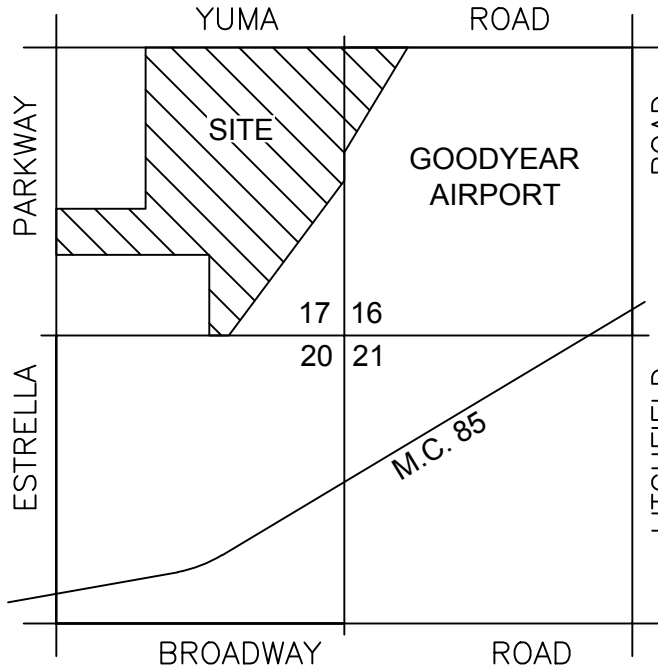


CITY OF GOODYEAR
PRELIMINARY MASTER PLAT
FOR
CITY CENTER AIRPARK

A PORTION OF LAND LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 1
NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND
MERIDIAN,
GOODYEAR, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
SUN MP INVESTMENT PROPERTIES, LLC
5665 N. SCOTTSDALE ROAD,
SUITE 135
SCOTTSDALE, AZ 85258
PHONE: (480) 398-2626
CONTACT: TODD K. TUPPER

CVL DESIGN TEAM
COE AND VAN LOO L.L.C.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4752
CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

PROPERTY OWNERS ASSOCIATION

CITY CENTER AIRPARK ASSOCIATION
5665 NORTH SCOTTSDALE ROAD, SUITE 135
SCOTTSDALE, AZ 85250

VERTICAL CONTROL BENCHMARK

GOODYEAR BRASS CAP IN HAND HOLE AT W. YUMA ROAD AND S. ESTRELLA
PARKWAY. = 975.988

GOODYEAR BRASS CAP FLUSH AT S. 151ST AVE AND W. YUMA ROAD. = 969.33

GOODYEAR BRASS CAP IN HAND HOLE AT S. BALLPARK WAY AND S. ESTRELLA
PARKWAY. = 965.77

NAVD88

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / KEY MAP / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION
SHEET 03 - TYPICAL SECTIONS/CURVE DATA ABLE
SHEET 04-10 PRELIMINARY MASTER PLAT

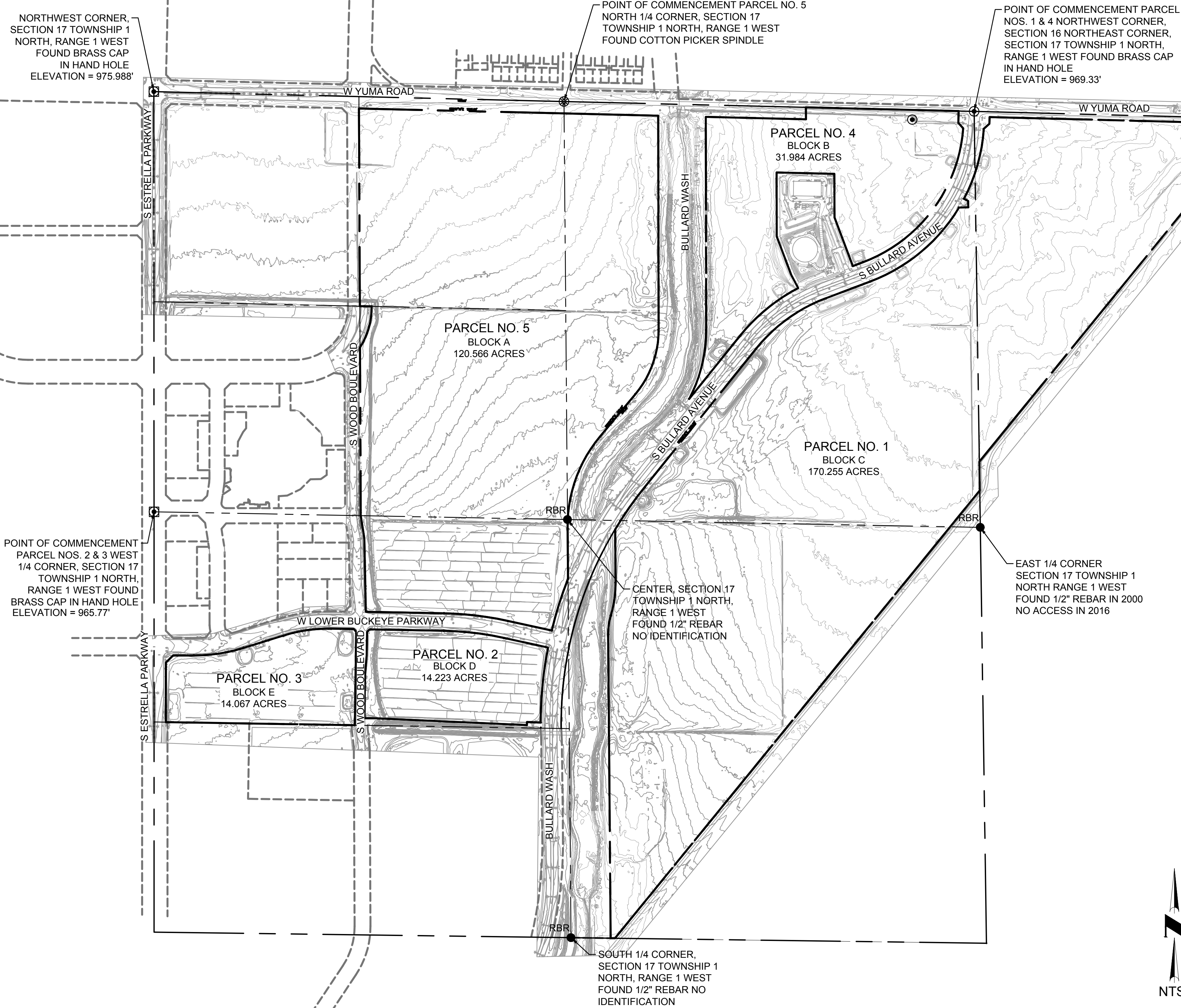
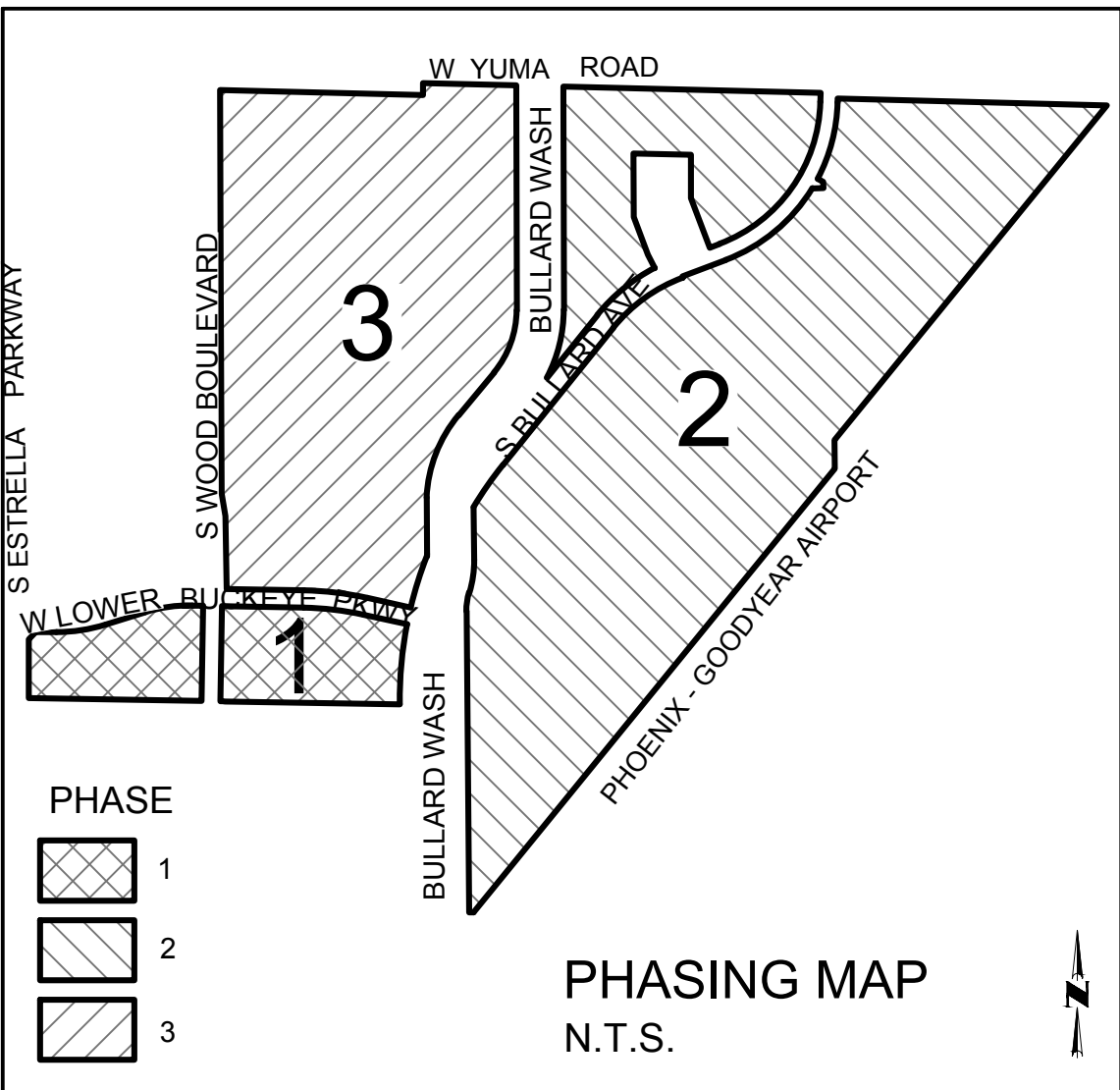
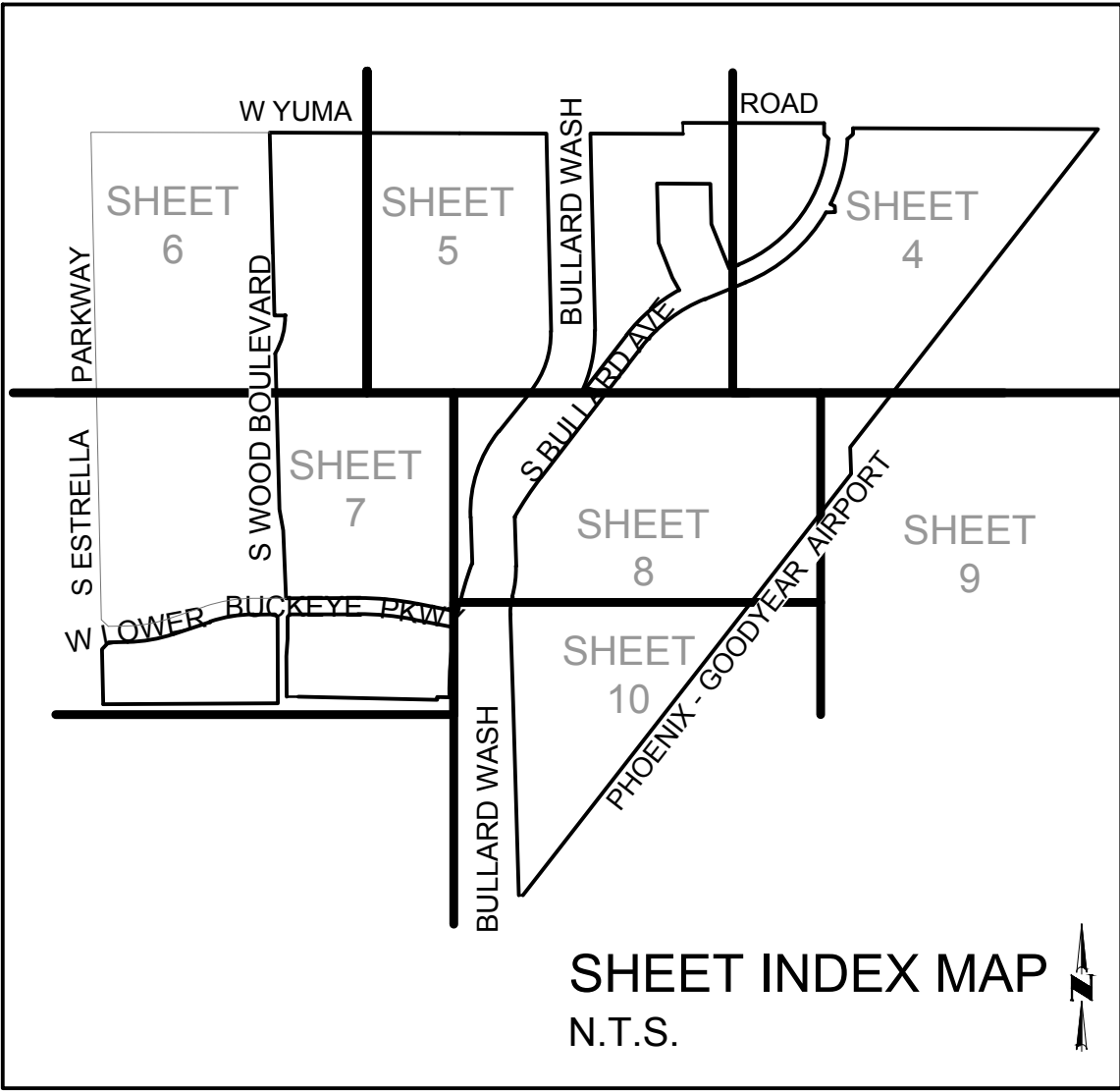
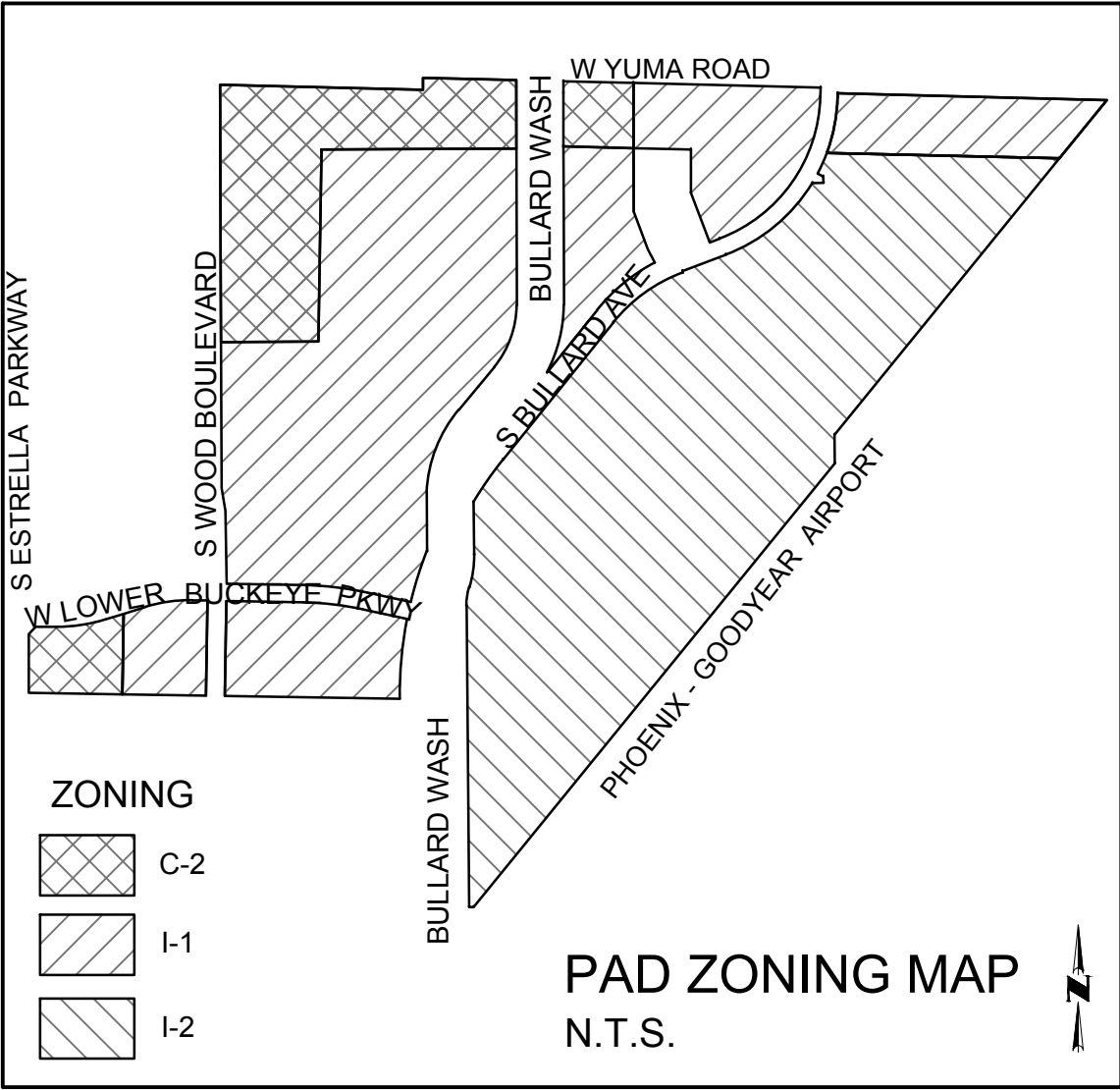
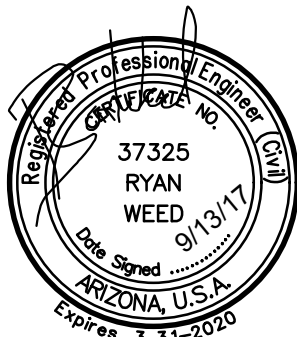
UTILITY AND PUBLIC SERVICE PROVIDER

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SEWER: CITY OF GOODYEAR
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PRELIMINARY MASTER PLAT



SITE DATA		
EXISTING ZONING		PAD
GROSS SITE AREA (AC)		351.10
BLOCK YIELD		5 BLOCKS

BLOCK	ZONING	AREA
A	PAD	120.57
B	PAD	31.98
C	PAD	170.26
D	PAD	14.22
E	PAD	14.07
TOTAL		351.10

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PART OF SECTIONS 16 AND 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 17, FROM WHICH THE COTTON PICKER SPINDLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 88°37'16" WEST, A DISTANCE OF 2,587.24 FEET;

THENCE SOUTH 88°31'41" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 98.49 FEET;

THENCE SOUTH 01°28'19" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°31'41" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,671.10 FEET TO THE NORTHWESTERLY LINE OF THE PHOENIX GOODYEAR AIRPORT;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING COURSES:

THENCE SOUTH 39°09'39" WEST, A DISTANCE OF 2,747.80 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 00°51'14" EAST, ALONG SAID EAST LINE, A DISTANCE OF 181.79 FEET;

THENCE SOUTH 39°09'33" WEST, A DISTANCE OF 3,642.81 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 89°14'01" WEST, DEPARTING SAID NORTHWESTERLY LINE ALONG SAID SOUTH LINE, A DISTANCE OF 27.31 FEET TO THE EASTERLY LINE OF BULLARD WASH AS DESCRIBED IN DOCUMENT NOS. 2014-0567663 AND 2014-0567661, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES:

THENCE NORTH 00°28'57" WEST, A DISTANCE OF 1,317.91 FEET;

THENCE NORTH 00°28'49" WEST, A DISTANCE OF 598.05 FEET TO A POINT ON A 400.01 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 89°30'51" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°19'14", A DISTANCE OF 120.92 FEET TO A POINT ON A 700.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 73°09'56" WEST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°18'24", A DISTANCE OF 211.44 FEET;

THENCE NORTH 00°28'19" WEST, A DISTANCE OF 334.96 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY, AS DESCRIBED IN BOOK 963 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A 2,385.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 59°01'57" EAST;

THENCE NORTHEASTERLY, DEPARTING SAID EASTERLY LINE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°52'09", A DISTANCE OF 327.57 FEET;

THENCE NORTH 38°50'12" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,119.62 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,027.05 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°32'20", A DISTANCE OF 547.42 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY AS DESCRIBED IN DOCUMENT NO. 2014-0550110, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 69°22'32" EAST, ALONG LAST SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.73 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,110.80 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°18'45", A DISTANCE OF 742.77 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2002-0026623, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE BOUNDARY OF SAID CERTAIN PARCEL OF LAND THE FOLLOWING COURSES:

THENCE NORTH 88°38'47" EAST, A DISTANCE OF 58.61 FEET;
THENCE NORTH 01°21'13" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 62°13'26" WEST, A DISTANCE OF 29.90 FEET TO A POINT ON THE LAST SAID SOUTHEASTERLY RIGHT-OF-WAY LINE FOR BULLARD PARKWAY, SAID POINT BEING ON A 1,110.80 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 62°12'45" WEST;

THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°51'48", A DISTANCE OF 462.64 FEET;

THENCE NORTH 47°41'53" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.66 FEET;

THENCE NORTH 01°28'19" EAST, A DISTANCE OF 42.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL COAL AND OTHER MINERALS RESERVED IN PATENT FROM STATE OF ARIZONA PURSUANT TO ACT OF CONGRESS DATED JANUARY 25, 1927; AND

EXCEPT ALL MINES, MINERALS, OIL, GAS AND COAL IN OR UNDER THE SURFACE OF SAID PREMISES AS RESERVED UNTO GOODYEAR FARMS, ITS SUCCESSORS AND ASSIGNS IN BOOK 581 OF DEEDS, PAGE 375, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 17, FROM WHICH THE BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 17 BEARS SOUTH 00°00'00" EAST, A DISTANCE OF 2,651.18 FEET;

THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1,325.59 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 32 OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS, AS RECORDED IN BOOK 996 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°04'42" EAST, ALONG SAID WESTERLY PROLONGATION AND THE NORTHERLY LINES OF LOTS 32 AND 31 AND THE NORTHERLY LINE OF SOUTH WOOD BOULEVARD OF SAID BALLPARK VILLAGE - WOOD CORPORATE CAMPUS, A DISTANCE OF 1,328.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOOD BOULEVARD AS DESCRIBED IN DOCUMENT NOS. 2007-1113993 AND 2008-0278500, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE NORTH 00°55'18" EAST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2016-0079842, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°55'18" EAST, A DISTANCE OF 275.91 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE NORTH 04°44'09" EAST, A DISTANCE OF 120.27 FEET;
THENCE NORTH 00°55'18" EAST, A DISTANCE OF 148.81 FEET;

THENCE NORTH 46°00'03" EAST, A DISTANCE OF 22.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWER BUCKEYE PARKWAY, AS DESCRIBED IN BOOK 332 OF MAPS, PAGE 4 AND BOOK 963 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE SOUTH 88°55'11" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 466.99 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,945.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°18'03", A DISTANCE OF 383.63 FEET;

THENCE SOUTH 77°37'08" EAST, A DISTANCE OF 284.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY, AS DESCRIBED IN SAID BOOK 963 OF MAPS, PAGE 22, SAID POINT BEING ON A 2,515.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 78°57'04" EAST;

THENCE SOUTHWESTERLY, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°50'54", A DISTANCE OF 476.18 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2016-0079842;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES:

THENCE NORTH 87°25'42" WEST, A DISTANCE OF 86.19 FEET;
THENCE SOUTH 00°55'18" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 87°25'42" WEST, A DISTANCE OF 945.82 FEET;

THENCE NORTH 89°04'42" WEST, A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 17, FROM WHICH THE BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 17 BEARS SOUTH 00°00'00" EAST, A DISTANCE OF 2,651.18 FEET;

THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1,325.59 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 32 OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS, AS RECORDED IN BOOK 996 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89°04'42" EAST, ALONG SAID WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 32, A DISTANCE OF 75.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 375.59 FEET;

THENCE NORTH 44°59'50" EAST, A DISTANCE OF 63.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWER BUCKEYE PARKWAY AS DESCRIBED IN BOOK 332 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE NORTH 89°59'41" EAST, A DISTANCE OF 131.46 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1,055.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°19'22", A DISTANCE OF 318.97 FEET;

THENCE NORTH 72°40'19" EAST, A DISTANCE OF 262.99 FEET TO A POINT ON A 945.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 17°21'21" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°24'34", A DISTANCE OF 303.63 FEET;

THENCE SOUTH 88°55'11" EAST, A DISTANCE OF 143.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WOOD BOULEVARD AS DESCRIBED IN DOCUMENT NO. 2007-1113993, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE SOUTH 43°59'57" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.66 FEET;

THENCE SOUTH 00°55'18" WEST, A DISTANCE OF 589.91 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 31 OF SAID BALLPARK VILLAGE - WOOD CORPORATE CAMPUS;

THENCE NORTH 89°04'42" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE NORTHERLY LINE OF SAID LOTS 31 AND 32, A DISTANCE OF 1,191.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 17, FROM WHICH THE COTTON PICKER SPINDLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 88°37'16" WEST, A DISTANCE OF 2,587.24 FEET;

THENCE NORTH 88°37'16" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 97.58 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01°22'44" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY, AS DESCRIBED IN DOCUMENT NO. 2014-0550110, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE SOUTH 42°10'59" EAST, A DISTANCE OF 45.48 FEET TO A POINT ON A 980.80 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 85°44'42" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°07'14", A DISTANCE OF 1,114.75 FEET;

THENCE SOUTH 69°22'32" WEST, A DISTANCE OF 68.06 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2008-1013883, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE BOUNDARY OF SAID CERTAIN PARCEL OF LAND THE FOLLOWING COURSES:

THENCE NORTH 20°37'35" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 327.54 FEET;

THENCE NORTH 00°10'53" WEST, A DISTANCE OF 275.03 FEET;
THENCE NORTH 88°37'16" WEST, A DISTANCE OF 364.68 FEET;

THENCE SOUTH 00°10'53" EAST, A DISTANCE OF 403.54 FEET TO A POINT ON THE

LEGAL DESCRIPTION CONTINUED

WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2002-0026624, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 20°37'35" EAST, DEPARTING SAID BOUNDARY LINE ALONG SAID WESTERLY LINE, A DISTANCE OF 258.00 FEET;

THENCE SOUTH 27°33'08" EAST, A DISTANCE OF 94.94 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY AS DESCRIBED IN BOOK 963 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A 1,157.05 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 27°34'05" EAST;

THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°35'43", A DISTANCE OF 476.49 FEET;

THENCE SOUTH 38°50'12" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 512.29 FEET TO A POINT ON THE EASTERLY LINE OF BULLARD WASH AS DESCRIBED IN DOCUMENT NOS. 2014-0567662 AND 2009-1042745, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A 929.24 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 62°11'35" WEST;

THENCE ALONG SAID EASTERLY LINE OF BULLARD WASH THE FOLLOWING COURSES:

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°55'22", A DISTANCE OF 452.86 FEET;

THENCE NORTH 00°06'56" WEST, A DISTANCE OF 1,143.78 FEET;

THENCE NORTH 00°07'32" WEST, A DISTANCE OF 200.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 88°37'16" EAST, DEPARTING SAID EASTERLY LINE ALONG SAID PARALLEL LINE, A DISTANCE OF 632.05 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 1,525.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 00°28'57" WEST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 75.04 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 88°37'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 963.85 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 5:

THAT PART OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COTTON PICKER SPINDLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 17, FROM WHICH THE BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 17 BEARS SOUTH 88°37'17" EAST, A DISTANCE OF 2,587.24 FEET;

THENCE SOUTH 00°30'22" EAST, A DISTANCE OF 75.04 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°37'17" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 593.62 FEET TO A POINT ON THE WESTERLY LINE OF BULLARD WASH AS DESCRIBED IN DOCUMENT NOS. 2009-1042745, 2014-0567662 AND 2014-0567661, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING COURSES:

THENCE SOUTH 00°07'32" EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00°06'56" EAST, A DISTANCE OF 1,151.61 FEET TO THE BEGINNING OF A TANGENT CURVE OF 629.24 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°59'32", A DISTANCE OF 439.21 FEET;

THENCE SOUTH 39°52'36" WEST, A DISTANCE OF 347.97 FEET TO A POINT ON A 881.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 50°07'23" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°57'21", A DISTANCE OF 629.75 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 00°28'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 316.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY, AS DESCRIBED IN BOOK 963 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A 2,515.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 68°38'54" EAST;

THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE OF BULLARD WASH ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°47'48", A DISTANCE OF 342.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOWER BUCKEYE PARKWAY, AS DESCRIBED IN BOOK 963 OF MAPS, PAGE 22 AND BOOK 332 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:

THENCE NORTH 77°37'08" WEST, A DISTANCE OF 284.06 FEET TO THE BEGINNING OF A TANGENT CURVE OF 2,055.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°18'14", A DISTANCE OF 405.43 FEET;

THENCE NORTH 88°55'11" WEST, A DISTANCE OF 493.12 FEET TO A POINT ON THE EASTERLY LINE OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS, AS RECORDED IN BOOK 996 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES:

THENCE NORTH 01°07'19" WEST, A DISTANCE OF 463.77 FEET;
THENCE NORTH 09°01'45" WEST, A DISTANCE OF 144.81 FEET;

THENCE NORTH 00°15'17" WEST, A DISTANCE OF 1,060.52 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2009-0118633, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A 485.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 57°57'55" WEST;

THENCE NORTHEASTERLY, DEPARTING SAID EASTERLY LINE ALONG THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°18'02", A DISTANCE OF 273.42 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL OF LAND;

THENCE NORTH 88°46'19" WEST, ALONG THE NORTHERLY LINE OF SAID CERTAIN PARCEL OF LAND, A DISTANCE OF 75.03 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17;

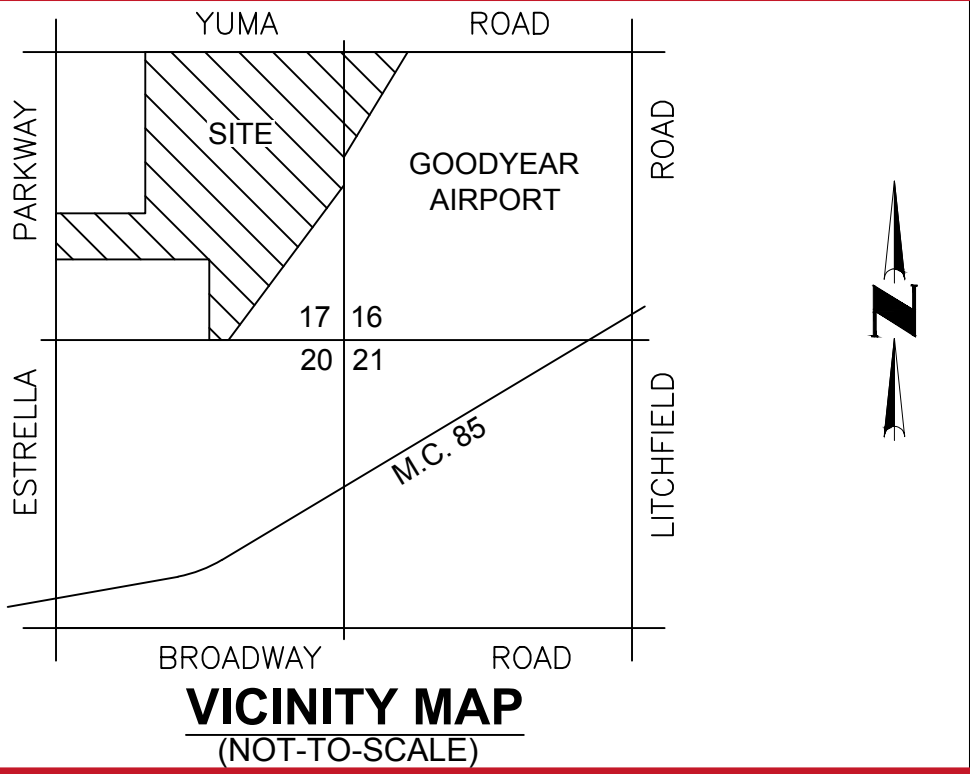
THENCE NORTH 00°15'17" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 1,248.61 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 88°37'16" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,293.95 FEET TO THE TRUE POINT OF BEGINNING.

CITY OF GOODYEAR
PRELIMINARY MASTER PLAT
FOR
CITY CENTER AIRPARK

A PORTION OF LAND LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
GOODYEAR, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER	CVL DESIGN TEAM
SUN MP INVESTMENT PROPERTIES, LLC 5665 N. SCOTTSDALE ROAD, SUITE 135 SCOTTSDALE, AZ 85258 PHONE: (480) 398-2626 CONTACT: TODD K. TUPPER	COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4752 CONTACT: DAVE COBLE



PARCEL AREA TABLE	
PARCEL	GROSS AREA
PARCEL NO. 1	170.256 ACRES
PARCEL NO. 2	14.223 ACRES
PARCEL NO. 3	14.067 ACRES
PARCEL NO. 4	31.982 ACRES
PARCEL NO. 5	120.566 ACRES
TOTAL	351.094 ACRES

SURVEYOR'S NOTE

THE LEGAL DESCRIPTION ON THE SURVEY DESCRIBES THE SAME LAND AS DESCRIBED IN STEWART TITLE & TRUST OF PHOENIX, INC. COMMITMENT NO. 05501-15034, AMENDMENT NO. 3, DATED JANUARY 18, 2017.

VERTICAL CONTROL BENCHMARK

GOODYEAR BRASS CAP IN HAND HOLE AT W. YUMA ROAD AND S. ESTRELLA PARKWAY. = 975.988

GOODYEAR BRASS CAP FLUSH AT S. 151ST AVE AND W. YUMA ROAD. = 969.33

GOODYEAR BRASS CAP IN HAND HOLE AT S. BALLPARK WAY AND S. ESTRELLA PARKWAY. = 965.77

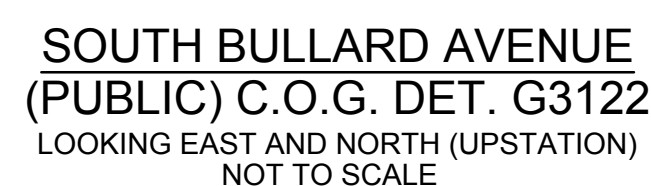
NAVD88

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / KEY MAP / TYPICAL LOT DETAIL
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UTILITY AND PUBLIC SERVICE PROVIDER

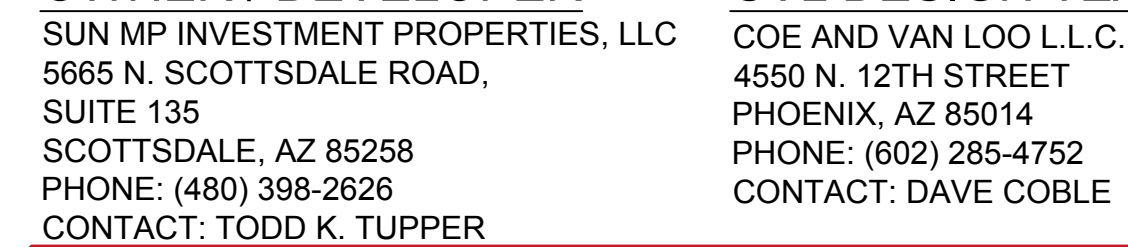
WATER:	CITY OF GOODYEAR
SEWER:	CITY OF GOODYEAR
ELECTRIC:	ARIZONA PUBLIC SERVICE
TELEPHONE:	CENTURY LINK
CABLE TV:	COX CABLE



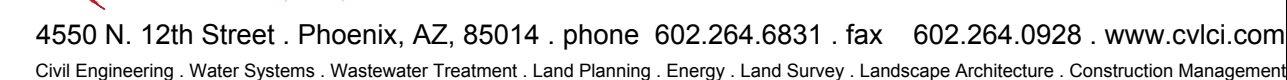
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	400.01	120.92	017° 19' 14"	60.93	120.46	N08° 10' 28.0" E
2	700.00	211.44	017° 18' 24"	106.53	210.64	N08° 10' 52.0" E
3	2385.00	327.56	007° 52' 09"	164.04	327.31	N34° 54' 07.5" E
4	1027.05	547.42	030° 32' 20"	280.38	540.96	N54° 06' 22.0" E
5	1110.80	742.76	038° 18' 45"	385.87	729.01	N50° 13' 09.5" E
6	1110.80	462.64	023° 51' 48"	234.72	459.30	N15° 51' 21.0" E
7	1945.00	383.62	011° 18' 03"	192.44	383.00	S83° 16' 09.5" E
8	2515.00	476.18	010° 50' 54"	238.81	475.47	S05° 37' 29.0" W
9	1055.00	318.97	017° 19' 22"	160.71	317.75	N81° 20' 00.0" E
10	945.00	303.63	018° 24' 34"	153.14	302.33	N81° 50° 56.0" E
11	980.80	1114.75	065° 07' 14"	626.29	1055.71	S36° 48' 55.0" W
12	1157.05	476.49	023° 35' 43"	241.67	473.13	S50° 38' 03.5" W
13	929.24	452.86	027° 55' 21"	231.02	448.39	N13° 50' 04.5" E
14	629.24	439.21	039° 59' 32"	228.98	430.35	S19° 52' 50.0" W
15	881.00	629.75	040° 57' 21"	329.00	616.43	S19° 23' 56.5" W
16	2515.00	342.23	007° 47' 48"	171.38	341.97	S17° 27' 12.0" W
17	2055.00	405.44	011° 18' 15"	203.38	404.78	N83° 16' 15.5" W
18	485.00	273.41	032° 18' 02"	140.45	269.81	N15° 53' 04.0" E
19	1045.80	1241.08	067° 59' 41"	705.33	1169.53	S35° 22' 41.5" W
20	1092.05	582.06	030° 32' 20"	298.13	575.20	S54° 06' 22.0" W
21	2450.00	1681.08	039° 18' 50"	875.15	1648.30	S19° 10' 47.0" W
22	1000.00	302.34	017° 19' 22"	152.33	301.19	N81° 20' 00.0" E
23	1000.00	321.30	018° 24' 34"	162.05	319.92	N81° 50° 56.0" E
24	2000.00	394.47	011° 18' 03"	197.88	393.83	S83° 16' 09.5" E
25	2515.00	767.50	017° 29' 06"	386.76	764.53	S30° 05' 39.0" W
26	2385.00	1308.92	031° 26' 41"	671.40	1292.55	N15° 14' 42.5" E
27	1157.05	140.22	006° 56' 37"	70.20	140.14	S65° 54' 13.5" W
28	1110.80	63.50	003° 16' 32"	31.76	63.50	N29° 25' 31.0" E
29	2515.00	29.75	000° 40' 40"	14.88	29.75	S00° 08' 18.0" E



✱ THIS SECTION USED FOR THE YUMA CROSSING
PART OF CITY PROJECTS. REFER TO BRIDGE PLANS
ADOT TRACS NUMBER SS54401C



WATER:	CITY OF GOODYEAR
SEWER:	CITY OF GOODYEAR
ELECTRIC:	ARIZONA PUBLIC SERVICE
TELEPHONE:	CENTURY LINK
CABLE TV:	COX CABLE



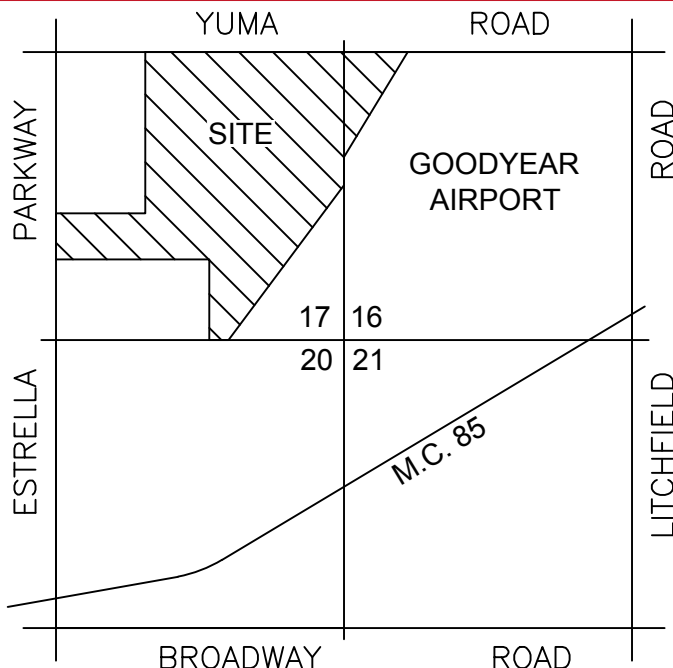
PRELIMINARY MASTER PLAT



CITY OF GOODYEAR
PRELIMINARY MASTER PLAT
FOR
CITY CENTER AIRPARK

A PORTION OF LAND LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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--	--



VICINITY MAP
(NOT-TO-SCALE)

VERTICAL CONTROL BENCHMARK

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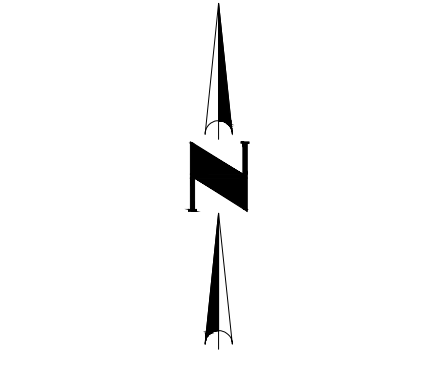
UTILITY AND PUBLIC SERVICE PROVIDER

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PRELIMINARY MASTER PLAT



SCALE: 1" = 100'

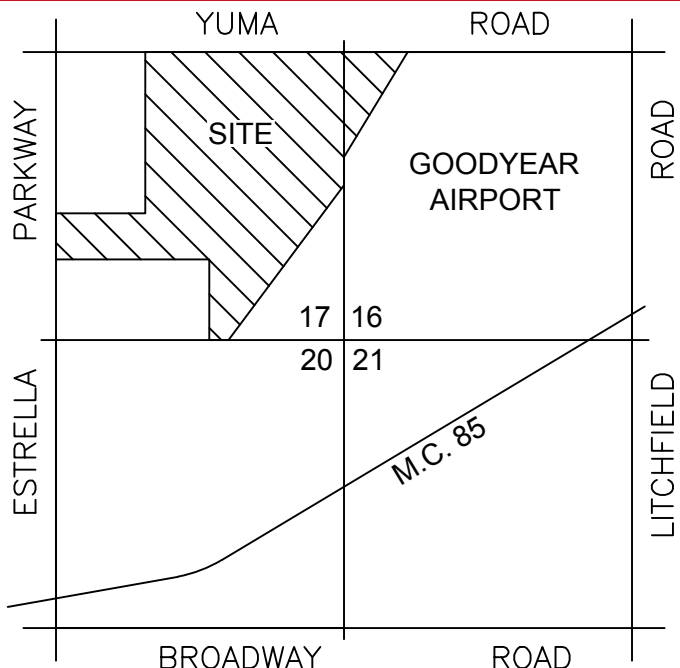
SHEET
04 OF 10

SEE SHEET 03 FOR CURVE DATA TABLE

**CITY OF GOODYEAR
PRELIMINARY MASTER PLAT
FOR
CITY CENTER AIRPARK**

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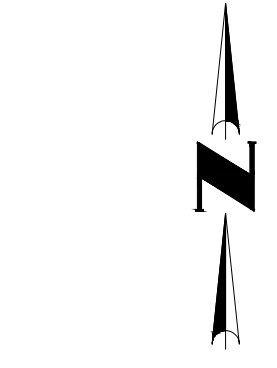
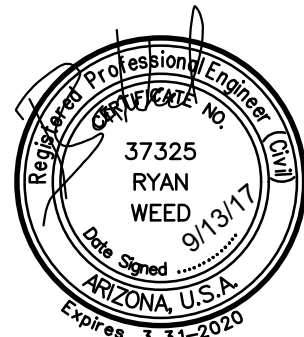
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PRELIMINARY MASTER PLAT



100' 50' 0' 100'
SCALE: 1" = 100'

SHEET
05 OF 10

MATCH SHEET 6

MATCH SHEET 4

MATCH SHEET 8

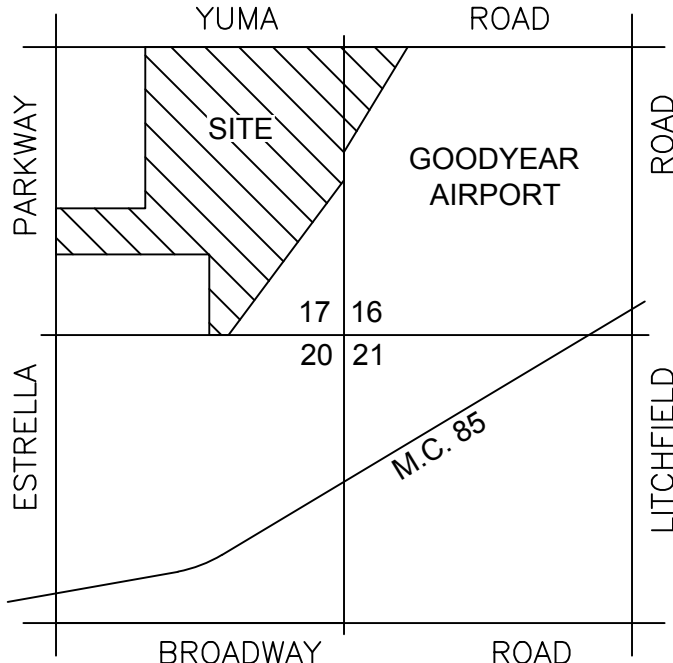
MATCH SHEET 7

SEE SHEET 03 FOR CURVE DATA TABLE

CITY OF GOODYEAR
PRELIMINARY MASTER PLAT
FOR
CITY CENTER AIRPARK

A PORTION OF LAND LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 1
NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND
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VICINITY MAP
(NOT-TO-SCALE)

VERTICAL CONTROL BENCHMARK

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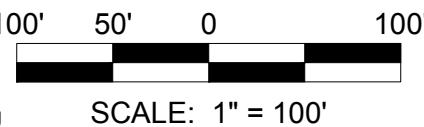
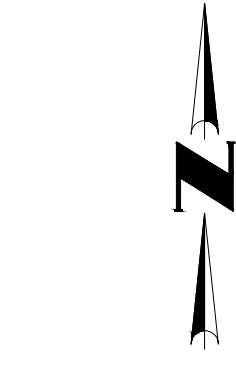
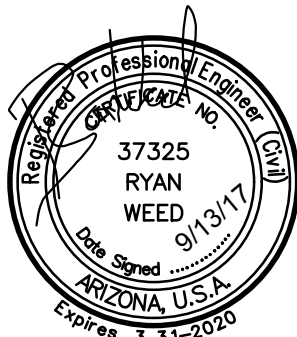
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PRELIMINARY MASTER PLAT



SHEET
06 OF 10

N:\460052\LAND\PB.BLOCKPLAT.dwg

PARCEL NO. 5

MATCH SHEET 5

PARCEL NO. 5

MATCH SHEET 7

SEE SHEET 03 FOR CURVE DATA TABLE

NORTHWEST CORNER,
SECTION 17 TOWNSHIP 1
NORTH, RANGE 1 WEST
FOUND BRASS CAP
IN HAND HOLE

W YUMA ROAD

W YUMA ROAD

UNSUBDIVIDED
APN 500-07-010D
SUN MP INVESTMENT PROPERTIES LLC
DOC. NO. 2004-1481307

80' DESIGNATED COUNTY ROAD
BOOK 17 OF ROAD MAPS, PAGE 10

66' COUNTY ROAD
BOOK 3 OF ROAD MAPS, PAGE 16

150' DESIGNATED COUNTY ROAD
BOOK 471 OF MAPS, PAGE 10
DOC. NO. 2000-0599923
DECLARED COUNTY ROAD
DOC. NO. 98-0178075

POINT OF BEGINNING

N89°58'20"E
1299.49'

BALLPARK VILLAGE -
WOOD CORPORATE CAMPUS
BOOK 996 OF MAPS, PAGE 50

PAD BALLPARK VILLAGE
MCR BK. 996, PG. 50 2008
EAGLE TAIL
BIG HORN LLC
500-07-947

PAD
BALLPARK VILLAGE
MCR BK. 996, PG. 50 2008
EAGLE TAIL
BIG HORN LLC
500-07-948

RIGHT-OF-WAY DEDICATION
DOC. NO. 2009-0118633 &
QUIT CLAIM DEED
DOC. NO. 2016-0852690

10' P.U.E.
DOC. NO. 2009-0118634

APN 500-07-971
TRACT A
CITY OF GOODYEAR
DOC. NO. 2012-0724687

A PORTION OF LAND LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 1
NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND
MERIDIAN,
GOODYEAR, MARICOPA COUNTY, ARIZONA

VICINITY MAP

(NOT-TO-SCALE)

VERTICAL CONTROL BENCHMARK

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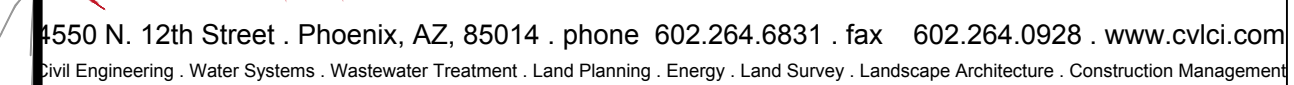
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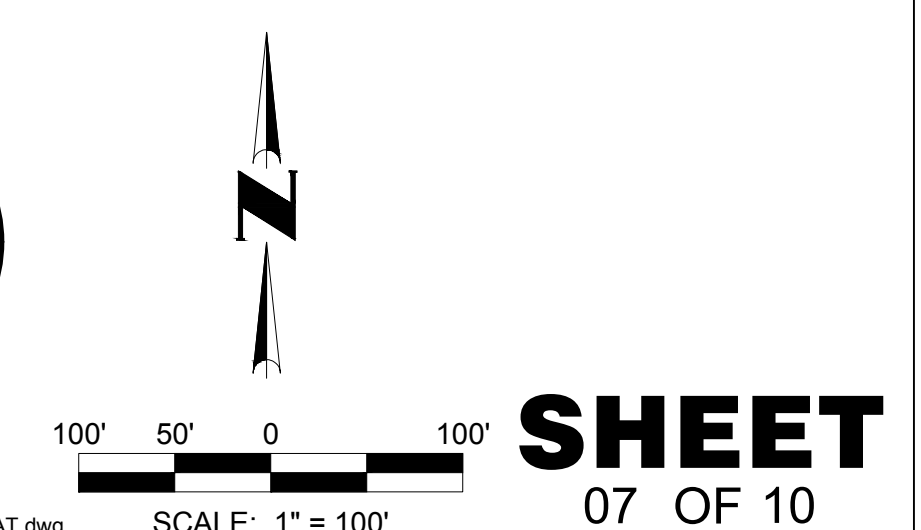
NAVD88

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SHEET 04-10 PRELIMINARY MASTER PLAT

WATER:	CITY OF GOODYEAR
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CABLE TV:	COX CABLE



PRELIMINARY MASTER PLAT



SHEET
07 OF 10

MATCH SHEET 4

A PORTION OF LAND LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 1
NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND
MERIDIAN,
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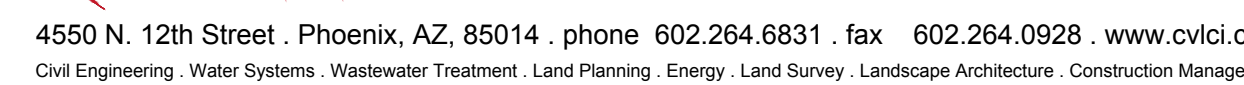
VICINITY MAP
(NOT-TO-SCALE)

MATCH SHEET 9

NAVD88

SHEET 01 - COVER SHEET / NOTES / KEY MAP / TYPICAL LOT DETAIL
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SHEET 04-10 PRELIMINARY MASTER PLAT

WATER: CITY OF GOODYEAR
SEWER: CITY OF GOODYEAR
ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK
CABLE TV: COX CABLE



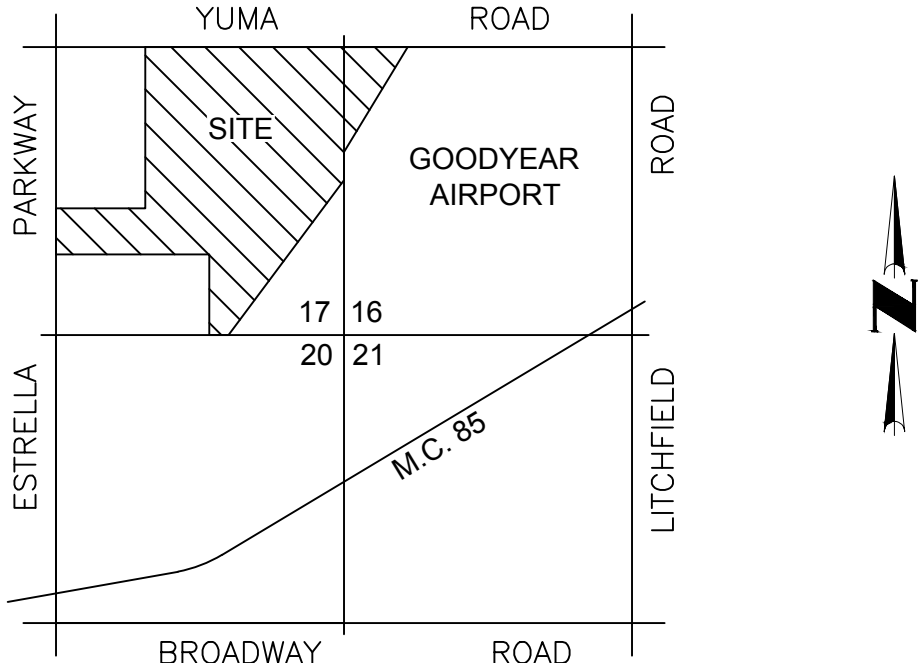
A detailed drawing of a surveying instrument, likely a theodolite or transit, showing its circular frame, leveling screws, and a central telescope. The instrument is labeled with 'Professional Engineer No. 37325', 'RYAN WEEB', '9/13/17', 'Date Spired', 'ARIZONA U.S.A.', and 'Expires 3-31-2020'. To the right of the instrument is a north arrow pointing upwards, labeled 'N'. Below the north arrow is a graphic scale bar with markings for 100', 50', 0, and 100'. Below the scale bar is the text 'SCALE: 1" = 100''.

SEE SHEET 03 FOR CURVE DATA TABLE

CITY OF GOODYEAR
PRELIMINARY MASTER PLAT
FOR
CITY CENTER AIRPARK

A PORTION OF LAND LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 1
NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND
MERIDIAN,
GOODYEAR, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER	CVL DESIGN TEAM
SUN MP INVESTMENT PROPERTIES, LLC 5665 N. SCOTTSDALE ROAD, SUITE 135 SCOTTSDALE, AZ 85258 PHONE: (480) 398-2626 CONTACT: TODD K. TUPPER	COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4752 CONTACT: DAVE COBLE



VICINITY MAP
(NOT-TO-SCALE)

VERTICAL CONTROL BENCHMARK

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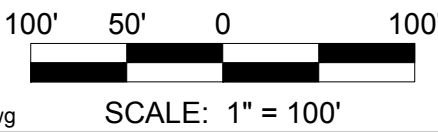
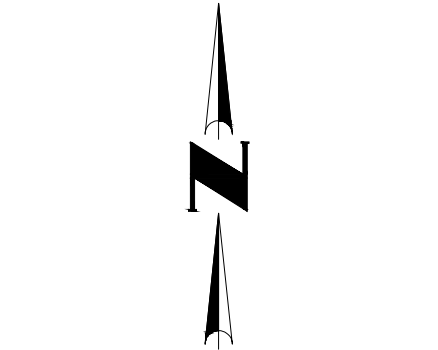
UTILITY AND PUBLIC SERVICE PROVIDER

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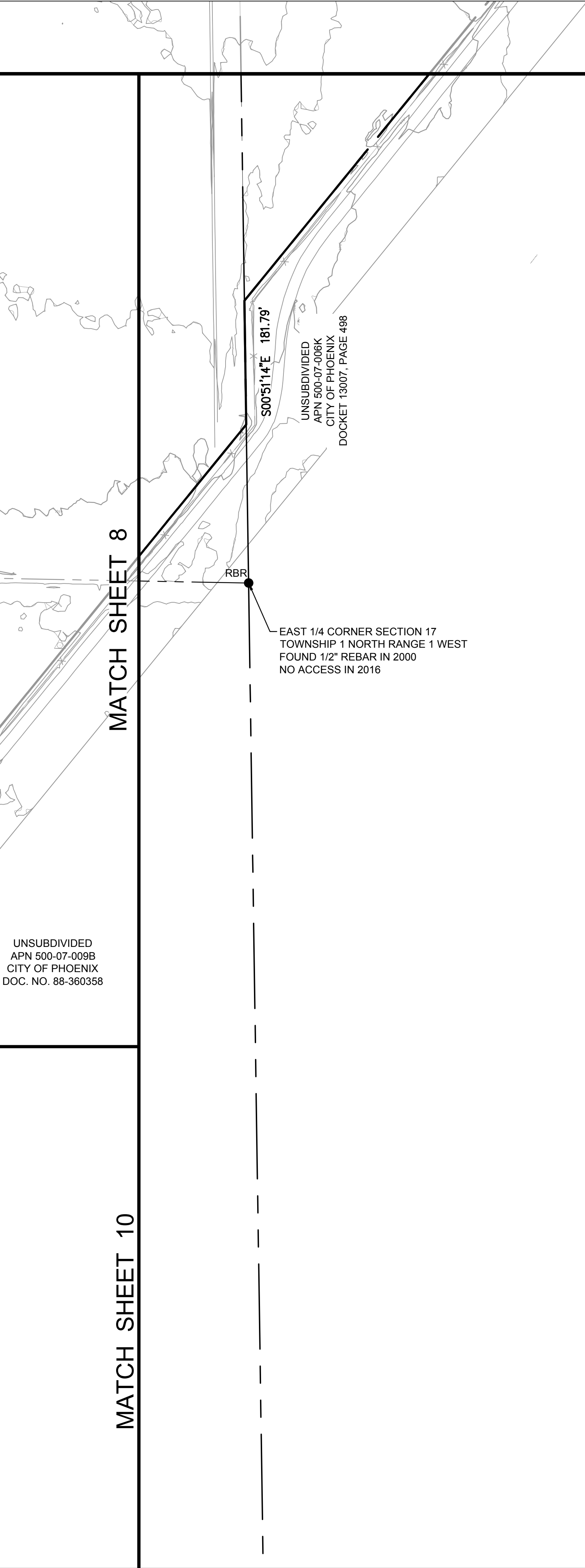
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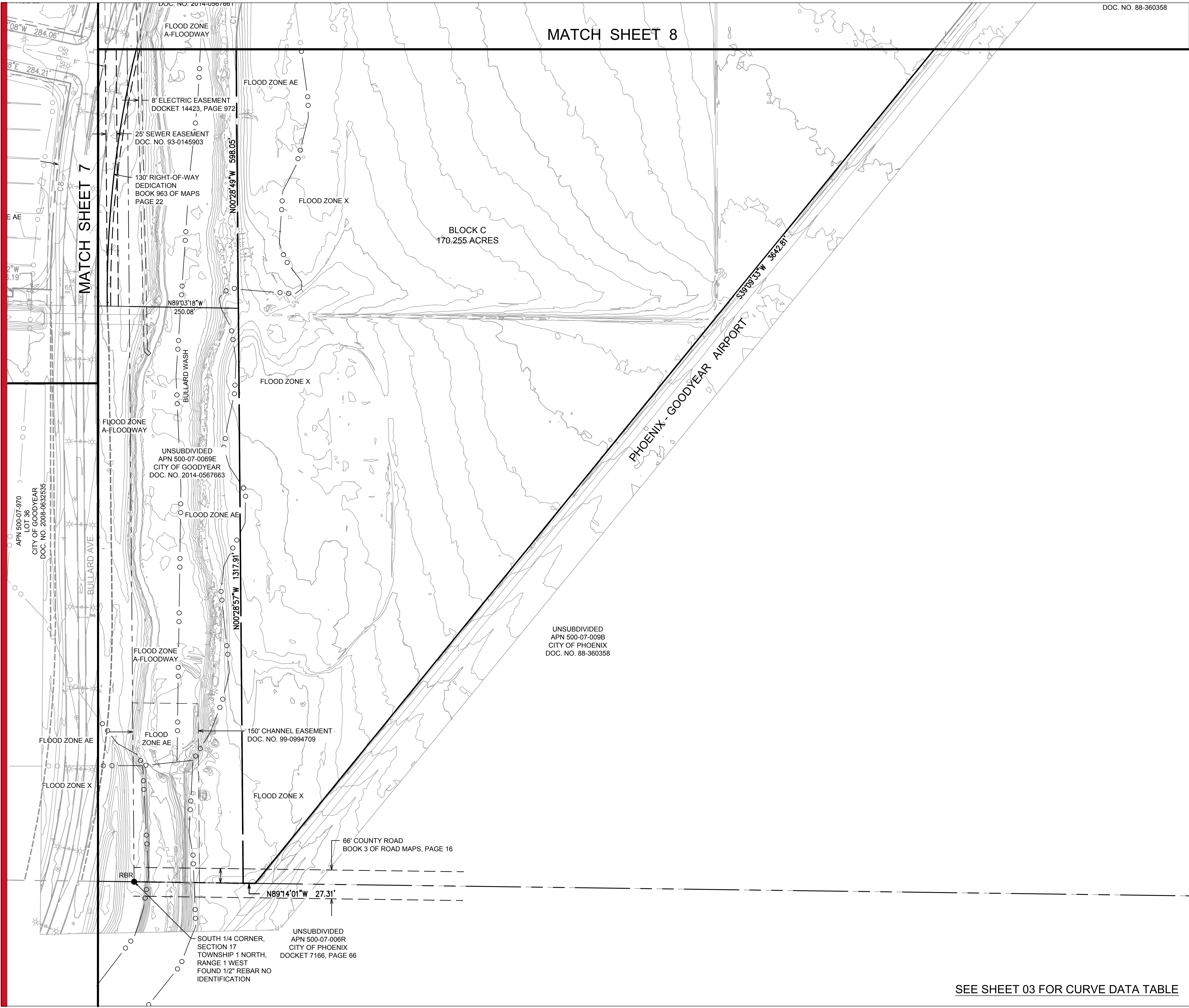
PRELIMINARY MASTER PLAT



N:\460052\LAND\PB.BLOCKPLAT.dwg

SCALE: 1" = 100'





DOC. NO. 88-360358

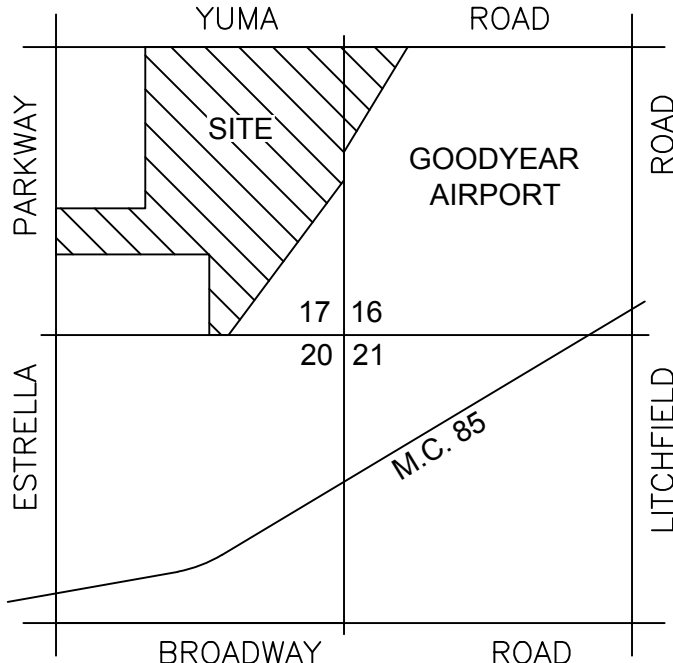
MATCH SHEET 8

MATCH SHEET 7

**CITY OF GOODYEAR
PRELIMINARY MASTER PLAT
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MERIDIAN,
GOODYEAR, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER SUN MP INVESTMENT PROPERTIES, LLC 5665 N. SCOTTSDALE ROAD, SUITE 135 SCOTTSDALE, AZ 85258 PHONE: (480) 398-2626 CONTACT: TODD K. TUPPER	CVL DESIGN TEAM COE AND VAN LOO L.L.C. 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4752 CONTACT: DAVE COBLE
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VICINITY MAP
(NOT-TO-SCALE)

VERTICAL CONTROL BENCHMARK

GOODYEAR BRASS CAP IN HAND HOLE AT W. YUMA ROAD AND S. ESTRELLA PARKWAY. = 975.988

GOODYEAR BRASS CAP FLUSH AT S. 151ST AVE AND W. YUMA ROAD. = 969.33

GOODYEAR BRASS CAP IN HAND HOLE AT S. BALLPARK WAY AND S. ESTRELLA PARKWAY. = 965.77

NAVD88

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / KEY MAP / TYPICAL LOT DETAIL
SHEET 02 - LEGAL DESCRIPTION
SHEET 03 - TYPICAL SECTIONS/CURVE DATA ABLE
SHEET 04-10 PRELIMINARY MASTER PLAT

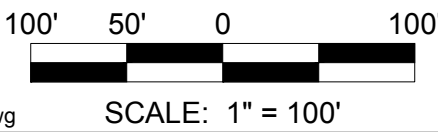
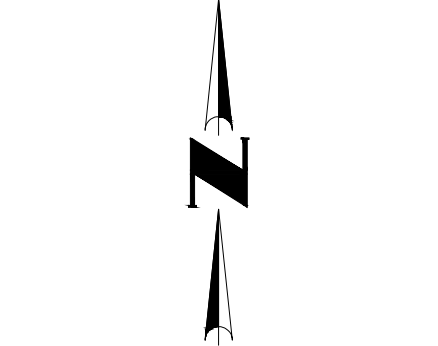
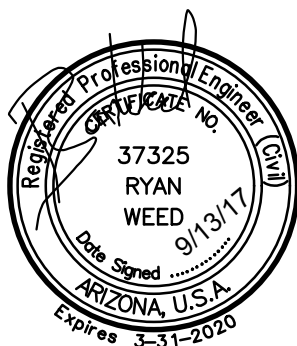
UTILITY AND PUBLIC SERVICE PROVIDER

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SEWER:	CITY OF GOODYEAR
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PRELIMINARY MASTER PLAT



SCALE: 1" = 100'

SEE SHEET 03 FOR CURVE DATA TABLE

SHEET
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