

DEDICATION:

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE OF ITS TRUST NO. 7854 HEREBY SUBDIVIDES UNDER THE NAME OF "FINAL PLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE". A PORTION OF THE NORTHEAST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE G. & S.R.M., CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY, DESCRIBED ON THIS PLAT, (SHEET 2 OF 3) TRUSTEE HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, STREETS AND PRIVATE ACCESS WAYS CONSTITUTING FINAL PLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE AND THAT EACH LOT, TRACT, EASEMENT, STREET, PRIVATE ACCESS WAY AND OTHER PORTION OF FINAL PLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS SET FORTH ON THIS PLAT. COMMON AREA TRACT "A" IS DECLARED A PRIVATE ACCESS WAY FOR DRAINAGE AND FOR INGRESS AND EGRESS TO AND FROM THE LOTS, TRACTS AND OTHER PORTIONS OF FINAL PLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE AND OTHER PORTIONS OF PEBBLECREEK GOLF RESORT BY THE OWNERS THEREOF. BY PEBBLECREEK PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP ("PEBBLECREEK PROPERTIES"), BY THEIR RESPECTIVE GUESTS AND INVITEES AND BY FIRE, POLICE, AND EMERGENCY AND GOVERNMENTAL SERVICE VEHICLES AND PERSONNEL, INCLUDING REFUSE COLLECTION VEHICLES AND PERSONNEL. TRUSTEE HEREBY DEDICATES TO ALL PUBLIC UTILITY PROVIDERS A NON-EXCLUSIVE EASEMENT WITHIN COMMON AREA TRACT "A" AND WITHIN ALL AREAS DESIGNATED ON THIS PLAT AS PUBLIC UTILITIES EASEMENTS, WHICH NON-EXCLUSIVE EASEMENT IS FOR UNDERGROUND CABLES, PIPES, WIRES AND OTHER UNDERGROUND EQUIPMENT AND, IF AND TO THE EXTENT APPROVED IN WRITING BY PEBBLECREEK PROPERTIES OR ITS DESIGNATED SUCCESSORS OR ASSIGNS, FOR RELATED ABOVE-GROUND FACILITIES, FOR ELECTRICITY, GAS, COMMUNICATIONS, WATER, CABLE TELEVISION, SEWAGE DISPOSAL, AND EFFLUENT TREATMENT OR DISPOSAL, EXCEPT THAT THE CONSENT OF PEBBLECREEK PROPERTIES OR ITS DESIGNATED SUCCESSOR OR ASSIGN SHALL NOT BE REQUIRED FOR SUCH PERMITTED ABOVE-GROUND FACILITIES IF THE CITY OF GOODYEAR OR A COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY IS THE UTILITY PROVIDER. EXCEPT WHEN THE APPLICABLE PUBLIC UTILITY PROVIDER IS THE CITY OF GOODYEAR OR A COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY, A PUBLIC UTILITY PROVIDER'S ACCEPTANCE OF THIS EASEMENT CONSTITUTES SUCH PUBLIC UTILITY PROVIDER'S AGREEMENT (WHICH ACCEPTANCE AND AGREEMENT SHALL CONCLUSIVELY BE EVIDENCED BY THE INSTALLATION OF ANY CABLES, WIRES, PIPES, CONDUIT OR OTHER EQUIPMENT OR MATERIALS WITHIN THE PROPERTY SUBJECT TO THIS PLAT BY, FOR OR ON BEHALF OF SUCH PUBLIC UTILITY PROVIDER AND WHICH ACCEPTANCE AND AGREEMENT SHALL BE A CONDITION TO THE EFFECTIVENESS OF THIS EASEMENT WITH RESPECT TO SUCH PUBLIC UTILITY PROVIDER) TO: (A) INDEMNIFY, DEFEND AND HOLD HARMLESS (1) PEBBLECREEK PROPERTIES, (2) THE PROPERTY OWNERS ASSOCIATION(S) ESTABLISHED BY PEBBLECREEK PROPERTIES FOR FINAL PLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE AND PEBBLECREEK GOLF RESORT, (3) THE RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, MEMBERS SUCCESSORS AND ASSIGNS OF PEBBLECREEK PROPERTIES AND OF SUCH PROPERTY OWNERS ASSOCIATION(S), AND (4) THE RESPECTIVE OWNERS OF THE REAL PROPERTY THAT IS SUBJECT TO THE FOREGOING EASEMENT FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, DAMAGES, SUITS, COSTS AND EXPENSES, INCLUDING BUT NOT LIMITED TO COURT COSTS AND ATTORNEYS' FEES, ARISING FROM OR RELATING TO ANY PERSONAL INJURY, DEATH, PROPERTY DAMAGE OR OTHERWISE, IN CONNECTION WITH THE INSTALLATION, CONSTRUCTION, DESIGN, OPERATION, REPAIR, MAINTENANCE OR REPLACEMENT OF ANY CABLES, PIPES, WIRES OR OTHER EQUIPMENT OR FACILITIES BY, FOR OR ON BEHALF OF SUCH PUBLIC UTILITY PROVIDER OR IN CONNECTION WITH SUCH PUBLIC UTILITY PROVIDER'S OPERATIONS WITHIN FINAL PLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE AND PEBBLECREEK GOLF RESORT; AND (B) REPAIR AND RESTORE ALL STREETS, FENCING, LANDSCAPING AND OTHER IMPROVEMENTS DAMAGED OR DESTROYED BY SUCH PUBLIC UTILITIES PROVIDER TO THE SAME CONDITION AS PRIOR TO THEIR DAMAGE OR DESTRUCTION. IN THE EVENT THE CITY OF GOODYEAR OR ANY COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY IS OR BECOMES A PUBLIC UTILITY PROVIDER AND INSTALLS, MAINTAINS, REPAIRS OR REPLACES ANY OF ITS PUBLIC UTILITIES WITHIN THE EASEMENT GRANTED TO PUBLIC UTILITY PROVIDERS BY THIS DEDICATION, AND IF THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT DAMAGES OR DESTROYS ANY STREETS, LANDSCAPING OR PRIVATE PROPERTY WITHIN THE EASEMENT, THE REPAIR AND REPLACEMENT OF SUCH LANDSCAPING OR PRIVATE PROPERTY LOCATED WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SUCH PROPERTY, EXCEPT THAT THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT SHALL CLOSE ANY EXCAVATIONS MADE BY IT WITHIN SUCH EASEMENT AND SHALL REPAIR THE STREETS (I.E. PRIVATE ACCESS WAYS), AT THE POINT OF ANY SUCH DAMAGE OR EXCAVATION, TO THE SAME CONDITION AS PRIOR TO THEIR DAMAGE OR EXCAVATION BY THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT, EXCEPT THAT THE CITY OF GOODYEAR WILL NOT BE RESPONSIBLE TO REPLACE DECORATIVE PAVEMENT INSTALLED OVER CITY UTILITY LINES BUT THAT PAVEMENT REPLACED SHALL BE TYPICAL BLACK ASPHALT CONCRETE COLOR OR GRAY CONCRETE COLOR.

WATER AND SEWER EASEMENT ("EASEMENTS") IN TRACT "A" AS DESCRIBED ABOVE ARE GRANTED TO LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP., AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN UNDERGROUND (AND TO THE EXTENT APPROVED IN WRITING BY PEBBLECREEK PROPERTIES, OR ITS DESIGNATED SUCCESSORS OR ASSIGNS, FOR RELATED ABOVE GROUND FACILITIES [EXCEPT FIRE HYDRANTS, WHICH SHALL NOT REQUIRE SUCH APPROVAL]) WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE REPAIR 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.

GRANTOR SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE P.U.E. IN TRACT "A"; PROVIDED, HOWEVER, GRANTOR 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 PUBLIC UTILITY EASEMENT TRACT "A" IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

THIS EASEMENT (TRACT "A") IS GRANTED SUBJECT TO THE CONDITION THAT GRANTEE SHALL HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS AND PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC. HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEE'S USE OF THE EASEMENT. BY ACCEPTING THE EASEMENT, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE UNDER TRUST NO. 7854, AND NOT PERSONALLY.

BY: SIMIN BERRY, SENIOR TRUST OFFICER

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THE UNDERSIGNED OFFICER, \_\_\_\_\_ AS SR. TRUST OFFICER FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1 2014) AS TRUSTEE UNDER TRUST NO. 7854, AND NOT PERSONALLY, APPEARED BEFORE ME AND BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING FOR THE PURPOSES HEREIN CONTAINED, UPON BEHALF OF THE CORPORATION, AS TRUSTEE

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

NOTARY PUBLIC: \_\_\_\_\_

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

LIEN HOLDER'S RATIFICATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED FEBRUARY 27, 2018, AND RECORDED FEBRUARY 28, 2018, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AT DOCUMENT NO. 20180153214, AS AMENDED BY AMENDMENT TO DEED OF TRUST, DATED SEPTEMBER 30, 2019, AND RECORDED ON SEPTEMBER 30, 2019, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AT DOCUMENT NO. 20190772731, ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF 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 DEDICATED AND GRANTED 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. 20190772731.

WESTERN ALLIANCE BANK,  
AN ARIZONA CORPORATION

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

TITLE: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA } S.S.  
COUNTY OF MARICOPA }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

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

NOTARY PUBLIC: \_\_\_\_\_

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

# FINAL PLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE

LOCATED IN PORTIONS OF THE NORTHEAST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE G. & S.R.M., CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

SEE SHEET 2 OF 3.

CERTIFICATE OF ASSURED WATER SUPPLY

FINAL PLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE IS WITHIN THE SERVICE AREA OF LIBERTY UTILITIES. PEBBLECREEK HAS BEEN ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUB-SECTION A.

LIBERTY UTILITIES (LITCHFIELD PARK  
WATER & SEWER) CORP.

DATE

OWNER/TRUSTEE:

FIRST AMERICAN TITLE INSURANCE CO.  
UNDER TRUST #7854  
9000 EAST PIMA CENTER PARKWAY  
SCOTTSDALE, ARIZONA 85258  
PHONE: (602) 685-7033

DEVELOPER:

PEBBLECREEK PROPERTIES  
LIMITED PARTNERSHIP  
9532 E. RIGGS ROAD  
SUN LAKES, ARIZONA 85248  
PHONE: (480) 895-9200

ENGINEER:

B & R ENGINEERING INC.  
9666 E. RIGGS ROAD SUITE 118  
SUN LAKES, ARIZONA 85248  
PHONE: (480) 895-0799

FINAL PLAT APPROVAL

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

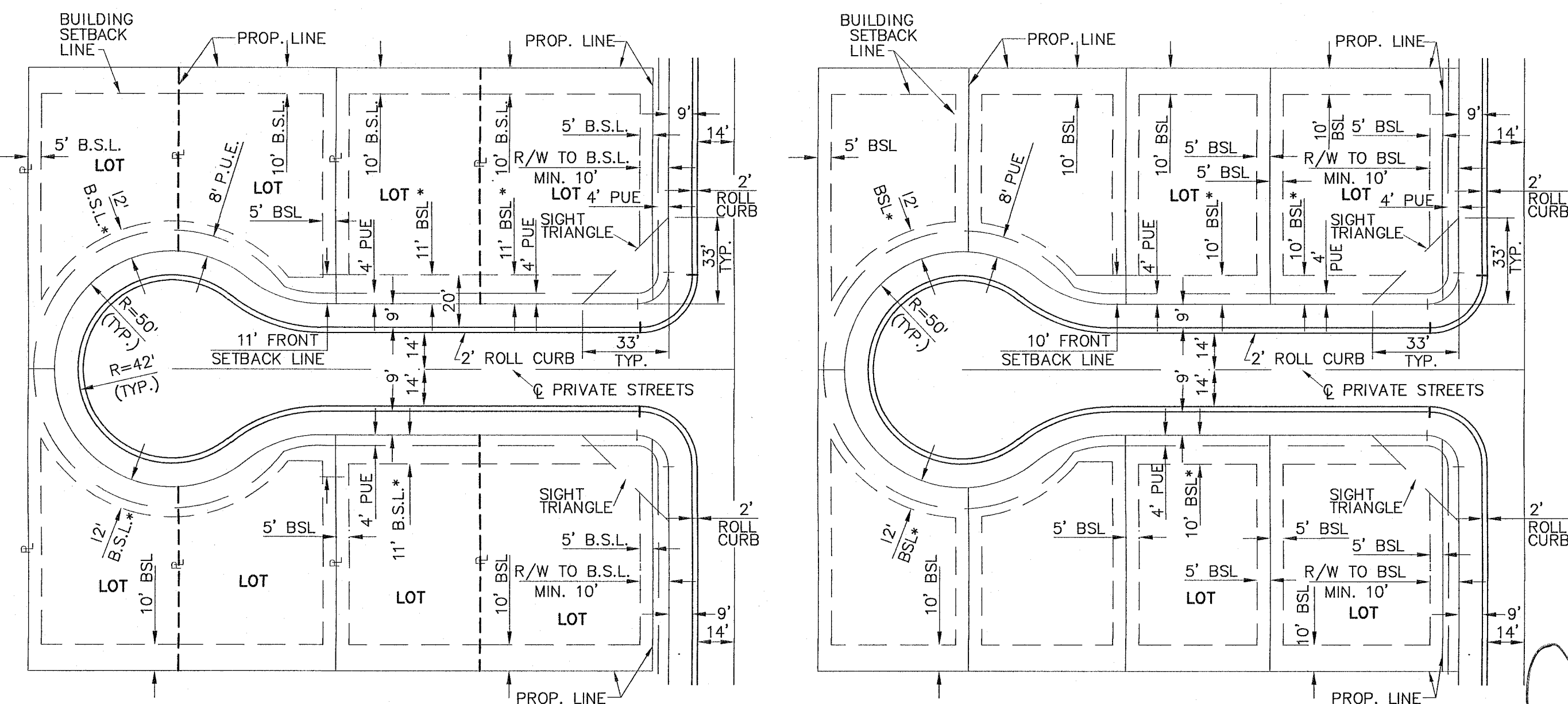
BY: \_\_\_\_\_  
MAYOR (GEORGIA LORD)

ATTEST: \_\_\_\_\_  
CITY CLERK (DARCIE McCracken)

FINAL PLAT APPROVAL

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

BY: \_\_\_\_\_  
CITY ENGINEER (SUMEET MOHAN)



TYPICAL LOTS "VILLA SERIES HOMES"  
LOTS 1-35

WITH PUBLIC UTILITY EASEMENTS AND  
MINIMUM BUILDING SETBACKS

TYPICAL VILLA LOTS SHOWING SETBACK LINES  
AND PUBLIC UTILITY EASEMENTS  
(UNLESS OTHERWISE SHOWN)

MIN. FRONT YARD SETBACK = 11 FT.  
MIN. STREET SIDE SETBACK = 10 FT. (MIN. TO R/W)  
MIN. REAR YARD SETBACK = 10 FT.  
MIN. SIDE YARD SETBACK = 5 FT.

NOTES

P.U.E. -- INDICATES PUBLIC UTILITY EASEMENT  
B.S.L. -- INDICATES BUILDING SETBACK LINE  
-- ZERO SETBACK LINE FOR DUPLEX LOTS

\* FRONT YARD BUILDING SETBACKS TO BE  
INCREASED BY 5' ADJACENT TO SIDEWALKS  
BUILDING SETBACK LINE TO BE 12 FEET WITHIN  
THE CUL-DE-SAC TO ALLOW FOR A 20 FOOT  
DRIVEWAY.

TYPICAL LOTS  
LOTS 36-110

WITH PUBLIC UTILITY EASEMENTS AND  
MINIMUM BUILDING SETBACKS

TYPICAL LOTS SHOWING SETBACK LINES  
AND PUBLIC UTILITY EASEMENTS  
(UNLESS OTHERWISE SHOWN)

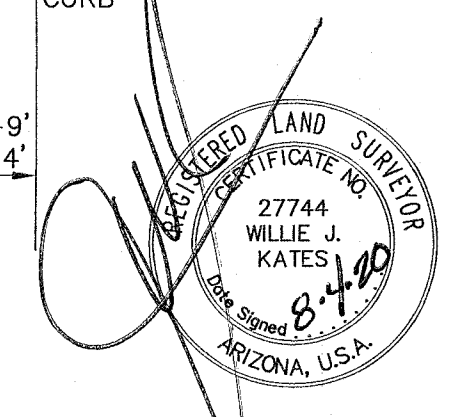
MIN. FRONT YARD SETBACK = 10 FT.  
MIN. STREET SIDE SETBACK = 10 FT. (MIN. TO R/W)  
MIN. REAR YARD SETBACK = 10 FT.  
MIN. SIDE YARD SETBACK = 5 FT.

UTILITY COMPANIES

WATER \_\_\_\_\_ LIBERTY UTILITIES  
WASTE WATER \_\_\_\_\_ LIBERTY UTILITIES  
ELECTRIC \_\_\_\_\_ ARIZONA PUBLIC SERVICE  
NATURAL GAS \_\_\_\_\_ SOUTHWEST GAS CO.  
TELEPHONE \_\_\_\_\_ CENTURYLINK  
CABLE TELEVISION \_\_\_\_\_ COX CABLE

CERTIFICATE OF SURVEYOR

I, WILLIE J. KATES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP CONSISTING OF THREE SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MAY 2020 AND MEETS THE MINIMUM STANDARDS FOR AN ARIZONA LAND BOUNDARY SURVEY, THAT THE PLAT IS CORRECT AND ACCURATE THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS DESCRIBED IN IT HAVE EITHER BEEN FOUND SET OR WILL BE SET AS DESCRIBED, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



C.O.G. # (20-52000008) DATE: 8/4/20

DESERT SKY SURVEYING, INC

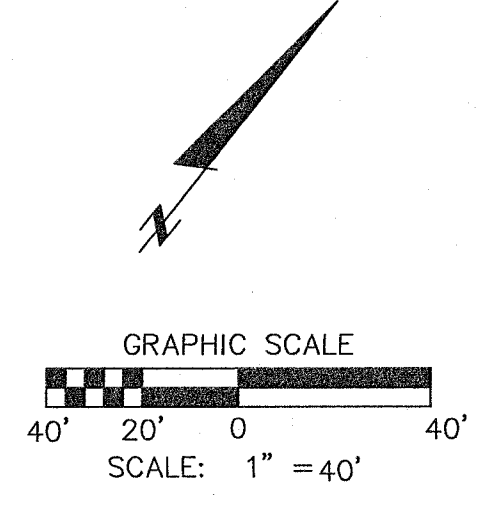
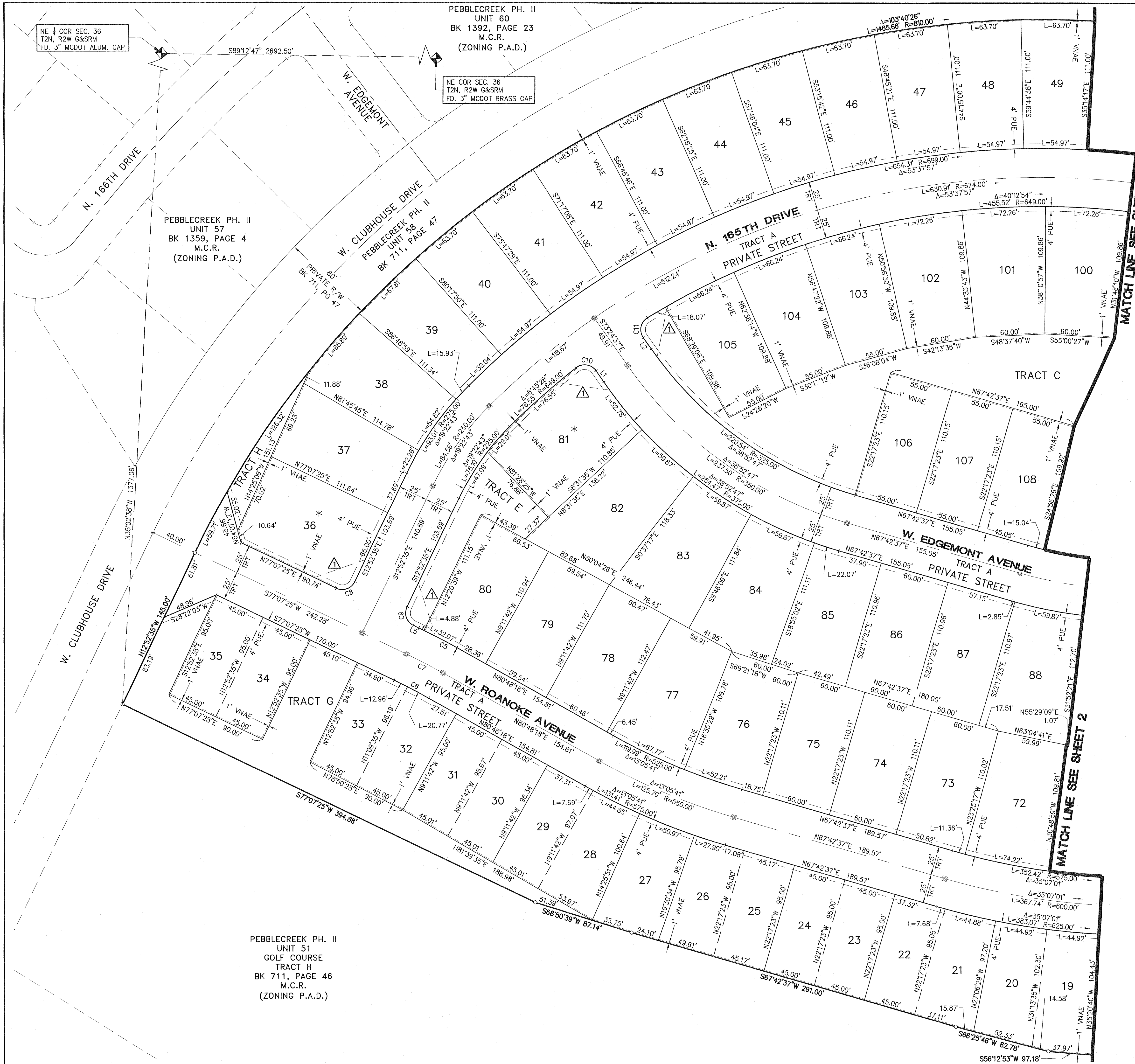
A.L.T.A. AND TOPOGRAPHIC  
SURVEYS--AERIAL MAPPING  
G.I.S.--CONSTRUCTION LAYOUT

13845 E. VISTA VERDE, CHANDLER, AZ 85249  
PH 602-499-0884 FAX 480-883-4326

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PC 59 FINAL PLAT





LEGAL DESCRIPTION  
PEBBLECREEK PHASE II UNIT 59

Portions of the Southeast Quarter of Section 25 and the Northeast Quarter of Section 36, all in T.2N., R.2W., of the Gila and Salt River Meridian, City of Goodyear, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 36, a found Maricopa County Department of Transportation aluminum cap, from which the Northeast Corner of Section 36, a found MCDOT brass cap, bears S89°12'47" E, 2642.50 feet distant;

THENCE easterly along the north line of the Northeast Quarter of said Section 36 S89°12'47" E, a distance of 1559.10 feet;

THENCE leaving said north line at right angles N00°47'13"E, a distance of 25.78 feet to the TRUE POINT OF BEGINNING;

THENCE S89°12'09"E, a distance of 495.64 feet;

THENCE S48°40'38"W, a distance of 49.20 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 425.00 feet, the radius point of said curve bears N81°01'42"W;

THENCE southerly along said curve, through a central angle of 02°45'23", an arc distance of 20.45 feet;

THENCE S78°16'19"E, a distance of 120.00 feet;

THENCE S07°43'18"W, a distance of 84.98 feet;

THENCE S32°35'36"W, a distance of 640.32 feet;

THENCE S37°46'21"W, a distance of 94.71 feet;

THENCE S46°53'39"W, a distance of 47.38 feet;

THENCE S56°12'53"W, a distance of 97.18 feet;

THENCE S66°25'46"W, a distance of 82.78 feet;

THENCE S67°42'37"W, a distance of 291.00 feet;

THENCE S68°50'39"W, a distance of 87.14 feet;

THENCE S77°07'25"W, a distance of 394.88 feet;

THENCE N12°52'35"W, a distance of 145.00 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 810.00 feet;

THENCE northeasterly along said curve, through a central angle of 103°40'26", an arc distance of 1,465.66 feet to the TRUE POINT OF BEGINNING.

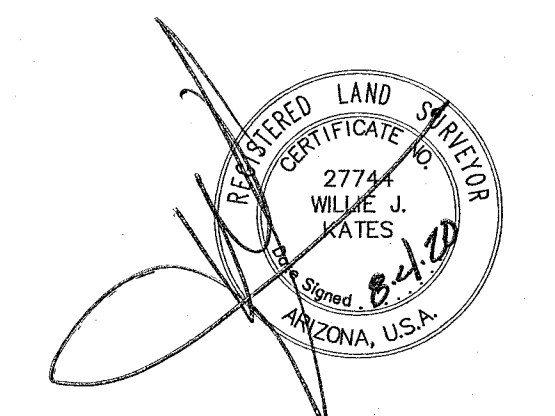
The above-described parcel contains 1,021,894 square feet or 23.46 acres, more or less.

LEGEND

- INDICATES SECTION MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
- INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
- INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
- INDICATES SHEET MATCHLINE
- INDICATES STREET CENTERLINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SECTION LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- 1R INDICATES RADIAL BEARING
- 33' X 33' SIGHT VISIBILITY TRIANGLE
- 10' X 20' KEY LOT SIGHT VISIBILITY TRIANGLE
- HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
- \*\* WALLS IN EXCESS OF 3 FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF THIS LOT.
- INDICATES SHEET NUMBER

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S73°24'37"E	11.83'
L2	S73°24'37"E	11.83'
L5	S77°07'25"W	5.26'

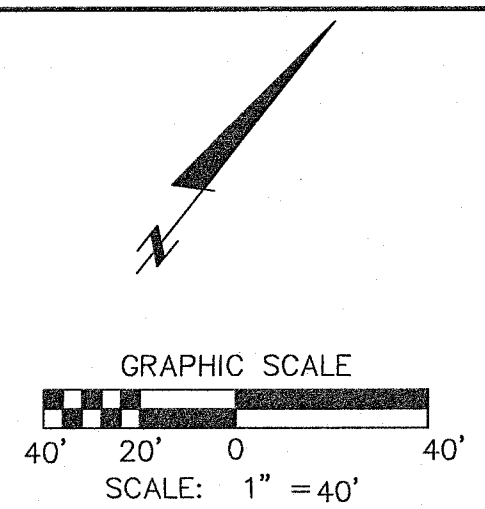
CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C5	3°40'53"	36.94'	575.00'
C6	3°40'53"	33.73'	525.00'
C7	3°40'53"	35.34'	550.00'
C8	90°00'00"	18.85'	12.00'
C9	90°00'00"	18.85'	12.00'
C10	93°19'48"	19.55'	12.00'
C11	93°19'48"	19.55'	12.00'



**FINAL PLAT**  
FOR  
**PEBBLECREEK PHASE II**  
**UNIT FIFTY-NINE**  
CONSISTING OF 3 SHEETS  
IN PORTIONS OF THE NORTHEAST QUARTER OF SECTION 36  
AND ALL IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT  
RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY,  
ARIZONA  
C.O.G. # (20-52000008) DATE: 8/4/20

**DESERT SKY SURVEYING, INC**  
A.L.T.A. AND TOPOGRAPHIC  
SURVEYS-AERIAL MAPPING  
G.I.S.-CONSTRUCTION LAYOUT  
13845 E. VISTA VERDE, CHANDLER, AZ. 85249  
PH 602-499-0884 FAX 480-883-4326  
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LEGEND

- INDICATES SECTION MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
- INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
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- 33' X 33' SIGHT VISIBILITY TRIANGLE
- 10' X 20' KEY LOT SIGHT VISIBILITY TRIANGLE
- \* HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
- \*\* WALLS IN EXCESS OF 3 FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF THIS LOT.
- 3 INDICATES SHEET NUMBER

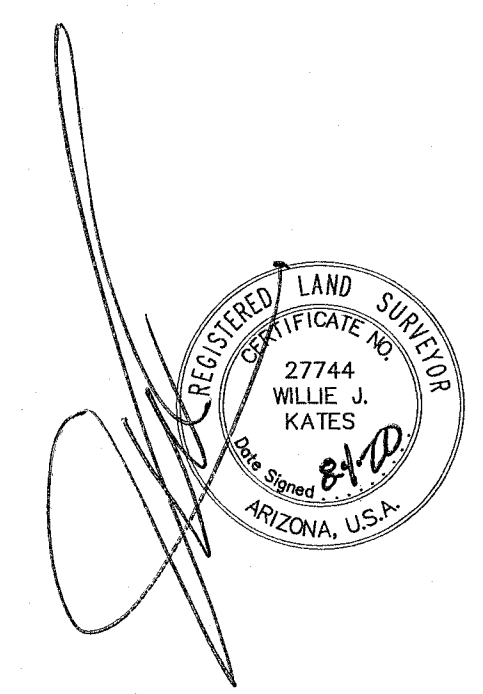
LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	N01°17'28"E	11.55'
L4	N01°17'28"E	11.55'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	2°45'40"	18.07'	375.00'
C2	3°49'30"	28.37'	425.00'
C3	92°56'28"	19.47'	12.00'
C4	88°41'59"	18.58'	12.00'
C12	90°00'00"	18.85'	12.00'
C13	90°00'00"	18.85'	12.00'

NE COR SEC. 36  
T2N, R2W G&SRM  
FD. 3" MCDOT BRASS CAP

PEBBLECREEK PH. II  
UNIT 44  
BK 992, PAGE 27  
(ZONING P.A.D.)

PEBBLECREEK PH. II  
UNIT 51  
GOLF COURSE  
TRACT H  
BK 711, PAGE 46  
M.C.R.  
(ZONING P.A.D.)



**FINAL PLAT**  
FOR  
**PEBBLECREEK PHASE II**  
**UNIT FIFTY-NINE**  
CONSISTING OF 3 SHEETS  
IN PORTIONS OF THE NORTHEAST QUARTER OF SECTION 36  
AND ALL IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT  
RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY,  
ARIZONA  
C.O.G. # (20-52000008) DATE: 8/4/20  
**DESERT SKY SURVEYING, INC**  
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