

DEDICATION:

SUNBELT CAMELBACK 303 L.P., A DELAWARE LIMITED PARTNERSHIP (AS OWNER) HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS R/W DEDICATED HEREON AND SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

SUNBELT CAMELBACK 303 L.P., A DELAWARE LIMITED PARTNERSHIP (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 IN THIS FINAL PLAT DESIGNATED AS PUE DEDICATED HEREON AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (PUBLIC UTILITY EASEMENT AREAS). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, 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 OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

SUNBELT CAMELBACK 303 L.P., A DELAWARE LIMITED PARTNERSHIP, (OWNER), HEREBY DEDICATES TO THE CITY OF GOODYEAR SIDEWALK EASEMENTS ON, OVER AN ACROSS THOSE AREAS IN THIS FINAL PLAT IDENTIFIED AS SWE DEDICATED HEREON AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (SIDEWALK EASEMENT AREA). SUCH SIDEWALK EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC SIDEWALKS BY THE CITY OF GOODYEAR AND ITS PERMITEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE SIDEWALK EASEMENT AREAS. THE SIDEWALK EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE SIDEWALK EASEMENT AREAS.

SUNBELT CAMELBACK 303 L.P., A DELAWARE LIMITED PARTNERSHIP (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE CITY) NON-EXCLUSIVE TEMPORARY DRAINAGE EASEMENTS ON, OVER, ACROSS AND UNDER THOSE AREAS IN THIS FINAL PLAT DESIGNATED AS TEMPORARY DRAINAGE EASEMENT DEDICATED HEREON AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (TEMPORARY DRAINAGE EASEMENT AREAS) FOR THE FOLLOWING PURPOSES: THE CONVEYANCE, RETENTION, STORAGE AND DISPOSAL OF STORM-WATER FLOWS IDENTIFIED IN THE GRADING AND DRAINAGE IMPROVEMENT PLANS FOR THE PREMISES DESCRIBED HEREIN 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). 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 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 DESIGNEES DETERMINES THAT OWNER HAS FAILED TO PERFORM THE MAINTENANCE WORK, THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT OWNER'S EXPENSE. OWNER SHALL REIMBURSE THE CITY FOR ALL COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK, AND OWNER SHALL INDEMNIFY, DEFEND AND HOLD THE CITY HARMLESS AGAINST ALL CLAIMS ARISING FROM OR RELATED TO OWNER'S FAILURE TO PERFORM THE MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. THE TEMPORARY DRAINAGE EASEMENTS GRANTED HEREIN SHALL REMAIN IN EFFECT UNTIL PERMANENT DRAINAGE IMPROVEMENTS THAT WILL ACCOMMODATE 100% OF THE STORMWATER THAT THE TEMPORARY DRAINAGE EASEMENT THAT IS TO BE TERMINATED ACCOMMODATED HAVE BEEN INSTALLED AND A PERMANENT DRAINAGE EASEMENT, IN A FORM PROVIDED BY THE CITY ATTORNEY OR HIS DESIGNEE, FOR THE PERMANENT DRAINAGE IMPROVEMENTS HAS BEEN PROVIDED TO THE CITY. THE DRAINAGE EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE TEMPORARY DRAINAGE EASEMENT AREAS.

IN WITNESS WHEREOF:

SUNBELT CAMELBACK 303 L.P., A DELAWARE LIMITED PARTNERSHIP, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2023.

SUNBELT CAMELBACK 303 L.P., A DELAWARE LIMITED PARTNERSHIP

BY: SUNBELT CAMELBACK 303 GP, INC.
A DELAWARE CORPORATION
ITS: GENERAL PARTNER

BY: _____

ITS: _____

NOTES:

1. THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF LIBERTY UTILITIES AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR).

MANAGER _____ DATE _____
LIBERTY UTILITIES

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. 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.

b. 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.

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

d. 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. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

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

7. 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.

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

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

10. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

11. 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.

12. THIS PARCEL IS IN PROXIMITY TO THE ARIZONA MOTOR SPORTS PARK, GENERALLY LOCATED AT CAMELBACK ROAD AND REEMS ROAD, AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USE.

13. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF WAY THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.

14. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS-BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY. (SEE AS-BUILT REQUIREMENTS)

FINAL PLAT FOR
CAMELBACK CENTER AT PV303

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER:

SUNBELT CAMELBACK 303 L.P.
8095 OTHELLO AVENUE
SAN DIEGO, CA 92111
PHONE: (858) 495-4905
CONTACT: DENNIS O'NEIL
EMAIL: donell@sunbeltinv.com

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JAMES A. BRUCCI
EMAIL: jbrucci@hunterengineeringpc.com

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 19 BEARS SOUTH 89° 58' 27" EAST (BASIS OF BEARINGS) A DISTANCE OF 2596.61 FEET;

THENCE SOUTH 89° 58' 27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 00° 12' 47" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89° 58' 27" EAST, ALONG A LINE PARALLEL WITH AND 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2531.72 FEET;

THENCE SOUTH 00° 03' 09" WEST, A DISTANCE OF 2661.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF W. CHARLES BOULEVARD, BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 13334.00 FEET AND WHOSE CHORD BEARS SOUTH 56° 22' 41" WEST, A CHORD DISTANCE OF 724.20 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03° 06' 44" AN ARC LENGTH OF 724.29 FEET;

THENCE SOUTH 59° 18' 24" WEST, A DISTANCE OF 120.84 FEET TO A POINT OF NON-TANGENT CURVATURE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 13344.00 FEET AND WHOSE CHORD BEARS SOUTH 53° 58' 57" WEST A CHORD DISTANCE OF 150.02 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 38' 39" AN ARC LENGTH OF 150.02 FEET;

THENCE NORTH 82° 25' 05" WEST, A DISTANCE OF 29.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PEBBLE CREEK PARKWAY;

THENCE THE FOLLOWING 6 COURSES ALONG SAID RIGHT OF WAY:

THENCE NORTH 36° 55' 27" WEST, A DISTANCE OF 917.27 FEET;

THENCE NORTH 36° 07' 56" WEST, A DISTANCE OF 199.92 FEET;

THENCE NORTH 36° 47' 12" WEST, A DISTANCE OF 1333.75 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1035.00 FEET AND WHOSE CHORD BEARS NORTH 18° 17' 16" WEST A CHORD DISTANCE OF 656.78 FEET;

THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 59' 52" AN ARC LENGTH OF 668.33 FEET;

THENCE NORTH 00° 12' 40" EAST, A DISTANCE OF 622.78 FEET TO THE POINT OF BEGINNING.

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	PLAT (NORTH PORTION)
SHEET 3	PLAT (SOUTH PORTION)
SHEET 4	DETAILS

LOT AREAS:

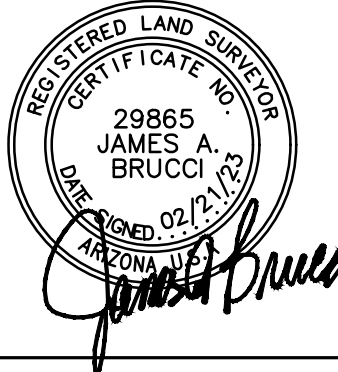
LOT 1	31,660 AC±,	1,379,121 SQ.FT.±
LOT 2	72,227 AC±,	3,146,224 SQ.FT.±
LOT 3	32,681 AC±,	1,423,566 SQ.FT.±
TOTAL	136,568 AC±	5,948,931 SQ.FT.±

OVERALL	138,042 AC±	6,013,094 SQ.FT.±
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LAND SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2018, AND THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE PLAT TO BE RETRACED.

JAMES A. BRUCCI RLS NO. 29865



ACKNOWLEDGMENT:

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

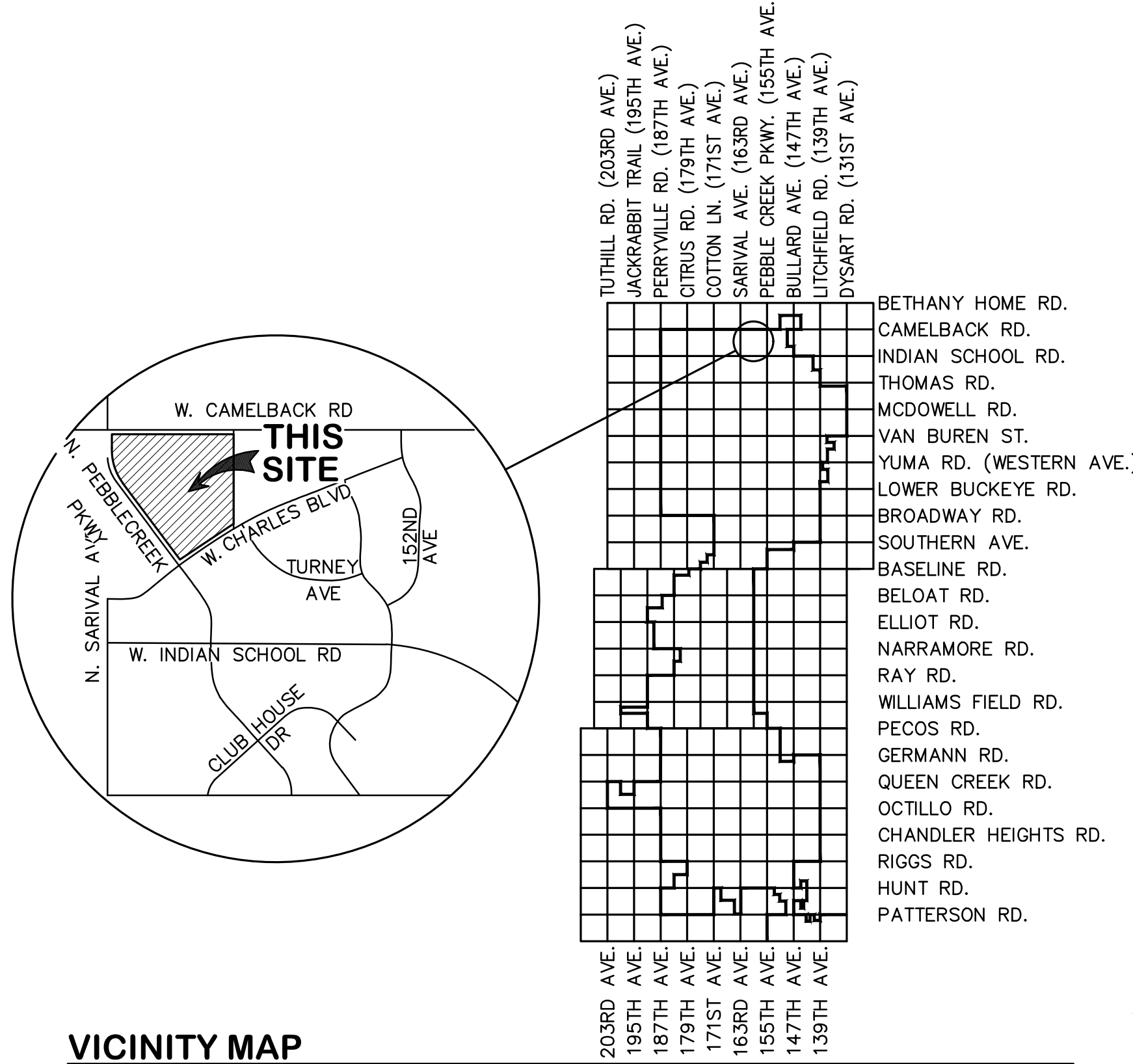
ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY

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

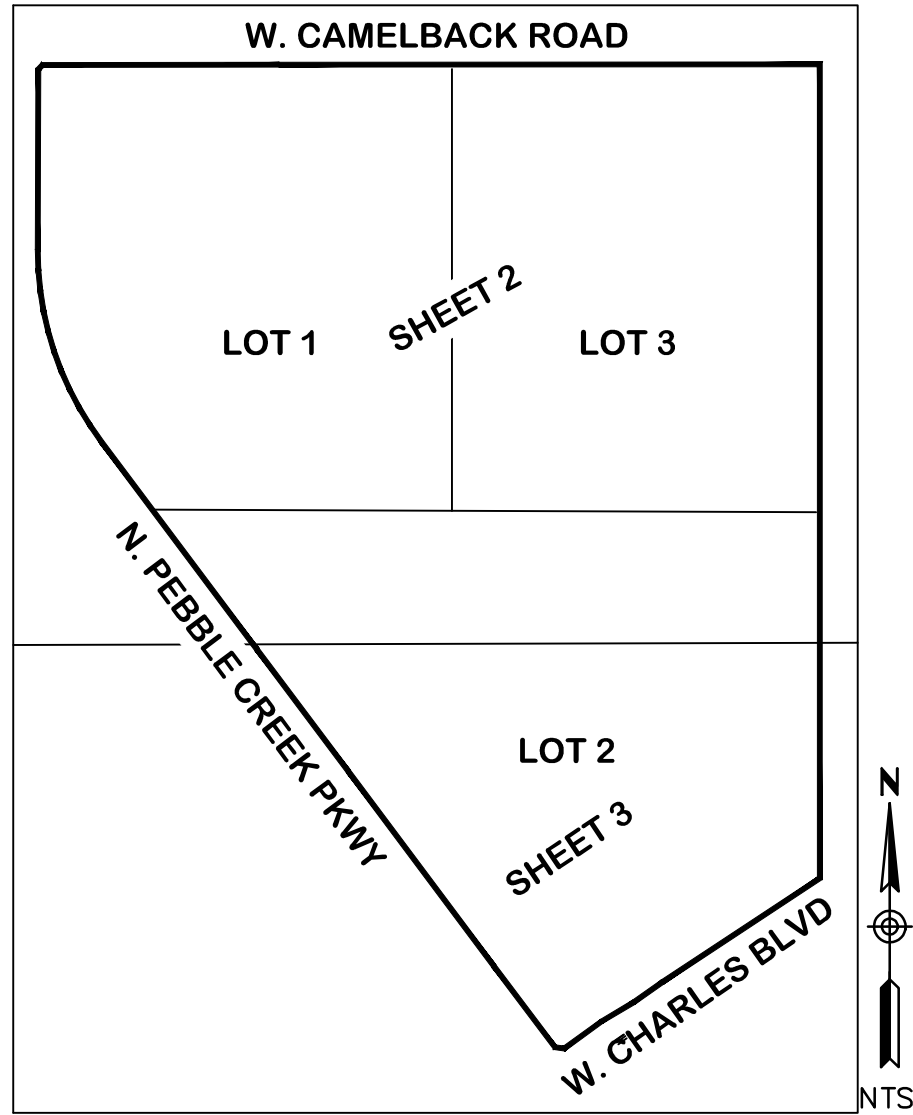
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____



VICINITY MAP



KEY MAP

BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 89°58'24" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T.2N.,R.1W. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF REPLAT OF "PV303 EAST-PHASE A, LOTS 3 AND 4", RECORDED IN BOOK 1322, PAGE 39, MARICOPA COUNTY RECORDS, ARIZONA.

NO CONFLICT CERTIFICATION

UTILITY NO CONFLICT CERTIFICATION			
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER
FIBER	LEVEL 3 COMMUNICATIONS	CONFLICT LIAISON	(303) 482-9826
IRRIGATION	MARICOPA WATER DISTRICT	CONFLICT LIAISON	(623) 546-8268
ELECTRIC	ARIZONA PUBLIC SERVICE	CASSANDRA AGUILAR	(623) 975-5706
COAXIAL, FIBER	CENTURYLINK	CONFLICT LIAISON	(480) 768-4294
CATV, FIBER	COX COMMUNICATIONS	KIRSTEN VELDMAN	(623) 328-3425
CULVERTS, SEWER	ARIZONA DEPT. OF TRANSPORTATION	DALE DROST	(602) 245-0241
GAS	SOUTHWEST GAS	NORA GALLEGOS	(602) 484-5301

APPROVALS:

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2023.

BY: _____
MAYOR (JOE PIZZILLO)

ATTEST: _____
CITY CLERK (DARIE MCCRAKEN)

FINAL PLAT APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2023.

BY: _____
CITY ENGINEER (SUMEET MOHAN)

NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: DJS
CHECKED BY: job

CIVIL AND SURVEY

HUNTER
ENGINEERING

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991

FINAL PLAT FOR
CAMELBACK CENTER AT PV303

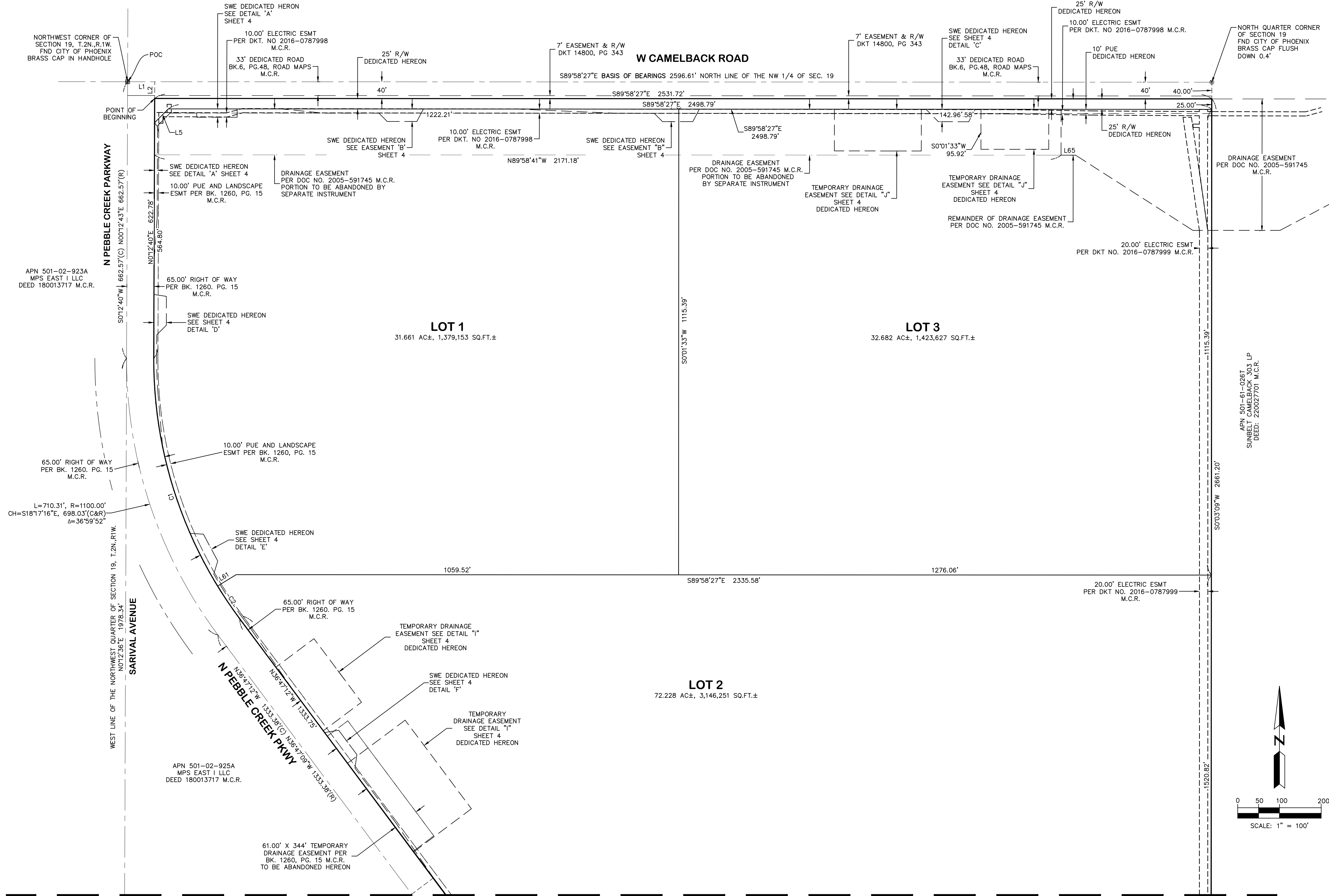
A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 19
TWNHP: 2N
RANGE: 1W

JOB NO.:
BELT017-FP

SCALE
NTS

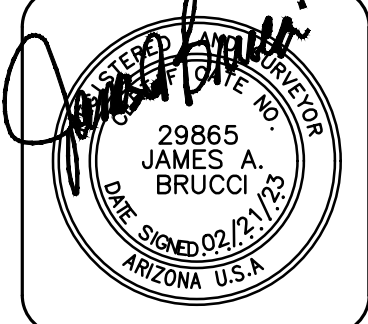
SHEET
1 OF 4



NO.	DATE	REVISION	BY

DRAWN BY: DJS
CHECKED BY: job

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



**FINAL PLAT FOR
CAMELBACK CENTER AT PV303**
A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 19
TOWNSHIP: 2N
RANGE: 1W

JOB NO.:
BELT017-FP

SCALE
1"=100'

SHEET
2 OF 4

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, T.2N, R.1W.
N01°2'36"E 1978.34'

SARIVAL AVENUE

WEST QUARTER CORNER
OF SECTION 19
FND MARICOPA COUNTY
DEPT OF TRANSPORTATION
ALUMINUM CAP FLUSH

APN 501-02-937A
FR PV 303 PHASE 2 LLC
DEED 210294559 M.C.R.

FND CITY OF GOODYEAR
BRASS CAP FLUSH

SWE DEDICATED HEREON
SEE SHEET 4
DETAIL 'G'

MATCH LINE SEE SHEET 2

LOT 2
72.228 AC±, 3,146,251 SQ.FT.±

SWE DEDICATED HEREON
SEE SHEET 4
DETAIL 'H'

65.00' RIGHT OF WAY
PER BK. 1260, PG. 15
M.C.R.

APN 501-02-911B
MPS SELLS LLC
DEED 180013718 M.C.R.

W. SELLS DR.

N PEBBLE CREEK PARKWAY

TEMPORARY
DRAINAGE EASEMENT
DEDICATED HEREON

42.00' RIGHT OF WAY
PER BK. 720, PG. 27
M.C.R.

8.00' PUE PER
BK. 720, PG. 27 M.C.R.

L=724.29', R=13334.00'
CH=S56°22'41"W, 724.20'
Δ=3°06'44"

W CHARLES BLVD.

PALM VALLEY PHASE 5 PARCEL 17
BOOK 717, PG. 27 M.C.R.

FND CITY OF GOODYEAR
BRASS CAP FLUSH

APN 501-61-026T
SUNBELT CAMELBACK 303 LP
DEED: 220027701 M.C.R.

S0°03'09"W 2661.20'

1520.82'

42.00' RIGHT OF WAY
PER BK. 720, PG. 27
M.C.R.

N 159TH AVE.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	Δ = 36°59'52"	1035.00'	668.33'	N18°17'16"W	656.78'
C2	Δ = 5°15'28"	1035.00'	94.98'	S34°09'28"E	94.94'
C3	Δ = 4°15'36"	1028.04'	76.43'	S01°54'10"E	76.42'
C4	Δ = 0°38'39"	13344.00'	150.02'	S53°58'57"W	150.02'
C5	Δ = 0°35'37"	13344.00'	138.28'	S54°00'28"W	138.28'
C6	Δ = 6°59'30"	1008.02'	123.01'	S33°17'55"E	122.93'
C7	Δ = 0°03'02"	13344.00'	11.74'	S53°41'08"W	11.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'27"E	65.00'
L2	S00°12'40"W	40.00'
L3	S59°18'24"W	120.84'
L4	N82°25'05"W	29.80'
L5	N45°07'05"E	46.74'
L6	N00°01'33"E	65.00'
L7	S00°01'33"W	20.00'
L8	S89°58'27"E	96.70'
L9	S00°01'33"W	10.00'
L10	S89°58'27"E	63.68'
L11	N45°07'06"E	42.73'
L12	N00°12'36"E	220.20'
L13	S04°03'10"W	104.45'
L14	N00°01'33"E	65.00'
L15	N27°39'25"E	34.15'
L16	S89°57'40"E	70.93'
L17	S44°58'27"E	28.14'
L18	S89°58'27"E	132.87'
L19	S84°15'49"E	100.50'
L20	N00°01'34"E	65.01'
L21	S87°35'18"E	240.21'
L22	S89°52'55"E	90.24'
L23	N44°58'27"W	28.01'

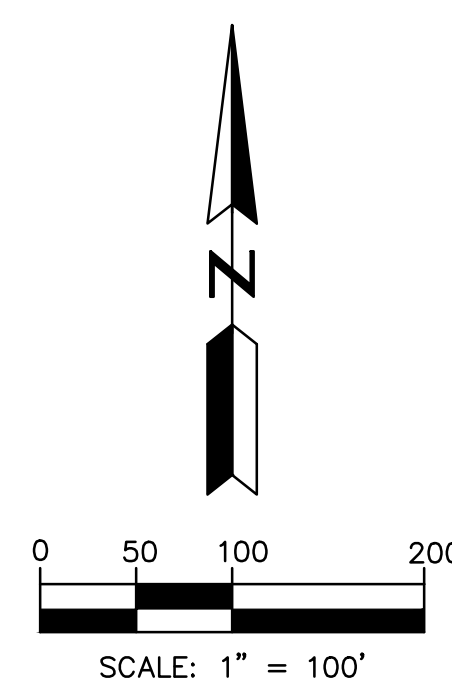
LINE TABLE		
LINE	BEARING	DISTANCE
L24	N89°57'40"W	72.65'
L25	S27°39'25"W	33.56'
L26	N00°01'33"E	65.00'
L27	N44°58'27"W	42.29'
L28	N89°57'40"W	64.06'
L29	S27°39'25"W	33.77'
L30	N89°47'20"W	65.00'
L31	N81°13'05"W	30.03'
L32	N00°01'33"E	69.17'
L33	N45°12'36"E	32.39'
L34	N00°12'36"E	56.78'
L35	S04°56'52"E	137.28'
L36	N89°53'53"E	45.18'
L37	S66°21'22"W	65.00'
L38	N86°45'05"W	32.17'
L39	N16°37'43"E	32.80'
L40	S34°35'39"E	182.29'
L41	S53°12'48"W	64.86'
L42	N80°50'13"E	33.71'
L43	S36°47'40"E	72.79'
L44	S08°12'19"W	32.53'
L45	S36°47'41"E	159.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	S34°22'25"E	163.88'
L47	S53°12'48"W	65.00'
L48	N80°50'13"E	33.81'
L49	S36°47'40"E	70.79'
L50	S08°12'20"W	32.53'
L51	S36°47'40"E	159.07'
L52	S33°59'59"E	173.84'
L53	N53°52'04"E	65.00'
L54	S53°12'48"W	65.00'
L55	N80°41'58"E	33.92'
L56	S36°55'55"E	72.51'
L57	S08°04'05"W	32.53'
L58	S36°55'55"E	160.33'
L59	S34°21'57"E	158.74'
L60	S53°04'33"W	65.00'
L61	N81°35'52"W	46.93'
L62	N82°25'05"W	29.80'
L63	N36°55'27"W	12.36'
L64	N00°01'33"E	109.89'
L65	S89°58'41"E	34.70'

LEGEND:

- IRON PIPE FOUND
- ⊠ BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- ⊙ BRASS CAP FLUSH
- SWE SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- M.C.R. MARICOPA COUNTY RECORDS
- FND FOUND
- MONUMENT LINE
- PROPERTY LINE
- - - EASEMENT LINE

- (R) RECORDED DATA ACCORDING TO FINAL PLAT
PV303 EAST-PHASE A, AS RECORDED IN
BOOK 1260, PAGE 15, M.C.R.
- (R1) RECORDED DATA ACCORDING TO FINAL PLAT
PALM VALLEY PHASE V, AS RECORDED IN
BOOK 717, PAGE 27, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA
COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED
DOCUMENTS AS NOTED.



FINAL PLAT FOR
CAMELBACK CENTER AT PV303

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 19
TWN: 2N
RANGE: 1W

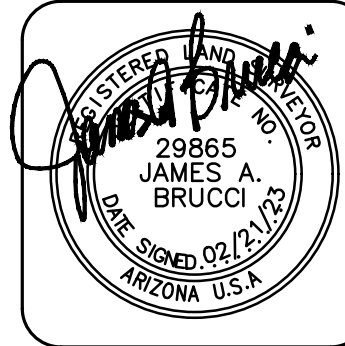
JOB NO.:
BELT017-FP

SCALE
1"=100'

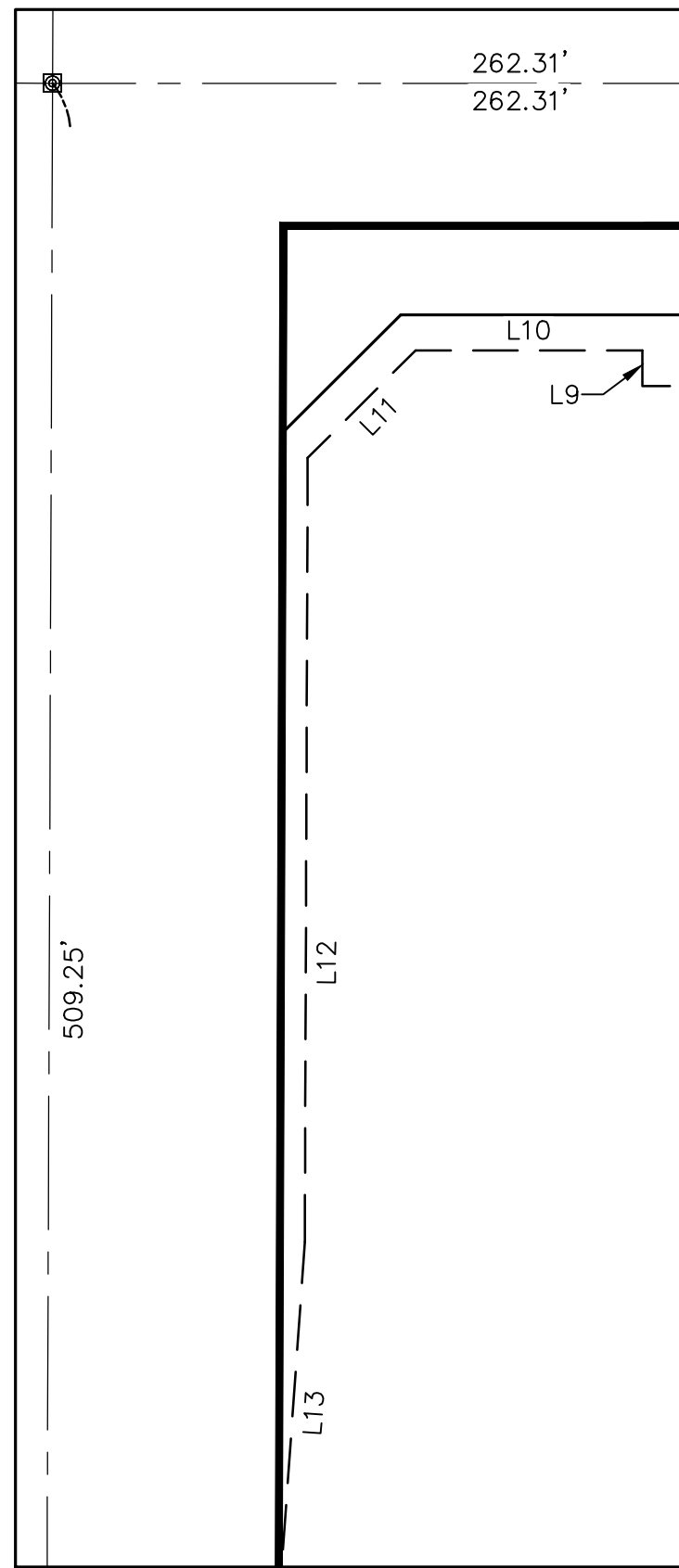
SHEET
3 OF 4

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

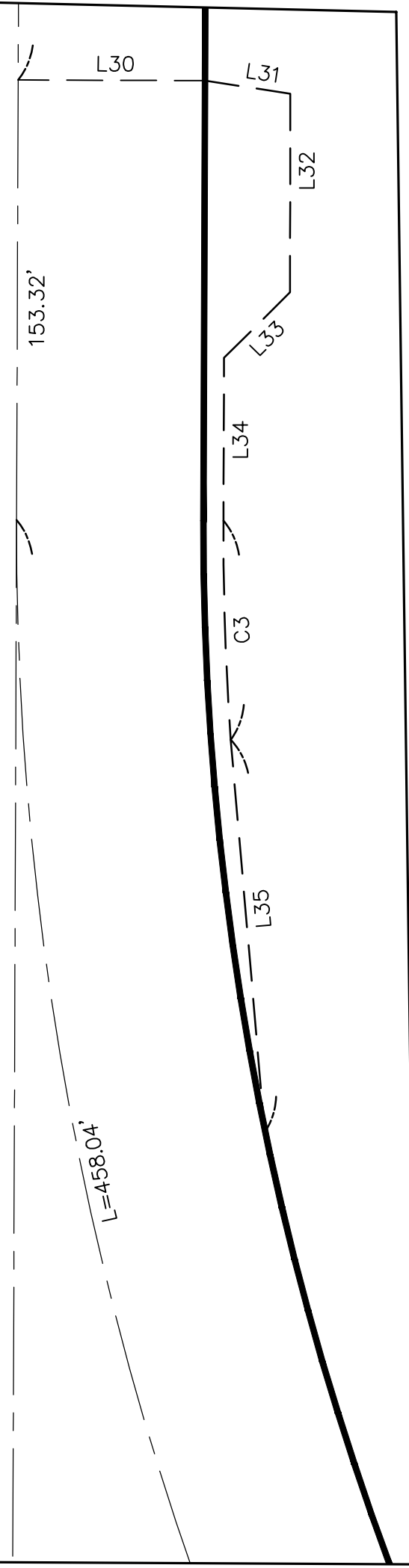
CIVIL AND SURVEY



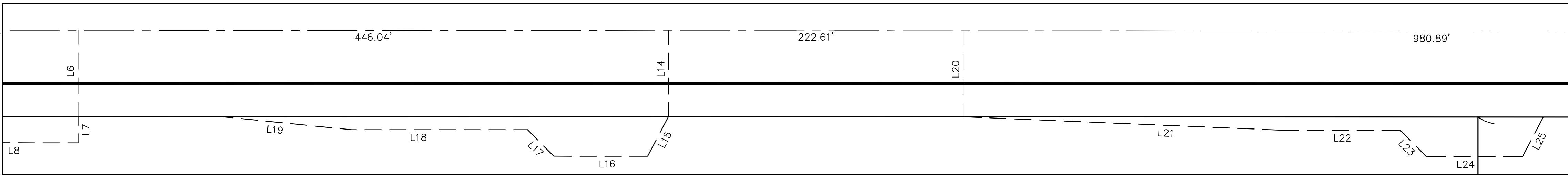
NO.	DATE	REVISION	BY
PURPOSE: FINAL PLAT			
DRAWN BY: DJS CHECKED BY: job			



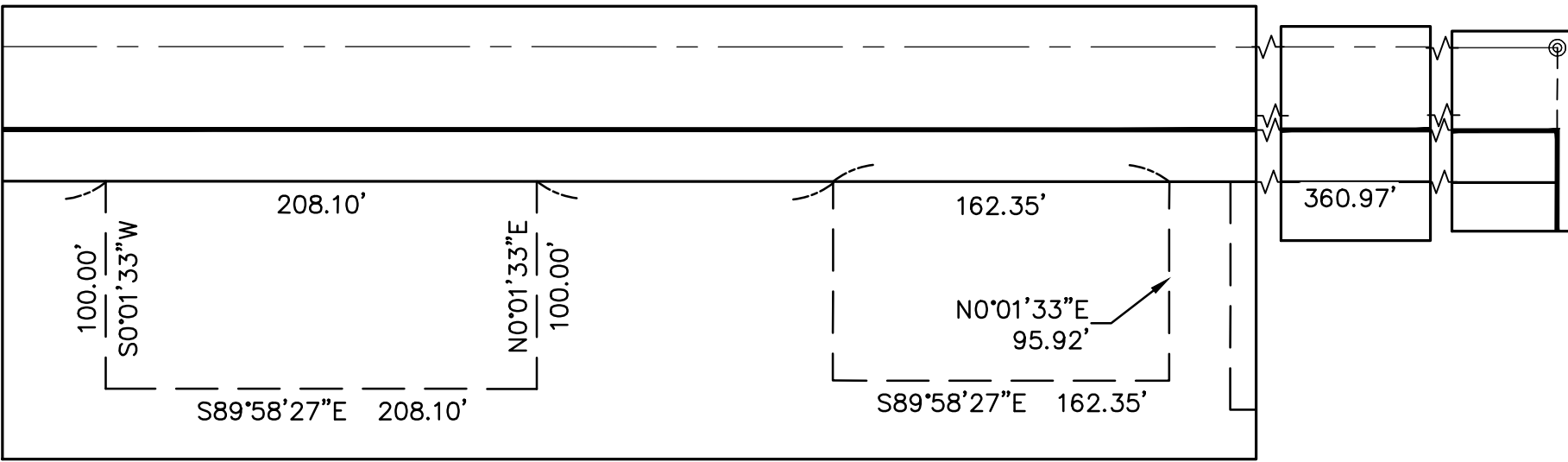
SIDEWALK EASEMENT DETAIL 'A'
SCALE 1" = 50'



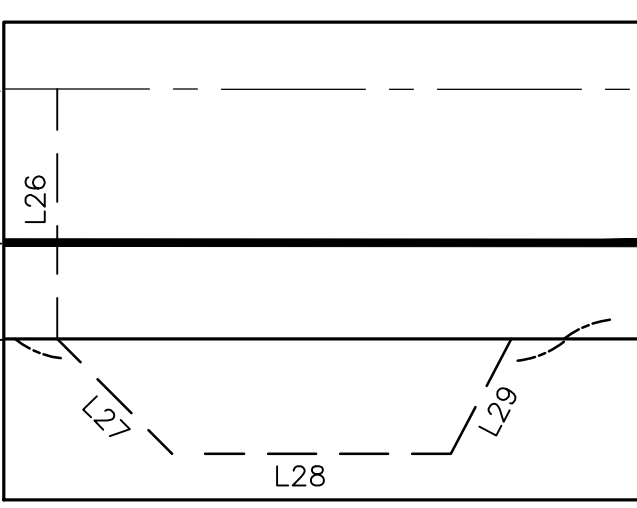
SIDEWALK EASEMENT DETAIL 'D'
SCALE 1" = 50'



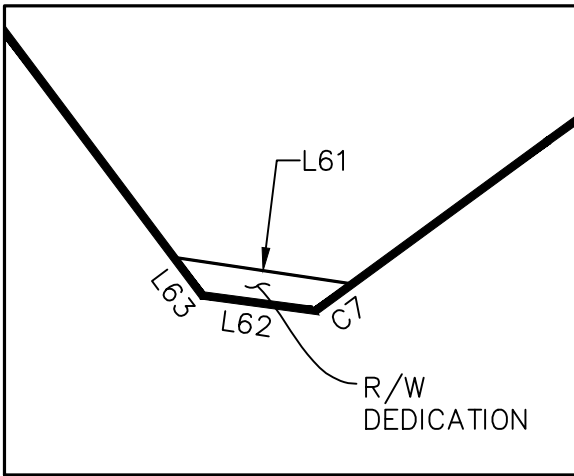
SIDEWALK EASEMENT DETAIL 'B'
SCALE 1" = 50'



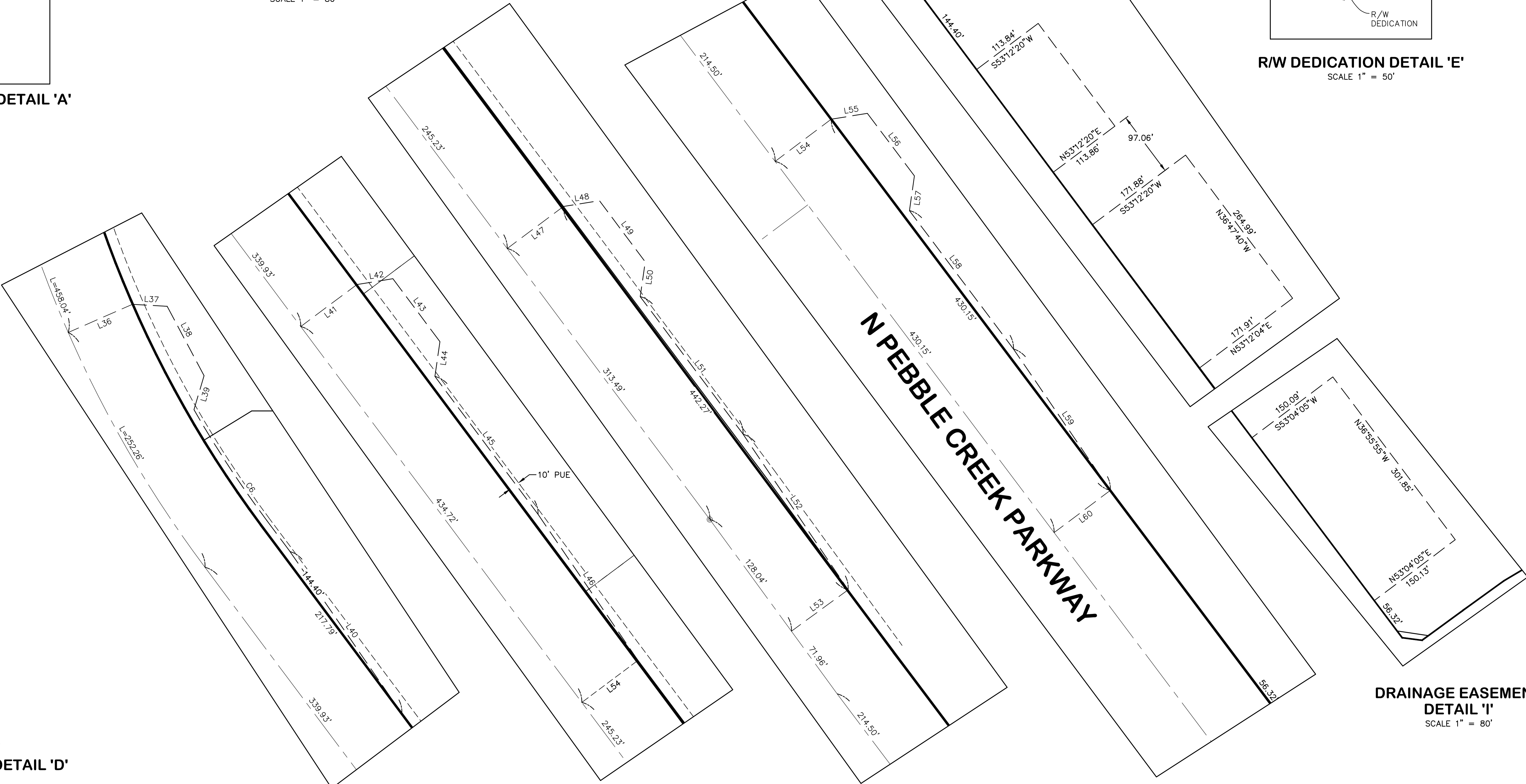
DRAINAGE EASEMENT
DETAIL 'J'
SCALE 1" = 80'



SIDEWALK EASEMENT DETAIL 'C'
SCALE 1" = 50'



R/W DEDICATION DETAIL 'E'
SCALE 1" = 50'



SIDEWALK EASEMENT DETAIL 'E'
SCALE 1" = 50'

SIDEWALK EASEMENT DETAIL 'F'
SCALE 1" = 50'

SIDEWALK EASEMENT DETAIL 'G'
SCALE 1" = 50'

SIDEWALK EASEMENT DETAIL 'H'
SCALE 1" = 50'

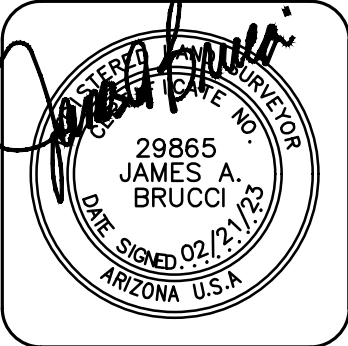
DRAINAGE EASEMENT
DETAIL 'I'
SCALE 1" = 80'

NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: DJS
CHECKED BY: job

HUNTER
ENGINEERING
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SCOTTSDALE, AZ 85258
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F 480 991 3986



**FINAL PLAT FOR
CAMELBACK CENTER AT PV303**
A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF
SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 19
TOWNSHIP: 2N
RANGE: 1W

JOB NO.:
BELT017-FP

SCALE
1"=50'

SHEET
4 OF 4