

Jan 27, 2020 1:59pm S:\Projects\2017\17-395\Legal Survey\Draws\Final Plat\17-395 Phase 2B Plat.dwg smartin

GENERAL NOTES

- A. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- B. 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.
- C. 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.
- D. 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.
- a. 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.
- b. 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.
- c. 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.
- d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- e. 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.
- E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- F. STRUCTURES WITHIN SIGHT VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY TRIANGLES 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.
- G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY AND THE PRADERA HOMEOWNERS ASSOCIATION SHALL EXECUTE AND PROVIDE TO THE CITY A STORM WATER MAINTENANCE AGREEMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.
- I. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- J. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITH THE EXCEPTION OF 69KV OR LARGER POWER LINES.
- L. 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.
- M. 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.

- N. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION, WITH THE FOLLOWING EXCEPTIONS: NONE.
- 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 PUE.
- P. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- Q. ALL TRACT LANDSCAPE AND OPEN SPACE IMPROVEMENTS SHALL BE COMPLETED UPON ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT WITHIN THE SUBDIVISION.
- R. THE SAME BUILDING ELEVATION FOR DWELLING UNITS SHALL NOT BE PLACED SIDE BY SIDE OR ACROSS THE STREET FROM ONE ANOTHER UNLESS THE ELEVATION IS FUNDAMENTALLY DIFFERENT AS DETERMINED BY CITY STAFF DURING THE RESIDENTIAL DESIGN REVIEW PROCESS.
- S. HOMES ON ALL CORNER LOTS ARE REQUIRED TO BE SINGLE-STORY ONLY. THESE LOTS (17, 27, 38, 39, 49 AND 60) HAVE BEEN IDENTIFIED ON THE PLAT WITH A SINGLE ASTERISK (*) SYMBOL.
- T. NO MORE THAN THREE (3) TWO-STORY HOMES WILL BE ALLOWED SIDE BY SIDE. THREE (3) CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO (2) SINGLE-STORY HOMES.
- U. THE HOMEOWNER SHALL PROVIDE AND INSTALL A FRONT YARD LANDSCAPE PACKAGE FOR EACH DWELLING WITHIN 60 DAYS OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THAT DWELLING. A LANDSCAPE BUDGET WILL BE HELD IN ESCROW UNTIL LANDSCAPING IS INSTALLED AND APPROVED BY THE HOME OWNERS ASSOCIATION.
- V. THIS DEVELOPMENT IS ADJACENT TO LAND DESIGNATED FOR DEVELOPMENT AS COMMERCIAL AND/OR MULTI-FAMILY USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES. THE BUYER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, THE OWNER, DEVELOPER, AND THE HOMEBUILDER FROM ANY LIABILITY FROM ANY CLAIMS FOR FUTURE DAMAGES TO PERSONS OR PROPERTY, OR COMPLAINTS OF ANY KIND, THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE DEVELOPMENT OF SUCH PROPERTY WITH COMMERCIAL AND/OR MULTI-FAMILY USES.
- W. ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES. (LOTS:17, 27, 38, 39, 49 AND 60).
- X. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOTS: 48 AND 45).
- Y. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS (LOTS: 4, 13, AND 24).
- Z. THIS DEVELOPMENT IS WITHIN THE VICINITY OF A PROPOSED 203 KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR BAR AT THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH A FLUSH CITY OF GOODYEAR BRASS CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, AT A DISTANCE OF 2,644.32 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 774.30 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 50 SECONDS EAST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 03 MINUTES 31 SECONDS EAST, 259.26 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 109.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 16 SECONDS EAST, 25.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 113.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 16 SECONDS EAST, 953.31 FEET;

THENCE SOUTH 87 DEGREES 40 MINUTES 26 SECONDS EAST, 220.18 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 244.47 FEET;

THENCE NORTH 87 DEGREES 35 MINUTES 35 SECONDS EAST, 32.46 FEET;

THENCE SOUTH, 1220.81 FEET ALONG A LINE 55 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 15;

THENCE SOUTH 45 DEGREES 02 MINUTES 28 SECONDS WEST, 14.31 FEET;

THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 709.11 FEET ALONG A LINE 55 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 15; TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 672,272 SQUARE FEET, OR 15.4332 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

Final Plat
Pradera - Phase 2B
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: THAT TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF PRADERA – PHASE 2B, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL 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 DECLARES ALL TRACTS WITHIN THE FINAL PLAT AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN ALL PHASES OF THE PRADERA SUBDIVISION AND SUBJECT TO THE COVENANTS AND THE EASEMENTS HEREIN, CONVEYS TO THE PRADERA COMMUNITY ASSOCIATION INC., AN ARIZONA NON-PROFIT CORPORATION, ALL TRACTS WITHIN THE SUBDIVISION FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) IN TRACTS "A" THROUGH "F" INCLUSIVE, AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("PUBLIC UTILITY EASEMENT AREAS"). 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 BY THE CITY OF GOODYEAR AND ITS PERMITEES: INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT 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:

TRACT "F" IS HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR ALL PHASES OF THE PRADERA 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 ALL PHASES OF THE PRADERA 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 EQUIT 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 ATTORNEY'S 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 TRACT "F".

TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

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 AND PERPETUAL SEWER EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT F DESIGNATED AS "SEWER EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT F DESIGNATED AS "SEWER EASEMENT", THE SEWER EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND OR REPAIRING SEWERLINES AND APPURTENANCES.

IN WITNESS WHEREOF: TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2020.

BY: TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION,
AS OWNER

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2020 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE _____ OF TOFINO DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES:

OWNER:

TOFINO DEVELOPMENT COMPANY,
A WASHINGTON CORPORATION
11624 SE 5TH SUITE 200
BELLEVUE, WA 98005
TEL: (480) 220-7393

UTILITIES

WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
GAS SOUTHWEST GAS
ELECTRIC ARIZONA PUBLIC SERVICE
TELEPHONE CENTURYLINK / COX
REFUSE CITY OF GOODYEAR
CABLE TV CENTURYLINK / COX
FIRE CITY OF GOODYEAR
POLICE CITY OF GOODYEAR

SURVEYOR:

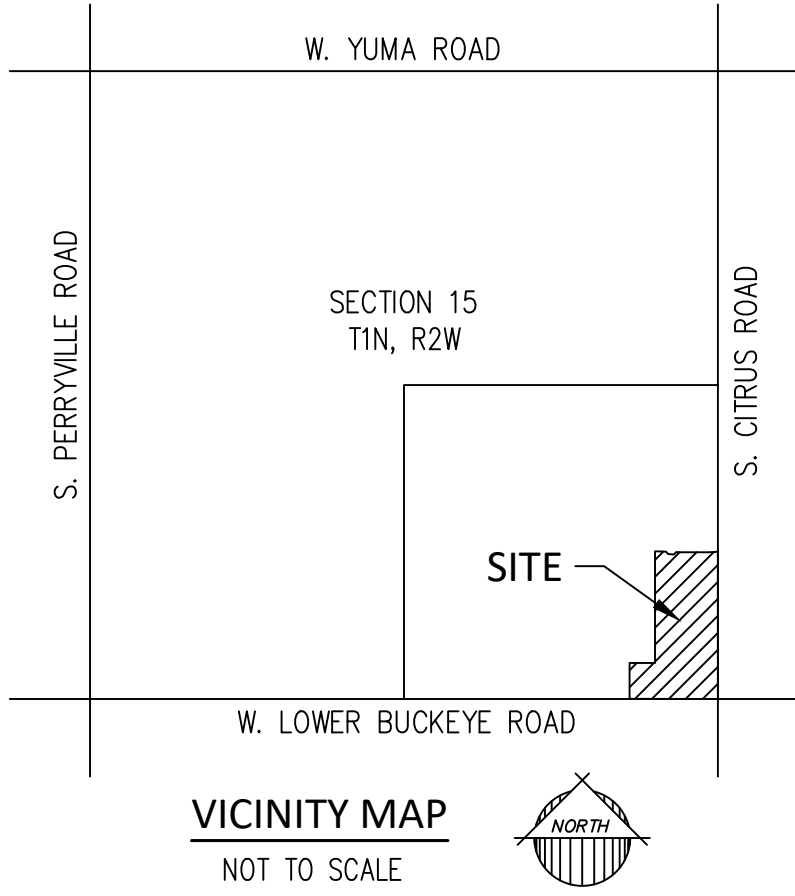
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: ROBERT JOHNSTON, RLS

SHEET INDEX

SHEET 1: COVER SHEET

SHEET 2: PLAN SHEET

SHEET 2: LOT AREA TABLE, TRACT TABLE,
LINE AND CURVE TABLES, PLAN
SHEET & DETAILS



VICINITY MAP

NOT TO SCALE



BASIS OF BEARING

LOWER BUCKEYE ROAD, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ALSO SHOWN ON THE DEED OF RECORD DOC #18-0320379 MARICOPA COUNTY RECORDS.

BEARING = (NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST)

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2018-0320380 ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF 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 PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT 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, AZ AT DOCUMENT NO. 2018-0320380.

LENDER: PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____ AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF ARIZONA

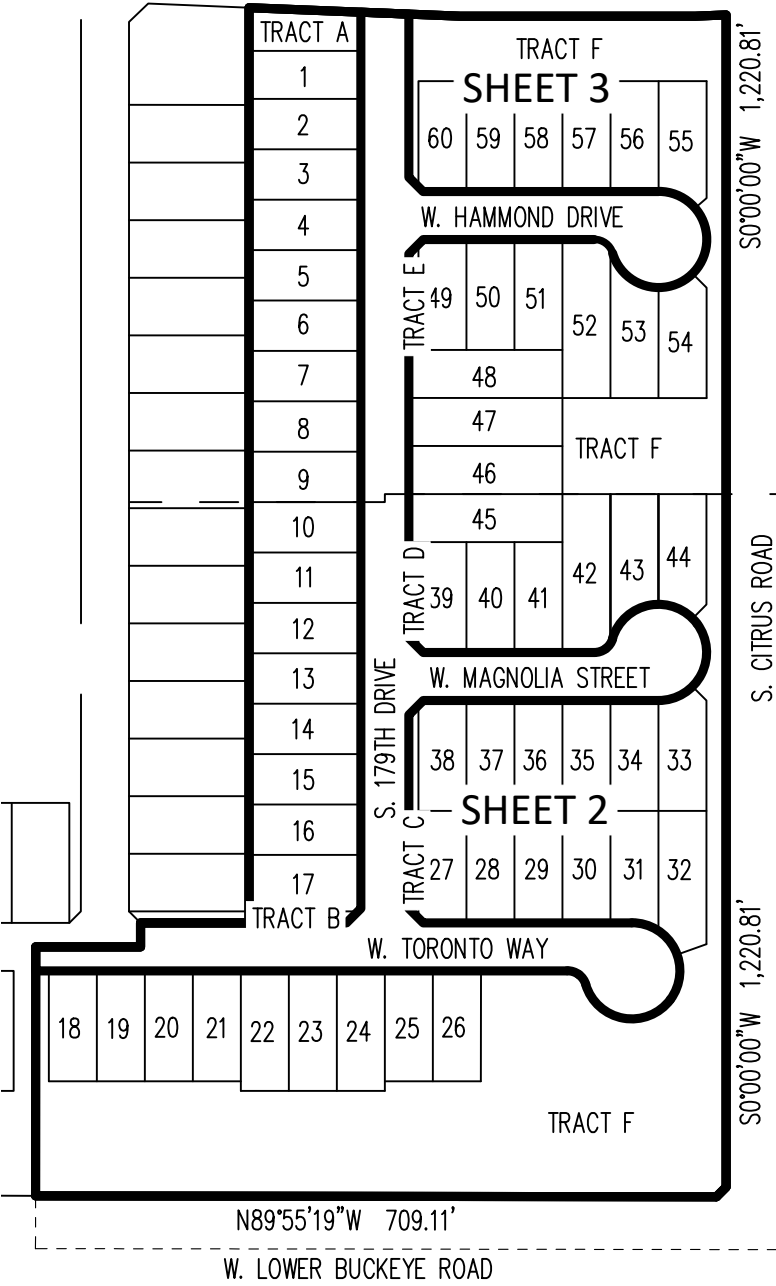
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY _____ AS _____ OF PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR THE PURPOSES CONTAINED HEREIN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES:



SHEET INDEX

NOT TO SCALE

BENCHMARK

CITY OF GOODYEAR BENCHMARK #6307, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE & ELWOOD STREET.

ELEVATION = 937.21' (NAVD 88 DATUM)

SITE SUMMARY TABLE

DESCRIPTION	AREA
EXISTING ZONING	R1-4 SINGLE FAMILY RESIDENTIAL
YIELD 60 LOTS	8,152 AC.
OPEN SPACE	4,158 AC.
RIGHT OF WAY	2,759 AC.
TOTAL	15,433 AC.

HOA RATIFICATION AND CONSENT

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

BY THIS RATIFICATION AND CONSENT, PRADERA COMMUNITY ASSOCIATION INC., ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS "A" THROUGH "F", INCLUSIVE, REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2020.

PRADERA COMMUNITY ASSOCIATION INC.
AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY _____, THE _____ OF PRADERA COMMUNITY ASSOCIATION INC., AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF OF THE NON-PROFIT CORPORATION.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES:

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2020.

BY: _____ MAYOR: GEORGIA LORD

BY: _____ CITY CLERK: DARGIE MCCracken

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2020.

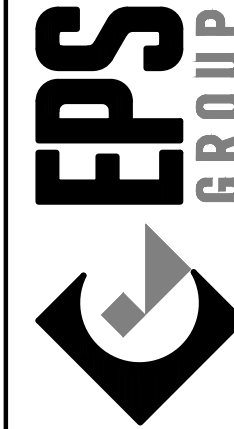
BY: _____ CITY ENGINEER: REBECCA ZOOK

CERTIFICATION

I, ROBERT A. JOHNSTON 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 AUGUST, 2019; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250

1130 N. Alma School Rd., Ste 120
Mesa, AZ 85201
Tel: (480) 503-2250 | Fax: (480) 503-2258
www.epsgroupinc.com



Pradera - Phase 2B
GOODYEAR, ARIZONA

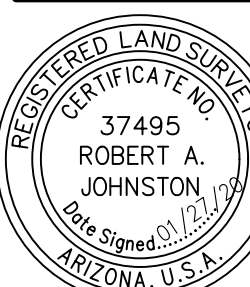
Final Plat

Project:

Revisions:



Designer: RJ
Drawn by: S.R.

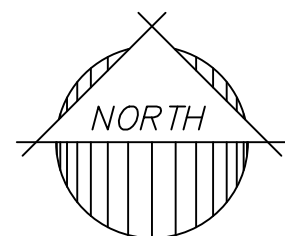


Job No.
17-395
COVER
Sheet No.
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of 3

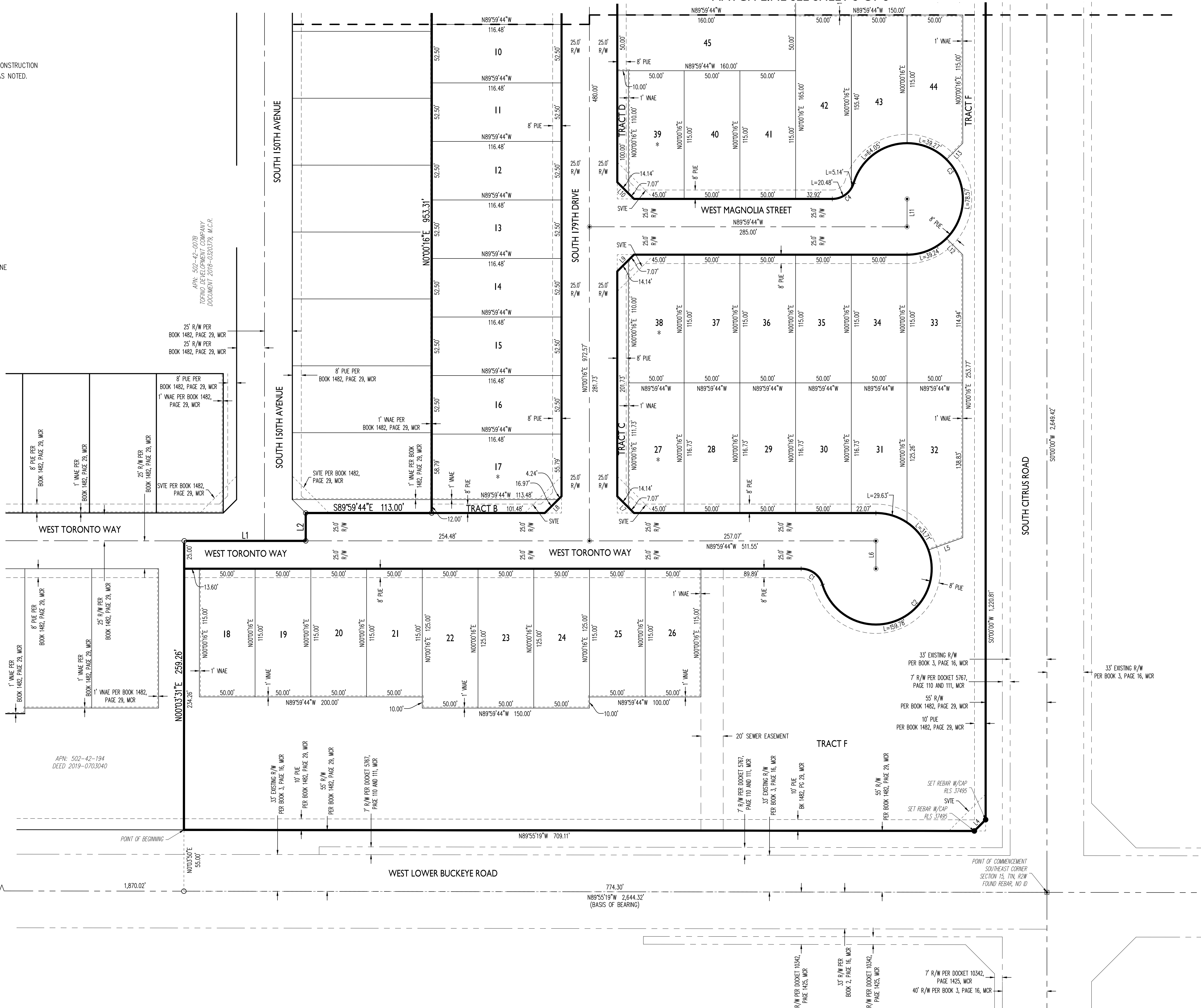
LEGEND

- FOUND MONUMENT AS NOTED
 - SET BRASS CAP AT COMPLETION OF CONSTRUCTION
 - CORNER OF SUBDIVISION, MONUMENT AS NOTED.
 - SET SUBDIVISION CORNER
 - REGISTERED LAND SURVEYOR
 - R/W RIGHT OF WAY
 - APN: ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - C.O.G. CITY OF GOODYEAR
 - PUE PUBLIC UTILITY EASEMENT
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - SVTE SIGHT VISIBILITY TRIANGLE
 - * SINGLE STORY ONLY
- PLAT BOUNDARY
- CENTER LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- SECTION LINE
- EXISTING EASEMENT LINE
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT LINE
- SIGHT VISIBILITY LINE
- SEWER EASEMENT
- MATCH LINE

SOUTH QUARTER CORNER
SECTION 15, T1N, R2W
FOUND C.O.G. BRASS CAP FLUSH



40 0 40 80
scale feet



1130 N. Alma School Rd., Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Pradera - Phase 2B

Revisions:

Call at least two full working days before you begin excavation.

ARIZONA 801

State of Arizona
1800 N. 15th Avenue, Suite 100
Phoenix, Arizona 85016-2100

Designer: RJ
Drawn by: S.R.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37495
ROBERT A. JOHNSTON
Exp. 12/31/2024
ARIZONA, U.S.A.

Job No.
17-395

PLAT

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Jan 27, 2020 1:59pm S:\Projects\2017\17-395\Legal Survey\Draws\Final Plat\17-395 Phase 2B Plat.dwg smartin

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	5,824	0.1337
2	6,115	0.1404
3	6,115	0.1404
4	6,115	0.1404
5	6,115	0.1404
6	6,115	0.1404
7	6,115	0.1404
8	6,115	0.1404
9	6,115	0.1404
10	6,115	0.1404
11	6,115	0.1404
12	6,115	0.1404
13	6,115	0.1404
14	6,115	0.1404
15	6,115	0.1404

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
16	6,115	0.1404
17	6,844	0.1571
18	5,750	0.1320
19	5,750	0.1320
20	5,750	0.1320
21	5,750	0.1320
22	6,250	0.1435
23	6,250	0.1435
24	6,250	0.1435
25	5,750	0.1320
26	5,750	0.1320
27	5,824	0.1337
28	5,837	0.1340
29	5,837	0.1340
30	5,837	0.1340

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
31	5,913	0.1357
32	7,036	0.1615
33	6,018	0.1381
34	5,750	0.1320
35	5,750	0.1320
36	5,750	0.1320
37	5,750	0.1320
38	5,738	0.1317
39	5,737	0.1317
40	5,750	0.1320
41	5,750	0.1320
42	8,202	0.1883
43	6,282	0.1442
44	6,018	0.1382
45	8,000	0.1837

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
46	8,000	0.1837
47	8,000	0.1837
48	8,000	0.1837
49	5,738	0.1317
50	5,750	0.1320
51	5,750	0.1320
52	8,202	0.1883
53	6,282	0.1442
54	6,018	0.1382
55	6,097	0.1400
56	5,750	0.1320
57	5,750	0.1320
58	5,750	0.1320
59	5,750	0.1320
60	5,738	0.1317

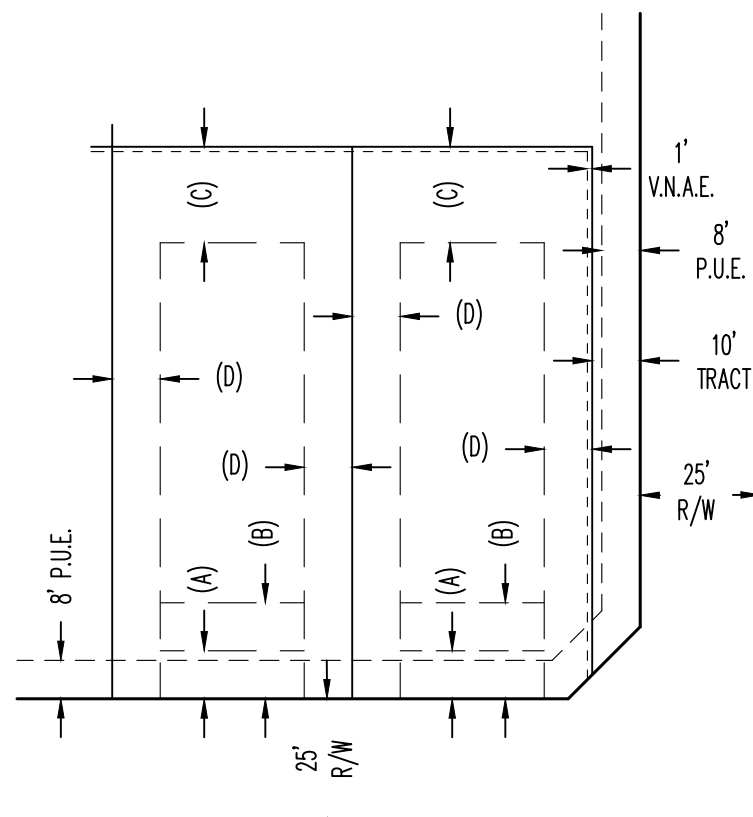
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°59'44"E	109.00'
L2	N00°00'16"E	25.00'
L3	N87°35'35"E	32.46'
L4	N45°02'28"E	14.31'
L5	N70°18'20"E	32.77'
L6	N00°00'16"E	25.00'
L7	S44°59'44"E	21.21'
L8	N45°00'16"E	21.21'
L9	S45°00'16"W	21.21'
L10	S44°59'44"E	21.21'
L11	S00°00'16"W	25.00'
L12	N44°57'44"W	20.75'
L13	N45°00'16"E	20.71'
L14	S45°00'16"W	21.21'
L15	S44°59'44"E	21.02'
L16	N00°00'16"E	25.00'
L17	N44°59'44"W	20.71'
L18	N49°10'11"E	16.09'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE AND PUE	4,968	0.1141
Tract B	LANDSCAPE, OPEN SPACE AND PUE	1,290	0.0296
Tract C	LANDSCAPE, OPEN SPACE AND PUE	2,117	0.0486
Tract D	LANDSCAPE, OPEN SPACE AND PUE	1,050	0.0241
Tract E	LANDSCAPE, OPEN SPACE AND PUE	1,050	0.0241
Tract F	LANDSCAPE, OPENSACE, PUE, DRAINAGE, AND SEWER	170,615	3.9168

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	25.62'	20.00'	73°23'54"	23.90'	N53°17'47"W
C2	221.13'	50.00'	253°23'54"	80.18'	N36°42'13"E
C3	221.13'	50.00'	253°23'54"	80.18'	N36°41'41"W
C4	25.62'	20.00'	73°23'54"	23.90'	N53°18'19"E
C5	25.62'	20.00'	73°23'54"	23.90'	N53°17'47"W
C6	221.13'	50.00'	253°23'54"	80.18'	N36°42'13"E

TOTAL TRACT AREA 210,619 S.F. 4.8351 AC.
ALL TRACTS ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

- COMMON AREAS MAY INCLUDE OPEN SPACE LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.



TYPICAL LOT SETBACKS

PROPOSED R1-4 SINGLE FAMILY RESIDENTIAL STANDARDS

MINIMUM BUILDING SETBACKS (FT.)

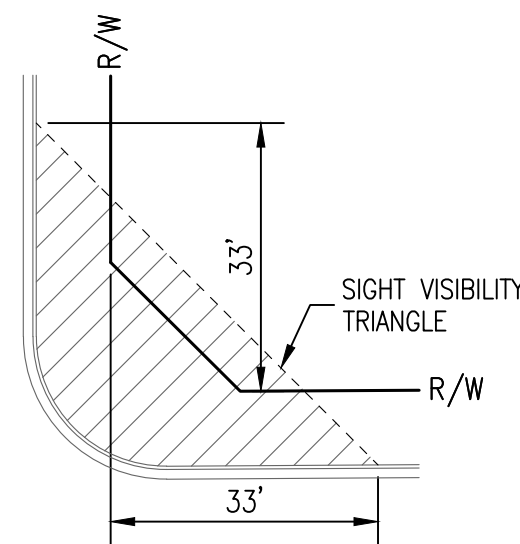
- | | |
|-------------------------|---------------------|
| (A) FRONT | 10' |
| (B) FRONT FACING GARAGE | 20' |
| (C) REAR | 20' |
| (D) SIDE | 5' (10' BOTH SIDES) |

- | | |
|-------------------------|-----------------|
| MAXIMUM HEIGHT | 30' (2 STORIES) |
| MAXIMUM LOT COVERAGE | 60% |
| LOT WIDTH (MIN. / MAX.) | 45' |
| LOT DEPTH (MIN. / MAX.) | 100' |
| MINIMUM LOT AREA | 4,500 SQ. FT. |

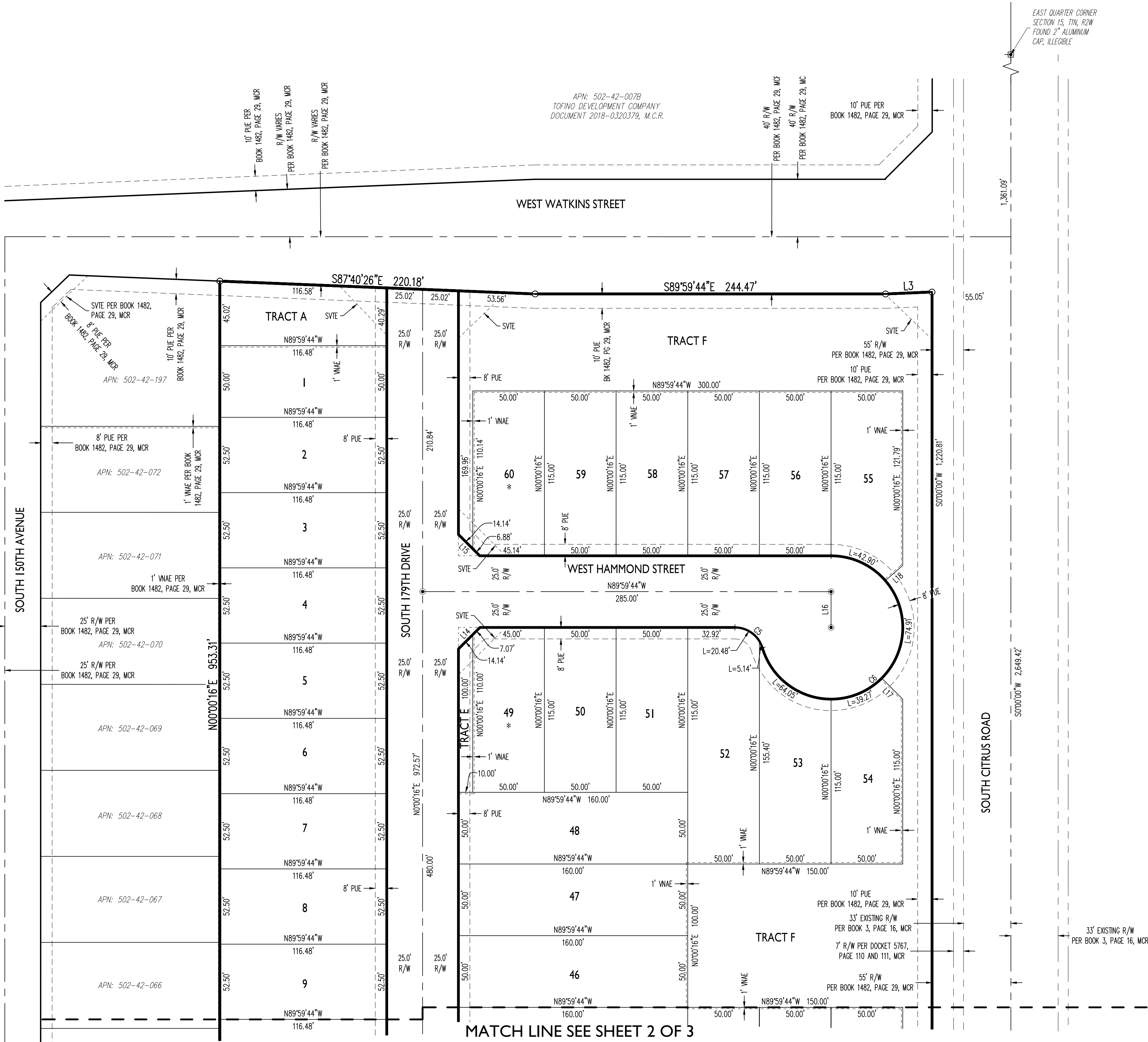
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- *

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TYPICAL SVTE



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EPS GROUP

Pradera - Phase 2B

GOODYEAR, ARIZONA

Final Plat

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Revisions:

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ARIZONA

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