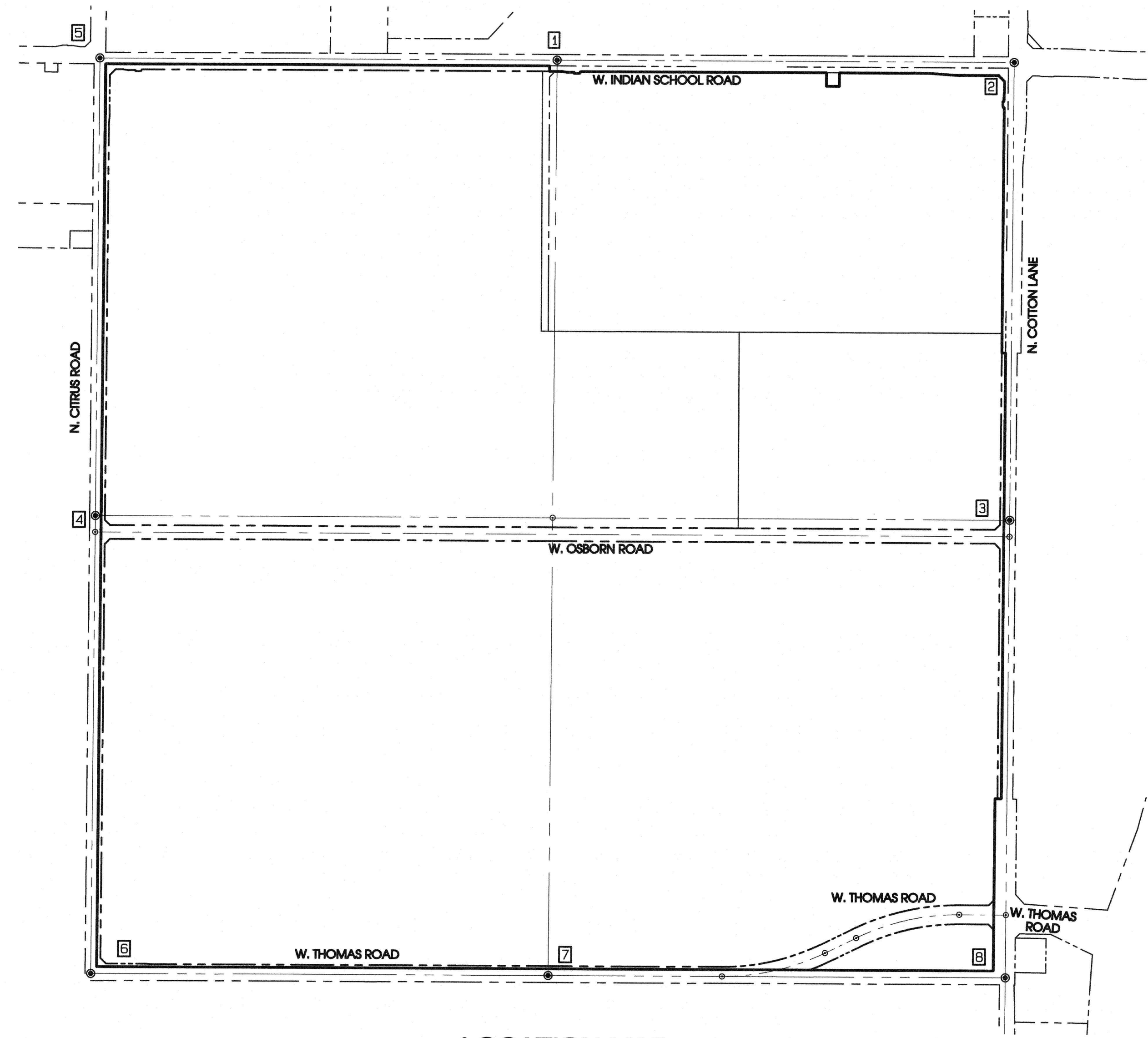


LEGEND	
—	PROPERTY BOUNDARY
- - - -	RIGHT OF WAY (ROW)
- - - -	CONSTRUCTION CENTER LINE
- - - -	EASEMENT (ESMT)
- - - -	LOT LINE / EXISTING ROW
- - - -	SECTION LINE
●	PROPERTY CORNER
•	MONUMENT
•	FOUND BCFL
ROW	RIGHT OF WAY
CL	CENTER LINE
PUE	PUBLIC UTILITY EASEMENT

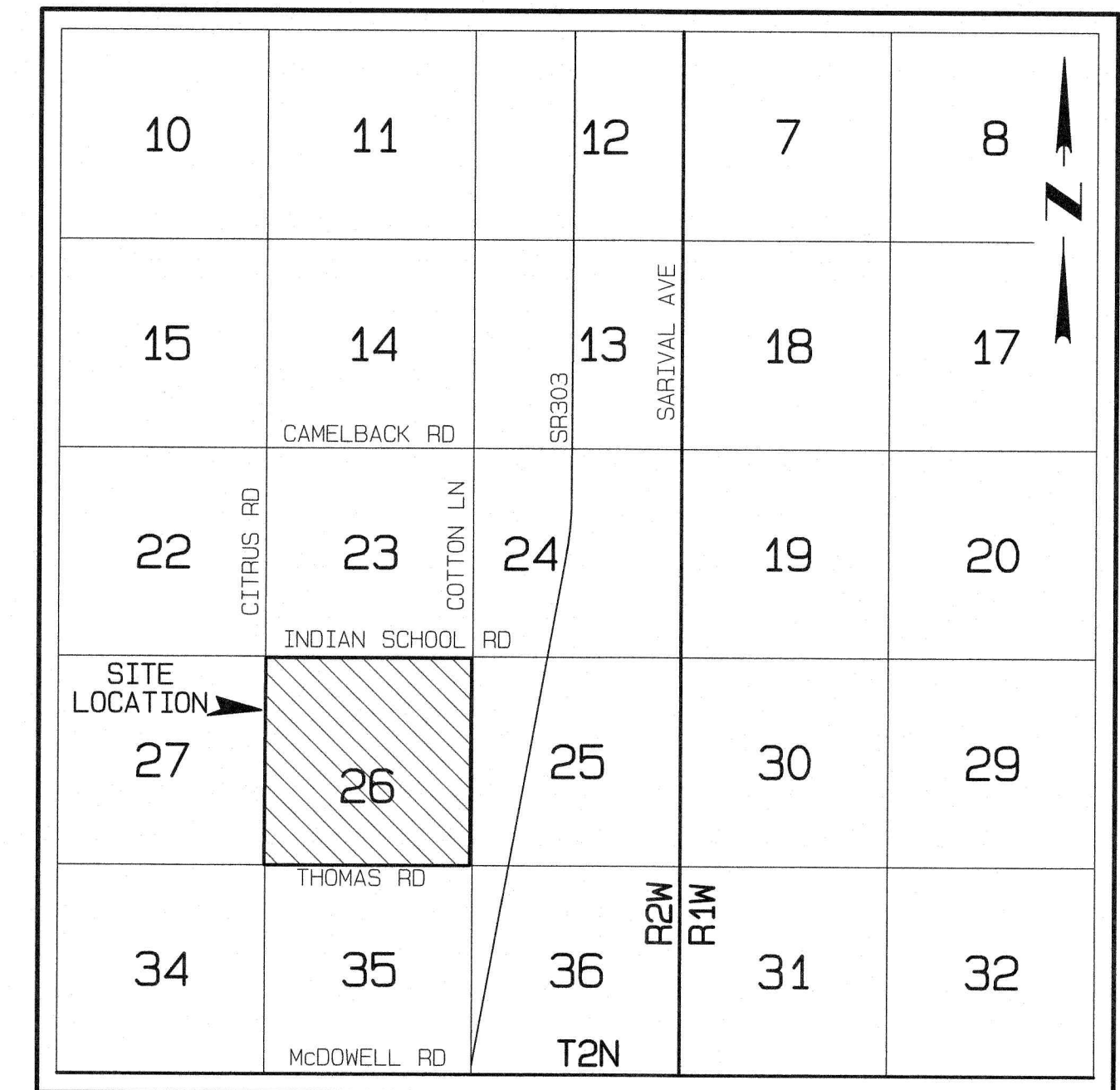
**BENCHMARK**  
 CITY OF GOODYEAR BRASS CAP IN HANDHOLE INTERSECTION OF INDIAN SCHOOL ROAD AND COTTON LANE THE NORTHEAST CORNER OF SECTION 26, T2N, R2W.  
 ELEVATION = 1066.99 FEET NAVD 88 DATUM (HELD)  
 ELEVATION = 1065.25 FEET NGVD 29 DATUM

# 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

**OWNER**

AI ARIZONA DC, LLC  
 5115 PARKCENTER AVENUE, SUITE 265  
 DUBLIN, OHIO 43017

**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.

**DEVELOPER**

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

**CIVIL ENGINEER**

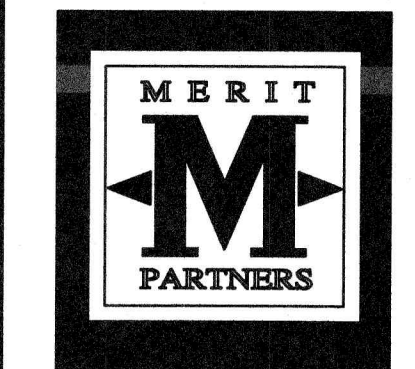
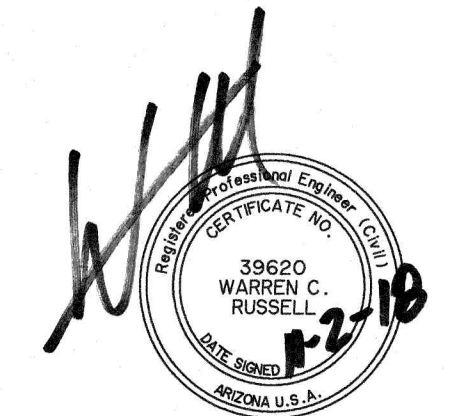
GOODWIN & MARSHALL INC.  
 2705 S. ALMA SCHOOL RD, STE 2  
 PHOENIX, ARIZONA 85286  
 PHONE: (602) 218-7285  
 CONTACT: WARREN C. RUSSELL, P.E.  
 EMAIL: WRUSSELL@GMCIVIL.COM

**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

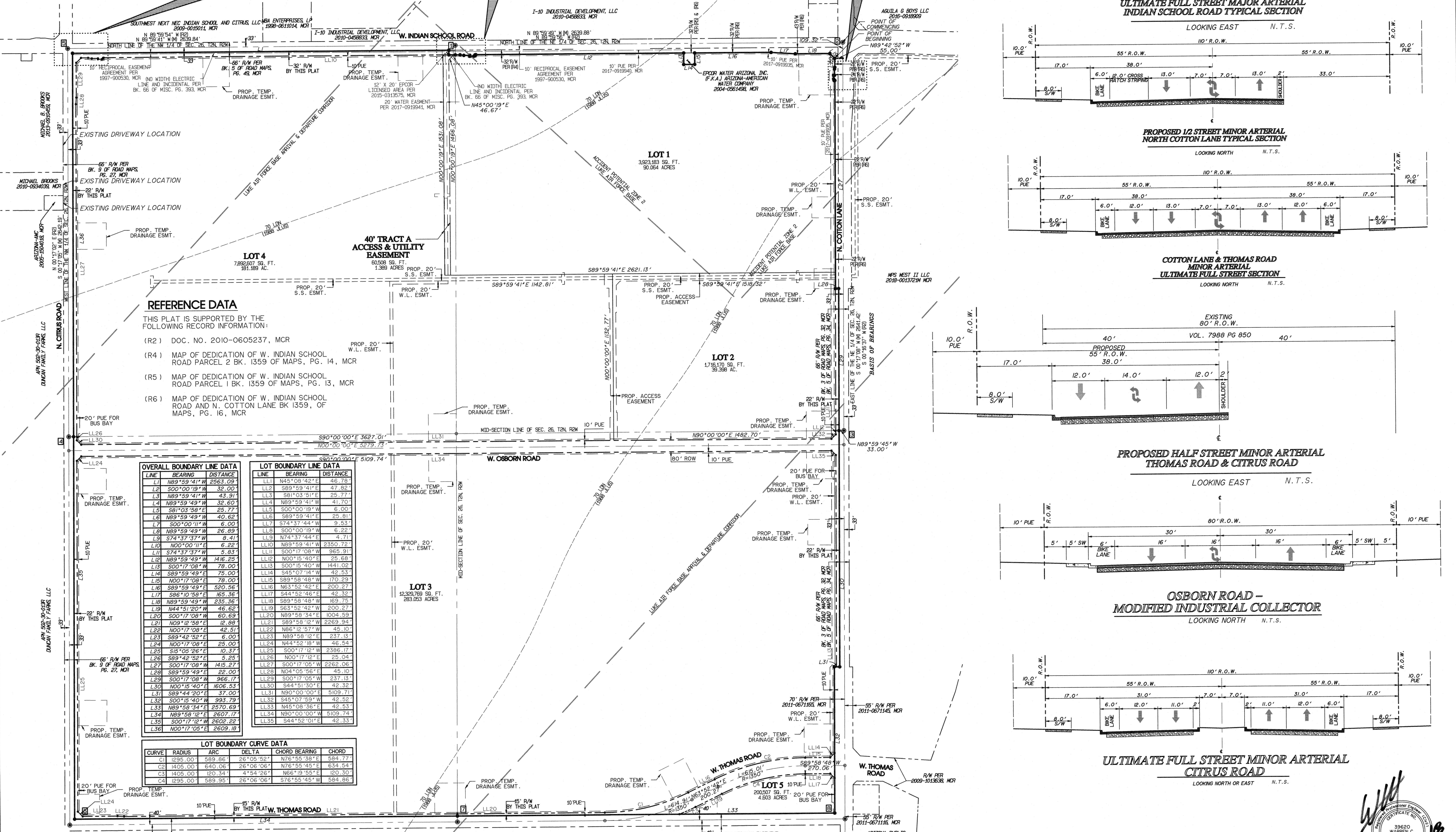
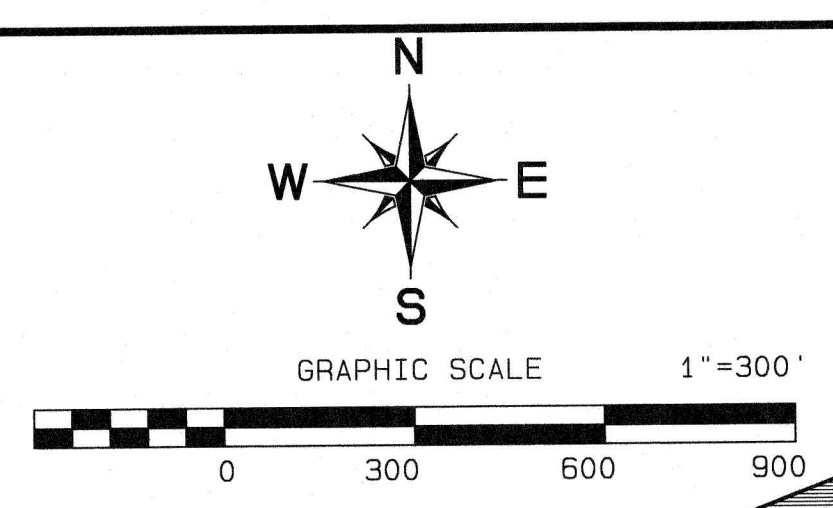
Revisions:		
#	Comments	Date

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

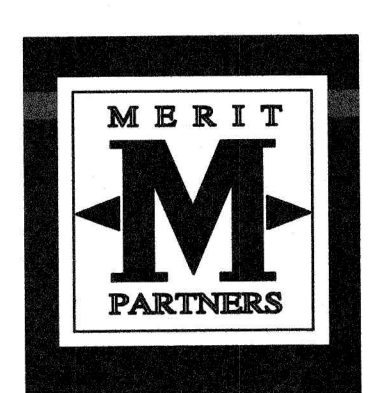
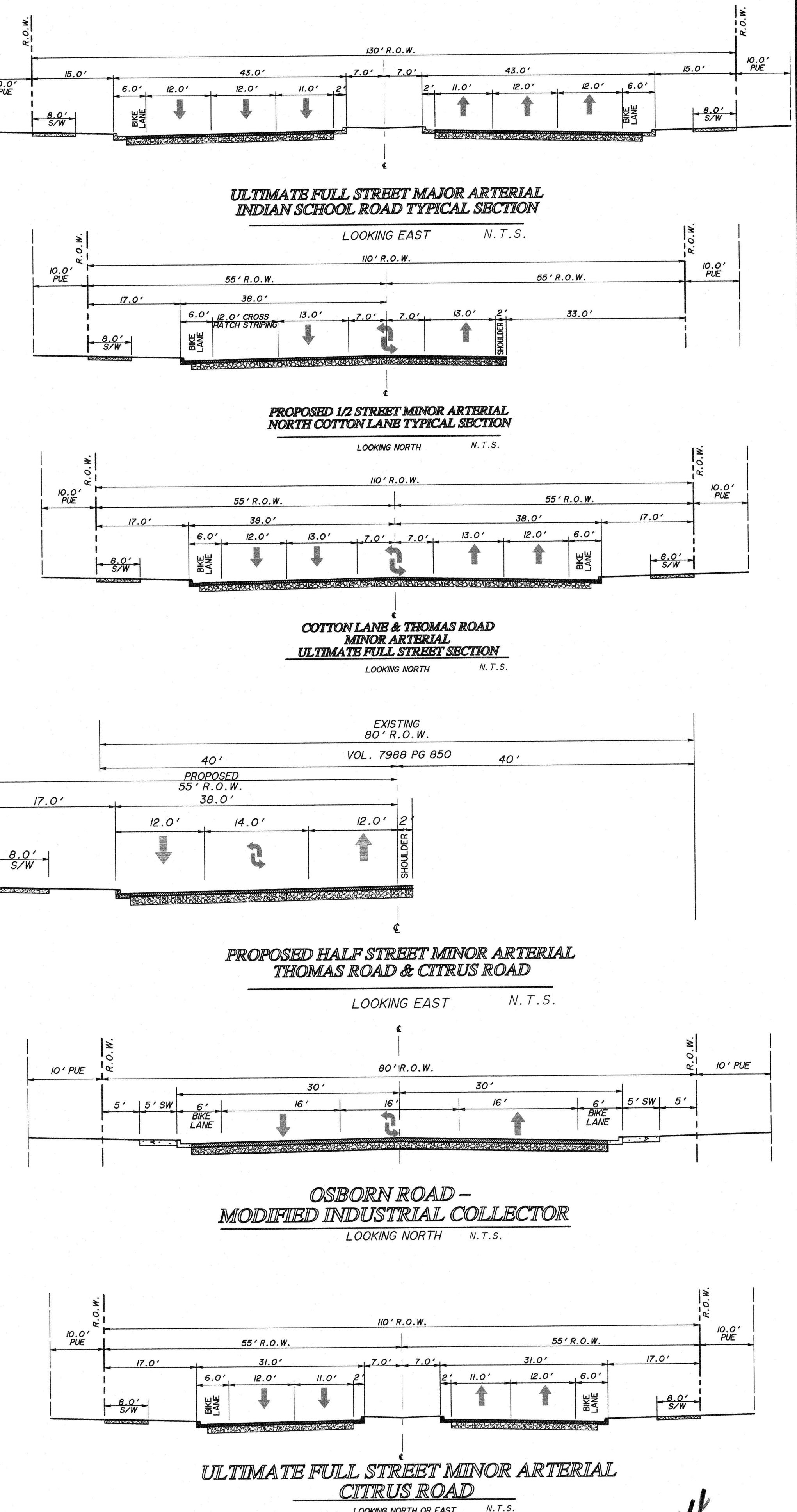
LINE	BEARING	DISTANCE
L1	N89°59'41"W	2563.09'
L2	S00°00'19"W	32.00'
L3	N89°59'41"W	43.91'
L4	N89°59'41"W	32.60'
L5	S81°03'58"E	25.77'
L6	N89°59'49"W	40.62'
L7	S00°00'11"W	6.00'
L8	N89°59'49"W	26.89'
L9	S74°37'37"W	8.41'
L10	N00°00'11"E	6.22'
L11	S74°37'37"W	5.83'
L12	N89°59'49"W	1416.25'
L13	S00°17'08"W	79.00'
L14	S89°59'49"E	75.00'
L15	N00°17'08"E	79.00'
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	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'

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 #:	Plan Check #:	###
Date:		6/2018
Revisions:		
#	Comments	Date

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

