

Nov 25, 2020 1:58pm S:\Projects\2018\18-423\Legal Survey\Draws\FINAL PLAT\Phase 2\18-423 - Final Plat - Phase 2.dwg tp:arotonitis

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 2", 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 TRACT U, WHICH IS 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 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 TRACT U, 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 P, Q, R, AND S 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 146, 147, 150, 151, 152, 153, 156, 157, 158, 159, 162, AND 163 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; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS.

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 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 A, D, I, K, AND S, 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, D, I, K, AND S.

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 "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.

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 GRANTEEES 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: \_\_\_\_\_

Final Plat of  
Goodyear Civic Square Parcel B - Phase 2

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.

ACKNOWLEDGEMENT FOR DEDICATION

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

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

ACKNOWLEDGMENT

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

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

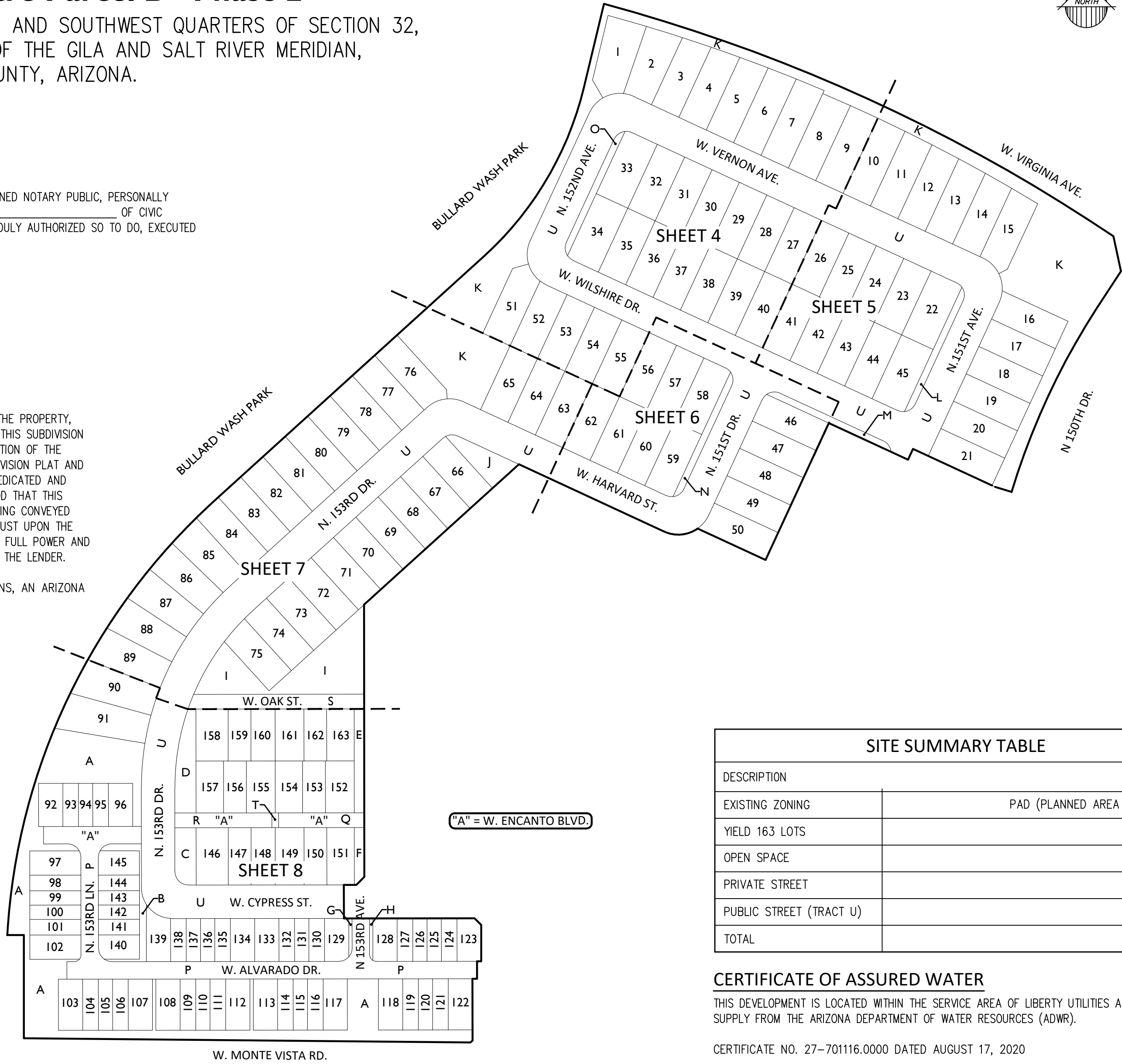
STATE OF ARIZONA }  
COUNTY OF MARICOPA } S.S.

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

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







LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	6,023	0.1383
2	5,423	0.1245
3	5,077	0.1166
4	5,286	0.1213
5	5,457	0.1253
6	5,593	0.1284
7	5,692	0.1307
8	5,530	0.1270
9	5,558	0.1276
10	5,549	0.1274
11	5,504	0.1263
12	5,422	0.1245
13	5,305	0.1218
14	5,151	0.1183
15	5,120	0.1176
16	4,744	0.1089
17	4,725	0.1085
18	4,725	0.1085
19	4,725	0.1085
20	4,725	0.1085
21	4,725	0.1085
22	5,444	0.1250
23	4,725	0.1085
24	4,725	0.1085
25	4,725	0.1085
26	4,725	0.1085
27	4,725	0.1085
28	4,725	0.1085
29	4,725	0.1085
30	4,725	0.1085
31	4,725	0.1085
32	4,725	0.1085
33	5,444	0.1250
34	5,444	0.1250
35	4,725	0.1085
36	4,725	0.1085
37	4,725	0.1085
38	4,725	0.1085
39	4,725	0.1085
40	4,725	0.1085
41	4,725	0.1085
42	4,725	0.1085
43	4,725	0.1085
44	4,725	0.1085
45	5,444	0.1250
46	4,723	0.1084
47	4,725	0.1085
48	4,725	0.1085
49	4,725	0.1085
50	4,779	0.1097
51	5,091	0.1169
52	4,730	0.1086
53	4,725	0.1085
54	4,725	0.1085
55	4,725	0.1085

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
56	4,725	0.1085
57	4,725	0.1085
58	4,723	0.1084
59	4,723	0.1084
60	4,725	0.1085
61	4,725	0.1085
62	4,725	0.1085
63	4,725	0.1085
64	4,725	0.1085
65	4,725	0.1085
66	4,721	0.1084
67	4,725	0.1085
68	4,725	0.1085
69	4,725	0.1085
70	4,725	0.1085
71	4,725	0.1085
72	4,725	0.1085
73	4,725	0.1085
74	4,722	0.1084
75	4,611	0.1059
76	5,099	0.1171
77	4,950	0.1136
78	4,950	0.1136
79	4,950	0.1136
80	4,950	0.1136
81	4,950	0.1136
82	4,950	0.1136
83	4,950	0.1136
84	4,940	0.1134
85	5,233	0.1201
86	4,997	0.1147
87	5,085	0.1167
88	5,212	0.1196
89	5,486	0.1259
90	5,915	0.1358
91	6,462	0.1483
92	2,324	0.0533
93	1,499	0.0344
94	1,371	0.0315
95	1,499	0.0344
96	2,324	0.0533
97	2,750	0.0631
98	1,779	0.0408
99	1,627	0.0373
100	1,627	0.0373
101	1,779	0.0408
102	2,753	0.0632
103	2,758	0.0633
104	1,779	0.0408
105	1,627	0.0373
106	1,779	0.0408
107	2,758	0.0633
108	2,757	0.0633
109	1,779	0.0408
110	1,627	0.0373

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
111	1,779	0.0408
112	2,758	0.0633
113	2,758	0.0633
114	1,779	0.0408
115	1,627	0.0373
116	1,779	0.0408
117	2,758	0.0633
118	2,758	0.0633
119	1,779	0.0408
120	1,627	0.0373
121	1,779	0.0408
122	2,758	0.0633
123	2,274	0.0522
124	1,499	0.0344
125	1,371	0.0315
126	1,371	0.0315
127	1,499	0.0344
128	2,322	0.0533
129	2,293	0.0526
130	1,499	0.0344
131	1,371	0.0315
132	1,499	0.0344
133	2,324	0.0533
134	2,324	0.0533
135	1,499	0.0344
136	1,371	0.0315
137	1,371	0.0315
138	1,499	0.0344
139	2,566	0.0589
140	2,175	0.0499
141	1,429	0.0328
142	1,307	0.0300
143	1,307	0.0300
144	1,429	0.0328
145	2,208	0.0507
146	4,104	0.0942
147	2,907	0.0667
148	3,078	0.0707
149	3,677	0.0844
150	2,907	0.0667
151	3,506	0.0805
152	3,332	0.0765
153	2,635	0.0605
154	3,177	0.0729
155	3,332	0.0765
156	2,635	0.0605
157	3,178	0.0729
158	3,720	0.0854
159	2,635	0.0605
160	2,790	0.0640
161	3,333	0.0765
162	2,635	0.0605
163	3,177	0.0729

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	10.02'	20.00'	28°41'47"	9.91'	S14°16'59"W
C2	31.42'	20.00'	90°00'00"	28.28'	S44°56'05"W
C3	31.42'	20.00'	90°00'00"	28.28'	N45°03'55"W
C4	15.71'	10.00'	90°00'00"	14.14'	N44°56'05"E
C5	31.42'	20.00'	90°00'00"	28.28'	S45°03'55"E
C6	72.26'	46.00'	90°00'00"	65.05'	S45°03'55"E
C7	360.60'	2525.00'	8°10'57"	360.29'	N62°31'59"W
C8	31.42'	20.00'	90°00'00"	28.28'	N44°56'05"E
C9	15.71'	10.00'	90°00'00"	14.14'	S45°03'55"E
C10	343.62'	1400.00'	14°03'46"	342.76'	N83°18'05"E
C11	348.53'	1400.00'	14°15'50"	347.63'	S83°24'07"W
C12	586.56'	1038.00'	32°22'37"	578.78'	S16°43'33"W
C13	1478.19'	2600.00'	32°34'29"	1458.36'	N73°52'19"W
C14	78.54'	50.00'	90°00'00"	70.71'	N69°49'58"E
C15	341.63'	2530.00'	7°44'12"	341.37'	N70°49'21"W
C16	58.49'	50.00'	67°01'13"	55.21'	S81°19'21"W
C17	338.43'	405.00'	47°52'40"	328.67'	S23°52'25"W
C19	78.54'	50.00'	90°00'00"	70.71'	N20°10'02"W
C20	78.54'	50.00'	90°00'00"	70.71'	S69°49'58"W
C21	317.54'	380.00'	47°52'40"	308.38'	S23°52'25"W
C22	78.54'	50.00'	90°00'00"	70.71'	S20°10'02"E


TRACT USE TABLE				OWNER	PARTY RESPONSIBLE FOR MAINTENANCE
TRACT	USE	AREA (SF)	AREA (AC)		
A	LANDSCAPE, OPEN SPACE, WLE, DRAINAGE, PUE & SWE	38,457	0.8828	HOA	HOA
B	LANDSCAPE, OPEN SPACE, PUE & SWE	1,953	0.0448	HOA	HOA
C	LANDSCAPE, OPEN SPACE, PUE & SWE	2,640	0.0606	HOA	HOA
D	LANDSCAPE, OPEN SPACE, PRIVATE PARKING, PRIVATE SIDEWALK, DRAINAGE, DE, PUE, & SWE	4,776	0.1096	HOA	HOA
E	LANDSCAPE, OPEN SPACE, DE, PUE & SWE	2,320	0.0533	HOA	HOA
F	LANDSCAPE, OPEN SPACE, PUE & SWE	1,208	0.0277	HOA	HOA
G	LANDSCAPE, OPEN SPACE, PUE & SWE	267	0.0061	HOA	HOA
H	LANDSCAPE, OPEN SPACE, PUE & SWE	302	0.0069	HOA	HOA
I	LANDSCAPE, OPEN SPACE & DRAINAGE, PUE & SWE	14,621	0.3357	HOA	HOA
J	LANDSCAPE, OPEN SPACE & PUE	3,180	0.0730	HOA	HOA
K	LANDSCAPE, OPEN SPACE, DRAINAGE & PUE	69,535	1.5963	HOA	HOA
L	LANDSCAPE, OPEN SPACE & PUE	1,960	0.0450	HOA	HOA
M	LANDSCAPE, OPEN SPACE & PUE	1,960	0.0450	HOA	HOA
N	LANDSCAPE, OPEN SPACE & PUE	1,960	0.0450	HOA	HOA
O	LANDSCAPE, OPEN SPACE & PUE	1,960	0.0450	HOA	HOA
P	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	26,326	0.6044	HOA	HOA
Q	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	2,815	0.0646	HOA	HOA
R	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, PUE & SWE	3,184	0.0731	HOA	HOA
S	PRIVATE STREET, WATER AND SEWER EASEMENT, EMERGENCY VEHICLE ACCESS, DRAINAGE, PUE & SWE	5,699	0.1308	HOA	HOA
T	LANDSCAPE, OPEN SPACE, & SEWER EASEMENT	220	0.0051	HOA	HOA
U	PUBLIC STREET	176,126	4.0433	COG	COG

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°56'05"E	7.36'
L2	N89°56'05"E	10.97'
L3	N89°56'05"E	52.99'
L4	S00°03'55"E	57.48'
L5	S00°03'55"E	62.91'
L9	N89°56'05"E	41.00'
L10	N89°56'05"E	34.00'
L11	N89°56'05"E	43.00'
L12	N89°56'05"E	41.00'
L13	N89°56'05"E	34.00'
L14	N89°56'05"E	43.00'
L15	N89°56'05"E	10.00'
L16	S00°03'55"E	22.00'
L17	S00°03'55"E	22.00'
L18	N89°56'05"E	10.00'
L19	N69°49'58"E	16.97'
L20	N20°10'02"W	16.97'
L21	S20°10'02"E	16.97'
L22	N69°49'58"E	16.97'
L23	S20°10'02"E	16.97'
L24	S45°03'55"E	16.97'
L25	S81°19'21"W	20.01'
L26	N69°49'58"E	16.97'
L27	N20°10'02"W	14.14'
L28	N69°49'58"E	16.97'
L29	N89°56'05"E	9.00'
L30	S79°40'27"E	9.00'
L31	N00°03'55"W	2.53'

**LEGEND**

COG	CITY OF GOODYEAR
DE	DRAINAGE EASEMENT
HOA	CIVIC SQUARE COMMUNITY ASSOCIATION
WLE	WATER LINE EASEMENT
PS	PRIVATE STREET
PUE	PUBLIC UTILITIES EASEMENT
SWE	SIDEWALK EASEMENT

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



**Project: GOODYEAR CIVIC SQUARE PARCEL B - PHASE 2**


GOODYEAR, ARIZONA

**FINAL PLAT**

Revisions:

No.	Description	Date


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



Call 8-1-1 or 1-800-87-AZKE-IT (725-6246)  
in Maricopa County (928)255-1100

Designer: MFK

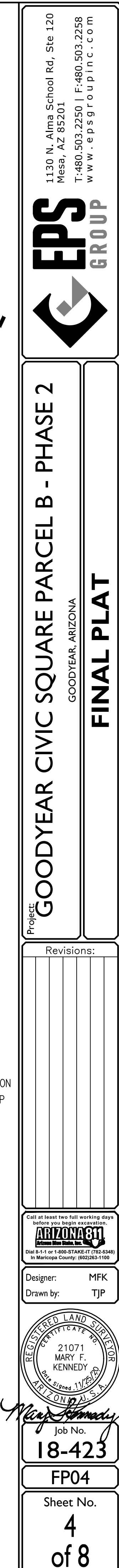
Drawn by: TJP



*Neel R. Kennedy*  
Job No. **18-423**

**FP03**

Sheet No. **3**  
of **8**







APN: 508-14-262  
DEED: 2005-0646091, MCR  
RIO PASEO COMMUNITY ASSOCIATION  
TRACT L  
GOODYEAR PLANNED REGIONAL  
CENTER PARCEL 10  
BOOK 648 OF MAPS, PAGE 15, MCR  
ZONING: PAD  
NOT A PART

Diagram showing a line segment with bearings and distances, and rebar locations:

- Top left: FND. BCF LS 27239 CITY OF GOODYEAR
- Bottom left: REBAR 21071
- Line segment: N57°04'47"W 125.00'
- Bottom left (near line): 6°36'23"E 46.31'
- Bottom left: FND. 1/2" REBAR W/CAP LS 21071
- Bottom right: FND. BCF LS 27239 CITY OF GOODYEAR

APN: 501-71-983  
DEED: 2008-0625124, MCR  
GLOBE LAND INVESTORS  
ZONING: PAD  
NOT A PART

DRAINAGE EASEMENT SHALL TERMINATE UPON THE FULFILLMENT OF THE REQUIREMENTS SET FORTH IN THE MAP OF DEDICATION FOR McDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, AS RECORDED IN BOOK 956 OF MAPS, PAGE 21, M.C.R.

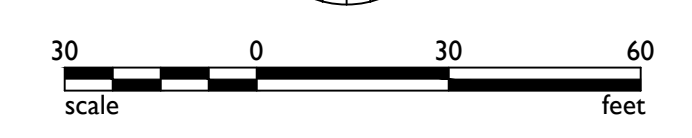
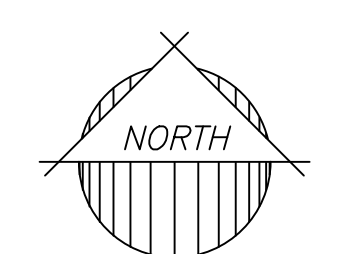
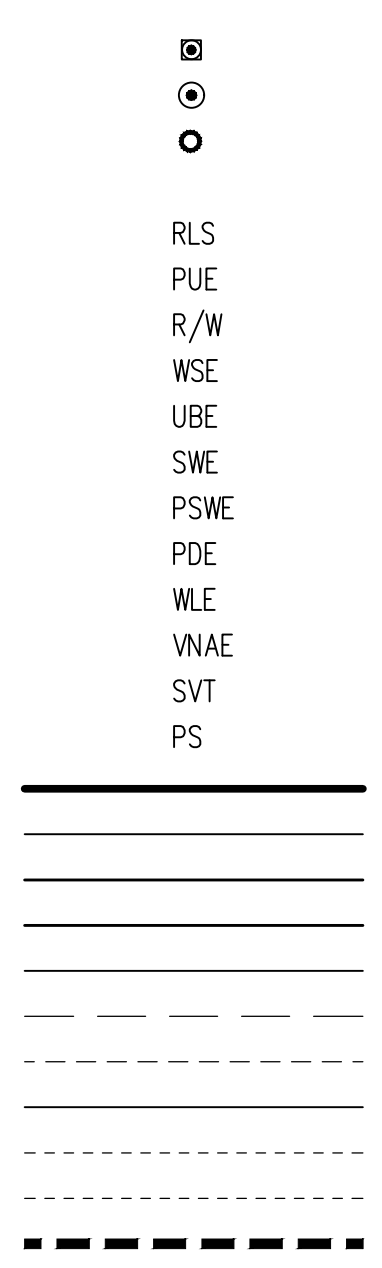
-UPON THE RECORDATION OF THIS FINAL  
PLAT, THE SIDEWALK EASEMENT DEDICATED  
IN THE MAP OF DEDICATION RECORDED IN  
THE OFFICIAL RECORDS AT BOOK 956 OF  
MAPS, PAGE 21 IS TERMINATED SOLELY  
AS TO THE AREA IDENTIFIED IN THIS PLAT.

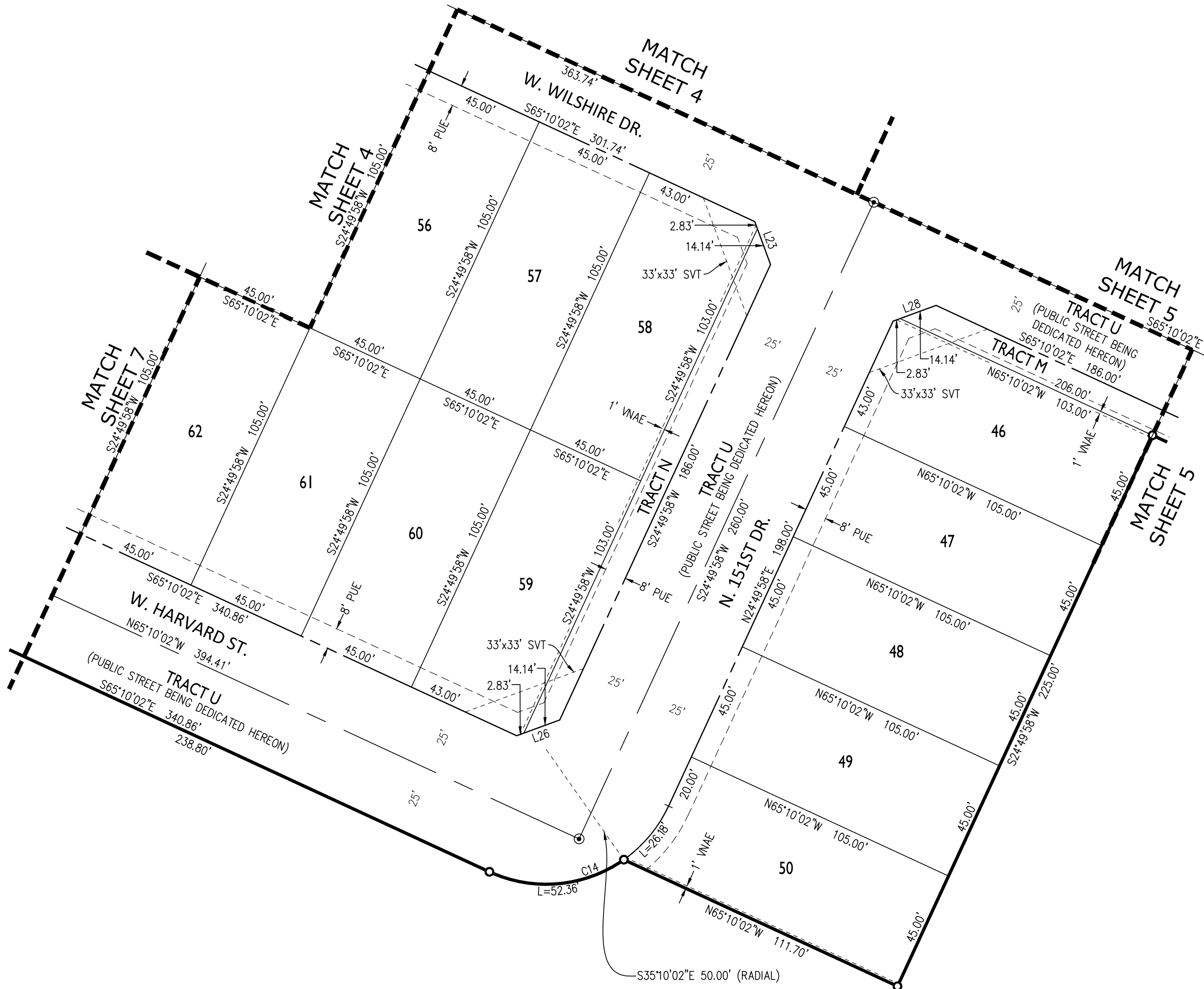
L=303.13',  
R=1078.00'  
D=016°06'41"

FND. BCF LS 27239  
CITY OF GOODYEAR

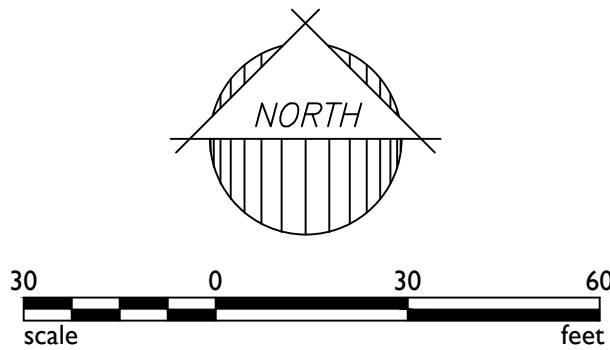
### LEGEND

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.  
REGISTERED LAND SURVEYOR  
PUBLIC UTILITY EASEMENT  
RIGHT-OF-WAY  
WATER SERVICE EASEMENT  
USE & BENEFIT EASEMENT  
SIDEWALK EASEMENT  
PRIVATE SIDEWALK EASEMENT  
PRIVATE DRAINAGE EASEMENT  
WATER LINE EASEMENT  
VEHICULAR NON-ACCESS EASEMENT  
SIGHT VISIBILITY TRIANGLE  
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





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
UBE	USE & BENEFIT EASEMENT
SWE	SIDEWALK EASEMENT
PSWE	PRIVATE SIDEWALK EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
WLE	WATER 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



Project: **GOODYEAR CIVIC SQUARE PARCEL B - PHASE 2**

**FINAL PLAT**

1130 N. Alma School Rd., Ste 120  
Mesa, AZ 85201  
T: 480.503.2350 | F: 480.503.2358  
www.epsgroupinc.com

**EPS GROUP**

Revisions:


**ARIZONA**  
Call at least two full working days before you begin excavation.  
State of Arizona  
1111 North 190th Street, Suite 100  
Mesa, Arizona 85205-1100

Designer: MFK  
Drawn by: TJP

Job No.  
**18-423**

**FP06**

Sheet No.  
**6 of 8**





**N. PEBBLE CREEK PKY.**

N. PEBBLE CREEK PKY.

(BASIS OF BEARINGS)  
N0 20° 32' E 2940.94'

548.59'

171.07°  
S89° 24' 39" E

2092.35'

307° 58' W 400.00' (RADIAL)

W. 1/4 COR SEC. 32, T2N, R10E  
FND. BCF CITY OF GOODYEAR  
POINT OF COMMENCEMENT










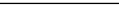

FND. E...

FND. BCF CITY OF GOO...

SW COR, SEC 32, T2N, R10E  
FND BCF \*CITY OF GOODYEAR\*

C10

C11

□	FOUND MONUMENT AS NOTED
○	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
R/W	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
UBE	USE BENEFIT EASEMENT
SWE	SIDEWALK EASEMENT
PSWE	PRIVATE SIDEWALK EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
WLE	WATER 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

APN: 501-69-966C  
DEED: 2007-1175749, MCR  
CITY OF GOODYEAR  
ZONING: PAD  
NOT A PART

APN: 501-69-966C  
DEED: 2007-1175749, MCR  
CITY OF GOODYEAR  
ZONING: PAD  
NOT A PART

THE TEMPORARY DRAINAGE  
EASEMENT GRANTED IN DOC.  
2003-1141239, MCR WITHIN LOTS  
82-91, 95-96, 105-112,  
134-148, 155-159 AND TRACTS A,  
B, I, P, R, S AND U HEREIN SHALL  
TERMINATE UPON THE COMPLETION  
OF THE ON-SITE DRAINAGE  
FACILITIES TO CONVEY THE STORM  
WATER HANDLED BY SUCH  
TEMPORARY DRAINAGE EASEMENT.

THE TEMPORARY DRAINAGE EASEMENT GRANTED IN DOC. 2003-1141239, MCR WITHIN LOTS 82-91, 95-96, 105-112, 134-148, 155-159 AND TRACTS A, B, I, P, R, S AND U HEREIN SHALL TERMINATE UPON THE COMPLETION OF THE ON-SITE DRAINAGE FACILITIES TO CONVEY THE STORM WATER HANDLED BY SUCH TEMPORARY DRAINAGE EASEMENT.


L DRAINAGE EASEMENT SHALL TERMINATE UPON THE FULFILLMENT OF THE REQUIREMENTS SET FORTH IN THE MAP OF DEDICATION FOR McDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, AS RECORDED IN BOOK 956 OF MAPS, PAGE 21, M.C.R.

APN: 501-69-016L  
DEED: 1999-1168189A, MCR  
GLOBE LAND INVESTORS  
ZONING: PAD  
NOT A PART

FND. BCF LS 27239  
CITY OF GOODYEAR

N. 150TH DR.

1130 N. Alma School Rd, Ste 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
[www.epsgroupinc.com](http://www.epsgroupinc.com)



ect: **GOODYEAR CIVIC SQUARE PARCEL B - PHASE 2**

GOODYEAR, ARIZONA

# FINAL PLAT


[illegible]

Call at least two full working days before you begin excavation

**ARIZONA 811**  
Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5) In Maricopa County: (602)263-1155

Designer: MFK  
Drawn by: TJP



Job No.  
18-423

FP08

Sheet No.  
8  
of 8