

DEDICATION:

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

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE OF ITS TRUST NO. 7854 HEREBY SUBDIVIDES UNDER THE NAME OF "FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "B"". A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY, DESCRIBED ON THIS PLAT, (SHEET 4 OF 4) TRUSTEE HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, STREETS AND PRIVATE ACCESS WAYS CONSTITUTING FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "B" AND THAT EACH LOT, TRACT, EASEMENT, STREET, PRIVATE ACCESS WAY AND OTHER PORTION OF FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "B" SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS SET FORTH ON THIS PLAT. COMMON AREA TRACT "A" IS DECLARED A PRIVATE ACCESS WAY FOR DRAINAGE AND FOR INGRESS AND EGRESS TO AND FROM THE LOTS, TRACTS AND OTHER PORTIONS OF FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "B" AND OTHER PORTIONS OF PEBBLECREEK GOLF RESORT BY THE OWNERS THEREOF, BY PEBBLECREEK PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP ("PEBBLECREEK PROPERTIES"), BY THEIR RESPECTIVE GUESTS AND INVITEES AND BY FIRE, POLICE, AND EMERGENCY AND GOVERNMENTAL SERVICE VEHICLES AND PERSONNEL, INCLUDING REFUSE COLLECTION VEHICLES AND PERSONNEL. TRUSTEE HEREBY DEDICATES TO ALL PUBLIC UTILITY PROVIDERS A NON-EXCLUSIVE EASEMENT WITHIN COMMON AREA TRACT "A" AND WITHIN ALL AREAS DESIGNATED ON THIS PLAT AS PUBLIC UTILITIES EASEMENTS, WHICH NON-EXCLUSIVE EASEMENT IS FOR UNDERGROUND CABLES, PIPES, WIRES AND OTHER UNDERGROUND EQUIPMENT AND, IF AND TO THE EXTENT APPROVED IN WRITING BY PEBBLECREEK PROPERTIES OR ITS DESIGNATED SUCCESSORS OR ASSIGNS, FOR RELATED ABOVE-GROUND FACILITIES, FOR ELECTRICITY, GAS, COMMUNICATIONS, WATER, CABLE TELEVISION, SEWAGE DISPOSAL, EFFLUENT TREATMENT OR DISPOSAL, EXCEPT THAT THE CONSENT OF PEBBLECREEK PROPERTIES OR ITS DESIGNATED SUCCESSOR OR ASSIGN SHALL NOT BE REQUIRED FOR SUCH PERMITTED ABOVE-GROUND FACILITIES IF THE CITY OF GOODYEAR OR A COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY IS THE UTILITY PROVIDER, EXCEPT WHEN THE APPLICABLE PUBLIC UTILITY PROVIDER IS THE CITY OF GOODYEAR OR A COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY, A PUBLIC UTILITY PROVIDER'S ACCEPTANCE OF THIS EASEMENT CONSTITUTES SUCH PUBLIC UTILITY PROVIDER'S AGREEMENT (WHICH ACCEPTANCE AND AGREEMENT SHALL CONCLUSIVELY BE EVIDENCED BY THE INSTALLATION OF ANY CABLES, WIRES, PIPES, CONDUIT OR OTHER EQUIPMENT OR MATERIALS WITHIN THE PROPERTY SUBJECT TO THIS PLAT BY, FOR OR ON BEHALF OF SUCH PUBLIC UTILITY PROVIDER AND WHICH ACCEPTANCE AND AGREEMENT SHALL BE A CONDITION TO THE EFFECTIVENESS OF THIS EASEMENT WITH RESPECT TO SUCH PUBLIC UTILITY PROVIDER) TO: (A) INDEMNIFY, DEFEND AND HOLD HARMLESS (1) PEBBLECREEK PROPERTIES, (2) THE PROPERTY OWNERS ASSOCIATION(S) ESTABLISHED BY PEBBLECREEK PROPERTIES FOR FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "B" AND PEBBLECREEK GOLF RESORT, (3) THE RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, MEMBERS SUCCESSORS AND ASSIGNS OF PEBBLECREEK PROPERTIES AND OF SUCH PROPERTY OWNERS ASSOCIATION(S), AND (4) THE RESPECTIVE OWNERS OF THE REAL PROPERTY THAT IS SUBJECT TO THE FOREGOING EASEMENT FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, DAMAGES, SUITS, COSTS AND EXPENSES, INCLUDING BUT NOT LIMITED TO COURT COSTS AND ATTORNEYS' FEES, ARISING FROM OR RELATING TO ANY PERSONAL INJURY, DEATH, PROPERTY DAMAGE OR OTHERWISE, IN CONNECTION WITH THE INSTALLATION, CONSTRUCTION, DESIGN, OPERATION, REPAIR, MAINTENANCE OR REPLACEMENT OF ANY CABLES, PIPES, WIRES OR OTHER EQUIPMENT OR FACILITIES BY, FOR OR ON BEHALF OF SUCH PUBLIC UTILITY PROVIDER OR IN CONNECTION WITH SUCH PUBLIC UTILITY PROVIDER'S OPERATIONS WITHIN FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "B" AND PEBBLECREEK GOLF RESORT; AND (B) REPAIR AND RESTORE ALL STREETS, FENCING, LANDSCAPING AND OTHER IMPROVEMENTS DAMAGED OR DESTROYED BY SUCH PUBLIC UTILITIES PROVIDER TO THE SAME CONDITION AS PRIOR TO THEIR DAMAGE OR DESTRUCTION. IN THE EVENT THE CITY OF GOODYEAR OR ANY COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY IS OR BECOMES A PUBLIC UTILITY PROVIDER AND INSTALLS, MAINTAINS, REPAIRS OR REPLACES ANY OF ITS PUBLIC UTILITIES WITHIN THE EASEMENT GRANTED TO SUCH PUBLIC UTILITY PROVIDERS BY THIS DEDICATION, AND IF THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT DAMAGES OR DESTROYS ANY STREETS, LANDSCAPING OR PRIVATE PROPERTY WITHIN THE EASEMENT, THE REPAIR AND REPLACEMENT OF SUCH LANDSCAPING OR PRIVATE PROPERTY LOCATED WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SUCH PROPERTY, EXCEPT THAT THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT SHALL CLOSE ANY EXCAVATIONS MADE BY IT WITHIN SUCH EASEMENT AND SHALL REPAIR THE STREETS (I.E. PRIVATE ACCESS WAYS), AT THE POINT OF ANY SUCH DAMAGE OR EXCAVATION, TO THE SAME CONDITION AS PRIOR TO THEIR DAMAGE OR EXCAVATION BY THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT, EXCEPT THAT THE CITY OF GOODYEAR WILL NOT BE RESPONSIBLE TO REPLACE DECORATIVE PAVEMENT INSTALLED OVER CITY UTILITY LINES BUT THAT PAVEMENT REPLACED SHALL BE TYPICAL BLACK ASPHALT CONCRETE COLOR OR GRAY CONCRETE COLOR.

WATER AND SEWER EASEMENTS ("EASEMENTS") IN TRACT 'A' AS DESCRIBED ABOVE ARE GRANTED TO LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP., AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN UNDERGROUND (AND TO THE EXTENT APPROVED IN WRITING BY PEBBLECREEK PROPERTIES, OR ITS DESIGNATED SUCCESSORS OR ASSIGNS, FOR RELATED ABOVE GROUND FACILITIES [EXCEPT FIRE HYDRANTS, WHICH SHALL NOT REQUIRE SUCH APPROVAL]) WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO 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.

GRANTOR SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF TRACT 'A', AND THE P.U.E. IN TRACTS 'B', 'C', 'D', AND 'E' (AS SHOWN ON PLAT): PROVIDED, HOWEVER, GRANTOR 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 TRACT 'A', AND PUBLIC UTILITY EASEMENT IN TRACTS 'B', 'C', 'D', AND 'E' (AS SHOWN ON PLAT) IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

THIS EASEMENT (TRACT 'A') IS GRANTED SUBJECT TO THE CONDITION THAT GRANTEE SHALL HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS AND PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC. HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEE'S USE OF THE EASEMENT. BY ACCEPTING THE EASEMENT, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE UNDER TRUST NO. 7854, AND NOT PERSONALLY.

BY: _____
SIMIN BERRY, SENIOR TRUST OFFICER

ACKNOWLEDGMENT

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

ON THIS THE _____ DAY OF _____, 2021, THE UNDERSIGNED OFFICER, _____ AS SR. TRUST OFFICER FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1 2014) AS TRUSTEE UNDER TRUST NO. 7854, AND NOT PERSONALLY, APPEARED BEFORE ME AND BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING FOR THE PURPOSES HEREIN CONTAINED, UPON BEHALF OF THE CORPORATION, AS TRUSTEE

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

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

LIEN HOLDER'S RATIFICATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED FEBRUARY 27, 2018, AND RECORDED FEBRUARY 28, 2018, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AT DOCUMENT NO. 20180153214, AS AMENDED BY AMENDMENT TO DEED OF TRUST, DATED SEPTEMBER 30, 2019, AND RECORDED ON SEPTEMBER 30, 2019, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AT DOCUMENT NO. 20190772731, ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREON AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING DEDICATED AND GRANTED 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 AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 20190772731.

WESTERN ALLIANCE BANK,
AN ARIZONA CORPORATION

BY: _____

TITLE: _____

ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

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

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "B"

LOCATED IN A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF
THE G. & S.R.M., CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

SEE SHEET 4 OF 4.

CERTIFICATE OF ASSURED WATER SUPPLY

FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "B" IS WITHIN THE SERVICE AREA OF LIBERTY UTILITIES. PEBBLECREEK HAS BEEN ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUB-SECTION A.

LIBERTY UTILITIES (LITCHFIELD PARK
WATER & SEWER) CORP.

DATE

BENCHMARKS

C.O.G. BENCHMARK G357 - FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF THOMAS ROAD AND PEBBLECREEK PARKWAY (S.W. CORNER SECTION 29)
ELEVATION = 1014.50 NGVD29 (PROJECT DATUM).
=1016.38 NAVD88

C.O.G. BENCHMARK G371 - FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF CAMELBACK ROAD AND ALSUP (1/2 MILE WEST OF REEMS ROAD)
ELEVATION = 1054.59 NGVD29 (PROJECT DATUM).
=1056.34 NAVD88

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 2021.

BY: _____
MAYOR (GEORGIA LORD)

ATTEST: _____
CITY CLERK (DARCIE McCRACKEN)

FINAL PLAT APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 2021.

BY: _____
CITY ENGINEER (SUMEET MOHAN)

OWNER/TRUSTEE:

FIRST AMERICAN TITLE INSURANCE CO.
UNDER TRUST #7854
ATTN: SIMIN BERRY
9000 EAST PIMA CENTER PARKWAY
SCOTTSDALE, ARIZONA 85258
PHONE: (620) 685-7033
EMAIL: SIBERRY@FIRSTAM.COM

DEVELOPER:

PEBBLECREEK PROPERTIES
LIMITED PARTNERSHIP
ATTN: PAULA ROBINSON
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-9200
EMAIL: PAULA.ROBINSON@ROBSON.COM

EXISTING ZONING IS P.A.D.
GROSS AREA OF THIS SUBDIVISION IS 28.65 ACRES.
TOTAL NUMBER OF LOTS IS 87.
THE MINIMUM LOT SIZE IS 6,600 SQ.FT.
THE AVERAGE LOT SIZE IS 9,953 SQ.FT.
TOTAL AREA OF OPEN SPACE IS 3.48 ACRES.
PERCENTAGE OF OPEN SPACE TO GROSS AREA IS 12.1%

ENGINEER:

B & R ENGINEERING, INC.
ATTN: JEFFREY L. UHRICK
9666 E. RIGGS ROAD SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
EMAIL: JUHRICK@BNRAZ.COM

SURVEYOR:

DESERT SKY SURVEYING, INC.
ATTN: WILLIE J. KATES
13845 E. VISTA VERDE
CHANDLER, ARIZONA 85249
PHONE: (602) 499-0884
EMAIL: WKATES@BNRAZ.COM

UTILITY COMPANIES

WATER _____ LIBERTY UTILITIES
WASTE WATER _____ LIBERTY UTILITIES
ELECTRIC _____ ARIZONA PUBLIC SERVICE
NATURAL GAS _____ SOUTHWEST GAS CO.
TELEPHONE _____ CENTURYLINK
CABLE TELEVISION _____ COX CABLE

MIN. FRONT YARD SETBACK = 10 FT. MIN. STREET SIDE SETBACK = 10 FT.**
MIN. REAR YARD SETBACK = 10 FT. MIN. SIDE YARD SETBACK = 5 FT.
* FRONT YARD BUILDING SETBACKS TO BE INCREASED BY 5' ADJACENT TO SIDEWALKS
BUILDING SETBACK LINE TO BE 12 FEET WITHIN THE CUL-DE-SAC TO ALLOW FOR A
20 FOOT DRIVEWAY
** STREET SIDE BUILDING SETBACKS ARE 10' FROM THE ADJACENT RIGHT-OF-WAY OR
5' FROM THE SIDE LOT LINE WHERE A TRACT IS PRESENT, WHICHEVER IS GREATER.

CERTIFICATE OF SURVEYOR

I, WILLIE J. KATES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP CONSISTING OF SEVEN SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2021 AND MEETS THE MINIMUM STANDARDS FOR AN ARIZONA LAND BOUNDARY SURVEY. THAT THE PLAT IS CORRECT AND ACCURATE THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS DESCRIBED IN IT HAVE EITHER BEEN FOUND, SET OR WILL BE SET AS DESCRIBED, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 5/26/21

DESERT SKY SURVEYING, INC.

A.L.T.A./N.S.P.S. AND TOPOGRAPHIC
SURVEYS / AERIAL MAPPING
G.I.S. / CONSTRUCTION LAYOUT

13845 E. VISTA VERDE DR. CHANDLER, AZ PH: 602-499-0884

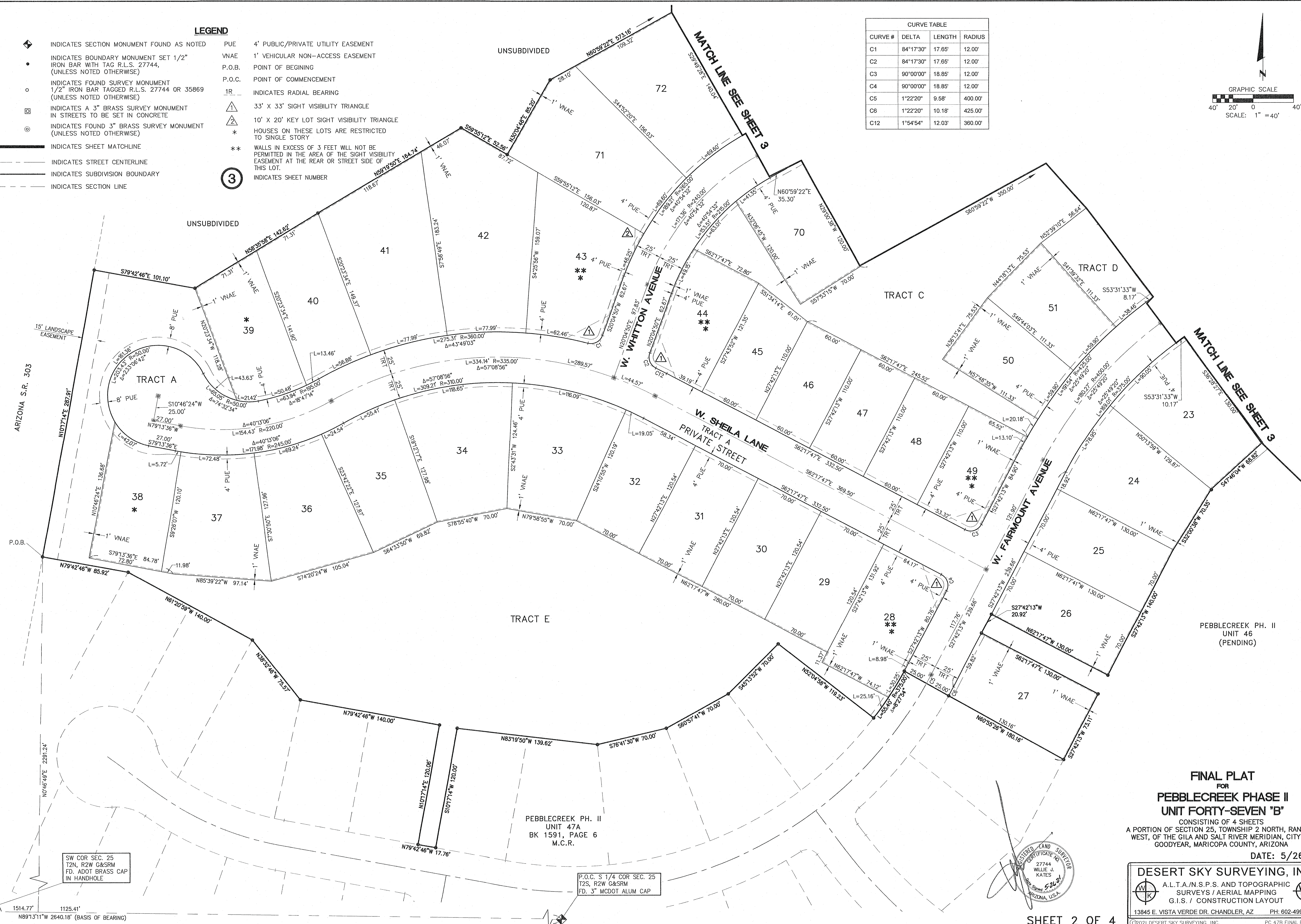
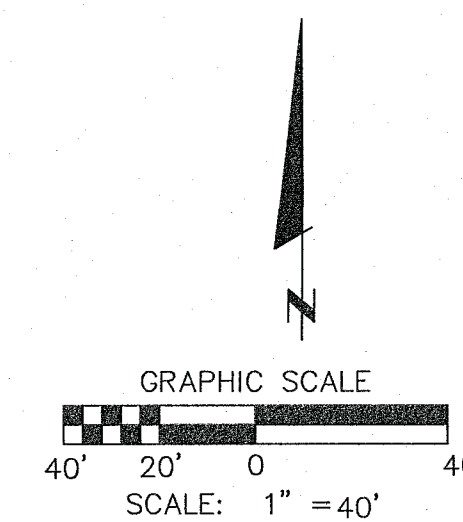
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SHEET 1 OF 4

LEGEND

- INDICATES SECTION MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
- INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
- INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
- INDICATES SHEET MATCHLINE
- INDICATES STREET CENTERLINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SECTION LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 1R INDICATES RADIAL BEARING
- 33' X 33' SIGHT VISIBILITY TRIANGLE
- 10' X 20' KEY LOT SIGHT VISIBILITY TRIANGLE
- HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
- ** WALLS IN EXCESS OF 3 FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF THIS LOT.
- INDICATES SHEET NUMBER

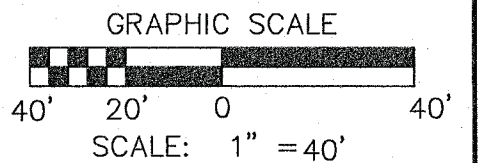
CURVE #	DELTA	LENGTH	RADIUS
C1	84°17'30"	17.65'	12.00'
C2	84°17'30"	17.65'	12.00'
C3	90°00'00"	18.85'	12.00'
C4	90°00'00"	18.85'	12.00'
C5	1°22'20"	9.58'	400.00'
C6	1°22'20"	10.18'	425.00'
C12	1°54'54"	12.03'	360.00'



FINAL PLAT
FOR
PEBBLECREEK PHASE II
UNIT FORTY-SEVEN 'B'
CONSISTING OF 4 SHEETS
A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2
WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF
GOODYEAR, MARICOPA COUNTY, ARIZONA
DATE: 5/26/21

DESERT SKY SURVEYING, INC.
A.L.T.A./N.S.P.S. AND TOPOGRAPHIC
SURVEYS / AERIAL MAPPING
G.I.S. / CONSTRUCTION LAYOUT
13845 E. VISTA VERDE DR. CHANDLER, AZ PH: 602-499-0884
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- LEGEND**
- INDICATES SECTION MONUMENT FOUND AS NOTED
 - INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
 - INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
 - INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
 - INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
 - INDICATES SHEET MATCHLINE
 - INDICATES STREET CENTERLINE
 - INDICATES SUBDIVISION BOUNDARY
 - INDICATES SECTION LINE
- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
VNAE 1' VEHICULAR NON-ACCESS EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
1R INDICATES RADIAL BEARING
33' X 33' SIGHT VISIBILITY TRIANGLE
10' X 20' KEY LOT SIGHT VISIBILITY TRIANGLE
* HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
** WALLS IN EXCESS OF 3 FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF THIS LOT.
③ INDICATES SHEET NUMBER



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C7	94°13'26"	19.73'	12.00'
C8	26°37'53"	23.24'	50.00'
C9	3°21'53"	15.56'	265.00'
C10	90°00'00"	18.85'	12.00'
C11	90°00'00"	18.85'	12.00'

FINAL PLAT
FOR
PEBBLECREEK PHASE II
UNIT FORTY-SEVEN "B"
CONSISTING OF 4 SHEETS
A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2
WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF
GOODYEAR, MARICOPA COUNTY, ARIZONA
DATE: 5/26/21

DESERT SKY SURVEYING, INC.
A.L.T.A./N.S.P.S. AND TOPOGRAPHIC
SURVEYS / AERIAL MAPPING
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13845 E. VISTA VERDE DR. CHANDLER, AZ PH: 602-499-0884
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LEGAL DESCRIPTION
PEBBLECREEK PHASE II UNIT 47 'B'

A PORTION OF SECTION 25, T.2N., R.2W., OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, FROM WHICH THE SOUTHWEST CORNER OF SECTION 25, A FOUND ADOT BRASS CAP IN HAND HOLE, BEARS N89°13'11"W, 2640.16 FEET DISTANT;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 N89°13'11" W, A DISTANCE OF 1125.41 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES N00°46'49" E, A DISTANCE OF 2291.24 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N101°7'14"E, A DISTANCE OF 287.91 FEET;
THENCE S79°42'46"E, A DISTANCE OF 101.10 FEET;
THENCE N58°35'58"E, A DISTANCE OF 142.62 FEET;
THENCE N59°19'50"E, A DISTANCE OF 164.74 FEET;
THENCE S59°55'12"E, A DISTANCE OF 52.56 FEET;
THENCE N30°04'48"E, A DISTANCE OF 85.20 FEET;
THENCE N60°59'22"E, A DISTANCE OF 573.16 FEET;
THENCE N55°27'10"E, A DISTANCE OF 79.04 FEET;
THENCE N53°31'33"E, A DISTANCE OF 330.96 FEET;
THENCE S81°19'50"E, A DISTANCE OF 167.40 FEET;
THENCE S30°10'57"E, A DISTANCE OF 78.97 FEET;
THENCE S15°51'35"E, A DISTANCE OF 121.44 FEET;
THENCE S21°08'13"E, A DISTANCE OF 69.68 FEET;
THENCE S36°28'27"E, A DISTANCE OF 71.98 FEET;
THENCE N53°31'33"E, A DISTANCE OF 64.60 FEET;
THENCE N36°28'27"W, A DISTANCE OF 125.00 FEET;
THENCE N49°09'44"E, A DISTANCE OF 68.48 FEET;

THENCE S45°12'05"E, A DISTANCE OF 125.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 575.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N45°12'05"W;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'01", AN ARC DISTANCE OF 56.37 FEET;

THENCE S50°49'07"E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S50°49'07"E;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°40'12", AN ARC DISTANCE OF 18.15 FEET;

THENCE S47°29'19"E, A DISTANCE OF 91.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'50", AN ARC DISTANCE OF 43.18 FEET;

THENCE N35°54'51"E, A DISTANCE OF 125.00 FEET;
THENCE S61°49'20"E, A DISTANCE OF 67.31 FEET;
THENCE S76°53'52"E, A DISTANCE OF 67.95 FEET;
THENCE S81°21'14"E, A DISTANCE OF 66.32 FEET;
THENCE S13°32'06"E, A DISTANCE OF 9.74 FEET;
THENCE S08°38'46"W, A DISTANCE OF 115.98 FEET;

THENCE S81°21'14"E, A DISTANCE OF 109.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 375.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°22'39", AN ARC DISTANCE OF 61.38 FEET;

THENCE N89°16'07"E, A DISTANCE OF 3.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°46'46", AN ARC DISTANCE OF 19.43 FEET;

THENCE N86°29'21"E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 825.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S86°29'21"W;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°18'51", AN ARC DISTANCE OF 62.12 FEET;

THENCE S89°11'48"E, A DISTANCE OF 132.00 FEET;
THENCE S04°40'41"W, A DISTANCE OF 83.60 FEET;
THENCE S07°47'58"W, A DISTANCE OF 78.93 FEET;
THENCE N81°21'14"W, A DISTANCE OF 130.00 FEET;
THENCE S08°38'46"W, A DISTANCE OF 24.50 FEET;
THENCE N81°21'14"W, A DISTANCE OF 50.00 FEET;

THENCE N08°38'46"E, A DISTANCE OF 56.24 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 775.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'53", AN ARC DISTANCE OF 89.25 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°46'46", AN ARC DISTANCE OF 19.43 FEET;

THENCE S89°16'07"W, A DISTANCE OF 3.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 425.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°14'38", AN ARC DISTANCE OF 1.81 FEET;

THENCE S08°38'46"W, A DISTANCE OF 125.39 FEET;
THENCE N81°21'14"W, A DISTANCE OF 150.00 FEET;
THENCE N82°29'59"W, A DISTANCE OF 75.01 FEET;
THENCE N80°01'09"W, A DISTANCE OF 84.46 FEET;
THENCE N77°31'37"W, A DISTANCE OF 95.61 FEET;
THENCE N61°54'24"W, A DISTANCE OF 102.45 FEET;
THENCE N50°34'15"W, A DISTANCE OF 98.23 FEET;
THENCE N38°47'09"W, A DISTANCE OF 76.78 FEET;

THENCE N42°30'41"E, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 120.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S42°30'41"W;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°40'12", AN ARC DISTANCE OF 18.15 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 625.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°41'05", AN ARC DISTANCE OF 83.83 FEET;

THENCE S53°31'33"W, A DISTANCE OF 68.53 FEET;
THENCE S36°28'27"E, A DISTANCE OF 140.00 FEET;
THENCE S53°31'33"W, A DISTANCE OF 160.00 FEET;
THENCE S61°39'21"W, A DISTANCE OF 70.71 FEET;
THENCE S53°31'33"W, A DISTANCE OF 420.00 FEET;
THENCE N36°28'27"W, A DISTANCE OF 130.00 FEET;
THENCE S53°31'33"W, A DISTANCE OF 20.00 FEET;
THENCE S36°28'27"E, A DISTANCE OF 130.00 FEET;
THENCE S47°46'04"W, A DISTANCE OF 68.82 FEET;
THENCE S32°00'38"W, A DISTANCE OF 70.35 FEET;
THENCE S27°42'13"W, A DISTANCE OF 140.00 FEET;
THENCE N62°17'47"W, A DISTANCE OF 130.00 FEET;
THENCE S27°42'13"W, A DISTANCE OF 20.92 FEET;
THENCE S62°17'47"E, A DISTANCE OF 130.00 FEET;
THENCE S27°42'13"W, A DISTANCE OF 73.11 FEET;

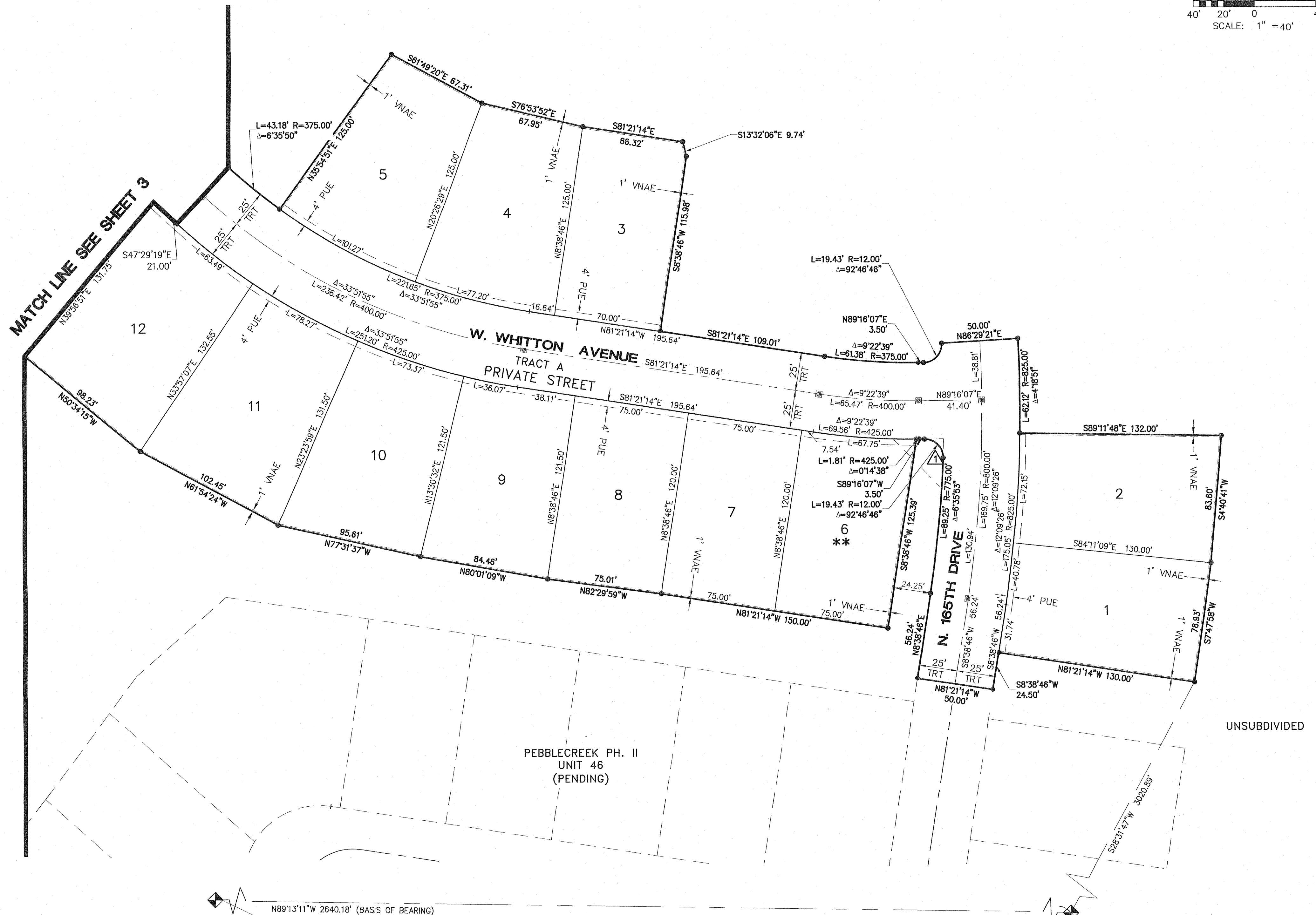
THENCE N60°55'26"W, A DISTANCE OF 180.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N60°55'26"W;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°27'54", AN ARC DISTANCE OF 55.40 FEET;

THENCE N52°04'58"W, A DISTANCE OF 119.23 FEET;
THENCE S45°13'52"W, A DISTANCE OF 70.00 FEET;
THENCE S60°57'41"W, A DISTANCE OF 70.00 FEET;
THENCE S76°41'30"W, A DISTANCE OF 70.00 FEET;
THENCE N83°19'50"W, A DISTANCE OF 139.62 FEET;
THENCE S10°17'14"E, A DISTANCE OF 120.00 FEET;
THENCE N79°42'46"W, A DISTANCE OF 17.76 FEET;
THENCE N10°17'14"E, A DISTANCE OF 120.06 FEET;
THENCE N79°42'46"W, A DISTANCE OF 140.00 FEET;
THENCE N38°32'46"W, A DISTANCE OF 75.57 FEET;
THENCE N61°20'59"W, A DISTANCE OF 140.00 FEET;

THENCE N79°42'46"W, A DISTANCE OF 85.92 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 1,248,014 SQUARE FEET OR 28.65 ACRES, MORE OR LESS.



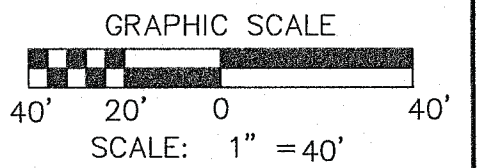
- ◆ INDICATES SECTION MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
- INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
- ⊠ INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- ⊙ INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
- — — — — INDICATES SHEET MATCHLINE
- — — — — INDICATES STREET CENTERLINE
- — — — — INDICATES SUBDIVISION BOUNDARY
- — — — — INDICATES SECTION LINE

LEGEND

- PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
- VNAE 1' VEHICULAR NON-ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- 1R INDICATES RADIAL BEARING
- △ 33' X 33' SIGHT VISIBILITY TRIANGLE
- △ 10' X 20' KEY LOT SIGHT VISIBILITY TRIANGLE
- * HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
- ** WALLS IN EXCESS OF 3 FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF THIS LOT.
- INDICATES SHEET NUMBER

3

UNSUBDIVIDED



FINAL PLAT
FOR
PEBBLECREEK PHASE II
UNIT FORTY-SEVEN 'B'

CONSISTING OF 4 SHEETS
A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

DATE: 5/26/21

DESERT SKY SURVEYING, INC.
A.L.T.A./N.S.P.S. AND TOPOGRAPHIC
SURVEYS / AERIAL MAPPING
G.I.S. / CONSTRUCTION LAYOUT
13845 E. VISTA VERDE DR. CHANDLER, AZ PH: 602-499-0884
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SHEET 4 OF 4