

DEDICATION:

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

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 "REPLAT OF PEBBLECREEK PHASE II UNIT FIFTY-NINE, LOTS 3-35 AND TRACT 'G'". A PORTION OF THE NORTHEAST QUARTER OF SECTION 36 TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA. TRUSTEE HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING REPLAT OF PEBBLECREEK PHASE II UNIT FIFTY-NINE, LOTS 3-35 AND TRACT 'G' AND THAT EACH LOT, TRACT AND EASEMENT AND OTHER PORTION REPLAT OF PEBBLECREEK PHASE II UNIT FIFTY-NINE, LOTS 3-35 AND TRACT 'G' SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS SET FORTH ON THIS REPLAT.

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 }
COUNTY OF MARICOPA } S.S.

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 REPLAT OF PEBBLECREEK PHASE II UNIT 59 LOTS 3-35 AND TRACT 'G' AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS REPLAT. 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 }
COUNTY OF MARICOPA } S.S.

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: _____

REPLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE LOTS 3-35 AND TRACT 'G'

AS RECORDED IN BOOK 156I, PAGE 29, M.C.R.
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH,
RANGE 2 WEST OF THE G. & S.R.M., CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

CERTIFICATE OF ASSURED WATER SUPPLY

REPLAT PEBBLECREEK PHASE II UNIT FIFTY-NINE, LOTS 3-35 AND TRACT 'G' 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 _____

OWNER/TRUSTEE:

FIRST AMERICAN TITLE INSURANCE CO.
UNDER TRUST #7854
9000 EAST PIMA CENTER PARKWAY
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 685-7033

DEVELOPER:

PEBBLECREEK PROPERTIES
LIMITED PARTNERSHIP
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-9200

ENGINEER:

B & R ENGINEERING INC.
9666 E. RIGGS ROAD SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

REPLAT APPROVAL

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

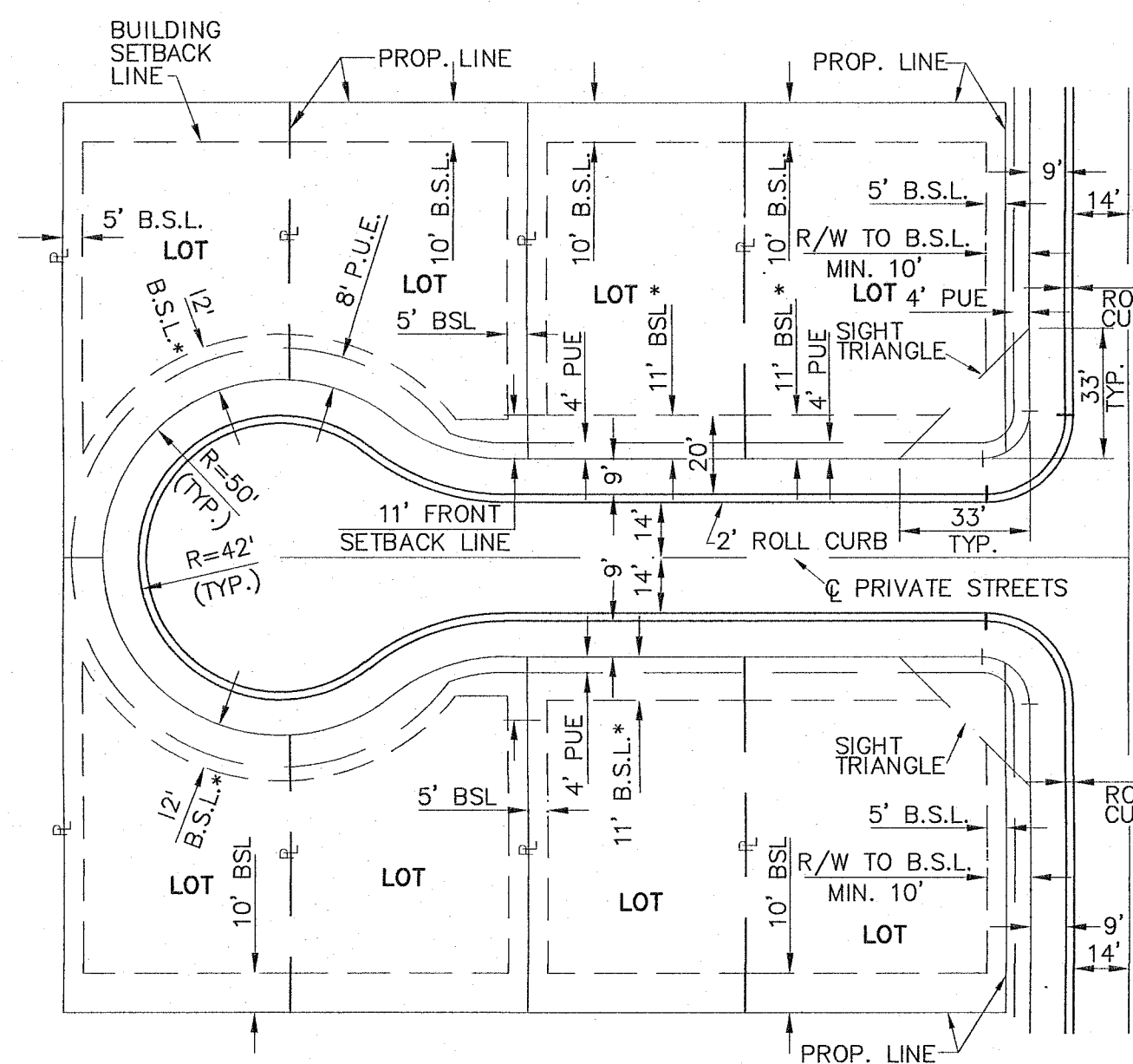
BY: _____
MAYOR (GEORGIA LORD)

ATTEST: _____
CITY CLERK (DARCIE McCracken)

REPLAT APPROVAL

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

BY: _____
CITY ENGINEER (SUMEET MOHAN)



TYPICAL LOTS "VILLA SERIES HOMES"

WITH PUBLIC UTILITY EASEMENTS AND
MINIMUM BUILDING SETBACKS

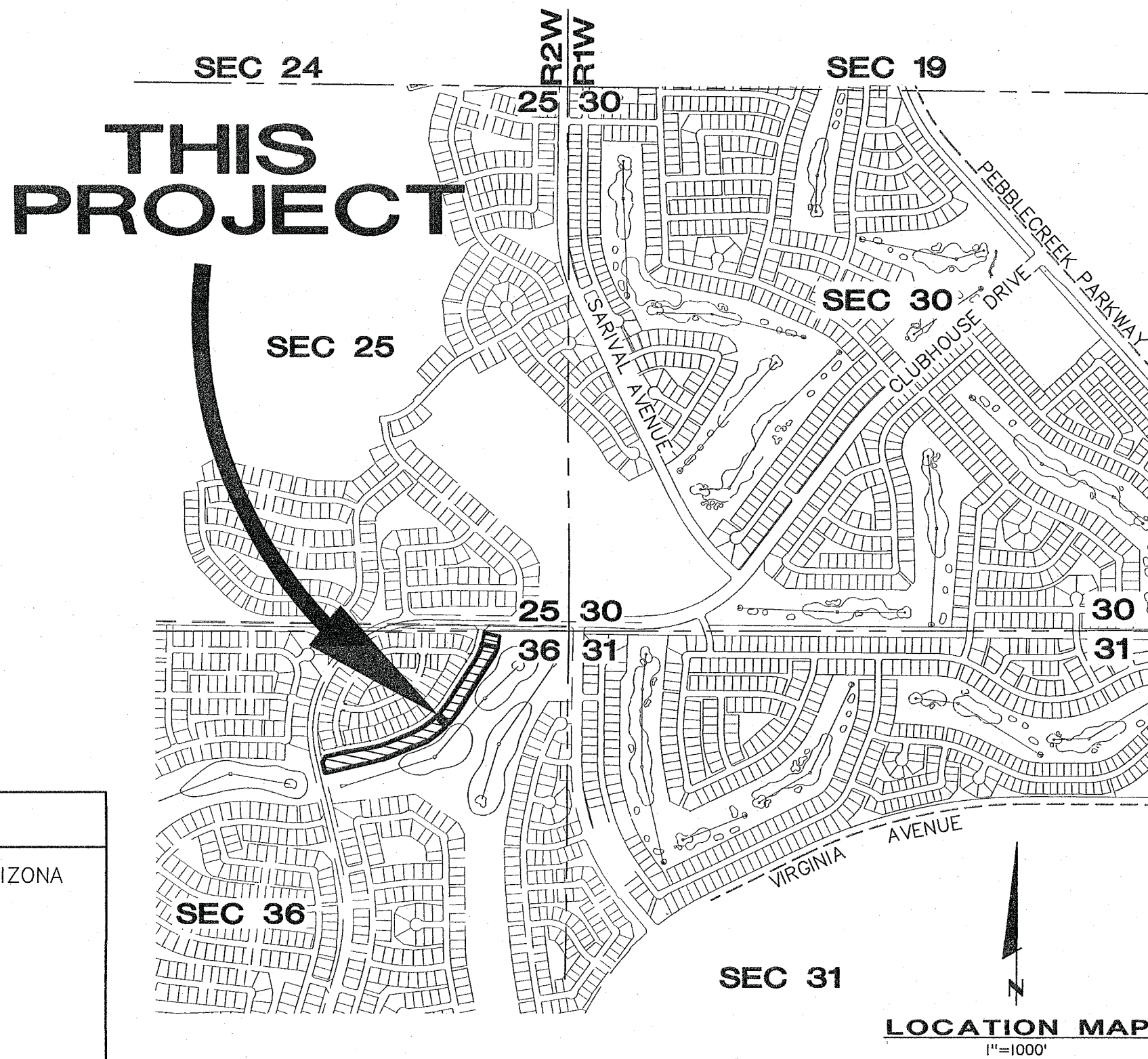
TYPICAL VILLA LOTS SHOWING SETBACK LINES
AND PUBLIC UTILITY EASEMENTS
(UNLESS OTHERWISE SHOWN)

MIN. FRONT YARD SETBACK = 11 FT.
MIN. STREET SIDE SETBACK = 10 FT. (MIN. TO R/W)
MIN. REAR YARD SETBACK = 10 FT.
MIN. SIDE YARD SETBACK = 5 FT.

NOTES

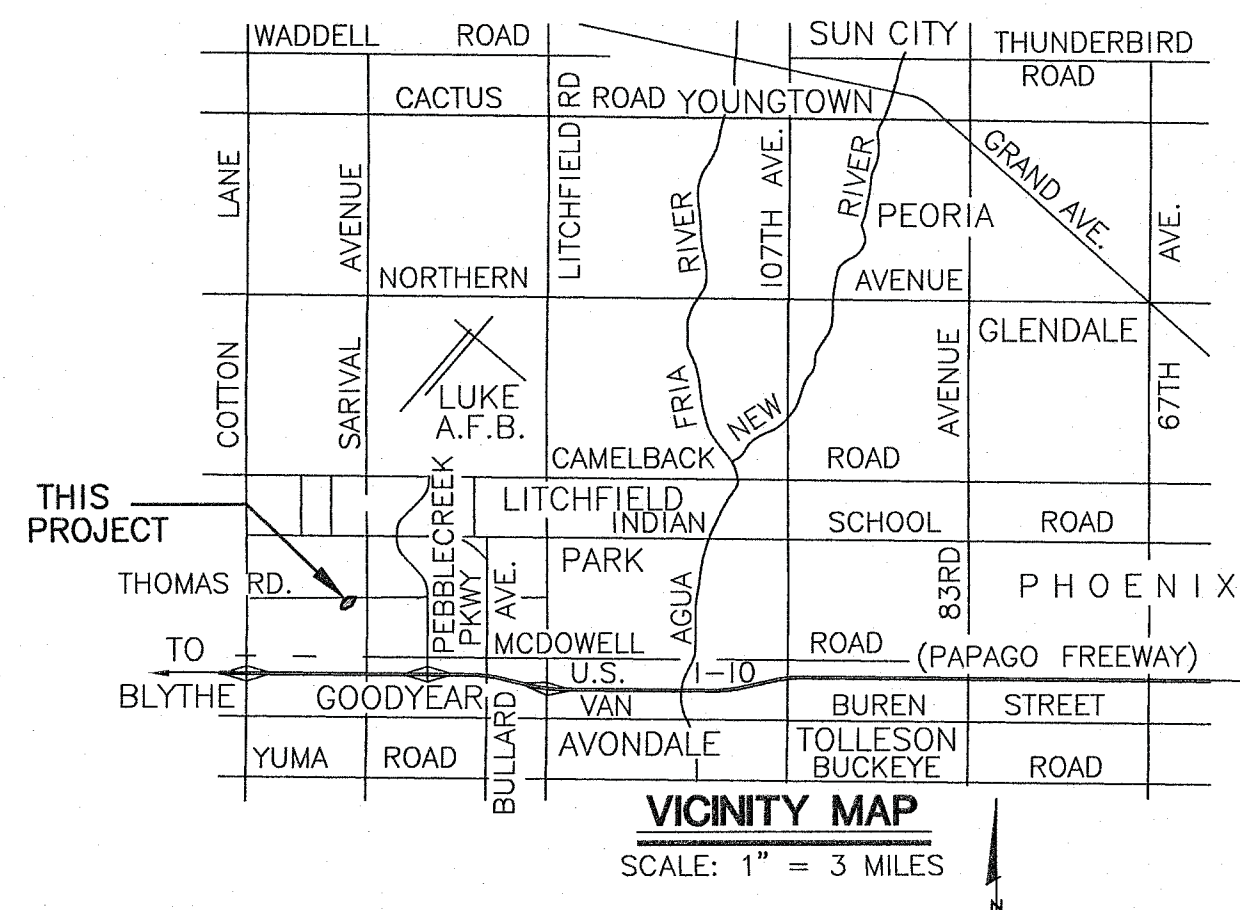
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
B.S.L. - INDICATES BUILDING SETBACK LINE
- ZERO SETBACK LINE FOR DUPLEX LOTS

* 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.



GROSS AREA OF REPLAT	4.08 AC
TOTAL NUMBER OF REPLATTED LOTS	33

DESCRIPTION OF AMENDED TRACT			
TRACT	USAGE	MAINTAINED/OWNER	AREA
G	DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOA NO. 1, INC.	0.28 AC.



GENERAL NOTES

- GROSS AREA OF THIS REPLAT IS 4.08 ACRES.
- TOTAL NUMBER OF LOTS: 33
- BASIS OF BEARINGS:
THE BEARING OF NORTH 89°12'47" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T2N, R2W, OF THE G & SRM. AS SHOWN ON THE FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY FOUR, BOOK 992 PAGE 27, M.C.R.
- THERE SHALL BE A ONE FOOT, VEHICULAR NON-ACCESS EASEMENT (VNAE) IN LOCATIONS AS SHOWN ON THE REPLAT.
- A FOUR-FOOT (4') PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREETS WITHIN THE REPLATTED LOT AREAS IS DEDICATED HEREON.
- A 1/2" IRON ROD WILL BE SET AND TAGGED WITH RLS #27744 AT ALL REPLATTED LOT CORNERS.
- DWELLING UNITS LOCATED ON LOTS THAT FRONT A T-INTERSECTION SHALL BE CONFIGURED SO THAT THE NON-LIVABLE PORTIONS OF THE DWELLING FACE ONCOMING TRAFFIC. (UNIT FIFTY-NINE REPLAT - LOT 6).
- RE-PLAT OF PEBBLECREEK PHASE II UNIT FIFTY-NINE, LOTS 3-35 AND TRACT 'G' IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR PHOENIX-GOODYEAR AIRPORT.
- TRACT 'G', IS HEREBY DESIGNATED FOR DRAINAGE AND OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAINED BY PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH THE STORMWATER MANAGEMENT ON THE PROPERTY.
- 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. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GRANITE, GROUND COVER, AND FLOWERS LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, WITH EXCEPTION TO ANY 69KVA OR GREATER ELECTRICAL LINES.
- ALL SHADE STRUCTURES IN THE REAR YARD SHALL BE APPROVED BY THE PEBBLECREEK ARCHITECTURAL REVIEW COMMITTEE.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- RE-PLAT OF PEBBLECREEK PHASE II UNIT FIFTY-NINE, LOTS 3-35 AND TRACT 'G' IS IN CLOSE PROXIMITY TO THE ARIZONA MOTORSPORTS PARK, GENERALLY LOCATED AT CAMELBACK AND REEMS ROADS, AND MAY BE SUBJECT TO NOISE INTRUSION.
- THE DEVELOPER SHALL POST SIGNAGE WITHIN ALL SUBDIVISION SALES OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZs), 65 Ldn AND HIGHER NOISE CONTOURS, AND DEPARTURE CORRIDORS, AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS. THIS DISPLAY SHALL INCLUDE A TWENTY-FOUR BY THIRTY-SIX INCH (24"x36") MAP AT THE SALES FACILITY, BE CLEARLY VISIBLE ON THE WALL AND SHALL INCLUDE THE APPROXIMATE LOCATIONS OF THE HOMES OR APARTMENTS BEING SOLD OR LEASED CLEARLY DEPICTED. THE REQUIRED CONTENTS OF THE MAP SHALL BE PROVIDED BY THE CITY OF GOODYEAR.
- BUILDING SETBACKS EXCEED THOSE APPROVED IN THE PEBBLECREEK PHASE II P.A.D. AGREEMENT. REFERENCE THE APPROVED P.A.D. AGREEMENT FOR MORE INFORMATION.
- RE-PLAT OF PEBBLECREEK PHASE II UNIT FIFTY-NINE, LOTS 3-35 AND TRACT 'G' IS IN PROXIMITY TO I-10 AND THE LOOP 303 FREEWAY AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS AND THE CONSTRUCTION OF THEREOF.
- RE-PLAT OF PEBBLECREEK PHASE II UNIT FIFTY-NINE, LOTS 3-35 AND TRACT 'G' IS IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING IN COMMON AREA TRACTS SHALL BE THE RESPONSIBILITY OF PEBBLECREEK HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- BUILDING PERMITS FOR VERTICAL CONSTRUCTION SHALL NOT BE ISSUED UNTIL IMPROVEMENTS ENSURING ADEQUATE WATER, WASTEWATER AND EMERGENCY SERVICE FOR THE SUBDIVISION HAVE BEEN COMPLETED.
- ALL PUBLIC IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER OR SUCCESSORS WITHIN THE CITY OF GOODYEAR RIGHT-OF-WAY OR EASEMENTS SHALL BE SUBJECT TO A WARRANTY PERIOD OF NOT LESS THAN TWO YEARS FROM THE ACCEPTANCE BY THE CITY ENGINEER.
- PER SECTION 25 OF THE 1998 PEBBLE CREEK DEVELOPMENT AGREEMENT, IF THE REQUIRED RETENTION BASINS DO NOT DRAIN WITHIN THE PRESCRIBED TIME FRAME, THEN PARTIES SHALL MUTUALLY AGREE UPON A SOLUTION, CONSIDERING ALL REASONABLE OPTIONS.
- OPEN SPACE IMPROVEMENTS AND ASSOCIATED AMENITIES LOCATED WITHIN A UNIT OF DEVELOPMENT SHALL BE SUBSTANTIALLY COMPLETED UPON ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY SINGLE FAMILY DWELLING UNIT WITHIN THAT UNIT.

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 THREE SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST 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.

UTILITY COMPANIES

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

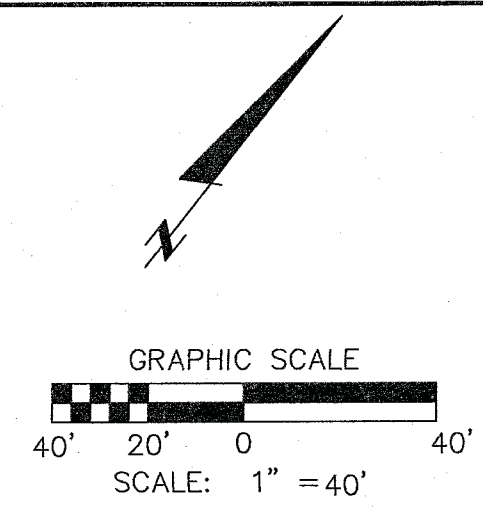
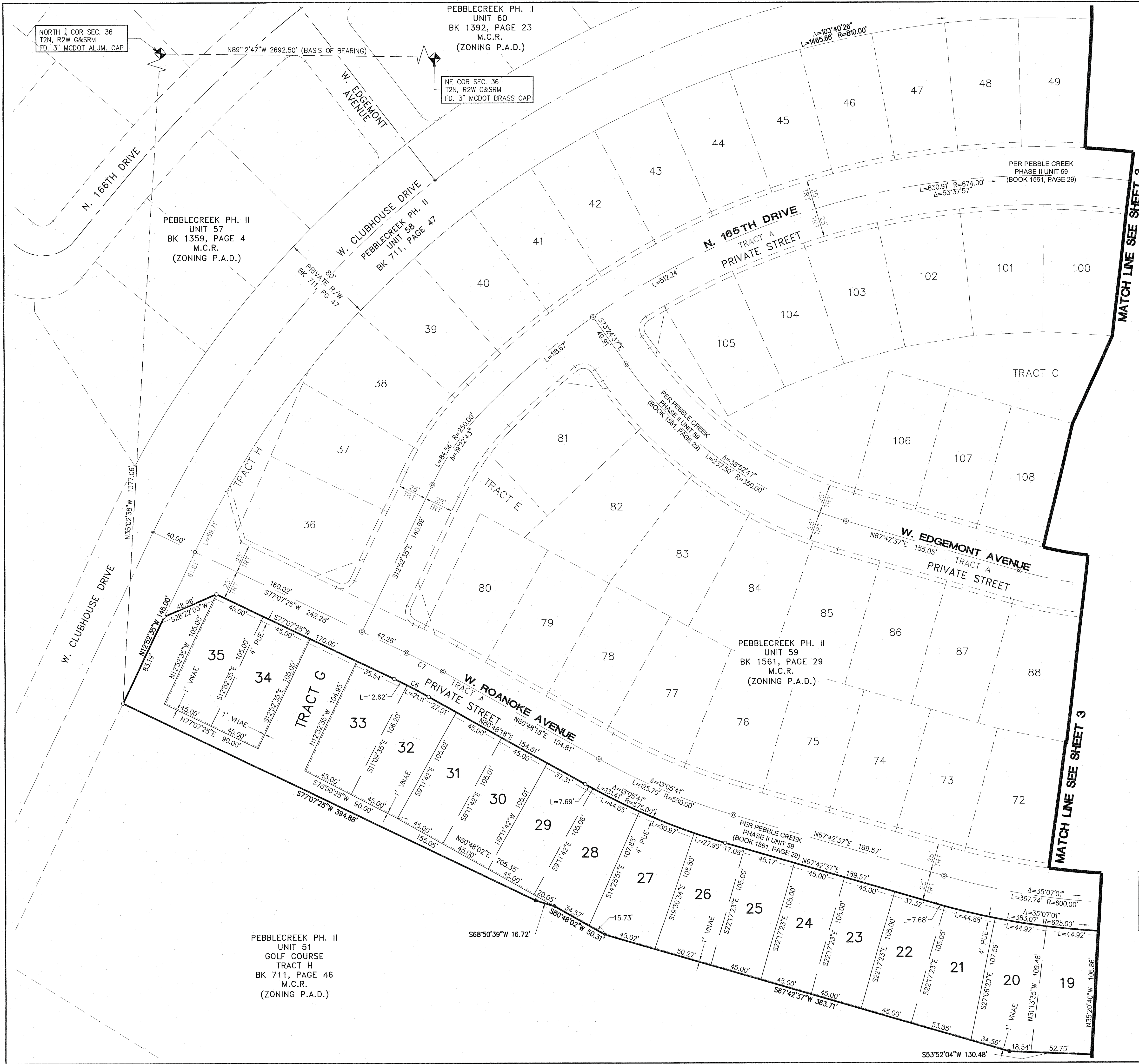
C.O.G. # (21-52000029) DATE: 11/5/21

DESERT SKY SURVEYING, INC

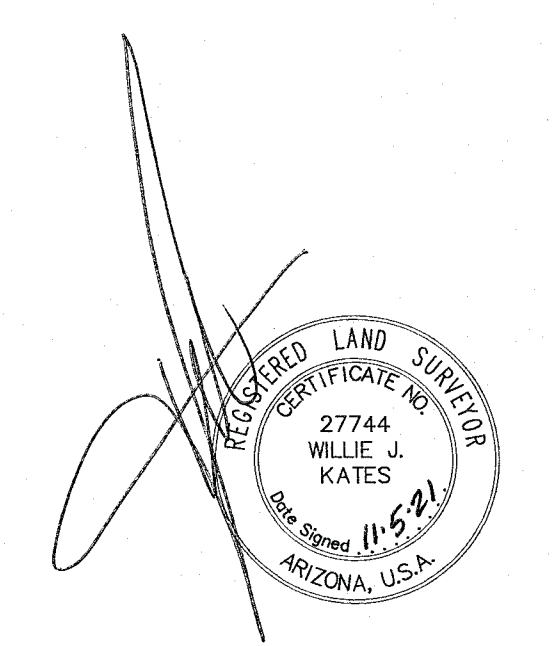
A.L.T.A. AND TOPOGRAPHIC
SURVEYS-AERIAL MAPPING
G.I.S.-CONSTRUCTION LAYOUT
13845 E. VISTA VERDE, CHANDLER, AZ. 85249
PH 602-499-0884 FAX 480-883-4326

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PC 59 RE-PLAT

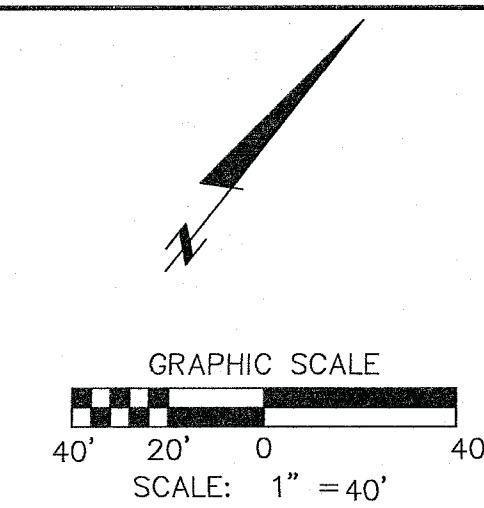
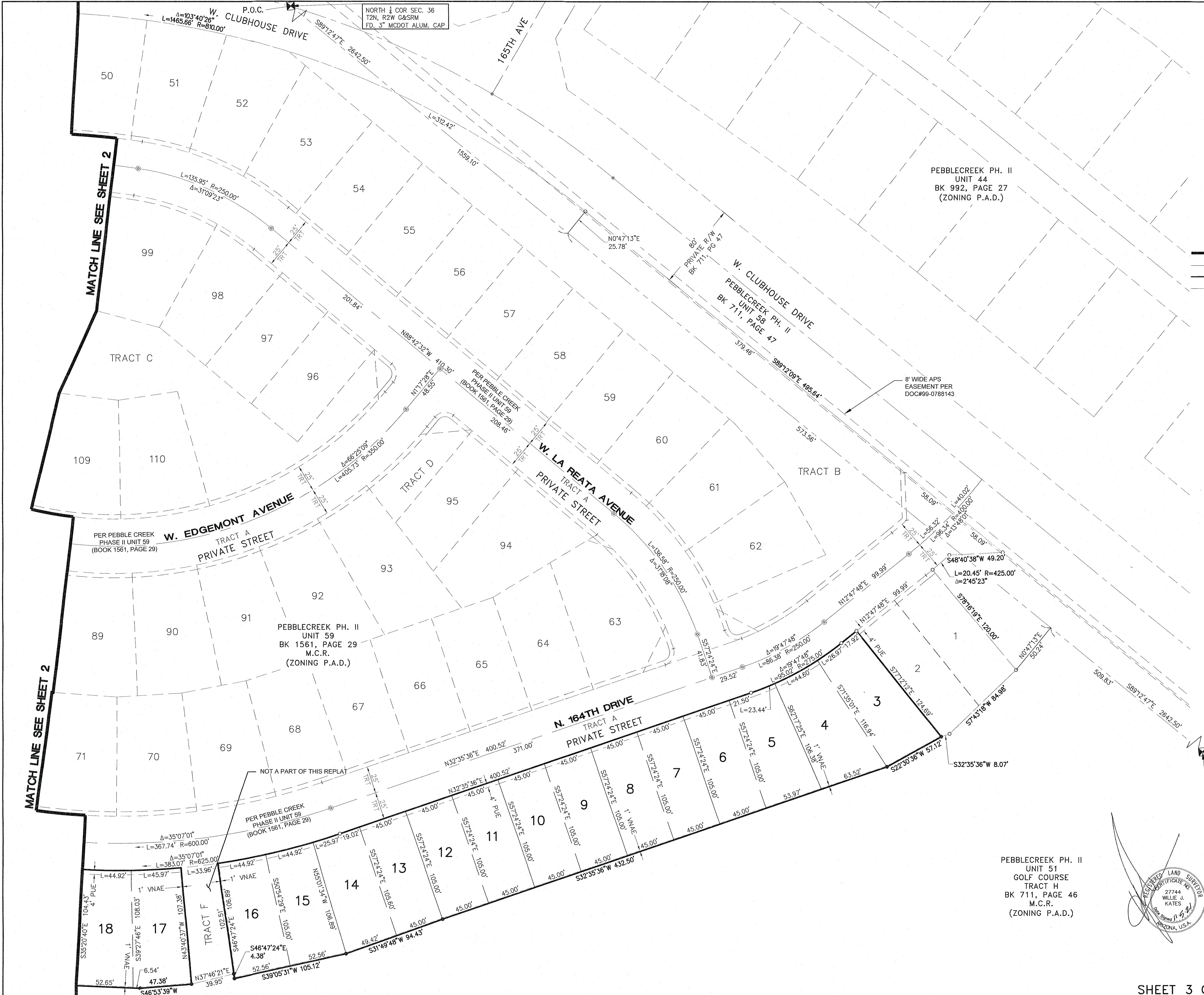


- LEGEND**
- ◆ INDICATES SECTION MONUMENT FOUND AS NOTED
 - INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
 - INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
 - ⊙ INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
 - INDICATES SHEET MATCHLINE
 - - - INDICATES STREET CENTERLINE
 - INDICATES REPLAT BOUNDARY
 - - - INDICATES SECTION LINE
 - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
 - VNAE 1' VEHICULAR NON-ACCESS EASEMENT



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C6	3°40'53"	33.73'	525.00'
C7	3°40'53"	35.34'	550.00'

REPLAT FOR
PEBBLECREEK PHASE II
UNIT FIFTY-NINE, LOTS 3-35
AND TRACT 'G'
AS RECORDED IN BOOK 1561, PAGE 29, M.C.R.
IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT
RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY,
ARIZONA
C.O.G. # (21-5200029) DATE: 11/5/21
DESERT SKY SURVEYING, INC.
A.L.T.A. AND TOPOGRAPHIC
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 - INDICATES REPLAT BOUNDARY
 - INDICATES SECTION LINE
 - PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
 - VNAE 1' VEHICULAR NON-ACCESS EASEMENT

NE COR. SEC. 36
T2N, R2W G&SRM
FD. 3" MCDOT BRASS CAP

**REPLAT
FOR
PEBBLECREEK PHASE II
UNIT FIFTY-NINE, LOTS 3-35
AND TRACT 'G'**

AS RECORDED IN BOOK 1561, PAGE 29, M.C.R.
IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 36,
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RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY,
ARIZONA

C.O.G. # (21-52000029) DATE: 11/5/21

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