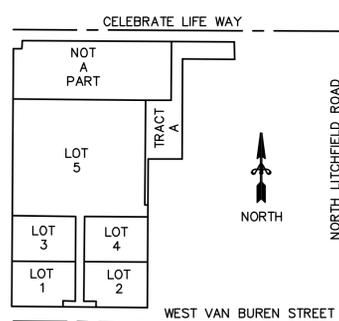
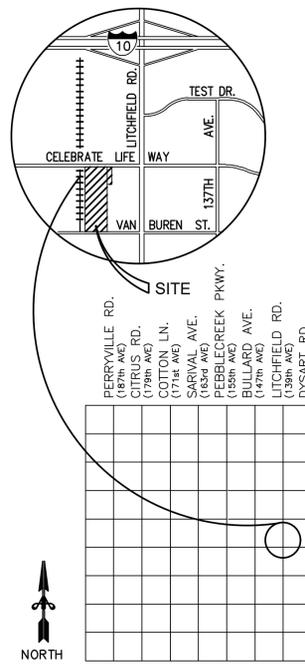


"PALM GATE FINAL PLAT"

A 5 LOT SUBDIVISION
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST
 OF THE GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA



PROJECT DATA

OWNER/DEVELOPER:
 GOODYEAR CAPITAL PARTNERS, LLC
 9160 EAST BAHIA DRIVE
 SUITE 107
 SCOTTSDALE, AZ 85260
 PHONE: 480-206-6400
 FAX: 480-393-4760
 CONTACT: DAVID SHEA

GROSS SITE AREA: 464,622.24 SQ. FT. = 10.6663 ACRES
NET SITE AREA: 427,890.67 SQ. FT. = 9.8231 ACRES

TOTAL NUMBER OF LOTS: 5
TOTAL NUMBER OF TRACTS: 1

ZONING: PLANNED AREA DEVELOPMENT (PAD),
 SUBJECT TO C-2 ZONING DISTRICT.

UNITS/GROSS ACRE ALLOWED: -
UNITS/GROSS ACRE PROVIDED: - (6/9.8231) = 0.61

MINIMUM LOT SIZE: 0.8676 ACRES
MAXIMUM LOT SIZE: 5.1028 ACRES
AVERAGE LOT SIZE: 1.4677 ACRES

LEGAL DESCRIPTION

PARCEL NO. 1
 THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4;
 THENCE NORTH 00 DEGREES 18 MINUTES 49 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1034.32 FEET TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF GOODYEAR VILLAGE CENTER ACCORDING TO BOOK 326 OF MAPS, PAGE 9, RECORDS OF MARICOPA COUNTY, ARIZONA;
 THENCE NORTH 89 DEGREES 41 MINUTES 11 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 406.01 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 00 DEGREES 50 MINUTES 49 SECONDS EAST A DISTANCE OF 65.01 FEET;
 THENCE NORTH 89 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 192.31 FEET TO A POINT ON THE WEST LINE OF SAID GOODYEAR VILLAGE CENTER.
 THENCE SOUTH 00 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID GOODYEAR VILLAGE CENTER, A DISTANCE OF 367.00 FEET TO AN ANGLE POINT THEREIN;
 THENCE NORTH 89 DEGREES 41 MINUTES 11 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 125.00 FEET TO AN ANGLE POINT THEREIN;
 THENCE SOUTH 00 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 545.00 FEET TO THE SOUTHWEST CORNER OF SAID GOODYEAR VILLAGE CENTER, BEING ON THE NORTH RIGHT OF WAY LINE OF VAN BUREN STREET;
 THENCE NORTH 89 DEGREES 30 MINUTES 08 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 499.21 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AS RECORDED IN BOOK 149 OF DEEDS, PAGE 341, RECORDS OF MARICOPA COUNTY, ARIZONA.
 THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 760.72 FEET;
 THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 582.85 FEET;
 THENCE NORTH 00 DEGREES 18 MINUTES 48 SECONDS EAST A DISTANCE OF 216.54 FEET;
 THENCE SOUTH 89 DEGREES 41 MINUTES 11 SECONDS EAST A DISTANCE OF 231.99 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2
 THE BENEFICIAL AND APPURTENANT EASEMENTS SET FORTH IN PERPETUAL ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED APRIL 15, 2008 IN RECORDING NO. 20080335012, RECORDS OF MARICOPA COUNTY, ARIZONA.

UTILITY COMPANIES

WATER - CITY OF GOODYEAR
 SEWER - CITY OF GOODYEAR
 CABLE - COX COMMUNICATIONS
 TELEPHONE - CENTURYLINK
 ELECTRIC - ARIZONA PUBLIC SERVICE
 GAS - SOUTHWEST GAS CORPORATION

HORIZONTAL CONTROL AND BENCHMARK

- CITY OF GOODYEAR CONTROL POINT G332 S.E. CORNER SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST 3" MARICOPA BRASS CAP IN HAND HOLE AT THE INTERSECTION OF VAN BUREN STREET AND LITCHFIELD ROAD
 NORTH = 891,476.599
 EAST = 565,324.454
 ELEVATION = 981.64 (NVD88)
- SOUTH 1/4 CORNER SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST 3" MARICOPA BRASS CAP IN HAND HOLE AT THE INTERSECTION OF VAN BUREN STREET AND NORTH 143RD AVENUE (BULLARD AVE)
 NORTH = 891,510.061
 EAST = 562,696.590
 ELEVATION = 989.626 (NVD88)

LOT AREA		
LOT No.	SQUARE FOOTAGE	ACRES
1	37,791.7094 S.F.	0.8676 AC.
2	37,872.2384 S.F.	0.8694 AC.
3	38,815.4286 S.F.	0.8911 AC.
4	38,741.7812 S.F.	0.8894 AC.
5	222,277.7101 S.F.	5.1028 AC.

TRACT TABLE			
TRACT	TRACT USE	AREA	OWNER & MAINTENANCE
"A"	RETENTION BASIN	1.2028 AC.	GOODYEAR CAPITAL PARTNERS, LLC

BASIS OF BEARING

NORTH 89°30'08" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST.

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST RECORDED ON SEPTEMBER 8, 2016 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS INSTRUMENT 2016-0651050, ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

THE UNDERSIGNED HEREBY REPRESENTS THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

DESERT SCHOOLS FEDERAL CREDIT UNION

BY: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 } S.S.
 COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2018, THE FOLLOWING PERSON APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC _____, WHO ACKNOWLEDGED HIM OR HERSELF TO BE A _____ AND ACKNOWLEDGED THAT HE/SHE, BEING AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

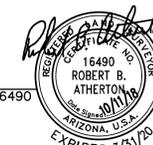
FINAL PLAT APPROVAL	
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2018.	
BY: _____	MAYOR: GEORGIA LORD
ATTEST: _____	CITY CLERK: DARCIA McCracken

FINAL PLAT APPROVAL	
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2018.	
BY: _____	CITY ENGINEER: REBECCA ZOOK

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JANUARY, 2018, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REFERENCED AND THAT IT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

BY: ROBERT B. ATHERTON, R.L.S. No. 16490 _____ DATE _____



DEDICATION

STATE OF ARIZONA }
 } S.S.
 COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT GOODYEAR CAPITAL PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PALM GATE", A PORTION OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

GOODYEAR CAPITAL PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN LOTS, AS SHOWN ON THIS PLAT, SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT.

GOODYEAR CAPITAL PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS A PERMANENT NON-EXCLUSIVE EASEMENT OVER AND ACROSS THE AREA DESIGNATED IN THIS PLAT AS ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING VEHICULAR INGRESS AND EGRESS TO LOTS 1, 2, 3, 4 AND 5 FOR THE OWNERS OF SAID LOTS, THEIR TENANTS, CUSTOMERS, EMPLOYEES, LICENSEES, AND INVITEES.

GOODYEAR CAPITAL PARTNERS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A PERMANENT NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE AREA DESIGNATED IN LOTS 1, 2, 3, 4 AND 5 AS "ACCESS EASEMENT" FOR THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT.

GOODYEAR CAPITAL PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO EACH LOT AN EXCLUSIVE AND PERPETUAL WATER AND SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS DESIGNATED AS "WATER AND SEWER EASEMENT AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS" ALL AREAS DESIGNATED AS "WATER AND SEWER EASEMENT" THE WATERLINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND OR REPAIRING WATER AND SEWER LINES AND APPURTENANCES.

GOODYEAR CAPITAL PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IN ITS CAPACITY AS OWNER OF LOT 5 AND TRACT A HEREBY COVENANTS TO THE CITY OF GOODYEAR AND AGREES ON BEHALF OF ITSELF AND ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS FOLLOWS: TRACT A IS HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THE BENEFIT OF THIS SUBDIVISION, THE PROPERTY IMMEDIATELY TO THE NORTH OF LOT 5, AND FROM THE PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING STANDARDS AND DESIGN POLICIES AND GOODYEAR CITY CODE. DRAINAGE FACILITIES SUCH AS CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER OF LOT 5 AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY AND ON FILE WITH THE CITY OF GOODYEAR. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND THE CITY OF GOODYEAR AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE VIOLATIONS OR ATTEMPTED VIOLATIONS OF ANY OF THESE COVENANTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY TO ENFORCE THESE COVENANTS AND THE PARTY SEEKING TO ENFORCE THESE COVENANTS SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS AND REASONABLE ATTORNEY'S FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF LOT 5.

GOODYEAR CAPITAL PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY GRANTS TO EACH LOT AN EXCLUSIVE AND PERPETUAL WATER AND SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS DESIGNATED AS "WATER AND SEWER EASEMENT AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS" ALL AREAS DESIGNATED AS "WATER AND SEWER EASEMENT". THE WATERLINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND OR REPAIRING WATER AND SEWER LINES AND APPURTENANCES.

IN WITNESS WHEREOF:

GOODYEAR CAPITAL PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO THIS CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2018.

BY: _____
 DAVID SHEA
 MANAGING MEMBER FOR GOODYEAR CAPITAL PARTNERS, LLC

ACKNOWLEDGEMENT

STATE OF ARIZONA }
 } S.S.
 COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2018, THE FOLLOWING PERSON APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC _____, WHO ACKNOWLEDGED HIM OR HERSELF TO BE A _____ AND ACKNOWLEDGED THAT HE/SHE, BEING AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SHEET 1 OF 2 SHEETS

FINAL PLAT - COVER SHEET

PALM GATE

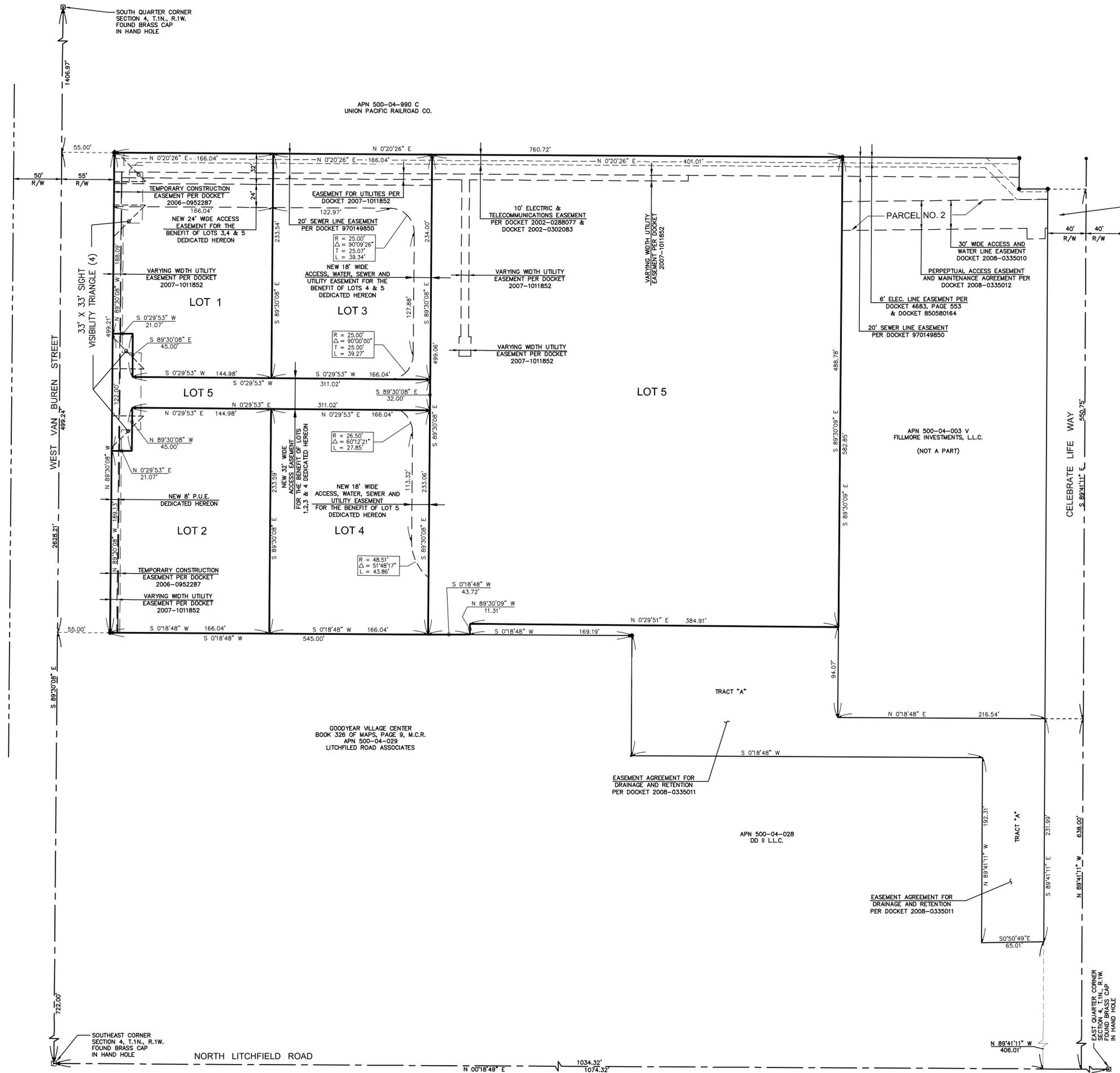
VAN BUREN STREET & LITCHFIELD ROAD
 GOODYEAR, ARIZONA

ATHERTON ENGINEERING, INC.
 Civil Engineers and Land Surveyors

1203 E. MEADOWBROOK AVE. PHOENIX, AZ 85014-4028
 (602) 279-7331 • FAX (602) 230-1908

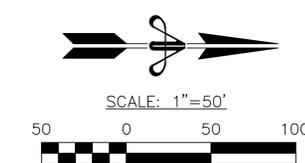
DRAWN BY: RLS
 DESIGNED BY: RBA
 CHECKED BY: RBA
 SCALE: N/A
 DATE: 10/11/18
 JOB NO. 04-20
 SHEET NO. C1
 SHEET 1 OF 2

PA 17-036 FS 520



LEGEND

R.L.S.	—	INDICATES REGISTERED LAND SURVEYOR
N	—	INDICATES NORTH
S	—	INDICATES SOUTH
E	—	INDICATES EAST
W	—	INDICATES WEST
○	—	INDICATES FOUND 1/2" REBAR
○	—	INDICATES BRASS CAP FOUND (FLUSH)
○	—	INDICATES BRASS CAP IN HAND HOLE FOUND
—	—	INDICATES SUBDIVISION BOUNDARY
—	—	INDICATES MONUMENT LINE
—	—	INDICATES RIGHT-OF-WAY
—	—	INDICATES EASEMENT LINE
AC.	—	INDICATES ACRE
R/W	—	INDICATES RIGHT-OF-WAY
T.4N.	—	INDICATES TOWNSHIP 4 NORTH
R.3E.	—	INDICATES RANGE 3 EAST
FD.	—	INDICATES FOUND
P.U.E.	—	INDICATES PUBLIC UTILITY EASEMENT
M.C.R.	—	INDICATES MARICOPA COUNTY RECORDS
SEC.	—	INDICATES SECTION
COR.	—	INDICATES CORNER
(TYP)	—	INDICATES TYPICAL
DKT.	—	INDICATES DOCKET
DOC.	—	INDICATES DOCUMENT
B.C.H.H.	—	INDICATES BRASS CAP IN HAND HOLE



SHEET 2 OF 2 SHEETS

FINAL PLAT - PLAN
PALM GATE
 VAN BUREN STREET & LITCHFIELD ROAD
 GOODYEAR, ARIZONA

	<p>ATHERTON ENGINEERING, INC. Civil Engineers and Land Surveyors</p> <p>1203 E. MEADOWBROOK AVE. PHOENIX, AZ 85014-4028 (602) 279-7331 • FAX (602) 230-1908</p>	<table border="0"> <tr><td>DRAWN BY:</td><td>RLS</td></tr> <tr><td>DESIGNED BY:</td><td>RBA</td></tr> <tr><td>CHECKED BY:</td><td>RBA</td></tr> <tr><td>SCALE:</td><td>1"=50'</td></tr> <tr><td>DATE:</td><td>10/11/18</td></tr> <tr><td>JOB NO.:</td><td>04-20</td></tr> <tr><td>SHEET NO.:</td><td>C2</td></tr> <tr><td>SHEET 2 OF 2</td><td></td></tr> </table>	DRAWN BY:	RLS	DESIGNED BY:	RBA	CHECKED BY:	RBA	SCALE:	1"=50'	DATE:	10/11/18	JOB NO.:	04-20	SHEET NO.:	C2	SHEET 2 OF 2	
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SHEET 2 OF 2																		

PA 17-036 FS 520