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, 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 PERMITTEES 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 CO 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 SHAL 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 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 DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE SIDEWALK EASEMENTS ON, OVER AND ACROSS THOSE AREAS IN THIS PLAT IDENTIFIED AS SIDEWALK EASEMENTS ("SWE") AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("SIDEWALK EASEMENT AREAS"). SUCH SIDEWALK EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC SIDEWALKS 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 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, AND 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.

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,

26 | 25 | 24

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 GRANTEES 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

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

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA

_, 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.

NOTARY PUBLIC MY COMMISSION EXPIRES:

LIBERTY UTILITIES RATIFICATION

STATE OF ARIZONA COUNTY OF MARICOPA

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

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF MARICOPA

_____, 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.

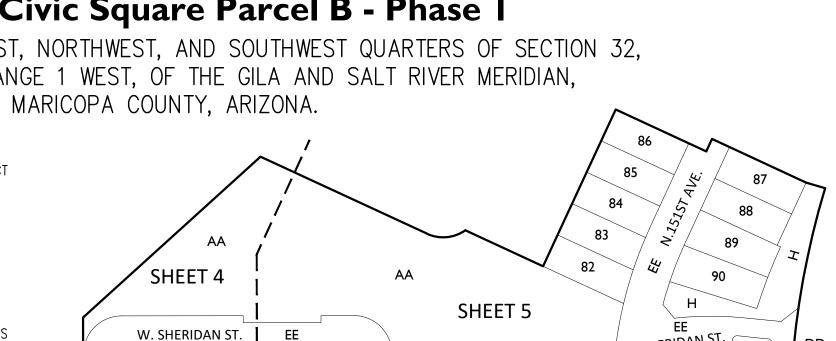
NOTARY PUBLIC MY COMMISSION EXPIRES:

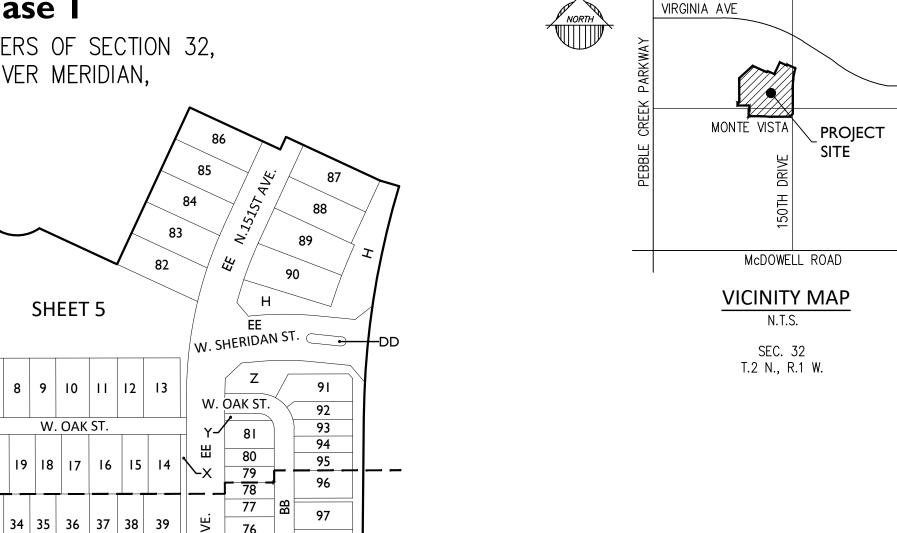
LENDER'S CONSENT AND SUBORDINATION

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

AUTHORIZED REPRESENTATIVE





W. MONTE VISTA RD. SHEET INDEX

Z W. ALVARADO DR. Z

COMMUNITY ASSOCIATION RATIFICATION AND CONSENT

COUNTY OF MARICOPA

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

CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

ACKNOWLEDGMENT FOR COMMUNITY ASSOCIATION

RATIFICATION AND CONSENT

STATE OF ARIZONA COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____ , THE _ 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.

NOTARY PUBLIC DATE MY COMMISSION EXPIRES:

ACKNOWLEDGMENT FOR LENDER'S CONSENT

AND SUBORDINATION

STATE OF ARIZONA COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__, 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.

NOTARY PUBLIC MY COMMISSION EXPIRES: SHEET 3: LOT AREA TABLE, TRACT TABLE, LINE AND CURVE TABLES SHEET 4-6: PLAN SHEET

SHEET 2: LEGAL DESCRIPTION, NOTES AND

SHEET INDEX

SHEET 1: COVER SHEET

ELECTRIC ARIZONA PUBLIC SERVICE **TELEPHONE** CENTURYLINK /COX CITY OF GOODYEAR REFUSE CABLE TV CENTURYLINK / COX

LIBERTY UTILITIES

LIBERTY UTILITIES

SOUTHWEST GAS

UTILITIES

WATER

SEWER

THOMAS ROAD

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.

BASIS OF BEARINGS

107

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 OO DEGREES 20 MINUTES 32 SECONDS EAST

ENGINEER:

OWNER:

CIVIC SQUARE BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY 7001 N. SCOTTSDALE ROAD, SUITE 2055 SCOTTSDALE, AZ 85253-4416 TEL: (480)-922-5965

SUITE 120 CONTACT: BRANDEN LOMBARDI CONTACT: DANIEL "OX" AUXIER, P.E.

DEVELOPER:

EPS GROUP, INC. BB LIVING RESIDENTIAL 1130 N. ALMA SCHOOL ROAD. 7001 N. SCOTTSDALE ROAD, SUITE 2055 MESA, AZ 85201 SCOTTSDALE, AZ 85253-4416 TEL: (480)-503-2250 TEL: (480)-922-5965 CONTACT: BRANDEN LOMBARDI FAX: (480)-503-2258

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 ______

MAYOR: GEORGIA LORD

CITY CLERK: DARCIE MCCRACKEN

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

CITY ENGINEER: SUMEET MOHAN

Δ

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~

S

Revisions:

ARÍZONA 811 Arizona Bino Stato, inc. ial 8-1-1 or 1-800-STAKE-IT (782-5 In Maricopa County: (602)263-110 Designer:

Drawn by:



Job No. 18-423 FP0 I

Sheet No.

THE FRONT BSL WILL BE PER THE DEVELOPMENT STANDARDS TABLE AS NOTED ON THIS SHEET.

Revisions:

ARIZONA 811 Arizona Bino Stato, Inc.

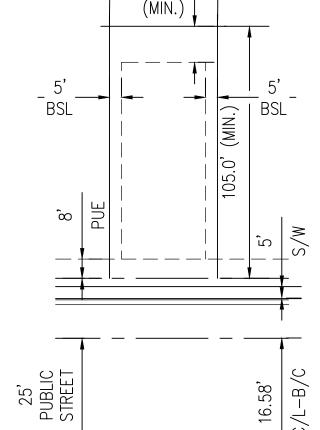
Drawn by:

21071 KENNEDY &

Job No. 18-423 FP02

Sheet No.

THE FRONT BSL WILL BE PER THE DEVELOPMENT STANDARDS TABLE AS NOTED ON THIS SHEET.

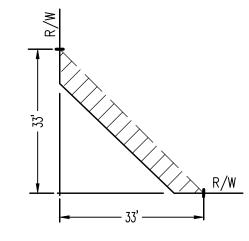


45.0

TYPICAL LOT DIAGRAM TRADITIONAL

SETBACKS FOR EACH HOUSING TYPE AS ESTABLISHED IN THE GOODYEAR CIVIC SQUARE

LEGEND FOR DETAIL PUBLIC UTILITY EASEMENT CENTERLINE BACK OF CURB SIDEWALK MINIMUM BUILDING SETBACK LINE



SIGHT VISIBILITY TRIANGLE NOT TO SCALE

GENERAL NOTES

- A. 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.
- B. 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.
- C. 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 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 CIVIC SQUARE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHALL EXECUTE AND PROVIDE TO THE CITY A STORM WATER MAINTENANCE AGREEMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.
- H. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVER-FLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEBUILDER 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 OPERATIONS OF SUCH AIRCRAFT NEAR AND OVER THE AREA.
- I. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- J. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITH THE EXCEPTION OF 69KV OR LARGER POWER LINES.
- K. 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.
- L. 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.
- M. 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.
- N. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- O. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- P. 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.

LEGAL DESCRIPTION

A PORTION OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS

THENCE DEPARTING SAID WEST LINE, AND EASTERLY ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES: THENCE SOUTH 89 DEGREES 24 MINUTES 39 SECONDS EAST. 171.07 FEET TO A CITY OF GOODYEAR BRASS CAP FLUSH AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 19 MINUTES 58 SECONDS EAST A DISTANCE

THENCE NORTH 76 DEGREES 16 MINUTES 12 SECONDS EAST, 227.00 FEET TO A CITY OF GOODYEAR BRASS CAP FLUSH AND THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1400.00 FEET;

SECONDS;

NO. 1999-1168189A, MARICOPA COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 56 MINUTES 05 SECONDS EAST, 6.70 FEET; THENCE NORTH O DEGREES 03 MINUTES 55 SECONDS WEST, 26.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 05 SECONDS EAST, 6.43 FEET; THENCE NORTH O DEGREES 03 MINUTES 55 SECONDS WEST, 54.25 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 05 SECONDS WEST, 194.80 FEET; THENCE NORTH O DEGREES 03 MINUTES 55 SECONDS WEST, 50.00 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 05 SECONDS EAST, 18.54 FEET; THENCE NORTH 44 DEGREES 56 MINUTES 05 SECONDS EAST, 16.97 FEET;

THENCE NORTH 47 DEGREES 48 MINUTES 45 SECONDS EAST, 311.80 FEET; THENCE SOUTH 65 DEGREES 10 MINUTES 02 SECONDS EAST, 238.80 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWEST, HAVING A

THENCE NORTHEASTERLY 52.36 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00

THENCE SOUTH 65 DEGREES 10 MINUTES 02 SECONDS EAST, 130.00 FEET;

THENCE SOUTH 65 DEGREES 10 MINUTES 02 SECONDS EAST, 135.00 FEET;

THENCE SOUTH 45 DEGREES 32 MINUTES 02 SECONDS WEST, 70.14 FEET;

A DISTANCE OF 2640.94 FEET;

THENCE SOUTH 00'20'32" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 548.59 FEET TO A CITY OF GOODYEAR BRASS CAP IN HAND HOLE AT THE CENTERLINE OF W. MONTE VISTA DRIVE AS SHOWN ON THE MAP OF DEDICATION FOR MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, BOOK 956, PAGE 21, MARICOPA COUNTY RECORDS;

THENCE NORTHEASTERLY 343.62 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14 DEGREES 03 MINUTES 46 SECONDS TO A CITY OF GOODYEAR BRASS CAP FLUSH;

THENCE NORTHEASTERLY 348.53 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 15 MINUTES 50

THENCE SOUTH 89 DEGREES 27 MINUTES 58 SECONDS EAST, 783.67 FEET;

THENCE NORTH 0 DEGREES 32 MINUTES 02 SECONDS EAST, 43.03 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOCUMENT

THENCE NORTH 0 DEGREES 03 MINUTES 55 SECONDS WEST, 92.01 FEET;

THENCE NORTH 45 DEGREES 03 MINUTES 55 SECONDS WEST, 14.14 FEET;

THENCE NORTH 0 DEGREES 03 MINUTES 55 SECONDS WEST, 405.93 FEET;

THENCE ON A NON-TANGENT LINE SOUTH 65 DEGREES 10 MINUTES 02 SECONDS EAST, 111.70 FEET;

THENCE NORTH 24 DEGREES 49 MINUTES 58 SECONDS EAST, 225.00 FEET; THENCE NORTH 24 DEGREES 49 MINUTES 58 SECONDS EAST, 17.79 FEET;

THENCE SOUTH 73 DEGREES 11 MINUTES 55 SECONDS EAST, 25.83 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 73 DEGREES 11 MINUTES 55 SECONDS EAST A DISTANCE

THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE EAST AND SOUTH LINES OF SAID PARCEL:

THENCE SOUTHWESTERLY 305.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 15 MINUTES 28

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 32 MINUTES 07 SECONDS WEST, 477.41 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 58 SECONDS WEST, 345.69 FEET; THENCE NORTH 85 DEGREES 48 MINUTES 18 SECONDS WEST, 155.76 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 58 SECONDS WEST, 195.78 FEET; THENCE SOUTH 45 DEGREES 32 MINUTES 02 SECONDS WEST, 9.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.4049 ACRES, MORE OR LESS.

TYPICAL CLUSTER LOT DETAILS AND USE AND BENEFIT EASEMENT NOT TO SCALE

STREET

TRACT

UBE* BENEFITS LOT* (TYPICAL) - 5' UBE ₩₩ UBE** BENEFITS LOT** (TYPICAL) — 5' UBE ₩₩ LEGEND FOR DETAIL

BUILDING SETBACK LINE USE AND BENEFIT EASEMENT SIGHT VISIBILITY EASEMENT SIDEWALK EASEMENT

LOT*

LOT LINE-LOT**

, 10'X20'SVE¬

BACK OF CURB

1. USE AND BENEFIT EASEMENTS (UBES) ARE PERPETUAL EASEMENTS THAT HAVE BEEN CREATED OVER PARTS OF THE LOTS FOR COMPLIANCE WITH SETBACK REQUIREMENTS AND AS AN EXTENSION OF YARDS FOR LANDSCAPING, RECREATION AND DRAINAGE USE.

2. LOTS 1, 2, 5, 6, 7, 8, 9, 10, 13, 15, 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 AS SHOWN ON THIS PLAT SHALL BE BURDENED BY A PRIVATE UBE OF FIVE (5) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE) WHICH EXTENDS TO THE EXTERIOR BUILDING STEM WALL OF THE BUILDING CONSTRUCTED ON THE BURDENED LOT. THE UBE SHALL RUN THE LENGTH OF THE LOT AS ILLUSTRATED ON THE TYPICAL USE AND BENEFIT EASEMENT DETAIL ON THIS SHEET.

3. ALLOWED AND PROHIBITED ENCROACHMENTS WITHIN THE UBE ARE AS FOLLOWS:

i. ALLOWED: LANDSCAPING, UNCOVERED PATIOS, PATHWAYS, DRAINAGE FACILITIES AND BUILDING PROJECTIONS OF LESS THAN TWO FEET THAT HAVE BEEN BUILT IN CONFORMANCE WITH THE CITY'S BUILDING AND CONSTRUCTION CODES IN EFFECT AT THE TIME OF SUCH CONSTRUCTION, AND REAR YARD SCREEN WALLS.

ii. PROHIBITED: HARDSCAPE STRUCTURES WITH PERMANENT FOUNDATIONS SUCH AS, BUT NOT LIMITED TO, IN-GROUND POOLS AND SPAS, BARBEQUE STRUCTURES, A/C UNITS, FENCES AND SIMILAR STRUCTURES, EXCEPT REAR YARD SCREEN WALLS.

DEVELOPMENT STANDARDS

(Goodyear Civic Square at Estrella Falls PAD)

Goodyear Planned Regional Cen	ter PAD Development Standards for Parcel B
Building Height	Max: 40-feet
Minimum Perimeter Setback	
Virginia Avenue	15-feet
150 th Drive	10-feet
Monte Vista Road	10-feet
Minimum Interior Building Setbacks	
	Front: 20-feet Front Facing Garage; 15-feet to Livin
Traditional Detached Homes	Area or Side Entry Garage; 8-feet Covered Porch
	Side: 5-foot minimum
	Rear: 15-foot minimum
	Front: 10-foot minimum
	Side: 5-feet to Property Line (0-foot setback allowe
Detached Green Court Homes	when a Use and Benefit Easement provides
	minimum of 5-foot functional side yard.)
	Rear: 3-foot minimum at shared drive/alley
	Front: 10-foot Minimum to living space; 5-feet t
	porch. Architectural features allowed to project up to
	2-feet into setback.
Attached Townhomes	Side: 0-feet; Note: at end units, 5-foot minimul
Attached Townhomes	setback to living area and 0-feet minimum to porch
	Rear: 0-feet; Driveway length: 3-foot minimum to
	foot Maximum to garage or 18-foot minimum
	driveway to garage.
Open Space	5% of the net lot area

ot area t	ABLE		LOT AREA T	ABLE
AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC)
3,498	0.0803	65	2,322	0.0533
2,907	0.0667	66	1,431	0.0329
3,677	0.0844	67	1,308	0.0323
3,078	0.0707	68	1,430	0.0300
2,907	0.0667	69	2,188	0.0528
4,096		70	2,481	
	0.0940			0.0570
3,177	0.0729	71	1,499	0.0344
2,635	0.0605	72	1,371	0.0315
2,635	0.0605	73	1,371	0.0315
3,365	0.0772	74	1,499	0.0344
2,822	0.0648	75	2,324	0.0533
2,635	0.0605	76	2,324	0.0533
3,720	0.0854	77	1,499	0.0344
3,242	0.0744	78	1,371	0.0315
2,635	0.0605	79	1,371	0.0315
3,332	0.0765	80	1,499	0.0344
2,790	0.0640	81	2,312	0.0531
2,635	0.0605	82	5,014	0.1151
2,635	0.0605	83	4,787	0.1099
3,720	0.0854	84	4,726	0.1085
3,177	0.0729	85	4,725	0.1085
2,635	0.0605	86	4,723	0.1084
3,333	0.0765	87	4,950	0.1136
2,790	0.0640	88	4,950	0.1136
2,635	0.0605	89	5,428	0.1246
3,720	0.0854	90	5,536	0.1271
3,178	0.0729	91	3,395	0.0779
2,635	0.0605	92	1,892	0.0434
3,333	0.0765	93	1,633	0.0375
2,790	0.0640	94	1,627	0.0373
2,635	0.0605	95	1,779	0.0408
3,720	0.0854	96	2,758	0.0633
3,177	0.0729	97	2,758	0.0633
2,635	0.0605	98	1,779	0.0408
2,635	0.0605	99	1,627	0.0373
3,365	0.0772	100	1,627	0.0373
2,822	0.0648	101	1,779	0.0408
2,635	0.0605	102	2,758	0.0633
3,720	0.0854	103	2,758	0.0633
3,569	0.0819	104	1,779	0.0408
2,907	0.0667	105	1,627	0.0373
3,677	0.0844	106	1,627	0.0373
3,078	0.0707	107	1,829	0.0420
2,907	0.0667	108	3,319	0.0762
2,907	0.0667	109	2,648	0.0608
4,096	0.0940	110	1,779	0.0408
3,498	0.0803	111	1,627	0.0373
2,907	0.0667	112	1,627	0.0373
3,677	0.0844	113	1,627	0.0373
3,078	0.0707	114	1,779	0.0408
2,907	0.0667	115	2,758	0.0633
4,096	0.0007	116	2,758	0.0633
2,320	0.0532	117	1,779	0.0408
1,499	0.0332	118	1,627	0.0408
1,499	0.0344	119	1,627	
1,371			1,779	0.0373
	0.0315	120		0.0408
1,499	0.0344	121	2,758	0.0633
2,322	0.0533	122	2,758	0.0633
2,291	0.0526	123	1,779	0.0408
1,499	0.0344	124	1,627	0.0373
1,371	0.0315	125	1,627	0.0373
1,371	0.0315	126	1,779	0.0408

127 2,733 0.0627

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG	
C1	343.62	1400.00'	14°03'46"	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				
TRACT	USE	AREA (SF)	AREA (AC)	OWNER	PARTY RESPONSIBLE FOR MAINTENANCI
Α	LANDSCAPE, OPEN SPACE, WATER & SEWER EASEMENT & PUE	2,786	0.0640	НОА	HOA
AA	LANDSCAPE, OPEN SPACE, DRAINAGE, PRIVATE PARKING, PRIVATE SIDEWALK, SLE, PUE & SWE	96,092	2.2060	НОА	HOA
В	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	6,310	0.1449	НОА	HOA
BB	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	30,252	0.6945	НОА	НОА
С	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	2,772	0.0636	НОА	НОА
СС	MEDIAN, DRAINAGE & LANDSCAPING, WATER	593	0.0136	COG	НОА
D	PRIVATE STREET, PUE, WATER AND SEWER EASEMENT & EMERGENCY VEHICLE ACCESS, & SWE	2,772	0.0636	НОА	НОА
DD	MEDIAN & LANDSCAPING, WATER	591	0.0136	COG	НОА
E	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	2,772	0.0636	НОА	НОА
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	НОА	НОА
G	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	6,310	0.1449	НОА	НОА
Н	LANDSCAPE, OPEN SPACE & PUE	10,612	0.2436	НОА	HOA
ı	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	НОА	НОА
J	LANDSCAPE, OPEN SPACE, PRIVATE SIDEWALK, DE, PUE & SWE	1,240	0.0285	НОА	НОА
K	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	НОА	НОА
L	LANDSCAPE, OPEN SPACE, PUE & SWE	18,542	0.4257	НОА	НОА
М	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	НОА	НОА
N	LANDSCAPE, OPEN SPACE, PRIVATE SIDEWALK, DE, PUE & SWE	1,240	0.0285	НОА	НОА
0	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	НОА	НОА
Р	LANDSCAPE, OPEN SPACE, PRIVATE SIDEWALK, DE, PUE & SWE	1,240	0.0285	НОА	НОА
Q	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	НОА	НОА
R	LANDSCAPE, OPEN SPACE, PUE & SWE	302	0.0069	НОА	HOA
S	LANDSCAPE, OPEN SPACE, PUE & SWE	267	0.0061	НОА	НОА
Т	LANDSCAPE, OPEN SPACE, PUE & SWE	302	0.0069	НОА	НОА
U	LANDSCAPE, OPEN SPACE, PUE & SWE	302	0.0069	НОА	НОА
V	LANDSCAPE, OPEN SPACE & PUE	1,362	0.0313	НОА	НОА
W	LANDSCAPE, OPEN SPACE, PUE & SWE	620	0.0142	НОА	HOA
Х	LANDSCAPE, OPEN SPACE, PRIVATE SIDEWALK, DE, PUE & SWE	1,241	0.0285	НОА	HOA
Υ	LANDSCAPE, OPEN SPACE, PUE & SWE	509	0.0117	НОА	HOA
Z	LANDSCAPE, OPEN SPACE, DRAINAGE, SEWER EASEMENT, WLE, PUE & SWE	36,322	0.8338	НОА	HOA

LINE TABLE			LINE TABL	E		
LINE	BEARING	LENGTH	LINE	LINE BEARING LENG		
L1	S89°56'05"W	44.25	L27	N89°56'05"E	34.00	
L2	S89°56'05"W	61.00'	L28	N89°56'05"E	41.00	
L3	N40°24'17"W	28.80'	L29	N89°56'05"E	48.00	
L4	S51°43'21"W	28.80'	L30	N89°56'05"E	34.00	
L5	N49°26'16"W	13.76'	L31	N89°56'05"E	36.00	
L6	N89°56'05"E	6.43'	L32	N89°56'05"E	43.00	
L7	N45°32'02"E	36.65	L33	N89°56'05"E	34.00	
L8	S45°39'51"E	24.00'	L34	N89°56'05"E	41.00	
L9	N44°45'56"W	9.86'	L35	N89°56'05"E	6.70	
L10	N89°56'05"E	5.24'	L36	N00°03'55"W	11.14	
L11	S00°03'55"E	26.00'	L37	S89°27'58"E	47.15	
L12	N89°56'05"E	3.62'	L38	N00°03'55"W	40.00	
L13	N00°03'55"W	62.91	L39	S00°03'55"E	40.00	
L14	N00°03'55"W	57.48	L40	S84°20'28"E	109.00	
L15	N00°03'55"W	62.91	L41	N84°20'28"W	34.50	
L16	S00°03'55"E	62.91'	L42	S84°20'28"E	34.50	
L17	N00°03'55"W	64.25	L43	N84°20'28"W	40.50	
L18	N26°02'27"W	28.97	L44	N45°03'55"W	28.28	
L19	N26°02'27"W	22.71	L45	N44°56'05"E	28.28	
L20	S52°28'30"W	11.94'	L46	S45°03'55"E	16.97	
L21	N40°34'37"W	7.69'	L47	N44°56'05"E	16.97	
L22	N89°56'05"E	48.00'	L48	N45°03'55"W	16.97	
L23	N89°56'05"E	34.00'	L49	N44°56'05"E	16.97	
L24	N89°56'05"E	36.42	L50	S45°03'55"E	16.97	
L25	N89°56'05"E	43.42'	L51	N44°56'05"E	16.97	
L26	N89°56'05"E	34.00'	L52	N20°10'02"W	2.83'	

LEGEND

COG

PDE HOA

PUE

SWE

WLE

CITY OF GOODYEAR PRIVATE DRAINAGE EASEMENT CIVIC SQUARE COMMUNITY ASSOCIATION PUBLIC UTILITIES EASEMENT SEWER LINE EASEMENT SIDEWALK EASEMENT WATER LINE EASEMENT

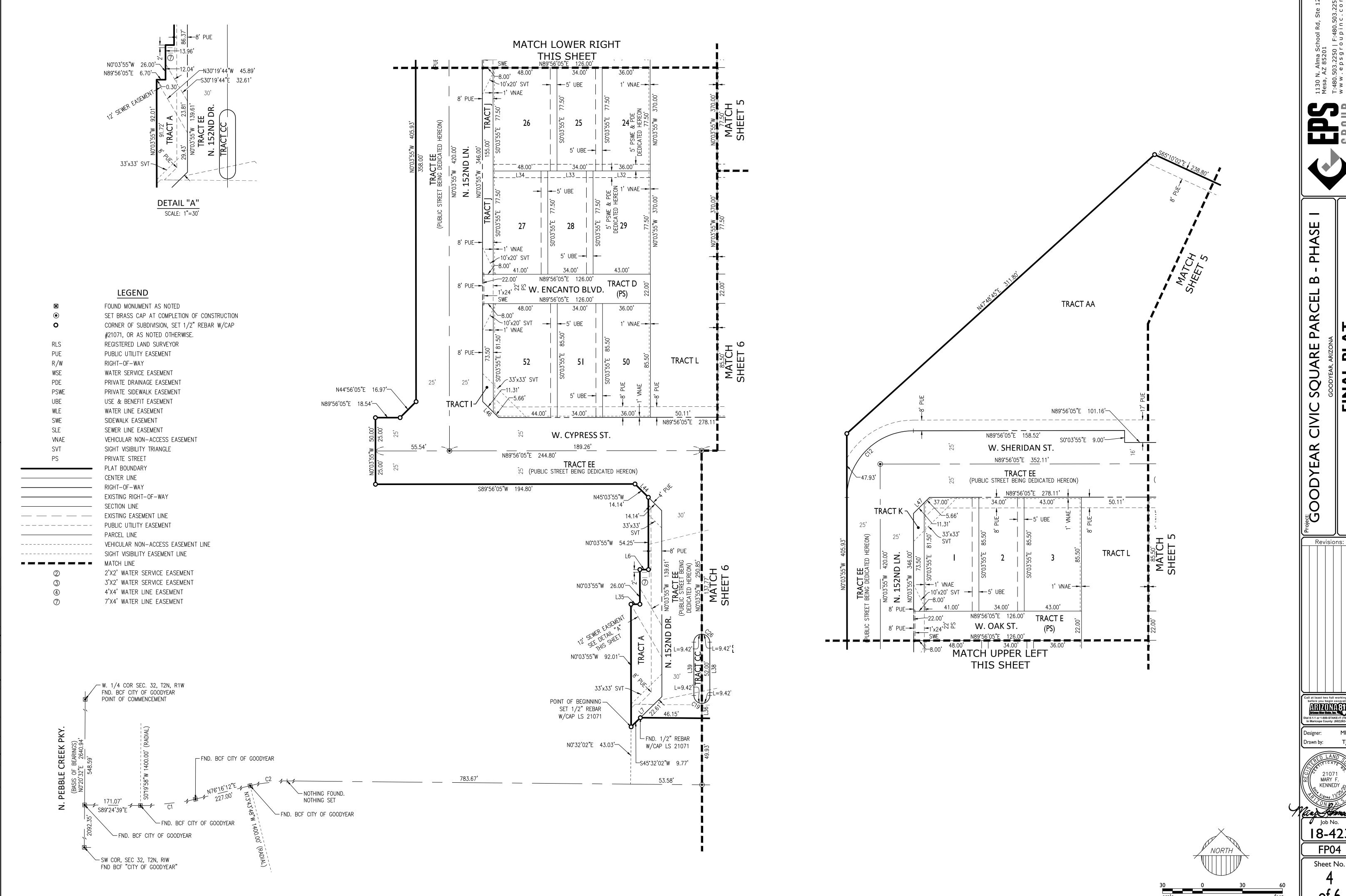
ODY Revisions:

21071 MARY F. KENNEDY

Job No.

18-423 FP03

Sheet No.



18-423 FP04 Sheet No.

