

MAP OF DEDICATION
OF
WEST INDIAN SCHOOL ROAD - PARCEL 2
A PORTION OF THE NORTH HALF OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT RP PV VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAVE DEDICATED UNDER THE NAME OF "WEST INDIAN SCHOOL ROAD - PARCEL 2", A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS LEGALLY DESCRIBED HEREIN AND DEPICTED HEREON AND HEREBY PUBLISHES THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION OF SAID "WEST INDIAN SCHOOL ROAD - PARCEL 2" AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF STREETS CONSTITUTING SAME, AND THAT EACH STREET SHALL BE KNOWN BY THE NAME THAT IS GIVEN ON SAID MAP OF DEDICATION.

RP PV VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE PUBLIC STREETS, IN FEE, AS SHOWN ON SAID MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

IN WITNESS WHEREOF:

RP PV VI, 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 _____, 2017.

RP PV VI, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF RP PV VI, 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 _____, 2017.

BY: _____ ATTEST: _____
MAYOR CLERK

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

THIS _____ DAY OF _____, 2017.

BY: _____
CITY ENGINEER

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the North 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 aluminum cap stamped "LS 21080" for the North Quarter corner of said Section 26, from which a found City of Goodyear brass cap flush for the Northeast corner of said Section 26 bears South 89 deg. 59 min. 49 sec. East (Basis of Bearings) - 2639.88 feet, and from which a found City of Goodyear brass cap for the Northwest corner of said Section 26 bears North 89 deg. 59 min. 41 sec. West - 2639.84 feet,

THENCE North 89 deg. 59 min. 41 sec. West along the North line of the Northwest Quarter of said Section 26, a distance of 43.91 feet,

THENCE South 00 deg. 00 min. 19 sec. West departing said North line, a distance of 33.00 feet to the TRUE POINT OF BEGINNING,

THENCE South 89 deg. 59 min. 41 sec. East being 33.00 feet South of and parallel to the North line of the Northwest Quarter of said Section 26, a distance of 43.75 feet,

THENCE South 89 deg. 59 min. 49 sec. East being 33.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 26, a distance of 1545.87 feet,

THENCE South 00 deg. 17 min. 08 sec. West, a distance of 32.00 feet,

THENCE North 89 deg. 59 min. 49 sec. West being 65.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 26, a distance of 1406.25 feet,

THENCE South 74 deg. 37 min. 37 sec. West, a distance of 5.83 feet,

THENCE South 00 deg. 00 min. 11 sec. West, a distance of 6.22 feet,

THENCE South 74 deg. 37 min. 37 sec. West, a distance of 8.41 feet,

THENCE North 89 deg. 59 min. 49 sec. West being 75.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 26, a distance of 26.89 feet,

THENCE North 00 deg. 00 min. 11 sec. East, a distance of 6.00 feet,

THENCE North 89 deg. 59 min. 49 sec. West being 69.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 26, a distance of 40.62 feet,

THENCE North 81 deg. 03 min. 58 sec. West, a distance of 25.77 feet,

THENCE North 89 deg. 59 min. 49 sec. West being 65.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 26, a distance of 32.91 feet,

THENCE North 89 deg. 59 min. 41 sec. West being 65.00 feet South of and parallel to the North line of the Northwest Quarter of said Section 26, a distance of 43.60 feet,

THENCE North 00 deg. 00 min. 19 sec. East, a distance of 32.00 feet to the POINT OF BEGINNING, containing 51,424 square feet or 1.181 acres of land, more or less.

MONUMENT NOTES

1 FOUND ALUMINUM CAP LS 21080
NORTH QUARTER CORNER SECTION 26,
T2N, R2W, ALONG INDIAN SCHOOL ROAD

2 FOUND CITY OF GOODYEAR BRASS CAP
FLUSH NORTHEAST CORNER OF SECTION
26, T2N R2W, AT THE INTERSECTION OF
INDIAN SCHOOL ROAD AND COTTON LANE

5 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

BASIS OF BEARINGS

S 89°59'49" E ALONG THE MONUMENT LINE
OF INDIAN SCHOOL ROAD AS MEASURED
BETWEEN MONUMENTS NUMBER 1 AND 2 SHOWN
HEREON AND DESCRIBED UNDER MONUMENT
NOTES.

REFERENCE DATA

THIS PLAT IS SUPPORTED BY THE
FOLLOWING RECORD INFORMATION:

(R) DOC. NO. 2010-0605237, MCR

NOTES

1. 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.

2. 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.

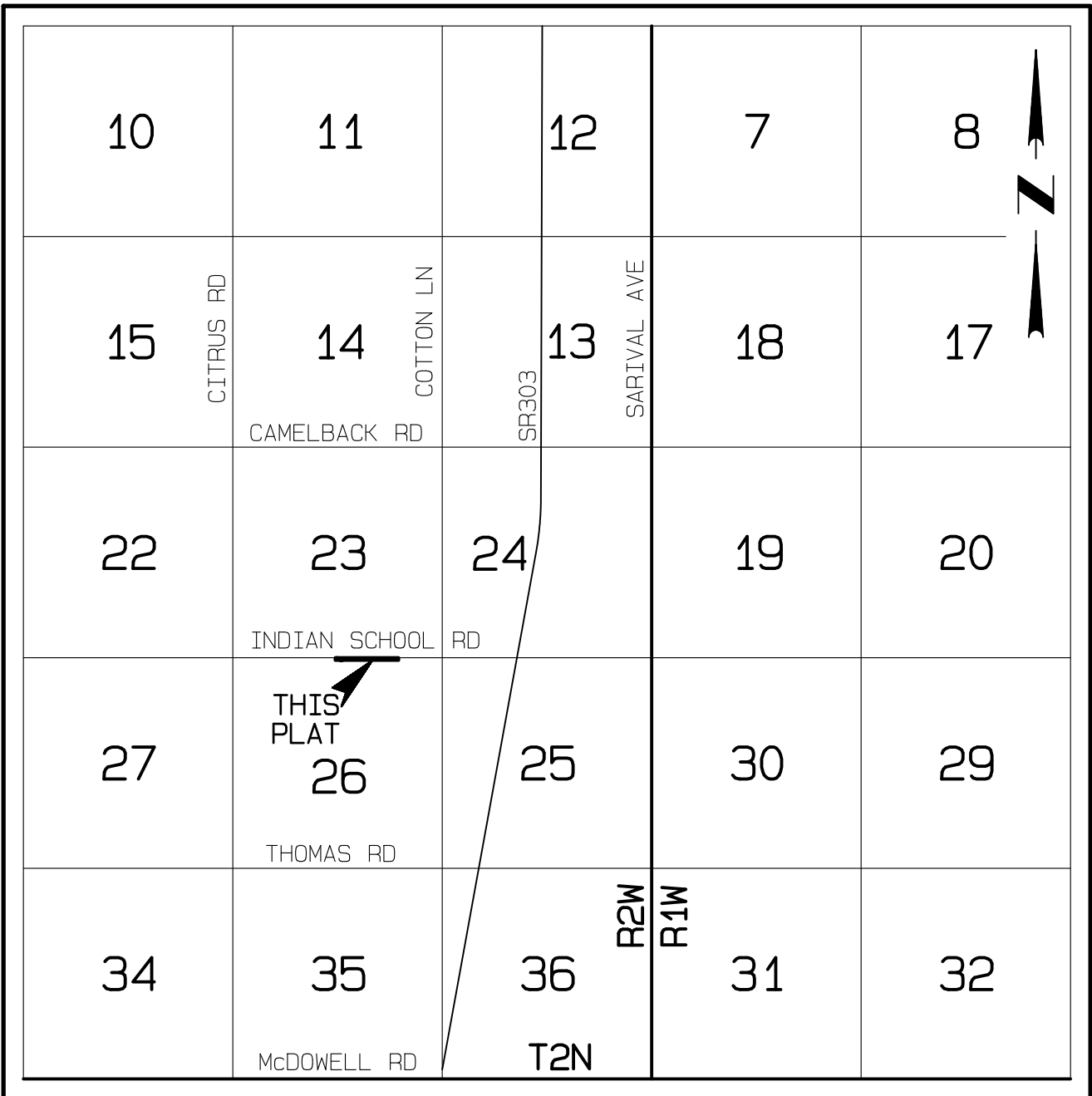
E) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

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.

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

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

5. 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.



VICINITY MAP

N.T.S.

SURVEYOR'S STATEMENT

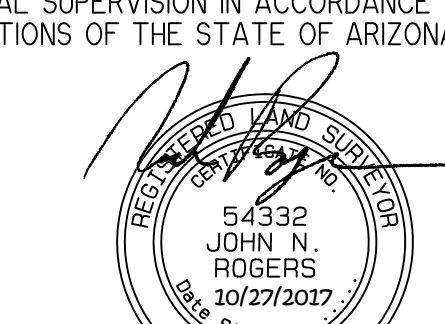
I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS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



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

EXPIRES 6/30/2019

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.



BY: JOHN N. ROGERS, R.L.S. #54332
GOODWIN AND MARSHALL, INC.
2708 S. ALMA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85286
(602) 218-7285

EXPIRES 3/31/2019

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
AUGUST 2017

SHEET 1 OF 1

PREPARED BY:

SURVEYED BY:

GOODWIN &
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85286
(602) 218-7285

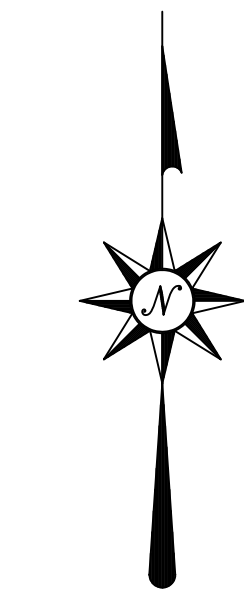


2411 W. Northern, Suite 110
Phoenix, Arizona 85021
(602) 246 - 9919

OWNER:

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

CITY OF GOODYEAR
2003-0586322, MCR



GRAPHIC SCALE 1"=100'

0 100 200 300

BASIS OF BEARINGS
S 89°59'56" E (R)
S 89°59'49" E (M) 2639.88'

NORTH LINE OF THE NE 1/4 OF SEC. 26, T2N, R2W

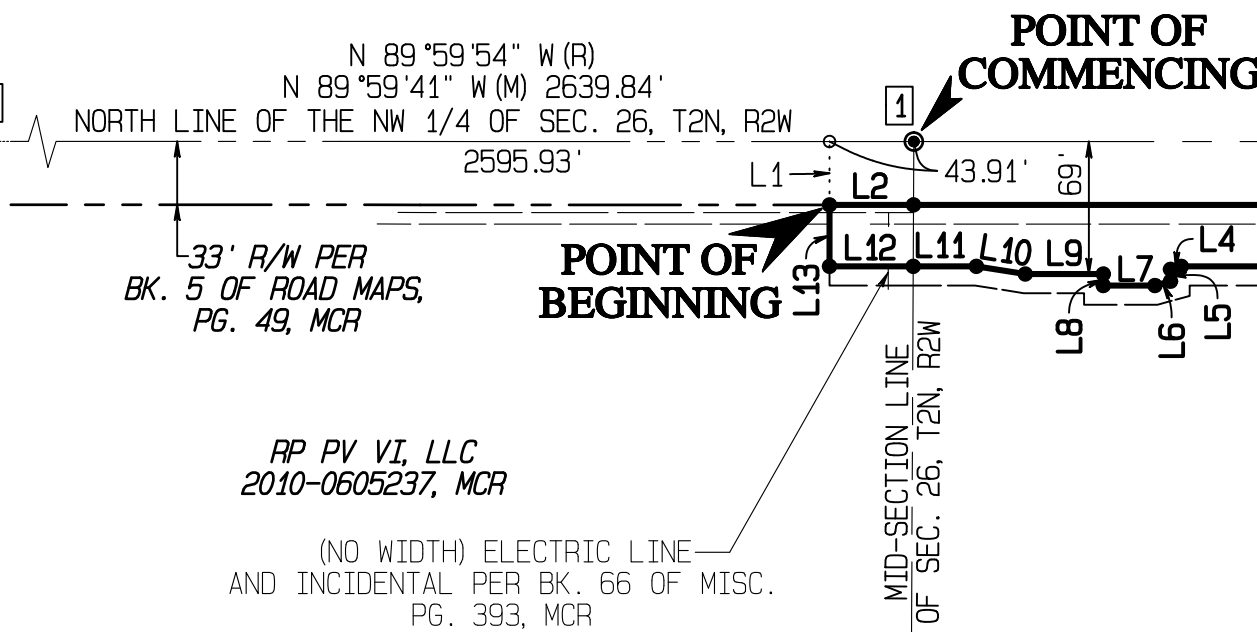
W. INDIAN SCHOOL ROAD S 89°59'49" E 1545.87'

N 89°59'49" W 1406.25'

10' PUE & LSE PER 2017-_____, MCR

RP PV VI, LLC
2010-0605237, MCR

10' RECIPROCAL
EASEMENT AGREEMENT PER
1997-900539, MCR



RP PV VI, LLC
2010-0605237, MCR

(NO WIDTH) ELECTRIC LINE
AND INCIDENTAL PER BK. 66 OF MISC.
PG. 393, MCR