

DEDICATION

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

KNOW ALL MEN BY THESE PRESENTS:

THAT EPCOR WATER ARIZONA, INC., FORMERLY KNOWN AS ARIZONA-AMERICAN WATER COMPANY, AN ARIZONA CORPORATION, AS OWNER, HAS DEDICATED UNDER THE NAME OF "WEST INDIAN SCHOOL ROAD - PARCEL 1", A PORTION OF THE NORTHEAST QUARTER 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 1" 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.

EPCOR WATER ARIZONA, INC., FORMERLY KNOWN AS ARIZONA-AMERICAN WATER COMPANY, AN ARIZONA CORPORATION, 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:

EPCOR WATER ARIZONA, INC., FORMERLY KNOWN AS ARIZONA-AMERICAN WATER COMPANY, AN ARIZONA CORPORATION, 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.

EPCOR WATER ARIZONA, INC., FORMERLY KNOWN AS ARIZONA-AMERICAN WATER COMPANY, AN ARIZONA CORPORATION

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 EPCOR WATER ARIZONA, INC., FORMERLY KNOWN AS ARIZONA-AMERICAN WATER COMPANY, AN ARIZONA CORPORATION 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

MAP OF DEDICATION  
OF  
WEST INDIAN SCHOOL ROAD - PARCEL 1  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 26,  
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 Northeast Quarter 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 City of Goodyear brass cap flush for the Northeast corner of said Section 26, from which a found aluminum cap stamped "LS 21080" for the North Quarter corner of said Section 26 bears North 89 deg. 59 min. 49 sec. West (Basis of Bearings) - 2639.88 feet,

THENCE North 89 deg. 59 min. 49 sec. West along the North line of the Northeast Quarter of said Section 26, a distance of 1009.22 feet,

THENCE South 00 deg. 00 min. 11 sec. West departing said North line, a distance of 43.00 feet to the TRUE POINT OF BEGINNING,

THENCE South 00 deg. 17 min. 08 sec. West, a distance of 22.00 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 75.00 feet,

THENCE North 00 deg. 17 min. 08 sec. East, a distance of 22.00 feet to a found 1/2" rebar with cap stamped "RLS 36565",

THENCE South 89 deg. 59 min. 49 sec. East being 43.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 26, a distance of 75.00 feet to the POINT OF BEGINNING, containing 1,650 square feet or 0.038 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 1/2" REBAR WITH CAP RLS 36565

BASIS OF BEARINGS

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

REFERENCE DATA

THIS PLAT IS SUPPORTED BY THE  
FOLLOWING RECORD INFORMATION:

(R) DOC. NO. 2004-0561498, MCR

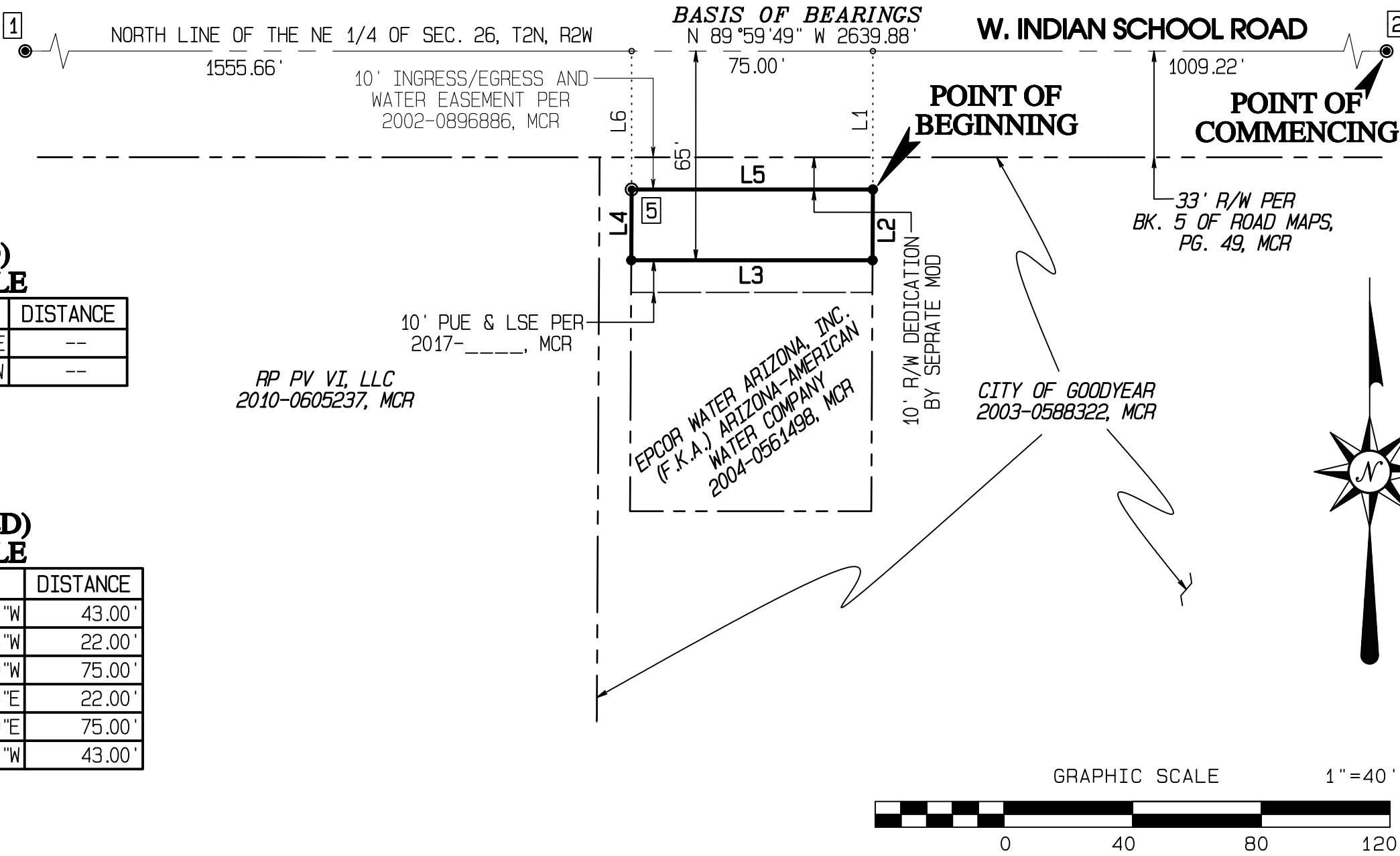
LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET 1/2" REBAR RLS #46643 UNLESS OTHERWISE NOTED
○	CALCULATED POINT, NOTHING FOUND AND NOTHING SET
R/W	RIGHT-OF-WAY
(M)	MEASURED
(R)	RECORD
MCR	MARICOPA COUNTY RECORDS
BK	BOOK
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
LSE	LANDSCAPE EASEMENT
TDE	TEMPORARY DRAINAGE EASEMENT
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	SECTION LINE

(RECORD)  
LINE TABLE

LINE	BEARING	DISTANCE
(RL)2	S00°04'10"E	--
(RL)4	N00°04'10"W	--

(MEASURED)  
LINE TABLE

LINE	BEARING	DISTANCE
(ML)1	S00°00'11"W	43.00'
(ML)2	S00°17'08"W	22.00'
(ML)3	N89°59'49"W	75.00'
(ML)4	N00°17'08"E	22.00'
(ML)5	S89°59'49"E	75.00'
(ML)6	S00°00'11"W	43.00'



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.

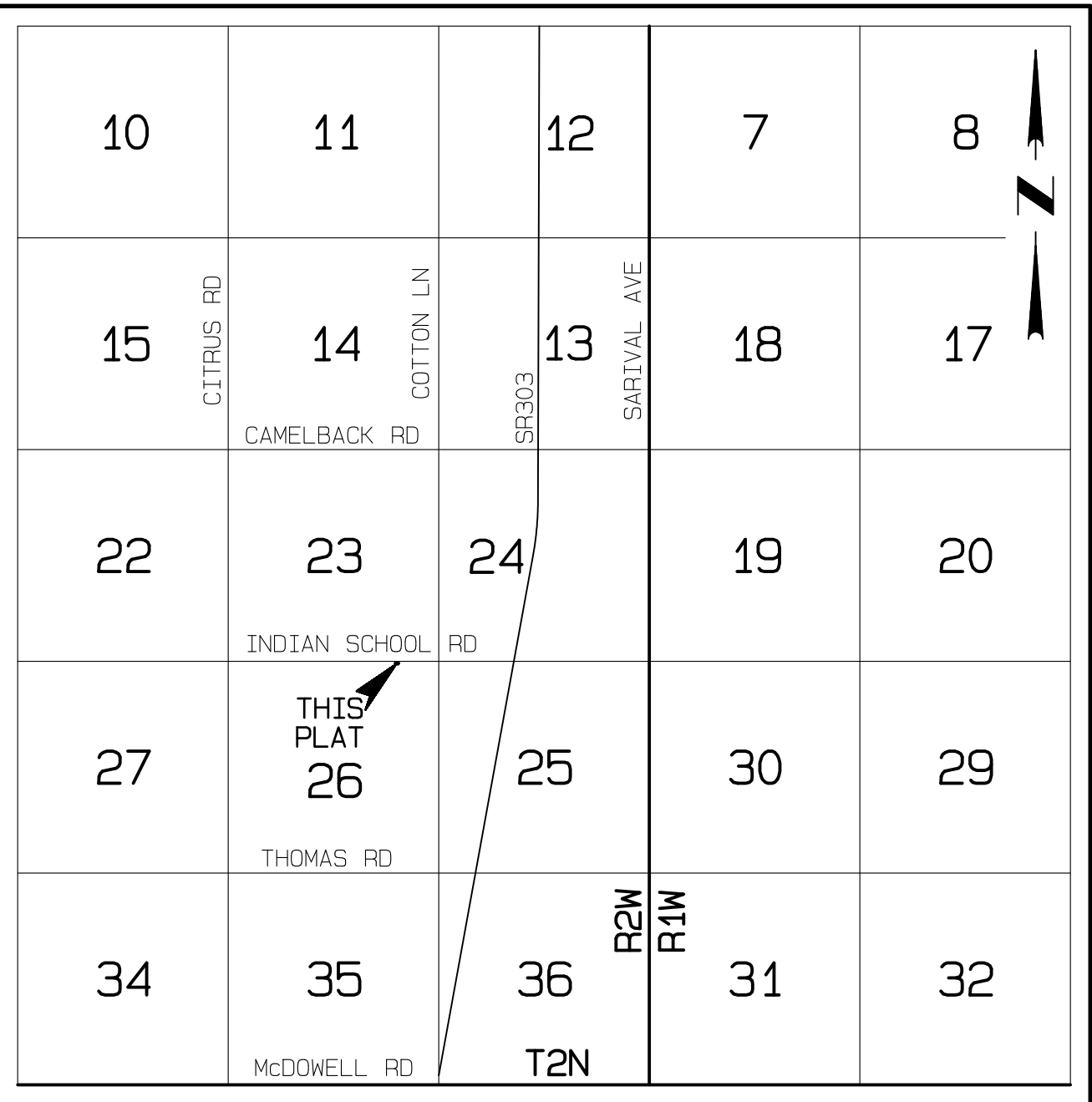
E) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

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.

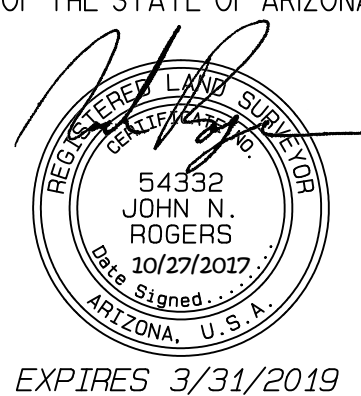
SURVEYOR'S STATEMENT

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

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

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:

EPCOR WATER ARIZONA, INC.  
2355 W. Pinnacle Road, Ste. 300  
Phoenix, Arizona 85027