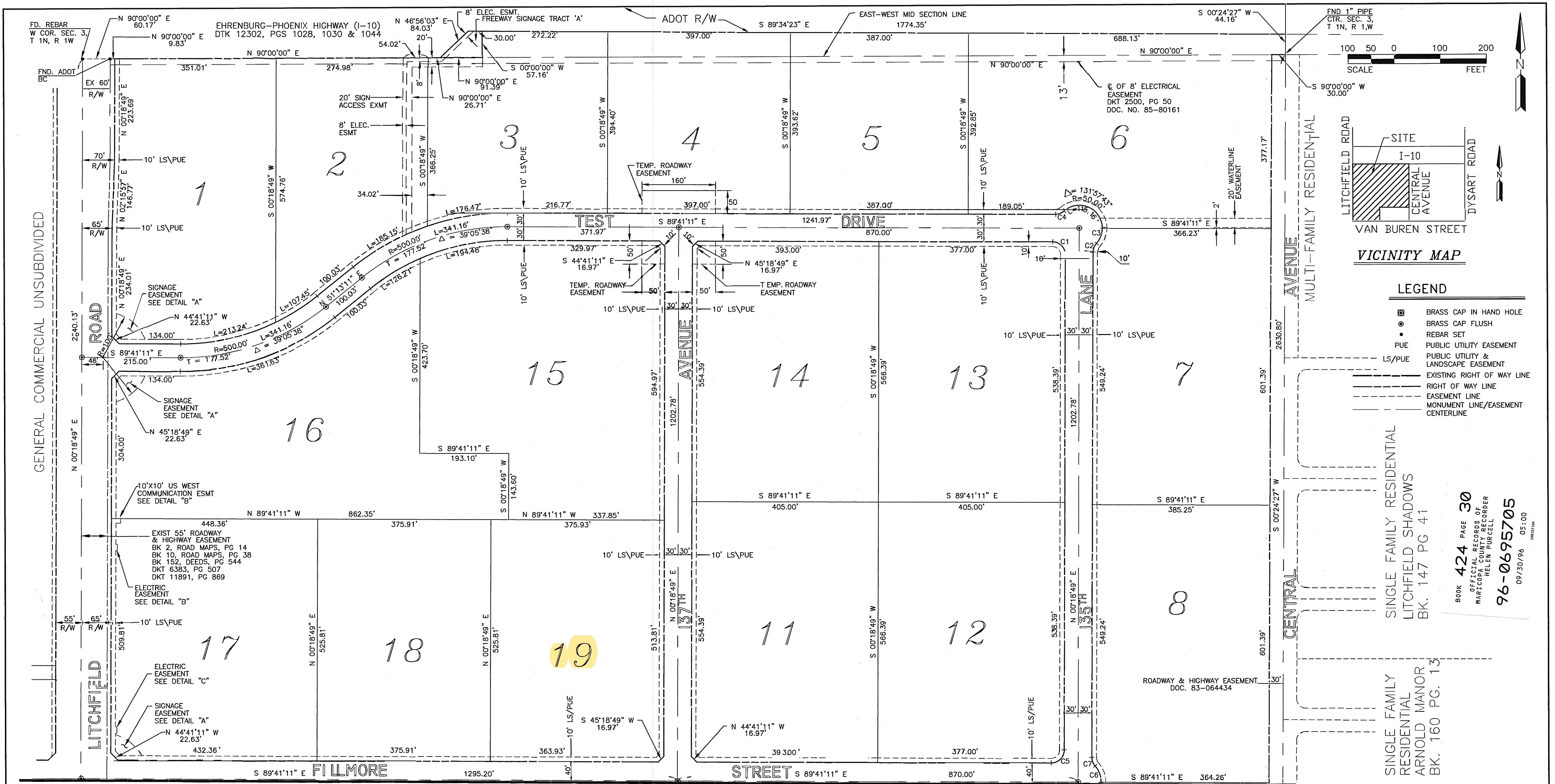
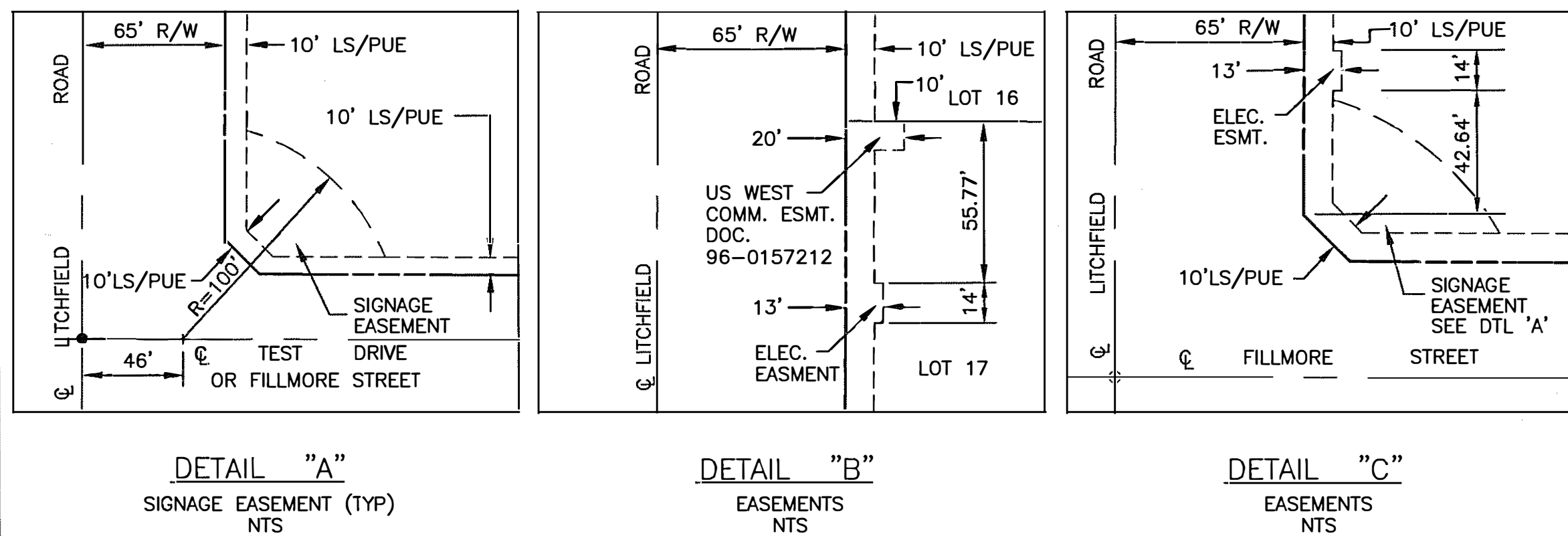


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MATCH SHEET 2 DEDICATIONS



STATE OF ARIZONA) ss
COUNTY OF MARICOPA)
I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the Office of the County Clerk of Maricopa County, Arizona, on this 10th day of September, 1996.

APPROVED BY: *Christopher R. Stroud* DATE: 9/19/96
CITY ENGINEER

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THAT MONUMENTS AND PROPERTY CORNERS WILL BE SET. MONUMENTS DESCRIBED HEREIN AS EXISTING HAVE BEEN FOUND AND OTHER MONUMENTS AND PROPERTY CORNERS WILL BE SET. LOT CORNERS WILL BE SET WITH 1/2" REBAR UNLESS OTHERWISE NOTED.

BY: *Michael M. Lloyd*
REGISTERED LAND SURVEYOR

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 10th DAY OF SEPTEMBER, 1996.

BY: *William A. Smith* ATTEST: *Dee R. Smith*
MAYOR CITY CLERK

LOT AREA SUMMARY

LOT NO.	AREA (ACRES)	LOT NO.	AREA (ACRES)
1	4.97	12	5.26
2	3.50	13	5.26
3	3.40	14	5.26
4	3.59	15	6.64
5	3.49	16	6.70
6	6.18	17	5.41
7	5.31	18	4.54
8	5.30	19	4.54
11	5.26		

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	28.00'	43.98'	28.00'	90°00'00"
C2	28.00'	20.51'	10.74'	41°57'43"
C3	50.00'	36.62'	19.17'	41°57'43"
C4	28.00'	20.51'	10.74'	41°57'43"
C5	28.00'	43.98'	28.00'	90°00'00"
C6	50.00'	36.62'	19.17'	41°57'43"
C7	28.00'	20.51'	10.74'	41°57'43"

PALM VALLEY CROSSING - FINAL PLAT

A PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, MARICOPA COUNTY, ARIZONA.

SUNCOR DEVELOPMENT COMPANY
3838 NORTH CENTRAL AVENUE, SUITE 1500
PHOENIX, ARIZONA 85012

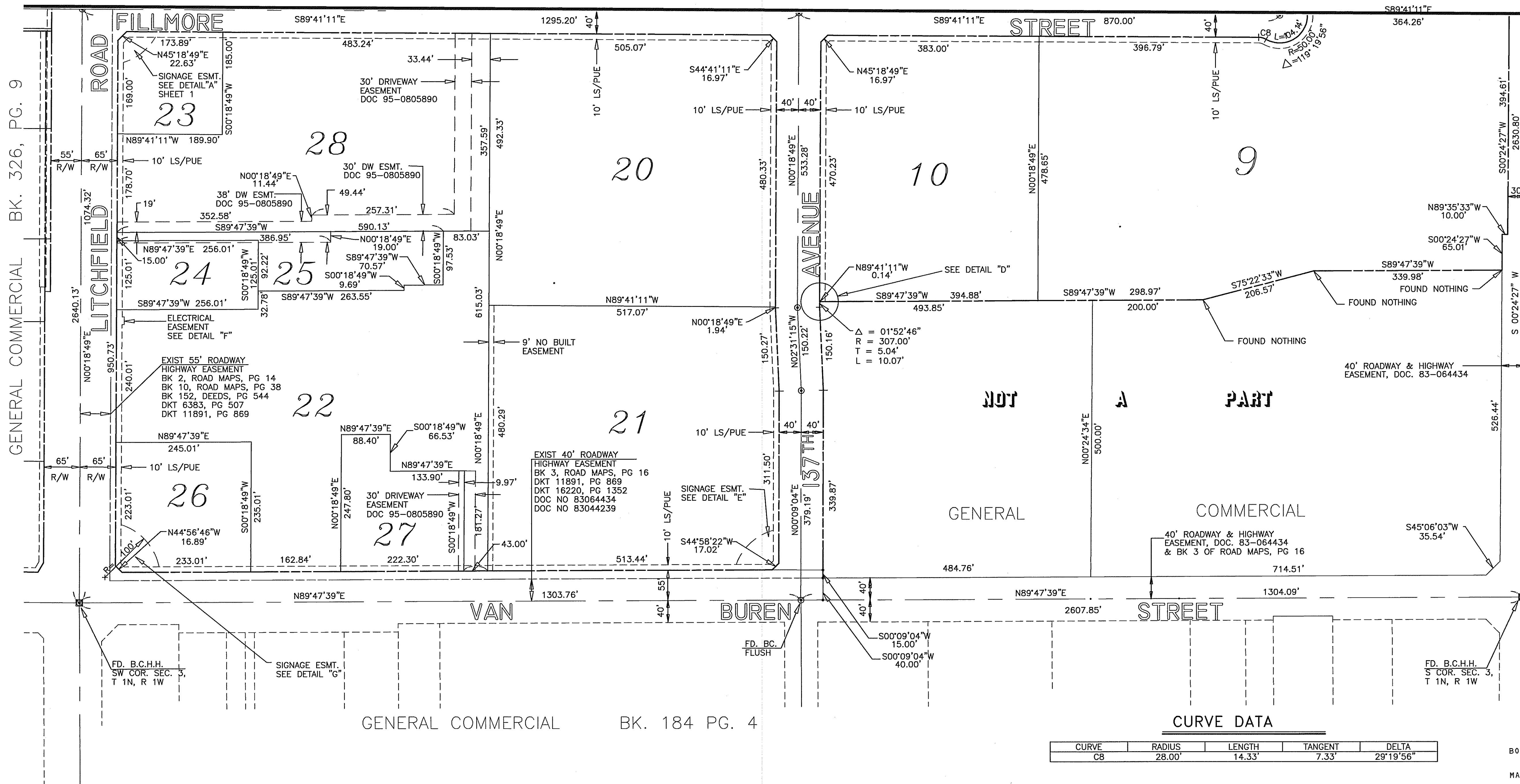
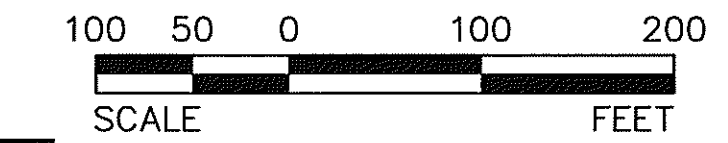
CMX GROUP INC. ENGINEERING PROJECT ADMINISTRATION (CONSTRUCTION ANALYSIS)			1515 E. MISSOURI PHOENIX, AZ 85014 PH (602) 279-8436 FAX (602) 265-1191
CMX JOB NO. 5249.03	DATE: 09/05/96		
DESIGNED: SKK	DRAWN:	APPROVED: MML	DWG. NO. 1 OF 2

GENERAL COMMERCIAL BK. 326, PG. 9

MATCH

SHEET

1



SINGLE FAMILY RESIDENTIAL ARNOLD MANOR BK. 160 PG. 13

SINGLE FAMILY RESIDENTIAL ARNOLD MANOR UNIT II BK. 202 PG. 10

GENERAL COMMERCIAL

LEGEND

	BRASS CAP IN HAND HOLE
	BRASS CAP FLUSH
	REBAR SET
	PUBLIC UTILITY EASEMENT
	PUBLIC UTILITY & LANDSCAPE EASEMENT
	EXISTING RIGHT OF WAY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	MONUMENT LINE/EASEMENT CENTERLINE
	DRIVEWAY EASEMENT LINE
	DRIVEWAY EASEMENT

GENERAL

COMMERCIAL

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C8	28.00'	14.33'	7.33'	29°19'56"

BOOK 424 PAGE 30
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
96-0695705
09/30/96 05:00
CHRISTINA

NOTES

- NO SIGNIFICANT OFFSITE DRAINAGE IMPACTS THE SITE. THE ONLY OFFSITE STORMWATER DRAINING ONTO THE SITE IS THAT FROM A PORTION OF THE ADOT RIGHT OF WAY NORTH OF THE SITE.
- PALM VALLEY CROSSING IS WITHIN AN OVERFLIGHT AREA, AND THEREFORE, IS SUBJECT TO POTENTIAL NOISE INTRUSION CREATED BY AIRCRAFT.
- WATER AND SEWER WILL BE PROVIDED BY THE CITY OF GOODYEAR.
- ALL UTILITIES WITHIN OR ABUTTING THE SUBDIVISION SHALL BE UNDERGROUND, EXCEPT FOR THE EXISTING 69 KV. LINES ON THE NORTH SIDE OF VAN BUREN STREET.
- TEMPORARY BERMS AND/OR RETENTION BASINS MAY BE CONSTRUCTED ON UNDEVELOPED PROPERTY OWNED BY SUNCOR DEVELOPMENT COMPANY TO RESTRICT OFFSITE STORMWATER FROM FLOWING ONTO A DEVELOPED LOT. EACH DEVELOPED LOT SHALL PROVIDE ONSITE RETENTION IN ACCORDANCE WITH THE CITY OF GOODYEAR DESIGN GUIDELINES.
- THIS SUBDIVISION IS SUBJECT TO THE PALM VALLEY CROSSING DEVELOPMENT DESIGN GUIDELINES.
- EMERGENCY OVERFLOWS FROM THE RETENTION BASIN ON LOT NO. 16 SHALL BE PERMITTED TO PASS THROUGH LOT NO. 18.
- RATIFICATIONS TO THIS PLAT ARE ON A SEPARATE DOCUMENT.

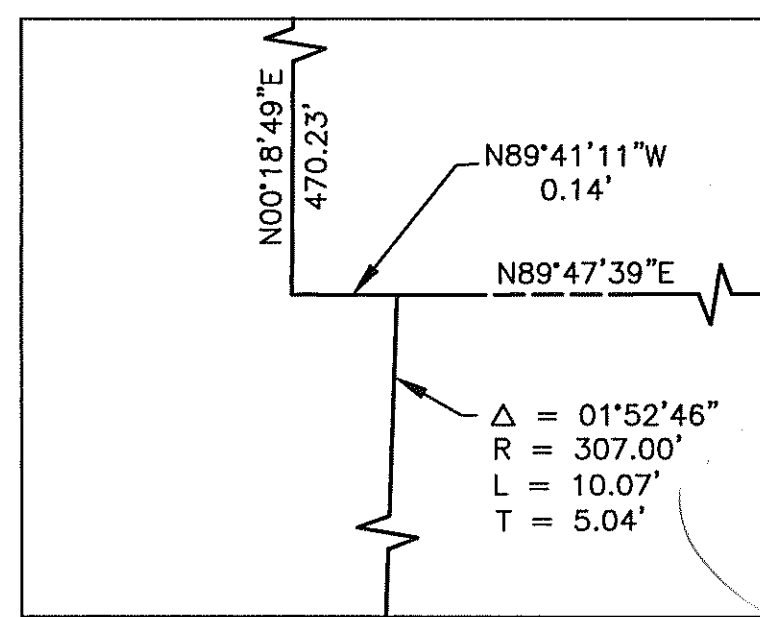
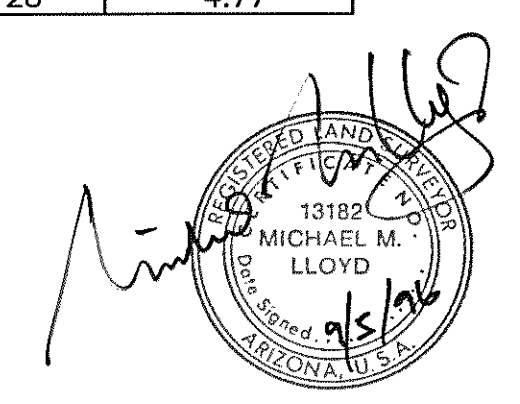
LOT AREA SUMMARY

LOT NO.	AREA (ACRES)
9	9.04
10	4.35
20	5.64
21	5.74
22	5.49
23	0.80
24	0.73
25	0.89
26	1.32
27	1.06
28	4.77

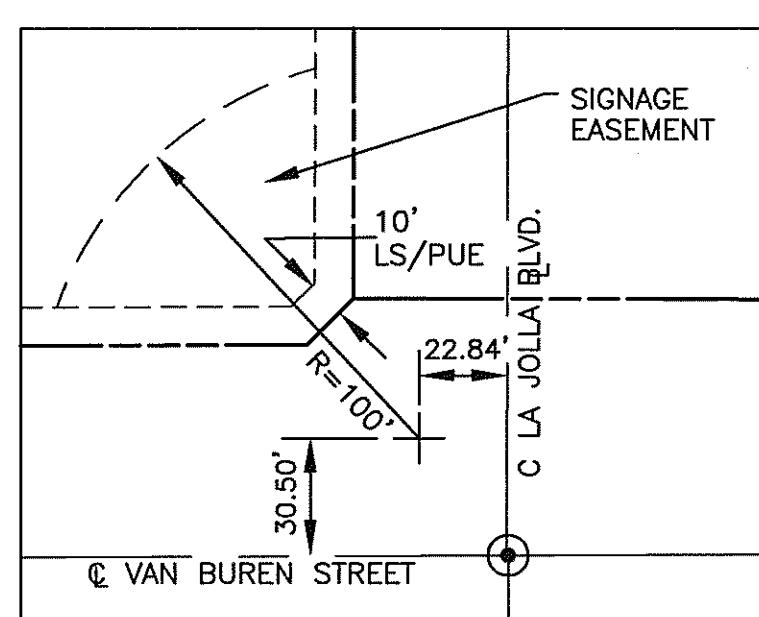
PALM VALLEY CROSSING - FINAL PLAT
A PORTION OF THE WEST HALF OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
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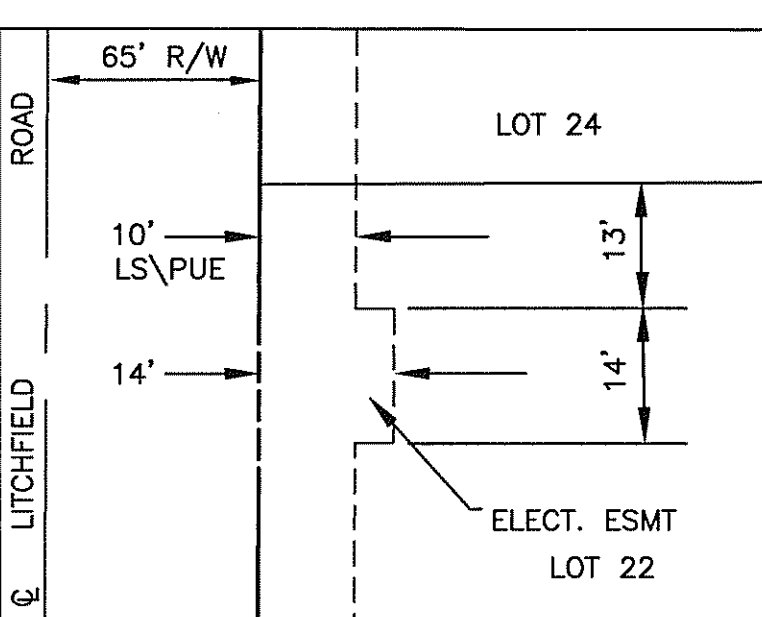
CMX GROUP INC. ENGINEERING PROJECT ADMINISTRATION CONSTRUCTION ANALYSIS			1515 E. MISSOURI PHOENIX, AZ 85014 PH (602)279-8436 FAX (602)265-1191
CMX JOB NO. 5249.03	DATE: 09/05/96		SCALE: 1" = 100'
DESIGNED: SKK	DRAWN:	APPROVED: MML	
REV.			DWG. NO. 2 OF 2



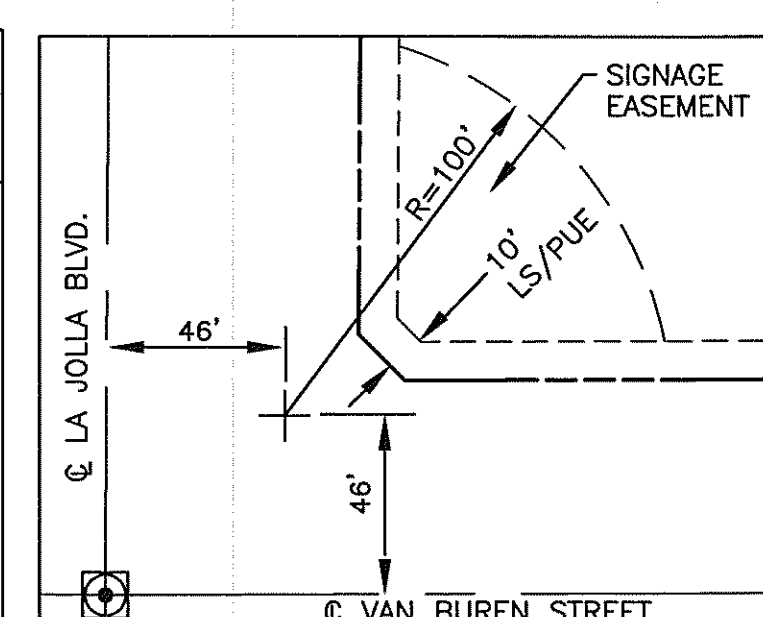
DETAIL "D"
NTS



DETAIL "E"
SIGNAGE EASEMENT
NTS



DETAIL "F"
ELECTRICAL EASEMENT
NTS



DETAIL "G"
SIGNAGE EASEMENT
NTS