

DEDICATION

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

THAT VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME BENNETT MEADOWS" , A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE 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, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THAT VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE PUBLIC STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THAT VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN BENNETT MEADOWS HOMEOWNERS ASSOCIATION AND ARE HEREBY DEDICATED AND CONVEYED TO THE BENNETT MEADOWS HOMEOWNERS ASSOCIATION SUBJECT TO THE EASEMENTS, RESERVATIONS AND OBLIGATIONS AS SET FORTH HEREIN, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

THAT VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE PUBLIC UTILITY EASEMENTS (" PUE ") IN TRACTS A-H INCLUSIVE, AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("PUBLIC UTILITY EASEMENT AREAS"), SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS.

THAT VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE AND PERPETUAL WATER EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT A DESIGNATED AS "WATER EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT A DESIGNATED AS "WATER EASEMENT". THE WATER AND ACCESS EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATERLINES AND APPURTENANCES (THE "WATER FACILITIES"); INSTALLING, INSPECTING, MAINTAINING, REPLACING, AND OR REPAIRING ACCESS IMPROVEMENTS AS DESCRIBED HEREIN; AND PROVIDING ACCESS THERETO. BECAUSE THE WATER FACILITIES ARE NOT BEING LOCATED WITHIN STREET RIGHT OF-OF-WAY, VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AGREES TO INSTALL AND MAINTAIN IMPROVEMENTS TO THE AREAS WITHIN TRACT A DESIGNATED AS WATER EASEMENT AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR ACCESS TO UNDERGROUND WATER LINES PURSUANT PLANS APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE ("THE ACCESS FACILITIES") AND SHALL MAINTAIN, INSPECT, REPAIR, AND/OR REPLACE THE ACCESS FACILITIES AS NEEDED TO ENSURE THE ACCESS FACILITIES ARE CONSISTENT WITH THE APPROVED PLANS AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO.

THAT VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE AND PERPETUAL SEWER EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT E DESIGNATED AS " SEWER EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT E DESIGNATED AS "SEWER EASEMENT". THE SEWER AND ACCESS EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES AND APPURTENANCES ("THE SEWER FACILITIES"); INSTALLING, INSPECTING, MAINTAINING, REPLACING AND OR REPAIRING ACCESS IMPROVEMENTS AS DESCRIBED HEREIN; AND FOR PROVIDING ACCESS THERETO. BECAUSE THE SEWER FACILITIES ARE NOT BEING LOCATED WITHIN STREET RIGHT OF-OF-WAY, VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AGREES TO INSTALL AND MAINTAIN IMPROVEMENTS TO THE AREAS WITHIN TRACT E DESIGNATED AS SEWER EASEMENT AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR ACCESS TO UNDERGROUND SEWER LINES PURSUANT PLANS APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE (THE "ACCESS FACILITIES") AND SHALL MAINTAIN, INSPECT, REPAIR, AND/OR REPLACE THE ACCESS FACILITIES AS NEEDED TO ENSURE THE ACCESS FACILITIES ARE CONSISTENT WITH THE APPROVED PLANS AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO.

THAT VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

TRACTS A, B, C, D & E 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 OF 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 OF IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEY'S FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE A COVENANT RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON OWNER AND ANY SUBSEQUENT OWNER OF ALL OR ANY PORTION OF TRACTS A, B, C, D, & E.

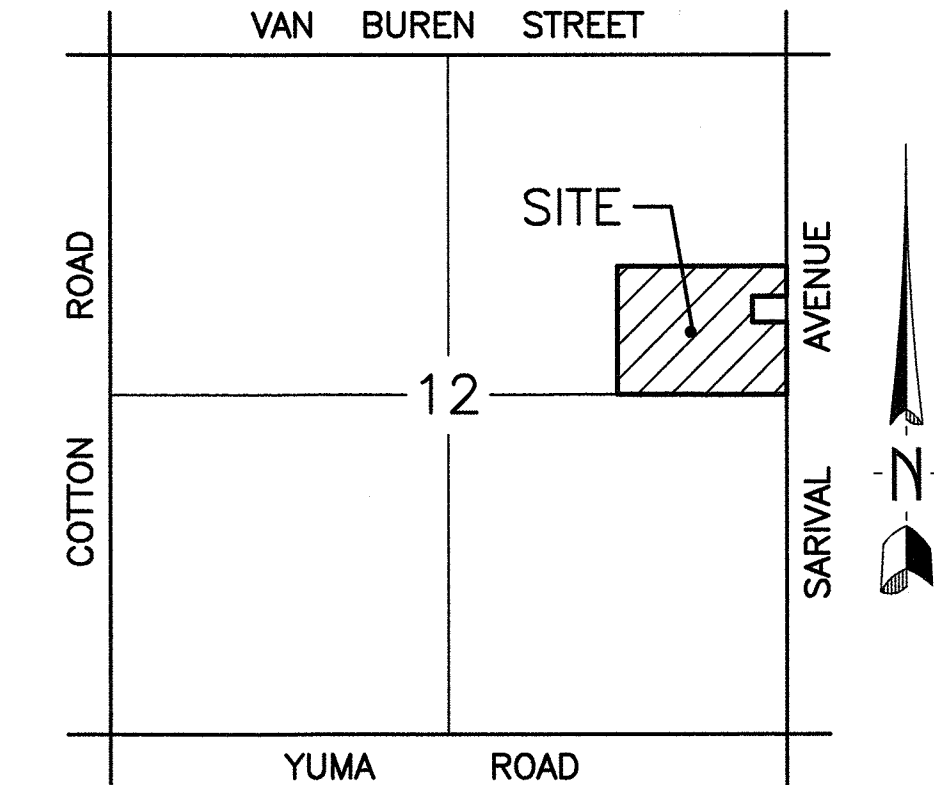
THAT VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

THAT VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND THIRD PARTIES PROVIDING EMERGENCY SERVICES, A NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT OVER AND ACROSS TRACT A, DESIGNATED ON PLAT AS EMERGENCY VEHICLE ACCESS EASEMENT FOR THE PURPOSE OF INSTALLING, INSPECTING, MAINTAINING, REPLACING AND OR REPAIRING ACCESS IMPROVEMENTS AS DESCRIBED HEREIN AND PROVIDING RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING EMERGENCY SERVICES. BECAUSE THE EMERGENCY VEHICLE ACCESS EASEMENT IS NOT BEING LOCATED WITHIN STREET RIGHT-OF-WAY, VIRTUA BENNETT ESTATES OWNER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 34% TENANT IN COMMON INTEREST AND VIRTUA BENNETT ESTATES OWNER 2, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO A 66% TENANT IN COMMON INTEREST, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, AGREES TO INSTALL AND MAINTAIN IMPROVEMENTS TO THE AREAS WITHIN TRACT A DESIGNATED AS EMERGENCY VEHICLE ACCESS EASEMENT AS NEEDED TO COMPLY WITH THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL FOR EMERGENCY VEHICLE ACCESS PURSUANT PLANS APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE (THE "ACCESS FACILITIES") AND SHALL MAINTAIN, INSPECT, REPAIR, AND/OR REPLACE THE ACCESS FACILITIES AS NEEDED TO ENSURE THE ACCESS FACILITIES ARE CONSISTENT WITH THE APPROVED PLANS AND SHALL KEEP THE ACCESS FACILITIES FREE FROM VEGETATION UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO.

IN WITNESS WHEREOF: VIRTUA BENNETT ESTATES OWNER LLC AND VIRTUA BENNETT ESTATES OWNER 2 LLC, AS OWNERS, HAVE CAUSED THEIR NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, THEIR MANAGER, THEREUNTO DULY AUTHORIZED.

FINAL PLAT FOR BENNETT MEADOWS

SITUATED IN A PORTION OF THE NNE 1/4, SECTION 12, T. 1 N., R. 2 W.
OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

SECTION 12, T.1N., R.2W.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 00 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1653.76 FEET TO THE SOUTH LINE OF "LEGACY RANCH", AS RECORDED IN BOOK 773 OF MAPS PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, A DISTANCE OF 233.53 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 45 SECONDS WEST A DISTANCE OF 267.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 15 SECONDS WEST A DISTANCE OF 200.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS EAST A DISTANCE OF 267.00 FEET TO A POINT ON SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12; THENCE SOUTH 00 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 559.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 12, NORTH 89 DEGREES 45 MINUTES 27 SECONDS WEST A DISTANCE OF 1320.26 FEET TO A POINT ON THE EASTERLY LINE OF "CANYON TRAILS UNIT 3 PARCEL F", AS RECORDED IN BOOK 687 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG SAID EASTERLY LINE, NORTH 00 DEGREES 14 MINUTES 10 SECONDS EAST A DISTANCE OF 992.54 FEET TO A POINT ON THE SOUTHERLY LINE OF "LEGACY RANCH", AS RECORDED IN BOOK 773 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 45 MINUTES 25 SECONDS EAST A DISTANCE OF 1320.02 FEET TO THE POINT OF BEGINNING.

APPROVALS

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA
ON THIS _____ DAY OF _____, 202____.

SUMEET MOHAN-CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
ON THIS _____ DAY OF _____, 202____.

GEORGIA LORD-MAYOR

ATTEST: _____
DARCI MCCracken-CITY CLERK DATE

ACKNOWLEDGMENT

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

BEFORE ME THIS _____ DAY OF _____, 202____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE MANAGER OF VIRTUA BENNETT ESTATES OWNER LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND VIRTUA BENNETT ESTATES OWNER 2 LLC, AN ARIZONA LIMITED LIABILITY COMPANY THE LEGAL OWNERS OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE AS MANAGER BEING AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACKNOWLEDGMENT

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

BEFORE ME THIS _____ DAY OF _____, 202____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF BENNETT MEADOWS HOMEOWNER'S, ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT HE AS MANAGER BEING AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BENCH MARK

COG BENCHMARK G347 BEING A MCDOT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SARIVAL ROAD AND VAN BUREN STREET. ELEVATION=996.48 (COG DATUM)

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, ALSO BEING THE MONUMENT LINE OF SARIVAL ROAD USING A BEARING OF N 00° 13' 15" E.

OWNER/DEVELOPER

VIRTUA BENNETT ESTATES OWNER LLC
VIRTUA BENNETT ESTATES OWNER 2 LLC
17470 N. PACESETTER WAY
SCOTTSDALE, AZ 85255
PHONE: (480) 930-4614

ENGINEER

CLOUSE ENGINEERING INC.
5010 E SHEA BLVD STE 110
SCOTTSDALE, AZ 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREAS OF THE CITY OF GOODYEAR WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

NOTES

THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.

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.

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.

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.
1. 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.
2. 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.
3. 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.
4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
5. 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.

LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

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

THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.

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

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

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

ALL LOT CORNERS SHALL BE MONUMENT WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

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.

MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE POA OR HOA.

MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).

ALL CORNER LOTS (LOTS 35, 36, 46, 64, 65, 75, 82, 83 AND 90) AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES.

DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.

DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 35, 36, 46, 64, 65, 75, 82, 83 AND 90).

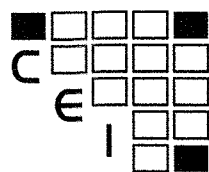
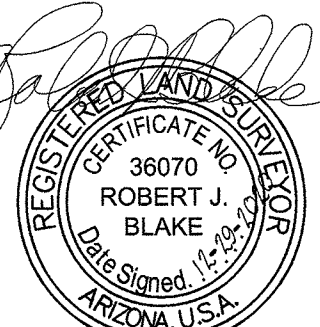
AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS (LOTS 3, 4, 30, 31 AND 45).

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2020, AND THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN. THAT THEIR POSITIONS ARE CORRECT AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT J. BLAKE

REGISTERED LAND SURVEYOR #36070
ROBERT J. BLAKE
CLOUSE ENGINEERING INC.
5010 E SHEA BLVD STE 110
SCOTTSDALE, ARIZONA, 85254
PHONE: (602) 395-9300



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ. 85254
Tel 602-395-9300 Fax 602-395-9310

Job No.

180514

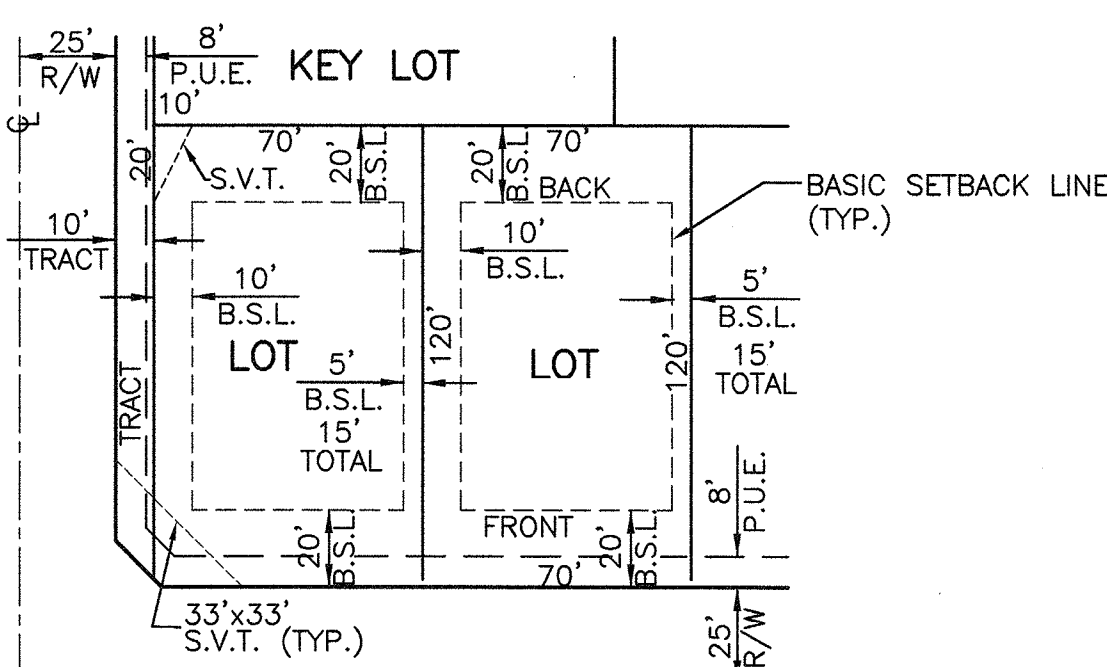
SH. 1

OF 3

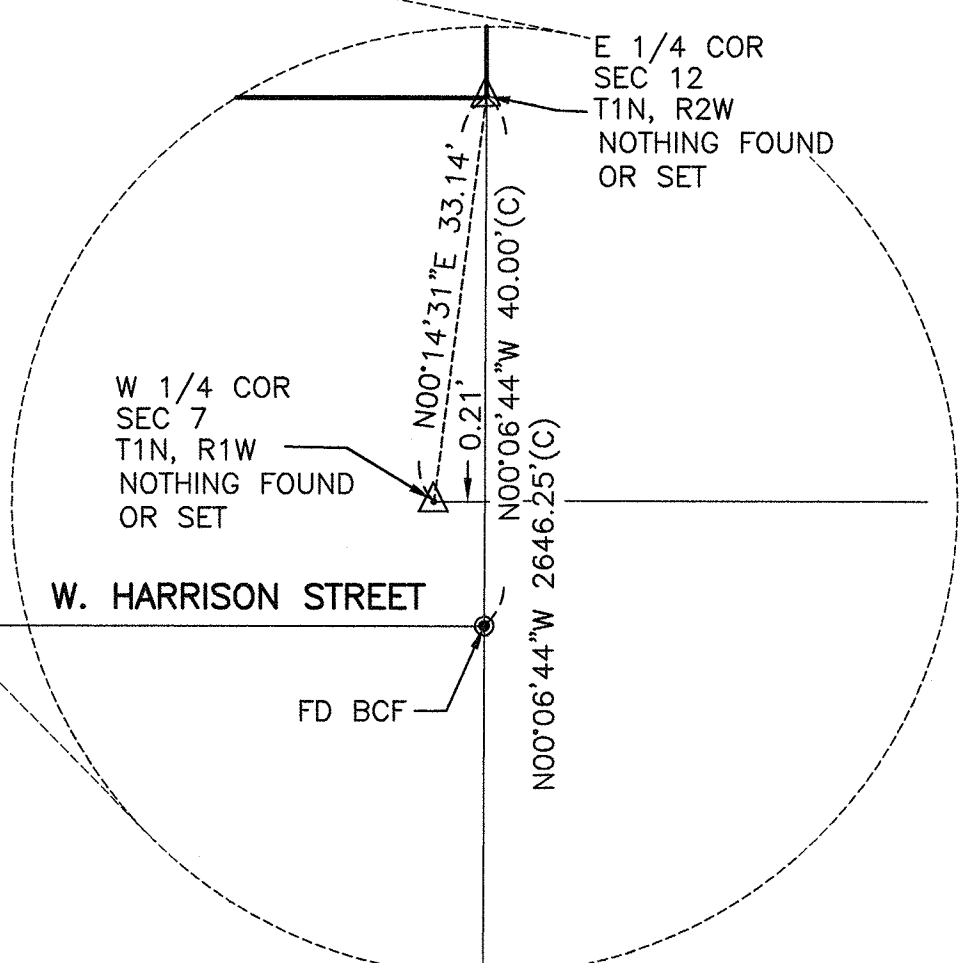
GROSS ACRES: 28.8539 TOTAL LOTS: 90 TRACTS: 8

FP001.DWG

FINAL PLAT
FOR



TYPICAL 70' LOT SETBACKS



ALL INTERNAL RIGHTS OF WAY ARE BEING DEDICATED HEREON.

2 OF 3

FINAL PLAT
FOR
BENNETT MEADOWS

LEGEND

	INDICATES A CORNER OF THIS SUBDIVISION SET 1/2" BAR WITH CAP, UNLESS NOTED OTHERWISE.
	INDICATES A POINT OF CONTROL. SET BRASS CAP FLUSH, UNLESS NOTED OTHERWISE.
	INDICATES A FRACTIONAL SECTION CORNER
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
V.N.A.E.	INDICATES VEHICULAR NON ACCESS EASEMENT
R/W	INDICATES RIGHT OF WAY
M.C.R.	INDICATES MARICOPA COUNTY RECORDER
BCF	INDICATES BRASS CAP FLUSH
HH	INDICATES HAND HOLE
P.A.E.	INDICATES PEDESTRIAN ACCESS EASEMENT
POB	INDICATES POINT OF BEGINNING
POC	INDICATES POINT OF COMMENCEMENT
S.V.E.	INDICATES SIGHT VIABILITY EASEMENT
	INDICATES A BOUNDARY LINE
	INDICATES A RIGHT OF WAY LINE
	INDICATES A LOT LINE
	INDICATES A CENTER LINE
	INDICATES AN EASEMENT LINE

TRACT TABLE		
TRACT	USE	AREA
TRACT "A"	OPEN SPACE, LANDSCAPING, DRAINAGE, P.U.E., WATER EASEMENT, EMERGENCY VEHICLE ACCESS AND PRIVATE IRRIGATION	0.3538 Ac.
TRACT "B"	OPEN SPACE, LANDSCAPING, DRAINAGE, SEWER EASEMENT & P.U.E.	0.9933 Ac.
TRACT "C"	OPEN SPACE, LANDSCAPING, DRAINAGE & P.U.E.	1.2660 Ac.
TRACT "D"	OPEN SPACE, LANDSCAPING, DRAINAGE & P.U.E.	0.9475 Ac.
TRACT "E"	OPEN SPACE, LANDSCAPING, DRAINAGE, SEWER EASEMENT & P.U.E.	1.5691 Ac.
TRACT "F"	LANDSCAPING & P.U.E.	0.1385 Ac.
TRACT "G"	LANDSCAPING & P.U.E.	0.0508 Ac.
TRACT "H"	LANDSCAPING & P.U.E.	0.0273 Ac.
TOTAL		5.3463 Ac.

NOTE: MAINTENANCE AND OWNERSHIP OF TRACTS "A" THROUGH "H" SHALL BE CONVEYED TO THE BENNETT MEADOWS HOMEOWNER'S ASSOCIATION.

SITE DATA		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,256,885.00 SF.	28.8541 Ac.
STREET ROW	221,718.4023 SF.	5.09 Ac.
NET AREA	1,209,091.1117 SF.	27.7569 Ac.
LOT SIZE (MIN.)	7,195 SF.	0.1652 Ac.
TOTAL LOTS	90	
AREA SUBDIVIDED INTO LOTS	753,508.00 SF.	17.2982 Ac.
GROSS DENSITY	3.12	
OPEN SPACE	233,730.20 SF.	5.37 Ac.
% OF GROSS AREA IN O.S.	18.60%	
EXISTING ZONING	R1-6	

CALCULATION OF ADJUSTED GROSS AREA		
AREA OF LOCAL STREET ROW		5.09 Ac.
PLUS AREA SUBDIVIDED INTO LOTS		17.29 Ac.
AREA SUBTOTAL		22.38 Ac.
APPLY 15% OPEN SPACE FACTOR		0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)		26.33 Ac.

EDU DENSITY CALCULATION		
NUMBER OF DWELLING UNITS		90
DIVIDED BY ADJUSTED GROSS AREA		26.33
ADJUSTED GROSS DENSITY		3.42

EDU CALCULATION		
NUMBER OF DWELLING UNITS		90
EQUIVALENT EDU FACTOR FOR 2-4 DU/AC (1.00 PER DU)		1.00
NUMBER OF EDU'S REQUIRED FOR PROJECT		90.00

UTILITIES

WATER, SEWER, AND SANITATION SERVICES BY THE CITY OF GOODYEAR.
ELECTRIC SERVICE BY ARIZONA PUBLIC SERVICE
GAS SERVICE BY SOUTHWEST GAS CORPORATION.
TELEPHONE SERVICE BY CENTURYLINK
IRRIGATION SERVICE BY ROOSEVELT IRRIGATION DISTRICT

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	18.39	N45°00'00"E	L50	17.83'	N00°14'11"E	L99	38.95'	N16°23'40"E	L148	124.04'	N03°28'36"W
L2	16.97	N44°46'04"W	L51	15.23'	N05°00'00"E	L100	60.00'	N87°25'12"W	L149	129.13'	N03°28'36"W
L3	16.97	N45°13'55"E	L52	22.99'	N05°00'00"E	L101	60.00'	N87°25'12"W	L150	127.66'	N03°28'36"W
L4	18.87	N38°22'20"E	L53	120.00'	N89°45'49"W	L102	26.17'	N87°25'12"W	L151	124.09'	N30°33'31"W
L5	17.80	N61°21'56"W	L54	122.47'	N89°45'49"W	L103	93.83'	N87°25'12"W	L152	37.55'	N40°19'04"E
L6	15.57	N49°48'00"E	L55	127.39'	N89°45'49"W	L104	61.88'	N80°38'11"W	L153	82.78'	N89°45'27"W
L7	18.27	N40°12'00"W	L56	125.00'	N89°45'49"W	L105	60.00'	N80°38'11"W	L154	70.12'	N89°48'18"E
L8	16.97	N54°21'49"E	L57	125.00'	N89°45'49"W	L106	60.00'	N80°38'11"W	L155	70.19'	N89°19'14"W
L9	16.97	N35°38'11"W	L58	125.00'	N89°45'49"W	L107	60.00'	N80°38'11"W	L156	63.10'	N89°45'27"W
L10	17.12	N44°36'03"W	L59	125.00'	N89°45'49"W	L108	119.67'	N00°14'11"E	L157	112.37'	N85°56'07"W
L11	17.46	N43°12'13"E	L60	125.00'	N89°45'49"W	L109	118.00'	N09°21'49"E	L158	68.06'	N00°13'20"E
L12	17.51	N43°22'22"E	L61	125.00'	N89°45'49"W	L110	120.00'	N09°21'49"E	L159	76.69'	N00°13'20"E
L13	194.28'	N45°09'15"W	L62	65.00'	N89°45'49"W	L111	120.00'	N09°21'49"E	L160	83.35'	N16°30'57"W
L14	123.76'	N00°14'35"E	L63	123.19'	N89°45'49"W	L112	120.00'	N09°21'49"E	L161	60.00'	N19°15'17"W
L15	125.97'	N00°14'35"E	L64	120.00'	N89°45'49"W	L113	120.00'	N09°21'49"E	L162	120.00'	N89°46'40"W
L16	125.00'	N00°14'35"E	L65	120.00'	N89°45'49"W	L114	118.21'	N03°50'15"E	L163	123.22'	N82°25'16"E
L17	125.18'	N00°14'35"E	L66	120.00'	N89°45'49"W	L115	120.00'	N03°28'36"W	L164	120.00'	N70°44'43"E
L18	128.03'	N00°14'35"E	L67	120.00'	N89°45'49"W	L116	120.00'	N03°28'36"W	L165	120.00'	N70°44'43"E
L19	130.89'	N00°14'35"E	L68	120.00'	N89°45'49"W	L117	120.00'	N03°28'36"W	L166	120.00'	N70°44'43"E
L20	133.75'	N00°14'35"E	L69	120.00'	N89°45'49"W	L118	68.80'	N00°13'20"E	L167	60.00'	N19°15'17"W
L21	132.58'	N00°14'35"E	L70	120.00'	N89°45'49"W	L119	118.66'	N19°15'17"W	L168	55.27'	N08°06'58"W
L22	129.72'	N00°14'35"E	L71	125.00'	N89°45'49"W	L120	120.02'	N13°28'36"W	L169	14.56'	N19°15'17"W
L23	128.86'	N00°14'35"E	L72	115.94'	N89°45'49"W	L121	120.00'	N03°25'46"W	L170	22.59'	N00°13'15"E
L24	125.00'	N00°14'35"E	L73	116.21'	N86°20'23"E	L122	120.00'	N06°48'35"E	L171	12.78'	N19°15'17"W
L25	125.00'	N00°14'35"E	L74	20.00'	N46°21'38"E	L123	79.42'	N88°18'35"W	L172	29.42'	N00°13'20"E
L26	125.00'	N00°14'35"E	L75	120.00'	N09°21'49"E	L124	74.13'	N81°48'19"E	L173	42.42'	N45°13'54"E
L27	125.00'	N00°14'35"E	L76	120.00'	N09°21'49"E	L125	71.25'	N76°31'24"E	L174	105.18'	N00°13'15"E
L28	125.00'	N00°14'35"E	L77	120.00'	N09°21'49"E	L126	120.00'	N09°21'49"E	L175	30.07'	N00°13'15"E
L29	125.00'	N00°13'15"E	L78	120.00'	N09°21'49"E	L127	120.00'	N09°21'49"E	L176	107.21'	N00°13'15"E
L30	117.94'	N00°13'15"E	L79	120.00'	N09°21'49"E	L128	120.00'	N09°21'49"E	L177	20.02'	N85°56'07"W
L31	120.00'	N00°14'35"E	L80	120.00'	N09°21'49"E	L129	120.00'	N09°21'49"E	L178	204.06'	N03°01'47"E
L32	119.95'	N01°00'57"W	L81	120.00'	N09°21'49"E	L130	120.00'	N09°21'49"E	L179	82.71'	N00°13'15"E
L33	119.98'	N02°05'56"W	L82	146.91'	N09°21'49"E	L131	53.34'	N76°31'24"E	L180	25.00'	N00°14'35"E
L34	120.00'	N02°05'56"W	L83	120.00'	N09°21'49"E	L132	13.44'	N80°38'11"W	L181	95.00'	N05°00'00"E
L35	120.00'	N02°05'56"W	L84	135.67'	N09°21'49"E	L133	60.00'	N87°53'09"E	L182	179.00'	N00°14'11"E
L36	147.28'	N02°05'56"W	L85	124.00'	N00°06'58"W	L134	60.00'	N87°53'09"E	L183	94.11'	N85°00'00"E
L37	134.80'	N02°34'48"E	L86	119.67'	N80°38'11"W	L135	60.05'	N89°45'25"W	L184	117.99'	N09°21'49"E
L38	127.66'	N02°34'48"E	L87	112.55'	N80°38'11"W	L136	60.00'	N89°45'25"W	L185	33.61'	N80°38'11"W
L39	120.53'	N02°34'48"E	L88	125.54'	N89°45'49"W	L137	57.61'	N87°54'04"E	L186	25.03'	N80°38'11"W
L40	120.53'	N02°34'48"E	L89	10.00'	N89°46'45"W	L138	56.05'	N89°45'25"W	L187	30.12'	N00°14'11"E
L41	119.55'	N00°14'35"E	L90	128.80'	N89°45'49"W	L139	28.86'	N87°54'04"E	L188	56.57'	N00°14'11"E
L42	119.55'	N00°14'11"E	L91	128.80'	N89°45'49"W	L140	4.63'	N87°25'12"W	L189	37.33'	N85°00'00"E
L43	64.88'	N00°14'11"E	L92	120.08'	N89°45'49"W	L141	32.82'	N87°25'12"W	L190	59.07'	N89°45'25"W
L44	54.67'	N00°14'11"E	L93	164.16'	N52°13'55"W	L142	17.95'	N89°45'25"W	L191	44.94'	N89°45'25"W
L45	27.01'	N05°00'00"E	L94	128.24'	N03°28'24"W	L143	38.81'	N87°54'04"E	L192	67.73'	N87°25'12"W
L46	35.02'	N05°00'00"E	L95	136.75'	N09°21'49"E	L144	37.99'	N87°54'04"E	L193	20.86'	N89°45'25"W
L47	61.13'	N85°00'00"E	L96	136.75'	N09°21'49"E	L145	9.60'	N87°25'12"W	L194	192.00'	N00°06'58"W
L48	18.14'	N89°45'25"W	L97	136.75'	N09°21'49"E	L146	103.06'	N00°06'58"W	L195	93.57'	N00°13'20"E
L49	15.13'	N00°14'11"E	L98	136.75'	N09°21'49"E	L147	20.12'	N44°56'13"W	L196	29.08'	N65°13'17"E

UTILITY PROVIDERS

WATER, SEWER, AND SANITATION SERVICES BY THE CITY OF GOODYEAR.
ELECTRIC SERVICE BY ARIZONA PUBLIC SERVICE
GAS SERVICE BY SOUTHWEST GAS CORPORATION.
TELEPHONE SERVICE BY CENTURYLINK
IRRIGATION SERVICE BY ROOSEVELT IRRIGATION DISTRICT

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	27.45	300.00	5°14'35"	C37	4.66'	325.00'	000°49'15"
C2	12.24	300.00	2°20'13"	C38	25.08'	325.00'	004°25'20"
C3	24.50	300.00	4°40'44"	C39	22.86'	275.00'	004°45'49"
C4	12.26	300.00	2°20'31"	C40	27.02'	325.00'	004°45'49"
C5	24.94	300.00	4°45'49"	C41	52.30'	55.00'	054°28'58"
C6	67.98	200.00	19°28'32"	C42	2.33'	55.00'	002°25'20"
C7	119.59	300.00	22°50'25"	C43	23.61'	55.00'	024°35'56"
C8	67.99	200.00	19°28'37"	C44	36.52'	55.00'	038°02'54"
C9	35.84	225.00	9°07'38"	C45	31.86'	200.00'	009°07'38"
C10	67.23	300.00	12°50'25"	C46	39.83'	250.00'	009°07'38"
C11	33.95	200.00	9°43'40"	C47	15.04'	55.00'	015°40'15"
C12	34.03	200.00	9°44'52"	C48	47.93'	55.00'	049°56'01"
C13	14.70	30.00	28°04'21"	C49	46.80'	55.00'	048°45'30"
C14	130.69	55.00	136°08'42"	C50	39.27'	55.00'	040°54'34"
C15	14.70	30.00	28°04'21"	C51	109.63'	275.00'	022°50'25"
C16	216.40	50.00	247°58'32"	C52	14.49'	325.00'	002°33'14"
C17	35.59	30.00	67°58'32"	C53	58.08'	325.00'	010°14'22"
C18	14.70	30.00	28°04'21"	C54	53.17'	325.00'	009°22'26"
C19	149.05	55.00	155°16'20"	C55	35.87'	275.00'	007°28'27"
C20	14.70	30.00	28°04'21"	C56	25.75'	275.00'	005°21'58"
C21	14.70	30.00	28°04'21"	C57	41.93'	325.00'	007°23'28"
C22	131.53	55.00	137°01'03"	C58	4.50'	55.00'	004°41'09"
C23	14.70	30.00	28°04'21"	C59	54.50'	55.00'	056°46'39"
C24	49.74	165.00	17°16'15"	C60	35.46'	55.00'	036°56'37"
C25	14.70	30.00	28°04'21"	C61	42.27'	55.00'	044°02'21"
C26	136.74	55.00	142°26'46"	C62	30.63'	225.00'	007°48'04"
C27	14.70	30.00	28°04'21"	C63	45.85'	225.00'	011°40'33"
C28	11.22	275.00	2°20'13"	C64	59.49'	175.00'	019°28'37"
C29	26.54	325.00	4°40'44"	C65	59.48'	175.00'	019°28'32"
C30	22.46	275.00	4°40'44"	C66	35.37'	50.00'	040°32'09"
C31	13.28	325.00	2°20'31"	C67	181.03'	50.00'	207°26'24"
C32	14.36'	55.00'	014°57'31"	C68	6.58'	275.00'	001°22'18"
C33	51.13'	55.00'	053°16'05"	C69	4.66'	275.00'	000°58'14"
C34	41.86'	55.00'	043°36'10"	C70	2.32'	325.00'	000°24'35"
C35	23.34'	55.00'	024°18'56"	C71	10.93'	325.00'	001°55'37"