

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT BUNGALOWS AT LAKIN PARK SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "BUNGALOWS AT LAKIN PARK", BEING A PORTION OF GLO LOTS 1 AND 2 OF SECTION 26 AND A PORTION OF TRACT 38, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "BUNGALOWS AT LAKIN PARK", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. BUNGALOWS AT LAKIN PARK SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

BUNGALOWS AT LAKIN PARK SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS R/W DEDICATED HEREIN SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

BUNGALOWS AT LAKIN PARK SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITTEES NON- EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, UPON, ACROSS, OVER AND UNDER THOSE AREAS DESIGNATED AS "PUE" 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 PERMITTEES; 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 PERMITTEES; 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.

BUNGALOWS AT LAKIN PARK SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE WATER METER EASEMENTS WITHIN, UPON, OVER, ACROSS, OVER ABOVE, AND UNDER THOSE AREAS WITHIN LOTS DESIGNATED AS "WATER METER EASEMENT" AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE WATER METER EASEMENT AREAS). SUCH WATER METER EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING AND/OR REPLACING AND/OR REPAIRING WATER METERS, LINES AND APPURTENANCES, AND UNDERGROUND WATER LINES THAT WILL BE OWNED BY THE CITY OR ITS ASSIGNEES, (THE "WATER METER FACILITIES") WITHIN, UPON, OVER, ACROSS, ABOVE, AND UNDER THE WATER METER EASEMENT AREAS. NO UNDERGROUND IMPROVEMENTS OTHER THAN WATER FACILITIES SHALL BE CONSTRUCTED WITHIN THE WATER METER EASEMENT AREAS EXCEPT UPON THE WRITTEN CONSENT OF THE CITY. NO BUILDING, STRUCTURE, OR WELL SHALL BE ERRECTED, CONSTRUCTED, OR DRILLED WITHIN THE WATER METER 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 METER 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 WATER METER EASEMENT AREAS.

BUNGALOWS AT LAKIN PARK SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WARRANTS AND COVENANTS TO THE CITY OF GOODYEAR AND ITS SUCCESSORS AND ASSIGNS THAT BUNGALOWS AT LAKIN PARK SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY DESCRIBED HEREIN; THAT BUNGALOWS AT LAKIN PARK SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT THE CITY OF GOODYEAR SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS WITH RESPECT TO THE PROPERTY INTERESTS BEING CONVEYED HEREIN. THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF BUNGALOWS AT LAKIN PARK SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND LAKIN PARK SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF THE CITY OF GOODYEAR AND ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF:

BUNGALOWS AT LAKIN PARK SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO ATTESTED BY THE SIGNATURE OF _____ DULY AUTHORIZED ON THIS _____ DAY OF _____ 2024.

BUNGALOWS AT LAKIN PARK SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY,

BY: BUNGALOWS AT LAKIN PARK LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: BUNGALOWS AT LAKIN PARK MANAGEMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGMENT

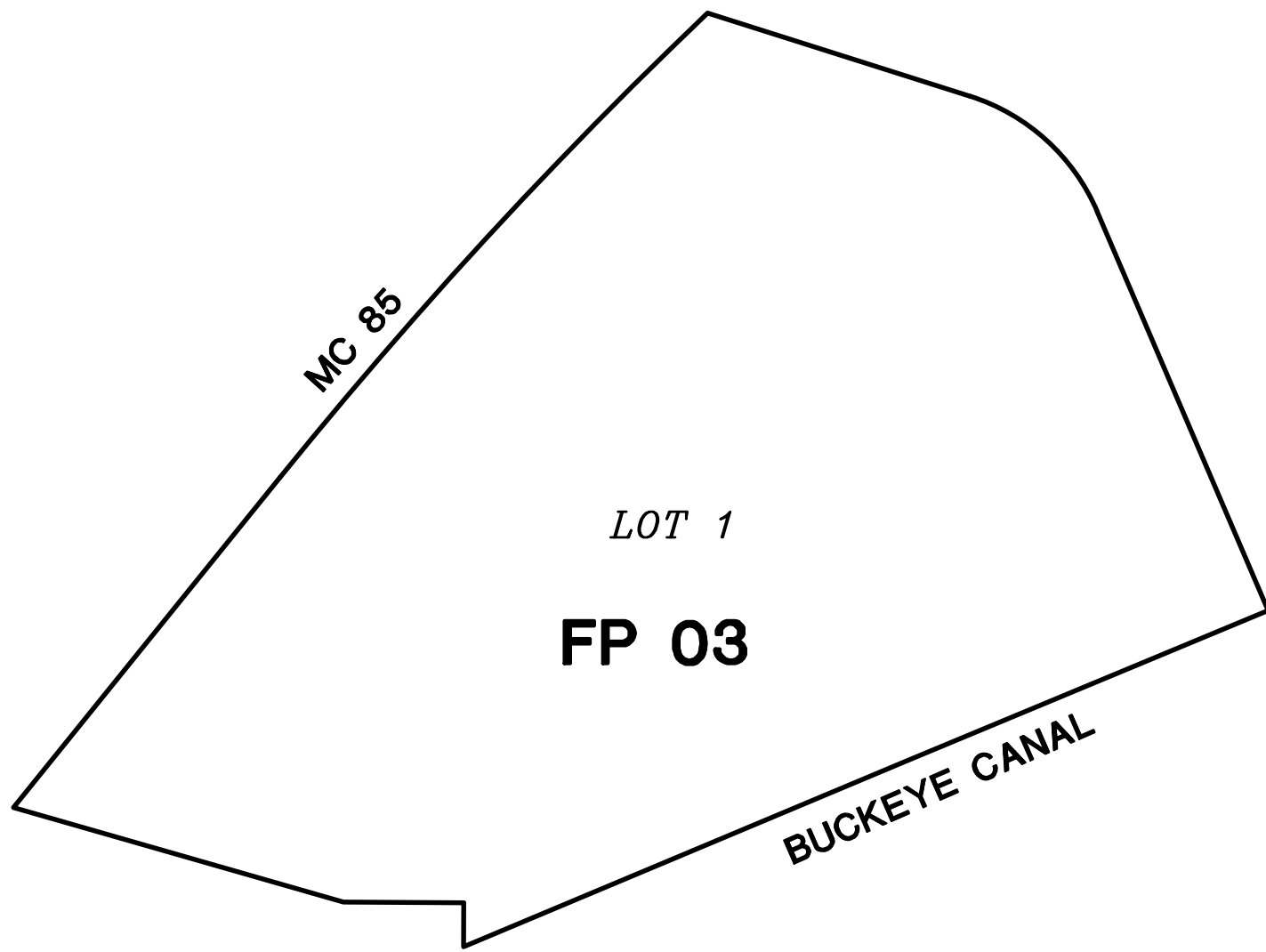
STATE OF _____)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED

_____ AS _____ OF BUNGALOWS AT LAKIN PARK MANAGEMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER OF BUNGALOWS AT LAKIN PARK LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER OF BUNGALOWS AT LAKIN PARK SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO WITHIN THIS FINAL PLAT FOR BUNGALOWS AT LAKIN PARK AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THIS FINAL PLAT FOR BUNGALOWS AT LAKIN PARK IN HIS AUTHORIZED CAPACITY) ON BEHALF OF BUNGALOWS AT LAKIN PARK SPE, LLC, A DELAWARE LIMITED COMPANY.

NOTARY PUBLIC

FINAL PLAT
FOR
"BUNGALOWS AT LAKIN PARK"
A PORTION OF GLO LOTS 1 AND 2 OF SECTION 26 AND A
PORTION OF TRACT 38, TOWNSHIP 1 NORTH, RANGE 2
WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA



SHEET INDEX MAP
N.T.S.

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, AS THE BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED SEPTEMBER 29, RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2022-745191 (THE DEED OF TRUST) AND THE ASSIGNMENT OF RENTS DATED SEPTEMBER 29, 2022 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS DOCUMENT NUMBER 2022-745192 (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.

READYCAP COMMERCIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS, THE ____ DAY OF _____, 2024, BEFORE ME THE UNDERSIGNED NOTARY,

PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED SIGNATORY OF READYCAP COMMERCIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED. IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

UTILITY PROVIDERS	
SEWER	GOODYEAR
WATER	GOODYEAR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	COX AND CENTURY LINK

SHEET INDEX

FP01 COVER SHEET
FP02 LEGAL DESCRIPTION AND NOTES
FP03 FINAL PLAT

OWNER

BUNGALOWS AT LAKIN PARK SPE LLC
15300 N. 90TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85260
PHONE: (480)747-9420
CONTACT: JON HAMEL

AREA

GROSS = 20.225 ACRES/ 880,995 SQ. FT.
NET = 19.758 ACRES/ 860,650 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS S00°23'47"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

APPROVALS

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

BY: _____
JOE PIZZILLO – MAYOR

ATTEST: _____
DARCIE MCCracken – CITY CLERK

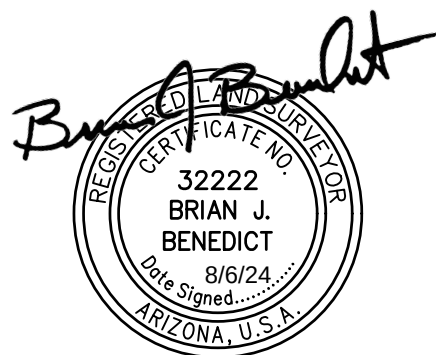
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2024.

BY: _____
CITY ENGINEER

LAND SURVEYOR CERTIFICATION

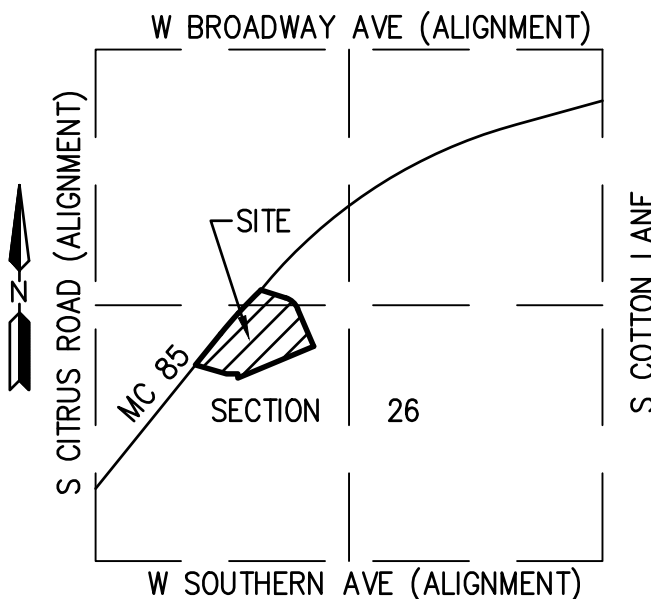
THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2020; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
bbenedict@hilgartwilson.com



NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



VICINITY MAP
NOT TO SCALE

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: BRIAN J. BENEDICT, RLS

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

BUNGALOWS AT LAKIN PARK

GOODYEAR, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 1981

DATE: AUG 2024

SCALE: NONE

DRAWN: RG

APPROVED: BJB

DWG. NO.

FP01

SHT. 1 OF 3

A PORTION OF GLO LOTS 1 AND 2 OF SECTION 26 AND A PORTION OF TRACT 38,, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 89°44'33" WEST, 1198.62 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE NORTH 00°12'37" EAST, 51.52 FEET;

THENCE NORTH 74°00'29" WEST, 401.81 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF MC 85;

THENCE NORTH 38°54'49" EAST, 496.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5679.58 FEET;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE:

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $49^{\circ}13'34''$, AN ARC LENGTH OF 207.49 FEET TO A TANGENT LINE;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE:

THENCE SOUTH 67°14'37" WEST, 562.25 FEET TO THE POINT OF BEGINNING.

1. 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.
3. 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.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
5. 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.
6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT 69 KV AND LARGER.
7. 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.
8. 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.
9. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

