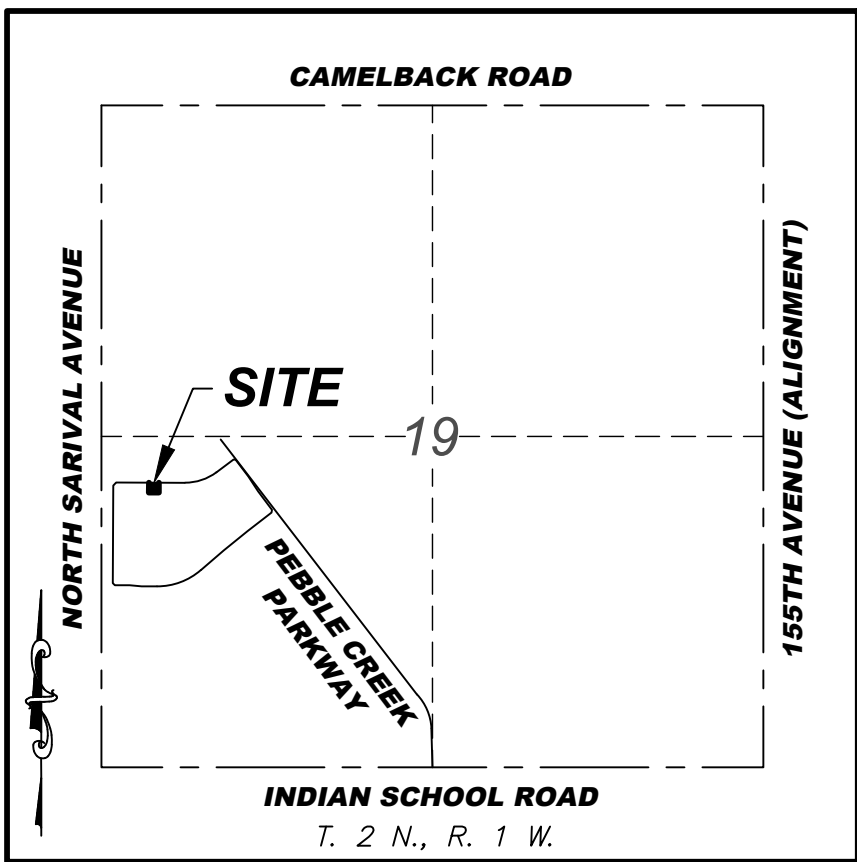


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FINAL PLAT
OF
LIBERTY WELL SITE 19B

A REPLAT OF A PORTION OF LOT 5, OF THE FINAL PLAT OF "PV303 EAST - PHASE A" RECORDED IN BOOK 1260 OF MAPS, PAGE 15, AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NO. 2016-0098051 OF OFFICIAL RECORDS, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

NOTES

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- F. 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.
- G. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE LOOP 303.
- H. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- I. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).
- J. 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.
- 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.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP CENTERLINE MONUMENT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, 1116.93 FEET NORTH 00 DEG. 15 MIN. 08 SEC. EAST OF THE SOUTHWEST CORNER OF SAID SECTION 19, FROM THE CENTERLINE MONUMENT A FOUND CITY OF GOODYEAR BRASS CAP CENTERLINE MONUMENT ON THE WEST SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 19, BEARS NORTH 00 DEG. 15 MIN. 08 SEC. EAST (BASIS OF BEARINGS), 1111.48 FEET;

THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2203.41 FEET;

THENCE SOUTH 89 DEG. 45 MIN. 08 SEC. EAST DEPARTING SAID WEST LINE, A DISTANCE OF 401.62 FEET TO A POINT IN THE NORTH LINE OF LOT 5 AS SHOWN IN THE FINAL PLAT OF PV303 EAST-PHASE A RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MCR, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF WEST SELLS DRIVE AS SHOWN IN SAME, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEG. 45 MIN. 08 SEC. EAST ALONG SAID NORTH LINE AND SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 00 DEG. 14 MIN. 52 SEC. WEST DEPARTING SAID NORTH LINE AND SOUTH RIGHT-OFWAY LINE, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89 DEG. 45 MIN. 08 SEC. WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 00 DEG. 14 MIN. 52 SEC. EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR

RICK ENGINEERING COMPANY
2401 W. PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
PHONE: 602-957-3350
CONTACT: JARED HANSMANN
JHANSMANN@RICKENGINEERING.COM

OWNER

LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP., AN ARIZONA CORPORATION

AREAS

LOT 5A: 10,000 SQUARE FEET OR .230 ACRES, MORE OR LESS.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE SALT AND GILA RIVER BASE AND MERIDIAN BETWEEN THE INTERSECTING CENTERLINE MONUMENTS OF WEST SELLS DRIVE AND WEST CHARLES BOULEVARD AS SHOWN ON THE FINAL PLAT OF PV303 EAST - PHASE A, RECORDED AS BOOK 1260, PAGE 15, MARICOPA COUNTY RECORDS.

SAID LINE BEARS SOUTH 00 DEGREES 15 MINUTES 08 SECONDS WEST PER BOOK 1260 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS.

ZONING

ZONE: PAD (PLANNED AREA DEVELOPMENT) WITH AN UNDERLYING ZONING OF I-1 (LIGHT INDUSTRIAL PARK)
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2021 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2024.

BY: _____
MAYOR (JOE PIZZILLO)

ATTEST: _____
CLERK (DARCI McCracken)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2024.

BY: _____
CITY ENGINEER (STEPHEN SCINTO)

CERTIFICATION

I, JARED HANSMANN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS FINAL PLAT CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2023; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THE POSITIONS ARE CORRECTLY SHOWN AND THAT THE SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JARED HANSMANN
2401 W. PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
PHONE: 602-957-3350
JHANSMANN@RICKENGINEERING.COM

DATE

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:
THAT LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP., AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF THE FINAL PLAT OF "LIBERTY WELL SITE 19B", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES 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.

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

BY: LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP., AN ARIZONA CORPORATION

BY: _____ DATE: _____
MOSES THOMPSON

ITS: _____
PRESIDENT OF LIBERTY UTILITIES

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY

_____ AS _____ OF LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP., AN ARIZONA CORPORATION

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

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

UTILITY NOTE

DATE UTILITY MAPS ORDERED: DATE 10-24-23

UTILITY TYPE	PROVIDER	STATUS
ELECTRIC	APS	RECEIVED
GAS	SWG	RECEIVED
TELEPHONE	COX	RECEIVED
TELEVISION	COX	RECEIVED
WATER	LIBERTY UTILITIES	RECEIVED
SEWER	LIBERTY UTILITIES	RECEIVED
STORM	COG	RECEIVED

SURVEYOR:

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PHOENIX, AZ 85029
602.957.3350

RICK
ENGINEERING COMPANY
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

rickengineering.com

DRAWN BY: _____ DB | SCALE: _____ NTS
CHECKED BY: _____ JH | DATE: 6/18/2024

FINAL PLAT
LIBERTY WELL SITE 19B

GOODYEAR, ARIZONA



PROJECT NO.
6959
SHEET NO. 1 OF 2

