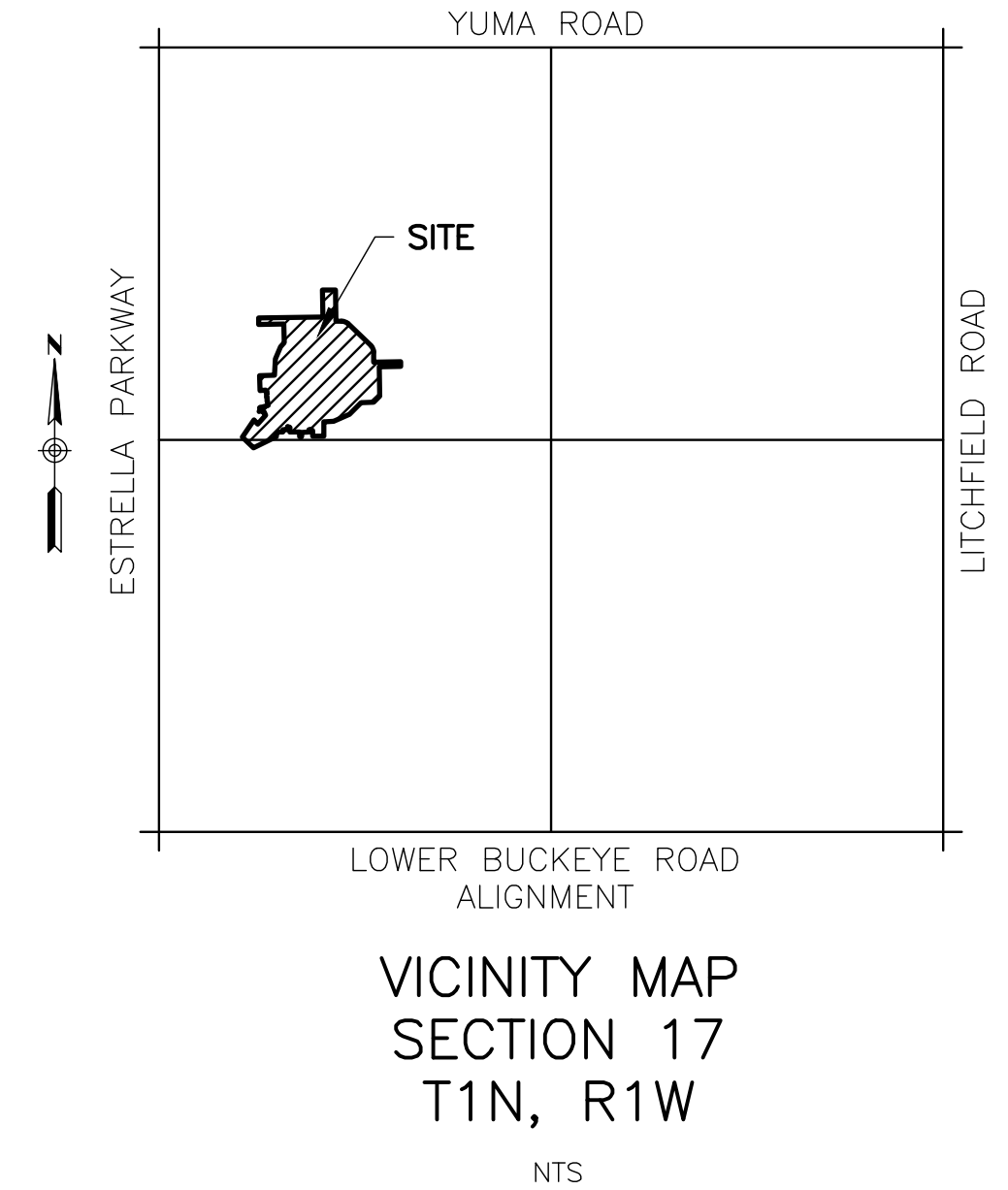


RE-PLAT OF
A PORTION OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS
 BEING A RE-PLAT OF LOT 10 OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS RECORDED IN BOOK 996 OF
 MAPS, PAGE 50, MCR, SITUATED IN A PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST,
 OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



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Dibble
Engineering

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF GOODYEAR, A MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF REPLAT OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS, A PORTION OF SECTION 17, 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, 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.

THE CITY OF GOODYEAR, A MUNICIPAL CORPORATION

BY:

_____ DATE
 IT'S MAYOR

ACKNOWLEDGMENT

STATE OF ARIZONA }
 }SS:
 COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, HAVING A BEARING OF N00°50'40"W PER BOOK 996 OF MAPS, PAGE 50.

LEGAL DESCRIPTION OF RESULTANT PARCEL

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING ALL OF LOT 10 OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS AS RECORDED IN BOOK 996, MAPS ON PAGE 50, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

TOGETHER WITH THAT PORTION OF SOUTH BALLPARK WAY AND WEST FESTIVAL WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 10 OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS AS RECORDED IN BOOK 996 OF MAPS ON PAGE 50, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE UPON AND WITH THE SOUTH LINE OF SAID LOT 10, SAME BEING THE NORTH RIGHT OF WAY LINE OF WEST FESTIVAL WAY, NORTH 89 DEGREES 08 MINUTES 19 SECONDS EAST, A DISTANCE OF 75.13 FEET;

THENCE DEPARTING SAID LINE, SOUTH 63 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 135.86 FEET;

THENCE NORTH 45 DEGREES 46 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.70 FEET;

THENCE NORTH 32 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 112.60 FEET;

THENCE SOUTH 40 DEGREES 55 MINUTES 43 SECONDS EAST, A DISTANCE OF 30.02 FEET TO THE SOUTH CORNER OF LOT 11 OF THE AFORESAID BALLPARK VILLAGE - WOOD CORPORATE CAMPUS, AND LYING IN THE EAST RIGHT OF WAY LINE OF SOUTH BALLPARK WAY;

THENCE UPON AND WITH SAID EAST RIGHT OF WAY LINE, SOUTH 07 DEGREES 56 MINUTES 01 SECONDS WEST, A DISTANCE OF 36.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98 DEGREES 47 MINUTES 42 SECONDS, AN ARC LENGTH OF 51.73 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 9,693 SQUARE FEET OR 0.223 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION OF ABANDONED AREA

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING A PORTION OF SOUTH BALLPARK WAY AND WEST FESTIVAL WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 10 OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS AS RECORDED IN BOOK 996 OF MAPS ON PAGE 50, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE UPON AND WITH THE SOUTH LINE OF SAID LOT 10, SAME BEING THE NORTH RIGHT OF WAY LINE OF WEST FESTIVAL WAY, NORTH 89 DEGREES 08 MINUTES 19 SECONDS EAST, A DISTANCE OF 75.13 FEET;

THENCE DEPARTING SAID LINE, SOUTH 63 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 135.86 FEET;

THENCE NORTH 45 DEGREES 46 MINUTES 45 SECONDS WEST, A DISTANCE OF 82.70 FEET;

THENCE NORTH 32 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 112.60 FEET;

THENCE SOUTH 40 DEGREES 55 MINUTES 43 SECONDS EAST, A DISTANCE OF 30.02 FEET TO THE SOUTH CORNER OF LOT 11 OF THE AFORESAID BALLPARK VILLAGE - WOOD CORPORATE CAMPUS, AND LYING IN THE EAST RIGHT OF WAY LINE OF SOUTH BALLPARK WAY;

THENCE UPON AND WITH SAID EAST RIGHT OF WAY LINE, SOUTH 07 DEGREES 56 MINUTES 01 SECONDS WEST, A DISTANCE OF 36.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98 DEGREES 47 MINUTES 42 SECONDS, AN ARC LENGTH OF 51.73 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 9,693 SQUARE FEET OR 0.223 ACRES OF LAND, MORE OR LESS.

DEVELOPER/OWNER

CITY OF GOODYEAR
 190 N LITCHFIELD RD
 GOODYEAR, AZ 85338

UTILITIES

ELECTRIC: ARIZONA PUBLIC SERVICE
 TELEPHONE: CENTURY LINK
 WATER: CITY OF GOODYEAR
 SEWER: CITY OF GOODYEAR
 SOLID WASTE: CITY OF GOODYEAR
 POLICE: CITY OF GOODYEAR
 FIRE: CITY OF GOODYEAR
 GAS: SOUTHWEST GAS

SURVEYOR

DIBBLE ENGINEERING
 7878 N. 16TH STREET,
 SUITE 300
 PHOENIX, AZ 85020
 CONTACT: JASON P. GRAHAM
 (602) 957-1155

LOT 10 AREA

333,002 SF OR 7.645 ACS NET

NOTES:

1. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND EXCEPT 69KV AND LARGER POWER LINES.
2. 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.
3. 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.
4. 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.
5. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH THEIR USE.
6. 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.

CITY OF GOODYEAR APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
 THIS _____ DAY OF _____, 2019.

BY: _____ DATE _____
 MAYOR

ATTEST: _____ DATE _____
 CITY CLERK

BY: _____ DATE _____
 CITY ENGINEER

CERTIFICATION

THIS PLAT IS ONLY VALID IF IT BEARS THE ORIGINAL SEAL AND INKED SIGNATURE OF THE CERTIFYING PROFESSIONAL LAND SURVEYOR.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS" ADOPTED IN FEB., 2002, AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF FEBRUARY, 2019.

JASON P GRAHAM, RLS 47537



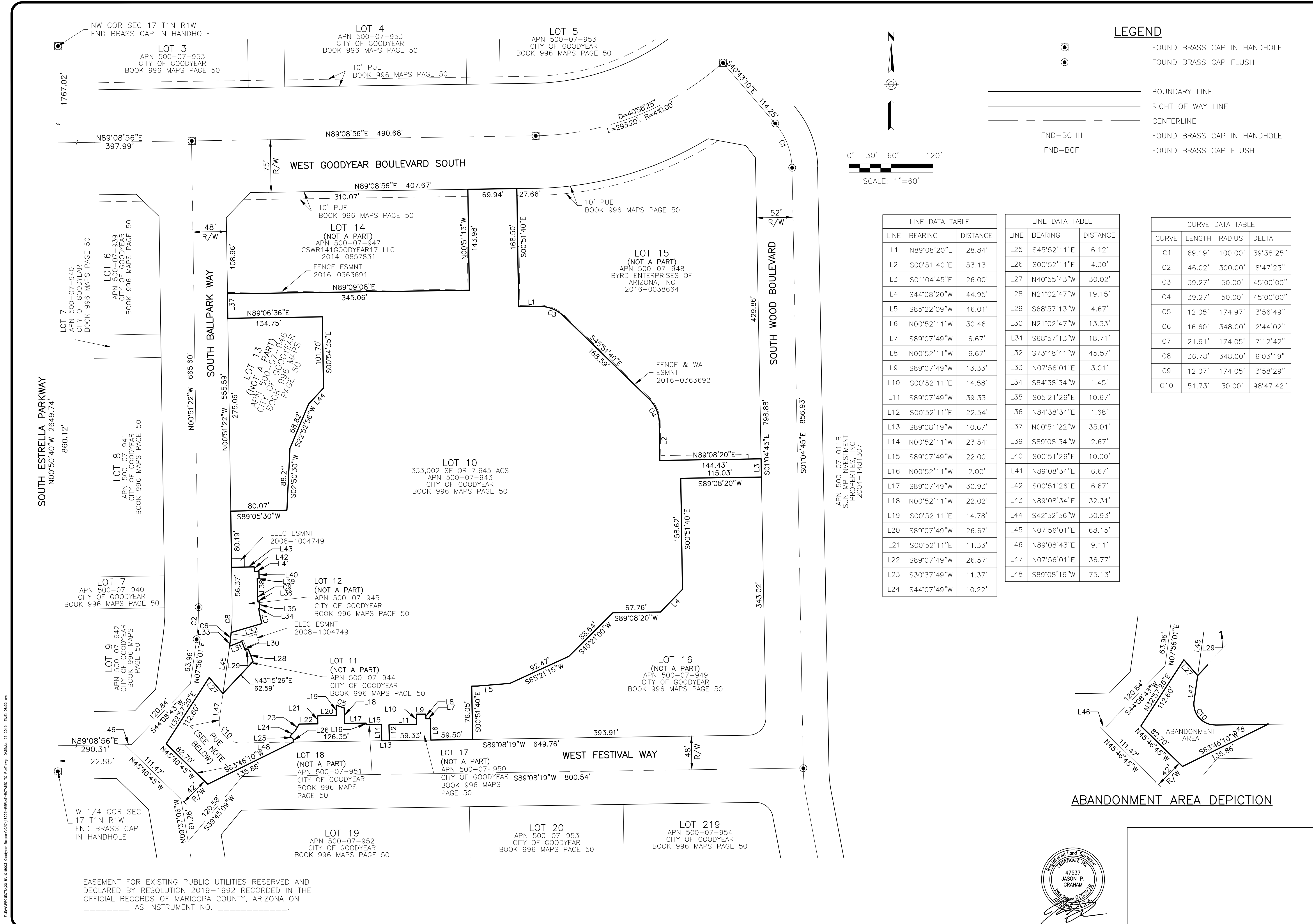
REPLAT

OF A PORTION OF THE WEST HALF, SECTION 17,
 TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
 RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO.: 1018003	DATE: FEB 2019	SCALE: AS SHOWN
SURVEYED: FEB 2018	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: REK		REVIEWED: JPG
REVISIONS:		

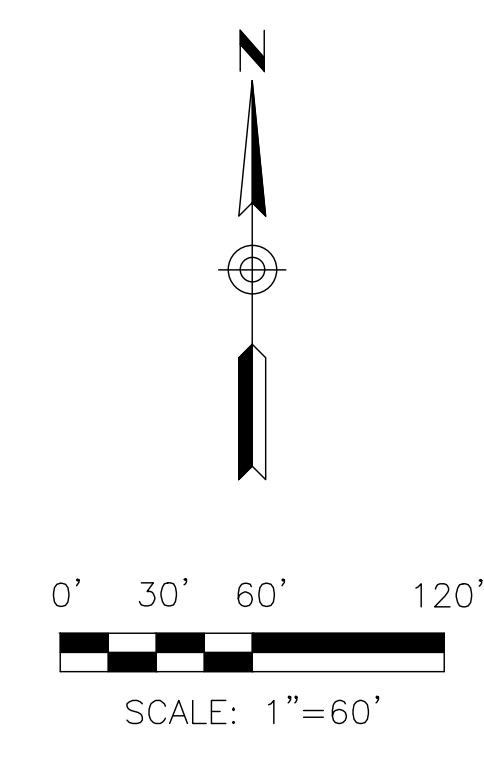
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OF 2

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LEGEND

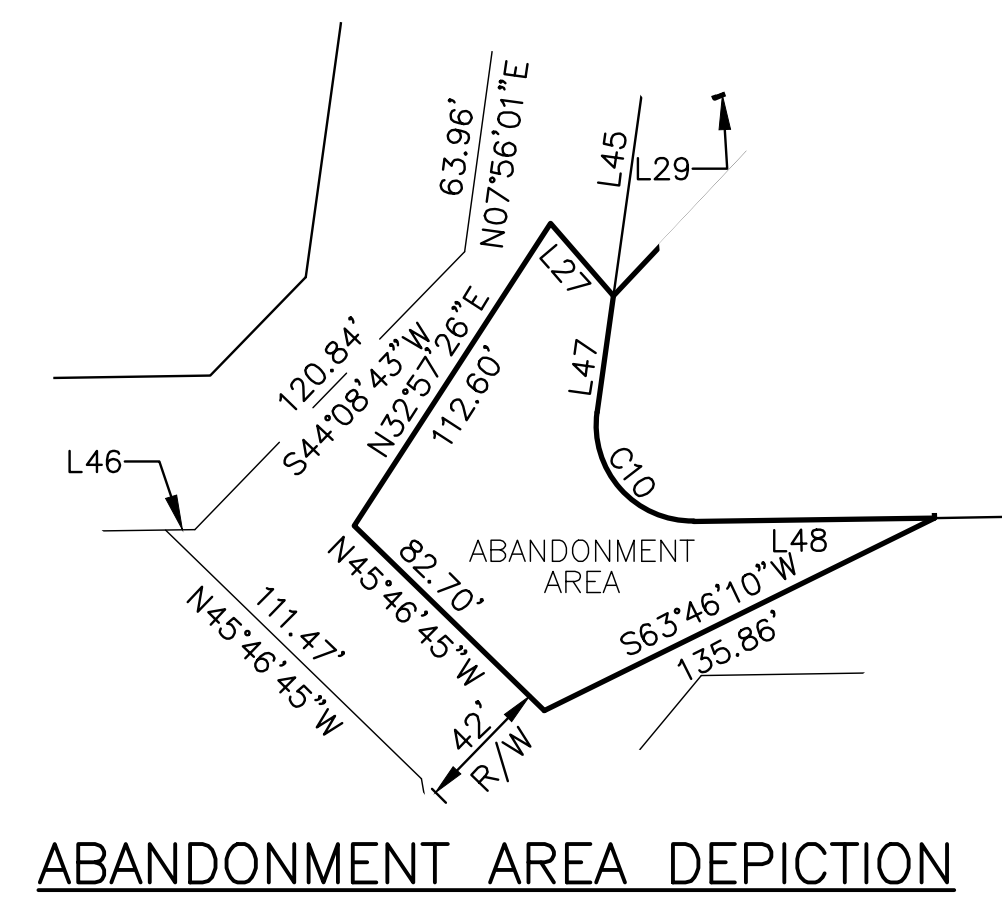
- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH
- BOUNDARY LINE
- RIGHT OF WAY LINE
- - - CENTERLINE
- FND-BCHH FOUND BRASS CAP IN HANDHOLE
- FND-BCF FOUND BRASS CAP FLUSH



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°08'20"E	28.84'
L2	S00°51'40"E	53.13'
L3	S01°04'45"E	26.00'
L4	S44°08'20"W	44.95'
L5	S85°22'09"W	46.01'
L6	N00°52'11"W	30.46'
L7	S89°07'49"W	6.67'
L8	N00°52'11"W	6.67'
L9	S89°07'49"W	13.33'
L10	S00°52'11"E	14.58'
L11	S89°07'49"W	39.33'
L12	S00°52'11"E	22.54'
L13	S89°08'19"W	10.67'
L14	N00°52'11"W	23.54'
L15	S89°07'49"W	22.00'
L16	N00°52'11"W	2.00'
L17	S89°07'49"W	30.93'
L18	N00°52'11"W	22.02'
L19	S00°52'11"E	14.78'
L20	S89°07'49"W	26.67'
L21	S00°52'11"E	11.33'
L22	S89°07'49"W	26.57'
L23	S30°37'49"W	11.37'
L24	S44°07'49"W	10.22'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L25	S45°52'11"E	6.12'
L26	S00°52'11"E	4.30'
L27	N40°55'43"W	30.02'
L28	N21°02'47"W	19.15'
L29	S68°57'13"W	4.67'
L30	N21°02'47"W	13.33'
L31	S68°57'13"W	18.71'
L32	S73°48'41"W	45.57'
L33	N07°56'01"E	3.01'
L34	S84°38'34"W	1.45'
L35	S05°21'26"E	10.67'
L36	N84°38'34"W	1.68'
L37	N00°51'22"W	35.01'
L39	S89°08'34"W	2.67'
L40	S00°51'26"E	10.00'
L41	N89°08'34"E	6.67'
L42	S00°51'26"E	6.67'
L43	N89°08'34"E	32.31'
L44	S42°52'56"W	30.93'
L45	N07°56'01"E	68.15'
L46	N89°08'43"E	9.11'
L47	N07°56'01"E	36.77'
L48	S89°08'19"W	75.13'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	69.19'	100.00'	39°38'25"
C2	46.02'	300.00'	8°47'23"
C3	39.27'	50.00'	45°00'00"
C4	39.27'	50.00'	45°00'00"
C5	12.05'	174.97'	3°56'49"
C6	16.60'	348.00'	2°44'02"
C7	21.91'	174.05'	7°12'42"
C8	36.78'	348.00'	6°03'19"
C9	12.07'	174.05'	3°58'29"
C10	51.73'	30.00'	98°47'42"



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REPLAT

OF A PORTION OF THE WEST HALF, SECTION 17,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO.: 1018003	DATE: FEB 2019	SCALE: AS SHOWN
SURVEYED: FEB 2018	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: REK		REVIEWED: JPG
REVISIONS:		

SHEET

2

OF 2

FILED:\PROJECTS\2018\1018003\Replat\Map\1018003-REPLAT-ADMITTED TO PLAT.dwg DATE: 04/25/2019 TIME: 08:32 am

EASEMENT FOR EXISTING PUBLIC UTILITIES RESERVED AND DECLARED BY RESOLUTION 2019-1992 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA ON _____ AS INSTRUMENT NO. _____