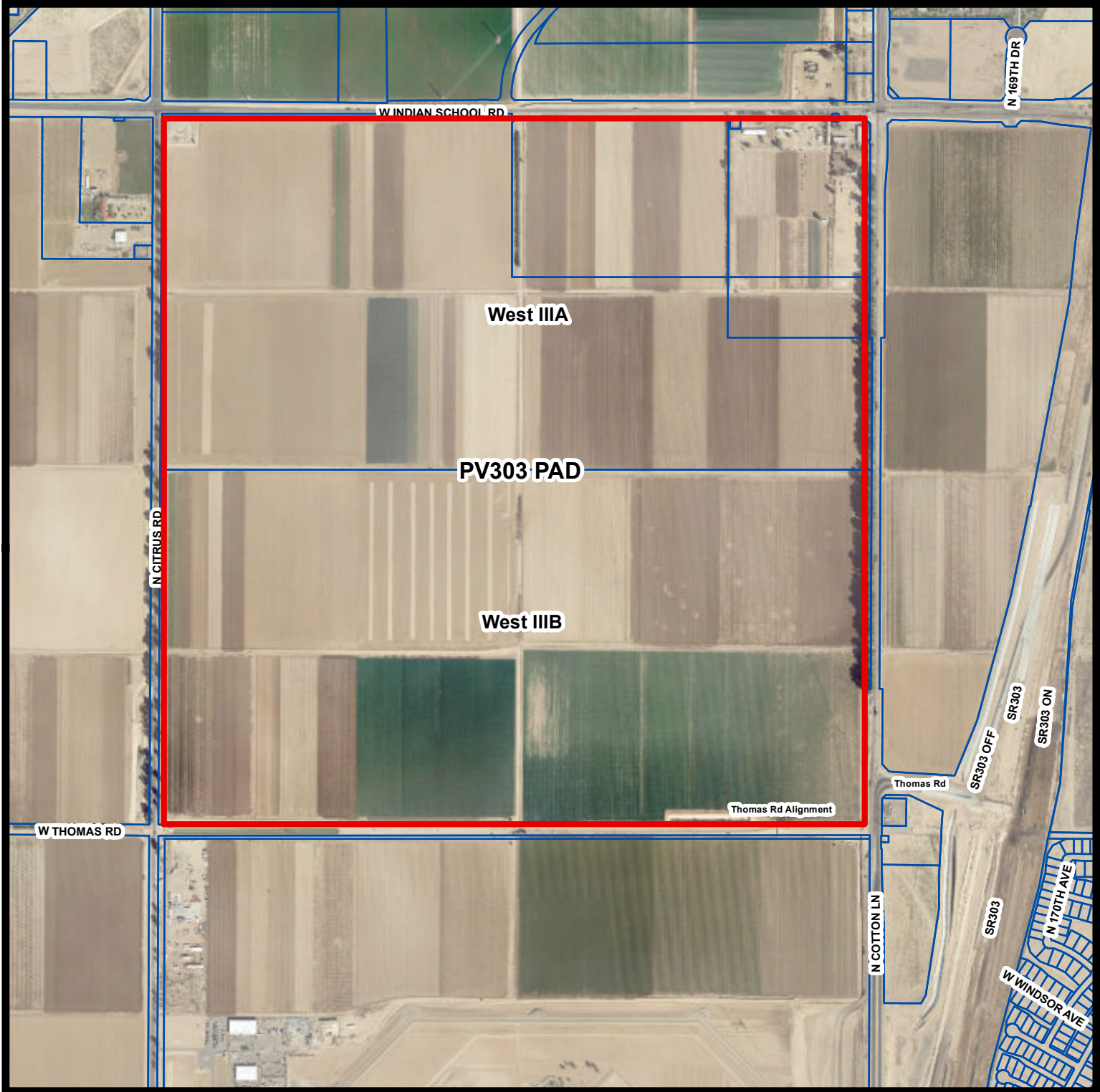
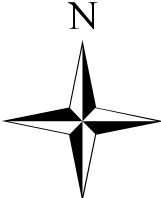


**Aerial Photo
First Park PV303 Preliminary Plat
Case No. 18-500-00012**



Drawn By: Steve Careccia
City of Goodyear Development Services Department
Date: 11.14.18

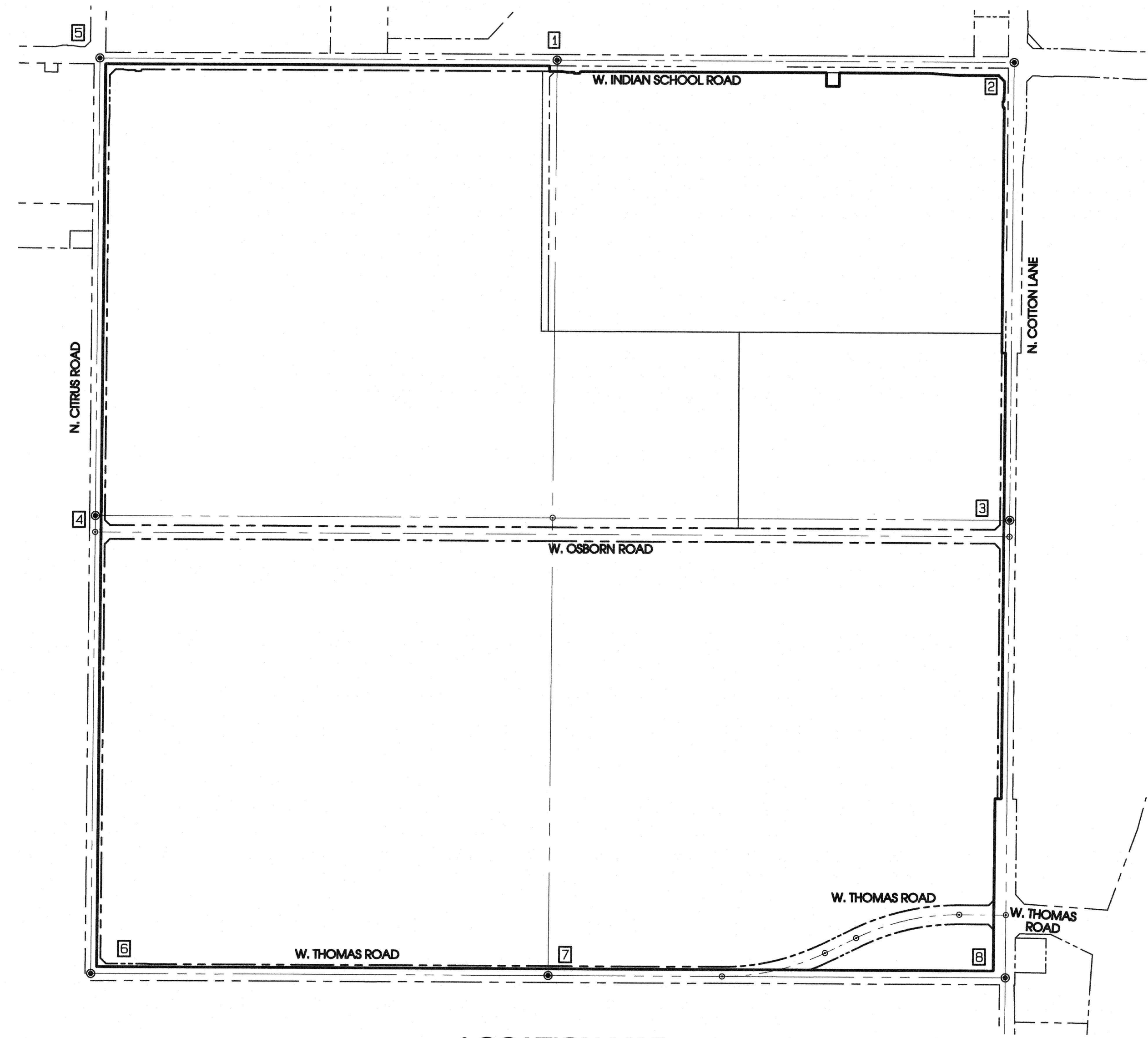


LEGEND	
—————	PROPERTY BOUNDARY
- - - - -	RIGHT OF WAY (ROW)
—————	CONSTRUCTION CENTER LINE
- - - - -	EASEMENT (ESMT)
—————	LOT LINE / EXISTING ROW
—————	SECTION LINE
●	PROPERTY CORNER
○	MONUMENT
●	FOUND BCFL
ROW	RIGHT OF WAY
CL	CENTER LINE
PUE	PUBLIC UTILITY EASEMENT

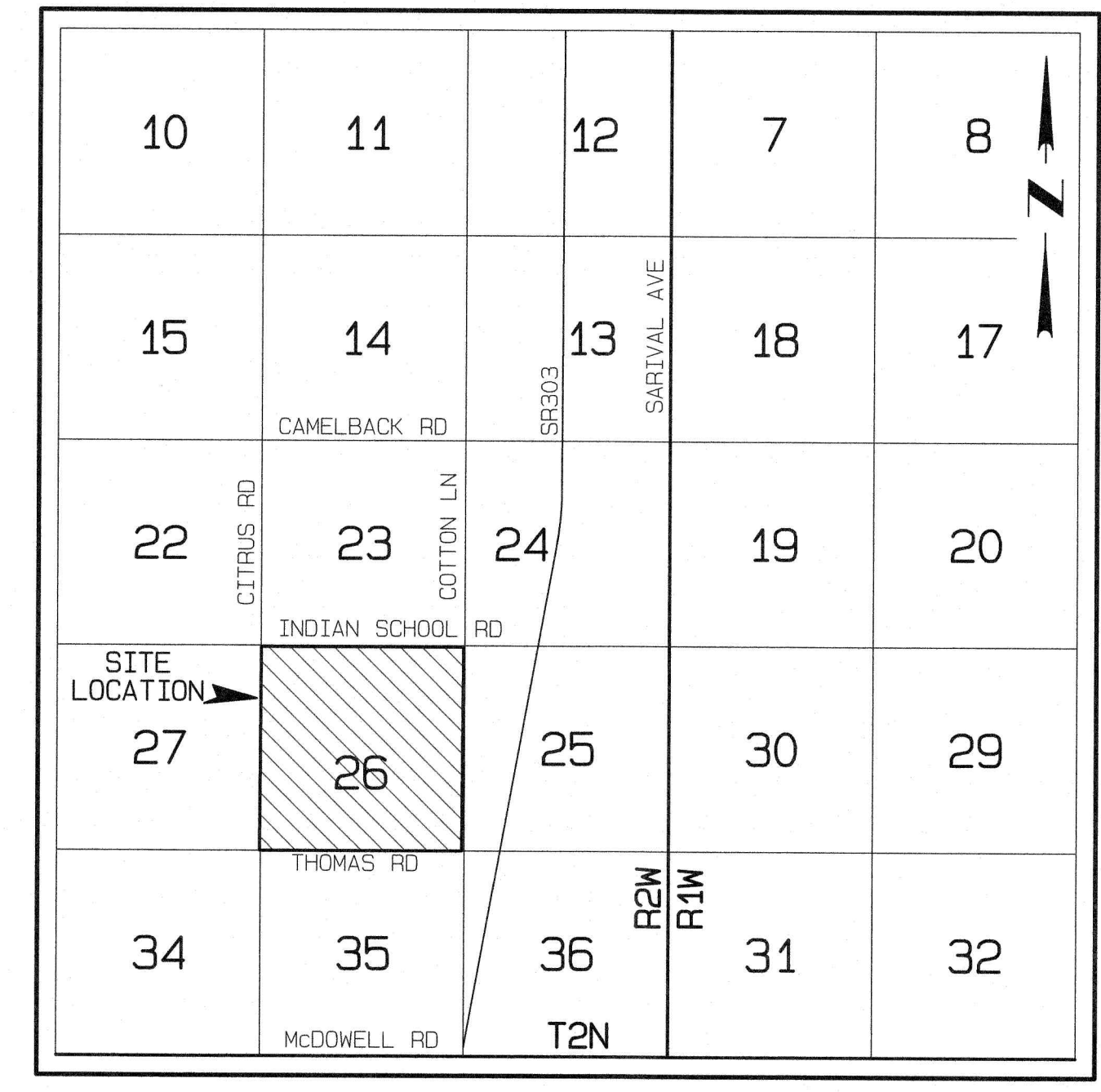
BENCHMARK
 CITY OF GOODYEAR BRASS CAP IN HANDHOLE INTERSECTION OF INDIAN SCHOOL ROAD AND COTTON LANE THE NORTHEAST CORNER OF SECTION 26, T2N, R2W.
 ELEVATION = 1066.99 FEET NAVD 88 DATUM (HELD)
 ELEVATION = 1065.25 FEET NGVD 29 DATUM

PRELIMINARY PLAT OF FIRST PARK PV303

GOODYEAR, ARIZONA
 A PORTION OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL 1
 Lots 1 and 2, of the Minor Land Division Map of PV303 West III-A, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1359, Page 21.

PARCEL 2
 Lots 1 and 2, of the Minor Land Division Map of City of Goodyear 38, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1359, Page 20.

PARCEL 3
 All that certain lot, tract, or parcel of land, situated in a portion of the South half of Section 26, Township 2 North, Range 2 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 3. Arizona Department of Transportation brass cap in handhole for the East Quarter corner of said Section 26, from which a found 3. Arizona Department of Transportation brass cap in handhole for the Southeast corner of said Section 26 bears South 00 deg. 15 min. 40 sec. West (Basis of Bearings) - 2640.12 feet,

THENCE South 89 deg. 59 min. 45 sec. West along the mid-section line of said Section 26, a distance of 33.00 feet to the TRUE POINT OF BEGINNING,

THENCE South 00 deg. 15 min. 40 sec. West, being 33.00 feet West of and parallel with the East line of the Southeast Quarter of said Section 26, a distance of 1606.53 feet,

THENCE North 89 deg. 44 min. 20 sec. West, a distance of 37.00 feet,

THENCE South 00 deg. 15 min. 40 sec. West, being 70.00 feet West of and parallel with the East line of the Southeast Quarter of said Section 26, a distance of 993.79 feet,

THENCE South 89 deg. 58 min. 34 sec. West, being 40.00 feet North of and parallel with the South line of the Southeast Quarter of said Section 26, a distance of 2570.69 feet,

THENCE South 89 deg. 58 min. 12 sec. West, being 40.00 feet North of and parallel with the South line of the Southwest Quarter of said Section 26, a distance of 2607.17 feet,

THENCE North 00 deg. 17 min. 12 sec. East, being 33.00 feet East of and parallel with the West line of the Southwest Quarter of said Section 26, a distance of 2602.22 feet to the mid-section line of said Section 26,

THENCE North 89 deg. 59 min. 45 sec. East, along said mid-section line, a distance of 5213.69 feet to the POINT OF BEGINNING, containing 13,525,933 square feet or 310.513 acres of land, more or less.

MONUMENT NOTES

- FOUND ALUMINUM CAP LS 21080. THE NORTH QUARTER CORNER OF SECTION 26, T2N, R2W, ALONG INDIAN SCHOOL ROAD.
- FOUND CITY OF GOODYEAR BRASS CAP FLUSH. THE NORTHEAST CORNER OF SECTION 26, T2N, R2W, AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND COTTON LANE.
- FOUND ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE. THE EAST QUARTER CORNER OF SECTION 26, T2N, R2W, ALONG COTTON LANE.
- FOUND CITY OF GOODYEAR BRASS CAP FLUSH. THE WEST QUARTER CORNER OF SECTION 26, T2N, R2W, ALONG CITRUS ROAD. RLS#45834
- FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE. THE NORTHWEST CORNER OF SECTION 26, T2N, R2W, AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND CITRUS ROAD.
- FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE. THE SOUTHWEST CORNER OF SECTION 26, T2N, R2W, AT THE INTERSECTION OF THOMAS ROAD AND CITRUS ROAD.
- FOUND 1" IRON PIPE WITH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP ALONG SIDE IN POT HOLE DATED 2003, THE SOUTH QUARTER CORNER OF SECTION 26, T2N, R2W, ALONG THE ALIGNMENT OF THOMAS ROAD.
- FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE. THE SOUTHEAST CORNER OF SECTION 26, T2N, R2W, AT THE INTERSECTION OF COTTON LANE AND THOMAS ROAD.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
 BEING: SOUTH 89°59'41" EAST (MEASURED)

CONCEPTUAL PHASING PLAN

AS EACH LOT DEVELOPS, THE ADJACENT ROADWAY INFRASTRUCTURE IMPROVEMENTS SHALL BE CONSTRUCTED BEFORE OR CONCURRENTLY. SEE BELOW FOR THE PROPOSED LOT PHASING PLAN. THE PHASING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE AS LOTS ARE SUBDIVIDED IN THE FUTURE.

- LOT 2:**
 - WEST HALF OF COTTON LANE ROADWAY IMPROVEMENTS ALONG EAST PROPERTY LINE
 - 15' S.S. ALONG NORTH PROPERTY LINE AND ROUTE TO CONNECTION OF EXISTING SEWER NEAR THE INTERSECTION OF INDIAN SCHOOL ROAD AND 169TH DRIVE
 - FULL WIDTH ROADWAY IMPROVEMENT OF OSBORN ROAD ALONG SOUTH PROPERTY LINE.
 - 16' W.L. ALONG EAST, WEST, AND SOUTH BOUNDARY LINE
- LOT 1:**
 - SOUTH HALF OF INDIAN SCHOOL ROAD IMPROVEMENTS WILL BE CONSIDERED AS EXISTING.
 - WEST HALF OF COTTON LANE IMPROVEMENTS WILL BE CONSIDERED AS EXISTING.
 - 16' W.L. ALONG EAST PROPERTY LINE.
- LOT 4:**
 - CONTINUATION OF 15" SEWER LINE FROM LOT 1'S NORTH BOUNDARY.
 - 16' W.L. WITHIN EAST HALF OF CITRUS ROAD.
 - 16' W.L. WITHIN OSBORN ROAD SECTION.
 - EAST HALF OF CITRUS ROAD ROADWAY IMPROVEMENTS ALONG WEST PROPERTY LINE.
 - SOUTH HALF OF INDIAN SCHOOL ROAD ROADWAY IMPROVEMENTS ALONG NORTH PROPERTY LINE.
 - FULL WIDTH OF OSBORN ROAD ROADWAY IMPROVEMENTS ALONG SOUTH PROPERTY LINE.
- LOT 3:**
 - EAST HALF OF CITRUS ROAD ROADWAY IMPROVEMENTS ALONG WEST PROPERTY LINE.
 - WEST HALF OF COTTON LANE ROADWAY IMPROVEMENTS ALONG EAST PROPERTY LINE.
 - 16' W.L. ALONG SOUTH, EAST, WEST BOUNDARY AND MIDDLE OF LOT.
 - NORTH HALF OF THOMAS ROAD ROADWAY IMPROVEMENTS ADJOINING LOT 3.
 - SOUTH HALF OF THOMAS ROAD ROADWAY IMPROVEMENTS ADJOINING LOT 5.
 - 15' S.S. WITHIN THOMAS ROAD SECTION.
- LOT 5:**
 - NO INFRASTRUCTURE RESPONSIBILITY.

TRACT AREA TABLE					
TRACT	AREA (SF)	AREA (AC)	DESCRIPTION OF TRACT	OWNED BY	MAINTENANCE RESPONSIBILITY
A	60,508	1.389	PRIVATE ACCESS ESMT., EPCOR WATER ESMT. PUBLIC UTILITY ESMT.	AI ARIZONA DC, LLC	DRI FR GOODYEAR, LLC
TOTAL	60,508	1.389			

OWNER

DRI FR GOODYEAR, LLC
 311 WEST WACKER DRIVE, 39TH FLOOR
 CHICAGO, ILLINOIS 60606

DEVELOPER

MERIT PARTNERS
 6720 NORTH SCOTTSDALE ROAD, SUITE 210
 SCOTTSDALE, ARIZONA 85253
 CONTACT: NICHOLAUS FISCHER
 EMAIL: NICEMPIAZ.COM

UTILITY SERVICES

SEWER LIBERTY UTILITIES
 WATER EPCOR
 ELECTRICITY APS POWER
 TELEPHONE CENTURY LINK
 CATV COX CABLEVISION
 GAS SOUTHWEST GAS

P.O.A. NOTE

THE OPEN SPACE TRACTS AND PRIVATE INFRASTRUCTURE WILL BE MAINTAINED BY A FUTURE PROPERTY OWNER ASSOCIATION.

CIVIL ENGINEER

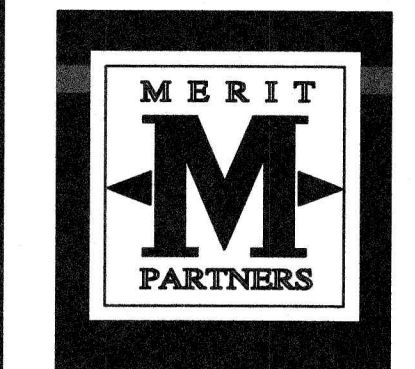
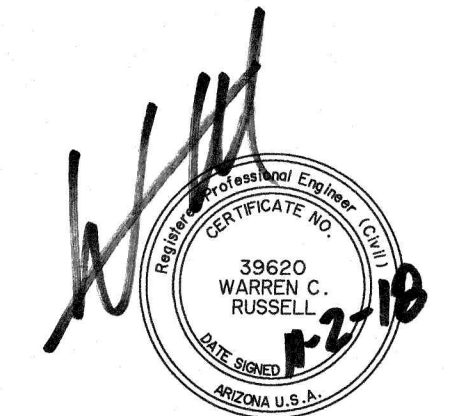
GOODWIN & MARSHALL INC.
 2705 S. ALMA SCHOOL RD, STE 2
 PHOENIX, ARIZONA 85286
 PHONE: (602) 218-7285
 CONTACT: WARREN C. RUSSELL, P.E.
 EMAIL: WRUSSELL@GMCIVIL.COM

LAND SURVEYOR

ARIZONA SURVEYING AND MAPPING
 2411 WEST NORTHERN AVENUE, SUITE 110
 PHOENIX, ARIZONA 85069-5455
 PHONE: (602) 246-9919
 CONTACT: LANCE DICKSON

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PRE-PLAT PLAN SHEET



GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2705 S. ALMA SCHOOL RD, STE 2
 CHANDLER, ARIZONA 85286
 602-218-7285

PV 303



FIRST PARK PV303
 PRELIMINARY PLAT
 GOODYEAR, ARIZONA

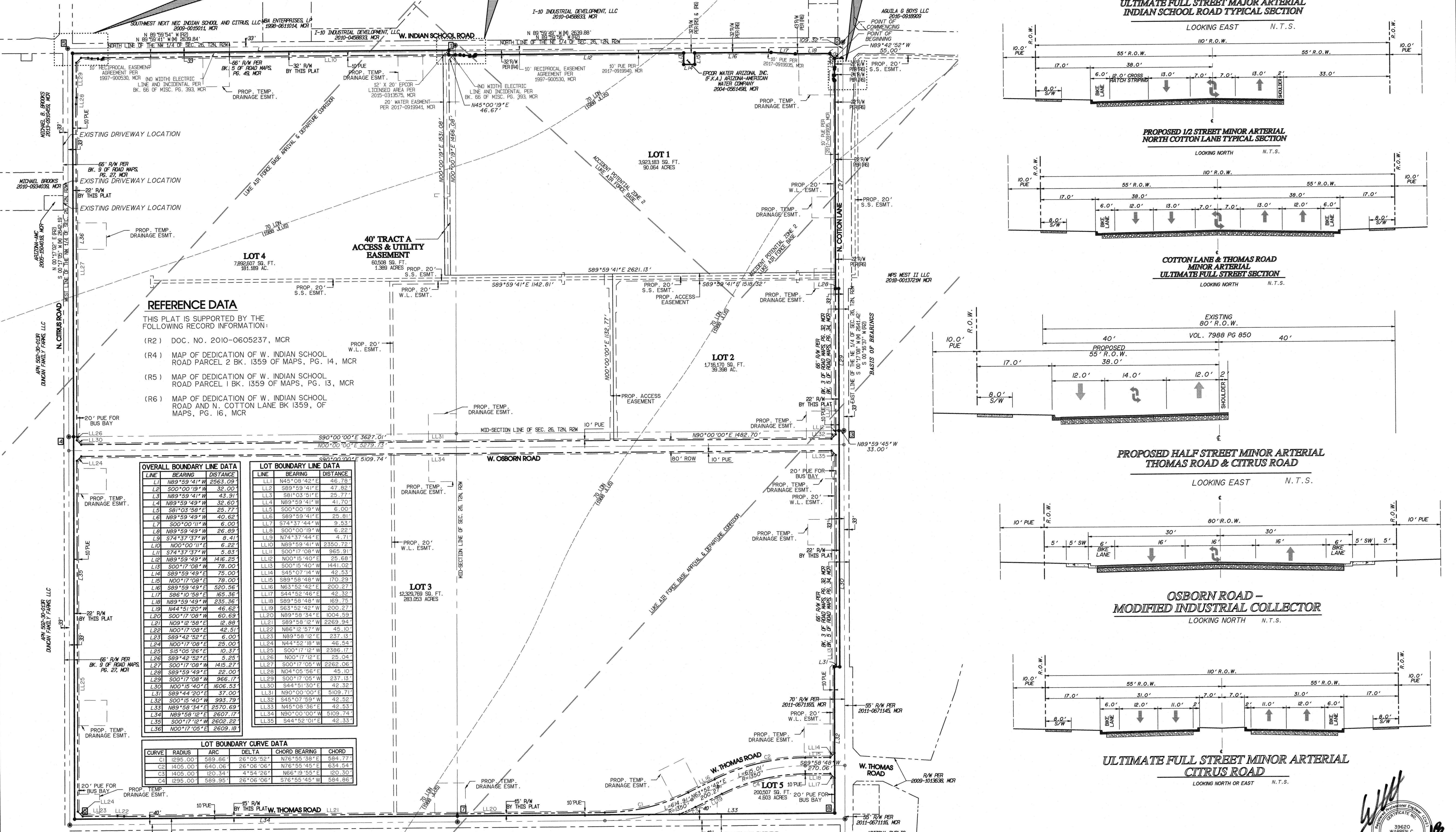
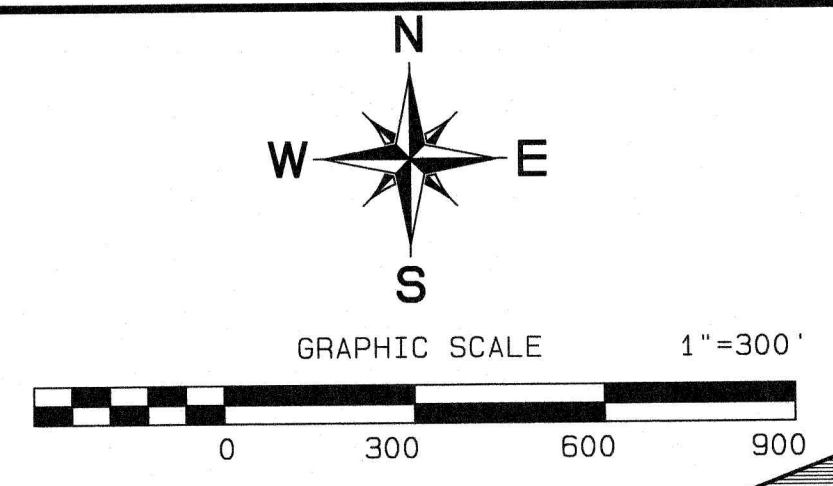
Case #: ###
 Plan Check #: ###
 Date: 6/2018

Revisions:		
#	Comments	Date

Project Number: 10808
 Drawn By: WCR/JEB

PRELIMINARY PLAT

SHEET 1 OF 2



REFERENCE DATA
 THIS PLAT IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:
 (R2) DOC. NO. 2010-0605237, MCR
 (R4) MAP OF DEDICATION OF W. INDIAN SCHOOL ROAD PARCEL 2 BK. 1359 OF MAPS, PG. 14, MCR
 (R5) MAP OF DEDICATION OF W. INDIAN SCHOOL ROAD PARCEL 1 BK. 1359 OF MAPS, PG. 13, MCR
 (R6) MAP OF DEDICATION OF W. INDIAN SCHOOL ROAD AND N. COTTON LANE BK 1359, OF MAPS, PG. 16, MCR

OVERALL BOUNDARY LINE DATA

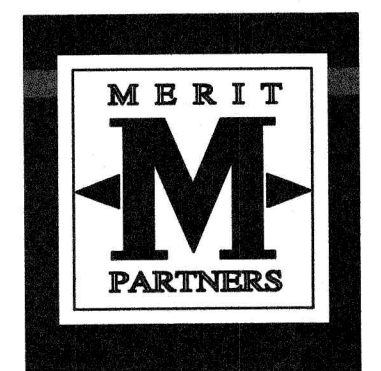
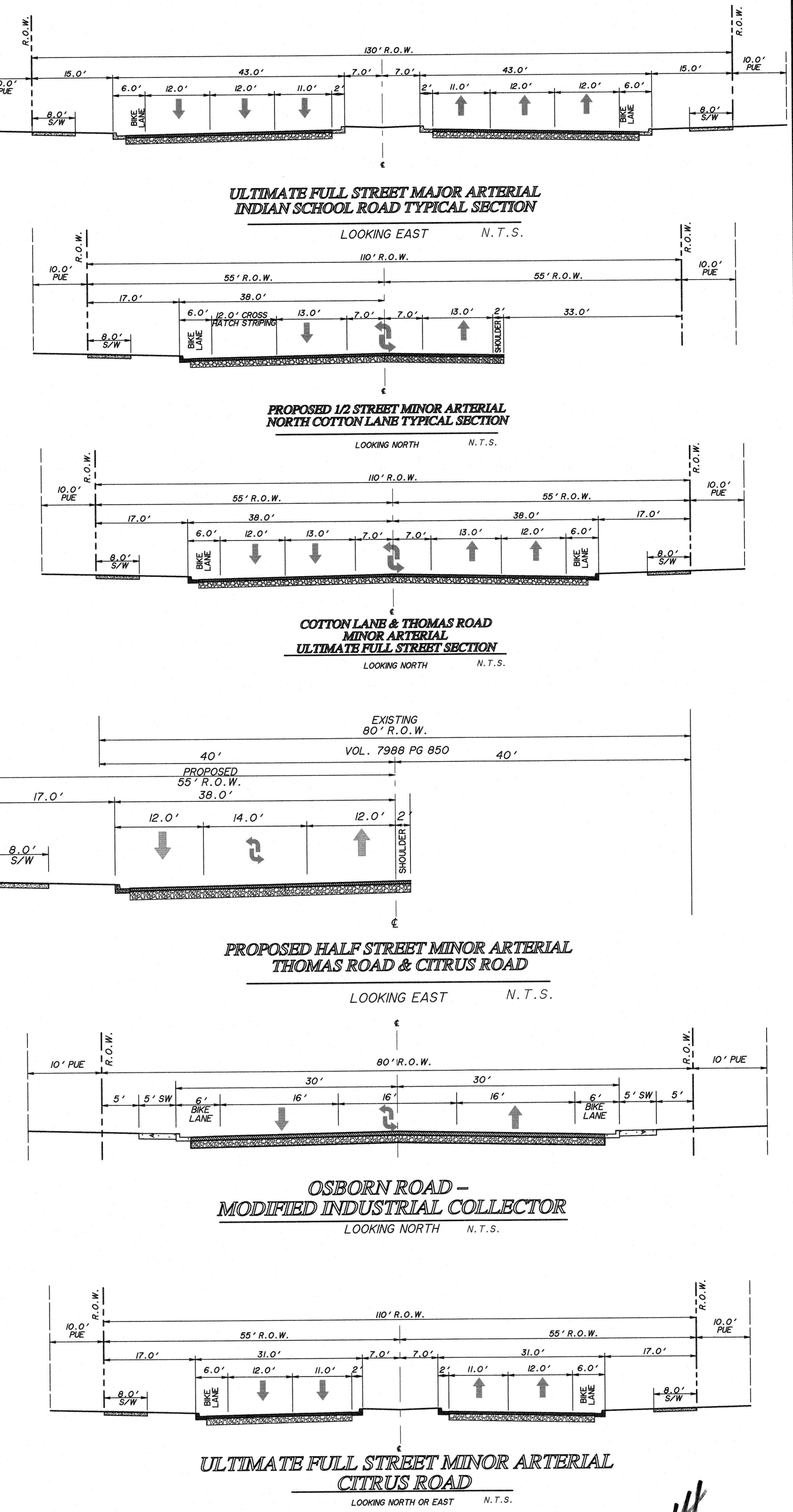
LINE	BEARING	DISTANCE
L1	N89°59'41"W	2563.09'
L2	S00°00'19"W	32.00'
L3	N89°59'41"W	43.91'
L4	N89°59'41"W	32.60'
L5	S81°03'58"E	25.77'
L6	N89°59'49"W	40.62'
L7	S00°00'11"W	6.00'
L8	N89°59'49"W	26.89'
L9	S74°37'37"W	8.41'
L10	N00°00'11"E	6.22'
L11	S74°37'37"W	5.83'
L12	N89°59'49"W	1416.25'
L13	S00°17'08"W	78.00'
L14	S89°59'49"E	75.00'
L15	N00°17'08"E	78.00'
L16	S89°59'49"E	520.56'
L17	S86°10'58"E	165.36'
L18	N89°59'49"W	235.36'
L19	N44°51'20"W	46.62'
L20	S00°17'08"W	60.69'
L21	N09°12'58"E	12.88'
L22	N00°17'08"E	42.51'
L23	S89°42'22"E	6.00'
L24	N00°17'08"E	25.00'
L25	S15°05'26"E	10.37'
L26	S89°42'52"E	5.25'
L27	S00°17'08"W	1415.27'
L28	S89°59'49"E	22.00'
L29	S00°17'08"W	966.17'
L30	N00°18'40"E	1606.53'
L31	S89°44'20"E	37.00'
L32	S00°15'40"W	993.79'
L33	N89°58'34"E	2570.69'
L34	N89°58'12"E	2607.17'
L35	S00°17'12"W	2608.22'
L36	N00°17'05"E	2609.18'

LOT BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
LL1	N45°08'42"E	46.78'
LL2	S89°59'41"E	47.82'
LL3	S81°03'51"E	25.77'
LL4	N89°59'41"W	41.70'
LL5	S00°00'19"W	6.00'
LL6	S89°59'41"E	25.81'
LL7	S74°37'44"W	9.53'
LL8	S00°00'19"W	6.22'
LL9	N74°37'44"E	4.71'
LL10	N89°59'41"W	2350.72'
LL11	S00°17'08"W	965.91'
LL12	N00°15'40"E	25.68'
LL13	S00°15'40"W	1441.02'
LL14	S45°07'14"W	42.53'
LL15	S89°58'48"W	170.29'
LL16	N83°52'42"E	200.27'
LL17	S44°52'46"E	42.32'
LL18	S89°58'48"W	169.75'
LL19	S63°52'42"W	200.27'
LL20	N89°58'34"E	1004.59'
LL21	S89°58'12"E	2269.94'
LL22	N86°12'57"W	45.10'
LL23	N89°58'12"E	237.13'
LL24	N44°52'18"W	46.54'
LL25	S00°17'12"W	2386.17'
LL26	N00°17'12"E	25.04'
LL27	S00°17'05"W	2262.06'
LL28	N04°05'56"E	45.10'
LL29	S00°17'05"W	237.13'
LL30	S44°51'30"E	42.32'
LL31	N90°00'00"E	5109.71'
LL32	S45°07'59"W	42.52'
LL33	N45°08'36"E	42.53'
LL34	N90°00'00"E	5109.74'
LL35	S44°52'01"E	42.33'

LOT BOUNDARY CURVE DATA

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1295.00'	589.86'	26°05'52"	N76°55'38"E	584.77'
C2	1405.00'	640.06'	26°06'06"	N76°55'45"E	634.54'
C3	1405.00'	120.34'	4°54'26"	N66°19'55"E	120.30'
C4	1295.00'	589.95'	26°06'06"	S78°55'45"W	584.86'



GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2705 S. ALMA SCHOOL ROAD, SUITE 2
 CHANDLER, ARIZONA 85286
 602.216.7285

PV 303
FIRST INDUSTRIAL
 REALTY-TRUST

FIRST PARK PV303
PRELIMINARY PLAT
 GOODYEAR, ARIZONA

Case #: **10808**
 Plan Check #: **6/2018**
 Date: **6/2018**

Revisions:	Comments	Date

Project Number: **10808**
 Drawn By: **WCR/JEB**
 Title: **PRELIMINARY PLAT**
SHEET 2 OF 2

