN ON THE FINAL PLAT OF PALM VALLEY PHASE II COMMERCE PARK AMENDED, AS RECORDED IN BOOK 900, PAGE 33 OF MARICOPA COUNTY RECORDS, ALL SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33, FROM WHICH THE SOUTHEAST CORNER OF SECTION 33 BEARS SOUTH 00°15'09" WEST, 2640.41 FEET, AS SHOWN ON SAID MAP OF DEDICATION FOR PALM VALLEY PHASE II AMENDED;

THENCE SOUTH 00°15'09" WEST, 901.90 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33;

THENCE LEAVING SAID EAST LINE, NORTH 89°44'51" WEST, 65.00 FEET TO THE SOUTH LINE OF TRACT A AS SHOWN ON SAID PLAT, TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF SAID TRACT A;

THENCE CONTINUING NORTH 89°44'51" WEST, 122.00 FEET;

THENCE SOUTH 00°15'09" WEST, 34.97 FEET;

THENCE SOUTH 85°44'57" WEST, 189.70 FEET;

THENCE SOUTH 53°13'41" WEST, 154.67 FEET;

THENCE NORTH 89°44'51" WEST, 129.40 FEET TO A POINT ON THE EAST LINE OF LOT 2, AS SHOWN ON THE FINAL PLAT OF PALM VALLEY PHASE II COMMERCE PARK AMENDED, AS RECORDED IN BOOK 900, PAGE 33 OF MARICOPA COUNTY RECORDS;

THENCE THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID LOT 2:

THENCE SOUTH 00°15'09" WEST, 114.00 FEET;

THENCE NORTH 89°44'51" WEST, 97.00 FEET;

THENCE SOUTH 00°15'09" WEST, 602.50 FEET;

THENCE SOUTH 00°05'22" WEST, 312.75 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2;

THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF SAID LOT 2:

THENCE NORTH 89°40'12" WEST, 105.00 FEET;

THENCE SOUTH 00°15'22" WEST, 63.50 FEET;

THENCE NORTH 89°40'12" WEST, 567.68 FEET;

THENCE NORTH 59°22'41" WEST, 179.51 FEET;

THENCE NORTH 76°38'26" WEST, 96.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°22'32", AN ARC LENGTH OF 12.87 FEET TO A NON-TANGENT LINE AND THE WEST LINE OF SAID LOT 2;

THENCE THE FOLLOWING COURSES ALONG THE WEST LINE OF SAID LOT 2:

THENCE NORTH 04°21'57" EAST, 806.15 FEET;

THENCE NORTH 18°32'13" EAST, 208.70 FEET;

THENCE NORTH 72°43'14" EAST, 32.27 FEET;

THENCE NORTH 15°11'08" EAST, 27.50 FEET;

THENCE NORTH 52°29'28" EAST, 25.09 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 15°44'05" EAST, 480.38 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A;

THENCE NORTH 83°38'48" EAST, 117.99 FEET ALONG SAID NORTH LINE;

THENCE LEAVING SAID NORTH LINE, NORTH 01°07'04" WEST, 439.61 FEET ALONG A WESTERLY LINE OF SAID TRACT A, TO THE SOUTH RIGHT-OF-WAY LINE OF PALM VALLEY BOULEVARD AS SHOWN ON SAID PLAT;

THENCE THE FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY:

THENCE NORTH 74°46'10" EAST, 0.80 FEET TO A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1358.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°58'12", AN ARC LENGTH OF 544.42 FEET TO A NON-TANGENT REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4137.28 FEET, THE CENTER OF WHICH BEARS NORTH 08°52'26" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°12'16", AN ARC LENGTH OF 303.59 FEET TO A NON-TANGENT COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3052.00 FEET, THE CENTER OF WHICH BEARS NORTH 02°01'57" EAST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°26'22", AN ARC LENGTH OF 76.68 FEET TO A TANGENT LINE;

THENCE SOUTH 89°24'25" EAST, 228.93 FEET;

THENCE SOUTH 44°34'06" EAST, 29.79 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LITCHFIELD ROAD AS SHOWN ON SAID PLAT;

THENCE THE FOLLOWING COURSES ALONG OF SAID RIGHT-OF-WAY:

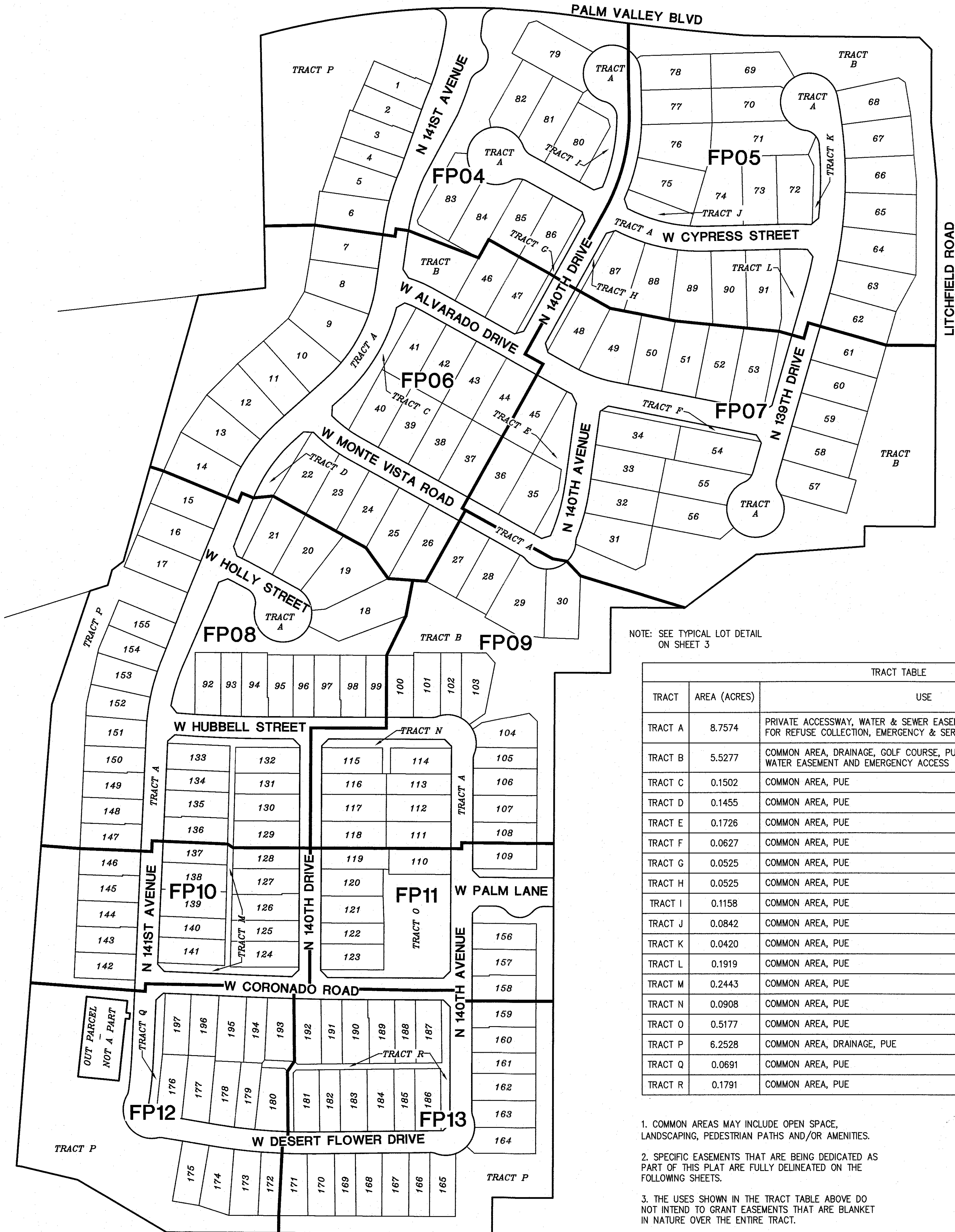
THENCE SOUTH 00°15'09" WEST, 127.44 FEET;

THENCE SOUTH 05°27'30" EAST, 100.50 FEET;

THENCE SOUTH 00°15'09" WEST, 601.90 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM;

THAT PARCEL OF LAND AS DESCRIBED AS AN EXCEPTION TO LOT 2, AS SHOWN ON THE FINAL PLAT OF THE PALM VALLEY PHASE II COMMERCE PARK AMENDED BEING RECORDED IN BOOK 900, PAGE 33 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA, WHICH IS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" FILED AS DOCUMENT NO. 2018-0059062 IN THE RECORDS OF MARICOPA COUNTY, ARIZONA



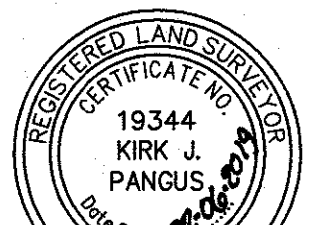
NOTE: SEE TYPICAL LOT DETAIL ON SHEET 3

TRACT TABLE			
TRACT	AREA (ACRES)	USE	OWNERSHIP/ MAINTENANCE
TRACT A	8.7574	PRIVATE ACCESSWAY, WATER & SEWER EASEMENT, DRAINAGE, AND ACCESS FOR REFUSE COLLECTION, EMERGENCY & SERVICE TYPE VEHICLES	HOA
TRACT B	5.5277	COMMON AREA, DRAINAGE, GOLF COURSE, PUE, WATER EASEMENT AND EMERGENCY ACCESS	HOA
TRACT C	0.1502	COMMON AREA, PUE	HOA
TRACT D	0.1455	COMMON AREA, PUE	HOA
TRACT E	0.1726	COMMON AREA, PUE	HOA
TRACT F	0.0627	COMMON AREA, PUE	HOA
TRACT G	0.0525	COMMON AREA, PUE	HOA
TRACT H	0.0525	COMMON AREA, PUE	HOA
TRACT I	0.1158	COMMON AREA, PUE	HOA
TRACT J	0.0842	COMMON AREA, PUE	HOA
TRACT K	0.0420	COMMON AREA, PUE	HOA
TRACT L	0.1919	COMMON AREA, PUE	HOA
TRACT M	0.2443	COMMON AREA, PUE	HOA
TRACT N	0.0908	COMMON AREA, PUE	HOA
TRACT O	0.5177	COMMON AREA, PUE	HOA
TRACT P	6.2528	COMMON AREA, DRAINAGE, PUE	HOA
TRACT Q	0.0691	COMMON AREA, PUE	HOA
TRACT R	0.1791	COMMON AREA, PUE	HOA

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.

2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.

3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.



Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.

STATUS:

PROJ. NO.: 1341

DATE: FEB. 2018

SCALE: AS SHOWN

DRAWN: GS/DSP

APPROVED: KJP

MUNICIPAL TRACKING NO:

VISTAS AT PALM VALLEY

PALM VALLEY ROAD & LITCHFIELD ROAD

GOODYEAR, ARIZONA

FINAL PLAT

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | P. 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

DWG. NO.

**FP02**

SHT. 2 OF 13



LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	4953	0.114	LOT : 51	7623	0.175	LOT : 101	5292	0.121	LOT : 151	5288	0.121
LOT : 2	5244	0.120	LOT : 52	7954	0.183	LOT : 102	3977	0.091	LOT : 153	5472	0.126
LOT : 3	5620	0.129	LOT : 53	8365	0.192	LOT : 103	5756	0.132	LOT : 154	5118	0.117
LOT : 4	4234	0.097	LOT : 54	8461	0.194	LOT : 104	5453	0.125	LOT : 155	5062	0.116
LOT : 5	6126	0.141	LOT : 55	7891	0.181	LOT : 105	3991	0.092	LOT : 156	4995	0.115
LOT : 6	7244	0.166	LOT : 56	7672	0.176	LOT : 106	5217	0.120	LOT : 157	5055	0.116
LOT : 7	7200	0.165	LOT : 57	7918	0.182	LOT : 107	5217	0.120	LOT : 158	4935	0.113
LOT : 8	8282	0.190	LOT : 58	7200	0.165	LOT : 108	4033	0.093	LOT : 159	5055	0.116
LOT : 9	9180	0.211	LOT : 59	7200	0.165	LOT : 109	4995	0.115	LOT : 160	4952	0.114
LOT : 10	8081	0.186	LOT : 60	7200	0.165	LOT : 110	4860	0.112	LOT : 161	4033	0.093
LOT : 11	7281	0.167	LOT : 61	7200	0.165	LOT : 111	5311	0.122	LOT : 162	5217	0.120
LOT : 12	8147	0.187	LOT : 62	7246	0.166	LOT : 112	5311	0.122	LOT : 163	5134	0.118
LOT : 13	8267	0.190	LOT : 63	8294	0.190	LOT : 113	4106	0.094	LOT : 164	5004	0.115
LOT : 14	7951	0.183	LOT : 64	8596	0.197	LOT : 114	4770	0.110	LOT : 165	4869	0.112
LOT : 15	7200	0.165	LOT : 65	8074	0.185	LOT : 115	4770	0.110	LOT : 166	4024	0.092
LOT : 16	7200	0.165	LOT : 66	7834	0.180	LOT : 116	4106	0.094	LOT : 167	5174	0.119
LOT : 17	7200	0.165	LOT : 67	7686	0.176	LOT : 117	5311	0.122	LOT : 168	5012	0.115
LOT : 18	10989	0.252	LOT : 68	7666	0.176	LOT : 118	5311	0.122	LOT : 169	3950	0.091
LOT : 19	10402	0.239	LOT : 69	8026	0.184	LOT : 119	4287	0.098	LOT : 170	5143	0.118
LOT : 20	7962	0.183	LOT : 70	7377	0.169	LOT : 120	5076	0.117	LOT : 171	5085	0.117
LOT : 21	7495	0.172	LOT : 71	10007	0.230	LOT : 121	5123	0.118	LOT : 172	3975	0.091
LOT : 22	7849	0.180	LOT : 72	7519	0.173	LOT : 122	3997	0.092	LOT : 173	5564	0.128
LOT : 23	7204	0.165	LOT : 73	7200	0.165	LOT : 123	4950	0.114	LOT : 174	5406	0.124
LOT : 24	7200	0.165	LOT : 74	8912	0.205	LOT : 124	5371	0.123	LOT : 175	4982	0.114
LOT : 25	8038	0.185	LOT : 75	8207	0.188	LOT : 125	4307	0.099	LOT : 176	4866	0.112
LOT : 26	8038	0.185	LOT : 76	8818	0.202	LOT : 126	5358	0.123	LOT : 177	5429	0.125
LOT : 27	7200	0.165	LOT : 77	7376	0.169	LOT : 127	5197	0.119	LOT : 178	5084	0.116
LOT : 28	7200	0.165	LOT : 78	7432	0.171	LOT : 128	4215	0.097	LOT : 179	4188	0.096
LOT : 29	9873	0.227	LOT : 79	8920	0.205	LOT : 129	5413	0.124	LOT : 180	5632	0.129
LOT : 30	7418	0.170	LOT : 80	8350	0.192	LOT : 130	5369	0.123	LOT : 181	4842	0.111
LOT : 31	8613	0.198	LOT : 81	8142	0.187	LOT : 131	4120	0.095	LOT : 182	3924	0.090
LOT : 32	7232	0.166	LOT : 82	7392	0.170	LOT : 132	5066	0.116	LOT : 183	5076	0.117
LOT : 33	7398	0.170	LOT : 83	8640	0.198	LOT : 133	4929	0.113	LOT : 184	5076	0.117
LOT : 34	8485	0.195	LOT : 84	8058	0.185	LOT : 134	4009	0.092	LOT : 185	3924	0.090
LOT : 35	8291	0.190	LOT : 85	7288	0.167	LOT : 135	5062	0.116	LOT : 186	4860	0.112
LOT : 36	7290	0.167	LOT : 86	7288	0.167	LOT : 136	4983	0.114	LOT : 187	4942	0.113
LOT : 37	7290	0.167	LOT : 87	8799	0.202	LOT : 137	4101	0.094	LOT : 188	4011	0.092
LOT : 38	7290	0.167	LOT : 88	8445	0.194	LOT : 138	5345	0.123	LOT : 189	5057	0.116
LOT : 39	7290	0.167	LOT : 89	8418	0.193	LOT : 139	5389	0.124	LOT : 190	5185	0.119
LOT : 40	7278	0.167	LOT : 90	7923	0.182	LOT : 140	4196	0.096	LOT : 191	4088	0.094
LOT : 41	7388	0.170	LOT : 91	8319	0.191	LOT : 141	5234	0.120	LOT : 192	5332	0.122
LOT : 42	7389	0.170	LOT : 92	4909	0.113	LOT : 142	4770	0.110	LOT : 193	5355	0.123
LOT : 43	7389	0.170	LOT : 93	4024	0.092	LOT : 143	4830	0.111	LOT : 194	4133	0.095
LOT : 44	7389	0.170	LOT : 94	5086	0.117	LOT : 144	4710	0.108	LOT : 195	5616	0.129
LOT : 45	7390	0.170	LOT : 95	4793	0.110	LOT : 145	4830	0.111	LOT : 196	5101	0.117
LOT : 46	7274	0.167	LOT : 96	3924	0.090	LOT : 146	4710	0.108	LOT : 197	4784	0.110
LOT : 47	7272	0.167	LOT : 97	4920	0.113	LOT : 147	4830	0.111			
LOT : 48	7381	0.169	LOT : 98	4800	0.110	LOT : 148	4710	0.108			
LOT : 49	8957	0.206	LOT : 99	3924	0.090	LOT : 149	4830	0.111			
LOT : 50	7457	0.171	LOT : 100	5076	0.117	LOT : 150	4710	0.108			

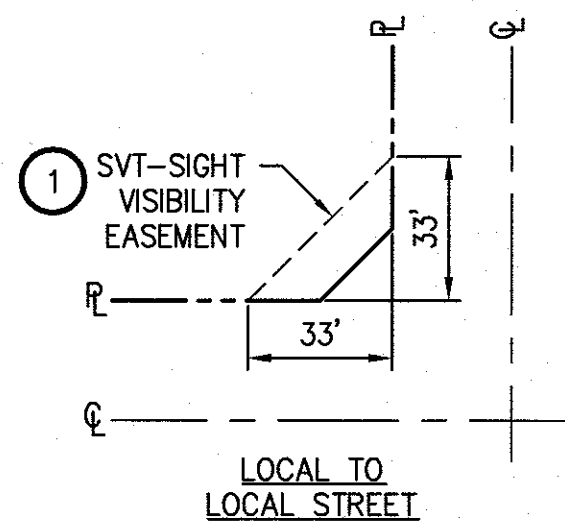
LOT DATA TABLE

Parcel A	Product Type	Minimum Lot Size	Total Dwelling Units	Gross Area (Ac)	Gross Density (du/Ac)
	Single Family Detached	60' x 120' <sup>(1)</sup>	91		
	Duplex (1 building)*	36' x 106'	(86 Single Family, 2 Duplex, 3 Triplex)	32.9	2.8
	Triplex (1 building)*	36' x 106'			
*Models					
Parcel B	Product Type	Minimum Lot Size	Total Dwelling Units	Gross Area (Ac)	Gross Density (du/Ac)
	Duplex	36' x 106'	106		
	Triplex	36' x 106'	(28 Duplex, 78 Triplex)	20.7	5.1
PROJECT TOTALS:			197	53.6	3.7

1. Lot Depth may be reduced by up to 10' at cul de-sac and knuckles as long as minimum lot area is met.

NOTES CONTINUED FROM FP01 SHEET 1 OF 13

- J. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- K. 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.
- L. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- M. THE STREETS IN TRACT A ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY HOMEOWNERS ASSOCIATION (HOA). AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT CONSIDER ACCEPTING DEDICATION OF THE STREET OR ASSUMING MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY CAN BE BROUGHT UP TO CONFORMANCE WITH THE THEN CURRENT APPLICABLE CITY STANDARDS.
- N. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOA.
- O. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).
- P. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS 1, 15-17, 34, 47, 48, 53, 54, 57-69, 72, 78, 79, 86, 87, 109, 114, 115, 123, 124, 132, 133, 141-160, 176, 186, 187 & 197).
- Q. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 34, 47, 48, 53, 54, 72, 86, 87).
- R. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NONLIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS (LOTS 8, 11, 16, 44, 49, 58, 59, 64).
- S. THERE ARE THREE CELL PHONE TOWERS AND THEIR ASSOCIATED GROUND EQUIPMENT ON AN "OUT PARCEL - NOT A PART," WHICH MAY REMAIN ON THAT TRACT INDEFINITELY UNDER ITS EXISTING ZONING:
- T. NO MORE THAN THREE TWO-STORY HOMES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES:
- U. IF PROTECTED NATIVE PLANTS ARE PRESENT IN THE PROJECT AREA THEN A NOTICE OR INTENT TO CLEAR LAND FORM WILL BE FILLED OUT AND SUBMITTED TO THE ARIZONA DEPARTMENT OF AGRICULTURE AT LEAST 60 DAYS PRIOR TO VEGETATION REMOVAL ACTIVITIES, IN ACCORDANCE WITH THE ARIZONA NATIVE PLANT LAW (A.R.S. 3-904).
- V. CART PATH USE LIMITATIONS ARE FURTHER DEFINED IN THE C.C.&R'S FOR THIS PROJECT.
- W. TRACTS 'B', 'M', 'N', 'O', 'P', AND 'R' WILL PROVIDE A TEN-FOOT INGRESS AND EGRESS ACCESSWAY FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN THE REAR WALL ON THE ADJACENT LOTS IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE REQUIREMENT. THESE ACCESSWAYS SHALL HAVE A FIVE FOOT WIDE PATHWAY WITH AN IMPROVED SURFACE MAINTAINED IN SERVICEABLE CONDITION BY THE HOA AND SHALL REMAIN OPEN FOR EMERGENCY INGRESS AND EGRESS AT ALL TIMES UNLESS AN ALTERNATE PLAN TO LIMIT ACCESS IS FIRST REVIEWED AND APPROVED BY THE CHIEF BUILDING OFFICIAL AND DETERMINED TO MEET THE INTENT OF THE CODE REQUIREMENT.
- X. ALL DUPLEX AND TRIPLEX UNITS THROUGH THE NEIGHBORHOOD WILL HAVE SPRINKLERS IN-LIEU OF ATTAINING THE FIRE HOSE LAY LENGTH REQUIRED BY THE INTERNATIONAL FIRE CODE SECTION 503.1.1, AND VEHICLE ACCESS PER EDS 8.1.5 C (1).
- Y. THE DRAINAGE EASEMENTS GRANTED BY BOOK 728, PAGE 41 (MCR) AND BOOK 900, PAGE 33 (MCR) WHICH LIE WITHIN THE BOUNDARY OF THIS PLAT ARE ABANDONED BY SEPARATE DOCUMENT.

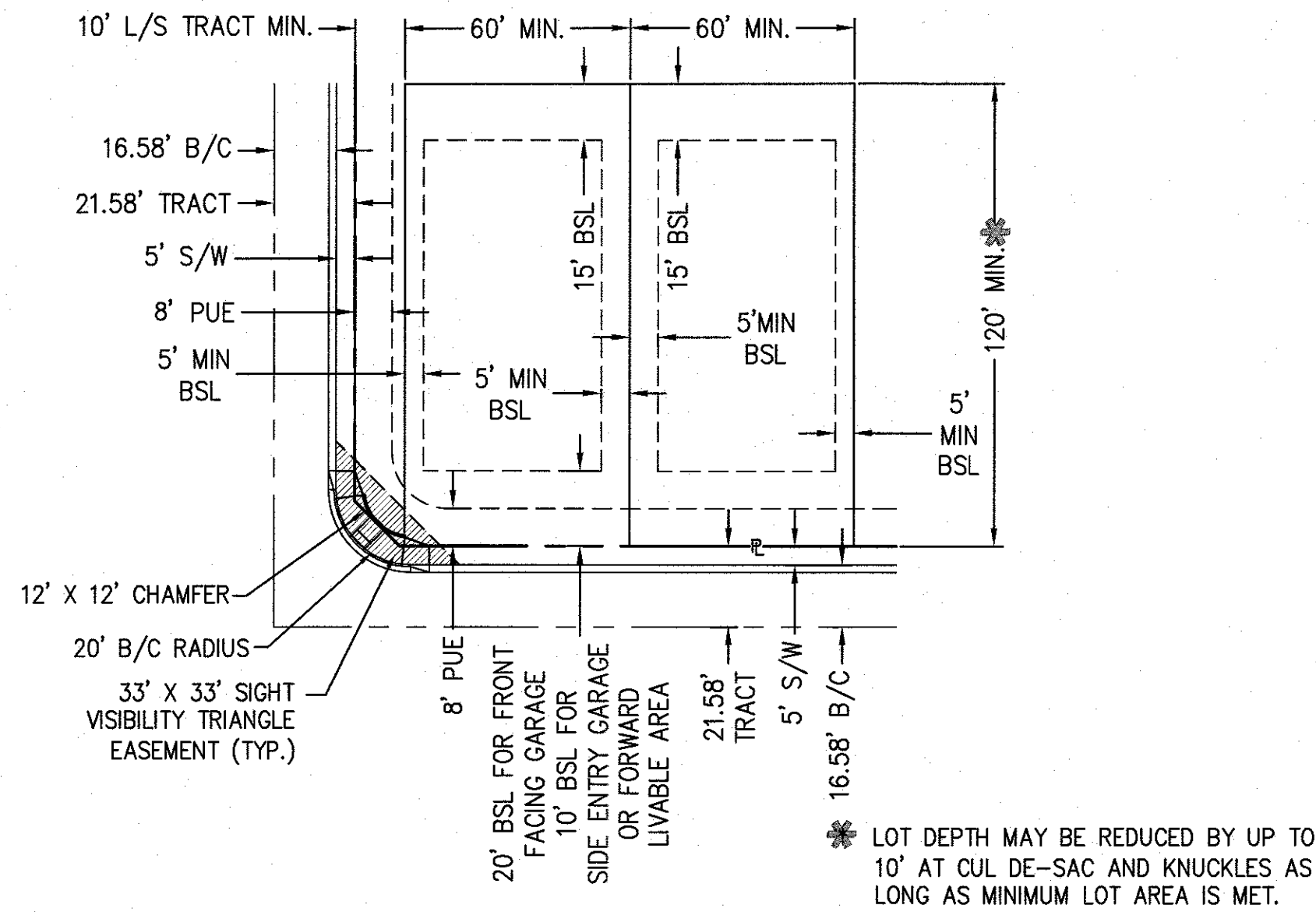


SIGHT VISIBILITY EASEMENT DETAIL

N.T.S.

NOTES:

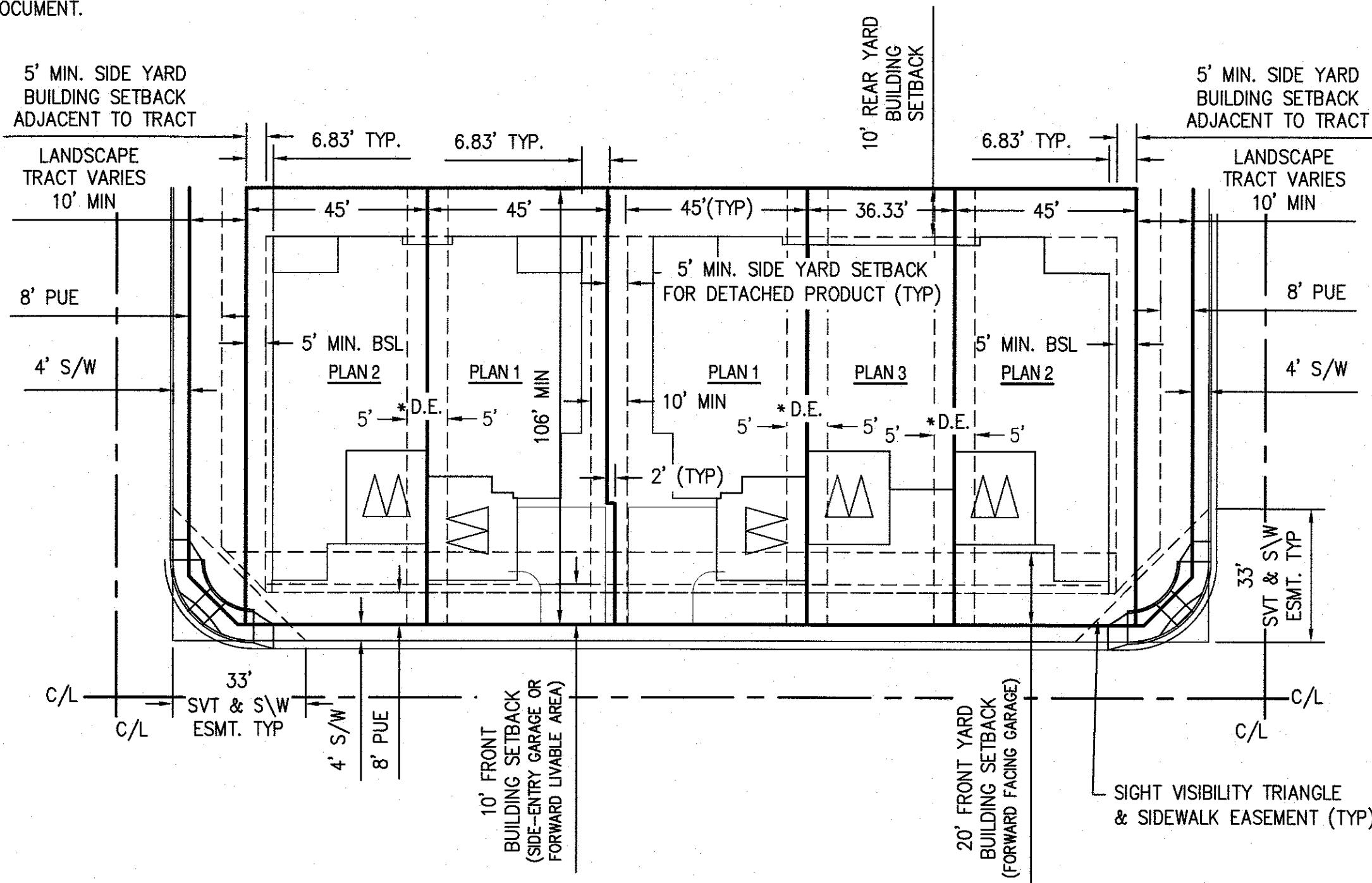
1. SIGHT VISIBILITY EASEMENTS (SVE): WITHIN THESE AREAS, NO OBSTRUCTION IN EXCESS OF 3' IN HEIGHT WILL BE PERMITTED. TREES PRUNED TO A HEIGHT OF 7' MAY BE PERMITTED SO LONG AS TRUNKS ARE NO LARGER THAN 8" IN DIAMETER AND AN UNOBSTRUCTED VISION OF AUTOMOBILES IS MAINTAINED.
2. MAXIMUM HEIGHT OF A FENCE WITHIN A VISIBILITY EASEMENT SHALL BE 3'. WHERE PERMISSIBLE, REAR OR SIDE YARDS MAY HAVE A MAXIMUM HEIGHT OF 6'.
3. KEY LOT VISIBILITY EASEMENTS (KLVE): A 10' BY 20' VISIBILITY EASEMENT SHALL BE PROVIDED ON KEY LOTS. EASEMENT RESTRICTIONS ARE THE SAME AS IN ITEM 1 ABOVE.
4. VEHICLE NO ACCESS EASEMENT (VNAE): A 1' VNAE SHALL BE PROVIDED ALONG THE INSIDE PORTION OF ALL LOTS THAT SHARE A COMMON PROPERTY LINE WITH ANY PUBLIC OR PRIVATE COMMON AREA.



Typical Corner Lot Detail Typical Lot Detail

SINGLE FAMILY DETACHED LOT DETAIL

SCALE: 1"=40'

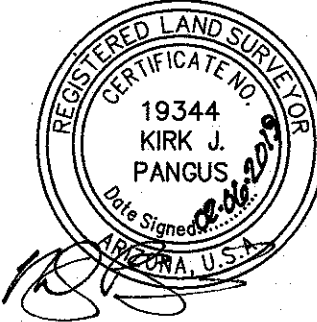


Typical Duplex Lot Detail Typical Triplex Lot Detail

SINGLE FAMILY ATTACHED LOT DETAIL

SCALE: 1"=30'

\* THE DRAINAGE EASEMENT (D.E.) AS SHOWN ABOVE ARE OVER AND ACROSS THE LOTS ON EACH SIDE OF THE LOT LINES MARKED "D.E." THE "D.E." IS TO BE MAINTAINED BY THE PROPERTY OWNER AS STATED IN THE DEDICATION LANGUAGE ON SHEET FP01, AND FURTHER DESCRIBED IN THE CC&RS.



**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGEMENT  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

**VISTAS AT PALM VALLEY**  
PALM VALLEY ROAD & LITCHFIELD ROAD  
GOODYEAR, ARIZONA

**FINAL PLAT**

PROJ. NO.: 1341  
DATE: FEB. 2018  
SCALE: AS SHOWN  
DRAWN: GS/DSP  
APPROVED: KJP

DWG. NO.  
**FP03**  
SHT. 3 OF 13

Copyright, Hilgartwilson 2019 - This document is the sole property of Hilgartwilson.

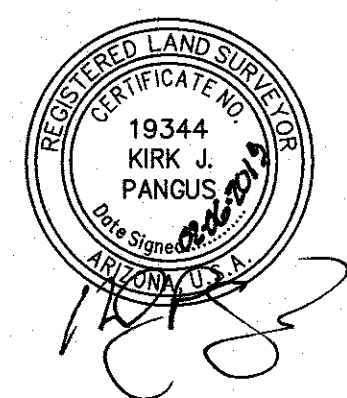
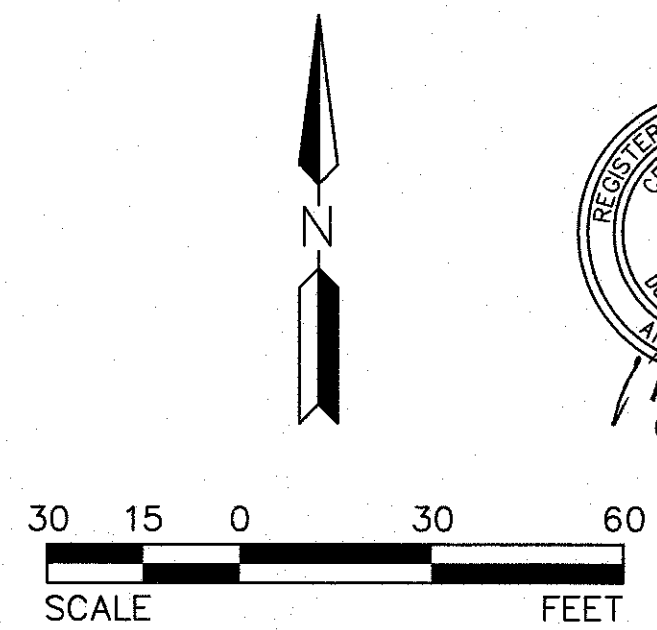
U:\1300\1341\SURVEY\PLAT\1341-FP03.dwg 2/5/2019 4:50 PM

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	25.00'	99°50'35"	43.56'
C2	25.00'	86°30'16"	37.74'
C3	531.00'	2°08'23"	19.83'
C4	28.00'	46°32'43"	22.75'
C5	30.50'	102°27'00"	54.54'
C6	28.00'	46°32'43"	22.75'
C7	50.00'	279°53'39"	244.25'
C8	28.00'	40°59'10"	20.03'
C9	28.00'	58°54'29"	28.79'
C10	50.00'	254°11'46"	221.83'
C11	28.00'	75°34'35"	36.93'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N71°33'54"E	16.21'
L2	S15°54'45"E	16.97'

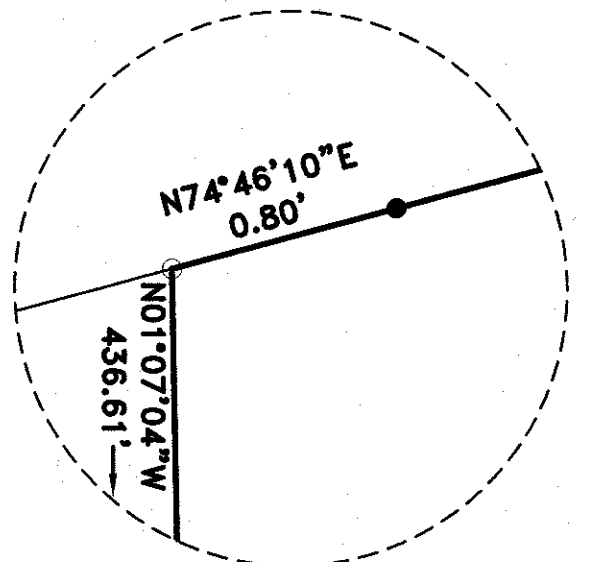
LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- · - CENTER LINE
- · - RIGHT OF WAY
- · - EASEMENT
- · - PARCEL LINE
- · - DRAINAGE EASEMENT
- · - RIGHT-OF-WAY
- · - PUE
- · - S.V.T.
- · - VNAE
- · - MCR
- · - RLS
- · - APN
- · - P.O.B.
- · - P.O.C.
- \* LOTS RESTRICTED TO SINGLE STORY
- \*\* RESTRICTED LOTS REQUIRE POSITIONING
- \*\*\* DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION
- \*\*\*\* LOTS WITH ATTACHED HOMES
- ① 33X33' SIGHT VISIBILITY TRIANGLE
- ② SIGHT VISIBILITY LINE

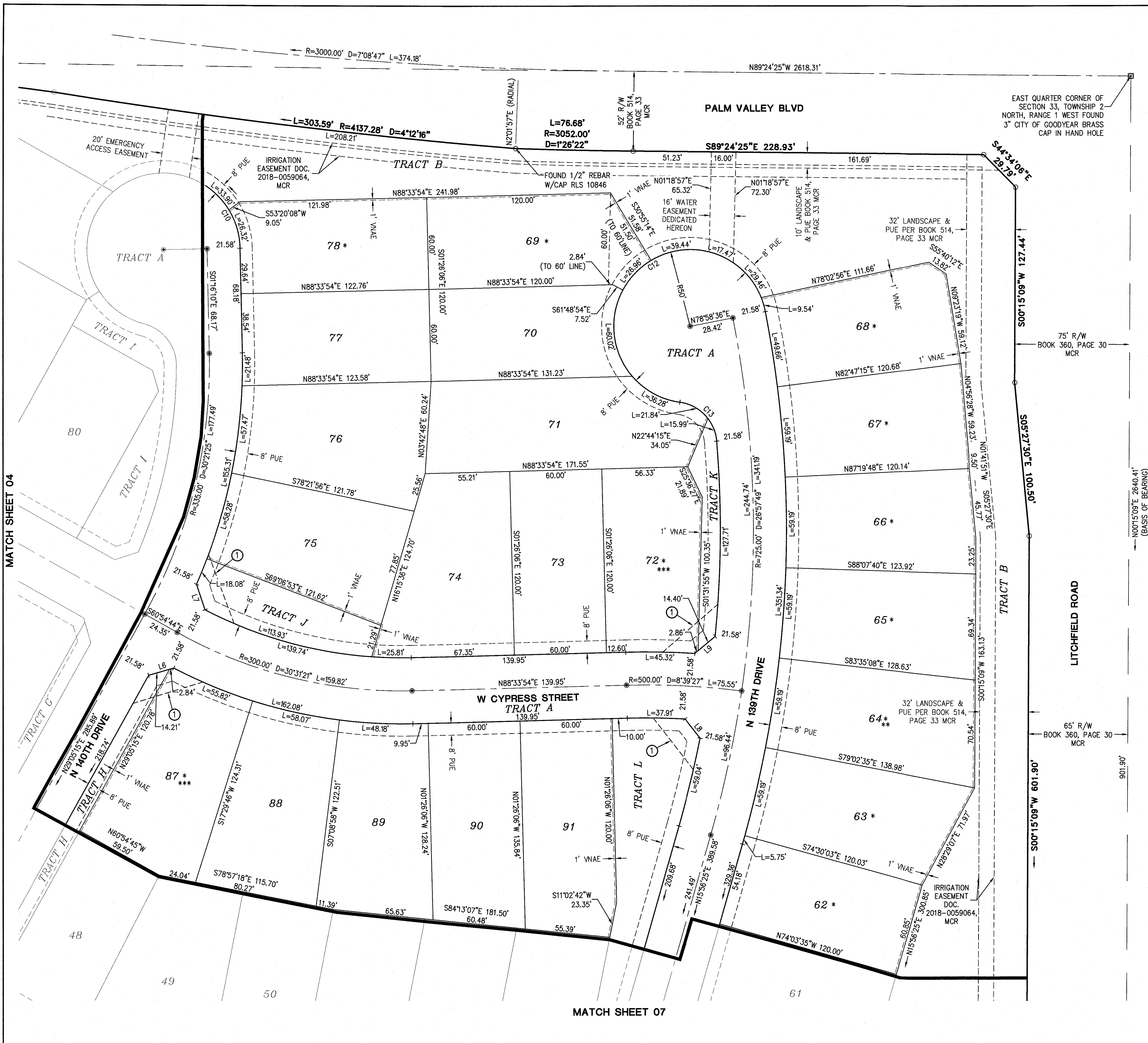


MATCH SHEET 05

MATCH SHEET 06





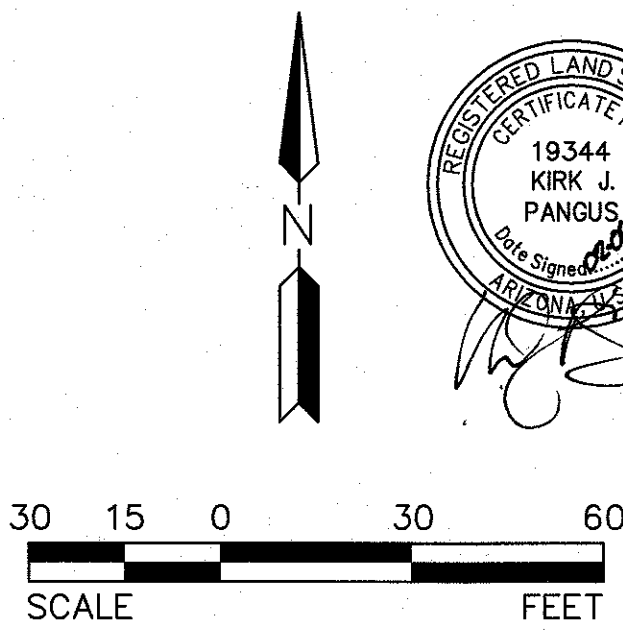


CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C10	50.00'	254°11'46"	221.83'
C12	50.00'	251°08'47"	219.17'
C13	28.00'	77°25'15"	37.83'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	S73°47'58"W	17.06'
L7	S18°23'47"E	17.54'
L8	S37°46'00"E	15.93'
L9	N50°10'20"E	17.26'

LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- EASEMENT
- PARCEL LINE
- DRAINAGE EASEMENT
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- S.V.T.
- VNAE
- MCR
- RLS
- APN
- P.O.B.
- P.O.C.
- \* LOTS RESTRICTED TO SINGLE STORY
- \*\* RESTRICTED LOTS REQUIRE POSITIONING NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS
- \*\*\* DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION
- \*\*\*\* LOTS WITH ATTACHED HOMES
- ① 33X33' SIGHT VISIBILITY TRIANGLE
- ② SIGHT VISIBILITY LINE

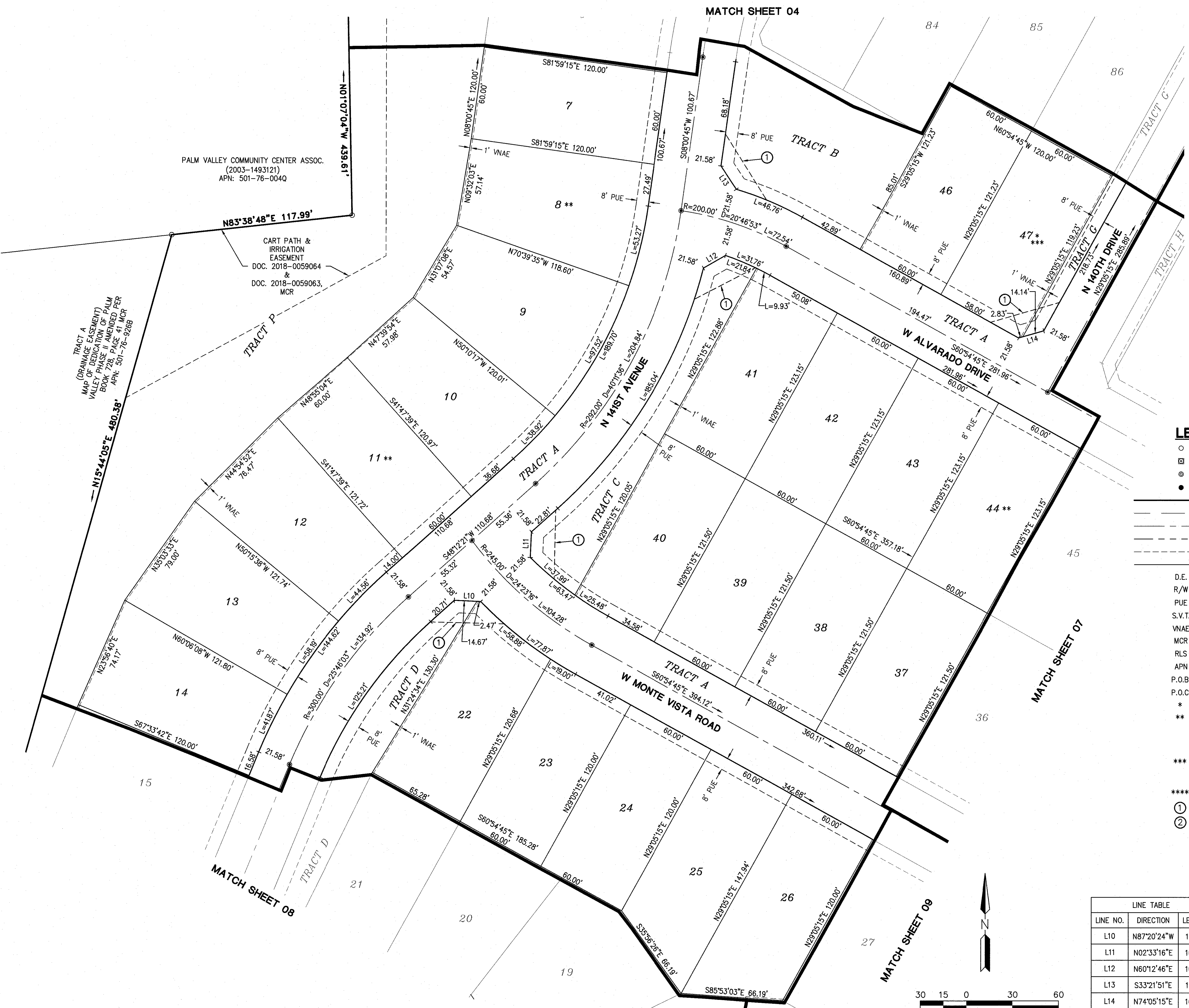


**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGEMENT  
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016  
P: 602.490.0535 | F: 602.368.2436  
www.hilgartwilson.com

**VISTAS AT PALM VALLEY**  
PALM VALLEY ROAD & LITCHFIELD ROAD  
GOODYEAR, ARIZONA  
**FINAL PLAT**

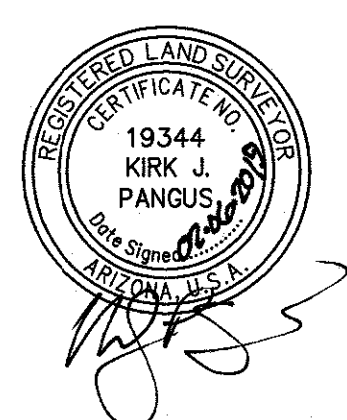
PROJ. NO.: 1341  
DATE: FEB. 2018  
SCALE: AS SHOWN  
DRAWN: GS/DSP  
APPROVED: KJP  
STATUS:  
MUNICIPAL TRACKING NO:

DWG. NO.  
**FP05**  
SHT. 5 OF 13

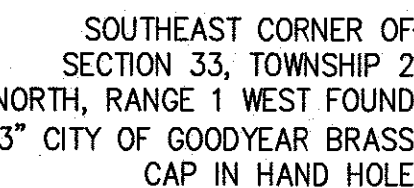


- LEGEND**
- FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
  - ◻ FOUND BRASS CAP IN HAND HOLE
  - FOUND BRASS CAP FLUSH
  - SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - RIGHT OF WAY
  - - - EASEMENT
  - - - PARCEL LINE
  - - - DRAINAGE EASEMENT
  - - - RIGHT-OF-WAY
  - - - PUBLIC UTILITY EASEMENT
  - - - S.V.T.
  - - - VNAE
  - - - MCR
  - - - RLS
  - - - APN
  - - - P.O.B.
  - - - P.O.C.
  - - - \*
  - - - \*\*
  - - - \*\*\*
  - - - \*\*\*\*
  - ① 33X33' SIGHT VISIBILITY TRIANGLE
  - ② SIGHT VISIBILITY LINE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	N87°20'24"W	17.13'
L11	N02°33'16"E	16.78'
L12	N60°12'46"E	16.45'
L13	S33°21'51"E	18.15'
L14	N74°05'15"E	16.97'







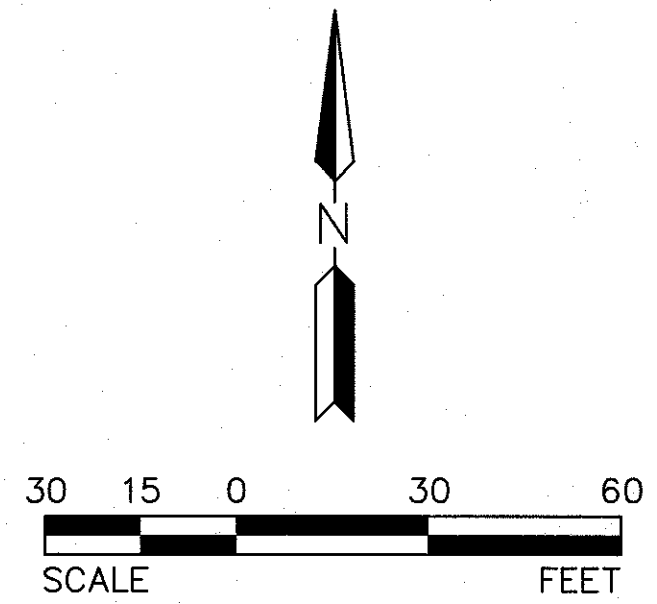


LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - EASEMENT
- - - PARCEL LINE
- - - DRAINAGE EASEMENT
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- - - LOTS RESTRICTED TO SINGLE STORY
- - - RESTRICTED LOTS REQUIRE POSITIONING NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS
- - - DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION
- - - LOTS WITH ATTACHED HOMES
- ① 33X33' SIGHT VISIBILITY TRIANGLE
- ② SIGHT VISIBILITY LINE

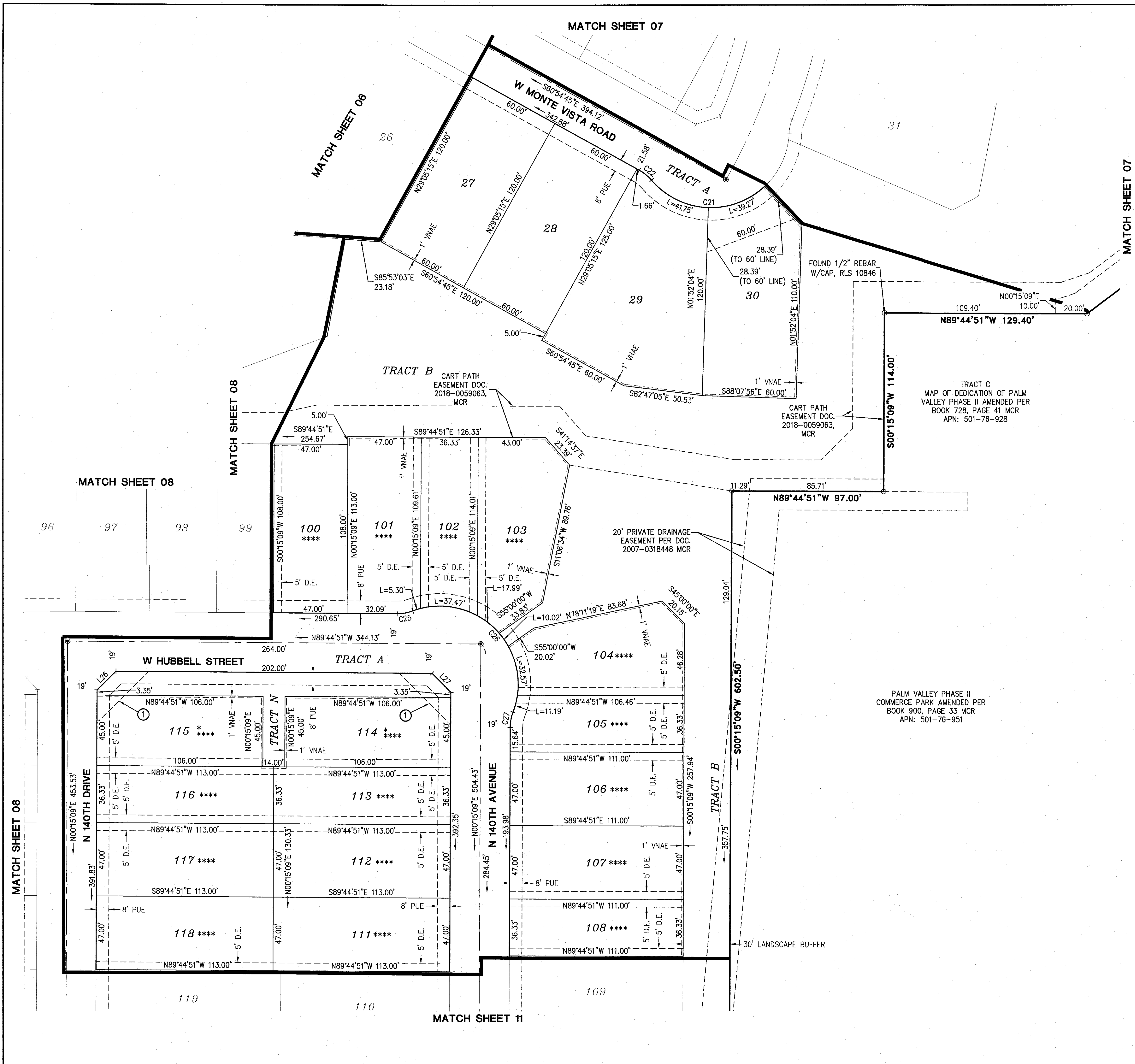
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L21	N21°20'47"W	17.33'
L22	S68°44'40"W	16.58'
L23	N37°59'27"W	16.31'
L24	N48°41'33"E	16.63'
L25	S44°44'51"E	16.97'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C23	50.00'	254°15'34"	221.88'
C24	28.00'	74°15'34"	36.29'



Copyright, HILGARTWILSON 2018 - This document is the sole property of HILGARTWILSON.



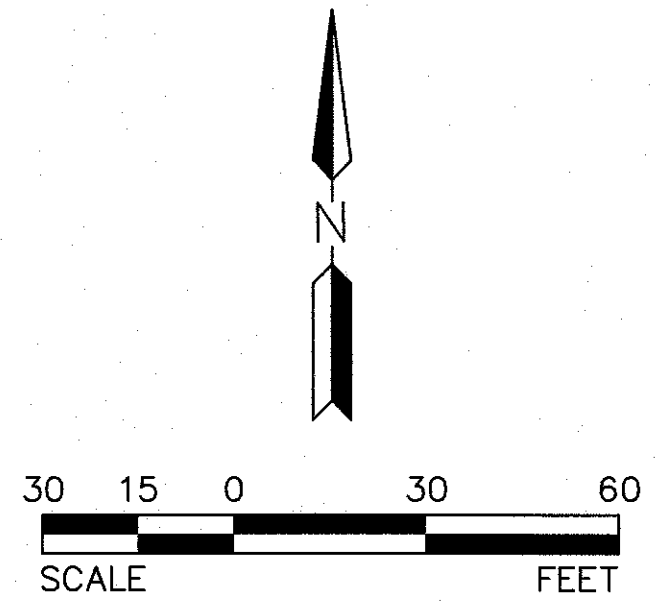


**LEGEND**

- FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - EASEMENT
- - - PARCEL LINE
- - - DRAINAGE EASEMENT
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- - - LOTS RESTRICTED TO SINGLE STORY
- - - RESTRICTED LOTS REQUIRE POSITIONING
- - - NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS
- - - DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION
- - - LOTS WITH ATTACHED HOMES
- - - 33X33' SIGHT VISIBILITY TRIANGLE
- - - SIGHT VISIBILITY LINE

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C21	50.00'	136°55'20"	119.49'
C22	28.00'	20°37'35"	10.08'
C25	28.00'	20°37'35"	10.08'
C26	50.00'	131°15'10"	114.54'
C27	28.00'	20°37'35"	10.08'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L26	N45°15'09"E	16.97'
L27	S44°44'51"E	16.97'



**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGEMENT  
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016  
P: 602.490.0635 / F: 602.368.2436  
www.hilgartwilson.com

**VISTAS AT PALM VALLEY**  
PALM VALLEY ROAD & LITCHFIELD ROAD  
GOODYEAR, ARIZONA

**FINAL PLAT**

STATUS: \_\_\_\_\_

PROJ. NO.: 1341

DATE: FEB. 2018

SCALE: AS SHOWN

DRAWN: OS/DSP

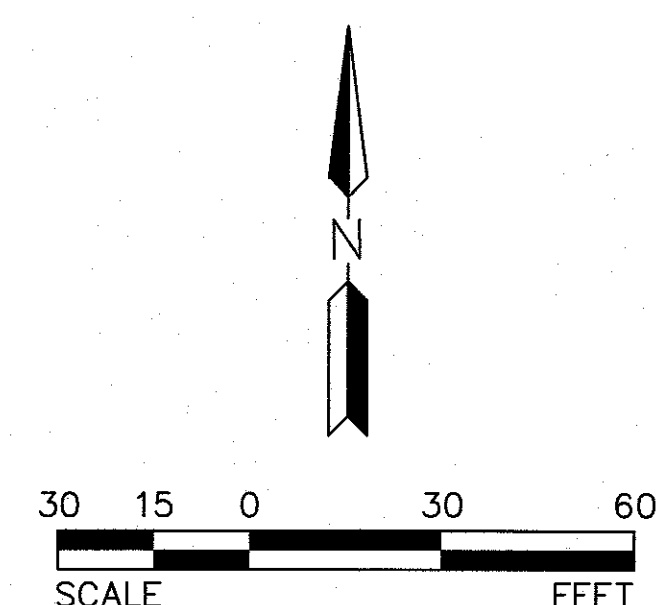
APPROVED: KJP

MUNICIPAL TRACKING NO: \_\_\_\_\_

DWG. NO. **FP09**

SHT. 9 OF 13





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L28	S45°55'05"W	16.77'
L29	N42°26'46"W	16.97'



© Copyright, HILGARTWILSON 2018 -- This document is the sole property of HILGARTWILSON.

PROJ. NO.: 1341  
DATE: FEB. 2018  
SCALE: AS SHOWN  
DRAWN: GS/DSP  
APPROVED: KJP

DWG. NO.

**FP10**

SHT. 10 OF 13

**VISTAS AT PALM VALLEY**  
PALM VALLEY ROAD & LITCHFIELD ROAD  
GOODYEAR, ARIZONA

**FINAL PLAT**

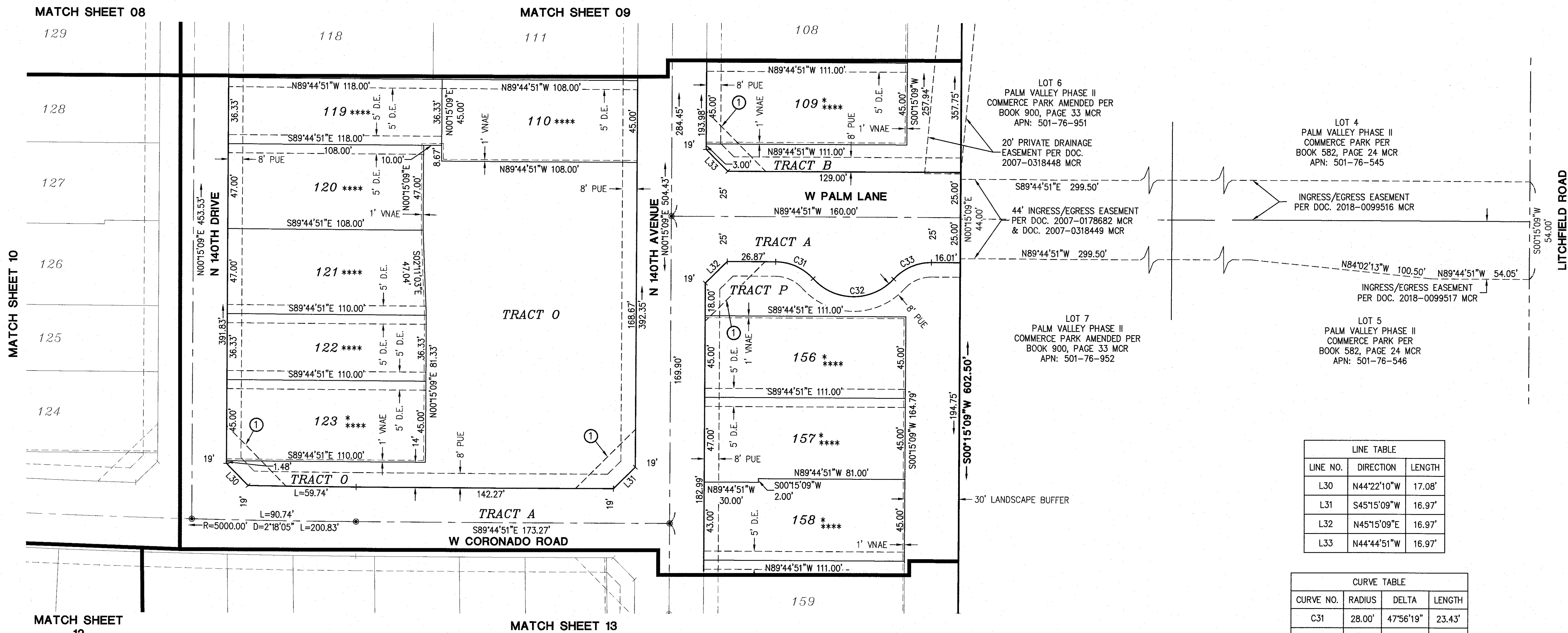
**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
1441 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2424  
PHOENIX, AZ 85016  
[www.hilgartwilson.com](http://www.hilgartwilson.com)



# LEGEND

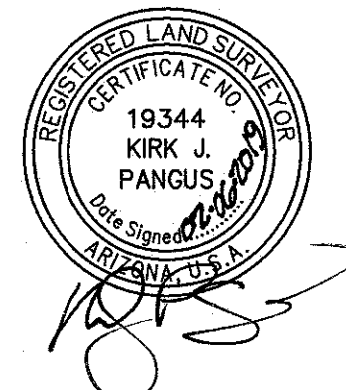
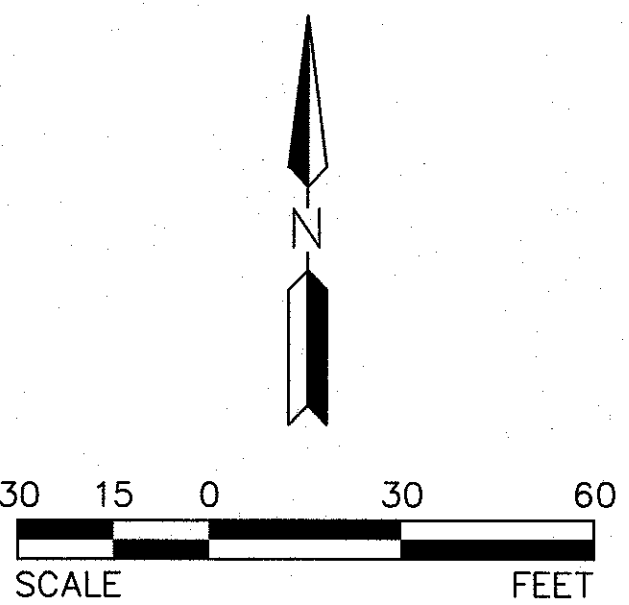
○	FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	RIGHT OF WAY
---	EASEMENT
---	PARCEL LINE
D.E.	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
S.V.T.	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS

RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
*	LOTS RESTRICTED TO SINGLE STORY
**	RESTRICTED LOTS REQUIRE POSITIONING NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS
***	DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION
****	LOTS WITH ATTACHED HOMES
①	33X33' SIGHT VISIBILITY TRIANGLE
②	SIGHT VISIBILITY LINE

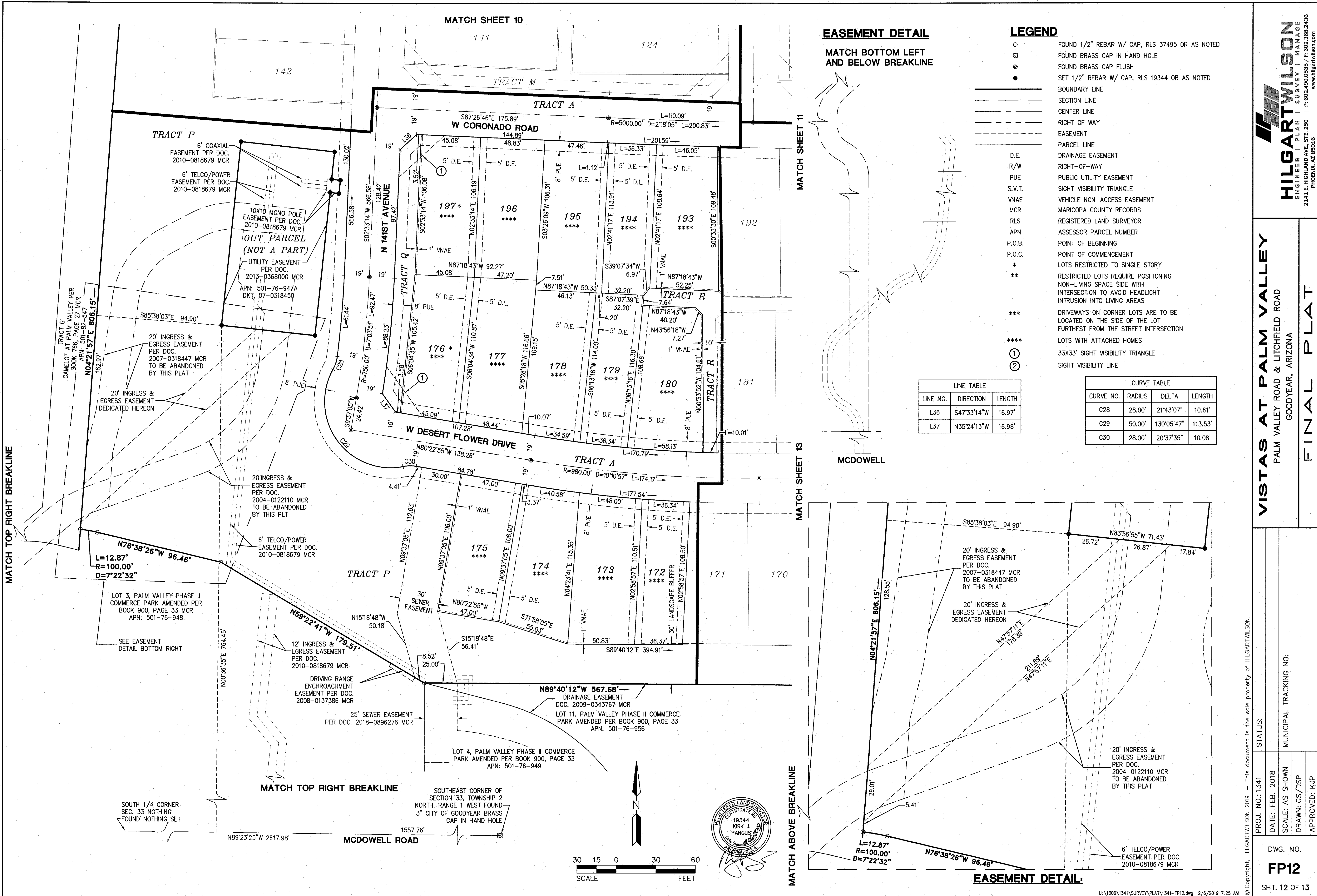


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L30	N44°22'10"W	17.08'
L31	S45°15'09"W	16.97'
L32	N45°15'09"E	16.97'
L33	N44°44'51"W	16.97'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C31	28.00'	47°56'19"	23.43'
C32	30.00'	95°52'37"	50.20'
C33	28.00'	47°56'19"	23.43'



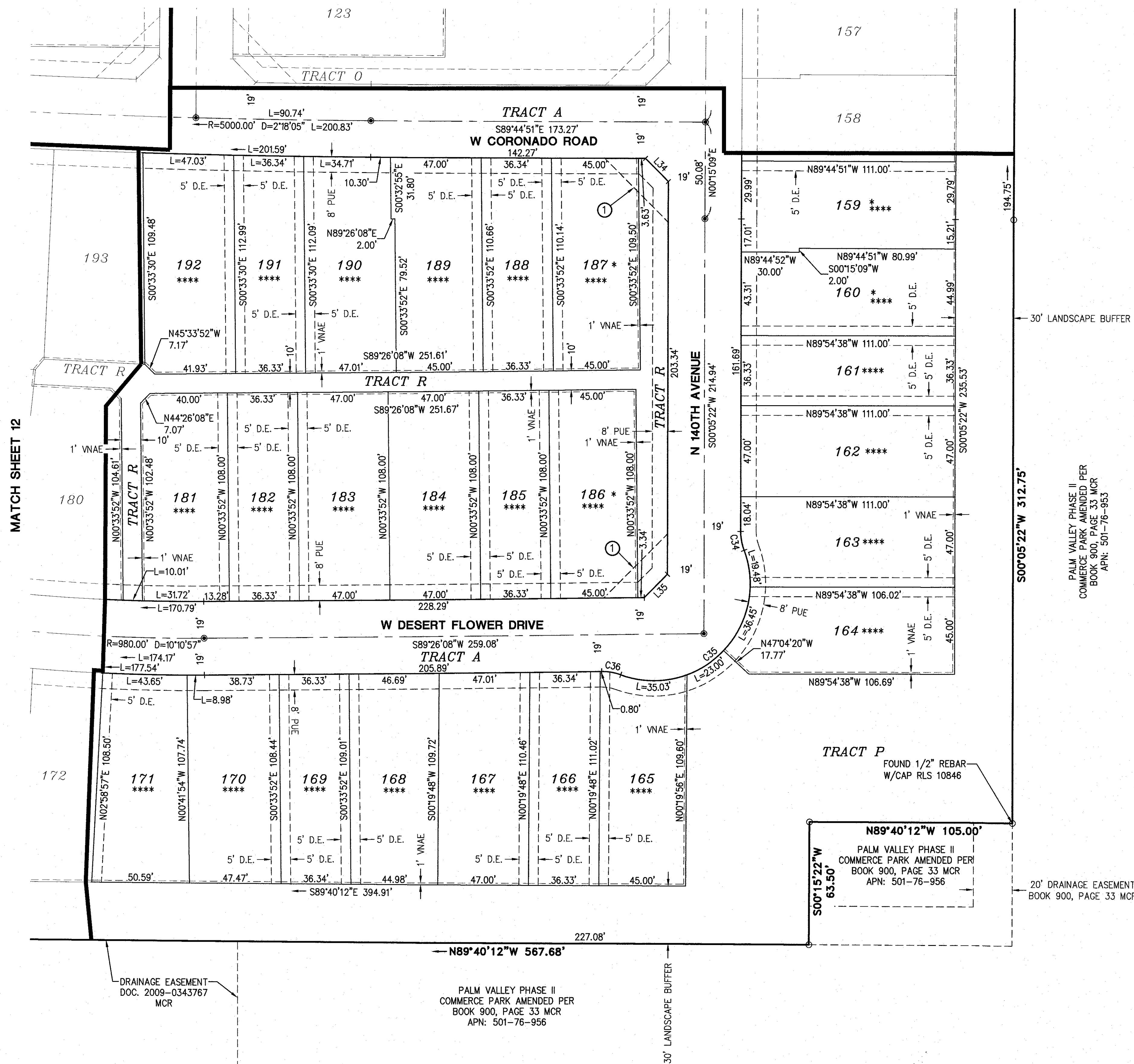






MATCH SHEET  
10

MATCH SHEET 11



### LEGEND

- FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- · - CENTER LINE
- · - RIGHT OF WAY
- · - EASEMENT
- · - PARCEL LINE
- D.E. DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- \* LOTS RESTRICTED TO SINGLE STORY
- \*\* RESTRICTED LOTS REQUIRE POSITIONING NON-LIVING SPACE SIDE WITH INTERSECTION TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS
- \*\*\* DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION
- \*\*\*\* LOTS WITH ATTACHED HOMES
- ① 33X33' SIGHT VISIBILITY TRIANGLE
- ② SIGHT VISIBILITY LINE

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C34	28.00'	20°37'35"	10.08'
C35	50.00'	130°35'55"	113.97'
C36	28.00'	20°37'35"	10.08'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L34	N44°44'51"W	16.89'
L35	N44°45'45"E	17.07'

