

FINAL PLAT FOR  
PHASE ONE OF PRADERA

A SUBDIVISION LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, THE BENEFICIARY UNDER A CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS DOCUMENT NO. 2018-0320380 ENCUMBERING THE PROPERTY (HEREINAFTER REFERRED TO AS "BENEFICIARY"), HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND, HEREBY RELEASES FROM THE DEED OF TRUST AND THE LIEN SECURED BY THE DEED OF TRUST TRACT F, G, R, T, Y, Z, AA, BB, CC, DD, EE, FF, GG, AND HH OF THIS SUBDIVISION PLAT EFFECTIVE UPON THE CONVEYANCE OF SAID TRACTS TO THE PRADERA HOMEOWNER'S ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AS PROVIDED FOR HEREIN. BENEFICIARY FURTHER RELEASES FROM THE DEED OF TRUST AND THE LIEN SECURED BY THE DEED OF TRUST, THOSE OTHER PORTIONS OF THE PROPERTY CONVEYED AND DEDICATED AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE DEED OF TRUST AND THE LIEN SECURED BY THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTION OF PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT THE DEED OF TRUST OR THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS DOCUMENT NO. 2018-0320380.

BENEFICIARY: PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY.

BY: CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,

ITS: MANAGER

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

DEREK STRAIGHT, ITS AUTHORIZED AGENT

ACKNOWLEDGMENT

STATE OF WASHINGTON

SS

COUNTY OF KING

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED

\_\_\_\_\_, AND ACKNOWLEDGED HIMSELF/ HERSELF TO BE MANAGER OF CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC

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

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, THE PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF THE TRACTS, SUBJECT TO THE RESERVATIONS AND COVENANTS HEREIN BEING CONVEYED HEREIN AND TO THE DEDICATIONS OF THE WHICL E NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN AND HEREBY AGREES TO ACCEPT OWNERSHIP OF ALL OF THE TRACTS, FOLLOWING INSTALLATION OF ALL IMPROVEMENTS THERETO AS CONTEMPLATED BY THE APPROVED PLANS AND COMPLETION OF ITS ORDINARY PROCESS FOR INSPECTION AND APPROVAL, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS GRANTED HEREIN, THAT ARE TO BE CONVEYED TO THE PRADERA COMMUNITY ASSOCIATION AN ARIZONA NON-PROFIT CORPORATION IN FEE AS PROVIDED HEREIN.

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

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

ACKNOWLEDGMENT

STATE OF ARIZONA

SS

COUNTY OF MARICOPA

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED

\_\_\_\_\_, AND ACKNOWLEDGED HIMSELF/ HERSELF TO BE THE AUTHORIZED AGENT OF PRADERA COMMUNITY ASSOCIATION, AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC

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

APPROVALS

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

MAYOR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

CLERK

DATE

OWNER/DEVELOPER

TOFINO DEVELOPMENT COMPANY  
11201 N. TATUM BLVD, SUITE #300  
PHOENIX, ARIZONA 85028

CONTACT: KELLY HALL

EMAIL: khall@pmcaz.com

PHONE: (480) 220-7393

SURVEYOR

JAMES HART, R.L.S.

CARDNO INC.

19621 N. 23RD DRIVE, SUITE 150,

PHOENIX, AZ 85027

TEL:(602)977-8000 FAX:(602)977-8099

EMAIL: james.hart@cardno.com

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DEDICATION

STATE OF WASHINGTON

SS

COUNTY OF KING

KNOW ALL PERSONS BY THESE PRESENTS:

THAT TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT OF PRADERA", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TOFINO DEVELOPMENT COMPANY, A WASHINGTON 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 UPON, OVER, ACROSS AND UNDER ALL AREAS IN THIS PLAT DESIGNATED AS "SEWER EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS SAID AREAS IN THIS PLAT DESIGNATED AS "SEWER EASEMENT" FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING SEWER LINES AND APPURTENANCES.

TOFINO DEVELOPMENT COMPANY, A WASHINGTON 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, LOTS, AND ALL OTHER AREAS DESIGNED ON THE PLAT AS "PUE", 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 AREAS AS SHOWN ON THIS PLAT.

TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, PERPETUAL AND NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" FOR THE PURPOSES OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS SAID AREAS.

TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

TRACTS F, Q, T AND AA 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 OFFSITE 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 A PORTION OF TRACTS F, Q, T AND AA.

TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, INCLUDING ITS SUCCESSORS AND ASSIGNS, AS OWNER HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT ORGANIZATION, AND ARE DEDICATED (SHALL BE CONVEYED IN FEE, BY SEPARATE INSTRUMENT) TO SAID PRADERA COMMUNITY ASSOCIATION SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS HEREIN, FOR THE PURPOSES INDICATED HEREIN, AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

MAINTENANCE OF ALL ABOVE-GROUND AND BELOW GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING BY WAY OF EXAMPLE, CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES ETC., CONSTRUCTED AND INSTALLED WITHIN TRACTS F, Q, T AND AA SHALL BE MAINTAINED BY THE PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION

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

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

ACKNOWLEDGMENT

STATE OF WASHINGTON

SS

COUNTY OF KING

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED

\_\_\_\_\_, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED AGENT OF TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION AND ACKNOWLEDGED THAT HE/SHE AS SUCH OFFICER, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

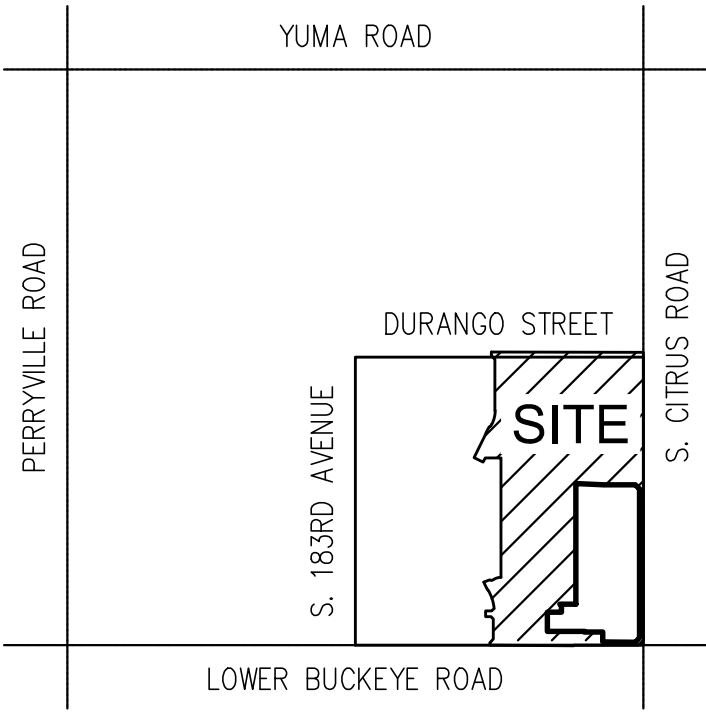
IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

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

NOTARY PUBLIC

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



VICINITY MAP  
NOT TO SCALE



19621 N. 23RD. DRIVE, SUITE 150,  
PHOENIX, AZ 85027  
TEL:(602)977-8000 FAX:(602)977-8099

FINAL PLAT

PHASE ONE OF PRADERA

TOFINO DEVELOPMENT COMPANY

GOODYEAR, ARIZONA

DATE	DESCRIPTION	BY



DATE 05/09/2019

DRAWN | SWR

SURVEYED | MS

CHECKED | JMH

PROJECT # | 4130368001

SHEET TITLE

SHEET NUMBER

1 of 10

GENERAL NOTES

- WATER SERVICE NOTE: THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 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 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.
  - 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, OR ITS SUCCESSORS, 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, OR ITS SUCCESSORS, 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, OR ITS SUCCESSOR'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 GROUND. 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 STORM WATER MANAGEMENT ON A PROPERTY.
- THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- PRADERA IS IN PROXIMITY TO THE PROPOSED LOOP 303 AND I-10 RELIEVER FREEWAYS AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS AND THE CONSTRUCTION THEREOF.
- 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 EXCEPT TEMPORARY FACILITIES AND 69 KV OR LARGER ELECTRIC LINES.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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.
- ALL STREETS SHOWN ON THIS PLAT ARE PUBLIC STREETS.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE PRADERA COMMUNITY ASSOCIATION.
- MAINTENANCE OF LANDSCAPING THAT LIES WITHIN ANY PUBLIC UTILITY EASEMENT, RIGHT-OF-WAY OR TRACT WHICH TRAVERSES OR ABUTS THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES UNLESS THERE IS A 35 FOOT WIDE LANDSCAPE TRACT BETWEEN THE RIGHT-OF-WAY AND THE LOT LINE. THESE LOTS ARE 173, 181, 223, 224, 245, 246, 260, 261, 285, 287, 302, 303, 317, 318, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356 AND 357 AND HAVE BEEN IDENTIFIED ON THIS PLAT WITH A SINGLE ASTERISK (\*) SYMBOL.
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. THESE LOTS ARE 284, 288 AND 305 AND HAVE BEEN IDENTIFIED ON THIS PLAT WITH A TRIPLE ASTERISK (\*\*\*) SYMBOL.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. THESE LOTS ARE 173, 181, 223, 224, 245, 246, 260, 261, 285, 287, 302, 303, 306, 317, AND 318 AND HAVE BEEN IDENTIFIED ON THIS PLAT WITH A SINGLE ASTERISK (\*) SYMBOL.
- 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. THESE LOTS ARE 219, 228, 276, 289, 325, 335 AND 357. THESE LOTS HAVE BEEN IDENTIFIED ON THE PLAT WITH A DOUBLE ASTERISK (\*\*) SYMBOL. NO MORE THAN THREE TWO-STORY HOMES SHALL BE PERMITTED SIDE-BY-SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES
- OFFSITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PHASING PLAN FOR PRADERA.
- PRADERA IS WITHIN THE VICINITY OF A PROPOSED 230 KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2019, AND THAT THE PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AND OR WILL BE LOCATED AS SHOWN HEREON.

JAMES HART R.L.S. # 57999

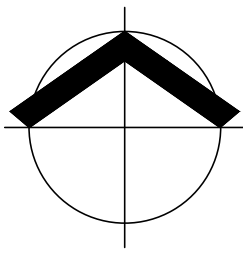
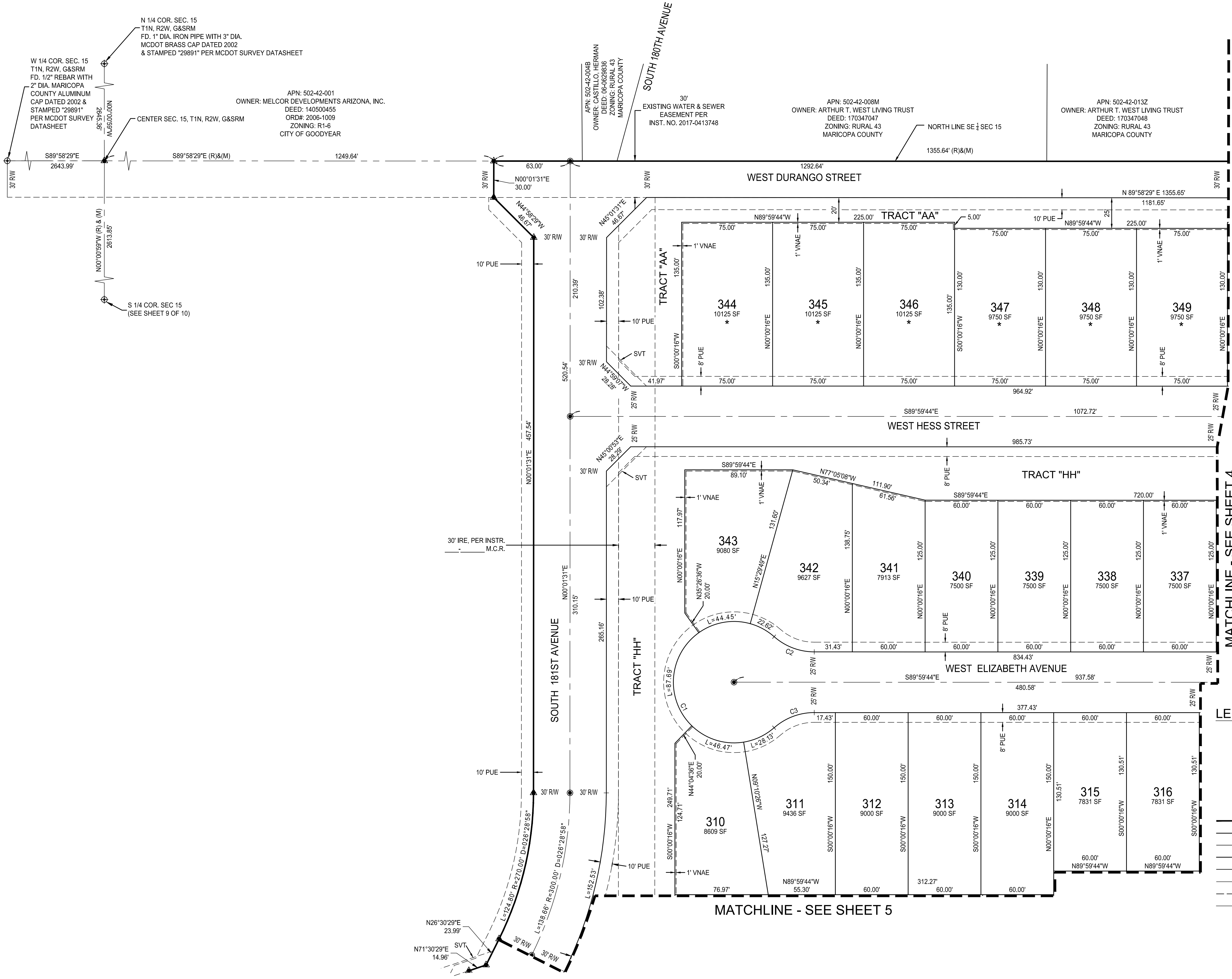
MAY 9TH, 2019

DATE









CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	262°49'09"	50.00'	229.35'
C2	41°24'35"	50.00'	36.14'
C3	41°24'35"	50.00'	36.14'

LEGEND

- ▲ CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED RLS #57999
- ⊕ SECTION CORNER MONUMENT (FOUND AS NOTED)
- ⊙ BRASS CAP MONUMENT (FOUND AS NOTED)
- SURVEY MONUMENT (FOUND AS NOTED)
- SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "B" SUBSEQUENT TO CONSTRUCTION
- SET 1/2" REBAR WITH CAP RLS #57999
- BOUNDARY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PARCEL/LOT LINE
- - - EXISTING PARCEL LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - CENTER LINE
- SVT 33'x33' SITE VISIBILITY TRIANGLE, SEE SHEET 2
- R/W RIGHT OF WAY
- ESMT EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- IRE IRRIGATION EASEMENT
- (R) RECORD DATA PER ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF SECTION 15 DATED JUNE 10, 2005 BY JOSEPH C. MCSILL, RLS #15890 FOR FRONTERRA VILLAGE, LLC ET AL.
- (M) MEASURED



Shaping the Future



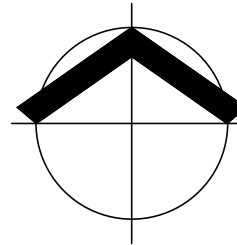
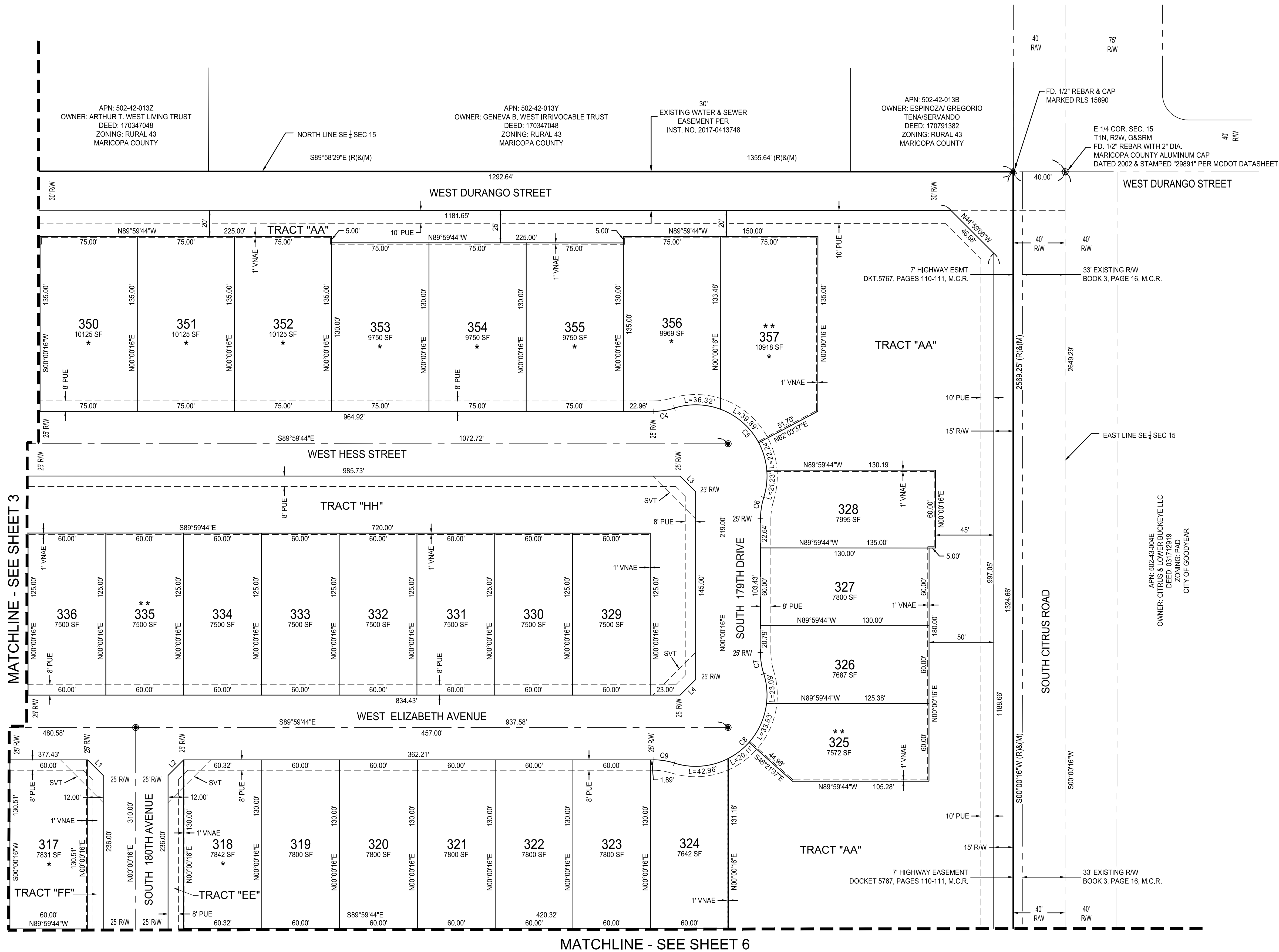
PHOENIX  
19621 N. 23RD. DRIVE, SUITE 150,  
PHOENIX, AZ 85027  
TEL: (602) 977-5000 FAX: (602) 977-5099 www.cardno.com

**FINAL PLAT**  
PHASE ONE OF PRADERA  
TOFINO DEVELOPMENT COMPANY  
GOODYEAR, ARIZONA

DATE	DESCRIPTION	BY



DATE	05/09/2019
DRAWN	SWR
SURVEYED	MS
CHECKED	JMH
PROJECT #	4130368001
SHEET TITLE	



LEGEND

- ▲ CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED RLS #57999
- ⊕ SECTION CORNER MONUMENT (FOUND AS NOTED)
- ⊙ BRASS CAP MONUMENT (FOUND AS NOTED)
- SURVEY MONUMENT (FOUND AS NOTED)
- SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "B" SUBSEQUENT TO CONSTRUCTION
- SET 1/2" REBAR WITH CAP RLS #57999
- BOUNDARY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PARCEL LOT LINE
- - - EXISTING PARCEL LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - CENTER LINE
- SVT 33'x33' SITE VISIBILITY TRIANGLE, SEE SHEET 2
- R/W RIGHT OF WAY
- ESMT EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- M.C.R. MARICOPA COUNTY RECORDER
- IRE IRRIGATION EASEMENT
- (R) RECORD DATA PER ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF SECTION 15 DATED JUNE 10, 2005 BY JOSEPH C. MCGILL, RLS #15890 FOR FRONTERRA VILLAGE, LLC ET AL.
- (M) MEASURED

LINE TABLE

NO.	BEARING	LENGTH
L1	N44°59'44"W	16.97'
L2	N45°00'16"E	16.97'
L3	N44°59'44"W	16.97'
L4	N45°00'16"E	16.97'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C4	17°20'29"	55.00'	16.65'
C5	124°40'58"	55.00'	119.69'
C6	17°20'29"	55.00'	16.65'
C7	17°20'29"	55.00'	16.65'
C8	124°40'58"	55.00'	119.69'
C9	17°20'29"	55.00'	16.65'

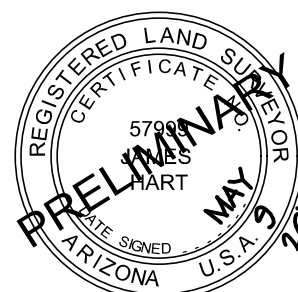
FINAL PLAT

PHASE ONE OF PRADERA

TOFINO DEVELOPMENT COMPANY

GOODYEAR, ARIZONA

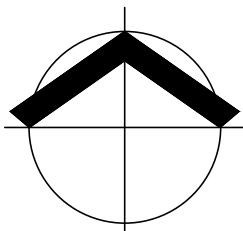
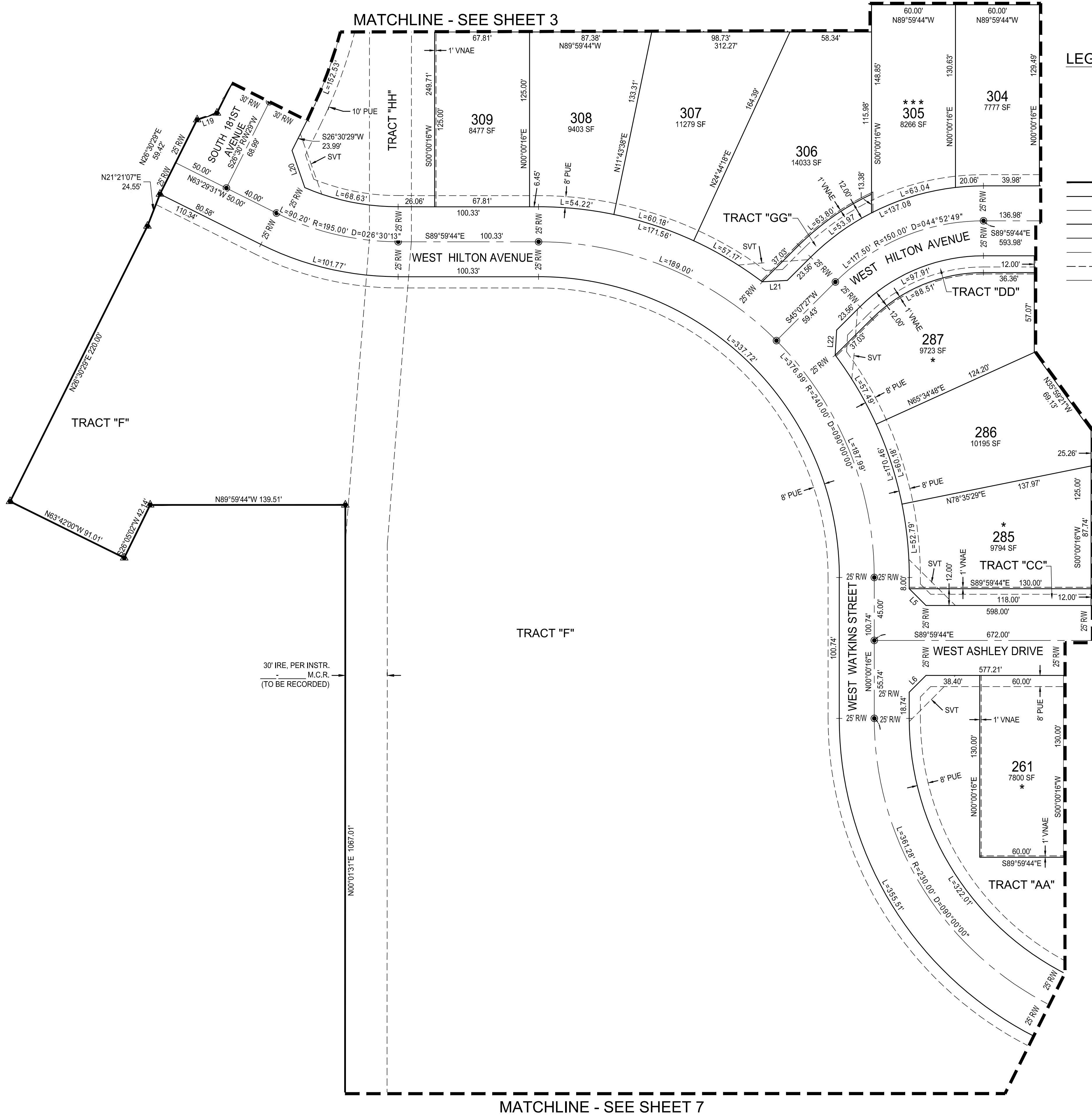
NO.	DATE	DESCRIPTION
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DATE 05/09/2019  
DRAWN SWR  
SURVEYED MS  
CHECKED JMH  
PROJECT # 41303680001  
SHEET TITLE

SHEET NUMBER





LEGEND

- ▲ CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED RLS #57999
- ⊕ SECTION CORNER MONUMENT (FOUND AS NOTED)
- ⊙ BRASS CAP MONUMENT (FOUND AS NOTED)
- SURVEY MONUMENT (FOUND AS NOTED)
- SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "B" SUBSEQUENT TO CONSTRUCTION
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- PROPOSED RIGHT-OF-WAY LINE
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- EASEMENT LINE
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- R/W RIGHT OF WAY
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- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
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- IRE IRRIGATION EASEMENT
- (R) RECORD DATA PER ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF SECTION 15 DATED JUNE 10, 2005 BY JOSEPH MCGILL, RLS #15890 FOR FRONTERRA VILLAGE, LLC ET AL.
- (M) MEASURED

LINE TABLE		
NO.	BEARING	LENGTH
L5	N44°59'44"W	16.97'
L6	S45°00'16"W	16.97'
L19	N71°30'29"E	14.96'
L20	N18°55'00"W	28.08'
L21	N86°49'51"E	18.04'
L22	S03°25'02"W	18.04'



Shaping the Future



PHOENIX

19621 N. 23RD. DRIVE, SUITE 150,  
PHOENIX, AZ 85027  
TEL: (602) 977-5000 FAX: (602) 977-5099 www.cardno.com

FINAL PLAT

PHASE ONE OF PRADERA

TOFINO DEVELOPMENT COMPANY

GOODYEAR, ARIZONA

BY	DATE	DESCRIPTION



DATE | 05/09/2019

DRAWN | SWR

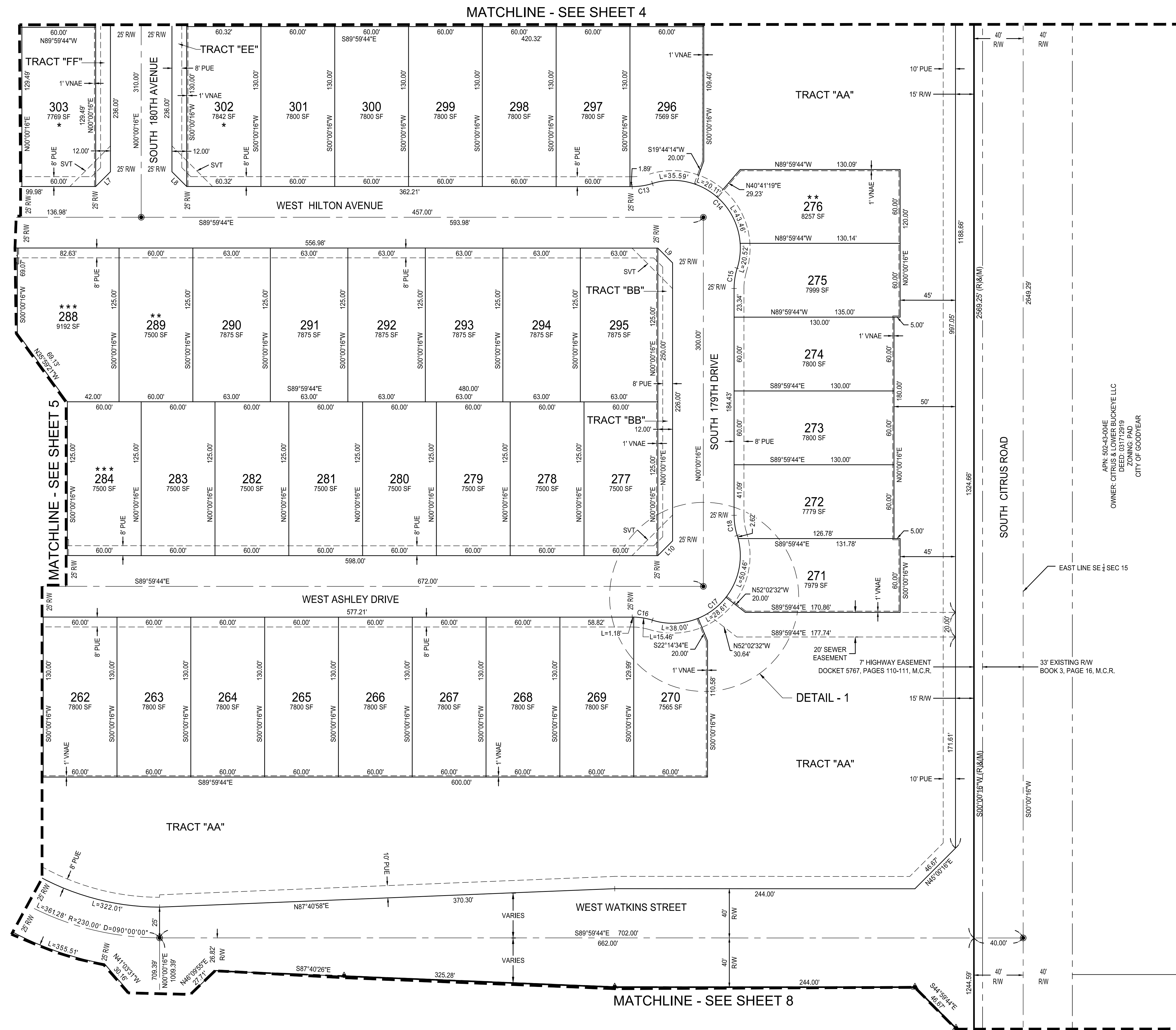
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CHECKED | JMH

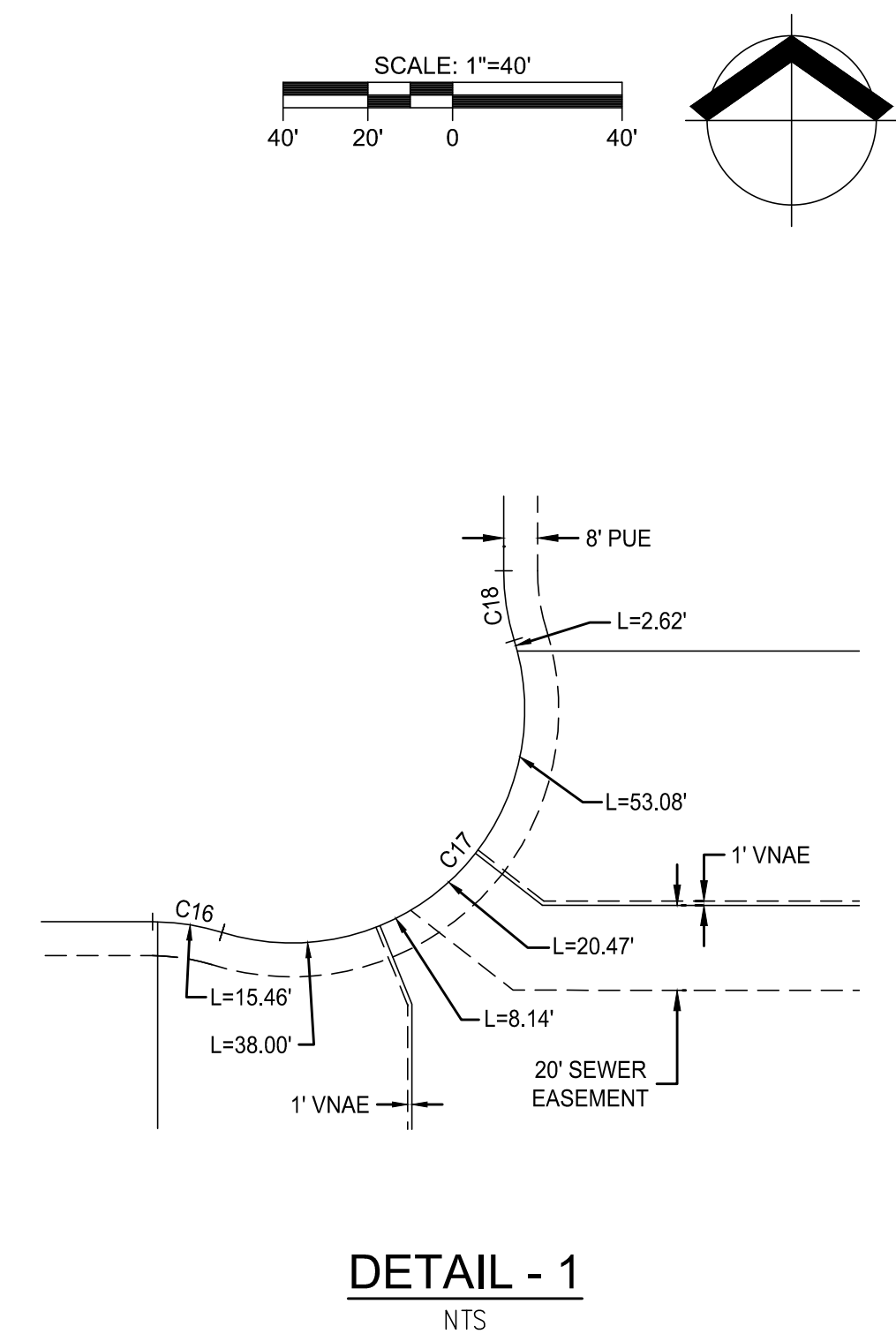
PROJECT # | 4130368001

SHEET TITLE



















NOT A PART

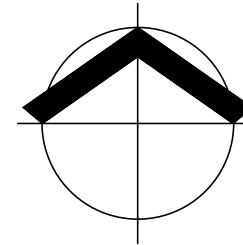


LINE TABLE		
NO.	BEARING	LENGTH
L7	N45°00'16"E	16.97'
L8	N44°59'44"W	16.97'
L9	N44°59'44"W	16.97'
L10	N45°00'16"E	16.97'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C13	17°20'29"	55.00'	16.65'
C14	124°40'58"	55.00'	119.69'
C15	17°20'29"	55.00'	16.65'
C16	17°20'29"	55.00'	16.65'
C17	124°40'58"	55.00'	119.69'
C18	17°20'29"	55.00'	16.65'

	CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED RLS #57999
	SECTION CORNER MONUMENT (FOUND AS NOTED)
	BRASS CAP MONUMENT (FOUND AS NOTED)
	SURVEY MONUMENT (FOUND AS NOTED)
	SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "B" SUBSEQUENT TO CONSTRUCTION
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	BOUNDARY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	PARCEL/LOT LINE
	EXISTING PARCEL LINE
	SECTION LINE
	EASEMENT LINE
	CENTER LINE
SVT	33"x33" SITE VISIBILITY TRIANGLE, SEE SHEET 2
R/W	RIGHT OF WAY
ESMT	EASEMENT
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
M.C.R.	MARICOPA COUNTY RECORDER
IRE	IRRIGATION EASEMENT
(R)	RECORD DATA PER ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF SECTION 15 DATED JUNE 10, 2005 BY JOSEPH C. MCGILL, RLS #15890 FOR FRONTERRA VILLAGE, LLC ET AL.
(M)	MEASURED

















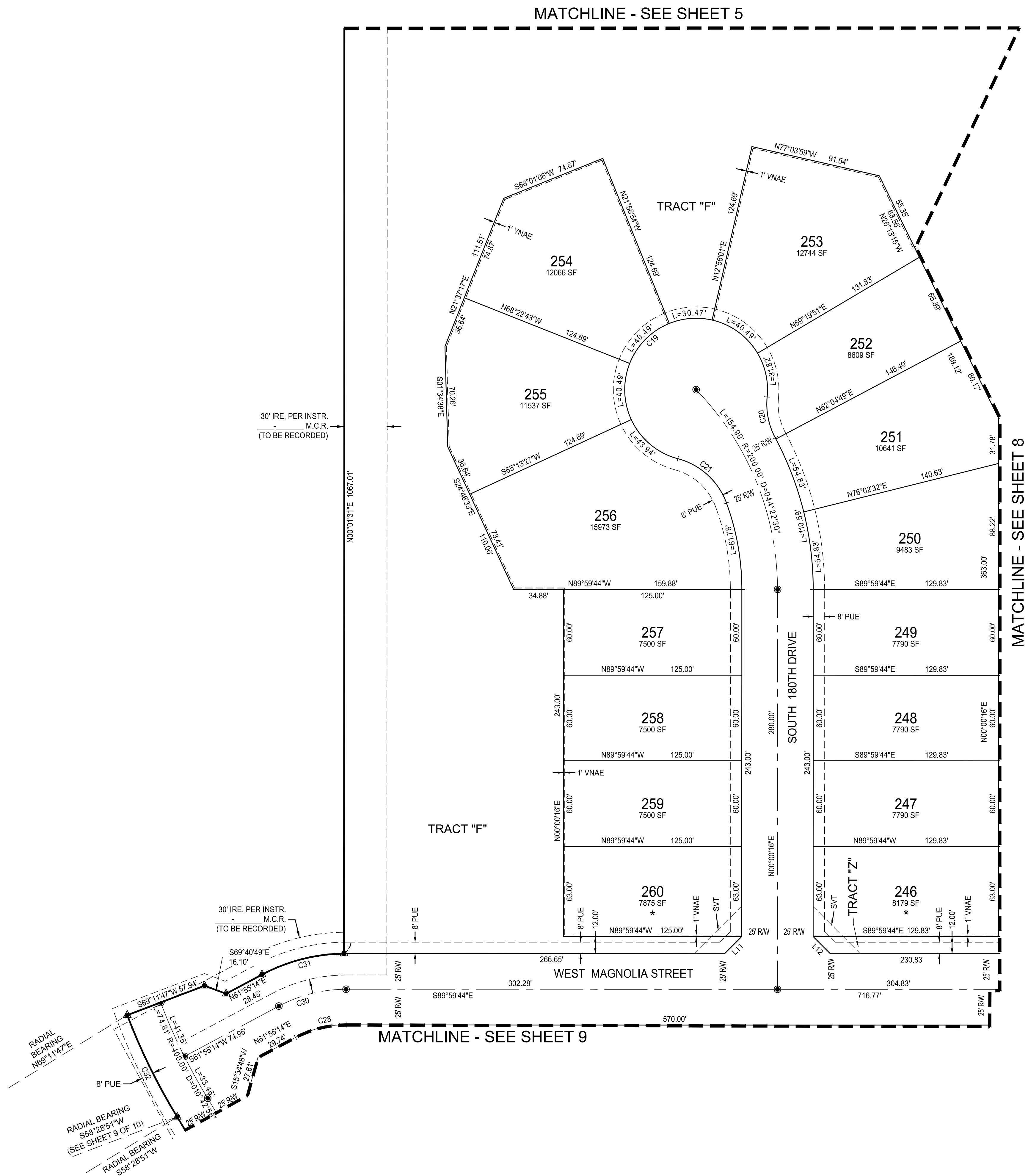


LINE TABLE		
<i>NO.</i>	<i>BEARING</i>	<i>LENGTH</i>
L11	N45°00'16"E	16.97'
L12	N44°59'44"W	16.97'

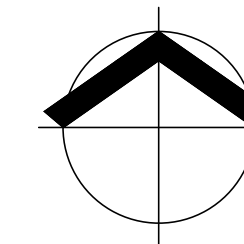
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C19	28°54'54"	50.00'	227.69'
C20	33°56'53"	50.00'	29.63'
C21	54°54'01"	50.00'	47.91'
C28	13°43'37"	75.44'	18.07'
C30	28°05'02"	100.00'	49.02'
C31	27°27'09"	125.00'	59.89'
C32	10°42'56"	425.00'	79.48'

### LEGEND









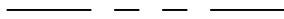


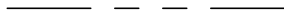
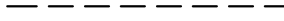

- |   |  |
|---|--|
|    | CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED RLS #57999   |
|    | SECTION CORNER MONUMENT (FOUND AS NOTED)   |
|  | BRASS CAP MONUMENT (FOUND AS NOTED)  |
|  | SURVEY MONUMENT (FOUND AS NOTED)   |
|  | SURVEY MARKER PER M.A.G. STD DET. 120-1, TYPE "B" SUBSEQUENT TO CONSTRUCTION   |
|  | SET 1/2" REBAR WITH CAP RLS #57999   |
|  | BOUNDARY LINE  |
|  | PROPOSED RIGHT-OF-WAY LINE   |
|  | EXISTING RIGHT-OF-WAY LINE   |
|  | PARCEL/LOT LINE  |
|  | EXISTING PARCEL LINE   |
|  | SECTION LINE   |
|  | EASEMENT LINE  |
|  | CENTER LINE  |
| SVT   | 33'x33' SITE VISIBILITY TRIANGLE, SEE SHEET 2  |
| R/W   | RIGHT OF WAY   |
| ESMT  | EASEMENT   |
| PUE   | PUBLIC UTILITY EASEMENT  |
| VNAE  | VEHICULAR NON-ACCESS EASEMENT  |
| M.C.R.  | MARICOPA COUNTY RECORDER   |
| IRE   | IRRIGATION EASEMENT  |
| (R)   | RECORD DATA PER ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF SECTION 15 DATED JUNE 10, 2005 BY JOSEPH C. MCGILL, RLS #15890 FOR FRONTERRA VILLAGE, LLC ET AL. |
| (M)   | MEASURED   |







## LEGEND

- |   |  |
|---|--|
|  | CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED RLS #57999   |
|  | SECTION CORNER MONUMENT (FOUND AS NOTED)   |
|  | BRASS CAP MONUMENT (FOUND AS NOTED)  |
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|  | EXISTING PARCEL LINE   |
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|  | EASEMENT LINE  |
|  | CENTER LINE  |
| SVT   | 33"x33" SITE VISIBILITY TRIANGLE, SEE SHEET 2  |
| R/W   | RIGHT OF WAY   |
| ESMT  | EASEMENT   |
| PUE   | PUBLIC UTILITY EASEMENT  |
| VNAE  | VEHICULAR NON-ACCESS EASEMENT  |
| M.C.R.  | MARICOPA COUNTY RECORDER   |
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| (M)   | MEASURED   |

LINE TABLE		
NO.	BEARING	LENGTH
L13	N45°00'16"E	16.97'

APN: 502-43-004H  
OWNER: CITRUS & LOWER BUCKEYE LLC  
DEED: 030991338  
ZONING: PAD  
CITY OF COVINGTON

SOUTH CITRUS ROAD

EAST LINE SE  $\frac{1}{4}$  SEC 1

7<sup>th</sup> HIGHWAY EASEMENT  
DOCKET 5767, PAGES 110-111, M.C.R.

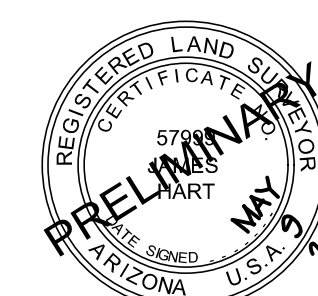
33' EXISTING R/W  
BOOK 3, PAGE 16, M.C.R.

MATCHLINE - SEE SHEET 10

 **PHOENIX**

19621 N. 23RD. DRIVE, SUITE 150,  
PHOENIX, AZ 85027  
TEL (602) 977-8000 FAX (602) 977-8006  
[www.phoenix.com](http://www.phoenix.com)

**FINAL PLAT**  
PHASE ONE OF PRADERA  
TOFINO DEVELOPMENT COMPANY  
GODYEAR, ARIZONA

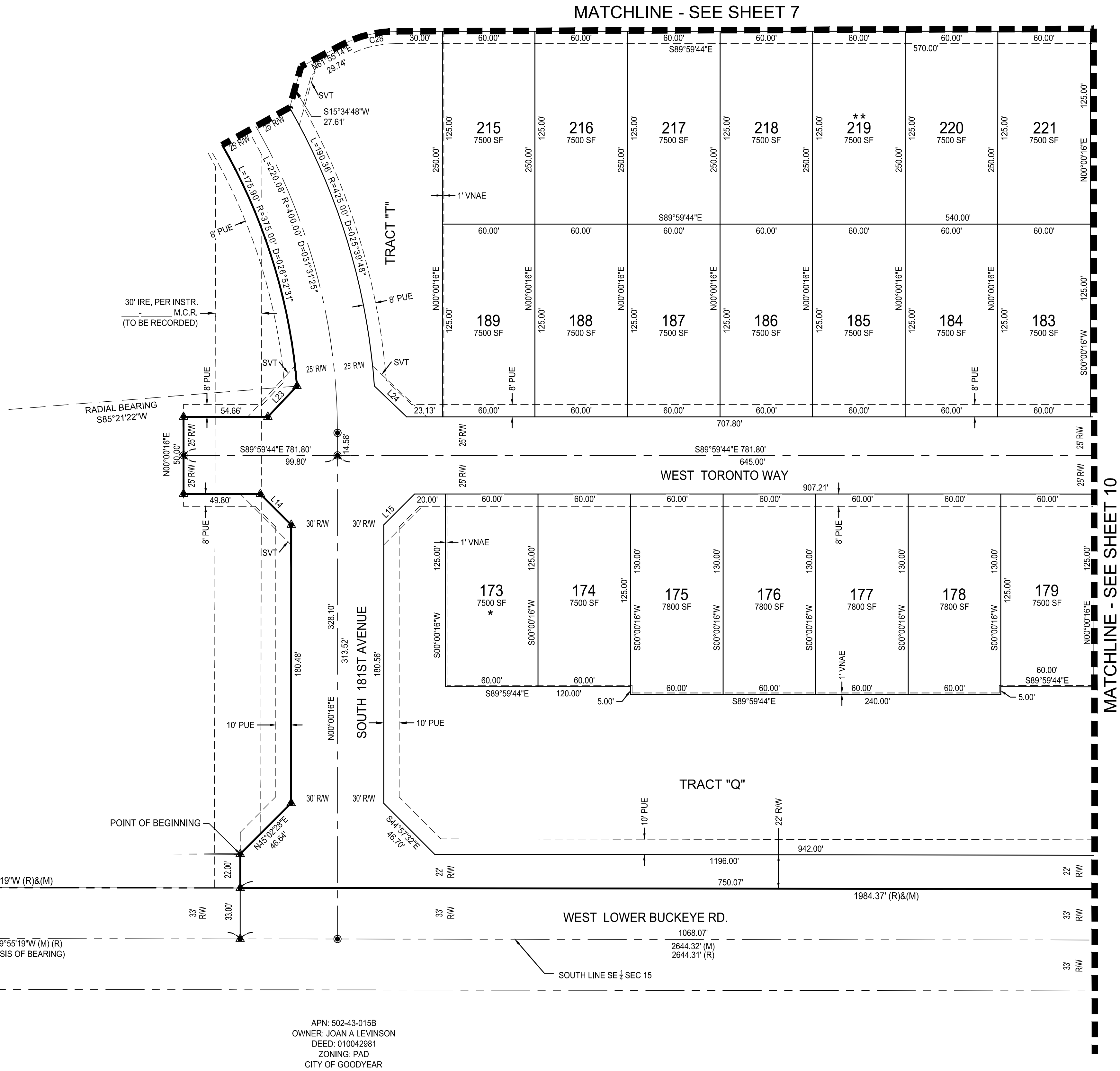
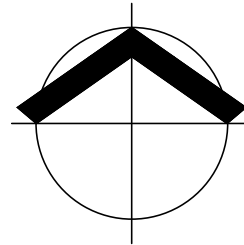
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DATE	05/09/2019
DRAWN	SWR
SURVEYED	MS
CHECKED	JMH
PROJECT #	4130368001
SHEET TITLE	

SHEET NUMBER

**8 of 10**





LINE TABLE		
NO.	BEARING	LENGTH
L14	N44°59'44"W	28.28'
L15	N45°00'16"E	28.28'
L23	N43°26'39"E	27.50'
L24	S46°22'20"E	28.96'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C28	13°43'37"	75.44'	18.07'

LEGEND

- ▲ CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED RLS #57999
- ⊕ SECTION CORNER MONUMENT (FOUND AS NOTED)
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- EXISTING PARCEL LINE
- SECTION LINE
- EASEMENT LINE
- CENTER LINE
- SVT 33"x33' SITE VISIBILITY TRIANGLE, SEE SHEET 2
- R/W RIGHT OF WAY
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- (M) MEASURED

**FINAL PLAT**  
PHASE ONE OF PRADERA  
TOFINO DEVELOPMENT COMPANY  
GOODYEAR, ARIZONA

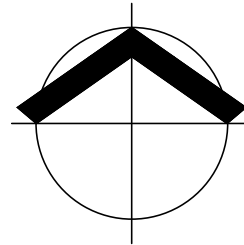
DATE	DESCRIPTION	BY



DATE	05/09/2019
DRAWN	SWR
SURVEYED	MS
CHECKED	JMH
PROJECT #	4130368001
SHEET TITLE	

SHEET NUMBER





MATCHLINE - SEE SHEET 8

NOT A PART

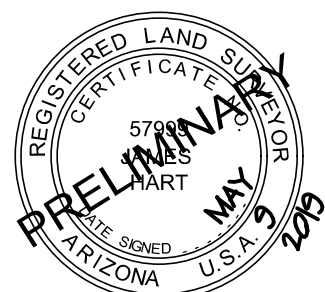
LINE TABLE		
NO.	BEARING	LENGTH
L16	N44°59'44"W	16.97'
L17	N45°00'16"E	16.97'
L18	N44°59'44"W	16.97'

LEGEND

- ▲ CORNER OF THIS SUBDIVISION TO BE SET UNLESS OTHERWISE NOTED RLS #57999
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- (M) MEASURED

**FINAL PLAT**  
PHASE ONE OF PRADERA  
TOFINO DEVELOPMENT COMPANY  
GOODYEAR, ARIZONA

NO.	DATE	DESCRIPTION
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DATE | 05/09/2019  
DRAWN | SWR  
SURVEYED | MS  
CHECKED | JMH  
PROJECT # | 4130368001  
SHEET TITLE