

APPROVED

City Council
July 13, 2020

DEDICATION

STATE OF ARIZONA

} SS

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "HUDSON COMMONS PARCEL 2 PHASE 2", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "HUDSON COMMONS PARCEL 2 PHASE 2" 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.

RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE 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.

RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A, B, C, D, E, F, H, I, J, V, W, X, Y 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 PERMITTEES; INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; 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.

RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENT (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.

RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:
TRACTS "A", "B" AND "H" 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 A PORTION OF TRACTS "A", "B" AND "H".

RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE 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 THE HUDSON COMMONS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND ARE DEDICATED TO THE HUDSON COMMONS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS HEREIN, FOR THE PURPOSED INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF:

RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2020.

RICHMOND AMERICAN HOMES OF ARIZONA, INC., A DELAWARE CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

} S.S.

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC

DATE

MY COMMISSION EXPIRES: _____

UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
REFUSE
CABLE TV

CITY OF GOODYEAR
CITY OF GOODYEAR
SOUTHWEST GAS
ARIZONA PUBLIC SERVICE
CENTURY LINK / COX
CITY OF GOODYEAR
CENTURY LINK / COX

LEGAL DESCRIPTION

(SEE SHEET 2)

NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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 WAITERING, 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.
- 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.

6. STRUCTURES WITHIN SIGHT VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN SIGHT 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.

7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

8. 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. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR FROM ANY LIABILITY FOR ANY AND ALL 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 AND OVER THE AREA.

9. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.

10. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

11. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.

12. 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.

13. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.

14. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

15. NO MORE THAN TWO 2-STORY HOMES SHALL BE PERMITTED ADJACENT TO EACH OTHER WHERE BACKING TO THE LANDSCAPE TRACT ALONG VAN BUREN STREET.

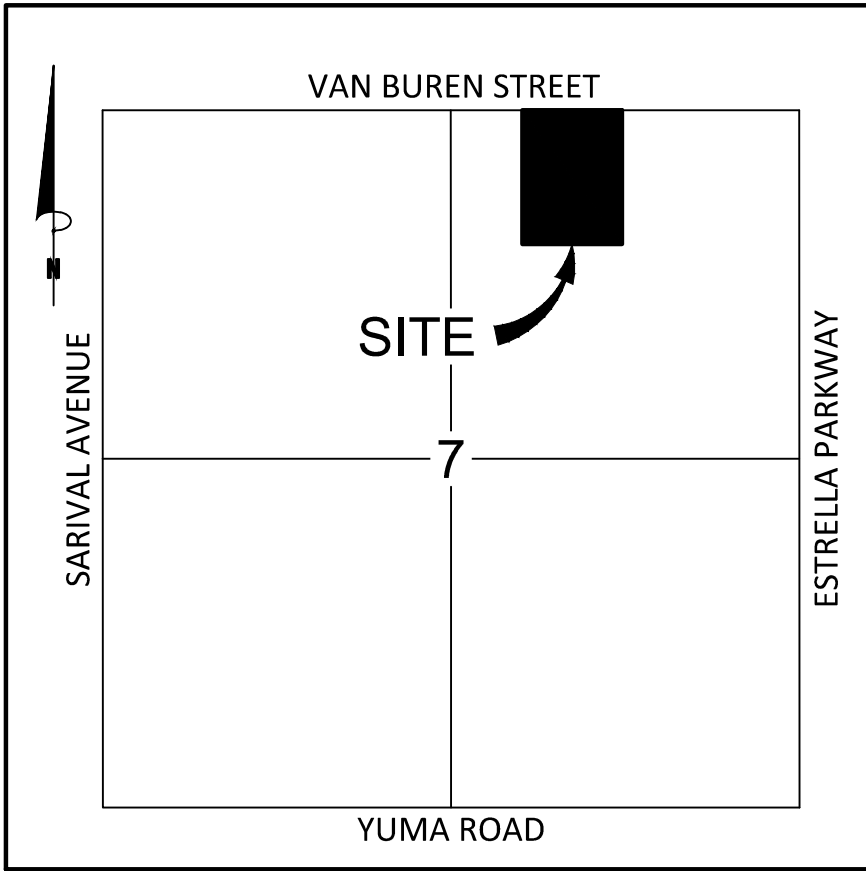
16. REGARDING THE MAINTENANCE RESPONSIBILITY OF LANDSCAPING BETWEEN THE SIDEWALK AND CURB WITHIN THE COMMUNITY:
A) THE HUDSON COMMONS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPING BETWEEN THE SIDEWALK AND THE CURB IN FRONT OF THE SINGLE-FAMILY LOTS, AND FOR CORNER LOTS, THE LANDSCAPING BETWEEN THE SIDEWALK AND THE CURB IN FRONT OF AND ON THE SIDE OF THE SINGLE-FAMILY LOTS.

17. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.

18. 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.

FINAL PLAT
OF
HUDSON COMMONS PARCEL 2 PHASE 2

A REPLAT OF A PORTION OF PARCEL 2 OF HUDSON COMMONS, ACCORDING TO BOOK 1382 OF MAPS, PAGE 12, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNER

RICHMOND AMERICAN HOMES
16427 N. SCOTTSDALE ROAD #175
SCOTTSDALE, AZ 85254
PHONE: (602) 522-4704
CONTACT: JOSE CASTILLO
jcastillo@mdch.com

ENGINEER

BOWMAN CONSULTING GROUP
6751 N. SUNSET BOULEVARD #325
GLENDALE, AZ 85305
PHONE: (480) 629-8830
CONTACT: JOE CABLE
jcable@bowmanconsulting.com

VICINITY MAP

N.T.S.

SHEET INDEX

- | | |
|---|--|
| 1 | COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARINGS, CERTIFICATIONS |
| 2 | TRACT AREA & USAGE TABLE, LINE & CURVE TABLES, TYPICAL LOT DETAILS |
| 3 | FINAL PLAT PLAN SHEET |

SITE DATA

ZONING	PAD
NUMBER OF LOTS	120
GROSS AREA	1,201,032 SQ.FT. OR 27.5719 ACRES, MORE OR LESS
NET AREA	956,984 SQ.FT. OR 21.9693 ACRES, MORE OR LESS

BASIS OF BEARINGS

NORTH 00 DEGREES 10 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 1382 OF MAPS, PAGE 12, M.C.R.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, THE HUDSON COMMONS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN AND HEREBY AGREES TO ACCEPT OWNERSHIP OF ALL OF THE TRACTS, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS GRANTED HEREIN, THAT ARE TO BE CONVEYED TO THE HUDSON COMMONS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION IN FEE AS PROVIDED HEREIN.

SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

STATE OF ARIZONA

} S.S.

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

DEED RESTRICTIONS

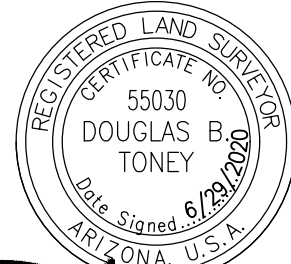
COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUDSON COMMONS PARCEL 2, GOODYEAR, ARIZONA ARE RECORDED IN DOCUMENT NO. 2020-0033461, MARICOPA COUNTY RECORDS, ARIZONA.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

6/29/2020

DOUGLAS B. TONEY
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING
1295 W. WASHINGTON STREET, #108
TEMPE, AZ 85281



FINAL PLAT APPROVAL

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

BY: _____ ATTEST: _____
MAYOR CITY CLERK

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

BY: _____
CITY ENGINEER

FINAL PLAT
HUDSON COMMONS PARCEL 2 PHASE 2
GOODYEAR, ARIZONA

Bowman
CONSULTING
Bowman Consulting Group, Ltd.
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Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

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DATE: 6/29/2020
PROJ NO: 050554-01
TASK NUM: 001
DRAWN BY: ME
CHECKED: DT
QUALITY:
CLIENT NO:
SCALE
N.T.S.
1 of 3

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
1	5,944	0.1365
2	5,859	0.1345
3	6,648	0.1526
4	6,325	0.1452
5	6,325	0.1452
6	6,745	0.1548
7	6,729	0.1545
8	6,325	0.1452
9	6,325	0.1452
10	6,683	0.1534
11	6,668	0.1531
12	6,325	0.1452
13	6,325	0.1452
14	6,622	0.1520
15	6,512	0.1495
16	5,748	0.1320
17	5,750	0.1320
18	5,750	0.1320
19	5,750	0.1320
20	5,750	0.1320

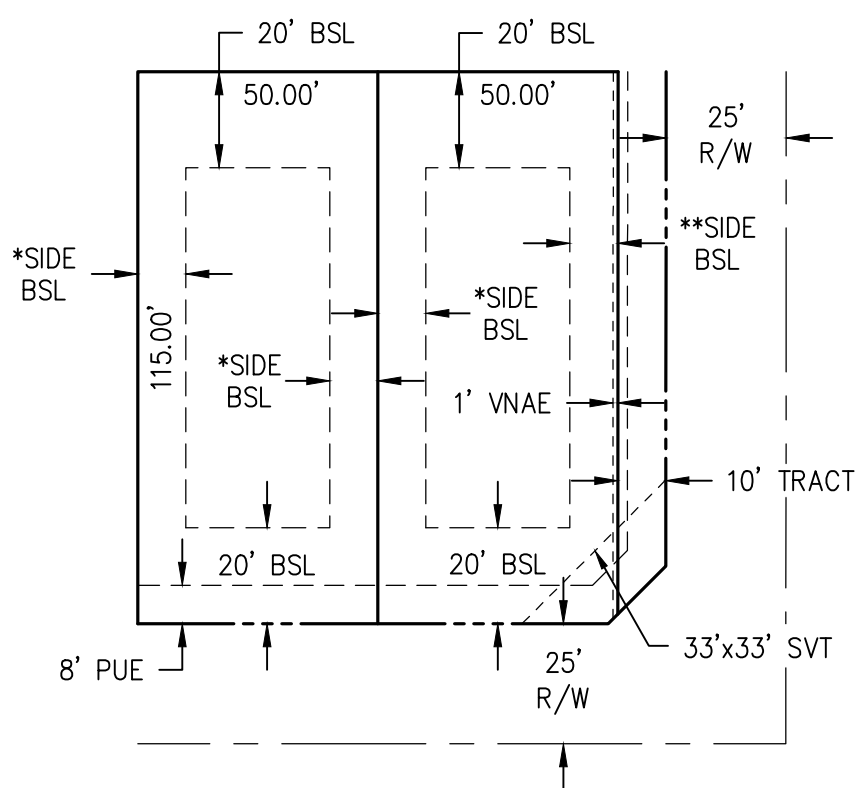
LOT AREA TABLE		
LOT	SQ. FT.	ACRES
21	5,750	0.1320
22	5,750	0.1320
23	5,750	0.1320
24	5,750	0.1320
25	5,750	0.1320
26	5,750	0.1320
27	5,750	0.1320
28	5,750	0.1320
29	5,750	0.1320
30	5,750	0.1320
31	5,750	0.1320
32	5,750	0.1320
33	5,750	0.1320
34	5,750	0.1320
35	5,750	0.1320
36	5,750	0.1320
37	5,748	0.1320
38	7,598	0.1744
39	9,394	0.2157
40	5,955	0.1367

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
41	6,000	0.1377
42	6,000	0.1377
43	5,999	0.1377
44	7,463	0.1713
45	14,908	0.3422
46	8,191	0.1880
47	5,690	0.1306
48	5,750	0.1320
49	5,750	0.1320
50	5,750	0.1320
51	5,750	0.1320
52	5,748	0.1320
53	5,748	0.1320
54	5,750	0.1320
55	5,750	0.1320
56	5,750	0.1320
57	5,750	0.1320
58	5,748	0.1320
59	5,948	0.1365
60	6,000	0.1377

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
61	6,000	0.1377
62	6,000	0.1377
63	6,000	0.1377
64	7,434	0.1707
65	7,378	0.1694
66	11,179	0.2566
67	11,799	0.2709
68	7,092	0.1628
69	7,200	0.1653
70	7,200	0.1653
71	7,200	0.1653
72	7,200	0.1653
73	7,200	0.1653
74	7,200	0.1653
75	7,200	0.1653
76	7,200	0.1653
77	7,200	0.1653
78	7,200	0.1653
79	8,201	0.1883
80	7,198	0.1652

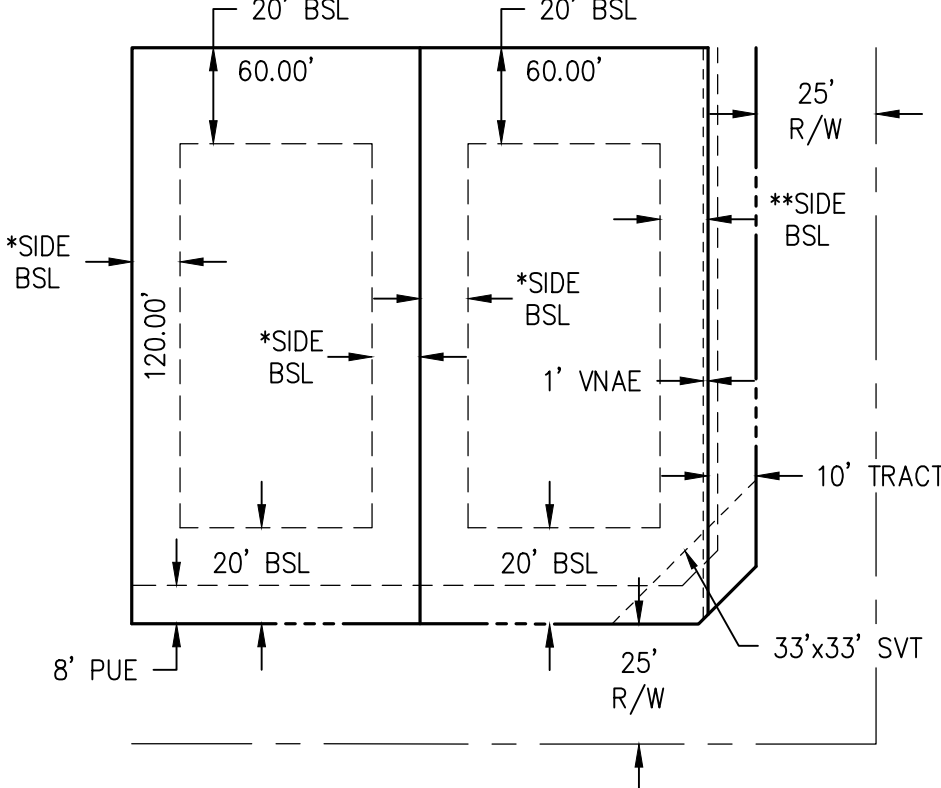
LOT AREA TABLE		
LOT	SQ. FT.	ACRES
81	7,200	0.1653
82	7,200	0.1653
83	7,200	0.1653
84	7,198	0.1652
85	7,200	0.1653
86	7,200	0.1653
87	7,200	0.1653
88	7,200	0.1653
89	7,200	0.1653
90	7,196	0.1652
91	10,053	0.2308
92	11,809	0.2711
93	7,052	0.1619
94	7,314	0.1679
95	8,086	0.1856
96	8,225	0.1888
97	7,517	0.1726
98	7,517	0.1726
99	7,517	0.1726
100	6,994	0.1606

LOT AREA TABLE		
LOT	SQ. FT.	ACRES
101	6,000	0.1377
102	6,000	0.1377
103	6,000	0.1377
104	7,200	0.1653
105	7,200	0.1653
106	7,200	0.1653
107	7,200	0.1653
108	7,200	0.1653
109	7,200	0.1653
110	7,200	0.1653
111	7,200	0.1653
112	7,070	0.1623
113	12,313	0.2827
114	9,856	0.2263
115	7,446	0.1709
116	7,500	0.1722
117	7,198	0.1652
118	7,200	0.1653
119	7,200	0.1653
120	7,200	0.1653



50' x 115' TYPICAL LOT DETAIL

*SIDE BUILDING SETBACK IS 5' MINIMUM, 15' TOTAL.
**STREET SIDE SETBACK IS 5' MINIMUM IF 10' TRACT IS PROVIDED ON CORNER.



60' x 120' TYPICAL LOT DETAIL

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 2 OF HUDSON COMMONS, ACCORDING TO BOOK 1382 OF MAPS, PAGE 12, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2;
THENCE SOUTH 00°00'15" WEST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 501.72 FEET;
THENCE SOUTH 18°42'18" EAST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 247.53 FEET;
THENCE SOUTH 14°08'46" EAST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 190.63 FEET;
THENCE SOUTH 00°00'15" WEST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 252.06 FEET TO A POINT;
THENCE DEPARTING SAID EAST LINE, NORTH 89°59'45" WEST, A DISTANCE OF 183.29 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 93.67 FEET;
THENCE NORTH 44°59'45" WEST, A DISTANCE OF 10.34 FEET;
THENCE NORTH 89°59'45" WEST, A DISTANCE OF 534.40 FEET;
THENCE SOUTH 00°00'15" WEST, A DISTANCE OF 112.00 FEET;
THENCE NORTH 89°59'45" WEST, A DISTANCE OF 242.00 FEET;
THENCE SOUTH 00°00'15" WEST, A DISTANCE OF 5.10 FEET;
THENCE NORTH 89°59'45" WEST, A DISTANCE OF 183.00 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 89°59'45" EAST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 74.34 FEET;
THENCE NORTH 37°20'20" EAST, A DISTANCE OF 126.73 FEET;
THENCE NORTH 41°16'41" WEST, A DISTANCE OF 128.48 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 198.06 FEET;
THENCE SOUTH 89°59'45" EAST, A DISTANCE OF 3.91 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 240.00 FEET;
THENCE NORTH 45°00'15" EAST, A DISTANCE OF 14.14 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 70.00 FEET;
THENCE NORTH 44°59'45" WEST, A DISTANCE OF 14.14 FEET;
THENCE NORTH 00°00'15" EAST, A DISTANCE OF 269.68 FEET TO THE NORTH LINE OF SAID PARCEL 2;
THENCE NORTH 45°08'59" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 21.16 FEET;
THENCE SOUTH 89°42'17" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 46.75 FEET;
THENCE SOUTH 00°17'43" WEST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 70.70 FEET;
THENCE SOUTH 89°42'17" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 95.47 FEET;
THENCE NORTH 00°13'50" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 22.19 FEET;
THENCE NORTH 28°05'18" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 16.52 FEET;
THENCE NORTH 00°17'43" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 23.90 FEET;
THENCE SOUTH 89°42'17" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 859.17 FEET TO THE POINT OF BEGINNING.

TRACT AREA TABLE				
TRACT	SQ. FT.	ACRES	OWNED AND MAINTAINED BY	DESCRIPTION
TRACT A	67,907	1.5589	HOA	RETENTION, OPEN SPACE, PUE, RID EASEMENT
TRACT B	28,376	0.6514	HOA	RETENTION, OPEN SPACE, AMENITY, PUE, RID EASEMENT
TRACT C	2,160	0.0496	HOA	OPEN SPACE, PUE
TRACT D	2,210	0.0507	HOA	OPEN SPACE, PUE
TRACT E	2,210	0.0507	HOA	OPEN SPACE, PUE
TRACT F	3,408	0.0782	HOA	OPEN SPACE, PUE
TRACT H	11,842	0.2719	HOA	OPEN SPACE, PUE, DRAINAGE
TRACT I	2,293	0.0526	HOA	OPEN SPACE, PUE
TRACT V	1,030	0.0236	HOA	OPEN SPACE, PUE
TRACT W	1,030	0.0236	HOA	OPEN SPACE, PUE
TRACT X	1,171	0.0269	HOA	OPEN SPACE, PUE
TRACT Y	5,160	0.1185	HOA	OPEN SPACE, PUE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.00'	N89°59'45"W
L2	25.39'	N45°08'59"E
L3	21.16'	N45°08'59"E
L4	46.75'	N89°42'17"W
L5	70.70'	N00°17'43"E
L6	95.47'	N89°42'17"W
L7	22.19'	N00°13'50"E
L8	16.52'	N28°05'18"E
L9	23.90'	N00°17'43"E
L10	10.34'	N44°59'45"W
L11	5.10'	N00°00'15"E
L12	4.00'	N89°59'45"W
L13	3.91'	N89°59'45"W
L14	14.14'	N45°00'15"E
L15	14.14'	N44°59'45"W
L16	16.97'	N44°59'45"W
L17	16.97'	N45°00'15"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	36.62'	N29°39'57"W
L19	16.97'	N45°00'15"E
L20	16.97'	N44°59'45"W
L21	16.97'	N45°00'15"E
L22	16.97'	N44°59'45"W
L23	16.97'	N44°59'45"W
L24	16.97'	N45°00'15"E
L25	16.97'	N45°00'15"E
L26	16.97'	N44°59'45"W
L27	25.23'	N00°00'15"E
L28	16.97'	N44°59'45"W
L29	16.97'	N45°00'15"E
L30	18.60'	N50°47'21"W
L31	16.97'	N45°00'15"E
L32	46.71'	N00°00'15"E
L33	16.97'	N44°59'45"W
L34	16.97'	N45°00'15"E

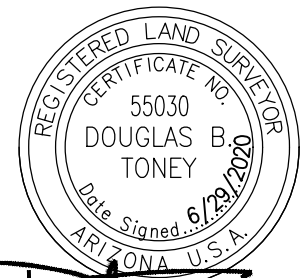
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	11.72'	35.00'	019°11'17"
C2	123.23'	55.00'	128°22'35"
C3	11.72'	35.00'	019°11'17"
C4	11.72'	35.00'	019°11'17"
C5	123.23'	55.00'	128°22'35"
C6	11.72'	35.00'	019°11'17"
C7	11.72'	35.00'	019°11'17"
C8	123.23'	55.00'	128°22'35"
C9	11.72'	35.00'	019°11'17"
C10	11.72'	35.00'	019°11'17"
C11	123.23'	55.00'	128°22'35"
C12	11.72'	35.00'	019°11'17"
C13	11.72'	35.00'	019°11'17"
C14	112.11'	55.00'	116°47'23"
C15	11.72'	35.00'	019°11'17"
C16	101.11'	500.00'	011°35'12"
C17	11.72'	35.00'	019°11'17"
C18	123.23'	55.00'	128°22'35"
C19	11.72'	35.00'	019°11'17"

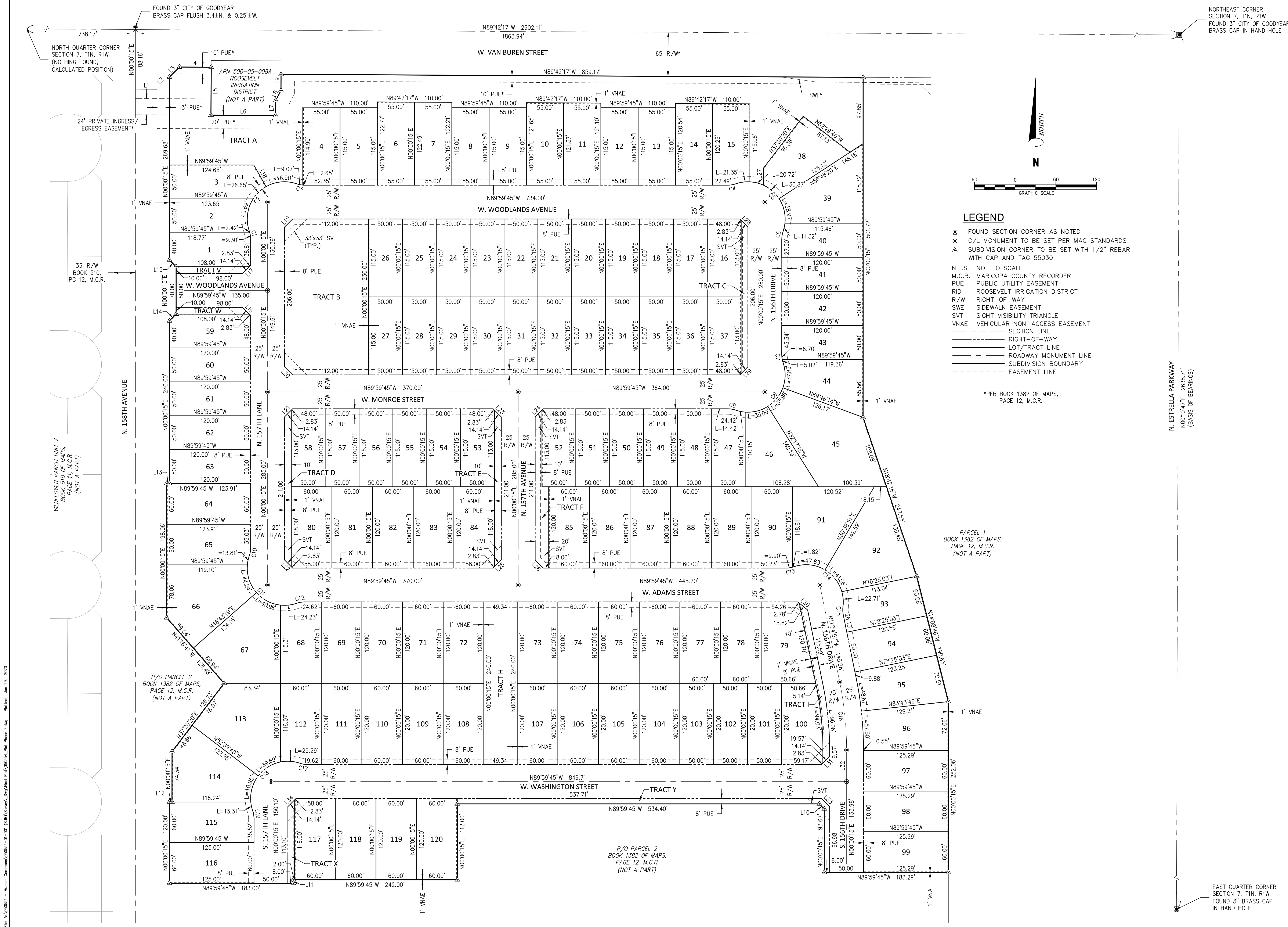
OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	1,201,032	27.5719
ROW	244,048	5.6026
NET	956,984	21.9693

FINAL PLAT

HUDSON COMMONS PARCEL 2 PHASE 2

GOODYEAR, ARIZONA





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REGISTERED LAND SURVEYOR
55030
DOUGLAS B. TONEY
Arizona, U.S.A.
6/29/2020

FINAL PLAT

HUDSON COMMONS PARCEL 2 PHASE 2

GOODYEAR, ARIZONA

DATE: 6/29/2020
PROJ NO: 050554-01
TASK NUM: 001
DRAWN BY: ME
CHECKED: DT
QUALITY:
CLIENT NO:
SCALE 1" = 60'

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