

MAP OF DEDICATION
OF
WEST INDIAN SCHOOL ROAD
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24 AND THE
NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of Section 24 and the Northeast Quarter of Section 25, 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 City of Goodyear brass cap in handhole for the Southeast corner of said Section 24, from which a found City of Goodyear brass cap in handhole for the South Quarter corner of said Section 24 bears North 89 deg. 21 min. 28 sec. West (Basis of Bearings) – 2639.06 feet,

THENCE North 89 deg. 21 min. 28 sec. West along the South line of the Southeast Quarter of said Section 24, a distance of 900.02 feet to the TRUE POINT OF BEGINNING,

THENCE North 89 deg. 21 min. 28 sec. West continuing along said South line, a distance of 207.06 feet,

THENCE South 00 deg. 52 min. 53 sec. West departing said South line, a distance of 33.00 feet to a 1/2" capped rebar found stamped "RLS 10846",

THENCE North 89 deg. 21 min. 28 sec. West being 33.00 feet South of and parallel to said South line, a distance of 0.88 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2435.00 feet, a central angle of 3 deg. 28 min. 23 sec., and being subtended by a chord which bears South 88 deg. 52 min. 43 sec. West – 147.57 feet,

THENCE in a westerly direction along said curve to the left, a distance of 147.60 feet,

THENCE South 87 deg. 08 min. 32 sec. West tangent to said curve, a distance of 216.12 feet,

THENCE South 00 deg. 39 min. 35 sec. West, a distance of 5.01 feet,

THENCE South 87 deg. 08 min. 32 sec. West, a distance of 154.98 feet to a Point of Curvature of a circular curve to the right, having a radius of 2570.00 feet, a central angle of 1 deg. 16 min. 28 sec., and being subtended by a chord which bears South 87 deg. 46 min. 46 sec. West – 57.17 feet,

THENCE in a westerly direction along said curve to the right, a distance of 57.17 feet,

THENCE North 84 deg. 36 min. 15 sec. West non-tangent to said curve, a distance of 44.24 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 2565.00 feet, a central angle of 1 deg. 14 min. 40 sec., and being subtended by a chord which bears North 89 deg. 58 min. 48 sec. West – 55.71 feet,

THENCE in a westerly direction along said curve to the right, a distance of 55.71 feet,

THENCE North 89 deg. 21 min. 28 sec. West tangent to said curve and being 65.00 feet South of and parallel to the South line of the Southeast Quarter of said Section 24, a distance of 211.35 feet,

THENCE South 00 deg. 38 min. 31 sec. West, a distance of 5.00 feet,

THENCE North 89 deg. 21 min. 28 sec. West being 70.00 feet South of and parallel to said South line, a distance of 234.73 feet,

THENCE North 84 deg. 00 min. 32 sec. West, a distance of 53.64 feet,

THENCE North 89 deg. 21 min. 28 sec. West being 65.00 feet South of and parallel to said South line, a distance of 211.67 feet,

THENCE North 00 deg. 38 min. 32 sec. East, a distance of 65.00 feet to said South line,

THENCE North 89 deg. 21 min. 28 sec. West along said South line, a distance of 55.04 feet,

THENCE North 00 deg. 38 min. 32 sec. East departing said South line, a distance of 55.00 feet to a 1/2" capped rebar found stamped "RLS 15573",

THENCE North 77 deg. 16 min. 39 sec. West, a distance of 71.67 feet,

THENCE South 89 deg. 21 min. 28 sec. East being 70.00 feet North of and parallel to the South line of the Southeast Quarter of said Section 24, a distance of 274.77 feet,

THENCE South 83 deg. 36 min. 34 sec. East, a distance of 49.92 feet,

THENCE South 89 deg. 21 min. 28 sec. East being 65.00 feet North of and parallel to said South line, a distance of 235.49 feet,

THENCE North 00 deg. 38 min. 32 sec. East, a distance of 5.00 feet,

THENCE South 89 deg. 21 min. 28 sec. East being 70.00 feet North of and parallel to said South line, a distance of 288.63 feet,

THENCE South 85 deg. 20 min. 02 sec. East, a distance of 57.19 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2435.00 feet, a central angle of 1 deg. 52 min. 06 sec., and being subtended by a chord which bears North 88 deg. 04 min. 35 sec. East – 79.40 feet,

THENCE in an easterly direction along said curve to the left, a distance of 79.41 feet,

THENCE North 87 deg. 08 min. 32 sec. East tangent to said curve, a distance of 123.21 feet,

THENCE North 00 deg. 39 min. 35 sec. East, a distance of 5.01 feet,

THENCE North 87 deg. 08 min. 32 sec. East, a distance of 217.20 feet,

THENCE South 86 deg. 28 min. 47 sec. East, a distance of 45.37 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 2565.00 feet, a central angle of 3 deg. 10 min. 43 sec., and being subtended by a chord which bears North 89 deg. 03 min. 10 sec. East – 142.28 feet,

THENCE in an easterly direction along said curve to the right, a distance of 142.30 feet,

THENCE South 89 deg. 21 min. 28 sec. East tangent to said curve and being 97.00 feet North of and parallel to the South line of the Southeast Quarter of said Section 24, a distance of 206.26 feet,

THENCE South 00 deg. 15 min. 08 sec. West, a distance of 97.00 feet to the POINT OF BEGINNING, containing 210,989 square feet or 4.844 acres of land, more or less.

DEDICATION

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS DEDICATED UNDER THE NAME OF "WEST INDIAN SCHOOL ROAD", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF SAID "WEST INDIAN SCHOOL ROAD" AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH STREET SHALL BE KNOWN BY THE NAME THAT IS GIVEN ON SAID MAP OF DEDICATION.

RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AND THE CITY OF GOODYEAR BY ITS APPROVAL HEREIN, HEREBY ACCEPTS FOR USE AS SUCH THE PUBLIC STREETS IN FEE AND THE EASEMENTS AS SHOWN ON SAID MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THE TEMPORARY DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF GOODYEAR FOR THE PURPOSE OF RETAINING STORMWATER. EASEMENT TO BE EXTINGUISHED UPON CONSTRUCTION OF A RETENTION BASIN ON THE PROPERTY THAT WILL THEREAFTER RETAIN SAID STORMWATER IN CONFORMANCE WITH A CITY APPROVED PLAN OF DEVELOPMENT.

IN WITNESS WHEREOF:

RP PV III, LLC, A DELAWARE 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, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2015.

RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2015 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF RP PV III, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA.

THIS _____ DAY OF _____, 2015.

BY: _____ MAYOR ATTEST: _____ CLERK

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA.

THIS _____ DAY OF _____, 2015.

BY: _____ CITY ENGINEER

NOTES

1. 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.

2. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

3. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.

A) THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C) MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

D) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

E) IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

4. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

A) THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

B) DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

C) MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

D) WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.

E) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

F) IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

6. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. EXCLUDING POWER LINES 69 KV AND LARGER.

7. ALL CORNERS OF THIS MAP OF DEDICATION SHALL BE MONUMENTED WITH 1/2" REBAR WITH A CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

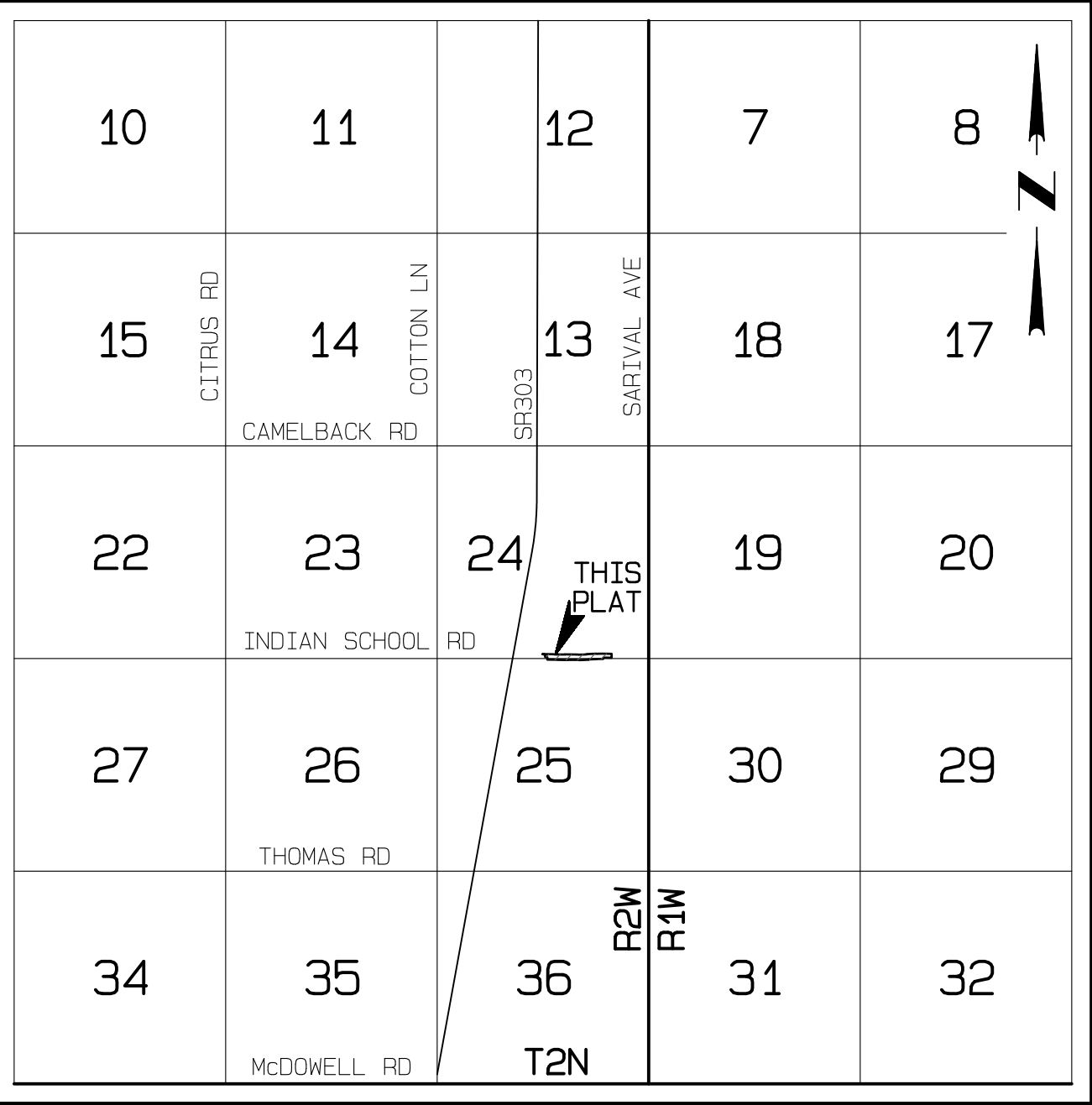
SHEET INDEX

SHEET 1 COVER

SHEET 2 MOD, MONUMENT NOTES, LEGEND, LINE AND CURVE TABLES

OWNER:

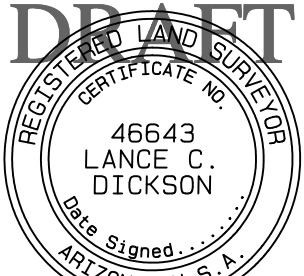
RP PV III LLC
6720 North Scottsdale Road
Suite Number 250
Scottsdale, AZ 85253-4424
Telephone 480-905-0770



VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

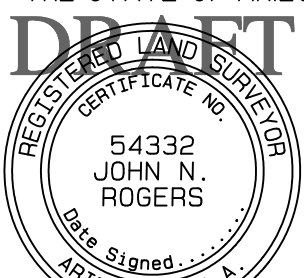
I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



EXPIRES 6/30/2016

BY:
LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYING AND MAPPING
2411 W. NORTHERN, SUITE 110
PHOENIX, ARIZONA 85021
(602) 246-9919

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.



EXPIRES 3/31/2016

BY:
JOHN N. ROGERS, R.L.S. #54332
GOODWIN AND MARSHALL, INC.
6909 W. RAY ROAD #15
CHANDLER, ARIZONA 85226
(602) 218-7285

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

PREPARED
FEBRUARY 2015

SHEET 1 OF 2

PREPARED BY:

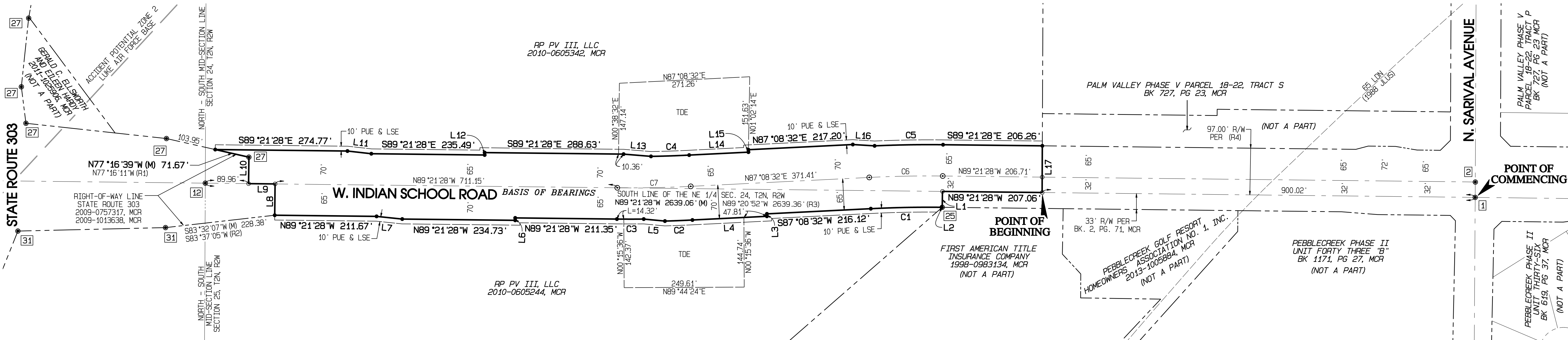
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

4809 E. Thistle Landing Dr., Suite 100
Phoenix, AZ 85044
(602) 218-7285

SURVEYED BY:



2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246-9919



LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
○	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
⊙	SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
R/W	RIGHT-OF-WAY
(M)	MEASURED
(R)	RECORD
MCR	MARICOPA COUNTY RECORDS
BK	BOOK
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
LSE	LANDSCAPE EASEMENT
TDE	TEMPORARY DRAINAGE EASEMENT
---	BOUNDARY LINE
- - - -	ADJOINER LINE
- · - · -	EASEMENT LINE
- · - - -	SECTION LINE
- - - - -	1988 JULUS LINE
- - - - -	ACCIDENT POTENTIAL ZONE

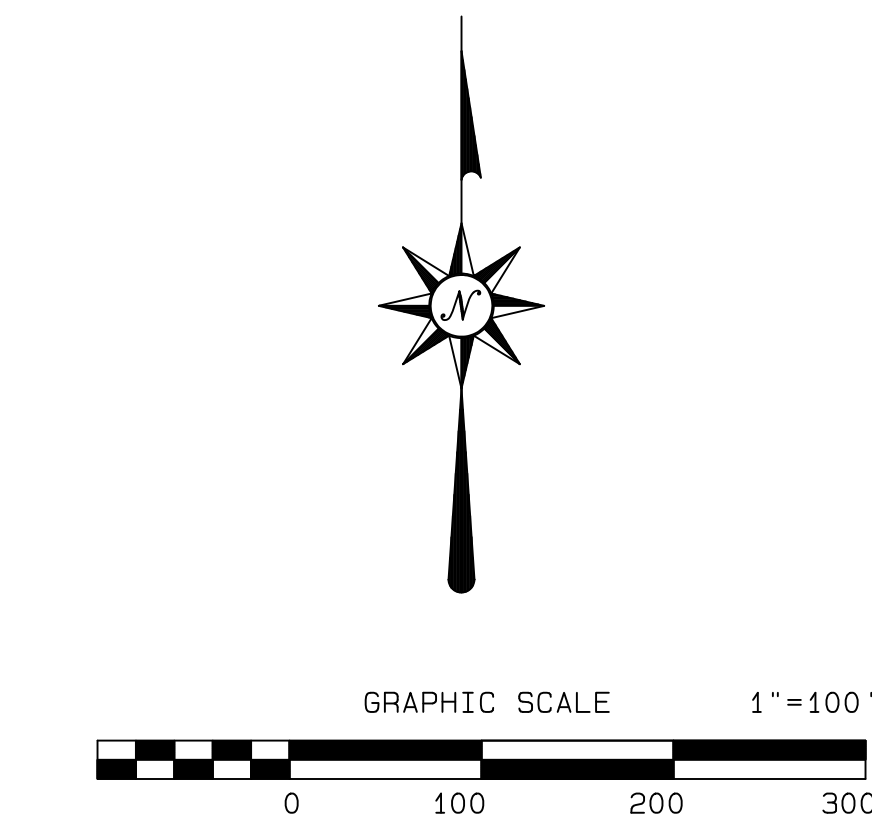
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°52'53"W	33.00'
L2	N89°21'28"W	0.88'
L3	S00°39'35"W	5.01'
L4	S87°08'32"W	154.98'
L5	N84°36'15"W	44.24'
L6	S00°38'31"W	5.00'
L7	N84°00'32"W	53.64'
L8	N00°38'32"E	65.00'
L9	N89°21'28"W	55.04'
L10	N00°38'32"E	55.00'
L11	S83°36'34"E	49.92'
L12	N00°38'32"E	5.00'
L13	S85°20'02"E	57.19'
L14	N87°08'32"E	123.21'
L15	N00°39'35"E	5.01'
L16	S86°28'47"E	45.37'
L17	S00°15'08"W	97.00'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	2435.00'	147.60'	3°28'23"	S88°52'43"W	147.57'
C2	2570.00'	57.17'	1°16'28"	S87°46'46"W	57.17'
C3	2565.00'	55.71'	1°14'40"	N89°58'48"W	55.71'
C4	2435.00'	79.41'	1°52'06"	N88°04'35"E	79.40'
C5	2565.00'	142.30'	3°10'43"	N89°03'10"E	142.28'
C6	2500.00'	152.72'	3°30'00"	N88°53'32"E	152.69'
C7	2500.00'	152.72'	3°30'00"	N88°53'32"E	152.69'

- MONUMENT NOTES**
- [1] FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE SOUTHEAST CORNER OF SECTION 24, T2N, R2W.
- [2] FOUND BRASS CAP FLUSH CITY OF GOODYEAR AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND SARIVAL AVENUE.
- [12] FOUND BRASS CAP IN HANDHOLE CITY OF GOODYEAR AT THE SOUTH QUARTER CORNER OF SECTION 24, T2N, R2W.
- [25] FOUND 1/2" REBAR W/CAP STAMPED RLS I0846.
- [27] FOUND 1/2" REBAR W/CAP STAMPED RLS I5573.
- [31] FOUND A.D.O.T. ALUMINUM CAP STAMPED LS 39229

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING: NORTH 89°21'28" WEST (MEASURED)



RECORD DOCUMENT:

(R1) DOC. NO. 2010-0605342, MCR
(R2) DOC. NO. 2010-0605244, MCR
(R3) UNRECORDED ALTA/ACSM SURVEY BY KEOGH ENGINEERING, INC. JOB#I9983
(R4) MAP OF DEDICATION OF PALM VALLEY PHASE V, BK. 720, PG. 27, MCR

PREPARED
FEBRUARY 2015

SHEET 2 OF 2

PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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