

REPLAT OF LOT 1 OF A MINOR LAND DIVISION MAP OF TRACT YY PER FINAL PLAT OF "PUEBLO VERDE"

DEDICATION STATEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS.

KNOW ALL MEN BY THESE PRESENTS:

THAT SEC YUMA AND SARIVAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 1 OF A MINOR LAND DIVISION MAP OF TRACT YY OF PUEBLO VERDE, ACCORDING TO BOOK 1686, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, HEREBY PUBLISHES THIS REPLAT OF LOT 1 OF A MINOR LAND DIVISION MAP OF TRACT YY PER FINAL PLAT OF "PUEBLO VERDE", WHICH MODIFIES THE LOT LINES AS SHOWN HEREON AND HEREBY DECLARES THAT SAID MINOR LAND DIVISION SETS FORTH THE LOCATION AND GIVES THE DIMENSION OF THE LOTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NAME THAT IS GIVEN TO IT ON SAID MINOR LAND DIVISION, AND HEREBY DEDICATES IN FEE ALL RIGHT TITLE AND INTEREST TO THE CITY OF GOODYEAR FOR USE AS SUCH, THE STREET RIGHT OF WAYS AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES, PUBLIC UTILITY EASEMENTS AND SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSES SHOWN HEREON.

SEC YUMA AND SARIVAL, 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 LOTS DESIGNATED AS " P.U.E., DEDICATED HEREON" AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "PUBLIC UTILITY EASEMENT AREAS"), SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, INSPECTING, 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/OR 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 HEREON 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

SEC YUMA AND SARIVAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("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 LOTS DESIGNATED AS "PUBLIC WATER EASEMENT DEDICATED HEREON" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "WATER EASEMENT AREAS"). THE WATER EASEMENTS DEDICATED HEREON ARE FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES, WATER METERS, FIRE HYDRANTS, AND APPURTENANCES THERETO 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 ERECTED, 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 HEREON 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

IN WITNESS WHEREOF:

SEC YUMA AND SARIVAL, LLC, AN ARIZONA 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 THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2024.

SEC YUMA AND SARIVAL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: SARIVAL AND YUMA SEC, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: CAR-DEL LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, MEMBER

BY: GERMANN-GFB II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY:

GARY D. DAVIDSON, A MARRIED MAN DEALING WITH
HIS SOLE AND SEPARATE PROPERTY, MEMBER

BY: JM-SARIVAL AND YUMA, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: J.M. MANAGEMENT COMPANY, INC., AN ARIZONA CORPORATION, MEMBER

BY:

JAMES V. WHITEHEAD, PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY GARY D. DAVIDSON AND JAMES V. WHITEHEAD IN THEIR AFOREMENTIONED CAPACITIES ON BEHALF OF SEC YUMA AND SARIVAL, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

EXISTING LEGAL DESCRIPTION:

LOT 1 OF A MINOR LAND DIVISION MAP OF TRACT YY OF PUEBLO VERDE, ACCORDING TO BOOK 1686, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT 1A LEGAL DESCRIPTION:

A PORTION OF LOT 1 OF A MINOR LAND DIVISION MAP OF TRACT YY OF PUEBLO VERDE, ACCORDING TO BOOK 1686, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER (3" CITY OF GOODYEAR BRASS CAP FLUSH) OF SAID SECTION 18, FROM WHICH THE WEST QUARTER CORNER (3" CITY OF GOODYEAR BRASS CAP IN HANDHOLE) OF SAID SECTION 18 BEARS SOUTH 00°23'31" EAST A DISTANCE OF 2634.02 FEET;

THENCE SOUTH 00°23'31" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 489.78 FEET;

THENCE NORTH 89°36'29" EAST A DISTANCE OF 55.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 00°23'31" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 142.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°23'31" WEST, A DISTANCE OF 239.50 FEET;

THENCE NORTH 44°44'45" EAST, A DISTANCE OF 46.56 FEET A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE ALONG SAID NORTH LINE, NORTH 89°53'00" EAST, A DISTANCE OF 196.12 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 71.60 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 35.20 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 201.37 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 192.06 FEET TO THE POINT OF BEGINNING;

NOTES:

THESE LOTS ARE NOT PART OF A PROPOSED OR EXISTING HOA OR POA.

LOT TABLE			
LOT	AREA	OWNER	PARTY RESPONSIBLE FOR PROPERTY MAINTENANCE
1A	54,603 SF	SEC YUMA AND SARIVAL, LLC	SEC YUMA AND SARIVAL, LLC
1B	82,991 SF	SEC YUMA AND SARIVAL, LLC	SEC YUMA AND SARIVAL, LLC
TOTAL	137,594 SF		

NOTES:

A. 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.

B. 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.

C. 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.

D. 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.
1. 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.
2. 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.
3. 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.
4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
5. 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.

E. 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.
1. 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.
2. 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.
3. 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.
4. 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.
5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
6. 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.

F. 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.

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

H. 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.

I. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).

J. 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.

K. 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.

L. THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE RECIPROCAL EASEMENT AGREEMENT (REA) WHICH INCLUDES PROVISIONS FOR THE USE OF AND MAINTENANCE OF A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ACCESS DRIVES, CROSS DRAINAGE, EMERGENCY ACCESS, AND REFUSE COLLECTION ACCESS.

INDEX OF SHEETS	
	DESCRIPTION
1	COVER SHEET
2	PLAN SHEET

LOT 1B LEGAL DESCRIPTION:

A PORTION OF LOT 1 OF A MINOR LAND DIVISION MAP OF TRACT YY OF PUEBLO VERDE, ACCORDING TO BOOK 1686, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER (3" CITY OF GOODYEAR BRASS CAP FLUSH) OF SAID SECTION 18, FROM WHICH THE WEST QUARTER CORNER (3" CITY OF GOODYEAR BRASS CAP IN HANDHOLE) OF SAID SECTION 18 BEARS SOUTH 00°23'31" EAST A DISTANCE OF 2634.02 FEET;

THENCE SOUTH 00°23'31" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 489.78 FEET;

THENCE NORTH 89°36'29" EAST A DISTANCE OF 55.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°23'31" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 142.01 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 192.06 FEET

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 201.37 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 35.20 FEET

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 71.60 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE ALONG SAID NORTH LINE, NORTH 89°53'00" EAST, A DISTANCE OF 189.18 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00°00'02" WEST ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 79.99 FEET;

THENCE SOUTH 89°53'00" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 00°00'25" WEST, A DISTANCE OF 170.00 FEET;

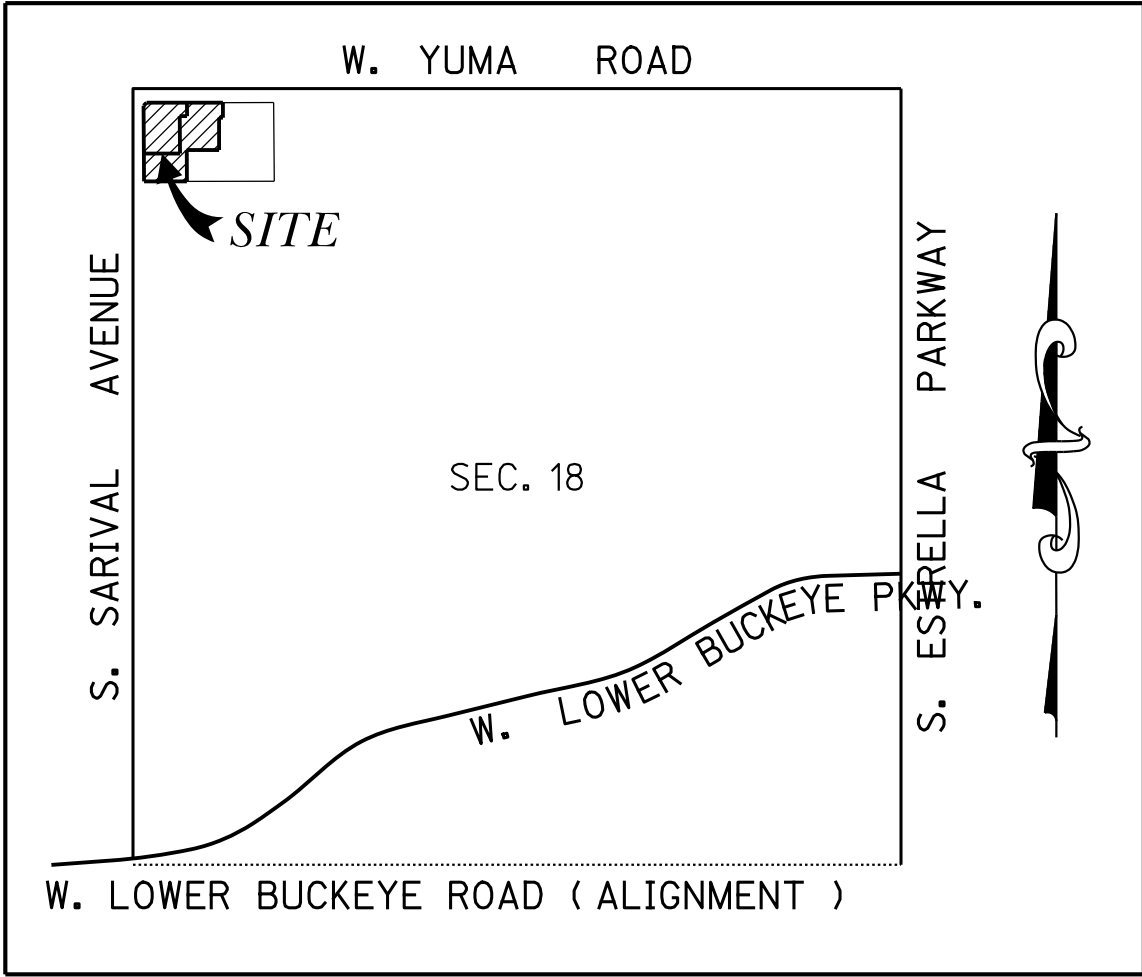
THENCE SOUTH 89°53'00" WEST, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 00°00'28" EAST, A DISTANCE OF 164.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°53'00" WEST, A DISTANCE OF 225.47 FEET TO THE POINT OF BEGINNING;

REFERENCES:

BK. 787 PG. 14
BK. 1686 PG. 50 (R)



VICINITY MAP

N.T.S.

OWNER - LOT 1A:

SEC YUMA AND SARIVAL, LLC
1110 EAST MISSOURI AVE, SUITE 700
PHOENIX, ARIZONA 85014

CONTACT: GARY DAVIDSON
PHONE: (602) 263-7626
EMAIL: LISA@DMAPHX.COM

OWNER - LOT 1B:

SEC YUMA AND SARIVAL, LLC
1110 EAST MISSOURI AVE, SUITE 700
PHOENIX, ARIZONA 85014

CONTACT: GARY DAVIDSON
PHONE: (602) 263-7626
EMAIL: LISA@DMAPHX.COM

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: JIM L OFTIS, RLS
PHONE: (602) 334-4387

BASIS OF BEARING:

BASIS OF BEARING IS THE MONUMENT LINE OF YUMA ROAD USING A BEARING OF NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST PER THE FINAL PLAT FOR "PUEBLO VERDE", RECORDED IN BOOK 787, PAGE 14, OF MARICOPA COUNTRY RECORDS.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MINOR LAND DIVISION 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.

REGISTERED LAND SURVEYOR

ADDRESS: JIM L OFTIS, RLS 26404
6370 E. THOMAS ROAD
SUITE #200
SCOTTSDALE, ARIZONA 85251

TELEPHONE: (602) 334-4387

APPROVALS:

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 202 ____.

BY: _____
MAYOR (JOE PIZZILLO)

ATTEST: _____
CITY CLERK (DARCIE MCCRAKEN)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 202 ____.

BY: _____
CITY ENGINEER (STEVE SCINTO)

REPLAT OF
LOT 1 OF A MINOR LAND DIVISION MAP OF
TRACT YY PER FINAL PLAT OF "PUEBLO VERDE"
GOODYEAR, ARIZONA

300engineering
civil engineering
surveying
planning

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 01/24/24

PROJECT NO.
1860

SURVEYOR: J. L OFTIS
CAD TECH: J. L OFTIS

SHEET NO.
1 of 2

P.O.C.
NW COR. SEC. 18 T1N R1W
FD. 3" CITY OF GOODYEAR
BRASS CAP FLUSH

N¼ COR. SEC. 18 T1N R1W
FD. 3" CITY OF GOODYEAR
BRASS CAP FLUSH

YUMA ROAD

N 89°53'00"E 2561.35' (R&M) (BASIS OF BEARING)
473.66' (R&M)

2087.69' (R&M)

FD. 1/2" REBAR W/
CAP #19344

N 44°44'41"E 22.57' (R)
N 44°44'45"E 22.57' (M)

RIGHT-OF-WAY
DEDICATED HEREON

FD. NAIL IN WASHER
STAMPED "KLEIN 42137"

8' P.U.E.
DEDICATED HEREON

8' P.U.E. PER
BK. 787, PG. 14

SIGHT VISIBILITY TRIANGLE
PER BK. 787, PG. 14

N 44°44'45"E 46.56'

PUBLIC WATER EASEMENT
DEDICATED HEREON

LOT 1A
54,603 SQ. FT.
1.253 ACRES

LOT 1B
82,991 SQ. FT.
1.905 ACRES

COURSE	BEARING	LENGTH
WE1	S00°23'31"E	65.87'
WE2	S90°00'00"E	16.26'
WE3	S00°00'00"E	20.00'
WE4	N90°00'00"W	16.13'
WE5	N00°23'31"W	20.00'

SARIVAL AVENUE

S 00°23'37"E 2634.25' (R)
S 00°23'31"E 2634.02' (M)

N 00°23'37"W 398.51' (R)
N 00°23'31"W 398.51' (M)

T.P.O.B.
LOT 1A

N 90°00'00"W 192.06'

142.01'

30' LANDSCAPE EASEMENT
PER BK. 787, PG. 14

S 89°53'00"W (R&M) 225.45' (R) 225.47' (M)

T.P.O.B. LOT 1B
SWC LOT 1
BOOK 1686,
PAGE 50, M.C.R.

TRACT LL
A.P.N. 500-07-910
2008-0676698 M.C.R.
(NOT A PART)

LOT 5
A.P.N. 500-07-471
2012-1046835 M.C.R.
(NOT A PART)

LOT 6
A.P.N. 500-07-472
2019-0556083 M.C.R.
(NOT A PART)

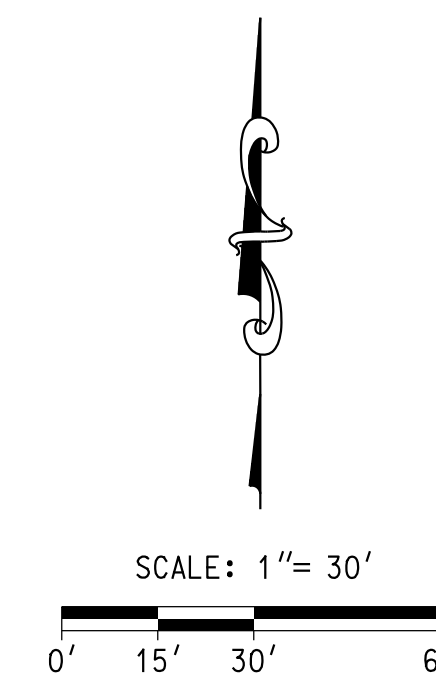
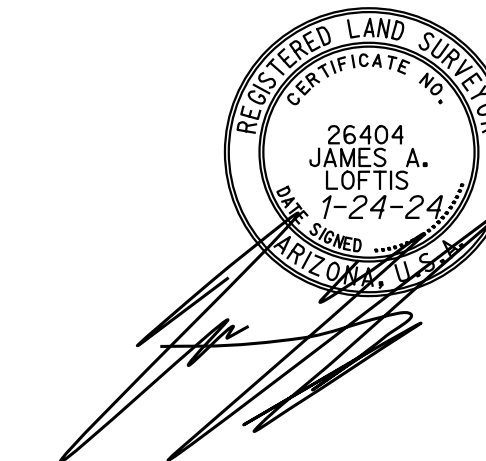
PUEBLO VERDE BK. 787, PG. 14, M.C.R.

W¼ COR. SEC. 18 T1N R1W
FD. 3" CITY OF GOODYEAR
BRASS CAP IN HANDHOLE

A.P.N. 500-07-923D
LOT 2
M.L.D. TRACT YY OF PUEBLO VERDE
BK. 1686, PG. 50, M.C.R.
(NOT A PART)

LEGEND:

⊙	SECTION MONUMENTATION - AS NOTED	----	EXISTING EASEMENT LINE
●	BRASS CAP - AS NOTED	----	PROPOSED EASEMENT LINE
△	SUBDIVISION CORNER - AS NOTED	PUE	PUBLIC UTILITY EASEMENT
○	FOUND MONUMENT - AS NOTED	R/W	RIGHT-OF-WAY
—	SUBDIVISION BOUNDARY	MCR	MARICOPA COUNTY RECORDS
---	CENTERLINE	RLS	REGISTERED LAND SURVEYOR
---	TIE LINE	APN	ASSESSOR PARCEL NUMBER
---	PROPOSED PROPERTY LINE	(M)	MEASURED
---	EXISTING R/W LINE	(R)	RECORD PER BOOK 1686, PAGE 50
---	SECTION LINE	●	SET MONUMENT - 1/2" REBAR W/ CAP RLS # 26404
---	ADJACENT PARCEL LINE	WE	WATER EASEMENT
		P.O.C.	POINT OF COMMENCEMENT
		T.P.O.B.	TRUE POINT OF BEGINNING



REPLAT OF
LOT 1 OF A MINOR LAND DIVISION MAP OF
TRACY YY PER FINAL PLAT OF "PUEBLO VERDE"
GOODYEAR, ARIZONA

300engineering
civil engineering
planning
surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 01/24/24

PROJECT NO.
1860

SURVEYOR: J. LOFTIS
CAD TECH: J. LOFTIS

SHEET NO.
2 of 2