

Feb 02, 2022 1:04pm S:\Projects\2017\17-395\Legal Survey\Draws\Final Plat\Final Plat Parcel F\17-395 Phase 3F Final Plat.dwg Itokos

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT PRADERA PHASE 3 PARCEL F", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID 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.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY"), FOR USE BY THE CITY AND ITS PERMITEES, WATER EASEMENTS UPON, OVER, ACROSS, ABOVE, AND UNDER ALL AREAS WITHIN TRACT N DESIGNATED AS "WE"AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER EASEMENT AREAS"), THE WATER EASEMENTS DEDICATED HEREIN ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES AND APPURTENANCES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES; (THE "WATER FACILITIES") WITHIN, ON, OVER, ACROSS, ABOVE AND UNDER THE WATER EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE OR WELL SHALL BE ERRECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER EASEMENT AREAS AND THE WATER EASEMENT AREAS SHALL BE KEPT FREE OF ALL VEGETATION EXCEPT VEGETATION ALLOWED UNDER THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL. THE WATER 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 WATER EASEMENT AREAS.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DECLARES ALL TRACTS WITHIN THE SUBDIVISION AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF PRADERA COMMUNITY ASSOCIATION AND THEIR INVITEES. SUBJECT TO THE EASEMENTS GRANTED HEREIN, PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY HEREBY DEDICATES AND CONVEYS TO PRADERA COMMUNITY ASSOCIATION INC., AN ARIZONA NON-PROFIT CORPORATION, ALL TRACTS WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS (PUE) IN TRACTS AND IN LOTS, AS SHOWN ON THIS PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (PUBLIC UTILITY EASEMENT AREAS). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, INSPECTING, REPLACING AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITEES; ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING, AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREON RUN WITH THE LAND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENTS AREAS.

PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HEREBY DEDICATES TO THE PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS, AND UNDER TRACTS A, N AND P INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES; THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS; OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS, SUCH AS SCUPPERS, STORM DRAINS, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE, INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). PRADERA COMMUNITY ASSOCIATION, INC. AN ARIZONA NON-PROFIT CORPORATION SHALL BE RESPONSIBLE FOR: 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 ACCUMULATION IN THE DRAINAGE FACILITIES. NO MERGER OF TITLE ESTATE OR INTEREST SHALL BE DEEMED TO OCCUR BY ANY CONTEMPORANEOUS OR SUBSEQUENT DEED, GRANT OR ASSIGNMENT OF INTEREST OR ESTATE TO PRADERA COMMUNITY ASSOCIATION IN TRACTS A, N, AND P. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, N, AND P.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENTS ON, OVER, ACROSS, AND UNDER TRACTS A, N AND P INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "DRAINAGE EASEMENT AREAS") FOR THE FOLLOWING PURPOSES; THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING DESIGN STANDARDS AND POLICIES AND THE GOODYEAR CITY CODE; THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE IMPROVEMENTS, SUCH AS SCUPPERS, STORM DRAINS, DRY WELLS, HEAD WALLS, RETENTION BASINS AND THE LIKE, INCLUDED IN GRADING AND DRAINAGE IMPROVEMENT PLANS APPROVED BY THE GOODYEAR CITY ENGINEER OR HIS/HER DESIGNEE (THE "DRAINAGE FACILITIES"). OWNER, AT OWNER'S 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 ACCUMULATION IN THE DRAINAGE FACILITIES (COLLECTIVELY, "MAINTENANCE WORK"). THE CITY OF GOODYEAR IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT IF IN THE CITY OF GOODYEAR'S OPINION, OWNER FAILS TO PERFORM THE MAINTENANCE WORK, THE CITY OF GOODYEAR MAY DO SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL INDEMNIFY, DEFEND, AND HOLD THE CITY OF GOODYEAR HARMLESS AGAINST CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM UNDER THIS DRAINAGE EASEMENT. THE DRAINAGE EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF TRACTS A, N AND P.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, PERPETUAL NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (VNAE) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "VNAE" AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (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 DRAINAGE NON-ACCESS EASEMENTS DEDICATED HEREON RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO THE ALL OR PART OF THE VEHICLE NON-ACCESS EASEMENT AREAS.

NOTES

1. THE SITE CONSISTS OF A TOTAL OF 75 LOTS AND 10 TRACTS IN THE R1-4 R.U.P.D. DISTRICT AND R1-6 R.U.P.D. DISTRICT.
2. THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT.
3. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 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.
4. 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.
5. 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.
6. 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 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.
- B. 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.
- 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.

(NOTES CONTINUED ON SHEET 3)

DEDICATION (CONT'D)

IN WITNESS WHEREOF: PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER DULY AUTHORIZED THIS ____ DAY OF _____, 2022.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: DEREK STRAIGHT

ITS: AUTHORIZED AGENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY DEREK STRAIGHT, THE AUTHORIZED AGENT OF CRESCENT CAPITAL X, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE MANAGER OF PRADERA PARTNERS 160, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____

UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX COMMUNICATIONS
CABLE TV	CENTURYLINK / COX COMMUNICATIONS
FIRE	CITY OF GOODYEAR
POLICE	CITY OF GOODYEAR

Final Plat
Pradera Phase 3 Parcel F

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A CITY OF GOODYEAR BRASS CAP FLUSH, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A REBAR WITH CAP STAMPED "RLS 37495", BEARS NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 2646.79 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 994.64 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 176.27 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 31 SECONDS EAST, 87.21 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 948.52 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 96.51 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 29 SECONDS EAST, 179.62 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 275.00 FEET;

THENCE SOUTH 0 DEGREES 58 MINUTES 19 SECONDS EAST, 73.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 0 DEGREES 02 MINUTES 39 SECONDS EAST A DISTANCE OF 125.00 FEET;

THENCE SOUTHWESTERLY 61.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28 DEGREES 02 MINUTES 07 SECONDS;

THENCE SOUTH 61 DEGREES 55 MINUTES 14 SECONDS WEST, 28.48 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 49 SECONDS WEST, 26.56 FEET;

THENCE SOUTH 70 DEGREES 14 MINUTES 50 SECONDS WEST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 70 DEGREES 14 MINUTES 50 SECONDS EAST A DISTANCE OF 425.00 FEET;

THENCE SOUTHEASTERLY 87.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 45 MINUTES 58 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 375.00 FEET;

THENCE SOUTHEASTERLY 175.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26 DEGREES 52 MINUTES 31 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 43 DEGREES 26 MINUTES 39 SECONDS WEST, 27.50 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS WEST, 29.76 FEET;
THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 50.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, 24.91 FEET;
THENCE SOUTH 44 DEGREES 59 MINUTES 44 SECONDS EAST, 28.28 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 180.48 FEET;
THENCE SOUTH 45 DEGREES 02 MINUTES 28 SECONDS WEST, 46.64 FEET;

THENCE ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1171.34 FEET;

THENCE NORTH 44 DEGREES 58 MINUTES 17 SECONDS WEST, 46.71 FEET;

THENCE ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 906.67 FEET TO THE POINT OF BEGINNING.

HOA RATIFICATION

BY THIS RATIFICATION AND CONSENT, PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION: (I) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE EASEMENTS DEDICATED TO PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION REFLECTED HEREIN; (II) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAT; AND (III) AND HEREBY ACCEPTS, SUBJECT TO THE EASEMENTS GRANTED HEREIN, OWNERSHIP OF TRACTS A, K, M, N, O, P AND Q, DEDICATED AND CONVEYED TO PRADERA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION HEREIN.

PRADERA COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

ON THIS ____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____, _____ WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

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

NOTARY PUBLIC DATE

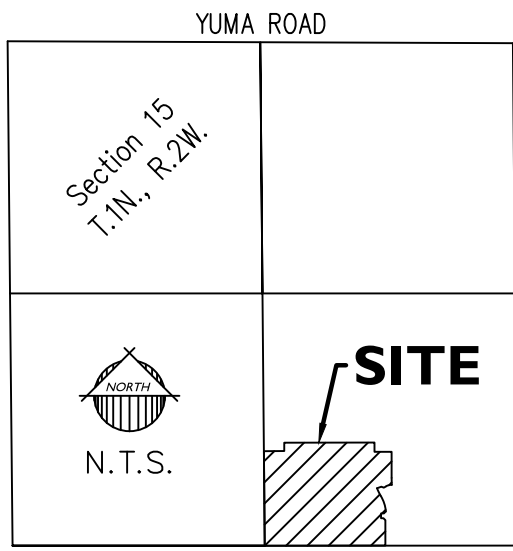
MY COMMISSION EXPIRES: _____

OWNER / DEVELOPER

PRADERA PARTNERS 160 LLC
11624 SE 5TH STREET, SUITE 200
BELLEVUE, WA 98005
TEL: (602) 595-3900
CONTACT: ACME DEVCO, LLC
C/O KELLY HALL

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOE PETRUCCI



VICINITY MAP

(NOT TO SCALE)

SITE DATA

ZONING R1-4, R1-6

NUMBER OF LOTS 96
NUMBER OF TRACTS 7
% OPEN SPACE TO NON-OPEN SPACE 48%

LOTS AREA 15.48 ACRES
OPEN SPACE AREA 9.38 ACRES
TOTAL NET AREA: 24.86 ACRES

RIGHT OF WAY AREA 3.98 ACRES
TOTAL GROSS AREA: 28.84 ACRES

BASIS OF BEARING

LOWER BUCKEYE ROAD, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY. ALSO SHOWN ON THE DEED OF RECORD DOC # 18-0320379 MARICOPA COUNTY RECORDS.

BEARING = SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST

BENCHMARKS

CITY OF GOODYEAR BENCHMARK #G307, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVALL AVENUE & ELWOOD STREET.

ELEVATION = 937.21' (NAVD 88 DATUM)

CITY OF GOODYEAR BENCHMARK #G310, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF BULLARD AVENUE & EL SOL.

ELEVATION = 944.50' (NAVD 88 DATUM)

LEGEND

SVTE	33' X 33' SIGHT VISIBILITY TRIANGLE
I&E	EASEMENT & SIDEWALK EASEMENT
DE	INGRESS AND EGRESS EASEMENT
WE	DRAINAGE EASEMENT
ESMT	WATER EASEMENT
TELCO	EASEMENT
D.O.T.	TELEPHONE OR COMMUNICATIONS
DOC.	DEPARTMENT OF TRANSPORTATION
MCR	DOCUMENT NUMBER
APN	MARICOPA COUNTY RECORDS
APN	ASSESSOR PARCEL NUMBER
SVTE	FOUND MONUMENT AS NOTED
I&E	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
DE	CORNER OF SUBDIVISION, SET 1/2" REBAR W/ CAP
WE	LS 37495 UNLESS OTHERWISE NOTED
ESMT	REGISTERED LAND SURVEYOR
TELCO	PUBLIC UTILITY EASEMENT
D.O.T.	R/W RIGHT-OF-WAY
DOC.	VNAE VEHICULAR NON-ACCESS EASEMENT
MCR	L/S LANDSCAPE EASEMENT
APN	RID ROOSEVELT IRRIGATION DISTRICT

APPROVALS

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS ____ DAY OF _____, 2022.

BY: _____
CITY ENGINEER, SUMEET MOHAN DATE

APPROVED BY THE COUNCIL THE CITY OF GOODYEAR, ARIZONA THIS ____ DAY OF _____, 2022.

BY: _____
MAYOR, GEORGIA LORD DATE

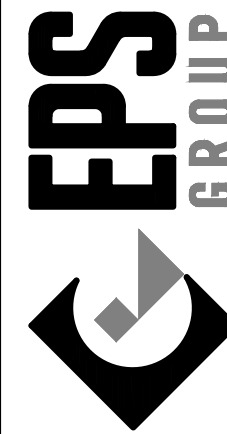
ATTEST: _____
CITY CLERK, DARCIE McCRACKEN DATE

SURVEYOR'S CERTIFICATION

I, ROBERT JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, R.L.S.# 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com



PRADERA PHASE 3 PARCEL F

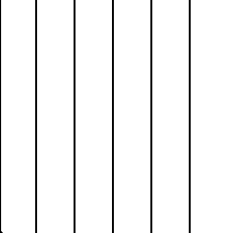
GOODYEAR, ARIZONA
FINAL PLAT

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA
State of Arizona
1000 North 10th Street, Suite 100
Phoenix, Arizona 85004
(602) 251-1100

Drawn by: LFT
Reviewed by: RAJ



Job No:
17-395

COVER

Sheet No.
1
of 3

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	61.16'	125.00'	28°02'07"	60.56'	S75°56'18"W
C2	87.28'	425.00'	11°45'58"	87.12'	S25°38'10"E
C3	175.90'	375.00'	26°52'31"	174.29'	S18°04'54"E
C4	168.02'	175.00'	55°00'36"	161.64'	S62°29'26"E
C5	192.02'	200.00'	55°00'36"	184.73'	S62°29'26"E
C6	216.02'	225.00'	55°00'36"	207.82'	S62°29'26"E
C7	58.23'	345.00'	9°40'11"	58.16'	S85°09'38"E
C8	253.92'	345.00'	42°10'13"	248.23'	S56°04'15"E
C9	40.76'	345.00'	6°46'06"	40.73'	S31°36'05"E
C10	112.45'	345.00'	18°40'31"	111.95'	S09°21'15"E
C11	106.93'	175.00'	35°00'39"	105.28'	S17°28'49"E
C12	122.21'	200.00'	35°00'39"	120.32'	S17°28'49"E
C13	137.49'	225.00'	35°00'39"	135.36'	S17°28'49"E
C14	16.65'	55.00'	17°20'29"	16.58'	N81°21'16"E
C15	119.69'	55.00'	124°40'58"	97.43'	S44°58'29"E
C16	16.65'	55.00'	17°20'29"	16.58'	S08°41'46"W
C17	50.86'	425.00'	6°51'25"	50.83'	N03°24'11"W
C18	138.08'	400.00'	19°46'41"	137.39'	S09°51'50"E
C19	129.45'	375.00'	19°46'41"	128.81'	S09°51'50"E
C20	11.89'	175.00'	3°53'34"	11.89'	N88°04'44"E
C21	45.20'	200.00'	12°56'54"	45.10'	N83°33'04"E
C22	23.18'	225.00'	5°54'07"	23.17'	S87°04'27"W
C23	5.78'	425.00'	0°46'44"	5.78'	N19°21'49"W
C24	221.13'	50.00'	253°23'54"	80.18'	S36°40'26"E
C25	25.62'	20.00'	73°23'54"	23.90'	S53°19'34"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°58'19"E	73.01'
L2	S61°55'14"W	28.48'
L3	N69°40'49"W	26.56'
L4	S70°14'50"W	50.00'
L5	S43°26'39"W	27.50'
L6	N89°59'44"W	29.76'
L7	S00°00'16"W	50.00'
L8	S89°59'44"E	24.91'
L9	S44°59'44"E	28.28'
L10	S45°02'28"W	46.64'
L11	N44°58'17"W	46.71'
L12	S45°01'31"W	14.14'
L13	N44°58'29"W	21.21'
L14	S89°58'29"E	11.06'
L15	N00°01'31"E	57.79'
L16	N44°58'29"W	16.97'
L17	N45°01'31"E	19.12'
L18	N44°58'29"W	14.14'
L19	N37°20'18"E	21.51'
L20	N58°01'30"W	17.94'
L21	N77°04'37"E	16.61'
L22	N51°43'54"W	30.78'
L23	S47°42'06"W	22.18'
L26	N00°01'31"E	25.00'
L27	S43°46'31"W	35.68'
L28	S43°46'31"W	17.76'

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE / EXISTING RID EASEMENT	329,049	7.55
TRACT K	LANDSCAPE / OPEN SPACE / PUE	1,443	0.03
TRACT M	LANDSCAPE / OPEN SPACE / PUE	225	0.01
TRACT N	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE / WATER EASEMENT	53,541	1.23
TRACT O	LANDSCAPE / OPEN SPACE / PUE	2,186	0.05
TRACT P	LANDSCAPE / OPEN SPACE / DRAINAGE / PUE / EXISTING RID EASEMENT	10,430	0.24
TRACT Q	LANDSCAPE / OPEN SPACE / PUE / EXISTING RID EASEMENT	11,807	0.27

- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE PLAT SHEETS.
- ** EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERISK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.
- ALL TRACTS ARE UNDER THE OWNERSHIP OF THE PRADERA COMMUNITY ASSOCIATION, INC.

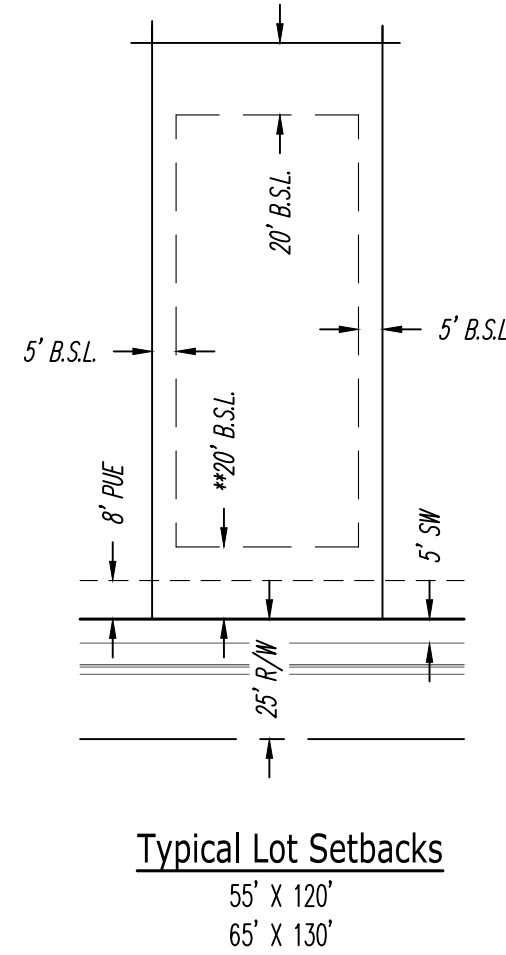
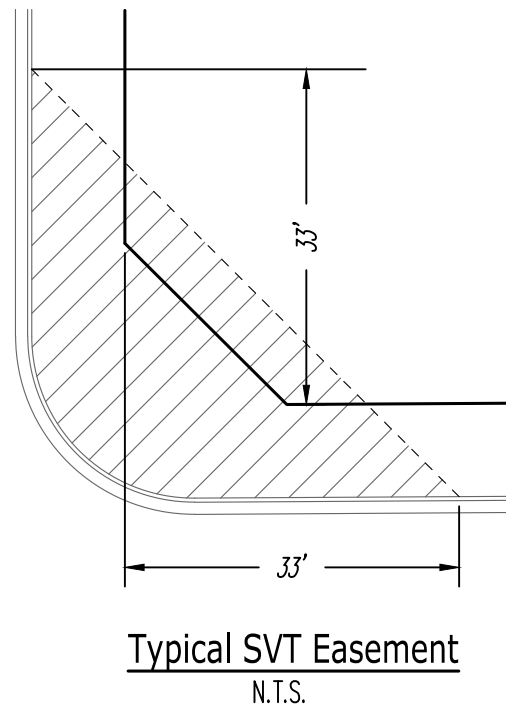
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
142	7,129	0.16
143	7,129	0.16
144	7,129	0.16
145	7,129	0.16
146	7,110	0.16
161	6,568	0.15
162	6,600	0.15
163	6,600	0.15
164	6,600	0.15
165	6,600	0.15
166	6,600	0.15
167	6,600	0.15
168	6,600	0.15
169	6,600	0.15
170	6,600	0.15
171	6,600	0.15
172	6,600	0.15
173	6,600	0.15
174	6,600	0.15
175	6,600	0.15
176	6,600	0.15
177	6,579	0.15
178	6,550	0.15
179	6,600	0.15
180	6,600	0.15
181	6,600	0.15
182	6,600	0.15
183	6,600	0.15
184	6,600	0.15
185	6,600	0.15
186	6,600	0.15
187	6,600	0.15
188	6,600	0.15
189	7,055	0.16
190	6,602	0.15
191	6,600	0.15
192	6,600	0.15
193	6,600	0.15
194	6,600	0.15
195	6,600	0.15

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
196	6,600	0.15
197	6,600	0.15
198	6,600	0.15
199	6,587	0.15
200	7,811	0.18
201	7,825	0.18
202	7,825	0.18
203	7,825	0.18
204	7,825	0.18
205	7,825	0.18
206	7,825	0.18
207	7,825	0.18
208	7,825	0.18
209	8,523	0.20
210	7,836	0.18
211	7,835	0.18
212	7,834	0.18
213	7,833	0.18
214	7,832	0.18
215	7,831	0.18
216	7,830	0.18
217	7,829	0.18
218	7,827	0.18
219	7,826	0.18
220	6,600	0.15
221	6,600	0.15
222	6,600	0.15
223	6,600	0.15
224	6,600	0.15
225	6,600	0.15
226	6,600	0.15
227	6,600	0.15
228	6,600	0.15
229	6,600	0.15
230	7,623	0.18
231	8,023	0.18
232	8,023	0.18
233	8,023	0.18
234	6,794	0.16
235	6,600	0.15

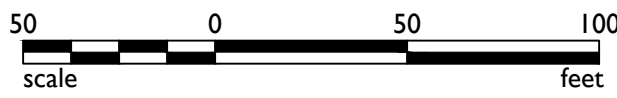
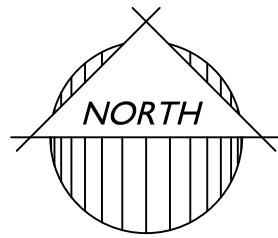
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
236	6,600	0.15
237	6,600	0.15
238	6,600	0.15
239	7,303	0.17
240	8,023	0.18
241	7,153	0.16
242	6,595	0.15
243	6,585	0.15
244	6,553	0.15
245	6,605	0.15
246	8,858	0.20
247	8,400	0.19
248	6,600	0.15
249	6,600	0.15
250	6,600	0.15
251	6,600	0.15

(NOTES CONTINUED FROM SHEET 1)

- 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.
- 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 GROUND. 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 DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- 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 ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- 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.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF GOODYEAR CODES AND ORDINANCES.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE POA OR HOA.
- MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 161, 177, 178, 199, 200, 219, 220, 243 & 244).
- AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVINGSACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS (LOTS 162, 142 & 143).
- ALL ROADS, PRIVATE OR PUBLIC SHALL BE DESIGNED AND CONSTRUCTED TO MINIMUM CITY OF GOODYEAR STANDARDS.
- ALL NEW LANDSCAPE IMPROVEMENTS INSTALLED BY THIS SUBDIVISION WITHIN COUNTY RIGHT-OF-WAY SHALL COMPLY WITH CITY OF GOODYEAR STANDARDS AND BE MAINTAINED BY THE PRADERA COMMUNITY ASSOCIATION.
- THE PRADERA COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL LANDSCAPING AND DRAINAGE FACILITIES WITHIN TRACTS AND EASEMENT AS DEDICATED ON SAID PLAT.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT TEMPORARY FACILITIES AND 69KV OR LARGER ELECTRIC LINES.
- PRADERA IS WITHIN THE VICINITY OF A PROPOSED 230KV OVERHEAD ELECTRIC LINE PLANNED ALONG THE WEST SIDE OF PERRYVILLE ROAD.



** 20-FEET TO FRONT OF GARAGE (FRONT ENTRY) / 10-FEET TO FRONT OF GARAGE (SIDE ENTRY) AND LIVING AREA / 20-FEET TO BACK OF UNIT.



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EPS
GROUP

PRADERA PHASE 3 PARCEL F

GOODYEAR, ARIZONA

FINAL PLAT

Project:

Revisions:

Call at least two full working days
before you begin excavation.

ARIZONA
REGISTERED LAND SURVEYOR

State of Arizona License No. 37495
in Maricopa County (002263-1100)

Drawn by: LFT

Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37495
ROBERT A. JOHNSTON
Surveyor

Job No:
17-395

DETAILS

Sheet No.
3
of 3