

FINAL PLAT
FOR
PV303 WEST II -PHASE 2

THAT PORTION LOCATED IN A PORTION OF THE WEST HALF OF
SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

DEDICATION:

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

KNOW ALL MEN BY THESE PRESENTS:

THAT MPS WEST II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER OF LOTS 2, 3, 4, AND 6 ON THIS FINAL PLAT FOR PV 303 WEST II, PHASE – 2 AND MDH F1 PHX PV303, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER OF LOT 5 SHOWN ON THIS FINAL PLAT FOR PV 303 WEST II – PHASE 2 HAVE SUBDIVIDED UNDER THE NAME OF PV 303 WEST II – PHASE 2 A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN 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.

MPS WEST II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE PORTION OF PROPERTY IDENTIFIED AS "R/W DEDICATED HEREON" ADJACENT TO THE NORTHERN BOUNDARY OF LOTS 3 AND 4 ON THIS FINAL PLAT FOR PV 303 WEST II – PHASE 2 AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

MDH F1 PHX PV303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE PORTION OF PROPERTY IDENTIFIED AS "R/W DEDICATED HEREON" ADJACENT TO THE NORTHERN BOUNDARY OF LOT 5 ON THIS FINAL PLAT FOR PV 303 WEST II – PHASE 2 AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

MDH F1 PHX PV303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOT 5 ON THIS FINAL PLAT FOR PV 303 WEST II – PHASE 2 HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER ALL AREAS WITHIN LOT 5 DESIGNATED AS PUE AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING, AND REPLACING, PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING, AND REPLACING, PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS LOCATED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

MPS WEST II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER OF LOTS 3 AND 4, ON THIS FINAL PLAT FOR PV 303 WEST II – PHASE 2 HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER ALL AREAS WITHIN LOTS 3 AND 4 DESIGNATED AS PUE AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING, AND REPLACING, PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING, AND REPLACING, PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS LOCATED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

MDH F1 PHX PV303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOT 5 ON THIS FINAL PLAT FOR PV 303 WEST II – PHASE 2 HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL SIDEWALK EASEMENTS ON, OVER AN ACROSS ALL AREAS WITHIN LOT 5 DESIGNATED AS "SIDEWALK EASEMENT" AS SHOWN ON THIS PLAT 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. THE SIDEWALK EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SIDEWALK EASEMENT AREAS.

MPS WEST II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER OF LOTS 3 AND 4, ON THIS FINAL PLAT FOR PV 303 WEST II – PHASE 2 HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL SIDEWALK EASEMENTS ON, OVER AN ACROSS ALL AREAS WITHIN LOTS 3 AND 4 DESIGNATED AS "SIDEWALK EASEMENT" AS SHOWN ON THIS PLAT 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. THE SIDEWALK EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SIDEWALK EASEMENT AREAS.

MPS WEST II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER OF LOTS 3, AND 4 ON THIS FINAL PLAT FOR PV 303 WEST II – PHASE 2 HEREBY DEDICATES TO THE CITY OF GOODYEAR TEMPORARY DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER ALL AREAS WITHIN LOTS 3, AND 4 DESIGNATED AS "TEMPORARY DRAINAGE EASEMENT" AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("DRAINAGE EASEMENT AREAS"). SUCH TEMPORARY DRAINAGE EASEMENTS ARE FOR THE PURPOSES OF: THE RECEIPT, ACCEPTANCE, RETENTION, DIVERSION AND CONVEYANCE OF STORM WATER FLOWS GENERATED WITHIN THE PROPERTY AND FROM ADJACENT ROADWAYS; AND FOR ENTRY UPON, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF DRAINAGE IMPROVEMENTS REQUIRED BY THE CITY OF GOODYEAR AND ITS PERMITTEES TO ALLOW FOR THE RECEIPT, ACCEPTANCE, RETENTION, DIVERSION AND/OR CONVEYANCE OF STORM WATER FLOWS WITHIN THE DRAINAGE EASEMENT AREAS. NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENT AREAS THAT IMPEDE THE FLOW OF STORM WATER OVER, UNDER, OR THROUGH THE DRAINAGE EASEMENT AREAS OR THAT MATERIALLY REDUCES THE RETENTION CAPACITY OF THE DRAINAGE EASEMENT AREAS. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE DRAINAGE EASEMENT AREAS ("MAINTENANCE OBLIGATIONS"). THE CITY IS NOT OBLIGATED TO PERFORM ANY OF OWNER'S MAINTENANCE OBLIGATIONS, BUT, IF IN THE OPINION OF THE CITY ENGINEER, THE CITY'S DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES, GRANTOR HAS FAILED TO ADEQUATELY PERFORM ANY OF ALL OF ITS MAINTENANCE OBLIGATIONS, THE CITY MAY UNDERTAKE ALL OR PART OF OWNER'S MAINTENANCE OBLIGATIONS AT OWNER'S EXPENSE. IF THE CITY UNDERTAKES ALL OR PART OF OWNER'S MAINTENANCE OBLIGATIONS, OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURRED IN DOING SO WITHIN THIRTY DAYS OF OWNER'S RECEIPT OF AN INVOICE FROM THE CITY. THE TEMPORARY DRAINAGE EASEMENTS GRANTED HEREIN SHALL REMAIN IN EFFECT UNTIL PERMANENT DRAINAGE IMPROVEMENTS THAT WILL ACCOMMODATE 100% OF THE STORM WATER THAT THE TEMPORARY DRAINAGE EASEMENT GRANTED HEREIN WAS DESIGNED TO ACCEPT HAVE BEEN CONSTRUCTED AND, IF REQUIRED BY THE CITY ENGINEER OR HIS DESIGNEE, THE CITY OF GOODYEAR HAS BEEN PROVIDED A PERMANENT DRAINAGE EASEMENT FOR THE PERMANENT DRAINAGE IMPROVEMENTS. THE TEMPORARY DRAINAGE EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE DRAINAGE EASEMENT AREAS.

MDH F1 PHX PV303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOT 5 ON THIS FINAL PLAT FOR PV 303 WEST II – PHASE 2 HEREBY DEDICATES TO THE CITY OF GOODYEAR TEMPORARY DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER ALL AREAS WITHIN LOT 5 DESIGNATED AS "TEMPORARY DRAINAGE EASEMENT" AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("DRAINAGE EASEMENT AREAS"). SUCH TEMPORARY DRAINAGE EASEMENTS ARE FOR THE PURPOSES OF: THE RECEIPT, ACCEPTANCE, RETENTION, DIVERSION AND CONVEYANCE OF STORM WATER FLOWS GENERATED WITHIN THE PROPERTY AND FROM ADJACENT ROADWAYS; AND FOR ENTRY UPON, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF DRAINAGE IMPROVEMENTS REQUIRED BY THE CITY OF GOODYEAR AND ITS PERMITTEES TO ALLOW FOR THE RECEIPT, ACCEPTANCE, RETENTION, DIVERSION AND/OR CONVEYANCE OF STORM WATER FLOWS WITHIN THE DRAINAGE EASEMENT AREAS. NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENT AREAS THAT IMPEDE THE FLOW OF STORM WATER OVER, UNDER, OR THROUGH THE DRAINAGE EASEMENT AREAS OR THAT MATERIALLY REDUCES THE RETENTION CAPACITY OF THE DRAINAGE EASEMENT AREAS. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE DRAINAGE EASEMENT AREAS ("MAINTENANCE OBLIGATIONS"). THE CITY IS NOT OBLIGATED TO PERFORM ANY OF OWNER'S MAINTENANCE OBLIGATIONS, BUT, IF IN THE OPINION OF THE CITY ENGINEER, THE CITY'S DIRECTOR OF PUBLIC WORKS AND/OR THEIR RESPECTIVE DESIGNEES, GRANTOR HAS FAILED TO ADEQUATELY PERFORM ANY OF ALL OF ITS MAINTENANCE OBLIGATIONS, THE CITY MAY UNDERTAKE ALL OR PART OF OWNER'S MAINTENANCE OBLIGATIONS AT OWNER'S EXPENSE. IF THE CITY UNDERTAKES ALL OR PART OF OWNER'S MAINTENANCE OBLIGATIONS, OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURRED IN DOING SO WITHIN THIRTY DAYS OF OWNER'S RECEIPT OF AN INVOICE FROM THE CITY. THE TEMPORARY DRAINAGE EASEMENTS GRANTED HEREIN SHALL REMAIN IN EFFECT UNTIL PERMANENT DRAINAGE IMPROVEMENTS THAT WILL ACCOMMODATE 100% OF THE STORM WATER THAT THE TEMPORARY DRAINAGE EASEMENT GRANTED HEREIN WAS DESIGNED TO ACCEPT HAVE BEEN CONSTRUCTED AND, IF REQUIRED BY THE CITY ENGINEER OR HIS DESIGNEE, THE CITY OF GOODYEAR HAS BEEN PROVIDED A PERMANENT DRAINAGE EASEMENT FOR THE PERMANENT DRAINAGE IMPROVEMENTS. THE TEMPORARY DRAINAGE EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE DRAINAGE EASEMENT AREAS.

MPS WEST II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MDH F1 PHX PV303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

IN WITNESS THEREOF, _____ AS OWNER MPS WEST II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

MPS WEST II, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: MS 303, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: MERIT 303, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: MERIT PARTNERS, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: _____

NAME: _____
ITS: PRESIDENT

IN WITNESS THEREOF, _____ AS OWNER MDH F1 PHX PV303, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

DATED THIS _____ DAY OF _____, 2021.

MDH F1 PHX PV303, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: ARUN SINGH

TITLE:CHIEF FINANCIAL OFFICER

ACKNOWLEDGMENT:

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

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED _____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS
(OWNER NAME)
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED HEREIN.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:

STATE OF GEORGIA }
COUNTY OF FULTON }S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY

ARUN SINGH, CHIEF FINANCIAL OFFICER OF MDH F1 PHX PV 303, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY.

_____ PERSONALLY KNOWN _____ PRODUCED IDENTIFICATION TYPE AND # OF

ID _____

(SIGNATURE OF NOTARY) _____ DATE _____

(PRINTED NAME OF NOTARY)

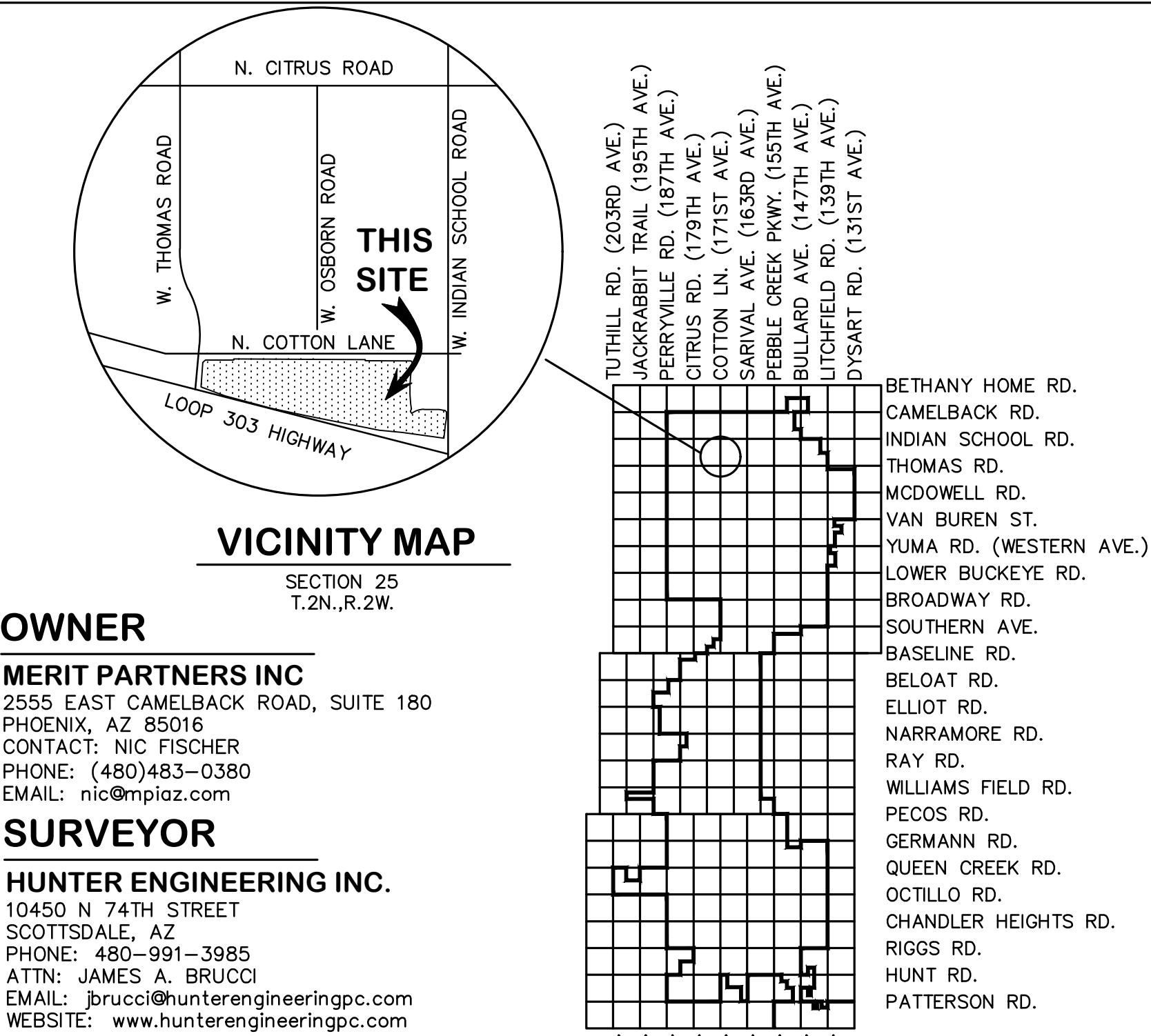
MY COMMISSION EXPIRES: _____

LENDER'S CONSENT AND SUBORDINATION & NOTES:

SEE SHEET 2 OF 5.

LEGAL DESCRIPTION

SEE SHEET 3 OF 5 FOR GROSS AND NET LEGAL DESCRIPTIONS.



VICINITY MAP

SECTION 25
T.2N.,R.2W.

OWNER

MERIT PARTNERS INC
2555 EAST CAMELBACK ROAD, SUITE 180
PHOENIX, AZ 85016
CONTACT: NIC FISCHER
PHONE: (480)483-0380
EMAIL: nic@mpiaz.com

SURVEYOR

HUNTER ENGINEERING INC.
10450 N 74TH STREET
SCOTTSDALE, AZ
PHONE: 480-991-3985
ATTN: JAMES A. BRUCCI
EMAIL: jbrucci@hunterengineeringpc.com
WEBSITE: www.hunterengineeringpc.com

SHEET INDEX:

SHEET 1 COVER SHEET, DEDICATION
SHEET 2 LENDER'S CONSENT AND SUBORDINATION
& NOTES
SHEET 3 LEGAL DESCRIPTION
SHEET 4 FINAL PLAT MAP-SOUTH END
SHEET 5 FINAL PLAT-NORTH END

LOT AREAS:

LOT 2	404,672 SQ.FT.±	9.290 AC.±
LOT 3	1,341,691 SQ.FT.±	30.801 AC.±
LOT 4	1,157,302 SQ.FT.±	26.568 AC.±
LOT 5	1,736,955 SQ.FT.±	39.875 AC.±
LOT 6	10,410 SQ.FT.±	0.239 AC±
(WELL SITE)		
TOTAL:	4,651,031 SQ.FT.±	06.773 AC.±

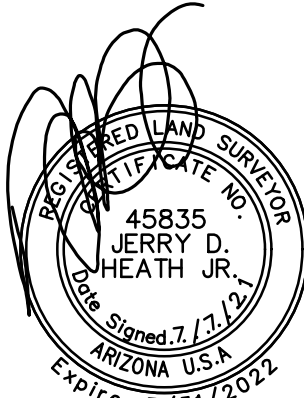
UTILITIES:

WATER	LIBERTY WATER
SEWER	LIBERTY SEWER
TELEPHONE	CENTURY LINK
ELECTRICITY	ARIZONA PUBLIC SERVICE
CABLE TV	COX COMMUNICATIONS
GAS	SOUTHWEST GAS

LAND SURVEY 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 MARCH 2021; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR #45835



JULY 07, 2021
DATE

FINAL PLAT APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA

THIS _____ OF _____, 2021.

BY: _____ DATE: _____
GEORGIA LORD, MAYOR

BY: _____ DATE: _____
DARCIE MCCracken CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA

THIS _____ OF _____, 2021.

BY: _____ DATE: _____
SUMMET MOHAN, CITY ENGINEER

NO.	DATE	REVISION	BY
PURPOSE: FINAL PLAT			

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

FINAL PLAT
PV303 WEST II-PHASE 2

HAT PORTION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 25
TWNSHP: 2N
RANGE: 2W

JOB NO.:
MERT025-FP

SCALE
N.T.S.

SHEET
1 OF 5

LENDER CONSENT AND SUBORDINATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

THE UNDERSIGNED, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST AND FIXTURE FILING RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2018-0013736, DATED JANUARY 5, 2018, ENCUMBERING ALL OR PART OF THE PROPERTY SUBJECT TO THIS FINAL PLAT, 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 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 AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2018-0013736.

DATED: _____
WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED _____, WHO

ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF _____ AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LENDER CONSENT AND SUBORDINATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

THE UNDERSIGNED, AS BENEFICIARY UNDER THAT CERTAIN CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021-0551495, DATED MAY 17, 2021, ENCUMBERING ALL OR PART OF THE PROPERTY SUBJECT TO THIS FINAL PLAT, 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 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 AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021-0551495.

DATED: _____

U.S. BANK NATIONAL ASSOCIATION,
A NATIONAL BANKING ASSOCIATION

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED _____, WHO

ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF _____ AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTES:

- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - 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.

- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 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 (EXCEPTIONS ARE TO BE NOTED).
 - ALL LOT CORNERS SHALL BE MONUMENTED WITH ½"REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2135L & 04013C 2130L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°15'40" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE FINAL PLAT OF "FIRST PARK PV, PHASE 2", RECORDED IN BOOK 1505, PAGE 5, MARICOPA COUNTY RECORDS, ARIZONA.

HUNTER ENGINEERING
CIVIL AND SURVEY

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FINAL PLAT
PV303 WEST II-PHASE 2

HAT PORTION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 25
TWNSH: 2N
RANGE: 2W

JOB NO.:
MERTO25-FP

SCALE
N.T.S.

SHEET
2 OF 5

DRAWN BY: PJE
CHECKED BY: JAB

NO. DATE
REVISION
BY

PURPOSE:
FINAL PLAT

GROSS LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, FROM WHICH A FOUND ALUMINUM CAP FOR THE WEST QUARTER CORNER OF SAID SECTION 25 BEARS SOUTH 00 DEGREES 16 MINUTES 51 SECONDS WEST, A DISTANCE OF 2641.35 FEET;

THENCE SOUTH 00 DEGREES 16 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 781.96 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 15 SECONDS EAST DEPARTING SAID WEST LINE, A DISTANCE OF 55.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH COTTON LANE AS SHOWN IN THE MAP OF DEDICATION RECORDED IN BOOK 1359 OF MAPS, PAGE 15, OF MARICOPA COUNTY RECORDS (MCR), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 46 DEGREES 35 MINUTES 53 SECONDS EAST DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 45.58 FEET FOR A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 358.89 FEET, A CENTRAL ANGLE OF 02 DEGREES 43 MINUTES 11 SECONDS, AND BEING SUBTENDE BY A CHORD WHICH BEARS SOUTH 83 DEGREES 05 MINUTES 21 SECONDS EAST, A CHORD DISTANCE OF 17.03 FEET;

THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 17.04 FEET;

THENCE SOUTH 81 DEGREES 43 MINUTES 46 SECONDS EAST TANGENT TO SAID CURVE, A DISTANCE OF 148.72 FEET FOR A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2,525.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 52 MINUTES 15 SECONDS, AND BEING SUBTENDE BY A CHORD WHICH BEARS NORTH 89 DEGREES 50 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 740.80 FEET;

THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 743.49 FEET;

THENCE SOUTH 67 DEGREES 05 MINUTES 14 SECONDS EAST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 56.17 FEET;

THENCE NORTH 52 DEGREES 40 MINUTES 12 SECONDS EAST, A DISTANCE OF 50.00 FEET FOR A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 36 MINUTES 38 SECONDS, AND BEING SUBTENDE BY A CHORD WHICH BEARS NORTH 18 DEGREES 31 MINUTES 29 SECONDS WEST, A CHORD DISTANCE OF 254.66 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 259.29 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 50 SECONDS EAST TANGENT TO SAID CURVE, A DISTANCE OF 294.06 FEET;

THENCE NORTH 13 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 65.12 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 35.51 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST INDIAN SCHOOL ROAD AS SHOWN IN THE MAP OF DEDICATION RECORDED IN BOOK 1042 OF MAPS, PAGE 7, MCR;

THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 9.86 FEET;

THENCE NORTH 45 DEGREES 39 MINUTES 10 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 47.02 FEET;

THENCE SOUTH 89 DEGREES 21 MINUTES 39 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 130.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 303 RECORDED IN DOCUMENT NO. 2009-1013638, MCR;

THENCE SOUTH 80 DEGREES 23 MINUTES 43 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 137.40 FEET;

THENCE SOUTH 83 DEGREES 49 MINUTES 49 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 248.30 FEET;

THENCE SOUTH 07 DEGREES 52 MINUTES 53 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 822.05 FEET;

THENCE SOUTH 05 DEGREES 39 MINUTES 29 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 454.61 FEET;

THENCE SOUTH 11 DEGREES 10 MINUTES 31 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,479.31 FEET TO A FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION CAP STAMPED "RLS #39229";

THENCE NORTH 78 DEGREES 11 MINUTES 14 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 4.69 FEET TO A FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION CAP STAMPED "RLS #39229";

THENCE SOUTH 11 DEGREES 33 MINUTES 45 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 663.23 FEET TO A FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION CAP STAMPED "RLS #39229";

THENCE SOUTH 15 DEGREES 09 MINUTES 24 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 951.85 FEET TO A FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION CAP STAMPED "RLS #39229";

THENCE SOUTH 20 DEGREES 07 MINUTES 13 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 493.02 FEET TO A FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION CAP STAMPED "RLS #39229" AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF WEST THOMAS ROAD;

THENCE NORTH 86 DEGREES 07 MINUTES 23 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 481.84 FEET TO THE BEGINNING OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE WEST THOMAS ROAD AND THE EAST RIGHT-OF-WAY LINE OF NORTH COTTON LANE AS DESCRIBED IN DOCUMENT 2011-0671145, MCR;

THENCE NORTH 42 DEGREES 55 MINUTES 20 SECONDS WEST ALONG SAID CORNER CLIP, A DISTANCE OF 73.23 FEET TO THE END OF SAME;

THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH COTTON LANE, BEING 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 550.62 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 44 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 40 SECONDS EAST, BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1,607.52 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 51 SECONDS EAST, BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 966.57 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 48 SECONDS EAST, A DISTANCE OF 22.00 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 51 SECONDS EAST, BEING 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 893.02 FEET TO THE POINT OF BEGINNING.

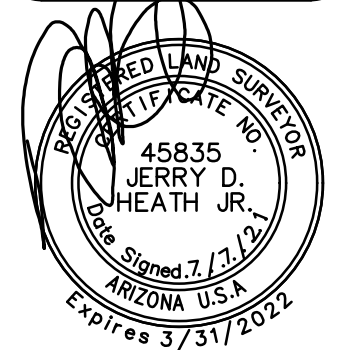
NO.	DATE	REVISION	BY
PURPOSE: FINAL PLAT			

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER
ENGINEERING

CIVIL AND SURVEY

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SCOTTSDALE, AZ 85258
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FINAL PLAT
PV303 WEST II-PHASE 2

HAT PORTION LOCATED IN A PORTION OF THE WEST HALF OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 25
TWNSHP: 2N
RANGE: 2W

JOB NO.:
MERT025-FP

SCALE
N.T.S.

SHEET
3 OF 5

