

Sep 17, 2024 11:24am S:\Projects\2021\21-1032\Land Survey\Draws\Plat\Final Plat\21-1032 - Plat Final.dwg cJimenez

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS: THAT FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME OF "ASCENT AT CANYON TRAILS", A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER 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 AND EASEMENTS CONSTITUTING THE SAME. EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

FFH RENTAL I, LLC, AN ARIZONA 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, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN TRACTS A, B, C, D, E, F AND G AND IN LOTS 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 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.

FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS FINAL PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A NON-EXCLUSIVE ACCESS EASEMENT ON, OVER, ACROSS AND THROUGH TRACT G AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN FOR THE PURPOSES OF PROVIDING RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, INCLUDING REFUSE COLLECTION, AND/OR PERMITTED WORK WITHIN EASEMENTS GRANTED TO THE CITY OF GOODYEAR LOCATED WITHIN THIS FINAL PLAT. THE NON-EXCLUSIVE 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 TRACT G.

FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE "CITY") AND TO GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS IN THIS FINAL PLAT DESIGNATED AS VNAE AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "VEHICLE NON-ACCESS EASEMENT AREAS") FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE VEHICLE NON-ACCESS EASEMENT AREAS. THE VEHICLE NON-ACCESS 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 VEHICLE NON-ACCESS EASEMENT AREAS.

FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HEREBY DEDICATES TO GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC, SIDEWALK EASEMENTS ON, OVER, AND ACROSS THOSE AREAS IN THIS FINAL PLAT IDENTIFIED AS SIDEWALK EASEMENTS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("SIDEWALK EASEMENT AREAS"). SUCH SIDEWALK EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC SIDEWALKS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; 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 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 SIDEWALK EASEMENT AREAS.

FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HEREBY DECLARES TRACTS A, B, C, D, E, F AND G AS SHOWN ON THIS THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC, AND, SUBJECT TO THE COVENANTS, RESERVATIONS, RESTRICTIONS AND EASEMENTS SET FORTH HEREIN, CONVEYS TO GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, TRACTS A, B, C, D, E, F AND G FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HEREBY DEDICATES TO GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (THE "HOA") A PRIVATE DRIVEWAY EASEMENT OVER, ACROSS AND THROUGH TRACTS B AND G AND IN LOTS DESIGNATED AS "PDE" INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN ("PRIVATE DRIVEWAY EASEMENT AREAS") FOR THE PURPOSE OF ENTERING, INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, AND REPLACING ALL IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO THE LOTS ADJACENT TO THE PRIVATE DRIVEWAY EASEMENT AREAS. THE HOA SHALL BE AND REMAIN RESPONSIBLE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR AND REPLACEMENT OF THE IMPROVEMENTS NECESSARY TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO THE LOTS ADJACENT TO THE PRIVATE DRIVEWAY EASEMENT AREAS. NO MERGER OF TITLE, ESTATE, OR INTEREST SHALL BE DEEMED TO OCCUR BY ANY CONTEMPORANEOUS OR SUBSEQUENT DEED, GRANT OR ASSIGNMENT OF INTEREST OR ESTATE TO GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC IN TRACTS B AND G INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN. OWNER FURTHER DEDICATES TO THE OWNERS OF THE LOTS ADJACENT TO THE PRIVATE DRIVEWAY EASEMENT AREAS NON-EXCLUSIVE PERMANENT ACCESS EASEMENTS OVER, ACROSS AND THROUGH THE PRIVATE DRIVEWAY EASEMENT AREAS FOR USE BY THE OWNERS OF LOTS ADJACENT TO THE PRIVATE DRIVEWAY EASEMENT AREAS AND THEIR RESPECTIVE INVITEES FOR THE PURPOSE OF PROVIDING RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS TO THE LOTS ADJACENT TO THE PRIVATE DRIVEWAY EASEMENT AREAS. THE PRIVATE DRIVEWAY EASEMENTS AND ACCESS 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 TRACTS B AND G.

FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("GRANTOR"), WARRANTS AND COVENANTS TO THE CITY OF GOODYEAR, GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF GRANTEE'S SUCCESSORS AND ASSIGNS.

DEDICATION (CONTINUATION)

IN WITNESS WHEREOF: FFH RENTAL I, 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. FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

FELDMAN FAMILY HOLDINGS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY MEMBER

BY: FELCO BUSINESS SERVICES INC., AN ARIZONA CORPORATION
ITS: MANAGER

BY: IRA FELDMAN
ITS: PRESIDENT

STATE OF)
COUNTY OF) SS

THIS FINAL PLAT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY IRA FELDMAN, THE PRESIDENT OF FELCO BUSINESS SERVICES INC., AN ARIZONA CORPORATION THE MANAGER OF FELDMAN FAMILY HOLDINGS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY THE MEMBER OF FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND HE, BEING DULY AUTHORIZED TO DO SO HAS EXECUTED THIS DOCUMENT ON BEHALF OF FFH RENTAL I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

GENERAL 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.
- 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.
- K. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- L. 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.
- M. 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.
- N. THE STREETS IN TRACT G ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (HOA). AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- O. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOA.
- P. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE PRIVATE STREET TRACT, AND/OR PUBLIC UTILITY EASEMENT (PUE).

FINAL PLAT
OF ASCENT AT CANYON TRAILS

A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, BEING MARKED BY A CITY OF GOODYEAR 3-INCH BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST CORNER, BEING MARKED BY A CITY OF GOODYEAR 3-INCH BRASS CAP IN HAND HOLE OF SAID SECTION 6, BEARS SOUTH 0 DEGREES 11 MINUTES 27 SECONDS WEST, 2640.92 FEET (BASIS OF BEARINGS), AS RECORDED IN RECORD OF SURVEY, BOOK 941, PAGE 4, MARICOPA COUNTY RECORDER;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89 DEGREES 46 MINUTES 22 SECONDS WEST, 1304.79 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID WEST LINE, SOUTH 0 DEGREES 06 MINUTES 32 SECONDS WEST, 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROOSEVELT STREET, AS RECORDED IN FINAL PLAT FOR TRAMS PARK, BOOK 864, PAGE 26, MARICOPA COUNTY RECORDER AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE AND ALSO THE WEST LINE OF FINAL PLAT PARKWAY VILLAGE, BOOK 828, PAGE 31, MARICOPA COUNTY RECORDER, SOUTH 0 DEGREES 06 MINUTES 32 SECONDS WEST, 699.06 FEET TO THE NORTH LINE OF SAID FINAL PLAT FOR TRAVIS PARK;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 53 MINUTES 48 SECONDS WEST, 580.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 158TH AVENUE AS RECORDED IN SAID FINAL PLAT FOR TRAVIS PARK;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES,

THENCE NORTH 0 DEGREES 07 MINUTES 06 SECONDS EAST, 79.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 89 DEGREES 53 MINUTES 16 SECONDS EAST A DISTANCE OF 470.00 FEET;

THENCE NORTHEASTERLY 226.16 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27 DEGREES 34 MINUTES 14 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 27 DEGREES 39 MINUTES 46 SECONDS EAST, 99.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 62 DEGREES 18 MINUTES 19 SECONDS WEST A DISTANCE OF 530.00 FEET;

THENCE NORTHEASTERLY 253.93 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27 DEGREES 27 MINUTES 06 SECONDS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST A DISTANCE OF 25.00 FEET;

THENCE NORTHEASTERLY 39.22 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 56 SECONDS TO SAID ROOSEVELT STREET SOUTHERLY RIGHT-OF-WAY LINE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 0 DEGREES 14 MINUTES 37 SECONDS EAST A DISTANCE OF 530.00 FEET;

THENCE NORTHEASTERLY 115.07 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12 DEGREES 26 MINUTES 24 SECONDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES,

THENCE ON A NON-TANGENT LINE NORTH 77 DEGREES 48 MINUTES 20 SECONDS EAST, 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 12 DEGREES 14 MINUTES 18 SECONDS EAST A DISTANCE OF 470.00 FEET;

THENCE NORTHEASTERLY 102.04 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 26 MINUTES 20 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 89 DEGREES 46 MINUTES 22 SECONDS EAST, 82.08 FEET TO THE POINT OF BEGINNING.

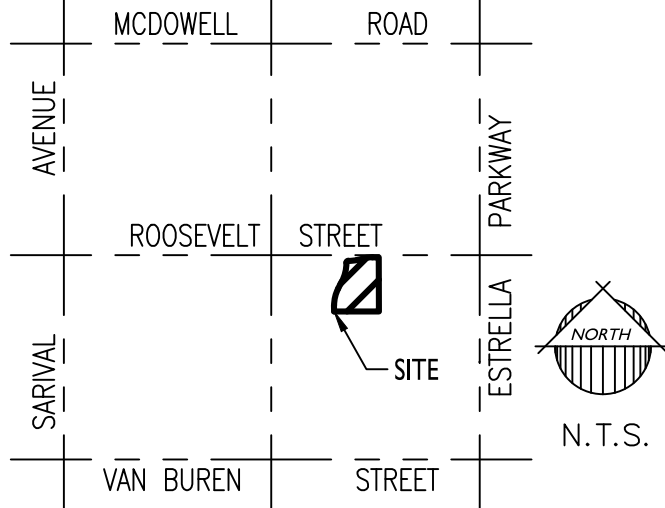
SITE SUMMARY TABLE	
DESCRIPTION	AREA
EXISTING ZONING	R1-A PAD (PLANNED AREA DEVELOPMENT)
YIELD 113 LOTS	5.1891 AC.
OPEN SPACE	1.6617 AC.
PRIVATE STREET	0.9675 AC.
TOTAL	7.8384 AC.

SHEET INDEX

- SHEET 1: COVER SHEET
- SHEET 2: KEY MAP, ADDITIONAL NOTES, HOA RATIFICATION
- SHEET 7 LOT AREA TABLE, TRACT TABLE, LINE AND CURVE TABLES
- SHEET 3-8 PLAN SHEET

UTILITIES

- WATER CITY OF GOODYEAR
- SEWER CITY OF GOODYEAR
- REFUSE CITY OF GOODYEAR
- FIRE CITY OF GOODYEAR
- GAS SOUTHWEST GAS
- ELECTRIC ARIZONA PUBLIC SERVICE
- TELEPHONE COX COMMUNICATION
- CABLE TV COX COMMUNICATION



SEC. 6
T.1 N., R.1 W.
VICINITY MAP

OWNER

FFH RENTAL I, LLC
11811 N TATUM BLVD
STE P170
PHOENIX, AZ USA 85020

ENGINEER/SURVEYOR:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: BRIAN NICHOLLS, P.E.
EMAIL: brian.nicholls@epsgroupinc.com
CONTACT: ROBERT A. JOHNSTON, RLS
EMAIL: robert.johnston@epsgroupinc.com

REFERENCE DOCUMENTS

- (R1) RECORD OF SURVEY, BOOK 941, PAGE 4, MCR
- (R2) FINAL PLAT, BOOK 864, PAGE 26, MCR.
- (R3) FINAL PLAT, BOOK 828, PAGE 31, MCR.

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION 6, BEING MARKED BY A CITY OF GOODYEAR 3-INCH BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST CORNER, BEING MARKED BY A CITY OF GOODYEAR 3-INCH BRASS CAP IN HAND HOLE OF SAID SECTION 6, AS RECORDED IN RECORD OF SURVEY, BOOK 941, PAGE 4, MARICOPA COUNTY RECORDER. THE BEARING OF WHICH IS:

SOUTH 00 DEGREES 11 MINUTES 27 SECONDS WEST

CERTIFICATION

I, ROBERT A. JOHNSTON HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2023; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

Signature: Robert A. Johnston
9/17/24
ROBERT A. JOHNSTON, P.L.S. 37495
DATE
EPS GROUP, INC.
1130 N ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

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.

FINAL PLAT APPROVAL

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

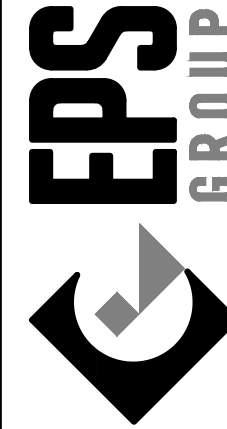
BY MAYOR: JOE PIZZILLO

BY CITY CLERK: DARCEE MCGRACKEN

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

BY CITY ENGINEER: STEPHEN SCINTO

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T-480.503.2250 | F-480.503.1709
www.epsgroupinc.com

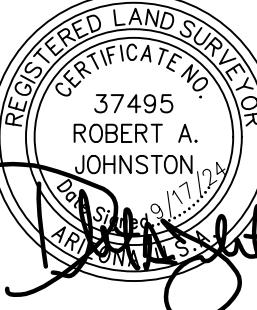


Project: ASCENT AT CANYON TRAILS
MARICOPA COUNTY, ARIZONA
FINAL PLAT

Revisions:



Drawn by: CAJ
Reviewed by: RAJ



Job No.
21-1032
FP01
Sheet No.
1
of 8

A. THE PROPERTY IS IN CLOSE PROXIMITY TO AN INERT MATERIALS LANDFILL AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; AND,

B. THE PROPERTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM LUKE AIR FORCE BASE AND OR THE PHOENIX-GOODYEAR AIRPORT; AND,

C. THE PROPERTY IS SUBJECT TO NOISE, CHEERING, PADDLES OR BATS MAKING CONTACT WITH BALLS, BOUNCING BALLS, SPLASHES, FIREWORKS AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS, BALLPARK/SPORTS COMPLEXES AND THE LIKE; AND,

D. THE PROPERTY IS SUBJECT TO LOUD NOISES COMMONLY ASSOCIATED WITH ADJACENCY TO COMMERCIAL SHOPPING CENTERS; AND,

E. THE HOA SHALL OWN AND IS RESPONSIBLE FOR MAINTAINING ALL PRIVATE OPEN SPACE AREAS; COMMON AREAS, AND ALL AMENITIES AND ENHANCEMENTS DESCRIBED ABOVE, EXCEPT THAT THE HOA SHALL NOT OWN, ANY OF THE ENHANCEMENTS OR AMENITIES LOCATED WITHIN RIGHT-OF-WAY CONVEYED TO THE CITY OF GOODYEAR IN FEE, BUT SHALL BE RESPONSIBLE FOR MAINTAINING SUCH AMENITIES AND ENHANCEMENTS. THE HOA SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING WITHIN STREET RIGHT-OF-WAY WITHIN OR ABUTTING THE PROPERTY EXCEPT FOR LANDSCAPING WITHIN MEDIANS LOCATED WITHIN ANY ARTERIAL STREET. NOTWITHSTANDING THE FOREGOING, ANY PORTION OF THE MARICOPA TRAIL LOCATED WITHIN RIGHT-OF-WAY CONVEYED TO THE CITY SHALL BE MAINTAINED BY THE CITY; AND,

F. SIGNAGE SHALL BE POSTED WITHIN ALL SALES OFFICES AND, IF ANY, ALL RENTAL OFFICE OFFICES THAT THE PROPERTY IS: NEAR AN INERT MATERIALS LANDFILL AND MAY BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND OR THE PHOENIX-GOODYEAR AIRPORT; AND SUBJECT TO NOISE, CHEERING, PICKLEBALL PADDLES MAKING CONTACT WITH PICKLEBALLS, BOUNCING BALLS, SPLASHES AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS AND THE LIKE; AND IS SUBJECT TO LOUD NOISES COMMONLY ASSOCIATED WITH ADJACENCY TO COMMERCIAL SHOPPING CENTERS; AND,

G. SIGNAGE SHALL BE POSTED WITHIN ALL SALES OFFICES AND, IF ANY, ALL RENTAL OFFICE OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE: ACCIDENT POTENTIAL ZONES (APZS), 65 LDN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY. THIS DISPLAY SHALL INCLUDE A 24-INCH X 36-INCH MAP AT THE MAIN ENTRANCE OF SUCH SALES AND RENTAL OFFICES AND SHALL INCLUDE THE APPROXIMATE LOCATIONS OF THE LUKE AIR FORCE BASE: ACCIDENT POTENTIAL ZONES (APZS), 65 LDN AND HIGHER NOISE CONTOURS, DEPARTURE CORRIDORS, AND VICINITY BOUNDARY AND ALL OF THE BUILDINGS ON THE PROPERTY; AND,

H. THE PROPERTY IS SUBJECT TO AN APPROVED PARKING PLAN ADDRESSING PARKING MANAGEMENT. ALL PARKING SHALL ADHERE TO THE APPROVED PARKING PLAN. THE FAILURE TO COMPLY WITH AN APPROVED PARKING PLAN SHALL CONSTITUTE A ZONING VIOLATION. CC&RS SHALL ADDRESS PROVISIONS OF THE APPROVED PARKING PLAN TO BE ENFORCED; AND,

I. THE HOA SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF AN APPROVED PARKING PLAN ADDRESSING PARKING MANAGEMENT. ALL PARKING SHALL ADHERE TO THE APPROVED PARKING PLAN. THE FAILURE TO COMPLY WITH AN APPROVED PARKING PLAN SHALL CONSTITUTE A ZONING VIOLATION. CC&RS SHALL ADDRESS PROVISIONS OF THE APPROVED PARKING PLAN WHICH SHALL BE ENFORCED; AND,

J. OWNER SHALL OBTAIN FROM ALL INITIAL HOMEBUYERS AN EXECUTED ACKNOWLEDGEMENT AND WAIVER THAT RUNS WITH THE LAND THAT INCLUDES THE FOLLOWING:

i. BUYER(S) ACKNOWLEDGE THAT THE LOT BEING PURCHASED IS SUBJECT TO AN INERT MATERIALS LANDFILL AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; AND,

ii. BUYER(S) ACKNOWLEDGE THAT THE LOT BEING PURCHASED IS SUBJECT TO LOUD NOISES COMMONLY ASSOCIATED WITH ADJACENCY TO COMMERCIAL SHOPPING CENTERS; AND,

iii. BUYER(S) ACKNOWLEDGE THAT THE LOT BEING PURCHASED 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, LUKE AIR FORCE BASE AND OR THE PHOENIX-GOODYEAR AIRPORT, AND HEREBY RELEASES AND DISCHARGES THE CITY OF GOODYEAR FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES TO PERSONS OR PROPERTY AND COMPLAINTS OF ANY KIND THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE LOT BEING PURCHASED; AND,

iv. BUYER(S) ACKNOWLEDGE THAT THE LOT BEING PURCHASED IS IN CLOSE PROXIMITY RECREATIONAL AMENITIES THAT ARE SUBJECT TO NOISE, CHEERING, PICKLEBALL PADDLES MAKING CONTACT WITH PICKLEBALLS, BOUNCING BALLS, SPLASHES AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS AND THE LIKE AND HEREBY RELEASES AND DISCHARGES THE CITY OF GOODYEAR FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES TO PERSONS OR PROPERTY AND COMPLAINTS OF ANY KIND THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM RECREATIONAL USES AND OPERATIONS NEAR THE LOT BEING PURCHASED; AND,

v. BUYER(S) ACKNOWLEDGE THAT THE LOT BEING PURCHASED IS SUBJECT TO A CITY OF GOODYEAR APPROVED PARKING PLAN ADDRESSING PARKING MANAGEMENT SHALL BE SUBMITTED AND APPROVED WITH THE SITE PLAN OR PRELIMINARY PLAT. ALL PARKING SHALL ADHERE TO THE APPROVED PARKING PLAN. THE FAILURE TO COMPLY WITH AN APPROVED PARKING PLAN SHALL CONSTITUTE A ZONING VIOLATION. CC&RS SHALL ADDRESS PROVISIONS OF THE APPROVED PARKING PLAN TO BE ENFORCED, AND HEREBY RELEASES AND DISCHARGES THE CITY OF GOODYEAR FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES TO PERSONS OR PROPERTY AND COMPLAINTS OF ANY KIND THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE HOA ENFORCEMENT OF THE PARKING PLAN.

K. OWNER WHO RENTS MORE THAN ONE RESIDENTIAL UNIT WITHIN THE PROPERTY SHALL OBTAIN AN EXECUTED ACKNOWLEDGMENT FROM EACH TENANT IN WHICH THE TENANT ACKNOWLEDGES THAT THE RESIDENTIAL UNIT THEY ARE RENTING IS: IN CLOSE PROXIMITY TO AN INERT MATERIALS LANDFILL AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND OR THE PHOENIX-GOODYEAR AIRPORT; AND SUBJECT TO NOISE, CHEERING, PICKLEBALL PADDLES MAKING CONTACT WITH PICKLEBALLS, BOUNCING BALLS, SPLASHES AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS AND THE LIKE; AND IS SUBJECT TO LOUD NOISES COMMONLY ASSOCIATED WITH ADJACENCY TO COMMERCIAL SHOPPING CENTERS.

STATE OF ARIZONA)
)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS: BY THIS RATIFICATION AND CONSENT, GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (HOA): (i) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE EASEMENTS DEDICATED HEREIN; (ii) ACKNOWLEDGES, CONSENTS TO, AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO IN THIS PLAN; AND (iii) HEREBY ACCEPTS OWNERSHIP OF TRACTS A THROUGH T, INCLUSIVE, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS GRANTED HEREIN, THAT ARE CONVEYED TO ASCENT AT CANYON TRAILS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION AS PROVIDED HEREIN.

IN WITNESS WHEREOF, _____ HAS CAUSED ITS NAME TO BE
AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____

GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

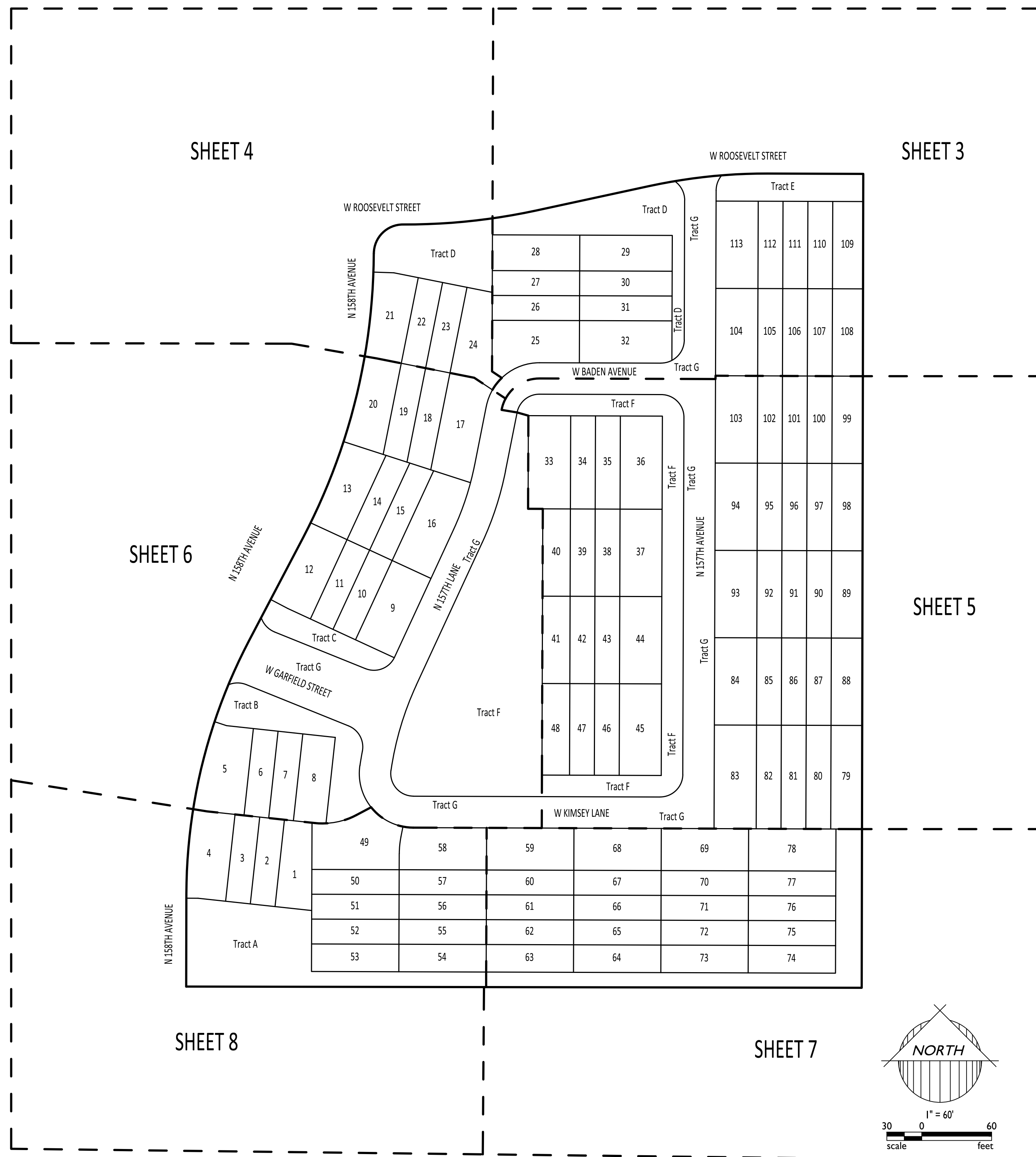
BY: _____

ITS: _____

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

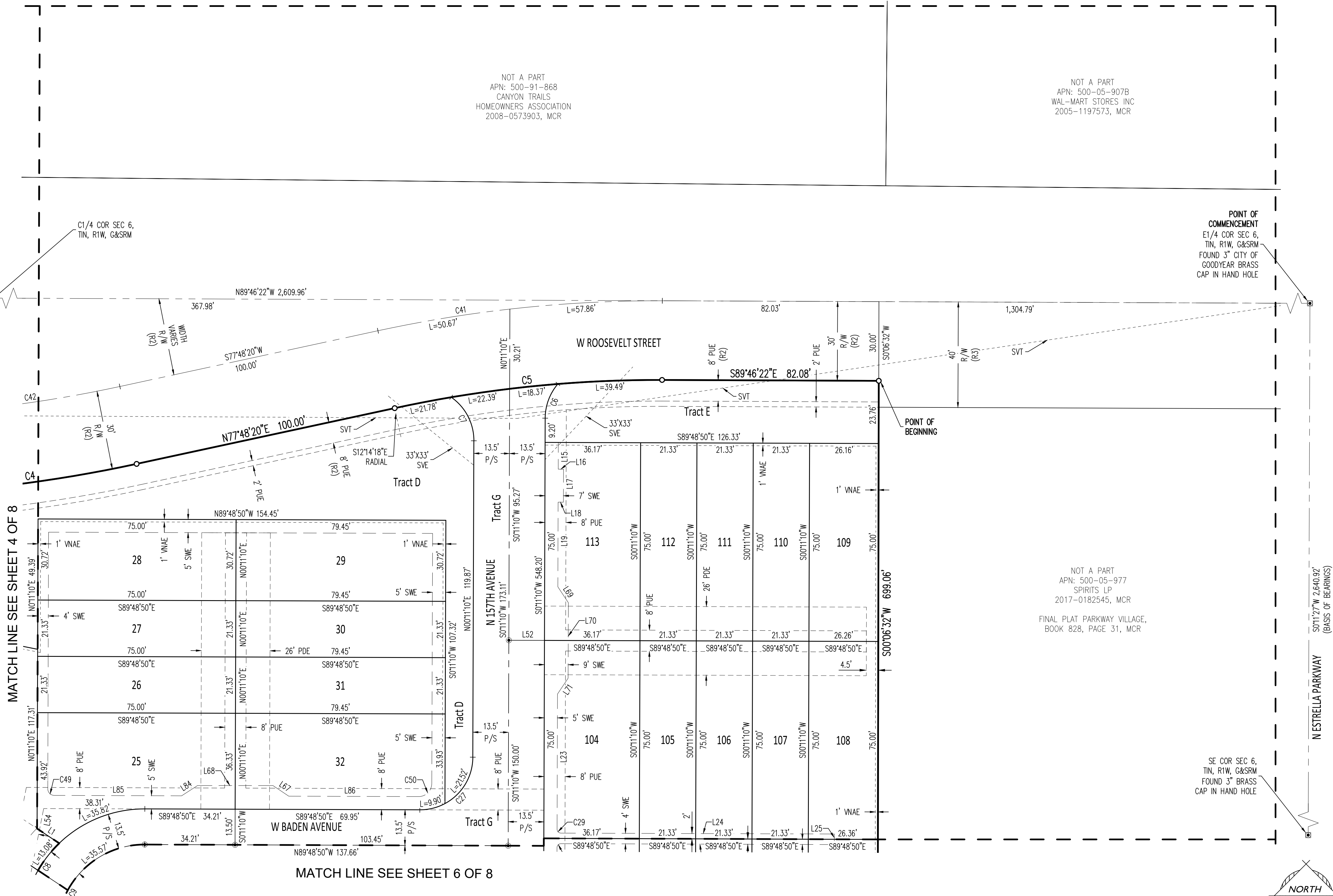
ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED,
_____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF
GOODYEAR ROOSEVELT TOWNHOMES OWNERS ASSOCIATION, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING
AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES: _____



LEGEND

- SECTION MONUMENT AS NOTED
- SET REBAR W/ CAP RLS 37495
- SET BRASS CAP AT COMPLETION OF CONSTRUCTION
- FOUND MONUMENT AS NOTED
- GILA AND SALT RIVER MERIDIAN
- BOUNDARY LINE
- CENTER LINE
- LOT LINE
- RIGHT-OF-WAY
- SECTION LINE
- MID-SECTION LINE
- SIDEWALK EASEMENT
- PRIVATE DRIVEWAY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WME WATER METER EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- P/S PRIVATE STREET
- APN ASSESSORS PARCEL NUMBER
- SVT SIGHT VISIBILITY TRIANGLE
- SVE SIGHT VISIBILITY EASEMENT



1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Project:

ASCENT AT CANYON TRAILS
MARICOPA COUNTY, ARIZONA

Revisions:

Drawn by: CAJ

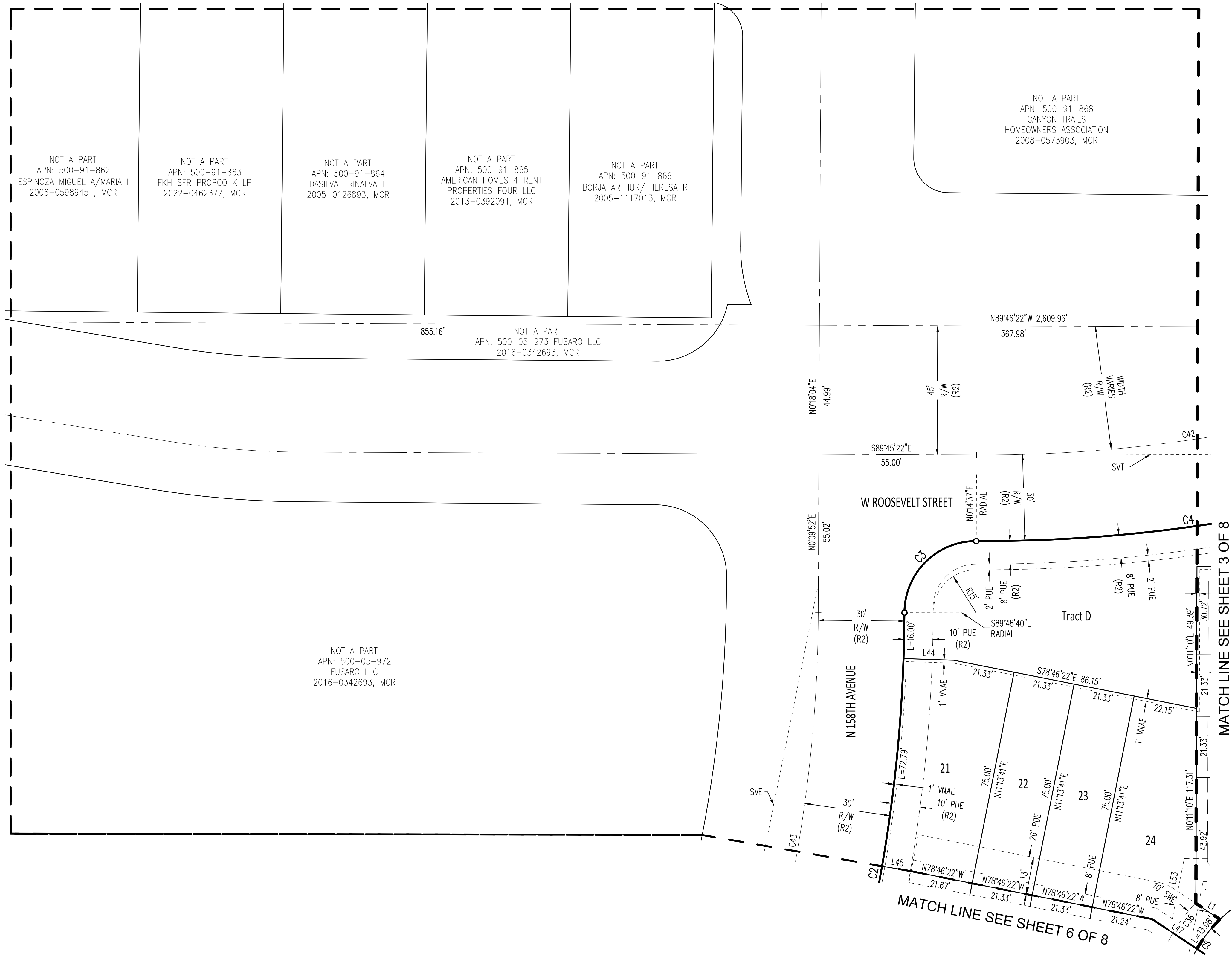
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37495
ROBERT A. JOHNSTON

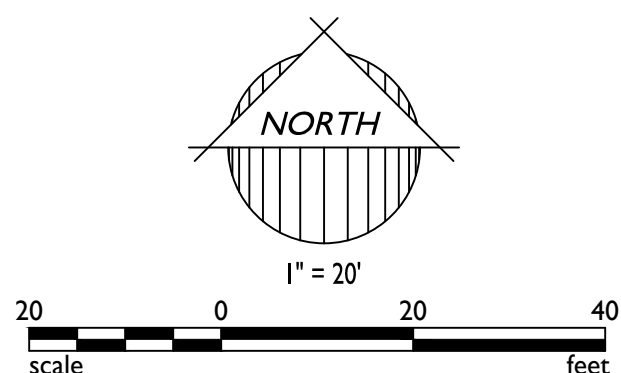
Job No. 21-1032

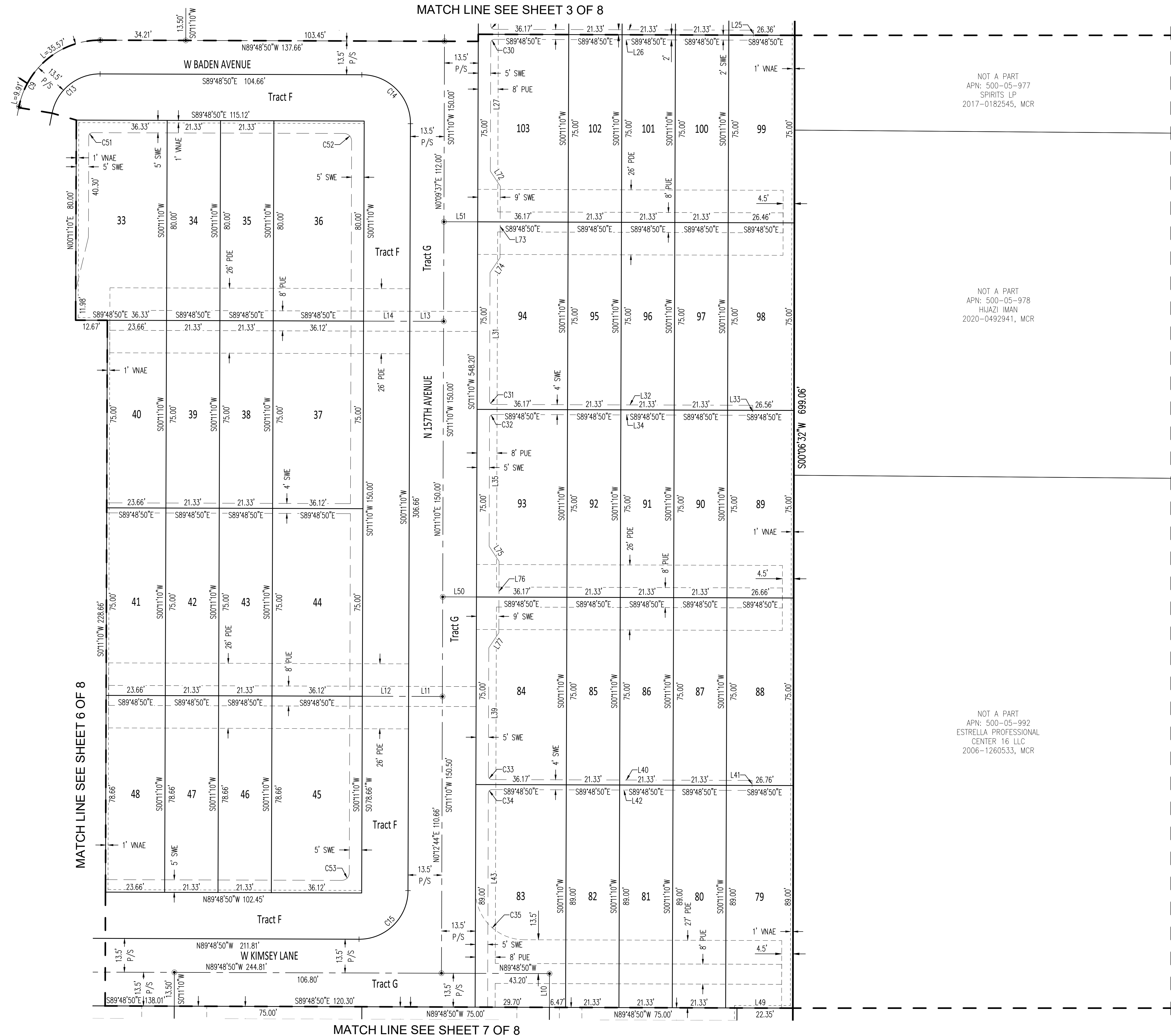
FP01

Sheet No. 3 of 8



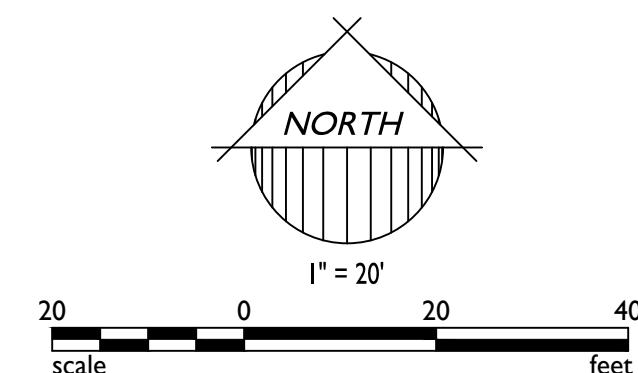
SWE
PDE
PUE
WME
VNAE
R/W
P/S
APN
SVT
SVE





- G&SRM
- SWE
PDE
PUE
WME
VNAE
R/W
P/S
APN
SVT
SVE

SECTION MONUMENT AS NOTED
SET REBAR W/ CAP RLS 37495
SET BRASS CAP AT COMPLETION
OF CONSTRUCTION
FOUND MONUMENT AS NOTED
GILA AND SALT RIVER MERIDIAN
BOUNDARY LINE
CENTER LINE
LOT LINE
RIGHT-OF-WAY
SECTION LINE
MID-SECTION LINE
SIDEWALK EASEMENT
PRIVATE DRIVEWAY EASEMENT
PUBLIC UTILITY EASEMENT
WATER METER EASEMENT
VEHICLE NON-ACCESS EASEMENT
RIGHT-OF-WAY
PRIVATE STREET
ASSESSORS' PARCEL NUMBER
SIGHT VISIBILITY TRIANGLE
SIGHT VISIBILITY EASEMENT



MATCH LINE SEE SHEET 8 OF 8

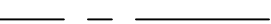
NOT A PART
APN: 500-05-972
FUSARO LLC
2016-0342693, MCR



MATCH LINE SEE SHEET 8 OF 8

A north arrow pointing upwards, labeled "NORTH". Below it is a graphic scale bar with markings at 20, 0, 20, and 40 feet. The scale bar is labeled "scale" on the left and "feet" on the right. Below the scale bar, the text "1" = 20'" is written.

LEGEND

- | | |
|---|--|
|  | SECTION MONUMENT AS NOTED |
|  | SET REBAR W/ CAP RLS 37495 |
|  | SET BRASS CAP AT COMPLETION
OF CONSTRUCTION |
|  | FOUND MONUMENT AS NOTED |
| G&SRM | GILA AND SALT RIVER MERIDIAN |
|  | BOUNDARY LINE |
|  | CENTER LINE |
|  | LOT LINE |
|  | RIGHT-OF-WAY |
|  | SECTION LINE |
|  | MID-SECTION LINE |
| SWE | SIDEWALK EASEMENT |
| PDE | PRIVATE DRIVEWAY EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| WME | WATER METER EASEMENT |
| VNAE | VEHICLE NON-ACCESS EASEMENT |
| R/W | RIGHT-OF-WAY |
| P/S | PRIVATE STREET |
| APN | ASSESSORS PARCEL NUMBER |
| SVT | SIGHT VISIBILITY TRIANGLE |
| SVE | SIGHT VISIBILITY EASEMENT |



ASCENT AT CANYON TRAILS
MARICOPA COUNTY, ARIZONA
FINAL PLAT

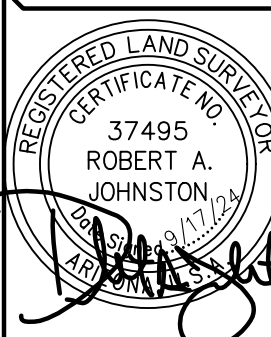
Project:	
Revisions:	

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Stike Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by:	CAJ
Reviewed by:	RAJ



Job No.
21-1032

FP01

Sheet No.
6
of 8

Sep 17, 2024 11:24am S:\Projects\2021\21-1032\Land Survey\Draws\Plat\Final\Plat\21-1032 - Plat Final.dwg cJimenez

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	2,081	0.0478
2	1,600	0.0367
3	1,600	0.0367
4	2,715	0.0623
5	3,022	0.0694
6	1,600	0.0367
7	1,600	0.0367
8	2,103	0.0483
9	2,754	0.0632
10	1,600	0.0367
11	1,600	0.0367
12	2,705	0.0621
13	2,746	0.0630
14	1,729	0.0397
15	1,784	0.0410
16	3,147	0.0723
17	3,107	0.0713
18	1,783	0.0409
19	1,730	0.0397
20	2,556	0.0587
21	2,576	0.0591
22	1,600	0.0367
23	1,600	0.0367
24	2,329	0.0535
25	2,945	0.0676
26	1,600	0.0367
27	1,600	0.0367
28	2,304	0.0529
29	2,441	0.0560
30	1,695	0.0389
31	1,695	0.0389
32	2,879	0.0661

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
33	2,907	0.0667
34	1,707	0.0392
35	1,707	0.0392
36	2,889	0.0663
37	2,709	0.0622
38	1,600	0.0367
39	1,600	0.0367
40	1,775	0.0407
41	1,775	0.0407
42	1,600	0.0367
43	1,600	0.0367
44	2,709	0.0622
45	2,841	0.0652
46	1,678	0.0385
47	1,678	0.0385
48	1,862	0.0427
49	3,300	0.0758
50	1,600	0.0367
51	1,600	0.0367
52	1,600	0.0367
53	1,775	0.0407
54	1,775	0.0407
55	1,600	0.0367
56	1,600	0.0367
57	1,600	0.0367
58	2,691	0.0618
59	2,713	0.0623
60	1,600	0.0367
61	1,600	0.0367
62	1,600	0.0367
63	1,775	0.0407
64	1,775	0.0407

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
65	1,600	0.0367
66	1,600	0.0367
67	1,600	0.0367
68	2,713	0.0623
69	2,713	0.0623
70	1,600	0.0367
71	1,600	0.0367
72	1,600	0.0367
73	1,775	0.0407
74	1,775	0.0407
75	1,600	0.0367
76	1,600	0.0367
77	1,600	0.0367
78	2,713	0.0623
79	2,387	0.0548
80	1,899	0.0436
81	1,899	0.0436
82	1,899	0.0436
83	3,219	0.0739
84	2,713	0.0623
85	1,600	0.0367
86	1,600	0.0367
87	1,600	0.0367
88	2,003	0.0460
89	1,996	0.0458
90	1,600	0.0367
91	1,600	0.0367
92	1,600	0.0367
93	2,713	0.0623
94	2,713	0.0623
95	1,600	0.0367
96	1,600	0.0367

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
97	1,600	0.0367
98	1,988	0.0456
99	1,981	0.0455
100	1,600	0.0367
101	1,600	0.0367
102	1,600	0.0367
103	2,713	0.0623
104	2,713	0.0623
105	1,600	0.0367
106	1,600	0.0367
107	1,600	0.0367
108	1,973	0.0453
109	1,965	0.0451
110	1,600	0.0367
111	1,600	0.0367
112	1,600	0.0367
113	2,713	0.0623

LINE TABLE		
LINE	BEARING	LENGTH
L1	S56°25'14"E	10.07'
L2	N11°13'50"E	8.99'
L3	S00°11'10"W	13.83'
L4	N89°52'54"W	10.00'
L5	S65°11'12"E	13.50'
L6	S71°33'30"E	10.84'
L7	N62°07'04"E	13.84'
L8	S11°13'50"W	13.50'
L9	N80°58'49"W	12.19'
L10	S00°11'10"W	13.50'
L11	S89°48'50"E	13.55'
L12	S89°48'50"E	18.50'
L13	S89°48'50"E	13.55'
L14	S89°48'50"E	18.50'
L15	S00°11'10"W	10.11'
L16	S89°48'50"E	2.00'
L17	S00°11'10"W	12.50'
L18	N89°48'50"W	2.00'
L19	S00°11'10"W	32.09'
L20	N24°24'16"W	8.50'
L21	N11°13'28"E	45.32'
L22	N24°48'48"E	26.15'
L23	S00°11'10"W	51.20'
L24	S89°48'50"E	103.53'
L25	S00°06'32"W	4.00'
L26	N89°48'50"W	103.53'
L27	S00°11'10"W	51.20'
L28	N58°30'12"E	7.21'
L29	N24°48'48"E	28.60'
L30	N08°52'37"W	7.21'

LINE TABLE		
LINE	BEARING	LENGTH
L31	S00°11'10"W	51.20'
L32	S89°48'50"E	103.73'
L33	S00°06'32"W	4.00'
L34	N89°48'50"W	103.73'
L35	S00°11'10"W	51.20'
L36	N24°48'48"E	42.60'
L37	N65°11'12"W	11.51'
L38	S68°01'09"E	101.64'
L39	S00°11'10"W	51.20'
L40	S89°48'50"E	103.93'
L41	S00°06'32"W	4.00'
L42	N89°48'50"W	103.94'
L43	S00°11'10"W	85.50'
L44	N88°01'39"W	17.59'
L45	N80°09'31"W	10.29'
L46	N71°59'32"W	14.27'
L47	S56°25'14"E	18.77'
L48	S62°20'14"E	16.66'
L49	S89°48'50"E	26.88'
L50	S89°48'50"E	13.50'
L51	S89°48'50"E	13.50'
L52	S89°48'50"W	13.50'
L53	S11°13'28"W	21.36'
L54	N11°13'28"E	38.31'
L55	S78°46'32"E	108.88'
L56	N65°11'12"W	110.73'
L57	S24°48'48"W	24.87'
L58	S27°52'56"E	44.57'
L59	S27°52'56"E	20.17'
L60	S89°48'50"E	17.79'

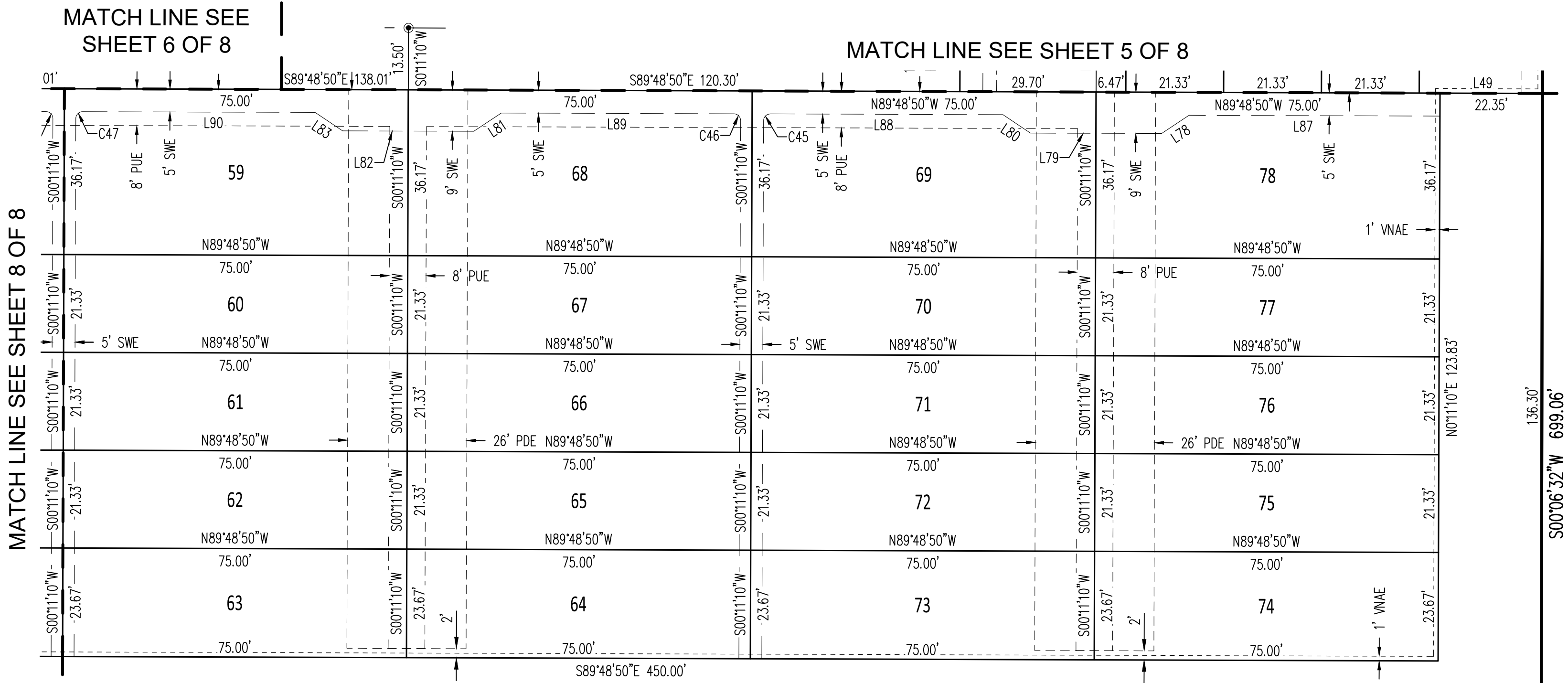
LINE TABLE		
LINE	BEARING	LENGTH
L61	N62°07'04"E	14.34'
L62	N83°49'10"W	90.83'
L63	S83°49'10"E	90.83'
L64	N89°48'50"W	48.50'
L65	S43°24'49"W	6.86'
L66	N89°48'50"W	5.81'
L67	S56°07'26"E	7.21'
L68	N90°00'00"E	28.60'
L69	S33°30'14"E	7.21'
L70	S00°11'10"W	28.60'
L71	S33°52'34"W	7.21'
L72	S33°30'14"E	7.21'
L73	S00°11'20"W	28.60'
L74	S33°52'00"W	7.21'
L75	S33°30'14"E	7.21'
L76	S00°11'10"W	28.60'
L77	S33°52'34"W	7.21'
L78	S56°29'46"W	7.21'
L79	N89°48'50"W	28.60'
L80	N56°07'26"W	7.21'
L81	S56°29'46"W	7.21'
L82	N89°48'50"W	28.60'
L83	N56°07'26"W	7.21'
L84	S75°06'53"E	7.16'
L85	S89°48'50"E	48.20'
L86	S89°48'50"E	49.15'
L87	N89°48'50"W	54.70'
L88	N89°48'50"W	50.70'
L89	N89°48'50"W	50.70'
L90	N89°48'50"W	50.70'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	226.16'	470.00'	27°34'14"
C2	253.93'	530.00'	27°27'06"
C3	39.22'	25.00'	89°52'56"
C4	115.07'	530.00'	12°26'24"
C5	102.04'	470.00'	12°26'20"
C6	14.11'	20.00'	40°25'29"
C7	19.34'	20.00'	55°24'49"
C8	64.08'	46.50'	78°57'43"
C9	45.48'	33.00'	78°57'43"
C10	33.39'	19.50'	98°05'53"
C11	76.56'	265.39'	16°31'44"
C12	64.87'	273.50'	13°35'20"
C13	26.87'	19.50'	78°57'43"
C14	30.63'	19.50'	90°00'00"
C15	30.63'	19.50'	90°00'00"
C16	61.66'	260.00'	13°35'20"
C17	58.46'	246.50'	13°35'20"
C18	29.67'	19.50'	87°10'03"
C19	17.43'	20.00'	49°56'04"
C20	15.78'	20.00'	45°12'20"
C21	80.46'	278.89'	16°31'44"
C22	26.81'	19.50'	78°47'06"
C23	12.66'	292.39'	2°28'54"
C24	79.61'	46.50'	98°05'53"
C25	56.50'	33.00'	98°05'53"
C26	36.86'	62.00'	34°03'46"
C27	31.42'	20.00'	90°00'00"
C28	14.46'	75.00'	11°02'40"
C29	2.36'	1.50'	90°00'00"
C30	2.36'	1.50'	90°00'00"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C31	2.36'	1.50'	90°00'00"
C32	2.36'	1.50'	90°00'00"
C33	2.36'	1.50'	90°00'00"
C34	2.36'	1.50'	90°00'00"
C35	30.93'	19.50'	90°53'18"
C36	13.21'	56.50'	13°23'44"
C37	16.69'	56.50'	16°55'15"
C38	14.32'	14.50'	56°34'38"
C39	10.85'	56.50'	11°00'21"
C40	23.60'	56.50'	23°55'51"
C41	108.53'	500.00'	12°26'10"
C42	108.56'	500.00'	12°26'23"
C43	239.58'	500.00'	27°27'12"
C44	240.58'	500.00'	27°34'08"
C45	2.36'	1.50'	90°00'00"
C46	2.36'	1.50'	90°00'00"
C47	2.36'	1.50'	90°00'00"
C48	2.36'	1.50'	90°00'00"
C49	3.93'	2.50'	90°00'00"
C50	7.85'	5.00'	90°00'00"
C51	2.36'	1.50'	90°00'00"
C52	4.71'	3.00'	90°00'00"
C53	4.71'	3.00'	90°00'00"
C54	26.88'	241.50'	6°22'38"
C55	5.03'	3.00'	95°59'40"

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	OPEN SPACE / LANDSCAPE / PUE	16,491	0.3786
Tract B	OPEN SPACE / LANDSCAPE / PUE / PRIVATE DRIVEWAY EASEMENT	4,867	0.1117
Tract C	OPEN SPACE / LANDSCAPE / PUE	2,372	0.0544
Tract D	OPEN SPACE / LANDSCAPE / PUE	11,064	0.2540
Tract E	OPEN SPACE / LANDSCAPE / PUE	2,957	0.0679
Tract F	OPEN SPACE / LANDSCAPE / PUE / PRIVATE DRIVEWAY EASEMENT** / AMENITY	34,634	0.7951
Tract G	PRIVATE STREET* / PARKING / PUE	43,017	0.9875

* PRIVATE STREET COVERS THE ENTIRE TRACT
** PRIVATE DRIVEWAY EASEMENT AS SHOWN IN SHEET 5
NOTE: ALL TRACTS TO BE MAINTAIN PER THE GOODYEAR ROOSEVELT TOWNHOMES HOA



NOT A PART
APN: 500-10-553
SANDS FAMILY TRUST
2021-0640280, MCR

NOT A PART
APN: 500-10-554
JANET DIANE OGDEN
TRUST/OGDEN MICHAEL F
2017-0889987, MCR

NOT A PART
APN: 500-10-555
NGUYEN NHAN T
2020-0032428, MCR

NOT A PART
APN: 500-10-556
VASQUEZ ROBERT
2019-0465668, MCR

NOT A PART
APN: 500-10-557
LOPEZ JOSE O
2014-0649912, MCR

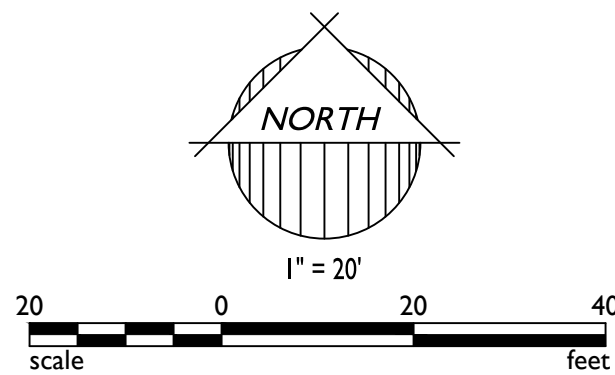
NOT A PART
APN: 500-10-558
LEWIS LIVING TRUST
2021-0688630, MCR

NOT A PART
APN: 500-10-559
CHARETTE ROBERT F/VAISHALI R
2014-0857933, MCR

NOT A PART
APN: 500-10-560
JAEQUEZ RANDY MENDOZA
2021-1044937, MCR

LEGEND

	SECTION MONUMENT AS NOTED
	SET REBAR W/ CAP RLS 37495
	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
	FOUND MONUMENT AS NOTED
	GILA AND SALT RIVER MERIDIAN
	BOUNDARY LINE
	CENTER LINE
	LOT LINE
	RIGHT-OF-WAY
	SECTION LINE
	MID-SECTION LINE
	SIDEWALK EASEMENT
	PRIVATE DRIVEWAY EASEMENT
	PUBLIC UTILITY EASEMENT
	WATER METER EASEMENT
	VEHICLE NON-ACCESS EASEMENT
	RIGHT-OF-WAY
	PRIVATE STREET
	ASSESSORS PARCEL NUMBER
	SIGHT VISIBILITY TRIANGLE
	SIGHT VISIBILITY EASEMENT

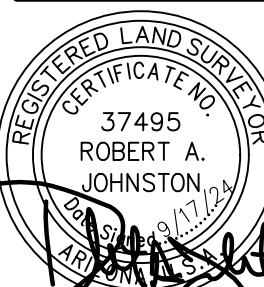


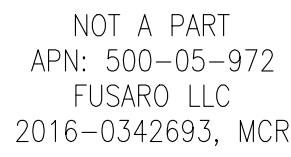
Project:

Revisions:



Drawn by: CAJ
Reviewed by: RAJ





NOT A PART
APN: 500-10-549
JIMENEZ ARTURO
2017-0612048, MCR

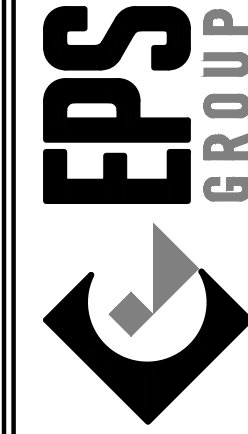
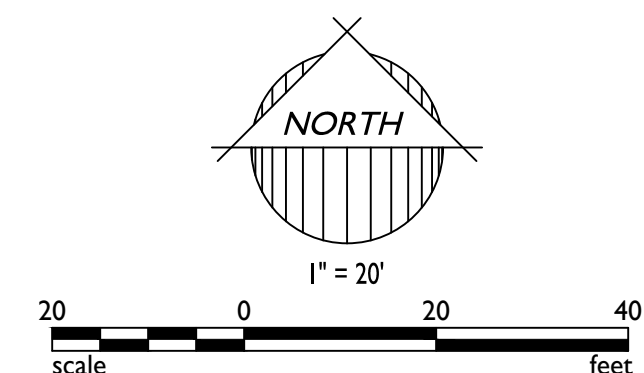
NOT A PART
APN: 500-10-626
TRAVIS PARK
HOMEOWNERS ASSOCIATION
2007-0067923, MCR

NOT A PART
APN: 500-10-550
GASTELUM CLAUDIA
BERNAL/OLIVERO HUGO A BERNAL
2018-0468635, MCR

NOT A PART
APN: 500-10-551
CRUZ MASON JOSEPH/ALICIA
2017-0532527, MCR

NOT A PART
APN: 500-10-552
HEMPLE MICHAEL
2021-0736515, MCR

□	SECTION MONUMENT AS NOTED
○	SET REBAR W/ CAP RLS 37495
●	SET BRASS CAP AT COMPLETION OF CONSTRUCTION
●	FOUND MONUMENT AS NOTED
G&SRM	GILA AND SALT RIVER MERIDIAN
— — — — —	BOUNDARY LINE
— — — — —	CENTER LINE
— — — — —	LOT LINE
— — — — —	RIGHT-OF-WAY
— — — — —	SECTION LINE
— — — — —	MID-SECTION LINE
SWE	SIDEWALK EASEMENT
PDE	PRIVATE DRIVEWAY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WME	WATER METER EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
R/W	RIGHT-OF-WAY
P/S	PRIVATE STREET
APN	ASSESSORS PARCEL NUMBER
SVT	SIGHT VISIBILITY TRIANGLE
SVE	SIGHT VISIBILITY EASEMENT



ASCENT AT CANYON TRAILS

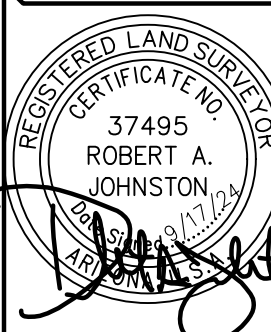
FINAL PLAT

Project:

Revisions:



Drawn by: CAJ
Reviewed by: RAJ



Job No.
21-1032

FP01

Sheet No.
8
of 8