

REPLAT
OF
"PALM VALLEY PAVILIONS LOT 6 AND A PORTION OF LOT 7"

BEING A REPLAT OF LOT 6 AND A PORTION OF LOT 7 OF PALM VALLEY PAVILLIONS AS RECORDED IN BOOK 482 OF
MAPS ON PAGE 47, MCR AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNERS STATEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT PMB PALM VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER OF LOT 6 AND GOODYEAR DEVELOPMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF A PORTION OF LOT 7 HAVE SUBDIVIDED UNDER THE NAME OF "REPLAT OF LOT 6 AND A PORTION OF LOT 7, PALM VALLEY PAVILIONS" A REPLAT OF THE FINAL PLAT OF "PALM VALLEY PAVILIONS" RECORDED IN BOOK 482, PAGE 41 MARICOPA COUNTY RECORDS (MCR), LYING WITHIN A PORTION OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS REPLAT AS AND FOR SAID REPLAT OF "LOT 6 AND A PORTION OF LOT 7, PALM VALLEY PAVILIONS", AND HEREBY DECLARES THAT SAID REPLAT 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.

PMB PALM VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOT 6, ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR A NON-EXCLUSIVE ACCESS EASEMENT ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN LOT 6 DESIGNATED AS "EMERGENCY ACCESS ESMNT DEDICATED HEREON" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE ACCESS EASEMENT AREA). THE ACCESS EASEMENT DEDICATED HEREON IS FOR USE BY THE CITY OF GOODYEAR AND OTHER ENTITIES FOR THE PURPOSES PROVIDED HEREIN. THE PURPOSE OF THIS EASEMENT IS TO: (I) PROVIDE ACCESS FOR EMERGENCY SERVICES PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO RESPOND TO CALLS FOR EMERGENCY SERVICES; (II) PROVIDE ACCESS FOR GOVERNMENT SERVICE PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO PROVIDE GOVERNMENTAL SERVICES; AND (III) TO ALLOW THE CITY OF GOODYEAR INCLUDING ITS CONTRACTORS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACE IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS AS NEEDED TO PROVIDE ACCESS FOR EMERGENCY AND GOVERNMENT SERVICE PROVIDERS. OWNER SHALL CONSTRUCT IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND/OR LOCAL LAWS, ORDINANCES, POLICIES, PROCEDURES OR OTHER REQUIREMENTS APPLICABLE TO EMERGENCY ACCESS WAYS IN EFFECT AT THE TIME OF THE CONSTRUCTION OF THE EMERGENCY ACCESS IMPROVEMENTS, INCLUDING BY WAY OF EXAMPLE, BUT NOT LIMITED TO, THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUALS FOR IMPROVEMENTS NEEDED FOR EMERGENCY ACCESS (THE "EMERGENCY ACCESS ROAD"). OWNER SHALL MAINTAIN, THE EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION AND SHALL REPAIR AND REPLACE THE EMERGENCY ACCESS ROAD AS NEEDED TO HAVE AN EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. THE ACCESS EASEMENT DEDICATED HEREON RUNS WITH THE LAND AND IS BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE ACCESS EASEMENT AREA.

GOODYEAR DEVELOPMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A NON-EXCLUSIVE ACCESS EASEMENT ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN LOT 7A AND LOT 7B DESIGNATED AS "EMERGENCY ACCESS ESMNT DEDICATED HEREON" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE ACCESS EASEMENT AREA). THE ACCESS EASEMENT DEDICATED HEREON IS FOR USE BY THE CITY OF GOODYEAR AND OTHER ENTITIES FOR THE PURPOSES PROVIDED HEREIN. THE PURPOSE OF THIS EASEMENT IS TO: (I) PROVIDE ACCESS FOR EMERGENCY SERVICES PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO RESPOND TO CALLS FOR EMERGENCY SERVICES; (II) PROVIDE ACCESS FOR GOVERNMENT SERVICE PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO PROVIDE GOVERNMENTAL SERVICES; AND (III) TO ALLOW THE CITY OF GOODYEAR INCLUDING ITS CONTRACTORS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACE IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS AS NEEDED TO PROVIDE ACCESS FOR EMERGENCY AND GOVERNMENT SERVICE PROVIDERS. OWNER SHALL CONSTRUCT IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND/OR LOCAL LAWS, ORDINANCES, POLICIES, PROCEDURES OR OTHER REQUIREMENTS APPLICABLE TO EMERGENCY ACCESS WAYS IN EFFECT AT THE TIME OF THE CONSTRUCTION OF THE EMERGENCY ACCESS IMPROVEMENTS, INCLUDING BY WAY OF EXAMPLE, BUT NOT LIMITED TO, THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUALS FOR IMPROVEMENTS NEEDED FOR EMERGENCY ACCESS (THE "EMERGENCY ACCESS ROAD"). OWNER SHALL MAINTAIN, THE EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION AND SHALL REPAIR AND REPLACE THE EMERGENCY ACCESS ROAD AS NEEDED TO HAVE AN EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. THE ACCESS EASEMENT DEDICATED HEREON RUNS WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE ACCESS EASEMENT AREAS.

PMB PALM VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER OF LOT 6 ("GRANTOR"), WARRANTS AND COVENANTS TO THE CITY OF GOODYEAR, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (COLLECTIVELY THE "GRANTEE") THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY DESCRIBED HEREIN; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS WITH RESPECT TO THE PROPERTY BEING CONVEYED HEREIN.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND PMB PALM VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

GOODYEAR DEVELOPMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS OWNER OF A PORTION OF LOT 7 ("GRANTOR"), WARRANTS AND COVENANTS TO THE CITY OF GOODYEAR, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (COLLECTIVELY THE "GRANTEE") THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY DESCRIBED HEREIN; THAT GRANTOR HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT GRANTEE SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS WITH RESPECT TO THE PROPERTY BEING CONVEYED HEREIN.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GOODYEAR DEVELOPMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS THEREOF, PMB PALM VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

DATED THIS _____ DAY OF _____ 20____.

BY: _____
BENJAMIN RYAN, AUTHORIZED REPRESENTATIVE

IN WITNESS THEREOF, GOODYEAR DEVELOPMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

DATED THIS _____ DAY OF _____ 20____.

BY: _____
JON AVGANIM, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

ON _____, 20____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED JON AVGANIM WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE/HE/THEY EXECUTED THE SAME IN HER/HIS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HER/HIS/THEIR SIGNATURES ON THIS INSTRUMENT THE PERSON(S), OR ENTITIES UPON WHICH THE PERSON(S), EXECUTED THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

IWITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ EXPIRES _____

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

ON _____, 20____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED BENJAMIN RYAN WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE/HE/THEY EXECUTED THE SAME IN HER/HIS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HER/HIS/THEIR SIGNATURES ON THIS INSTRUMENT THE PERSON(S), OR ENTITIES UPON WHICH THE PERSON(S), EXECUTED THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

IWITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ EXPIRES _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 20____.

BY: _____
JOE PIZZILLO, MAYOR _____ DATE _____

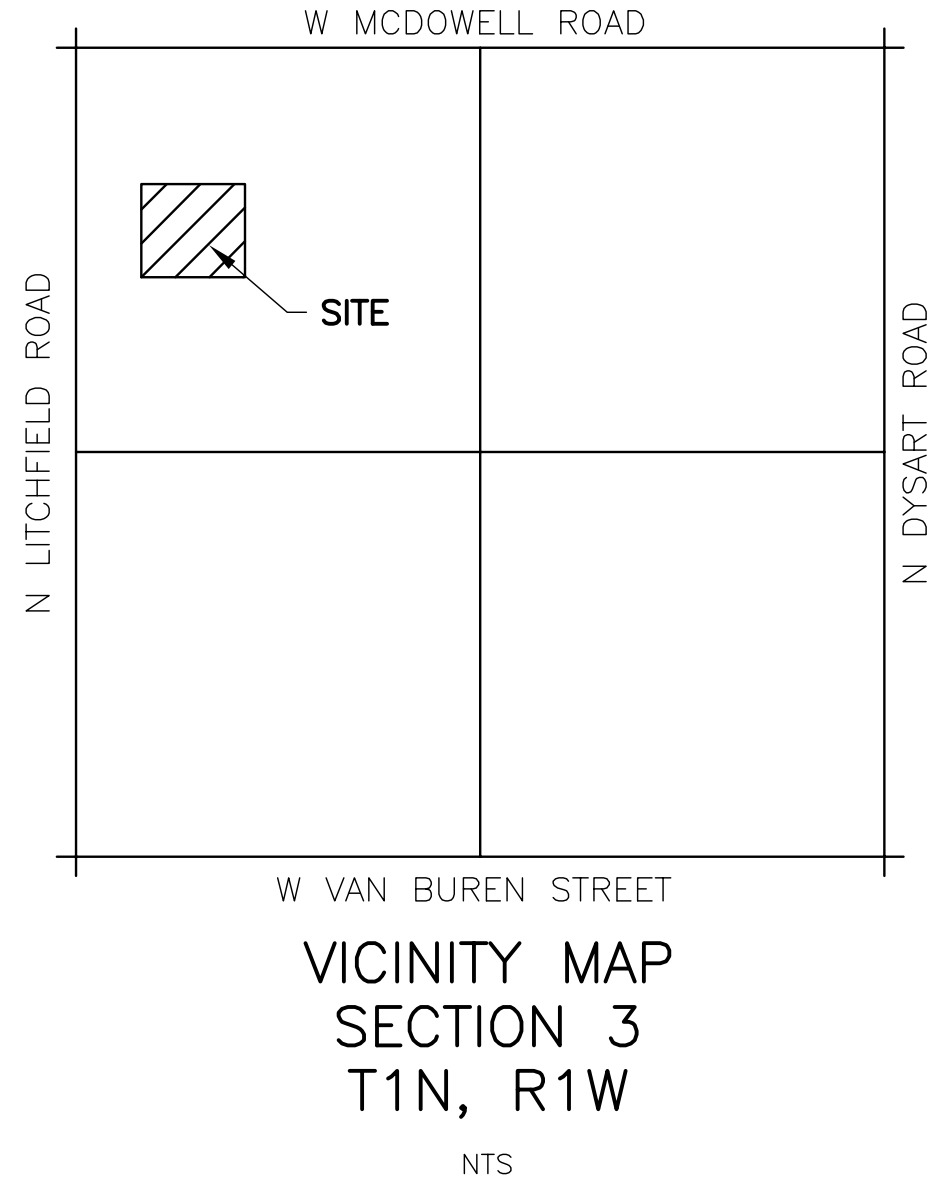
ATTEST: _____
DARCIE MCCrackEN, CITY CLERK _____ DATE _____

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 20____.

BY: _____
STEVE SCINTO, CITY ENGINEER _____ DATE _____

UTILITY PROVIDERS

ELECTRIC: APS
GAS: SOUTHWEST GAS
WATER: LIBERTY UTILITIES
SEWER: LIBERTY UTILITIES
CATV: CENTURYLINK



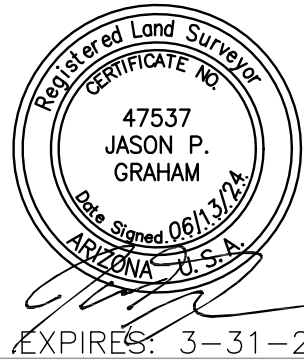
NOTES

- THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF LIBERTY UTILITIES AND HAS BEEN GRANTED A CERTIFICATE OF AN ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND EXCEPT 69KV AND LARGER POWER LINES.
- STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED WITHIN A PUE EXCEPT UTILITIES, WOOD, WORE OR REMOVABLE SECTION TYPE FENCING, ASPHALT OR CONCRETE PAVING. GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY CONSTRUCTION, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION. HOWEVER, DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION, THE CITY OF GOODYEAR WILL USE REASONABLE CARE AND CONSIDERATION OF EXISTING LANDSCAPING. IT IS FURTHER UNDERSTOOD THAT ALL PERSONS OTHER THAN THE CITY OF GOODYEAR SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS OR PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH THEIR USE.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVER FLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM THE PHOENIX- GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. EACH LOT PURCHASER SHALL SIGN A SEPARATE STATEMENT ACKNOWLEDGING RECIEPT OF THIS DISCLOSURE.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND REPLAT OF THE PREMISES DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2024, AND THAT THE REPLAT IS CORRECT AND ACCURATE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE REPLAT TO BE RETRACED, AND THAT THIS REPLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA BOUNDARY SURVEYS.

JASON P GRAHAM, RLS 47537



EXPIRES: 3-31-26

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DIBBLE

REPLAT

A PORTION OF THE NORTHWEST 1/4, SECTION 3,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1122201	DATE: MAR 2024	SCALE: AS SHOWN
SURVEYED: DEC 2022	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: JRK	ARC	REVIEWED: JPG
REVISIONS:		

SHEET

1

OF 4

REPLAT
OF
"PALM VALLEY PAVILIONS LOT 6 AND A PORTION OF LOT 7"
BEING A REPLAT OF LOT 6 AND A PORTION OF LOT 7 OF PALM VALLEY PAVILLIONS AS RECORDED IN BOOK 482 OF
MAPS ON PAGE 47, MCR AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LENDER RATIFICATION-LOT 6

THE UNDERSIGNED, AS THE BENEFICIARY UNDER A CERTAIN DEED OF TRUST
DATED (NOVEMBER 21, 2019) RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT
NO. (2019-942731) (THE DEED OF TRUST) AND THE ASSIGNMENT OF RENTS DATED (--) RECORDED IN THE
OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS DOCUMENT NUMBER (--) (THE ASSIGNMENT OF
RENTS) ENCUMBERING THE PROPERTY SUBJECT TO THIS FINAL PLAT, HEREBY EXPRESSLY CONSENTS TO AND
JOINS IN THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND DOES HEREBY RELEASE FROM THE DEED
OF TRUST AND THE LOAN SECURED THEREBY THAT PORTION OF THE PROPERTY CONVEYED TO THE CITY OF
GOODYEAR IN FEE AS SHOWN ON THIS FINAL PLAT. THE UNDERSIGNED, ON BEHALF OF ITSELF AND ALL
FUTURE SUCCESSOR AND ASSIGNS TO THE DEED OF TRUST AND ASSIGNMENT OF RENTS, HEREBY
SUBORDINATES THE DEED OF TRUST AND THE LOAN SECURED THEREBY AND THE ASSIGNMENT OF RENTS TO
THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR AS SHOWN ON THIS FINAL PLAT AND AGREES THAT
ANY ACQUISITION, TRANSFER, OR SALE OF ALL OR PART OF THE PROPERTY SUBJECT TO THE DEED OF TRUST
AND ASSIGNMENT OF RENTS WHETHER BY FORECLOSURE, DEED-IN-LIEU OR OTHER MEANS, SHALL BE BOUND
TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR AS SHOWN ON THIS FINAL PLAT. IT IS
EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE
PROPERTY BEING CONVEYED AND DEDICATED TO THE CITY OF GOODYEAR AND SHALL NOT IN ANY WAY,
AFFECT THE LIEN OF THE DEED OF TRUST OR THE ASSIGNMENT OF RENTS UPON THE REMAINDER OF THE
PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE
THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER AS BENEFICIARY UNDER THE DEED
OF TRUST AND ASSIGNMENT OF RENTS.

IN WITNESS THEREOF, CAPITAL ONE, NATIONAL ASSOCIATION, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED
AND THE SAME TO BE ATTESTED.

DATED THIS _____ DAY OF _____ 20____.

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE
INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE
TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____ ss

ON _____, 20____, BEFORE ME, _____, NOTARY PUBLIC,
PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE
TO BE THE PERSON(S) WHOSE NAMES(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT SHE/HE/THEY EXECUTED THE SAME IN HER/HIS/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HER/HIS/THEIR SIGNATURES ON THIS INSTRUMENT THE PERSON(S), OR ENTITIES
UPON WHICH THE PERSON(S), EXECUTED THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF CALIFORNIA THAT THE FOREGOING PARAGRAPH
IS TRUE AND CORRECT.

IWITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ EXPIRES _____



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DIBBLE

REPLAT
A PORTION OF THE NORTHWEST 1/4, SECTION 3,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1122201	DATE: MAR 2024	SCALE: AS SHOWN
SURVEYED: DEC 2022	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: JRK	ARC	REVIEWED: JPG
REVISIONS:		

SHEET
2
OF 4

REPLAT
OF
"PALM VALLEY PAVILIONS LOT 6 AND A PORTION OF LOT 7"

CURRENT LEGAL DESCRIPTION

BEING ALL OF LOT 6, PALM VALLEY PAVILIONS AS RECORDED IN BOOK 482 OF MAPS ON PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

TOGETHER WITH:

THAT PORTION OF LOT 7, PALM VALLEY PAVILIONS, ACCORDING TO BOOK 482 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE NORTH 89 DEGREES 44 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 842.45 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00 DEGREES 19 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 310.87 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID PALM VALLEY PAVILIONS;

THENCE NORTH 01 DEGREES 04 MINUTES 01 SECONDS WEST, A DISTANCE OF 25.01 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 390.62 FEET;

THENCE NORTH 03 DEGREES 14 MINUTES 48 SECONDS EAST, A DISTANCE OF 89.95 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 39.47 FEET;

THENCE SOUTH 00 DEGREES 43 MINUTES 17 SECONDS WEST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 43 MINUTES 17 SECONDS EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 200.47 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 37 SECONDS WEST, A DISTANCE OF 8.01 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 198.20 FEET TO THE EAST LINE OF SAID LOT 7;

THENCE SOUTH 00 DEGREES 21 MINUTES 37 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 416.13 FEET TO THE POINT OF BEGINNING.

NEW LEGAL DESCRIPTIONS

LOT 6

A PARCEL OF LAND SITUATED IN A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 3, BEARS SOUTH 89 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 2616.31 FEET, BEING THE BASIS OF BEARINGS FOR THIS SURVEY;

THENCE UPON AND WITH THE NORTH SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, SOUTH 89 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 1153.40 FEET;

THENCE DEPARTING SAID NORTH SECTION LINE, SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF WEST MCDOWELL ROAD;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 1050.73 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 225.27 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 26 SECONDS WEST, A DISTANCE OF 797.77 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 142.19 FEET;

THENCE NORTH 89 DEGREES 29 MINUTES 39 SECONDS WEST, A DISTANCE OF 44.60 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 236.84 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 385.64 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 57 SECONDS WEST, A DISTANCE OF 77.75 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 74.00 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 76.00 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 383.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 248,354 SQUARE FEET OR 5.701 ACRES OF LAND, MORE OR LESS.

NEW LEGAL DESCRIPTIONS (CONT.)

LOT 7A

A PARCEL OF LAND SITUATED IN A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 3, BEARS SOUTH 89 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 2616.31 FEET, BEING THE BASIS OF BEARINGS FOR THIS SURVEY;

THENCE UPON AND WITH THE NORTH SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, SOUTH 89 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 1153.40 FEET;

THENCE DEPARTING SAID NORTH SECTION LINE, SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF WEST MCDOWELL ROAD;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 558.60 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 132.09 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 02 SECONDS WEST, A DISTANCE OF 165.57 FEET;

THENCE SOUTH 31 DEGREES 18 MINUTES 52 SECONDS WEST, A DISTANCE OF 24.97 FEET;

THENCE SOUTH 51 DEGREES 26 MINUTES 31 SECONDS WEST, A DISTANCE OF 24.84 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 103.43 FEET;

THENCE SOUTH 55 DEGREES 54 MINUTES 42 SECONDS WEST, A DISTANCE OF 81.77 FEET;

THENCE NORTH 70 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 189.21 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 44.11 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 399.95 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 194.54 FEET;

THENCE NORTH 00 DEGREES 31 MINUTES 39 SECONDS EAST, A DISTANCE OF 25.01 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 390.62 FEET;

THENCE NORTH 03 DEGREES 29 MINUTES 09 SECONDS EAST, A DISTANCE OF 89.95 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 39.47 FEET;

THENCE SOUTH 00 DEGREES 57 MINUTES 38 SECONDS WEST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 4.00 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 200.47 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 8.01 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 198.20 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 188,263 SQUARE FEET OR 4.322 ACRES OF LAND, MORE OR LESS.

AREAS

LOT 6 248,253 SQUARE FEET OR 5.699 ACRES
LOT 7A 188,210 SQUARE FEET OR 4.321 ACRES
LOT 7B 132,038 SQUARE FEET OR 3.031 ACRES
TOTAL AREA 568,501 SQUARE FEET OR 13.051 ACRES

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, T1N, R1W, BEING THE MONUMENT LINE OF MCDOWELL ROAD, HAVING A BEARING OF S89°24'14"E IS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCE DOCUMENTS

FINAL PLAT BOOK 482 OF MAPS, PAGE 47
MAP OF DEDICATION BOOK 360 OF MAPS, PAGE 30
RECORD OF SURVEY BOOK 832 OF MAPS, PAGE 9

NEW LEGAL DESCRIPTIONS (CONT.)

LOT 7B

A PARCEL OF LAND SITUATED IN A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 3, BEARS SOUTH 89 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 2616.31 FEET, BEING THE BASIS OF BEARINGS FOR THIS SURVEY;

THENCE UPON AND WITH THE NORTH SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, SOUTH 89 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 1153.40 FEET;

THENCE DEPARTING SAID NORTH SECTION LINE, SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF WEST MCDOWELL ROAD;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 690.69 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 35 MINUTES 58 SECONDS WEST, A DISTANCE OF 360.04 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 383.00 FEET;

THENCE NORTH 00 DEGREES 35 MINUTES 58 SECONDS EAST, A DISTANCE OF 76.00 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 74.00 FEET;

THENCE NORTH 00 DEGREES 35 MINUTES 57 SECONDS EAST, A DISTANCE OF 77.75 FEET;

THENCE NORTH 89 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 385.64 FEET;

THENCE NORTH 00 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 38.56 FEET;

THENCE SOUTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 399.95 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 44.11 FEET;

THENCE SOUTH 70 DEGREES 03 MINUTES 05 SECONDS EAST, A DISTANCE OF 189.21 FEET;

THENCE NORTH 55 DEGREES 54 MINUTES 42 SECONDS EAST, A DISTANCE OF 81.77 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 103.43 FEET;

THENCE NORTH 51 DEGREES 26 MINUTES 31 SECONDS EAST, A DISTANCE OF 24.84 FEET;

THENCE NORTH 31 DEGREES 18 MINUTES 52 SECONDS EAST, A DISTANCE OF 24.97 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 02 SECONDS EAST, A DISTANCE OF 165.57 FEET, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 132,122 SQUARE FEET OR 3.033 ACRES OF LAND, MORE OR LESS.

SURVEYOR

DIBBLE ENGINEERING
3020 E. CAMELBACK ROAD,
SUITE 201
PHOENIX, AZ 85016
CONTACT: JASON P. GRAHAM
jason.graham@dibblecorp.com
(602) 957-1155

OWNERS

LOT 7A:

GOODYEAR DEVELOPMENTS LLC, A NEVADA LIMITED LIABILITY COMPANY; AND
5850 CANOGA AVENUE, SUITE 100
WOODLAND HILLS, CA 91367
JON AVGANIM
818-216-7662
jonavganim@gmail.com

LOT 7B:

PMB GOODYEAR 2, A DELAWARE LIMITED LIABILITY COMPANY
329 S HIGHWAY 101, SUITE 160
SOLANA BEACH, CA 92075
JACOB DINNEN
858-794-1900
jdinnen@pmbllc.com

LOT 6:

PMB PALM VALLEY LLC, A DELAWARE LIMITED LIABILITY COMPANY
329 S HIGHWAY 101, SUITE 160
SOLANA BEACH, CA 92075
BENJAMIN RYAN
858-794-1900
ben@pmbllc.com



REPLAT

A PORTION OF THE NORTHWEST 1/4, SECTION 3,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1122201 DATE: MAR 2024 SCALE: AS SHOWN

SURVEYED: DEC 2022 DRAWN: CSD REVIEWED: JPG

FIELD WORK: JRG ARC REVIEWED: JPG

REVISIONS:

SHEET

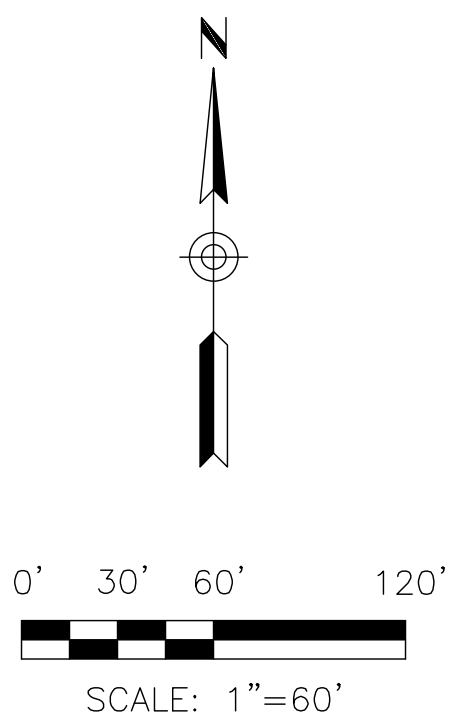
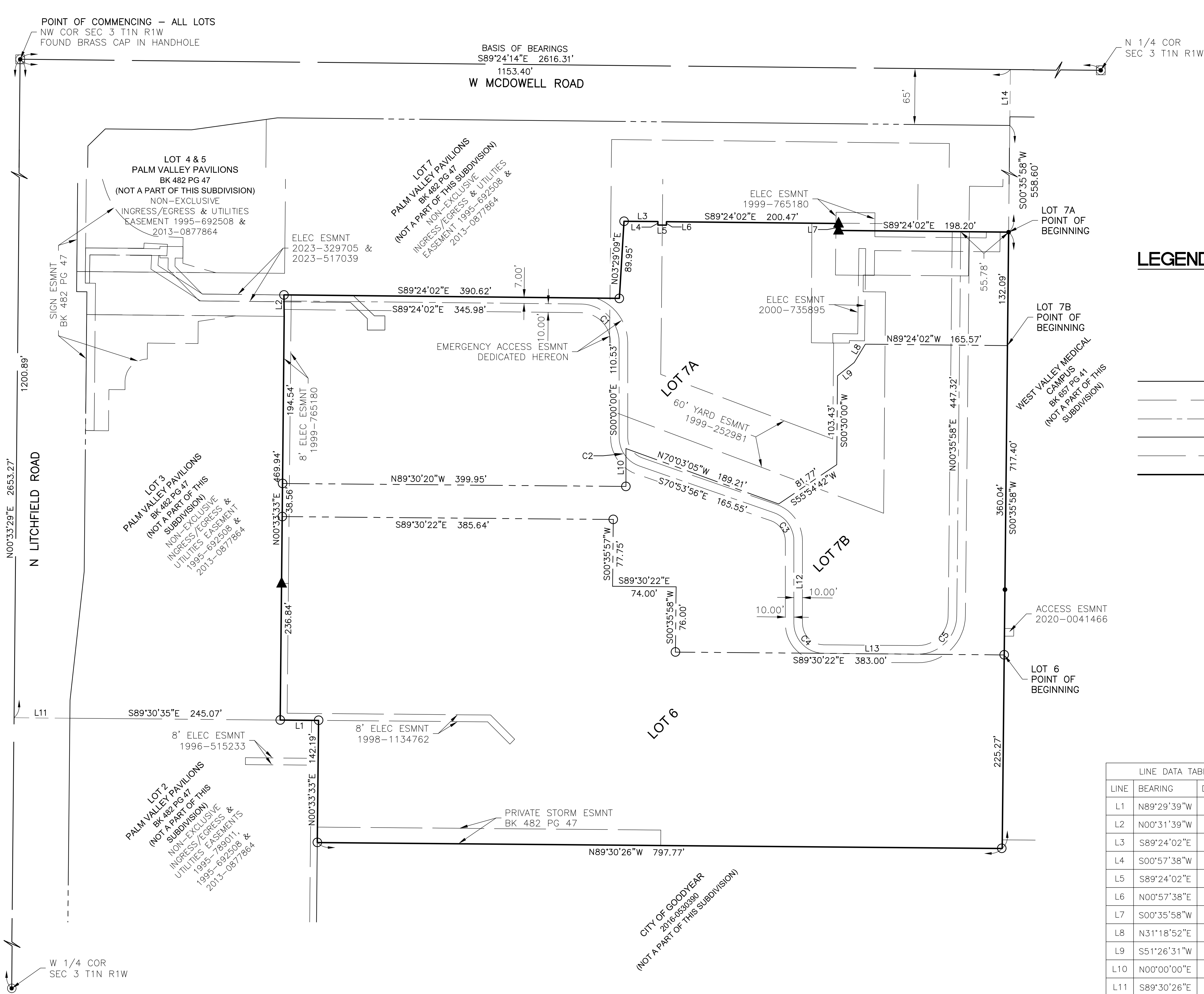
3

OF 4

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DIBBLE

FILE\\V\\PROJECTS\\2025\\1122201 PHB_Superior 2_MCD\\CADD\\2025-REPLAT.dwg DATE: Jun 13 2024 TIME: 09:08 pm



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- FOUND MAG NAIL
- FOUND 1/2" REBAR
- SET 1/2" REBAR W/RLS 47537 CAP
- SECTION LINE
- MID-SECTION LINE
- CENTERLINE
- RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY
- MARICOPA COUNTY RECORDS
- INSTRUMENT NO
- DOCKET
- BOOK
- PAGE
- EASEMENT
- PUBLIC UTILITY EASEMENT

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°29'39"W	44.60'
L2	N00°31'39"W	25.01'
L3	S89°24'02"E	39.47'
L4	S00°57'38"W	4.00'
L5	S89°24'02"E	10.00'
L6	N00°57'38"E	4.00'
L7	S00°35'58"W	8.01'
L8	N31°18'52"E	24.97'
L9	S51°26'31"W	24.84'
L10	N00°00'00"E	44.11'
L11	S89°30'26"E	65.00'
L12	S00°00'00"E	95.82'
L13	S89°30'22"E	109.61'
L14	N00°35'58"E	65.00'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	70.22'	45.00'	89°24'02"
C2	43.31'	35.00'	70°53'56"
C3	43.31'	35.00'	70°53'56"
C4	54.68'	35.00'	89°30'22"
C5	70.60'	45.00'	89°53'41"

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED



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REPLAT

A PORTION OF THE NORTHWEST 1/4, SECTION 3,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1122201	DATE: MAR 2024	SCALE: AS SHOWN
SURVEYED: DEC 2022	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: JRK	ARC	REVIEWED: JPG
REVISIONS:		

SHEET

4

OF 4