

FINAL PLAT  
COTTONFLOWER MARKETPLACE LOTS 1A-4 AND 6-9

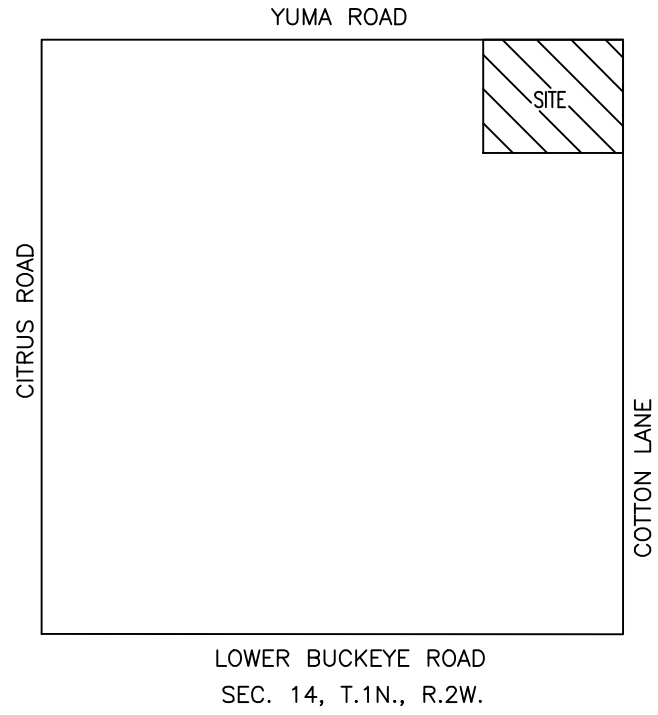
A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 WEST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

HH-LAVEEN LOT 2, LLC  
5050 N. 40TH STREET, SUITE #350  
PHOENIX, AZ 85018  
CHRIS P. HINKSON  
480-794-1887  
EMAIL: chris@hinksonco.com

SURVEYOR

SYNERGY GEOMATICS  
2125 E. 5TH STREET, SUITE #101  
TEMPE, AZ 85281  
ROBERT UNGER  
480-406-3648  
EMAIL: rob@syn-geo.com



VICINITY MAP  
NOT TO SCALE

OWNER STATEMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT HH-LAVEEN LOT 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT FOR COTTONFLOWER MARKETPLACE LOTS 1A-4 AND 6-9", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, HEREBY PUBLISHES THIS FINAL PLAT FOR SAID "COTTONFLOWER MARKETPLACE LOTS 1A-4 AND 6-9", SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATE TO THE CITY OF GOODYEAR, FOR ITS USE, THE STREETS AND SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS THEREOF, HH-LAVEEN LOT 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

BY: \_\_\_\_\_  
CHRIS P. HINKSON

ITS: MANAGER

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHRIS HINKSON, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_  
DATE

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARY'S INTEREST UNDER DEED OF TRUST DATED SEPTEMBER 20, 2017 AND RECORDED ON SEPTEMBER 21, 2017, AS INSTRUMENT NO. 20170699682, AND DOES HEREBY RATIFY THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

IN WITNESS THEREOF, FREEDOM REIT, A MARYLAND STATUTORY TRUST, HAS HEREUNTO CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

BY: FREEDOM FINANCIAL DEBT FUND I, L.P.,  
A CALIFORNIA LIMITED PARTNERSHIP, ITS SOLE TRUSTEE

BY: FREEDOM FINANCIAL FUNDS, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
MICHAEL KLEIN, MANAGING MEMBER

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MICHAEL KLEIN, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_  
DATE

PARENT PARCEL LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 89 DEGREES 58 MINUTES 03 SECONDS WEST, 2635.10 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST, 931.09 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, 225.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, 318.00 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 19 SECONDS WEST, 20.26 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, 144.60 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 19 SECONDS WEST, 28.39 FEET;

THENCE NORTH 06 DEGREES 54 MINUTES 12 SECONDS WEST, 34.00 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 24 SECONDS WEST, 367.42 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, 235.75 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS WEST, 51.31 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 03 SECONDS WEST, 55.13 FEET;

THENCE NORTH 00 DEGREES 01 MINUTES 57 SECONDS EAST, 458.96 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 03 SECONDS EAST, 471.76 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST, 63.51 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 24 SECONDS WEST, 83.47 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS WEST, 182.01 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 03 SECONDS EAST, 308.81 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, 245.61 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 03 SECONDS EAST, 60.11 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST, 856.50 FEET TO THE POINT OF BEGINNING.

NOTES

- 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.
- "COTTONFLOWER MARKETPLACE LOTS 1A-4 AND 6-9" IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH USE.
- "COTTONFLOWER MARKETPLACE LOTS 1A-4 AND 6-9" 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. MATTERS CONTAINED IN A RECORDED DISCLOSURE FOR TERRITORY IN THE VICINITY OF A MILITARY AIRPORT RECORDED IN DOCUMENT NO. 2001-0743413.
- THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04013C2060F, DATED JULY 19, 2001. ZONE "X" IS DESCRIBED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENT EXCEPT UTILITIES, ASPHALT PAVING, GRASS, OR WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- THIS PARCEL IS ZONE C-2 PAD, ANY SETBACKS, HEIGHTS AND BULK RESTRICTIONS WOULD BE PER APPLICABLE CITY OF GOODYEAR ORDINANCE REQUIREMENTS.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR 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.
- NO WALLS SHALL BE BUILT OVER THE PUBLIC UTILITY EASEMENTS.
- STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT POWER LINES 69kV OR LARGER.
- THE CITY OF GOODYEAR IN NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- ALL LOT CORNERS SHALL BE MONUMENT WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- FINAL PLAT IS SUBJECT TO A DECLARATION OF COMMERCIAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN 2009-0721781 MCR, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COMMERCIAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN 2017-0147808 MCR, THE ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN 2017-0173646 MCR, AND THE SECOND AMENDMENT TO DECLARATION OF COMMERCIAL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN 2019-0655033 MCR. SAID DOCUMENT PROVIDES THE OWNERS, OCCUPANTS AND THEIR PERSPECTIVE PERMITTEES A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS AND PASSAGE OF VEHICLES AND PEDESTRIANS UPON, OVER AND ACROSS ALL OF THE DRIVEWAY AREAS AND SIDEWALK AREAS DEPICTED ON THE SITEPLAN FOR THE DEVELOPMENT.

LEGEND

- BRASS CAP IN HANDHOLE
- BRASS CAP FLUSH
- SET 1/2" REBAR WITH CAP "RLS 35306"
- UNLESS OTHERWISE NOTED
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- BOOK
- PAGE
- MARICOPA COUNTY RECORDS

AREA

|            |                     |             |  |
|------------|---------------------|-------------|--|
| LOT 1      | NOT A PART          |             |  |
| LOT 1A     | 81,647 SQUARE FEET  | 1.874 ACRE  |  |
| LOT 2      | 88,077 SQUARE FEET  | 2.022 ACRE  |  |
| LOT 3      | 34,124 SQUARE FEET  | 0.783 ACRE  |  |
| LOT 4      | 51,987 SQUARE FEET  | 1.193 ACRE  |  |
| LOT 5      | NOT A PART          |             |  |
| LOT 6      | 48,095 SQUARE FEET  | 1.104 ACRE  |  |
| LOT 7      | 41,255 SQUARE FEET  | 0.947 ACRE  |  |
| LOT 8      | 57,654 SQUARE FEET  | 1.324 ACRE  |  |
| LOT 9      | 44,595 SQUARE FEET  | 1.024 ACRE  |  |
| TOTAL AREA | 447,434 SQUARE FEET | 10.272 ACRE |  |

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEARS NORTH 89°58'03" WEST, ACCORDING TO BOOK 1199, PAGE 44, MARICOPA COUNTY RECORDS.

UTILITY PROVIDERS

- WATER: CITY OF GOODYEAR
- SEWER: CITY OF GOODYEAR
- ELECTRIC: APS
- TELEPHONE: CENTURYLINK
- GAS: SW GAS
- CABLE: COX

FINAL PLAT APPROVAL

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

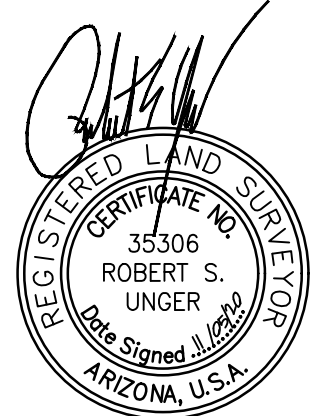
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR (GEORGIA LORD) CITY CLERK (DARCIE McCRACKEN)

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

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

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND FINAL PLAT OF THE PREMISES DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST 2020, AND THAT THE FINAL PLAT IS CORRECT AND ACCURATE AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE FINAL PLAT TO BE RETRACED, AND THAT THIS FINAL PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA BOUNDARY SURVEYS.



ROBERT S. UNGER  
REGISTERED LAND SURVEYOR NO. 35306  
2125 E. 5TH STREET, SUITE 101  
TEMPE, AZ 85281

SYNERGY GEOMATICS  
2125 E. 5th STREET, #101  
TEMPE, AZ 85281  
PH: (480) 406-3648  
EMAIL: rob@syn-geo.com



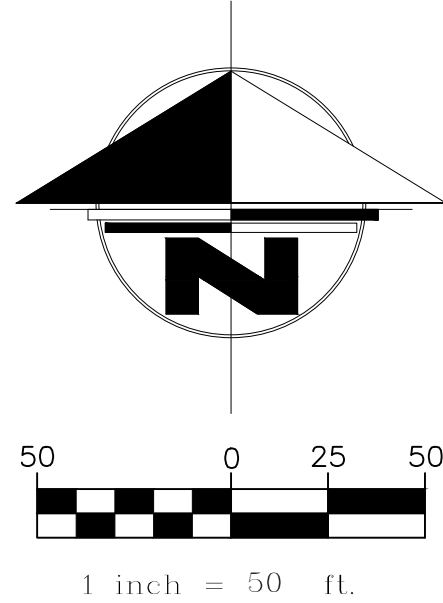
DRAWN: RU  
CHECKED: RU  
DATE: 11/05/20  
DWS: 20056MLD.dwg

FINAL PLAT  
COTTONFLOWER MARKETPLACE LOTS 1A-4 & 6-9  
GOODYEAR, AZ

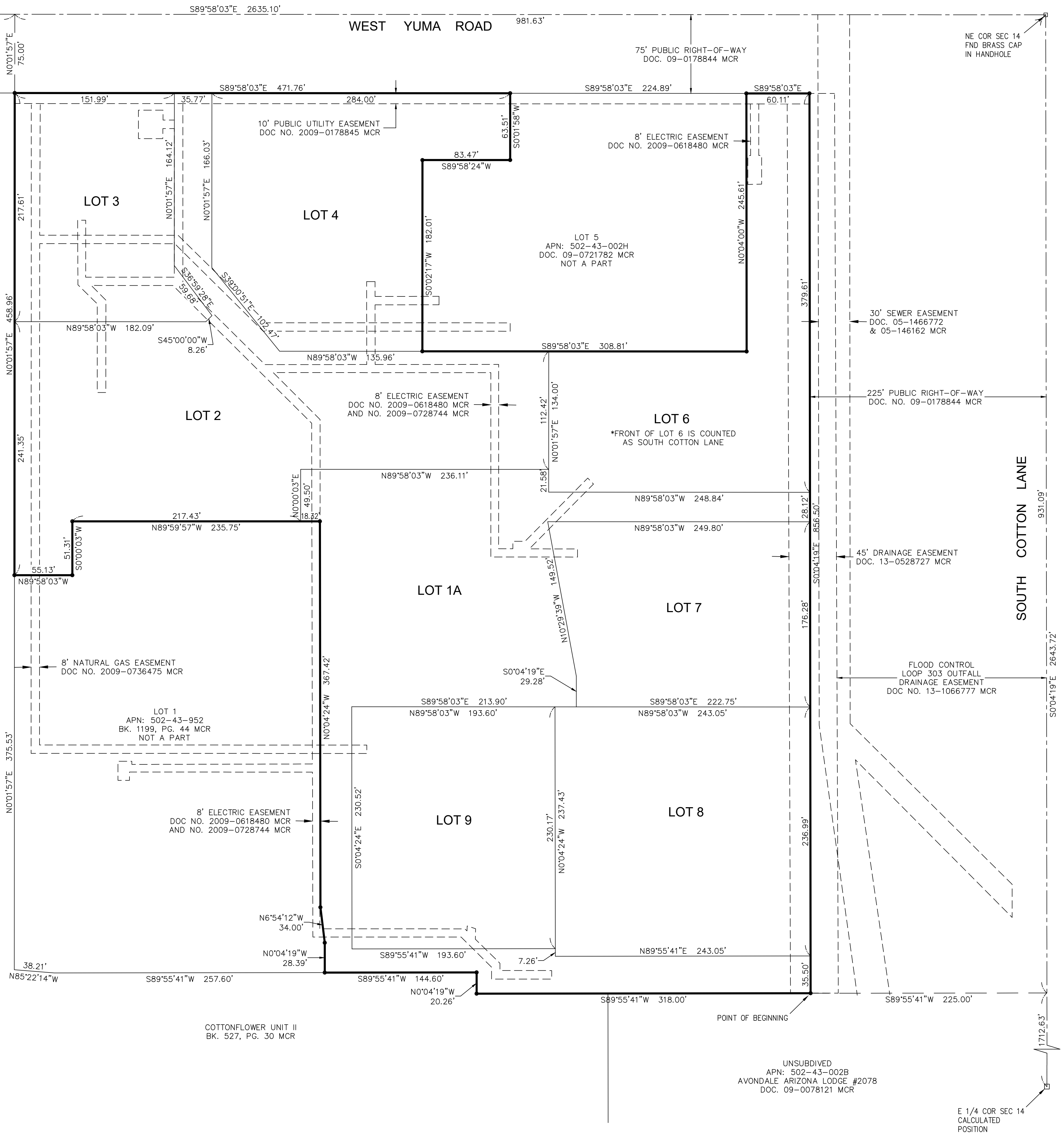
PROJECT NO.  
20056LE  
SHEET NUMBER  
1  
1 OF 2



N 1/4 COR SEC 14  
FND BRASS CAP  
FLUSH



COTTONFLOWER UNIT II  
BK. 527, PG. 30 MCR



| DATE | BY |  |
|------|----|--|
|      |    |  |
|      |    |  |
|      |    |  |
|      |    |  |

SYNERGY GEOMATICS  
2125 E. 5th STREET, #101  
TEMPE, AZ 85281  
PH: (480) 406-3648  
EMAIL: rob@syn-geo.com



|                   |
|-------------------|
| DRAWN: RU         |
| CHECKED: RU       |
| DATE: 11/05/20    |
| DWG: 20056MLD.dwg |

FINAL PLAT  
COTTONFLOWER MARKETPLACE LOTS 1A-4 & 6-9  
GOOD YEAR, AZ

|                             |
|-----------------------------|
| PROJECT NO.<br>20056LE      |
| SHEET NUMBER<br>2<br>2 OF 2 |