

Feb 02, 2022 12:57pm S:\Projects\2017\17-395\Legal Survey\Draws\Final Plat\Map of Dedication\17-395 MOD.dwg Itokos

Map of Dedication Pradera Phase 3

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

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 OF THE PROPERTY SITUATED AT 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 AND MAPPED HEREON, HEREBY PUBLISHES THIS MAP OF DEDICATION FOR PRADERA PHASE 3. SAID MAP SETS FORTH AND GIVES THE DIMENSIONS OF THE FEE ROAD RIGHT-OF-WAY AND EASEMENTS WITHIN THE ABOVE DESCRIBED PREMISES BEING CONVEYED AND DEDICATED HEREON.

THAT PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS OWNER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, THE STREETS, IN FEE, SHOWN ON SAID MAP AND INCLUDED IN THE PREMISES LEGALLY DESCRIBED HEREON.

PRADERA PARTNERS 160 LLC, A WASHINGTON LIMITED LIABILITY COMPANY WARRANTS TO THE CITY OF GOODYEAR THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS MAP, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS MAP HAS CONSENTED TO OR JOINED IN THIS MAP, AS EVIDENCED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

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.

SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

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 } S.S.

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: _____

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 SOUTHEAST CORNER OF SAID SECTION 15, BEING MARKED BY A REBAR WITHOUT ID, BEARS SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, 2644.32 FEET;

THENCE NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 33.00 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 0 DEGREES 01 MINUTES 14 SECONDS WEST, 2613.79 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 44 SECONDS EAST, 1262.25 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 31 SECONDS WEST, 42.41 FEET;

THENCE NORTH 44 DEGREES 58 MINUTES 37 SECONDS WEST, 17.55 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST, 1186.81 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 01 SECONDS WEST, 46.65 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 14 SECONDS EAST, 2495.82 FEET;

THENCE SOUTH 44 DEGREES 58 MINUTES 17 SECONDS EAST, 46.71 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS EAST, 1171.34 FEET;

THENCE NORTH 45 DEGREES 02 MINUTES 28 SECONDS EAST, 46.64 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 16 SECONDS WEST, 55.00 FEET;

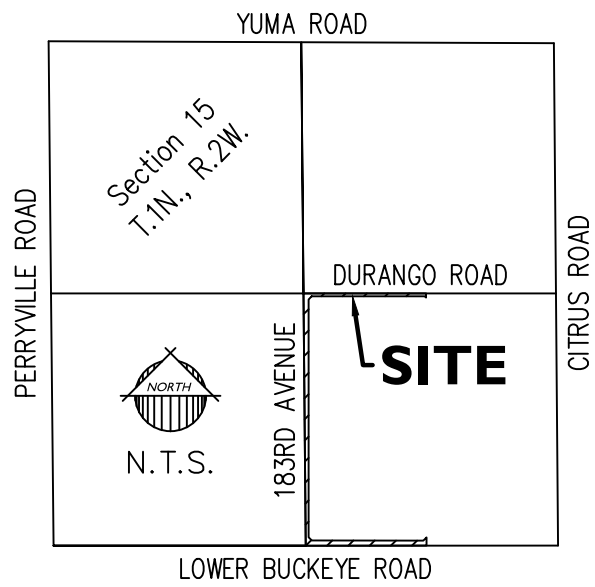
THENCE NORTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, 1267.33 FEET TO THE POINT OF BEGINNING.

LEGEND

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

NOTES

- ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF GOODYEAR CODES AND ORDINANCES.
- ALL ROADS, PRIVATE OR PUBLIC SHALL BE DESIGNED AND CONSTRUCTED TO MINIMUM CITY OF GOODYEAR STANDARDS.



VICINITY MAP
(NOT TO SCALE)

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

SHEET INDEX

- | | |
|---|--|
| 1 | COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTION, CERTIFICATIONS |
|---|--|

- 2-3 MAP OF DEDICATION

SITE DATA

RIGHT OF WAY AREA	3.3130 ACRES
TOTAL AREA:	3.3130 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

BENCHMARK

CITY OF GOODYEAR BENCHMARK #6307, A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE & ELWOOD STREET.

ELEVATION = 935.14' (NAVD 88 DATUM)

APPROVALS

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

BY: _____
CITY ENGINEER DATE

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

BY: _____
MAYOR DATE

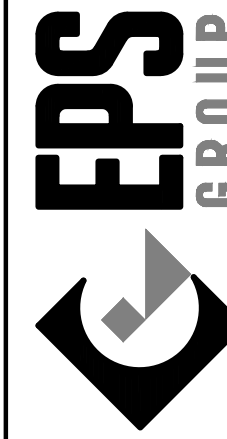
ATTEST: _____
CITY CLERK DATE

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
GOODYEAR, ARIZONA

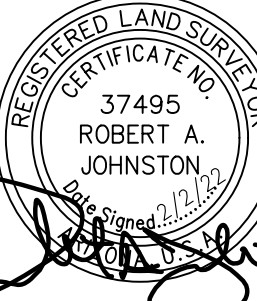
MAP OF DEDICATION

Project:

Revisions:



Drawn by: LFT
Reviewed by: RAJ



Job No:
17-395

COVER

Sheet No.
1
of 3



 EPS GROUP	1130 N. Alpha School Rd, Suite 120 Mesa, AZ 85201 T: 480.503.2250 F: 480.835.1799 www.epsgroupinc.com
PRADERA PHASE 3	GOODYEAR, ARIZONA
MAP OF DEDICATION	
Project:	
Revisions:	
Call at least two full working days before you begin work.  Dual 8-1/2" x 11" 1480-RTAKE-IT (782-0346) in Maricopa County: 602-952-1160	
Drawn by:	LFT
Reviewed by:	RAJ
	
Job No. 17-395	
MOD	
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APN: 502-42-006H
LEISTER FAMILY TRUST/LEISTER
DWIGHT/LAHR JEAN

APN: 502-42-007D
PRADERA PARTNERS 160 LLC
ZONING: PAD
(FUTURE PRADERA PHASE 3 PARCEL F)

OVERALL AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
S 183RD AVENUE	76,409	1.7541
W DURANGO STREET	37,944	0.8711
W LOWER BUCKEYE ROAD	29,960	0.6878

APN:
502-42-193
TRACT "F"
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
502-42-050
LOT 215
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
502-42-049
LOT 189
PRADERA
PHASE 1
BK 1482, PG
29, MCR

TO WAY

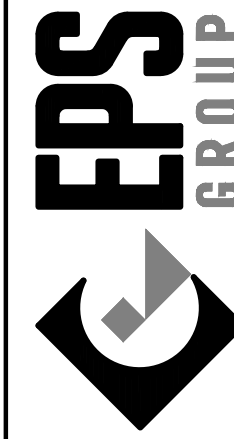
APN:
502-42-033
LOT 173
PRADERA
PHASE 1
BK 1482, PG
29, MCR

APN:
02-42-194A
TRACT "Q"
PRADERA
PHASE 1
K 1482, PG
29, MCR

SOUTHEAST
SECTION 15, T
FOUND REBAR

1377.00

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



PRADERA PHASE 3

GOODYEAR, ARIZONA

MAP OF DEDICATION

Project:

Revisions:

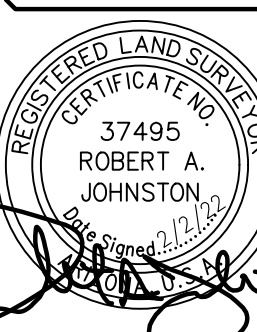
Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5341)
In Maricopa County: (602) 263-1100

Drawn by: L

Reviewed by: R



Job No.

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MOD

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