

Nov 25, 2020 1:48pm S:\Projects\2018\18-423\Legal Survey\Draws\FINAL PLAT\Phase 1\18-423 - Final Plat - Phase 1.dwg tpotontenis

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "GOODYEAR CIVIC SQUARE PARCEL B - PHASE 1", A PORTION OF THE NORTHEAST, NORTHWEST, AND SOUTHWEST QUARTERS OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER 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, STREETS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION EXCEPT TRACTS CC, DD AND EE, WHICH ARE BEING CONVEYED TO THE CITY OF GOODYEAR HEREIN, AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AND, SUBJECT TO THE COVENANTS, RESERVATIONS AND EASEMENTS HEREIN, CONVEYS TO THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TRACTS A, AA, B, BB, C, D, AND E, AND TRACTS F-Z INCLUSIVE AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR TRACTS CC, DD, AND EE, IN FEE, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES AND WHICH ARE HEREBY DECLARED AS PUBLIC RIGHT-OF-WAY.

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES NON-EXCLUSIVE ACCESS EASEMENTS OVER AND ACROSS TRACTS B, C, D, E, F, G, AND BB AND OVER AND ACROSS ALL AREAS IN LOTS IDENTIFIED AS SIDEWALK EASEMENTS ("SWE") AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. SUCH NON-EXCLUSIVE ACCESS EASEMENTS ARE FOR THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES, EQUIPMENT, AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES OR OTHER SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT.

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES USE AND BENEFIT EASEMENTS OVER AND ACROSS ALL AREAS IN LOTS 1, 2, 5, 6, 7, 8, 9, 10, 13, 15, 16, 18, 19, 20, 21, 22, 25, 26, 27, 28, 31, 32, 33, 34, 35, 36, 39, 41, 42, 44, 45, 46, 47, 48, 51, AND 52 IDENTIFIED AS USE BENEFIT EASEMENTS ("UBE") AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES FOR THE BENEFIT OF THE LOTS ADJACENT TO SUCH EASEMENTS. THE PURPOSES, USES, AND LIMITATIONS OF THE UBES BEING DEDICATED HEREIN ARE AS DESCRIBED ON SHEET 2 OF THIS PLAT.

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS 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 AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACTS CC AND DD, THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN THE TRACTS CC AND DD, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN THE MEDIAN. THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE LANDSCAPING WITHIN THE MEDIAN IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY, AND THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE FAILURE OF THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TO REMEDY THE UNSAFE CONDITION WITHIN THREE (3) BUSINESS DAYS OF BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACTS CC AND DD AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY RESERVES FOR THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION NON-EXCLUSIVE PRIVATE SIDEWALK EASEMENTS (PSWE) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "PSWE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PRIVATE SIDEWALK FACILITIES IN, OVER, ABOVE, AND UNDER THE PRIVATE SIDEWALK EASEMENT AREAS AS SHOWN ON THIS PLAT; PROVIDING ACCESS TO THE LOTS ADJACENT TO SUCH PRIVATE SIDEWALK EASEMENTS; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE SIDEWALK EASEMENT AREAS.

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY RESERVES FOR THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION NON-EXCLUSIVE PRIVATE SIDEWALK EASEMENTS (PSWE) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "PSWE" AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PRIVATE SIDEWALK FACILITIES IN, OVER, ABOVE, AND UNDER THE PRIVATE SIDEWALK EASEMENT AREAS AS SHOWN ON THIS PLAT; PROVIDING ACCESS TO THE LOTS ADJACENT TO SUCH PRIVATE SIDEWALK EASEMENTS; AND FOR PEDESTRIAN TRAVEL.

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

TRACTS AA, J, N, O, X, AND Z 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 AA, J, N, O, X, AND Z.

CIVIC SQUARE BUILD TO RENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, PRIVATE DRAINAGE EASEMENTS ACROSS TRACTS, LOTS, AND ALL AREAS IN THIS PLAT DESIGNATED AS "PRIVATE DRAINAGE EASEMENTS" ("PDE"). THE CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS, RETENTION BASINS, DETENTION BASINS, EROSION CONTROL AREAS, AND DRYWELLS WITHIN SUCH PRIVATE DRAINAGE EASEMENTS.

PRIVATE UTILITY EASEMENTS
PERPETUAL WATER AND SEWER EASEMENTS ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO LIBERTY UTILITIES AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, MAINTAIN WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE 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.

DEDICATION (CONTINUED)

NEITHER GRANTOR NOR THE OWNERS OF ANY PART OF THE PREMISES SHALL ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE EASEMENTS; HOWEVER, THEY 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 EASEMENTS IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES IN ACCORDANCE WITH ARIZONA CORPORATION COMMISSION RULES AND REGULATIONS. GRANTEE SHALL NOT BE HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, LANDSCAPING, PARKING FACILITIES, DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS ERECTED WITHIN THE LIMITS OF THE EASEMENTS DUE TO REPAIR, REPLACEMENT, CONSTRUCTION OR RELOCATION OF THE GRANTEE OWNED WATER AND SEWER LINES.

GRANTEE SHALL HOLD GRANTOR AND OWNERS OF ANY PART OF THE PREMISES HARMLESS FROM DAMAGES, CLAIMS, LIABILITIES OR EXPENSES, WHICH RESULT FROM GRANTEE'S USE OF EASEMENT TO OPERATE, MAINTAIN, REPAIR, REPLACE AND INSTALL UTILITY OWNED INFRASTRUCTURE. THIS HOLD HARMLESS DOES NOT COVER NEGLIGENT ACTIONS FROM GRANTOR OR OWNERS THAT RESULT IN ANY CLAIM, AS WELL AS GRANTEE IS NOT HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, LANDSCAPING, PARKING FACILITIES, DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS ERECTED WITHIN THE EASEMENT. GRANTOR AND GRANTEE AGREE THAT ALL EASEMENTS WILL ALSO BE GOVERNED BY ARIZONA ADMINISTRATIVE CODE R14-2-405C AS AMENDED. GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

IN WITNESS WHEREOF: CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 _____, 20____.

BY: CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER

BY: _____

ITS: _____

ACKNOWLEDGEMENT

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

ON THIS ____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE _____ OF CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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: _____ DATE _____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

LIBERTY UTILITIES RATIFICATION

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

KNOW ALL MEN BY THESE PRESENTS:

BY THIS RATIFICATION AND CONSENT, LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER), CORP., AN ARIZONA CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE DEDICATION OF THE LIBERTY WATER AND SEWER EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP.
AN ARIZONA CORPORATION

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

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

ON THIS ____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE _____ OF LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP. AN ARIZONA 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: _____ DATE _____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

LENDER'S CONSENT AND SUBORDINATION

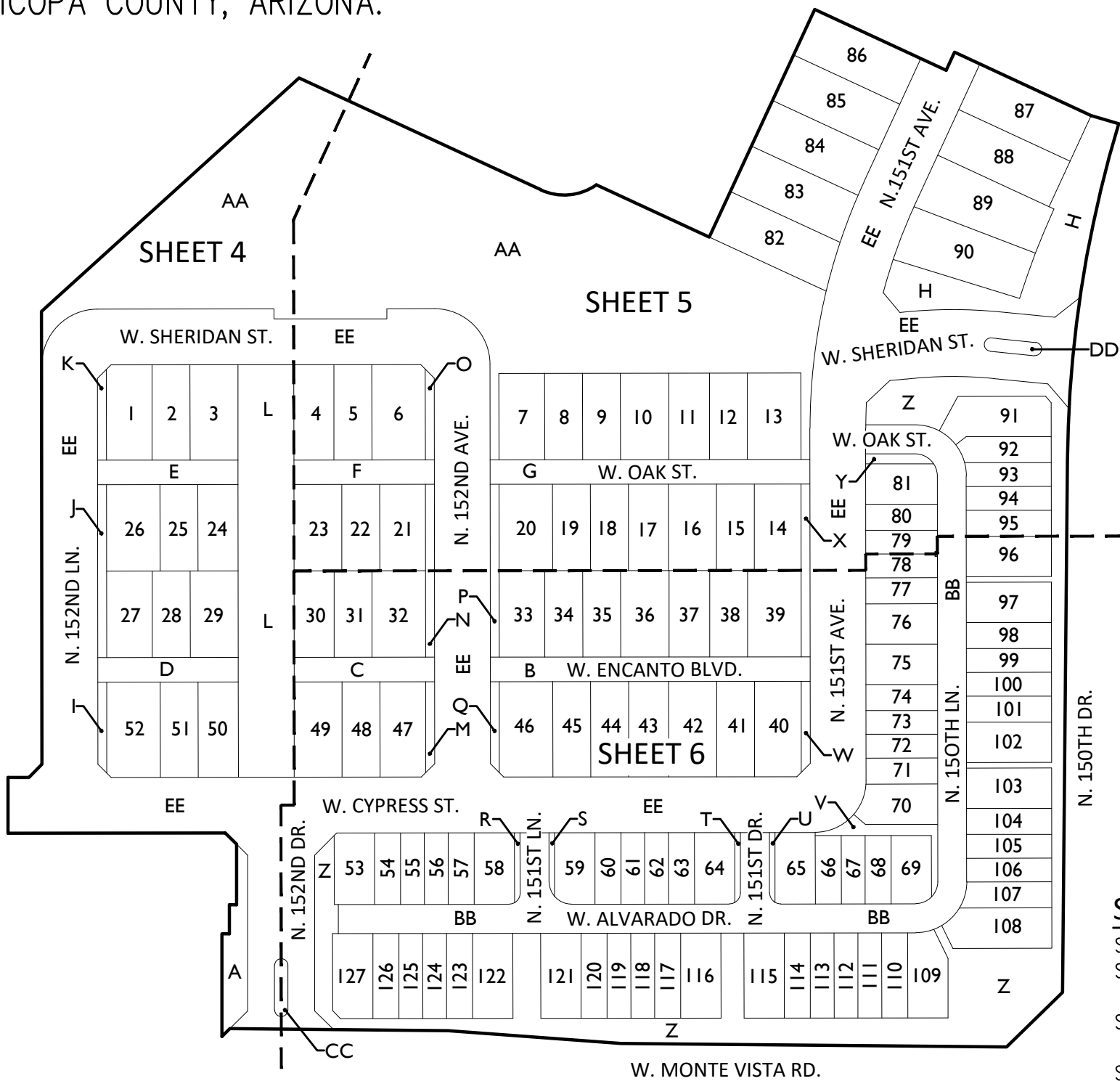
THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED TO THE CITY HEREIN 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.

WESTERN ALLIANCE BANK, IT'S SUBSIDIARIES, AFFILIATES, SUCCESSORS AND ASSIGNS, AN ARIZONA CORPORATION

BY: _____
AUTHORIZED REPRESENTATIVE

Final Plat of
Goodyear Civic Square Parcel B - Phase I

A PORTION OF THE NORTHEAST, NORTHWEST, AND SOUTHWEST QUARTERS OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



SHEET INDEX
N.T.S.

COMMUNITY ASSOCIATION RATIFICATION AND CONSENT

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

KNOW ALL MEN BY THESE PRESENTS:
BY THIS RATIFICATION AND CONSENT, CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION: (I) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE EASEMENTS DEDICATED TO CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION REFLECTED HEREIN; (II) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAT; AND (III) AND HEREBY ACCEPTS OWNERSHIP OF TRACTS A, AA, B, BB, C, D, AND E AND TRACTS F-Z INCLUSIVE, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS GRANTED HEREIN, THAT ARE CONVEYED TO CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AS PROVIDED HEREIN.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____.

CIVIC SQUARE COMMUNITY ASSOCIATION,
AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT FOR COMMUNITY ASSOCIATION
RATIFICATION AND CONSENT

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, THE _____ OF CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF OF THE NON-PROFIT CORPORATION.

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

BY: _____ DATE _____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT FOR LENDER'S CONSENT
AND SUBORDINATION

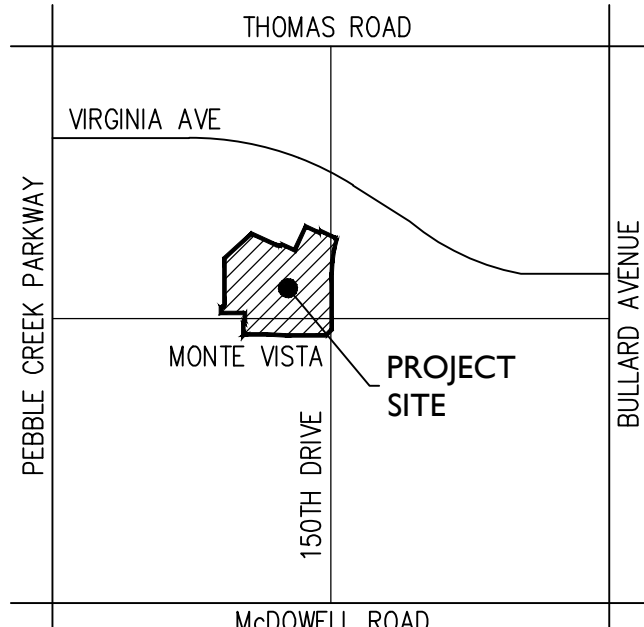
STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, AS _____ OF WESTERN ALLIANCE BANK, IT'S SUBSIDIARIES, AFFILIATES, SUCCESSORS AND ASSIGNS, AN ARIZONA CORPORATION, FOR THE PURPOSES CONTAINED HEREIN.

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

BY: _____ DATE _____
NOTARY PUBLIC

MY COMMISSION EXPIRES:



VICINITY MAP

N.T.S.

SEC. 32
T.2 N., R.1 W.

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: LEGAL DESCRIPTION, NOTES AND DETAILS
SHEET 3: LOT AREA TABLE, TRACT TABLE, LINE AND CURVE TABLES
SHEET 4-6: PLAN SHEET

UTILITIES

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

SITE SUMMARY TABLE

DESCRIPTION	AREA
EXISTING ZONING	PAD (PLANNED AREA DEVELOPMENT)
YIELD 127 LOTS	7.6907 AC.
OPEN SPACE	4.0694 AC.
PRIVATE STREET	1.2388 AC.
PUBLIC STREET (TRACT EE)	3.4060 AC.
TOTAL	16.4049 AC.

CERTIFICATE OF ASSURED WATER

THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF LIBERTY UTILITIES AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR).

CERTIFICATE NO. 27--701116.0000 DATED AUGUST 17, 2020

LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP. DATE _____

BASIS OF BEARINGS

ALONG PEBBLE CREEK PARKWAY, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER, OF SEC 32, T2N, R1W, AS MEASURED AND AS SHOWN ON PLAT OF RECORD, RECORDED IN BOOK 956, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA. THE BEARING OF WHICH IS: NORTH 00 DEGREES 20 MINUTES 32 SECONDS EAST

OWNER:

CIVIC SQUARE BUILD TO RENT, LLC, A
DELAWARE LIMITED LIABILITY COMPANY
7001 N. SCOTTSDALE ROAD,
SUITE 120
SCOTTSDALE, AZ 85253-4416
TEL: (480)-922-5965
CONTACT: BRANDEN LOMBARDI

ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD,
SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL "OX" AUXIER, P.E.

DEVELOPER:

BB LIVING RESIDENTIAL
7001 N. SCOTTSDALE ROAD,
SUITE 2055
SCOTTSDALE, AZ 85253-4416
TEL: (480)-922-5965
CONTACT: BRANDEN LOMBARDI

CERTIFICATION

I, MARY F. KENNEDY 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 APRIL, 2020; 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 AND MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

LAND SURVEYOR:
MARY F. KENNEDY, R.L.S. 21071
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS ____ DAY OF _____, 20____.

BY: _____
MAYOR: GEORGIA LORD

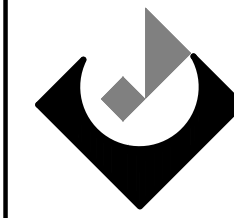
BY: _____
CITY CLERK: DARCEE MCCracken

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS ____ DAY OF _____, 20____.

BY: _____
CITY ENGINEER: SUMEET MOHAN

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

EPS
GROUP



Project: GOODYEAR CIVIC SQUARE PARCEL B - PHASE I

GOODYEAR, ARIZONA

FINAL PLAT

Revisions:

LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP. DATE _____

BY: _____

ITS: _____

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

BY: _____

NAME: _____

TITLE: _____

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	3,498	0.0803
2	2,907	0.0667
3	3,677	0.0844
4	3,078	0.0707
5	2,907	0.0667
6	4,096	0.0940
7	3,177	0.0729
8	2,635	0.0605
9	2,635	0.0605
10	3,365	0.0772
11	2,822	0.0648
12	2,635	0.0605
13	3,720	0.0854
14	3,242	0.0744
15	2,635	0.0605
16	3,332	0.0765
17	2,790	0.0640
18	2,635	0.0605
19	2,635	0.0605
20	3,720	0.0854
21	3,177	0.0729
22	2,635	0.0605
23	3,333	0.0765
24	2,790	0.0640
25	2,635	0.0605
26	3,720	0.0854
27	3,178	0.0729
28	2,635	0.0605
29	3,333	0.0765
30	2,790	0.0640
31	2,635	0.0605
32	3,720	0.0854
33	3,177	0.0729
34	2,635	0.0605
35	2,635	0.0605
36	3,365	0.0772
37	2,822	0.0648
38	2,635	0.0605
39	3,720	0.0854
40	3,569	0.0819
41	2,907	0.0667
42	3,677	0.0844
43	3,078	0.0707
44	2,907	0.0667
45	2,907	0.0667
46	4,096	0.0940
47	3,498	0.0803
48	2,907	0.0667
49	3,677	0.0844
50	3,078	0.0707
51	2,907	0.0667
52	4,096	0.0940
53	2,320	0.0532
54	1,499	0.0344
55	1,371	0.0315
56	1,371	0.0315
57	1,499	0.0344
58	2,322	0.0533
59	2,291	0.0526
60	1,499	0.0344
61	1,371	0.0315
62	1,371	0.0315
63	1,499	0.0344
64	2,322	0.0533

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
65	2,322	0.0533
66	1,431	0.0329
67	1,308	0.0300
68	1,430	0.0328
69	2,188	0.0502
70	2,481	0.0570
71	1,499	0.0344
72	1,371	0.0315
73	1,371	0.0315
74	1,499	0.0344
75	2,324	0.0533
76	2,324	0.0533
77	1,499	0.0344
78	1,371	0.0315
79	1,371	0.0315
80	1,499	0.0344
81	2,312	0.0531
82	5,014	0.1151
83	4,787	0.1099
84	4,726	0.1085
85	4,725	0.1085
86	4,723	0.1084
87	4,950	0.1136
88	4,950	0.1136
89	5,428	0.1246
90	5,536	0.1271
91	3,395	0.0779
92	1,892	0.0434
93	1,633	0.0375
94	1,627	0.0373
95	1,779	0.0408
96	2,758	0.0633
97	2,758	0.0633
98	1,779	0.0408
99	1,627	0.0373
100	1,627	0.0373
101	1,779	0.0408
102	2,758	0.0633
103	2,758	0.0633
104	1,779	0.0408
105	1,627	0.0373
106	1,627	0.0373
107	1,829	0.0420
108	3,319	0.0762
109	2,648	0.0608
110	1,779	0.0408
111	1,627	0.0373
112	1,627	0.0373
113	1,627	0.0373
114	1,779	0.0408
115	2,758	0.0633
116	2,758	0.0633
117	1,779	0.0408
118	1,627	0.0373
119	1,627	0.0373
120	1,779	0.0408
121	2,758	0.0633
122	2,758	0.0633
123	1,779	0.0408
124	1,627	0.0373
125	1,627	0.0373
126	1,779	0.0408
127	2,733	0.0627

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	343.62'	1400.00'	140°3'46"	342.76'	N83°18'05"E
C2	348.53'	1400.00'	14°15'50"	347.63'	S83°24'07"W
C3	586.56'	1038.00'	32°22'37"	578.78'	S16°43'37"W
C4	1478.19'	2600.00'	32°34'29"	1458.36'	N73°22'19"W
C5	228.14'	525.00'	24°53'52"	226.35'	S12°23'02"W
C6	217.27'	500.00'	24°53'52"	215.57'	S12°23'02"W
C7	5.16'	394.00'	0°45'01"	5.16'	N84°42'58"W
C8	83.11'	475.00'	10°01'30"	83.00'	S19°49'13"W
C9	52.36'	50.00'	60°00'00"	50.00'	N84°49'58"E
C10	5.32'	406.00'	0°45'02"	5.32'	N84°42'59"W
C11	9.45'	6.00'	90°11'33"	8.50'	S40°37'37"E
C12	78.54'	50.00'	90°00'00"	70.71'	S44°56'05"W
C13	9.54'	6.00'	91°03'19"	8.56'	S49°59'49"W
C14	78.54'	50.00'	90°00'00"	70.71'	N45°03'55"W
C15	9.42'	6.00'	90°00'00"	8.49'	N39°20'28"W
C16	9.42'	6.00'	90°00'00"	8.49'	N50°39'32"E
C17	18.98'	6.00'	181°14'52"	12.00'	S04°54'03"W
C18	18.85'	6.00'	180°00'00"	12.00'	N05°39'32"E
C19	18.85'	6.00'	180°00'00"	12.00'	N89°56'05"E
C20	15.71'	10.00'	90°00'00"	14.14'	N44°56'05"E
C21	31.42'	20.00'	90°00'00"	28.28'	S45°03'55"E
C22	15.71'	10.00'	90°00'00"	14.14'	N44°56'05"E
C23	15.71'	10.00'	90°00'00"	14.14'	S45°03'55"E
C24	31.42'	20.00'	90°00'00"	28.28'	N44°56'05"E
C25	72.26'	46.00'	90°00'00"	65.05'	N44°56'05"E
C26	18.85'	6.00'	180°00'00"	12.00'	S89°56'06"W
C27	72.26'	46.00'	90°00'00"	65.05'	N44°56'05"E
C28	31.42'	20.00'	90°00'00"	28.28'	N45°03'55"W
C29	72.26'	46.00'	90°00'00"	65.05'	N45°03'55"W
C30	22.70'	475.00'	2°44'18"	22.70'	S01°18'14"W
C31	85.98'	660.00'	7°27'51"	85.92'	S21°01'22"W
C32	52.41'	200.00'	15°00'56"	52.26'	S89°00'25"E
C33	89.71'	430.00'	11°57'14"	89.55'	S89°40'55"W
C34	14.38'	230.00'	3°34'54"	14.38'	N85°16'34"E
C35	78.61'	370.00'	12°10'25"	78.47'	S89°34'19"W
C36	84.99'	400.00'	12°10'25"	84.83'	S89°34'19"W

TRACT USE TABLE				OWNER	PARTY RESPONSIBLE FOR MAINTENANCE
TRACT	USE	AREA (SF)	AREA (AC)		
A	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT & PUE	2,786	0.0640	HOA	HOA
AA	LANDSCAPE, OPEN SPACE, DRAINAGE, PRIVATE PARKING, PRIVATE SIDEWALK, SLE, PUE & SWE	96,092	2.2060	HOA	HOA
B	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	6,310	0.1449	HOA	HOA
BB	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	30,252	0.6945	HOA	HOA
C	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	2,772	0.0636	HOA	HOA
CC	MEDIAN, DRAINAGE & LANDSCAPING, WATER	593	0.0136	COG	HOA
D	PRIVATE STREET, PUE, WATER AND SEWER EASEMENT & EMERGENCY VEHICLE ACCESS, & SWE	2,772	0.0636	HOA	HOA
DD	MEDIAN & LANDSCAPING, WATER	591	0.0136	COG	HOA
E	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	2,772	0.0636	HOA	HOA
EE	PUBLIC STREET	148,366	3.4060	COG	COG
F	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	2,772	0.0636	HOA	HOA
G	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	6,310	0.1449	HOA	HOA
H	LANDSCAPE, OPEN SPACE & PUE	10,612	0.2436	HOA	HOA
I	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	HOA	HOA
J	LANDSCAPE, OPEN SPACE, PRIVATE SIDEWALK, DE, PUE & SWE	1,240	0.0285	HOA	HOA
K	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	HOA	HOA
L	LANDSCAPE, OPEN SPACE, PUE & SWE	18,542	0.4257	HOA	HOA
M	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	HOA	HOA
N	LANDSCAPE, OPEN SPACE, PRIVATE SIDEWALK, DE, PUE & SWE	1,240	0.0285	HOA	HOA
O	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	HOA	HOA
P	LANDSCAPE, OPEN SPACE, PRIVATE SIDEWALK, DE, PUE & SWE	1,240	0.0285	HOA	HOA
Q	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	HOA	HOA
R	LANDSCAPE, OPEN SPACE, PUE & SWE	302	0.0069	HOA	HOA
S	LANDSCAPE, OPEN SPACE, PUE & SWE	267	0.0061	HOA	HOA
T	LANDSCAPE, OPEN SPACE, PUE & SWE	302	0.0069	HOA	HOA
U	LANDSCAPE, OPEN SPACE, PUE & SWE	302	0.0069	HOA	HOA
V	LANDSCAPE, OPEN SPACE & PUE	1,362	0.0313	HOA	HOA
W	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	HOA	HOA
X	LANDSCAPE, OPEN SPACE, PRIVATE SIDEWALK, DE, PUE & SWE	1,241	0.0285	HOA	HOA
Y	LANDSCAPE, OPEN SPACE, PUE & SWE	509	0.0117	HOA	HOA
Z	LANDSCAPE, OPEN SPACE, DRAINAGE, SEWER EASEMENT, WLE, PUE & SWE	36,322	0.8338	HOA	HOA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°56'05"W	44.25'
L2	S89°56'05"W	61.00'
L3	N40°24'17"W	28.80'
L4	S51°43'21"W	28.80'
L5	N49°26'16"W	13.76'
L6	N89°56'05"E	6.43'
L7	N45°32'02"E	36.65'
L8	S45°39'51"E	24.00'
L9	N44°45'56"W	9.86'
L10	N89°56'05"E	5.24'
L11	S00°03'55"E	26.00'
L12	N89°56'05"E	3.62'
L13	N00°03'55"W	62.91'
L14	N00°03'55"W	57.48'
L15	N00°03'55"W	62.91'
L16	S00°03'55"E	62.91'
L17	N00°03'55"W	64.25'
L18	N26°02'27"W	28.97'
L19	N26°02'27"W	22.71'
L20	S52°28'30"W	11.94'
L21	N40°34'37"W	7.69'
L22	N89°56'05"E	48.00'
L23	N89°56'05"E	34.00'
L24	N89°56'05"E	36.42'
L25	N89°56'05"E	43.42'
L26	N89°56'05"E	34.00'

LINE TABLE		
LINE	BEARING	LENGTH
L27	N89°56'05"E	34.00'
L28	N89°56'05"E	41.00'
L29	N89°56'05"E	48.00'
L30	N89°56'05"E	34.00'
L31	N89°56'05"E	36.00'
L32	N89°56'05"E	43.00'
L33	N89°56'05"E	34.00'
L34	N89°56'05"E	41.00'
L35	N89°56'05"E	6.70'
L36	N00°03'55"W	11.14'
L37	S89°27'58"E	47.15'
L38	N00°03'55"W	40.00'
L39	S00°03'55"E	40.00'
L40	S84°20'28"E	109.00'
L41	N84°20'28"W	34.50'
L42	S84°20'28"E	34.50'
L43	N84°20'28"W	40.50'
L44	N45°03'55"W	28.28'
L45	N44°56'05"E	28.28'
L46	S45°03'55"E	16.97'
L47	N44°56'05"E	16.97'
L48	N45°03'55"W	16.97'
L49	N44°56'05"E	16.97'
L50	S45°03'55"E	16.97'
L51	N44°56'05"E	16.97'
L52	N20°10'02"W	2.83'

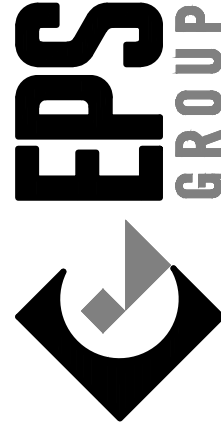
LEGEND	
COG	CITY OF GOODYEAR
PDE	PRIVATE DRAINAGE EASEMENT
HOA	CIVIC SQUARE COMMUNITY ASSOCIATION
PUE	PUBLIC UTILITIES EASEMENT
SLE	SEWER LINE EASEMENT
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT

Project: **GOODYEAR CIVIC SQUARE PARCEL B - PHASE I**

GOODYEAR, ARIZONA


FINAL PLAT

1130 N. Alma School Rd., Ste 120
Mesa, AZ 85201
T:480.503.2358 | F:480.503.2358
www.epsgroupinc.com




Revisions:

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



Design by: MFK

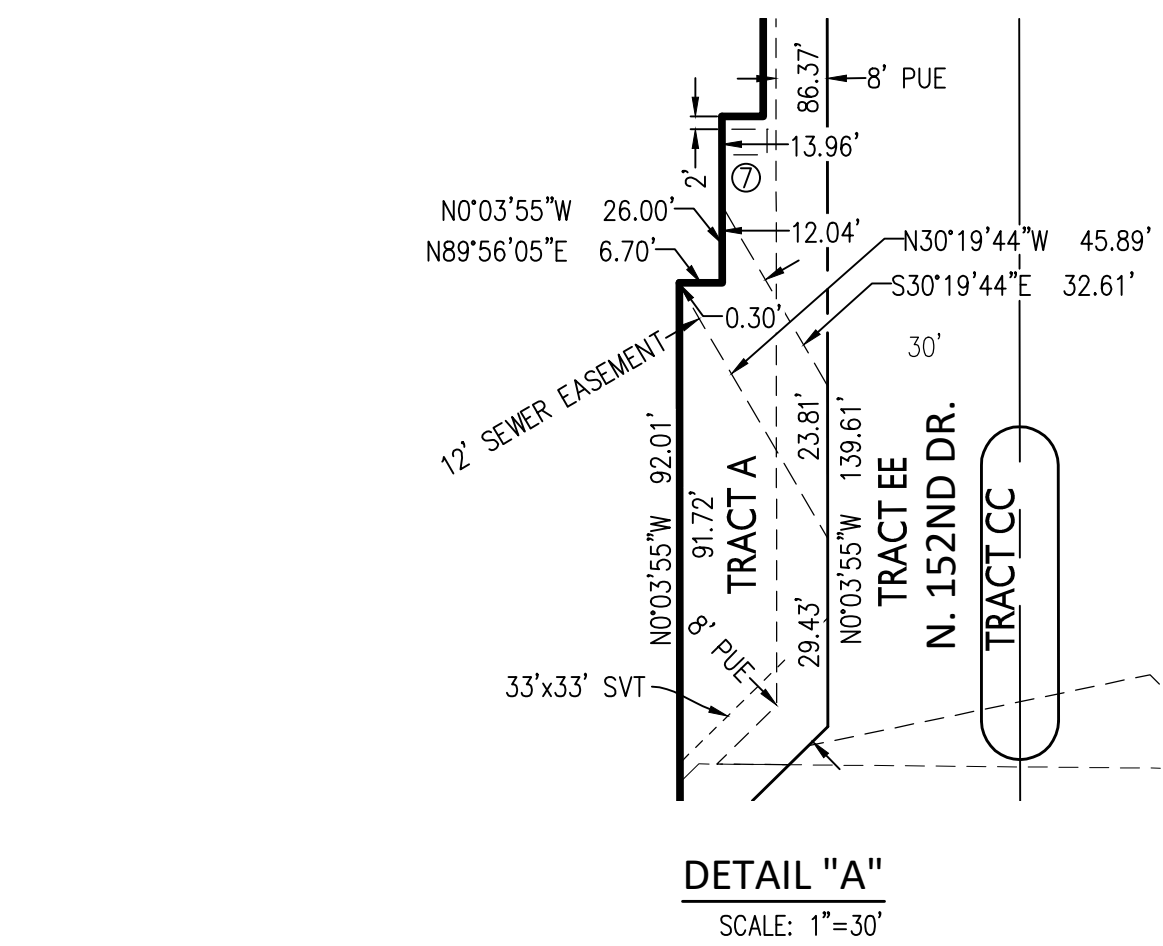
Drawn by: TJP



Job No. **18-423**

FP03

Sheet No.
3
of 6

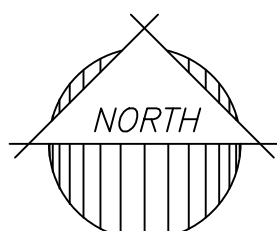
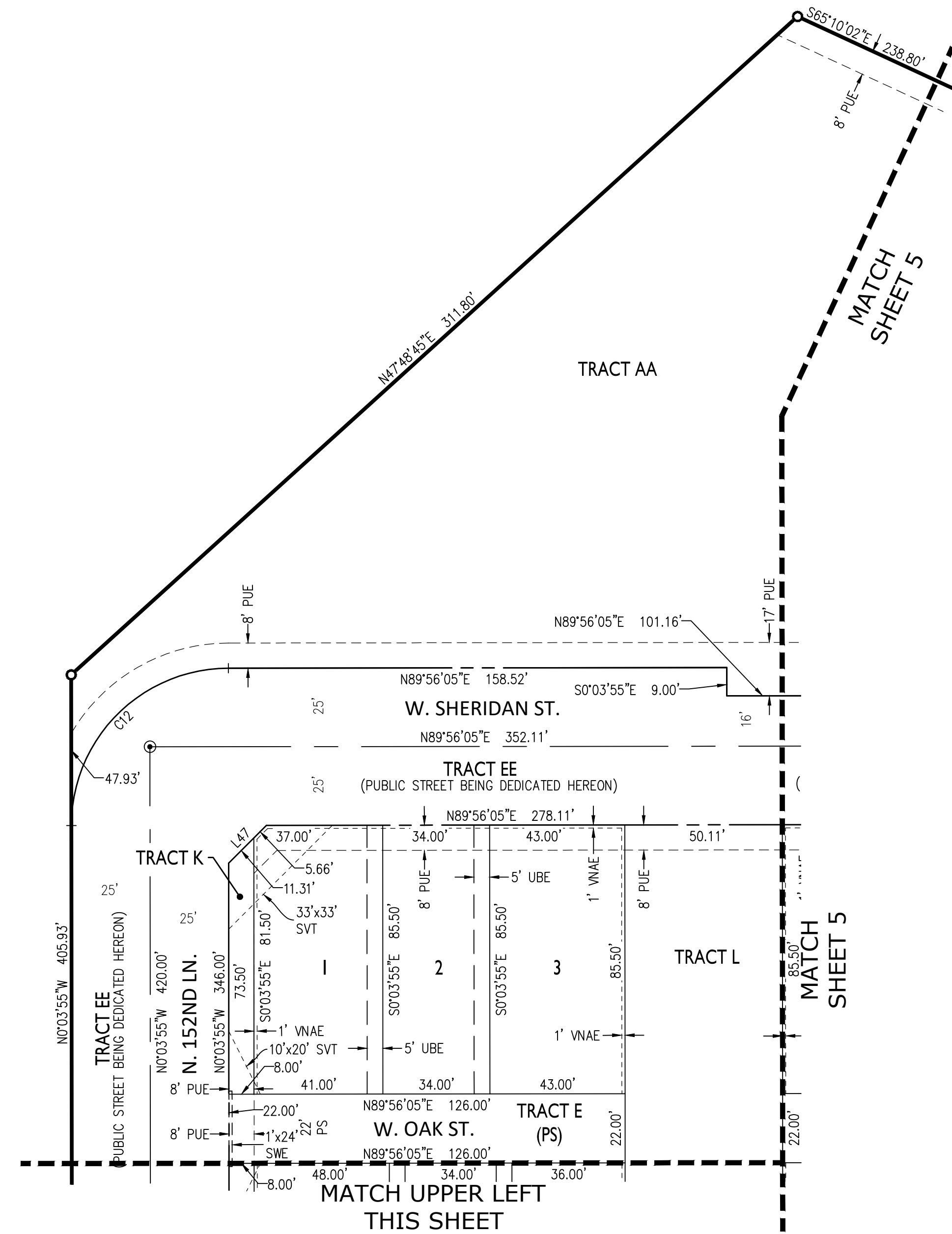
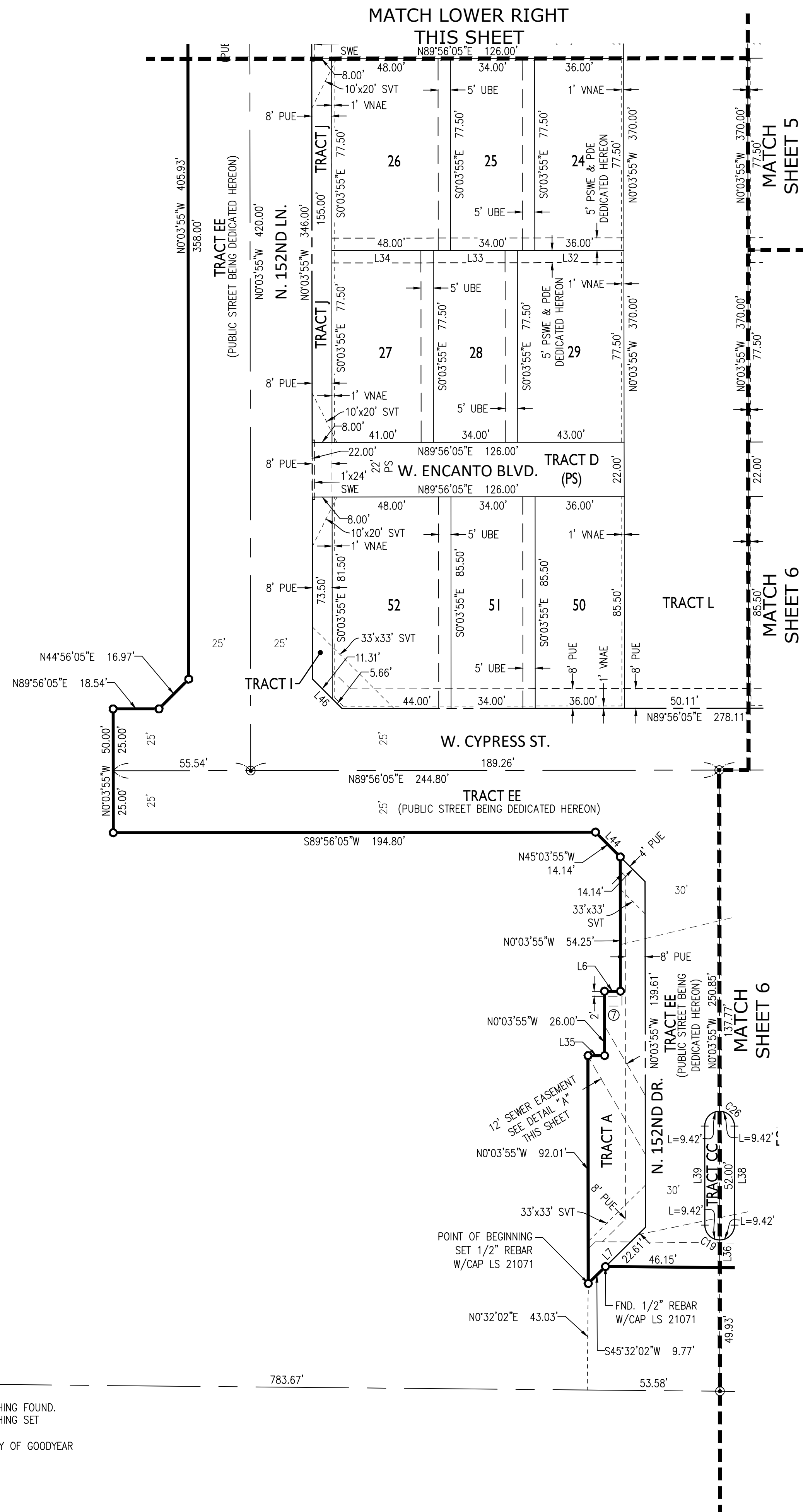
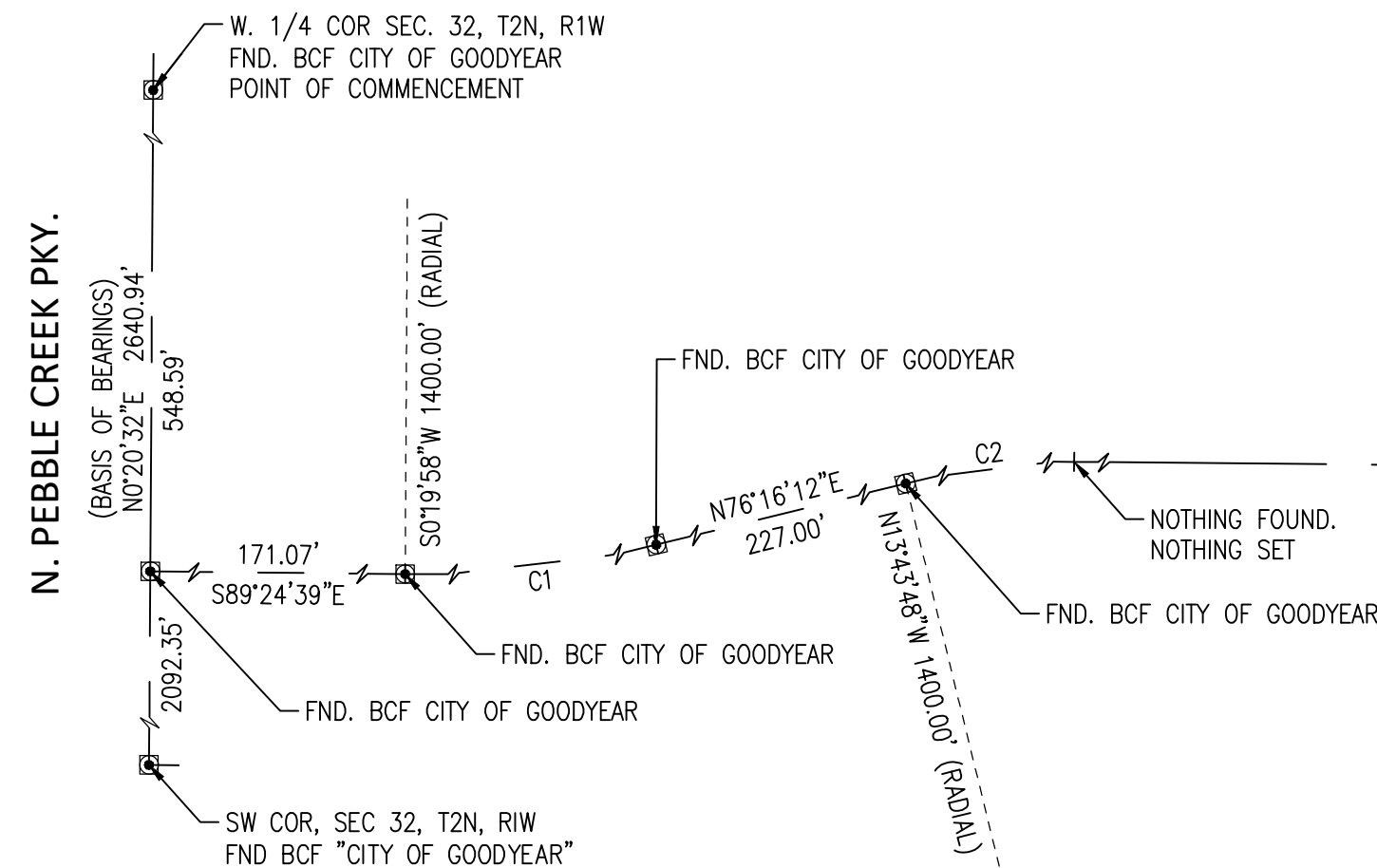















DETAIL "A"

SCALE: 1"=30'

LEGEND

- | | |
|-------|---|
| ◻ | FOUND MONUMENT AS NOTED |
| ○ | SET BRASS CAP AT COMPLETION OF CONSTRUCTION |
| ○ | CORNER OF SUBDIVISION, SET 1/2" REBAR W/CAP |
| | #21071, OR AS NOTED OTHERWISE. |
| RLS | REGISTERED LAND SURVEYOR |
| PUE | PUBLIC UTILITY EASEMENT |
| R/W | RIGHT-OF-WAY |
| WSE | WATER SERVICE EASEMENT |
| PDE | PRIVATE DRAINAGE EASEMENT |
| PSWE | PRIVATE SIDEWALK EASEMENT |
| UBE | USE & BENEFIT EASEMENT |
| WLE | WATER LINE EASEMENT |
| SWE | SIDEWALK EASEMENT |
| SLE | SEWER LINE EASEMENT |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| SVT | SIGHT VISIBILITY TRIANGLE |
| PS | PRIVATE STREET |
| ===== | PLAT BOUNDARY |
| ===== | CENTER LINE |
| ===== | RIGHT-OF-WAY |
| ===== | EXISTING RIGHT-OF-WAY |
| ===== | SECTION LINE |
| ----- | EXISTING EASEMENT LINE |
| ----- | PUBLIC UTILITY EASEMENT |
| ----- | PARCEL LINE |
| ----- | VEHICULAR NON-ACCESS EASEMENT LINE |
| ----- | SIGHT VISIBILITY EASEMENT LINE |
| ===== | MATCH LINE |
| ② | 2'x2' WATER SERVICE EASEMENT |
| ③ | 3'x2' WATER SERVICE EASEMENT |
| ④ | 4'x4' WATER LINE EASEMENT |
| ⑦ | 7'x4' WATER LINE EASEMENT |



-  RLS
-  PUE
-  R/W
-  WSE
-  PDE
-  PSWE
-  UBE
-  WLE
-  SWE
-  SLE
-  VNAE
-  SVT
-  PS

② 2'X2' WATER SERVICE EASEMENT
③ 3'X2' WATER SERVICE EASEMENT
④ 4'X4' WATER LINE EASEMENT
⑦ 7'X4' WATER LINE EASEMENT



