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DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

} S.S.

KNOW ALL MEN BY THESE PRESENTS:

GY160 LAND SUB 1 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE PORTION OF THE PROPERTY INCLUDED IN THIS FINAL PLAT AND DESCRIBED AS SUB 1 PROPERTY (THE "SUB 1 PROPERTY") AND GY160 LAND SUB 5 LLC, ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE PORTION OF THE PROPERTY INCLUDED IN THIS FINAL PLAT AND DESCRIBED AS SUB 5 PROPERTY (THE "SUB 5 PROPERTY") COLLECTIVELY HAVE SUBDIVIDED UNDER THE NAME OF "AVION AT BALLPARK VILLAGE-PHASE 1B", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "AVION AT BALLPARK VILLAGE-PHASE 1B" AND HEREBY DECLARE 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.

GY160 LAND SUB 1 LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY GRANTS AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS R/W* SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE SUB 1 PROPERTY DESCRIBED HEREIN; AND GY160 LAND SUB 5 LLC, AN ARIZONA LIMITED LIABILITY COMPANY HEREBY GRANTS AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS R/W* SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE SUB 5 PROPERTY AS DESCRIBED HEREIN.

GY160 LAND SUB 1 LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITEES NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS AND LOTS DESIGNATED AS "PUE" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE SUB 1 PROPERTY DESCRIBED HEREIN; AND GY160 LAND SUB 5, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITEES NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS AND LOTS DESIGNATED AS "PUE" AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE SUB 5 PROPERTY AS DESCRIBED HEREIN (COLLECTIVELY THE "PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITEES; 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 AND ITS PERMITEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNERS AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

GY160 LAND SUB 5 LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR AND TO AVION AT BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER, AND ACROSS ALL AREAS IN THIS PLAT FINAL PLAT DESIGNATED AS "V.N.A.E." AND INCLUDED WITHIN THE SUB 5 PROPERTY (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS 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 VEHICLE NON-ACCESS EASEMENT AREAS.

GY160 LAND SUB 5 LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL WASTEWATER EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT(S) B AND H DESIGNATED AS SEWER EASEMENT AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE SUB 5 PROPERTY DESCRIBED HEREIN (THE "WASTEWATER EASEMENT AREAS"). THE WASTEWATER EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WASTEWATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES, (THE "WASTEWATER FACILITIES") WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WASTEWATER EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WASTEWATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WASTEWATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERECTED, CONSTRUCTED, OR DRILLED WITHIN THE WASTEWATER EASEMENT AREAS AND THE WASTEWATER EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE WASTEWATER 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 WASTEWATER EASEMENT AREAS.

GY160 LAND SUB 1 LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACT L1 INCLUDED WITHIN THE SUB 1 PROPERTY DESCRIBED HEREIN; AND GY160 LAND SUB 5 LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER TRACTS B, G, H, L1, L2, M, AND N INCLUDED WITH THE SUB 5 PROPERTY AS DESCRIBED HEREIN. THE NON-EXCLUSIVE DRAINAGE EASEMENTS DEDICATED HEREIN ARE FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE IMPROVEMENT PLANS FOR THE PROPERTY APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "APPROVED GRADING AND DRAINAGE PLANS") AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS SUCH AS SCUPPERS; STORM DRAINS, PIPES, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE INCLUDED IN THE APPROVED GRADING AND DRAINAGE PLANS (THE "DRAINAGE FACILITIES"). OWNERS AT OWNERS' EXPENSE, SHALL BE RESPONSIBLE FOR CONSTRUCTING AND INSTALLING THE DRAINAGE FACILITIES; MAINTAINING THE DRAINAGE FACILITIES IN GOOD CONDITION; REPLACING AND REPAIRING THE DRAINAGE FACILITIES AS NEEDED TO MAINTAIN THEIR CARRYING AND STORAGE CAPACITY; PREVENTING EROSION; PREVENTING REFUSE, DEBRIS, SEDIMENT, VEGETATION OR OTHER OBSTRUCTIONS FROM ACCUMULATING IN THE DRAINAGE FACILITIES (COLLECTIVELY THE "MAINTENANCE WORK"). THE CITY IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT IF THE CITY ENGINEER, THE CITY DIRECTOR OF PUBLIC WORKS AND/OR ANY OF THEIR RESPECTIVE DESIGNEEES DETERMINES THAT OWNERS HAVE FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNERS' EXPENSE. OWNERS SHALL REIMBURSE THE CITY FOR ALL COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK, AND OWNERS SHALL INDEMNIFY, DEFEND AND HOLD THE CITY HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNERS' FAILURE TO PERFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE DRAINAGE EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNERS AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACT(S) TRACTS B, G, H, L1, L2, M, AND N.

FINAL PLAT OF
AVION AT BALLPARK VILLAGE-PHASE 1B

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

NOTES

1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 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.

2. 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.

3. 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.

4. 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.

- A) THE OWNER 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.
- B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE OWNER'S EXPENSE.
- C) 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.
- D) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- E) 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.

5. 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.

- A) THE OWNER 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.
- B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE OWNER 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 OWNER'S EXPENSE.
- C) 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.
- D) 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.

6. STRUCTURES WITHIN SIGHT VISIBILITY TRIANGLES WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN SIGHT VISIBILITY TRIANGLES 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.

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

8. 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. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE AREA.

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

10. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.

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

12. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

- 13. REGARDING THE MAINTENANCE RESPONSIBILITY OF LANDSCAPING BETWEEN THE SIDEWALK AND CURB WITHIN THE COMMUNITY:
 - A) THE AVION AT BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NONPROFIT CORPORATION, IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPING BETWEEN THE SIDEWALK AND THE CURB IN FRONT OF THE SINGLE-FAMILY LOTS, AND FOR CORNER LOTS, THE LANDSCAPING BETWEEN THE SIDEWALK AND THE CURB IN FRONT OF AND ON THE SIDE OF THE SINGLE-FAMILY LOTS.

14. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.

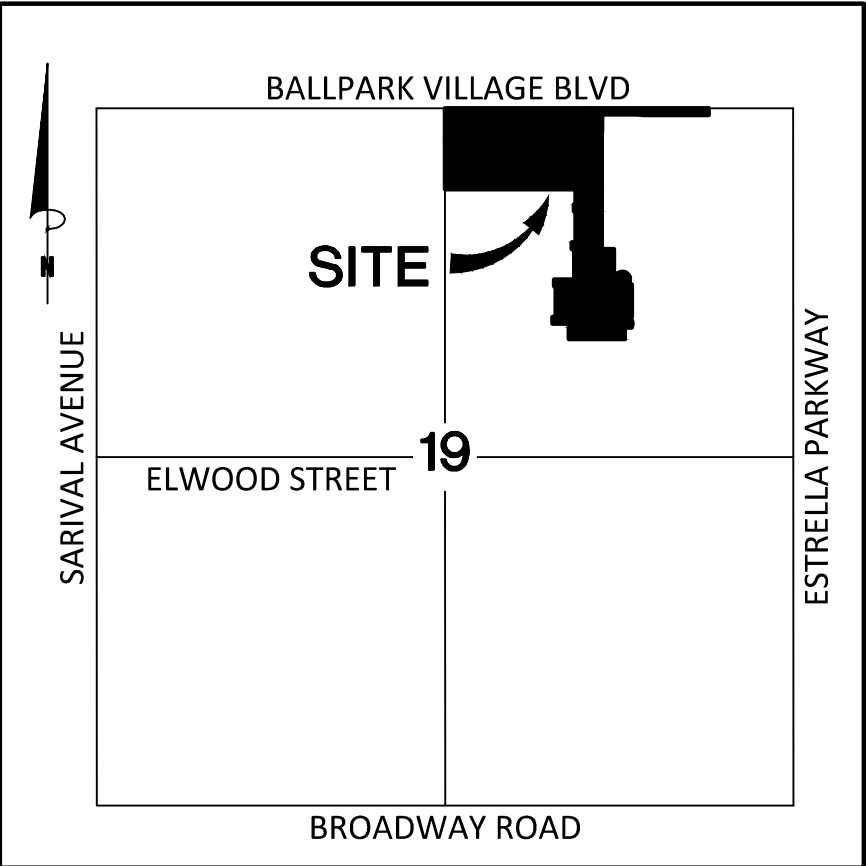
15. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS.

UTILITIES

WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
GAS SOUTHWEST GAS
ELECTRIC ARIZONA PUBLIC SERVICE
TELEPHONE CENTURY LINK / COX
REFUSE CITY OF GOODYEAR
CABLE TV CENTURY LINK / COX

BASIS OF BEARINGS

SOUTH 00 DEGREES 07 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO BOOK 1581 OF MAPS, PAGE 23, M.C.R.



VICINITY MAP
N.T.S.

OWNER

SUB 1 PROPERTY

GY160 LAND SUB 1 LLC
7001 N. SCOTTSDALE ROAD
SUITE #1015
SCOTTSDALE, AZ 85253
PHONE: (480) 315-2600
CONTACT: GREG LEHMANN
glehmann@commsw.com

OWNER

SUB 5 PROPERTY

GY160 LAND SUB 5 LLC
7001 N. SCOTTSDALE ROAD
SUITE #1015
SCOTTSDALE, AZ 85253
PHONE: (480) 315-2600
CONTACT: GREG LEHMANN
glehmann@commsw.com

ENGINEER

BOWMAN
6751 N. SUNSET BLVD #325
GLENDALE, AZ 85305
PHONE: (480) 629-8830
CONTACT: JOE CABLE
jcable@bowman.com

SHEET INDEX

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SITE DATA

ZONING PAD
NUMBER OF LOTS 120
GROSS AREA 1,139,157 SQ.FT. OR 26.1514 ACRES, MORE OR LESS
NET AREA 846,458 SQ.FT. OR 19.4320 ACRES, MORE OR LESS

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, AVION AT BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION HEREBY: (I) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE EASEMENTS DEDICATED TO AVION AT BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION IN THIS FINAL PLAT; (II) ACKNOWLEDGES, CONSENTS TO AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS FINAL PLAT; AND (III) ACCEPTS, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS REFLECTED IN THIS FINAL PLAT, OWNERSHIP OF TRACTS A, B, E, F, G, H, L1, L2, M, N, AND Y AS SHOWN ON THIS THIS FINAL PLAT AND INCLUDED IN THE PROPERTY DESCRIBED HEREIN.

SIGNATURE DATE

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 SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

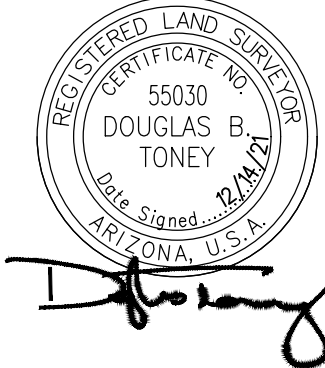
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 12/14/21
DOUGLAS B. TONEY
55030
REGISTERED LAND SURVEYOR NO. 55030
BOWMAN CONSULTING
1600 N DESERT DRIVE, #210
TEMPE, AZ 85281



FINAL PLAT APPROVAL

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

BY: GEORGIA LORD — MAYOR ATTEST: DARCEE McCracken — CITY CLERK

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

BY: SUMEET MOHAN — CITY ENGINEER

FINAL PLAT
AVION AT BALLPARK VILLAGE-PHASE 1B
GOODYEAR, ARIZONA

Bowman
Bowman Consulting Group, Ltd.
1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

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DATE: 12/14/21
PROJ NO: 090568-02
TASK NUM: 001
DRAWN BY: TL
CHECKED: DT
QUALITY:
CLIENT NO:
SCALE
N.T.S.
1 of 7

PROPERTY LEGAL DESCRIPTION - OVERALL SUBDIVISION BOUNDARY (THE "PROPERTY")

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 19, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 00°07'05" WEST (BASIS OF BEARINGS), A DISTANCE OF 2661.38 FEET;

THENCE SOUTH 89°57'14" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 629.79 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.70 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 485.00 FEET;
THENCE NORTH 85°19'10" WEST, A DISTANCE OF 61.27 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 250.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 115.00 FEET;
THENCE SOUTH 03°26'01" WEST, A DISTANCE OF 50.09 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 840.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 91.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 220.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 33°12'18" WEST, A RADIAL DISTANCE OF 35.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°54'34", AN ARC DISTANCE OF 20.71 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 186°25'22", AN ARC DISTANCE OF 178.95 FEET TO A POINT;

THENCE SOUTH 60°41'30" EAST, A DISTANCE OF 26.71 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 240.10 FEET;

THENCE SOUTH 47°15'51" WEST, A DISTANCE OF 18.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 47°15'55" WEST, A RADIAL DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°54'31", AN ARC DISTANCE OF 59.43 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE LEFT, CONCAVE EASTERLY AND HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°10'24", AN ARC DISTANCE OF 11.71 FEET TO A POINT;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 85.44 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 417.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 115.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 109.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 8.00 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 206.00 FEET;
THENCE NORTH 45°00'00" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 148.00 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 202.47 FEET;
THENCE NORTH 45°00'00" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 13.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 230.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 13.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 23.00 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 103.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1002.90 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°29'22" EAST, ALONG SAID WEST LINE, A DISTANCE OF 604.13 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19;

THENCE NORTH 89°57'14" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1968.81 FEET TO THE POINT OF BEGINNING.

OVERALL AREA TABLE		
PARCEL	SQ. FT.	ACRES
BOUNDARY	1,139,157	26.1514
ROW-OFFSITE	36,556	0.8392
ROW-ONSITE-NORTH	158,627	3.6416
ROW-ONSITE-SOUTH	97,757	2.2442
NET	846,458	19.4320

TRACT AREA TABLE				
TRACT	SQ. FT.	ACRES	OWNED / MAINTAINED	DESCRIPTION
TRACT A	2,160	0.0496	HOA / HOA	LANDSCAPE, OPEN SPACE, PUE
TRACT B	32,320	0.7420	HOA / HOA	AMENITIES, DRAINAGE, LANDSCAPE, OPEN SPACE, PUE SEWER EASEMENT
TRACT E	4,916	0.1129	HOA / HOA	LANDSCAPE, OPEN SPACE, PUE
TRACT F	2,458	0.0564	HOA / HOA	LANDSCAPE, OPEN SPACE, PUE
TRACT G	51,290	1.1775	HOA / HOA	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT H	21,620	0.4963	HOA / HOA	AMENITIES, DRAINAGE, LANDSCAPE, OPEN SPACE, PUE SEWER EASEMENT
TRACT L1	11,028	0.2532	HOA / HOA	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT L2	6,352	0.1458	HOA / HOA	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT M	27,202	0.6245	HOA / HOA	DRAINAGE, LANDSCAPE, OPEN SPACE, PUE
TRACT N	13,656	0.3135	HOA / HOA	AMENITIES, LANDSCAPE, OPEN SPACE, PUE
TRACT VV	1,291	0.0296	CITY / HOA	LANDSCAPE, MEDIAN
TRACT Y	1,308	0.0300	HOA / HOA	LANDSCAPE, OPEN SPACE, PUE

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
1	5,715	0.1312	
2	5,750	0.1320	
3	5,750	0.1320	
4	5,750	0.1320	
5	5,750	0.1320	
6	5,750	0.1320	
7	5,750	0.1320	
8	5,750	0.1320	
9	5,750	0.1320	
10	5,750	0.1320	
11	5,750	0.1320	
12	5,750	0.1320	
13	5,750	0.1320	
14	5,750	0.1320	
15	5,750	0.1320	
16	5,750	0.1320	
17	5,750	0.1320	
18	5,689	0.1306	

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
19	5,719	0.1313	
20	5,748	0.1320	
21	5,750	0.1320	
22	5,750	0.1320	
23	5,750	0.1320	
24	5,750	0.1320	
25	5,750	0.1320	
26	5,750	0.1320	
27	5,750	0.1320	
28	5,750	0.1320	
29	5,750	0.1320	
30	5,750	0.1320	
31	5,750	0.1320	
32	5,750	0.1320	
33	5,750	0.1320	
34	5,750	0.1320	
35	5,750	0.1320	
36	5,750	0.1320	

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
37	5,750	0.1320	
38	5,750	0.1320	
45	5,750	0.1320	
46	5,750	0.1320	
47	5,750	0.1320	
48	5,750	0.1320	
49	5,750	0.1320	
50	5,750	0.1320	
51	5,750	0.1320	
52	5,750	0.1320	
53	5,750	0.1320	
54	5,750	0.1320	
55	5,750	0.1320	
56	5,750	0.1320	
57	5,750	0.1320	
58	5,750	0.1320	
59	5,750	0.1320	
60	5,750	0.1320	

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
61	5,750	0.1320	
62	5,750	0.1320	
63	5,748	0.1320	
64	5,683	0.1305	
65	5,702	0.1309	
66	5,750	0.1320	
67	5,750	0.1320	
68	5,750	0.1320	
69	5,750	0.1320	
70	5,750	0.1320	
71	5,750	0.1320	
72	5,750	0.1320	
73	5,750	0.1320	
74	5,750	0.1320	
75	5,750	0.1320	
76	5,750	0.1320	
77	5,750	0.1320	
78	5,750	0.1320	

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
79	5,750	0.1320	
80	5,750	0.1320	
81	5,750	0.1320	
82	5,750	0.1320	
83	5,750	0.1320	
84	5,750	0.1320	
91	5,750	0.1320	
92	5,750	0.1320	
130	5,750	0.1320	
131	5,750	0.1320	
138	5,750	0.1320	
139	5,750	0.1320	
177	5,173	0.1188	
178	5,175	0.1188	
179	5,175	0.1188	
180	5,175	0.1188	
181	5,140	0.1180	
182	5,785	0.1328	

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
183	5,027	0.1154	
184	5,169	0.1187	
185	5,175	0.1188	
186	5,175	0.1188	
187	5,175	0.1188	
188	5,175	0.1188	
189	5,175	0.1188	
190	5,175	0.1188	
221	5,175	0.1188	
222	5,175	0.1188	
223	5,175	0.1188	
224	5,175	0.1188	
225	5,175	0.1188	
226	5,175	0.1188	
227	5,175	0.1188	
228	5,175	0.1188	
229	5,175	0.1188	
230	5,053	0.1160	

LOT AREA TABLE			
LOT	SQ. FT.	ACRES	
231	5,323	0.1222	
232	5,175	0.1188	
233	5,175	0.1188	
234	5,175	0.1188	
235	5,175	0.1188	
236	5,175	0.1188	
237	5,175	0.1188	
238	5,175	0.1188	
239	5,175	0.1188	
240	5,175	0.1188	
574	5,750	0.1320	
575	5,716	0.1312	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°00'00"E	50.70'
L2	N85°19'10"W	61.27'
L3	S03°26'01"W	50.09'
L4	S60°41'30"E	26.71'
L5	S47°15'51"W	18.53'
L6	N90°00'00"W	50.00'
L7	N00°00'00"E	50.00'
L8	N90°00'00"E	8.00'
L9	N45°00'00"E	16.97'
L10	N45°00'00"W	16.97'
L11	N90°00'00"W	8.00'
L12	N00°00'00"E	50.00'
L13	N45°00'00"W	16.97'
L14	N45°00'00"W	14.14'
L15	N90°00'00"W	18.00'

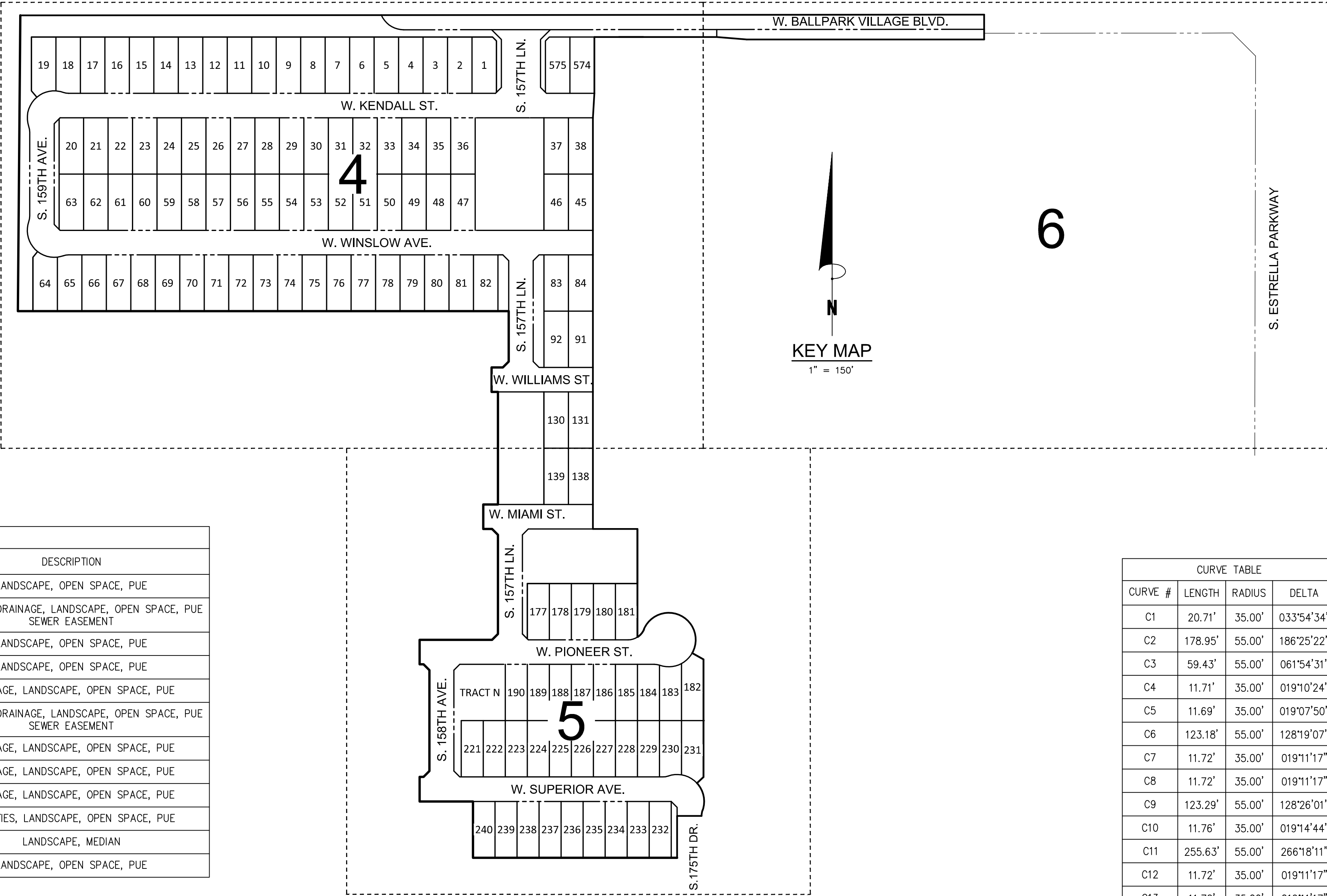
LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N00°00'00"E	50.00'
L17	N90°00'00"E	30.00'
L18	N90°00'00"W	13.00'
L19	N00°00'00"E	50.00'
L20	N90°00'00"E	13.00'
L21	N45°00'00"E	16.97'
L22	S00°00'00"E	184.93'
L23	S00°00'00"E	25.00'
L24	N00°00'00"E	54.56'
L25	N45°01'23"W	28.27'
L26	N44°58'37"E	28.30'
L27	N45°00'00"W	9.90'
L28	S45°00'00"W	16.97'
L29	N40°11'55"W	17.01'
L30	N45°00'00"E	16.97'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N45°00'00"W	16.97'
L32	N38°19'32"E	15.11'
L33	N45°00'00"W	16.97'
L34	N45°00'00"E	16.97'
L35	N45°00'00"W	16.97'
L36	N45°00'00"E	16.97'
L37	N45°00'00"W	16.97'
L38	N45°00'00"E	16.97'
L39	N45°00'00"W	16.97'
L40	N45°00'00"W	16.97'
L41	N44°57'47"E	11.34'
L42	S45°02'13"E	11.48'
L43	S00°00'00"E	15.26'
L44	S00°00'00"E	30.00'
L45	S89°57'14"W	546.07'

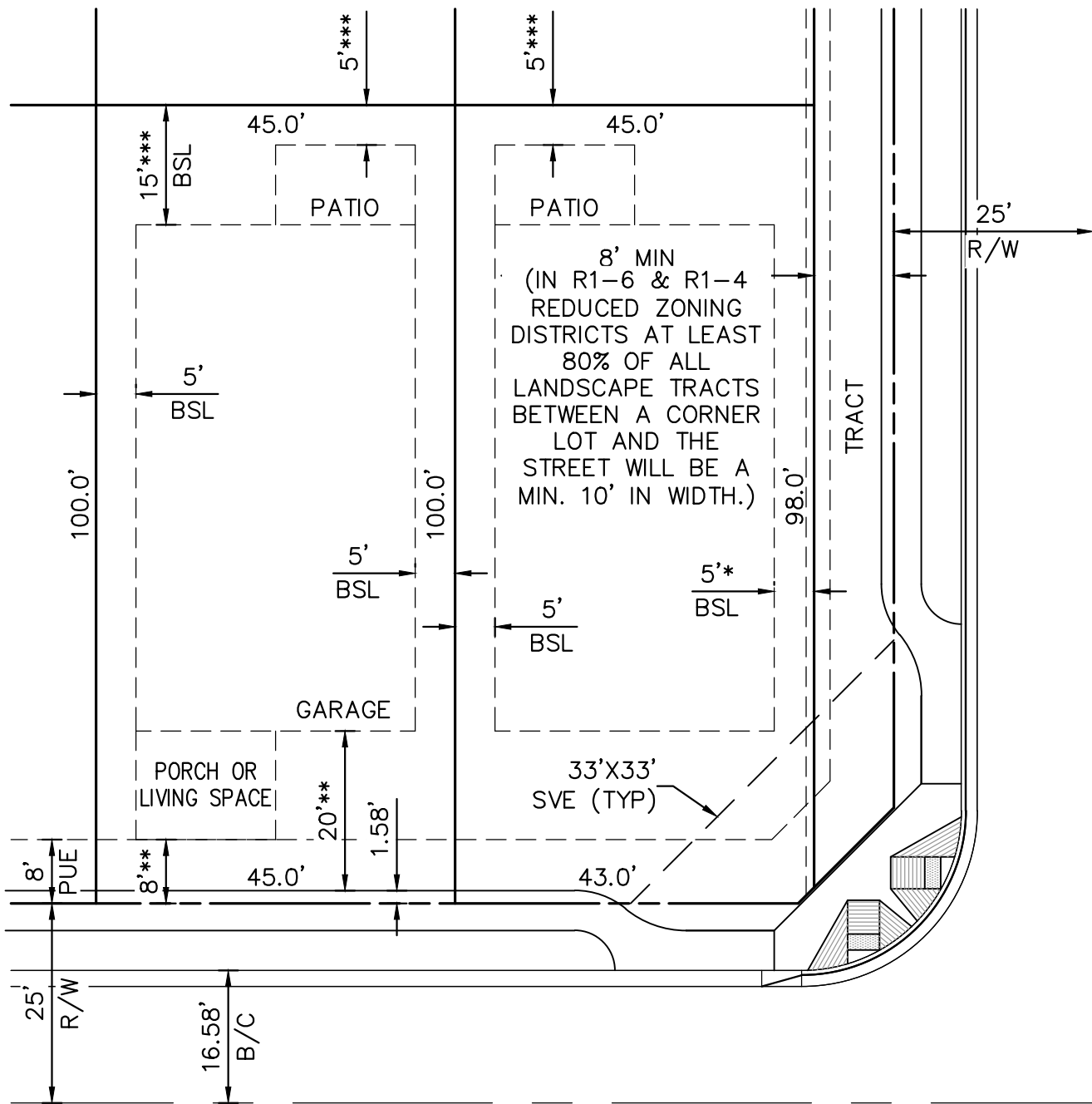
LINE TABLE		
LINE #	DIRECTION	LENGTH
L46	S00°00'00"E	15.26'
L47	N90°00'00"W	250.00'
L48	S00°00'00"E	115.00'
L49	S03°26'01"W	50.09'
L50	S00°00'00"E	840.00'
L51	N90°00'00"E	91.00'
L52	S00°00'00"E	220.75'
L53	S60°41'30"E	26.71'
L54	S00°00'00"E	240.10'
L55	S47°15'51"W	18.53'
L56	N90°00'00"W	50.00'
L57	S00°00'00"E	85.44'
L58	S90°00'00"W	417.00'
L59	N00°00'00"E	115.00'
L60	N90°00'00"W	109.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N00°00'00"E	50.00'
L62	N90°00'00"E	8.00'
L63	N45°00'00"E	16.97'
L64	N00°00'00"E	206.00'
L65	N45°00'00"W	16.97'
L66	N90°00'00"W	8.00'
L67	N00°00'00"E	50.00'
L68	N90°00'00"E	148.00'
L69	N45°00'00"E	16.97'
L70	N00°00'00"E	202.47'
L71	N45°00'00"W	16.97'
L72	N90°00'00"W	18.00'
L73	N00°00'00"E	50.00'
L74	N90°00'00"E	30.00'
L75	N00°00'00"E	230.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L76	N90°00'00"W	13.00'
L77	N00°00'00"E	50.00'
L78	N90°00'00"E	23.00'
L79	N45°00'00"E	16.97'
L80	N00°00'00"E	103.00'
L81	N90°00'00"W	1002.90'
L82	N00°29'22"E	604.13'
L83	N89°57'14"E	1968.81'
L84	N00°00'00"E	20.70'
L85	N90°00'00"E	485.00'
L86	S85°19'10"E	61.27'



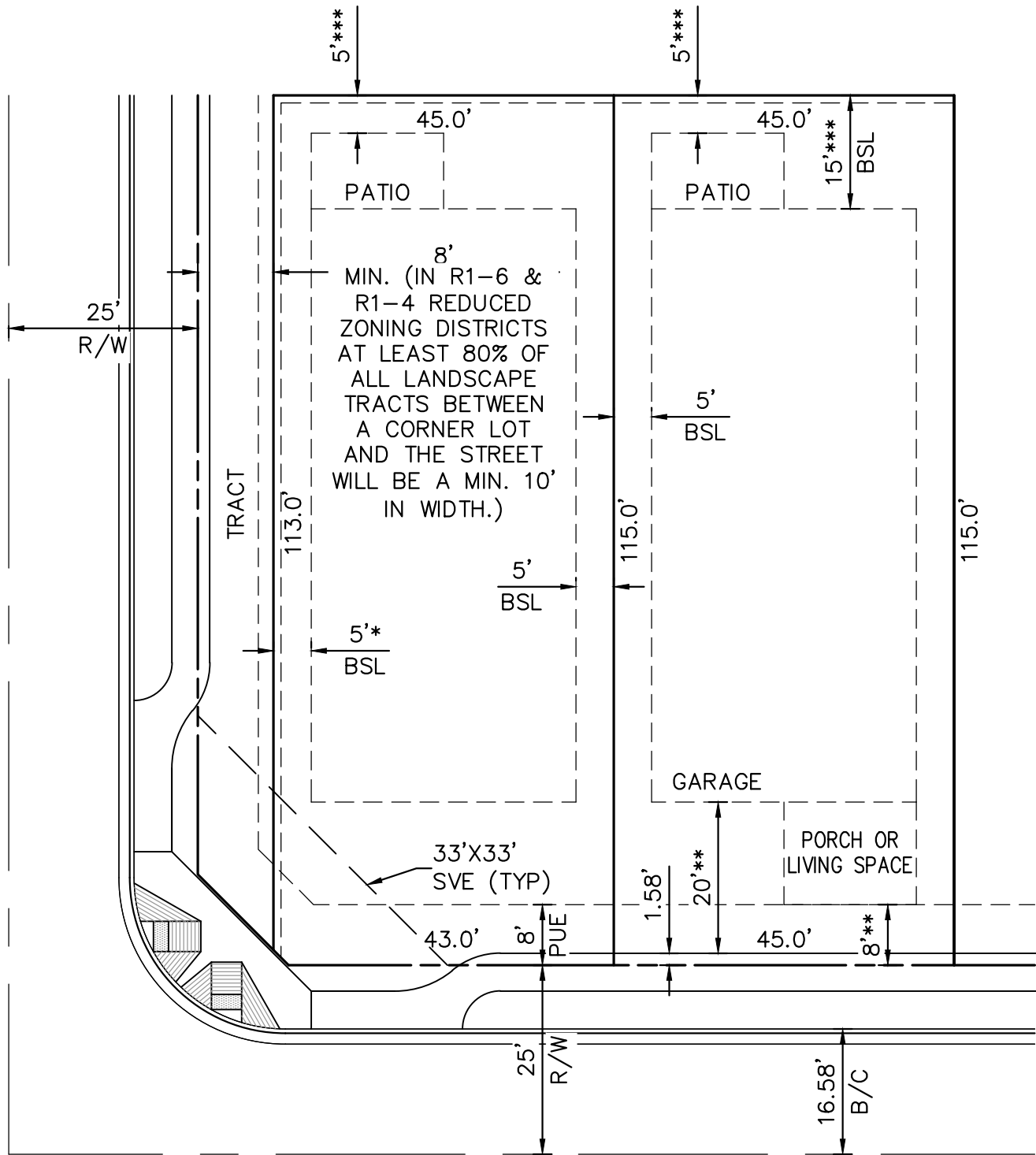
CURVE TABLE		
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45' x 100' TYPICAL LOT
N.T.S.

45' X 100' TYPICAL LOT

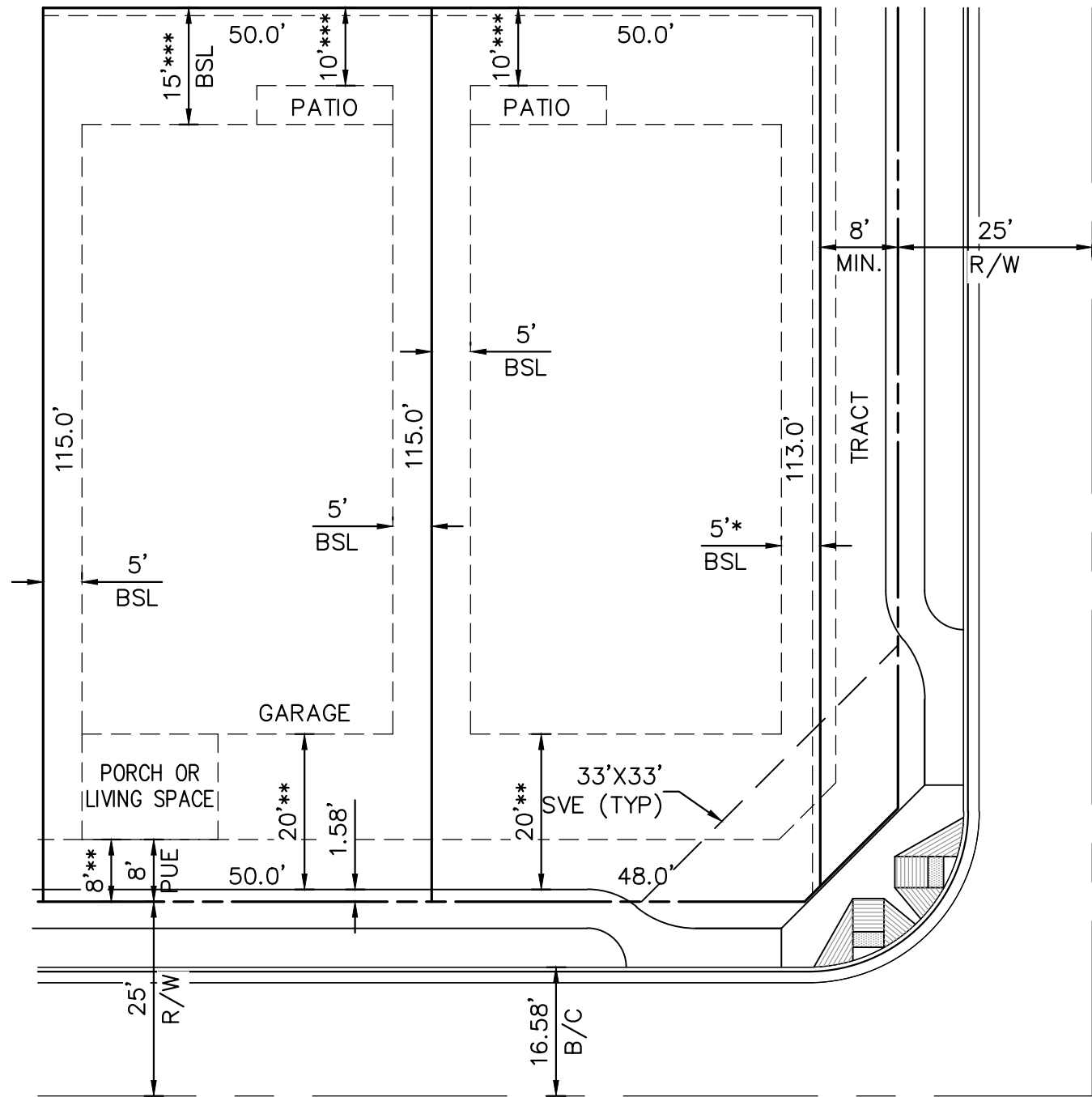
- 5' MINIMUM SIDE YARD SETBACK MAY APPLY TO STREET SIDE WHEN MINIMUM 8' WIDE LANDSCAPE TRACT IS PROVIDED BETWEEN THE LOT AND STREET.
- FRONT SETBACKS SHALL BE 8'. FRONT FACING GARAGES SHALL OBSERVE A MINIMUM OF 20' SETBACK FROM BACK OF SIDEWALK.
- REAR SETBACKS MAY BE REDUCED TO 5' FOR COVERED PORCHES FOR SINGLE STORY ELEVATIONS, AND 10' TO LIVABLE SPACE FOR SINGLE STORY ELEVATIONS ONLY.
- A MINIMUM OF 50% OF ALL HOMES ON PARCELS A1 & A2, B, C1 & C2, D AND E, (AND F IF DEVELOPED AS R1-4 REDUCED) RESPECTIVELY SHALL HAVE EITHER A FRONT COURTYARD OR COVERED FRONT PORCH.



45' x 115' TYPICAL LOT
N.T.S.

45' X 115' TYPICAL LOT

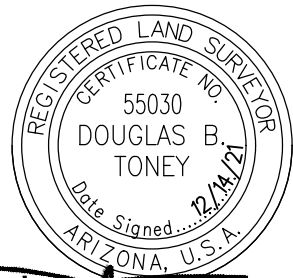
- 5' MINIMUM SIDE YARD SETBACK MAY APPLY TO STREET SIDE WHEN MINIMUM 8' WIDE LANDSCAPE TRACT IS PROVIDED BETWEEN THE LOT AND STREET.
- FRONT SETBACKS SHALL BE 8'. FRONT FACING GARAGES SHALL OBSERVE A MINIMUM OF 20' SETBACK FROM BACK OF SIDEWALK.
- REAR SETBACKS MAY BE REDUCED TO 5' FOR COVERED PORCHES FOR SINGLE STORY ELEVATIONS, AND 10' TO LIVABLE SPACE FOR SINGLE STORY ELEVATIONS ONLY.
- A MINIMUM OF 50% OF ALL HOMES ON PARCELS A1 & A2, B, C1 & C2, D AND E, (AND F IF DEVELOPED AS R1-4 REDUCED) RESPECTIVELY SHALL HAVE EITHER A FRONT COURTYARD OR COVERED FRONT PORCH.



50' x 115' TYPICAL LOT
N.T.S.

50' X 115' TYPICAL LOT

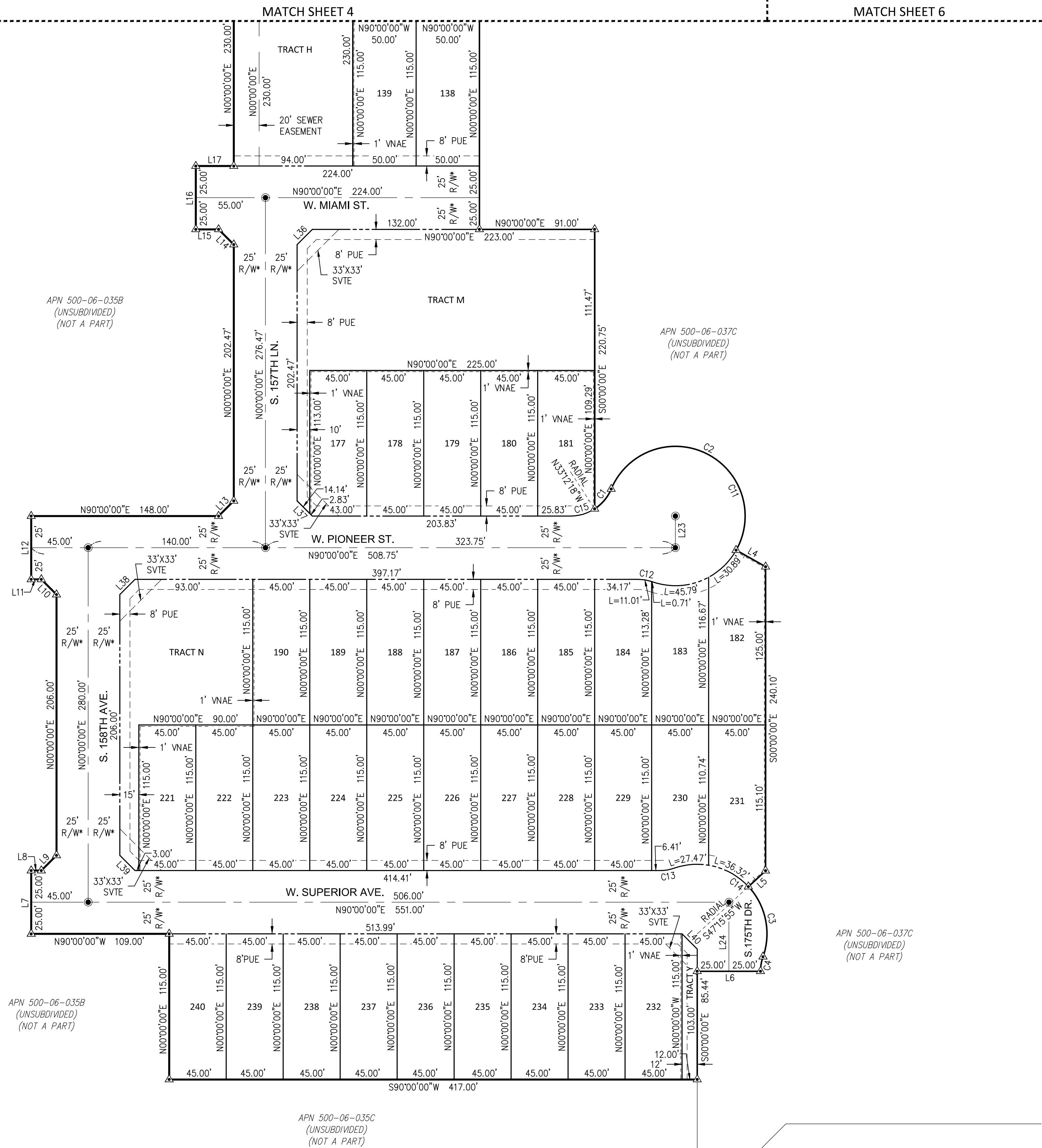
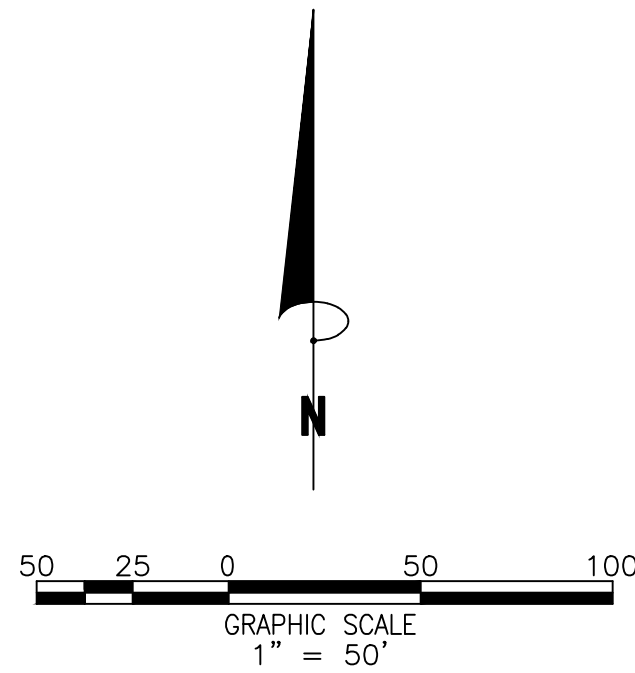
- 5' MINIMUM SIDE YARD SETBACK MAY APPLY TO STREET SIDE WHEN MINIMUM 8' WIDE LANDSCAPE TRACT IS PROVIDED BETWEEN THE LOT AND STREET.
- FRONT SETBACKS SHALL BE 8'. FRONT FACING GARAGES SHALL OBSERVE A MINIMUM OF 20' SETBACK FROM BACK OF SIDEWALK.
- REAR SETBACKS MAY BE REDUCED TO 10' FOR COVERED PORCHES, AND 10' FOR SINGLE STORY ELEVATIONS ONLY.
- A MINIMUM OF 50% OF ALL HOMES ON PARCELS A1 & A2, B, C1 & C2, D AND E, (AND F IF DEVELOPED AS R1-4 REDUCED) RESPECTIVELY SHALL HAVE EITHER A FRONT COURTYARD OR COVERED FRONT PORCH.



FINAL PLAT
AVION AT BALLPARK VILLAGE-PHASE 1B
GOODYEAR, ARIZONA

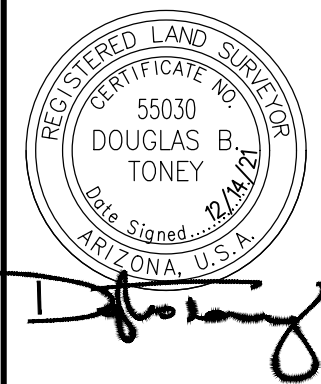
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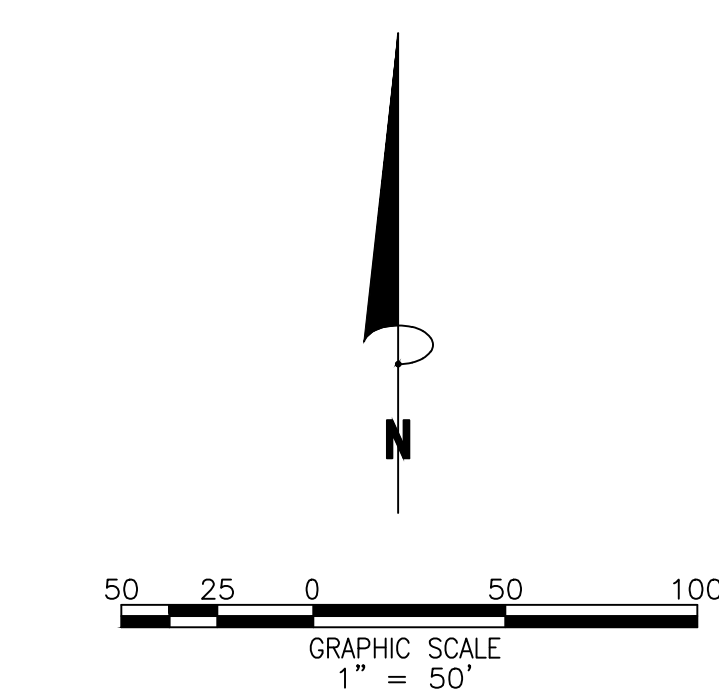
DATE: 12/14/21
PROJ NO: 090568-02
TASK NUM: 001
DRAWN BY: TL
CHECKED: DT
QUALITY:
CLIENT NO:
SCALE
N.T.S.



LEGEND	
	FOUND BRASS CAP IN HAND HOLE
	BRASS CAP FLUSH TO BE SET
	CALCULATED POINT OR AS NOTED
	SUBDIVISION CORNER TO BE SET
	EXISTING RIGHT OF WAY
	RIGHT OF WAY DEDICATED HEREON
	MARICOPA COUNTY RECORDS
	REGISTERED LAND SURVEYOR
	PUBLIC UTILITY EASEMENT
	SIGHT VISIBILITY TRIANGLE EASEMENT
	VEHICULAR NON-ACCESS EASEMENT
	SEWER EASEMENT/WASTEWATER EASEMENT
	WATER LINE EASEMENT
	SUBDIVISION BOUNDARY
	SECTION LINE
	CENTER LINE
	PARCEL LINE
	EASEMENT AS NOTED
	EASEMENT AS NOTED
	RIGHT-OF-WAY LINE
	SHEET MATCH LINE

FINAL PLAT
AVION AT BALLPARK VILLAGE-PHASE 1B
GOODYEAR, ARIZONA

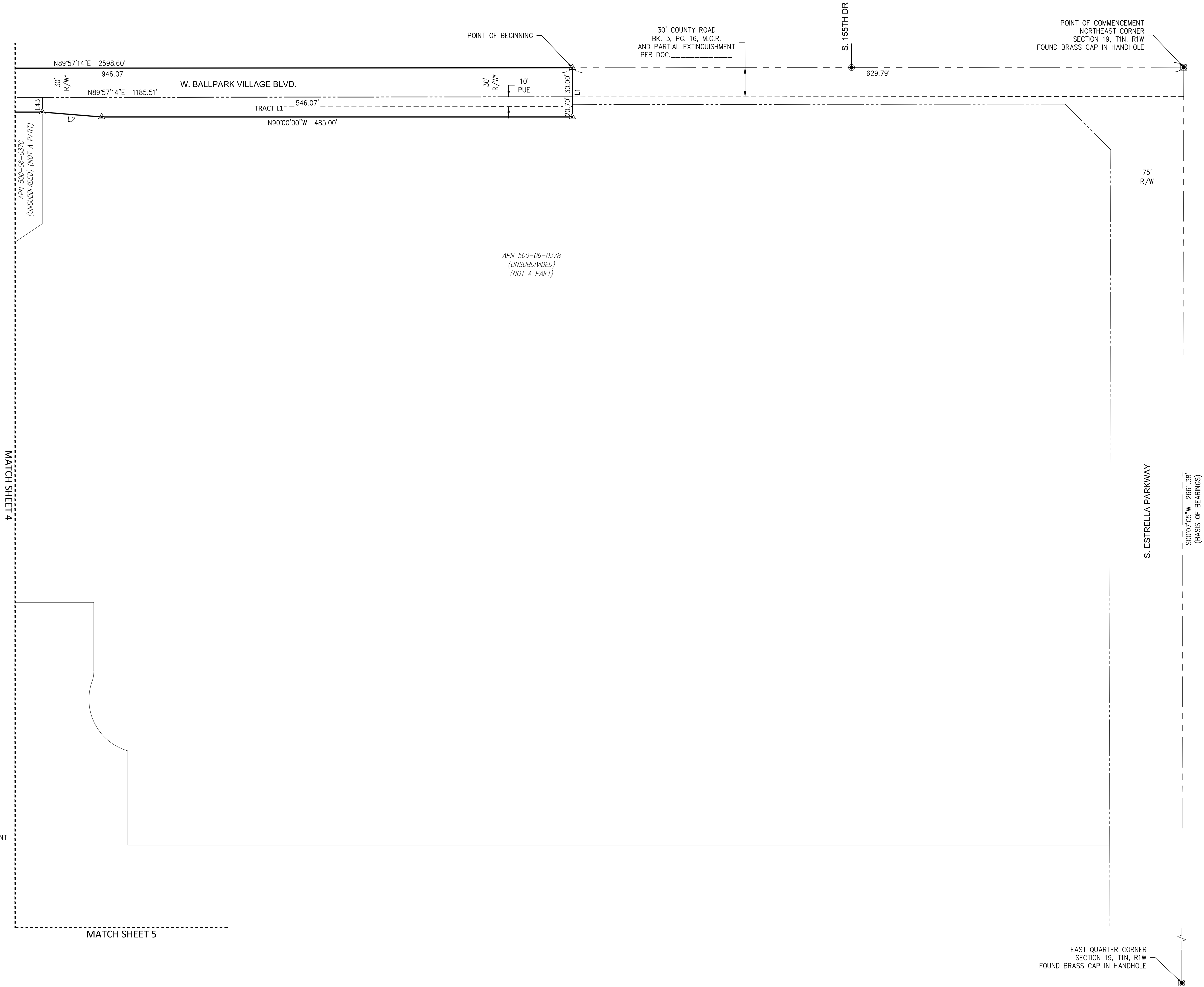




- FOUND BRASS CAP IN HAND HOLE
● BRASS CAP FLUSH TO BE SET
● CALCULATED POINT OR AS NOTED
▲ SUBDIVISION CORNER TO BE SET
R/W EXISTING RIGHT OF WAY
R/W* RIGHT OF WAY DEDICATED HEREON
M.C.R. MARICOPA COUNTY RECORDS
RLS REGISTERED LAND SURVEYOR
PUE PUBLIC UTILITY EASEMENT
SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
VNAE VEHICULAR NON-ACCESS EASEMENT
SE SEWER EASEMENT/WASTEWATER EASEMENT
WLE WATER LINE EASEMENT

- SUBDIVISION BOUNDARY
— SECTION LINE
— CENTER LINE
— PARCEL LINE
- - - EASEMENT AS NOTED
- - - EASEMENT AS NOTED
- - - RIGHT-OF-WAY LINE
- - - SHEET MATCH LINE

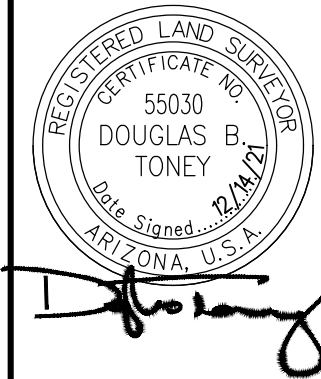
LEGEND



FINAL PLAT
AVION AT BALLPARK VILLAGE-PHASE 1B
GOODYEAR, ARIZONA

DATE: 12/14/21
PROJ NO: 090568-02
TASK NUM: 001
DRAWN BY: TL
CHECKED: DT
QUALITY:
CLIENT NO:
SCALE
1" = 50'
6 OF 7

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1800 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 623-8830
Fax: (480) 623-8841
www.bowman.com

LEGAL DESCRIPTION - GY160 LAND SUB 1 LLC PROPERTY

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 19, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 00°07'05" WEST (BASIS OF BEARINGS), A DISTANCE OF 2661.38 FEET;

THENCE SOUTH 89°57'14" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 629.79 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTHEAST QUARTER;\, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.70 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 485.00 FEET;

THENCE NORTH 85°19'10" WEST, A DISTANCE OF 61.27 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.26 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°57'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 546.07 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - GY160 LAND SUB 5 LLC PROPERTY

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 19, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 00°07'05" WEST (BASIS OF BEARINGS), A DISTANCE OF 2661.38 FEET;

THENCE SOUTH 89°57'14" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 629.79 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°57'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 546.07 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.26 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 250.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 03°26'01" WEST, A DISTANCE OF 50.09 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 840.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 91.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 220.75 FEET TO THE BEGINNING OF A NON--TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 33°12'18" WEST, A RADIAL DISTANCE OF 35.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°54'34", AN ARC DISTANCE OF 20.71 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 55.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 186°25'22", AN ARC DISTANCE OF 178.95 FEET TO A POINT;

THENCE SOUTH 60°41'30" EAST, A DISTANCE OF 26.71 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 240.10 FEET;

THENCE SOUTH 47°15'54" WEST, A DISTANCE OF 18.53 FEET TO THE BEGINNING OF A NON--TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 47°15'50" WEST, A RADIAL DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°54'38", AN ARC DISTANCE OF 59.43 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE TO THE LEFT, CONCAVE EASTERLY AND HAVING A RADIUS OF 35.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°10'24", AN ARC DISTANCE OF 11.71 FEET TO A POINT;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 85.44 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 417.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 115.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 109.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 8.00 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 206.00 FEET;
THENCE NORTH 45°00'00" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 148.00 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 202.47 FEET;
THENCE NORTH 45°00'00" WEST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 18.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 230.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 13.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 23.00 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 16.97 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 103.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1002.90 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°29'22" EAST, ALONG SAID WEST LINE, A DISTANCE OF 604.13 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19;

THENCE NORTH 89°57'14" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1968.81 FEET TO THE POINT OF BEGINNING.

