

RESOLUTION NO. 2019-1931

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY VACATING/ABANDONING CERTAIN STREETS AND RELINQUISHING ALL INTEREST IN CERTAIN PUBLIC UTILITY EASEMENTS PREVIOUSLY DEDICATED TO THE CITY IN THE PLAT FOR AIRPORT COMMERCENTER SUBDIVISION 4 AND IN AIRPORT COMMERCENTER SUBDIVISION 2; PROVIDING FOR AN EFFECTIVE DATE OF THE ABANDONMENT AND IMPOSING REQUIREMENTS AND CONDITIONS FOR THE ABANDONMENT TO BECOME EFFECTIVE; AND IMPOSING A DEADLINE FOR COMPLETION OF THE ABANDONMENT.

WHEREAS, in December 1983 the Goodyear City Council approved a final plat for that certain parcel of land known as the Airport Commercenter Subdivision No. 2, which was recorded on December 8, 1983 in the records of the Maricopa County Recorder at Book 259, Page 44 and is generally located west of El Cielo and south of Maricopa County 85 (“Subdivision No. 2 Plat”); and

WHEREAS, in June, 1985 the Goodyear City Council approved a final plat for that certain parcel of land known as the Airport Commercenter Subdivision No. 4, which was recorded on August 8, 1985 in the records of the Maricopa County Recorder at Book 286, Page 20 and is generally located at the northeast corner of Bullard Avenue and Broadway Road (“Subdivision No. 4 Plat”); and

WHEREAS, the Subdivision No. 2 Plat and the Subdivision No. 4 Plat included dedications of the right-of-way for the streets identified in the two plats and the dedications of the public utility easements (“PUE”) identified in the two plats; and

WHEREAS, all of the lots (Lots 1 through 40 inclusive) within the Subdivision No. 2 Plat and parcels A and B within the Subdivision No. 4 Plat were recently sold, and the new owner (hereinafter referred to as the “Property Owner”) is in the process of re-platting the property it acquired in a manner that requires the abandonment of certain of the streets, as depicted and legally described in Exhibit A attached hereto and incorporated herein by this reference (the “Street Abandonment Area”), and the relinquishment of the public utility easements, as depicted and legally described in Exhibit B attached hereto and incorporated herein by this reference (the “PUE Abandonment Area”), which were dedicated in the Subdivision No. 2 Plat and the Subdivision No. 4 Plat; and

WHEREAS, the city is processing a re-plat that will release Parcels A and B from the Subdivision No. 4 Plat and a re-plat that will include all of the lots and tracts within the Subdivision No. 2 Plat and Parcels A and B which are being released from the Subdivision No. 4 Plat into one plat that will consolidate all of the lots and tracts (forty lots and one tract) in the Subdivision No. 2 Plat and Parcels A and B in the Subdivision No. 4 Plat into five (5) lots and one tract, as generally reflected in the draft of the plat titled PHX 10-11 Phase 1, a copy of which is attached hereto as Exhibit C and incorporated herein by this reference (“PHX 10-11 Phase 1 Plat”); and

WHEREAS, the consolidation of the lots and tract as reflected in the PHX 10-11 Phase 1 Plat requires the abandonment of the right-of-way in the Street Abandonment Area and the relinquishment of the public utility easements in the PUE Abandonment Area; and

WHEREAS, the property owner cannot finalize the PHX 10-11 Phase 1 Plat until the property owner and city agree upon the infrastructure the property owner must construct or cause to be constructed for the city to provide water and wastewater service to the property; and

WHEREAS, even though the justification for the abandonment/vacating of the streets and the relinquishment of the easements is the consolidation of existing lots that will occur upon the recordation of the re-plats that are being processed and even though the re-plat consolidating the lots and tract cannot be approved or recorded until the water and wastewater infrastructure requirements have been resolved, the property owner would like some certainty that the abandonment of the right-of-way in the Street Abandonment Area and the relinquishment of the public utility easements in the PUE Abandonment Area will be approved; and

WHEREAS, no improvements have been constructed within the Street Abandonment Area, and city staff has received clearances from utility providers providing service in the area that there are no utility lines within the Street Abandonment Area; and

WHEREAS, city staff has received clearances from utility providers providing service in the area that there are no utility lines within the PUE Abandonment Area; and

WHEREAS, city staff has confirmed that the PHX 10-11 Phase 1 Plat provides adequate access to all lots within the PHX 10-11 Plat and the abandonment of the right-of-way within the Street Abandonment Area will not impair access to any of the remaining parcels and tracts within the Subdivision No. 4 Plat; and

WHEREAS, city staff has confirmed that the PHX 10-11 Phase 1 Plat provides adequate public utility easements to all lots within the PHX 10-11 Plat and the public utility easements within the PUE Abandonment Area being relinquished are not needed to provide utility services to any of the remaining parcels and tracts within the Subdivision No. 4 Plat; and

WHEREAS, pursuant to A.R.S. § 9-402, the City Council of the City of Goodyear is vested with the power to dispose of easements owned by the City that are no longer needed; and

WHEREAS, pursuant to A.R.S. § 28-7202, the Goodyear City Council is vested with the power to dispose of streets owned by the City that are not necessary for public uses as a roadway; and

WHEREAS, the City Council finds that neither the Street Abandonment Area nor the PUE Abandonment Area will be necessary for public use following the approval and recordation of a final plat substantially in the form of the PHX 10-11 Phase 1 Plat attached hereto as Exhibit C; and

WHEREAS, the City Council finds that consideration and other public benefit commensurate with the value of the City's interest in the Street Abandonment Area and the PUE Abandonment Area, giving due consideration to its degree of fragmentation and marketability, will be provided to the

City by the owners of the abutting property in the form of tax revenues gained by the development of the abandoned property, the elimination of the City's responsibility for such rights-of-ways and relief from potential liability for property damages, injury or death that may occur in the abandoned property;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. ABANDONMENT

Subject to the conditions and requirements below, the right-of-way for the streets depicted and legally described in Exhibit A attached hereto and incorporated herein by this reference and the public utility easements depicted and legally described in Exhibit B attached hereto and incorporated herein by this reference are vacated, abandoned and relinquished and title to the streets transferred pursuant to ARS § 28-7205.

SECTION 2. EFFECTIVE DATE OF THE ABANDONMENT

The vacating/abandonment of the streets and the relinquishment of the public utility easements provided for in Section 1 above shall become effective upon the recordation of this Resolution 2019-1931 and its exhibits with the office of the County Recorder for Maricopa County, Arizona.

SECTION 3. RECORDATION OF RESOLUTION

This Resolution 2019-1931 shall not be recorded until all of the following have occurred: (i) the Goodyear City Council has approved a re-plat substantially in the form of the PHX 10-11 Phase 1 Plat attached hereto as Exhibit C; (ii) all of the conditions necessary for the recordation of the re-plat have been satisfied; and (iii) the City Engineer or his/her designee have been authorized by the property owner or its representatives to record the re-plat. The City Clerk shall record this Resolution 2019-1931 with the office of the County Recorder for Maricopa County, Arizona after being notified by the City Engineer or his designee that all of the conditions necessary for the recordation of this Resolution 2019-1931 have been satisfied; and immediately following the recordation of this Resolution 2019-1931, the City Clerk shall record the re-plat referred to herein.

SECTION 4. EXPIRATION OF ABANDONMENT APPROVAL

If this Resolution is not recorded within one year of the date this Resolution is passed and adopted by the Mayor and Council of the city of Goodyear, Maricopa County, then the Resolution shall not be recorded and the streets depicted and legally described in Exhibit A attached hereto and the public utility easements depicted and legally described in Exhibit B attached hereto shall not be vacated, abandoned and/or relinquished pursuant to this Resolution.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20____.

Date: _____

APPROVED AS TO FORM:

Roric Massey, City Attorney

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2019-1931 is a true, correct and accurate copy of Resolution No. 2019-1931, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____, 20____, at which a quorum was present and, by a _____ vote, _____ voted in favor of said resolution.

Given under my hand and sealed this _____ day of _____, 20____.

City Clerk

EXHIBIT A

Depiction and Legal Description of the City's ROW

EXHIBIT 'A'

A PORTION OF LAND LOCATED WITHIN THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 2", ACCORDING TO BOOK 259 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 32 OF SAID SUBDIVISION;

THENCE SOUTH $00^{\circ}52'11''$ EAST, 81.01 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, WHOSE CENTER RADIUS BEARS SOUTH $08^{\circ}20'23''$ WEST, 2630.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $07^{\circ}56'06''$, AN ARC LENGTH OF 364.24 FEET;

THENCE NORTH $89^{\circ}35'43''$ WEST, 917.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}52'18''$, AN ARC LENGTH OF 19.03 FEET;

THENCE SOUTH $00^{\circ}28'01''$ EAST, 137.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 760.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}27'20''$, AN ARC LENGTH OF 231.54 FEET;

THENCE SOUTH $17^{\circ}55'21''$ EAST, 218.83 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1040.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}27'20''$, AN ARC LENGTH OF 316.84 FEET;

THENCE SOUTH $00^{\circ}28'01''$ EAST, 214.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}16'24''$, AN ARC LENGTH OF 18.70 FEET;

THENCE SOUTH $89^{\circ}44'25''$ EAST, 98.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3690.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $16^{\circ}25'31''$, AN ARC LENGTH OF 1057.83 FEET TO THE SOUTHEAST CORNER OF LOT 40 OF SAID SUBDIVISION;

THENCE SOUTH $00^{\circ}51'06''$ EAST, 62.98 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID SUBDIVISION ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, WHOSE CENTER RADIUS BEARS SOUTH $16^{\circ}59'04''$ WEST, 3630.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $16^{\circ}43'29''$, AN ARC LENGTH OF 1059.61 FEET;

THENCE NORTH $89^{\circ}44'25''$ WEST, 317.25 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1225.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $20^{\circ}13'00''$, AN ARC LENGTH OF 432.24 FEET;

THENCE SOUTH $70^{\circ}02'35''$ WEST, 110.51 FEET TO THE BEGINNING OF TANGENT CURVE TO THE RIGHT HAVING RADIUS OF 3850.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

EXHIBIT 'A'

ANGLE OF 12°09'00", AN ARC LENGTH OF 816.42 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE NORTH 00°01'11" WEST, 60.58 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 37 OF SAID SUBDIVISION BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE CENTER RADIUS BEARS NORTH 07°55'52" WEST, 3790.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°01'33", AN ARC LENGTH OF 795.49 FEET;

THENCE NORTH 70°02'35" EAST, 110.51 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1285.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°13'00", AN LENGTH OF 453.41 FEET;

THENCE SOUTH 89°44'25" EAST, 114.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°43'36", AN LENGTH OF 19.00 FEET;

THENCE NORTH 00°28'01" WEST, 213.33 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°27'20", AN ARC LENGTH OF 292.47 FEET;

THENCE NORTH 17°55'21" WEST, 218.83 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 840.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°27'20", AN ARC LENGTH OF 255.91 FEET;

THENCE NORTH 00°28'01" WEST, 139.19 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°07'42", AN ARC LENGTH OF 18.67 FEET;

THENCE NORTH 89°35'43" WEST 57.15 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1770.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°58'08", AN ARC LENGTH OF 524.21 FEET;

THENCE SOUTH 73°26'11" WEST, 104.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1890.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°58'06", AN ARC LENGTH OF 559.73 FEET;

THENCE NORTH 89°35'43" WEST, 19.63 FEET;

THENCE NORTH 00°06'22" WEST, 91.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER RADIUS BEARS NORTH 89°53'38" EAST, 12.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°29'21", AN LENGTH OF 18.74 FEET;

THENCE SOUTH 89°35'43" EAST, 8.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1810.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°58'06", AN ARC LENGTH OF 536.04 FEET;

EXHIBIT 'A'

THENCE NORTH 73°26'11" EAST, 104.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1850.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°58'08", AN ARC LENGTH OF 547.90 FEET;

THENCE SOUTH 89°35'43" EAST, 55.56 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°52'18", AN ARC LENGTH OF 19.03 FEET;

THENCE SOUTH 89°20'02" EAST, 80.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE CENTER RADIUS BEARS NORTH 89°31'59" EAST, 12.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°07'42" EAST, AN ARC LENGTH OF 18.67 FEET;

THENCE SOUTH 89°35'43" EAST, 918.79 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2710.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°39'39", AN ARC LENGTH OF 362.35 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED AREA ABOVE CONTAINS 468,824 SQUARE FEET OR 10.763 ACRES MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE A PART HERETO.

RYAN D. GILBERT, RLS
GILBERT LAND SURVEYING
4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
PROJECT NO. 180201-LX3

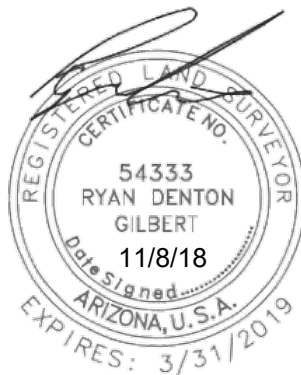


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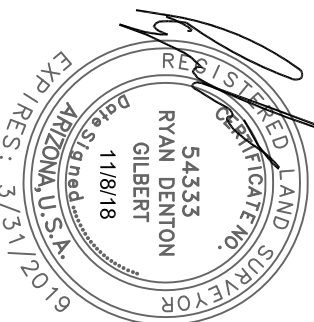
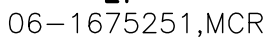
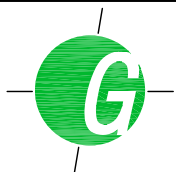


EXHIBIT 'A'

LINE TABLE		
LINE	LENGTH	BEARING
L1	81.01'	S0° 52' 11"E
L2	917.20'	N89° 35' 43"W
L3	137.60'	S0° 28' 01"E
L4	218.83'	S17° 55' 21"E
L5	214.65'	S0° 28' 01"E
L6	98.56'	S89° 44' 25"E
L7	62.98'	S0° 51' 06"E
L8	317.25'	N89° 44' 25"W
L9	110.51'	S70° 02' 35"W
L10	60.58'	N0° 01' 11"W
L11	110.51'	N70° 02' 35"E
L12	114.68'	S89° 44' 25"E
L13	213.33'	N0° 28' 01"W
L14	218.83'	N17° 55' 21"W
L15	139.19'	N0° 28' 01"W
L16	57.15'	N89° 35' 43"W
L17	104.99'	S73° 26' 11"W
L18	19.63'	N89° 35' 43"W
L19	91.90'	N0° 06' 22"W
L20	8.45'	S89° 35' 43"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	104.99'	N73° 26' 11"E
L22	55.56'	S89° 35' 43"E
L23	80.02'	S89° 20' 02"E
L24	918.79'	S89° 35' 43"E

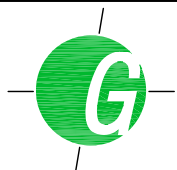


GILBERT LAND SURVEYING, PLC
 4361 S. Squires Lane, Gilbert, Arizona 85297
 Phone: (480) 275-8020 - info@gilbertsurvey.com

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EXHIBIT 'A'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	364.24'	2630.00'	7°56'06"	N85° 37' 40"W	363.94'
C2	19.03'	12.00'	90°52'18"	S44° 58' 08"W	17.10'
C3	231.54'	760.00'	17°27'20"	S9° 11' 41"E	230.64'
C4	316.84'	1040.00'	17°27'20"	N9° 11' 41"W	315.62'
C5	18.70'	12.00'	89°16'24"	S45° 06' 13"E	16.86'
C6	1057.83'	3690.00'	16°25'31"	N81° 31' 39"W	1054.21'
C7	1059.61'	3630.00'	16°43'29"	S81° 22' 40"E	1055.85'
C8	432.24'	1225.00'	20°13'00"	S80° 09' 05"W	430.00'
C9	816.42'	3850.00'	12°09'00"	N76° 07' 05"E	814.89'
C10	795.49'	3790.00'	12°01'33"	N76° 03' 22"E	794.03'
C11	453.41'	1285.00'	20°13'00"	S80° 09' 05"W	451.06'
C12	19.00'	12.00'	90°43'36"	N44° 53' 47"E	17.08'
C13	292.47'	960.00'	17°27'20"	N9° 11' 41"W	291.34'
C14	255.91'	840.00'	17°27'20"	S9° 11' 41"E	254.92'
C15	18.67'	12.00'	89°07'42"	N45° 01' 52"W	16.84'
C16	524.21'	1770.00'	16°58'08"	S81° 55' 13"W	522.30'
C17	559.73'	1890.00'	16°58'06"	N81° 55' 14"E	557.69'
C18	18.74'	12.00'	89°29'21"	S44° 51' 02"E	16.89'
C19	536.04'	1810.00'	16°58'06"	N81° 55' 14"E	534.08'
C20	547.90'	1850.00'	16°58'08"	S81° 55' 13"W	545.90'
C21	19.03'	12.00'	90°52'18"	N44° 58' 08"E	17.10'
C22	18.67'	12.00'	89°07'42"	S45° 01' 52"E	16.84'
C23	362.35'	2710.00'	7°39'39"	N85° 45' 53"W	362.08'



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EXHIBIT 'A'

A PORTION OF LAND LOCATED WITHIN THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 4", ACCORDING TO BOOK 286 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD ALSO BEING THE SOUTHWEST CORNER OF PARCEL A OF SAID SUBDIVISION;

THENCE NORTH 89°53'31" WEST, 40.00 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE NORTH 89°52'29" WEST, 40.00 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE NORTH 00°28'01" WEST, 770.51 FEET DEPARTING FROM SAID RIGHT-OF-WAY LINE TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1240.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°58'01", AND ARC LENGTH OF 388.84 FEET;

THENCE NORTH 17°30'00" EAST, 102.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1160.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°54'11", AN ARC LENGTH OF 321.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°20'14", AN ARC LENGTH OF 19.13 FEET;

THENCE SOUTH 89°44'25" EAST, 103.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE CENTER RADIUS BEARS SOUTH 00°16'12 EAST, 12.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°19'22, HAVING AN ARC LENGTH OF 19.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHO'S CENTER RADIUS BEARS NORTH 88°29'04" WEST, 1240.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°59'04", AN ARC LENGTH OF 345.93 FEET;

THENCE SOUTH 17°30'00" WEST, 102.20 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1160.00 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°58'01", AN ARC LENGTH OF 363.76 FEET;

THENCE SOUTH 00°28'01" EAST, 771.33 FEET TO THE **POINT OF BEGINNING**.

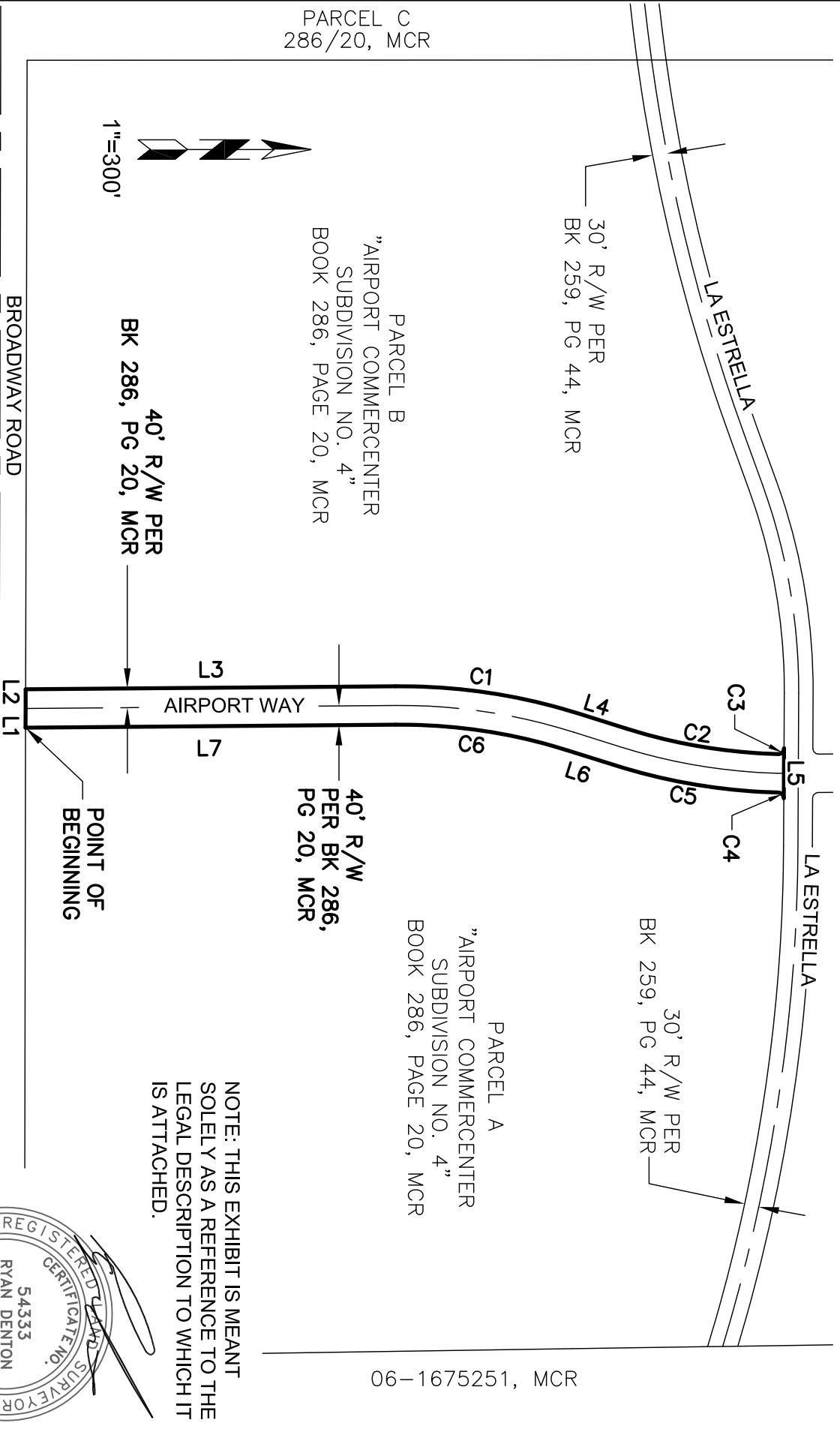
DESCRIBED AREA ABOVE CONTAINS 127,718 SQUARE FEET OR 2.932 ACRES MORE OR LESS.

SEE ATTACHED EXHIBIT DRAWING BY REFERENCE MADE PART HERETO.

RYAN D. GILBERT, RLS
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4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
PROJECT NO. 180201-LX1



EXHIBIT 'A'



NOTE: THIS EXHIBIT IS MEANT
SOLELY AS A REFERENCE TO THE
LEGAL DESCRIPTION TO WHICH IT
IS ATTACHED.



GILBERT LAND SURVEYING, PLC
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Phone: (480) 275-8020 - info@gilbertsurvey.com

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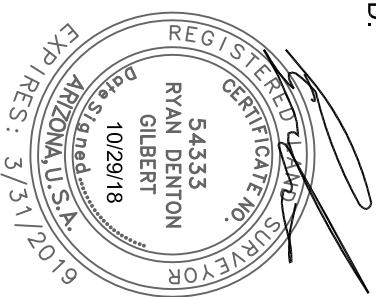


EXHIBIT 'A'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89° 53' 31"W
L2	40.00'	N89° 52' 29"W
L3	770.51'	N0° 28' 01"W
L4	102.20'	N17° 30' 00"E
L5	103.90'	S89° 44' 25"E
L6	102.20'	S17° 30' 00"W
L7	771.33'	S0° 28' 01"E

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	388.84'	1240.00'	17°58'01"	S8° 31' 00"W	387.25'
C2	321.97'	1160.00'	15°54'11"	N9° 32' 54"E	320.94'
C3	19.13'	12.00'	91°20'14"	N44° 04' 18"W	17.17'
C4	19.13'	12.00'	91°19'22"	S44° 04' 07"W	17.17'
C5	345.93'	1240.00'	15°59'04"	N9° 30' 28"E	344.81'
C6	363.76'	1160.00'	17°58'01"	S8° 31' 00"W	362.27'



GILBERT LAND SURVEYING, PLC
 4361 S. Squires Lane, Gilbert, Arizona 85297
 Phone: (480) 275-8020 - info@gilbertsurvey.com

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 DATE: 10/29/18

EXHIBIT B

Depiction and Legal Description of the Easements

EXHIBIT 'B'

ALL THAT CERTAIN 10 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN LOTS 29 THROUGH 40 OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 2", ACCORDING TO BOOK 259 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF 10 FOOT PUBLIC UTILITY EASEMENT LYING WITHIN SAID LOT 29 ALONG THE EAST RIGHT-OF-WAY LINE OF LA COMETA;

EXCEPT THAT PORTION OF 10 FOOT PUBLIC UTILITY EASEMENT LYING WITHIN SAID LOT 30 ALONG THE WEST RIGHT-OF-WAY LINE OF AIRPORT WAY;

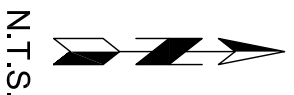
EXCEPT THAT PORTION OF 10 FOOT PUBLIC UTILITY EASEMENT LYING WITHIN SAID LOT 31 ALONG THE EAST RIGHT-OF-WAY LINE OF AIRPORT WAY.

DESCRIBED AREA ABOVE CONTAINS 100,498 SQUARE FEET OR 2.307 ACRES MORE OR LESS.

RYAN D. GILBERT, RLS
GILBERT LAND SURVEYING
4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
PROJECT NO. 180201-LX1



EXHIBIT 'B'

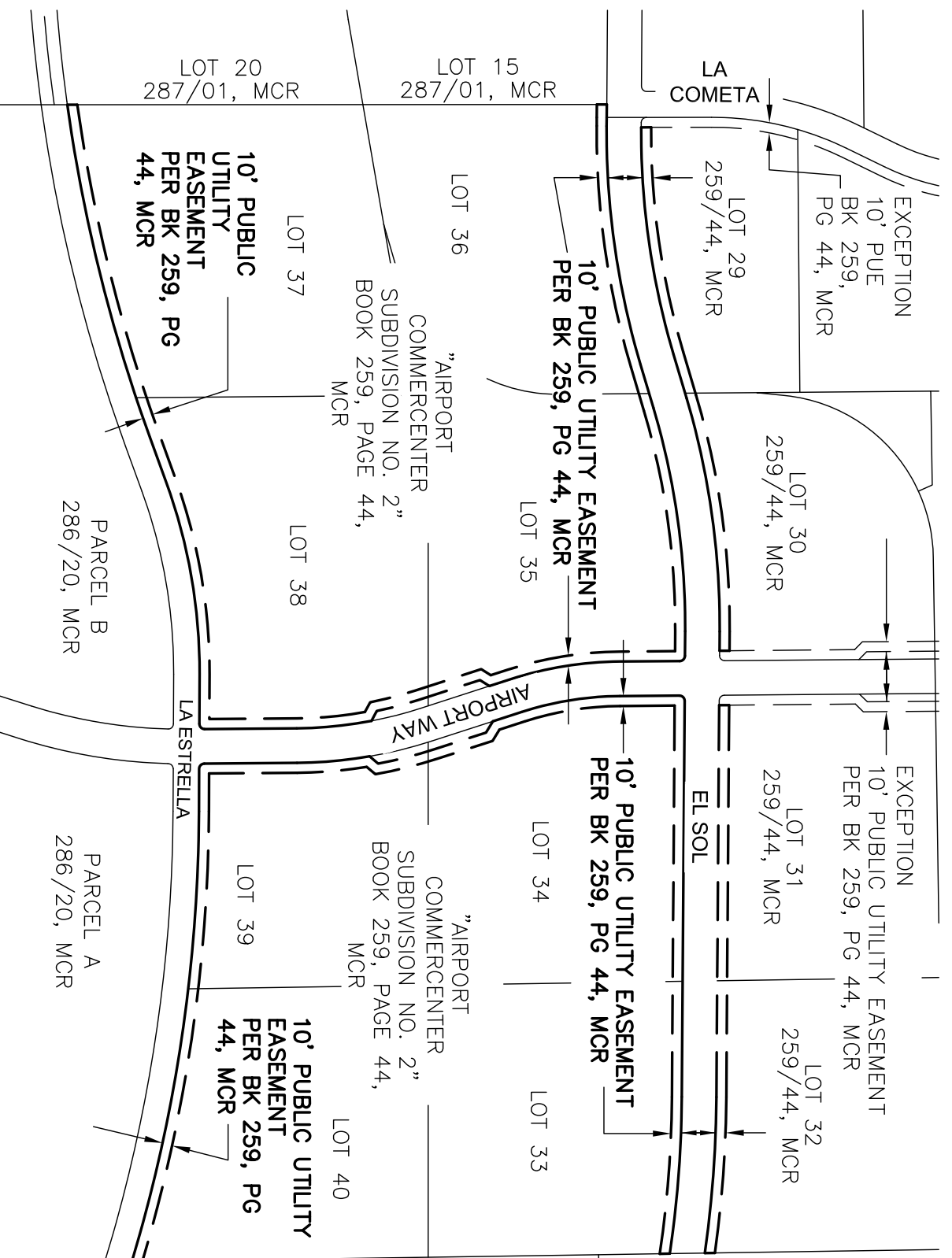


N.T.S.

06-1675251, MCR

06-1675251, MCR

NOTE: THIS EXHIBIT IS MEANT
SOLELY AS A REFERENCE TO THE
LEGAL DESCRIPTION TO WHICH IT
IS ATTACHED.



GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 275-8020 - info@gilbertsurvey.com

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EXHIBIT 'B'

ALL THAT CERTAIN 8.00 FOOT AND 10.00 FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN PARCEL A AND PARCEL B OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 4", ACCORDING TO BOOK 286 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THAT CERTAIN 10.00 FOOT PUBLIC UTILITY EASEMENT LYING ALONG THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD LOCATED WITHIN SAID SUBDIVISION.

DESCRIBED AREA ABOVE CONTAINS 27,941 SQUARE FEET OR 0.641 ACRES MORE OR LESS.

RYAN D. GILBERT, RLS
GILBERT LAND SURVEYING
4361 S SQUIRES LANE
GILBERT, AZ 85297
480-275-8020
PROJECT NO. 180201-LX4

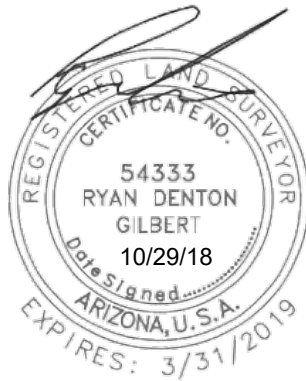


EXHIBIT 'B'

PARCEL C
286/20, MCR

8' PUBLIC UTILITY EASEMENT
PER BK 286, PG 20, MCR

LA ESTRELLA

PARCEL B
"AIRPORT COMMERCCENTER
SUBDIVISION NO. 4"
BOOK 286, PAGE 20, MCR



10' PUBLIC UTILITY EASEMENT
PER BK 286, PG 20, MCR

AIRPORT WAY

BROADWAY ROAD

EXCEPTION
10' PUBLIC UTILITY
EASEMENT PER BK
286, PG 20, MCR

10' PUBLIC UTILITY EASEMENT
PER BK 286, PG 20, MCR

PARCEL A
"AIRPORT COMMERCCENTER
SUBDIVISION NO. 4"
BOOK 286, PAGE 20, MCR

8' PUBLIC UTILITY EASEMENT
PER BK 286, PG 20, MCR

LA ESTRELLA

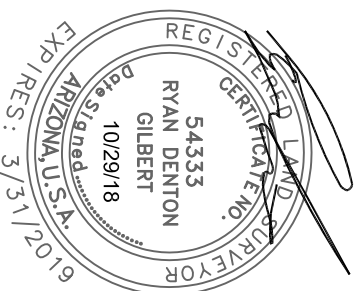
06-1675251, MCR

NOTE: THIS EXHIBIT IS MEANT
SOLELY AS A REFERENCE TO THE
LEGAL DESCRIPTION TO WHICH IT
IS ATTACHED.



GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 275-8020 - info@gilbertsurvey.com

PROJ. NO.: 180201-LX4
PAGE: 1 OF 1 PAGES
DATE: 10/29/18



DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT MICROSOFT CORPORATION, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PHX 10-11 PHASE 1", A RE-PLAT OF ALL OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 2" ACCORDING TO BOOK 259 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH THE FINAL PLAT OF "PARCEL 1 COMMERCENTER" A RE-PLAT OF PARCELS A & B OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 4" ACCORDING TO BOOK _____ OF MAPS, PAGE _____, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE 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, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

MICROSOFT CORPORATION, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE STREETS, IN FEE, SHOWN ON SAID LAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

MICROSOFT CORPORATION, A WASHINGTON CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, 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.

SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: MICROSOFT CORPORATION
BY: _____ DATE: _____
ITS: MANAGER

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY _____ AS MANAGER OF MICROSOFT CORPORATION, A WASHINGTON CORPORATION.

NOTARY PUBLIC

FINAL PLAT APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 2018.

BY: _____
MAYOR
ATTEST: _____
CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 2018.

BY: _____
CITY ENGINEER (NAME PRINTED)

LEGAL DESCRIPTION:

A PORTION OF LAND LOCATED WITHIN THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 4", ACCORDING TO BOOK 286 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH ALL THAT PORTION OF LAND LOCATED WITHIN THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 2", ACCORDING TO BOOK 259 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD ALSO BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION "AIRPORT COMMERCENTER SUBDIVISION NO. 4"; THENCE NORTH 89°53'31" WEST, 1350.40 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°52'29" WEST, 1350.12 FEET CONTINUING ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 00°01'11" WEST, 1270.64 FEET DEPARTING FROM SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID SUBDIVISION "AIRPORT COMMERCENTER SUBDIVISION NO. 2"; THENCE CONTINUING NORTH 00°01'11" WEST, 1309.25 FEET ALONG THE WEST LINE OF AFOREMENTIONED SUBDIVISION; THENCE SOUTH 89°35'43" EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF LA COMETA; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR FOLLOWING SEVEN (7) CALLS; THENCE NORTH 00°06'22" WEST, 242.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 710.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°03'44", AN ARC LENGTH OF 322.96 FEET; THENCE NORTH 25°57'22" EAST, 100.62 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°19'41", AN ARC LENGTH OF 444.72 FEET; THENCE NORTH 55°55'59" EAST, 10.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE CENTER RADIUS BEARS SOUTH 69°22'44" WEST, 560.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'22", AN ARC LENGTH OF 131.19 FEET; THENCE NORTH 34°02'38" WEST, 80.00 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED SUBDIVISION LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF MC 85; THENCE NORTH 55°57'22" EAST, 2389.65 FEET ALONG SAID SOUTHEASTERLY LINE TO THE MOST NORTHERLY LINE OF AFOREMENTIONED SUBDIVISION; THENCE SOUTH 89°10'28" EAST, 279.29 FEET ALONG SAID NORTHERLY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWER BUCKEYE ROAD ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY WHOSE CENTER RADIUS BEARS NORTH 25°26'44" EAST, 440.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR FOLLOWING THREE (3) CALLS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'12", AN ARC LENGTH OF 189.07 FEET; THENCE SOUTH 89°10'28" EAST, 70.55 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°18'17", AN ARC LENGTH OF 18.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 141ST AVENUE;

"PHX 10-11 PHASE 1"

A RE-PLAT OF ALL OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 2" ACCORDING TO BOOK 259 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH THE FINAL PLAT OF "PARCEL 1 COMMERCENTER" A RE-PLAT OF PARCELS A & B OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 4" ACCORDING TO BOOK _____ OF MAPS, PAGE _____, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION CONTINUED:

THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) CALLS; THENCE SOUTH 00°52'11" EAST, 1287.14 FEET TO THE BEGINNING OF A TANGENT TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°11'23", AN ARC LENGTH OF 25.23 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 138°11'23", AN ARC LENGTH OF 144.71 FEET TO THE EAST LINE OF AFOREMENTIONED SUBDIVISION. THENCE SOUTH 00°52'11" EAST, 1149.19 FEET ALONG SAID EAST LINE; THENCE CONTINUING SOUTH 00°51'06" EAST, 1143.51 FEET CONTINUING ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF AFOREMENTIONED SUBDIVISION ALSO BEING THE NORTHEAST CORNER OF SAID SUBDIVISION "AIRPORT COMMERCENTER SUBDIVISION NO. 4"; THENCE SOUTH 00°51'06" EAST, 1423.35 FEET ALONG THE EAST LINE OF AFOREMENTIONED SUBDIVISION TO THE POINT OF BEGINNING.

EXCEPT "TRACT A" OF SAID SUBDIVISION "AIRPORT COMMERCENTER SUBDIVISION NO. 2".

GENERAL NOTES:

- A. WATER SERVICE NOTE
1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- MANAGER-----DATE-----
- B. 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.
- C. NO STRUCTURE 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.
- D. 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.
1. 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.
2. 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.
3. 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.
4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
5. 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.
- E. 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.
1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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
- F. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

OWNER:

MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98052
CONTACT: ADAM MCKNIGHT
PHONE: (425) 703-6526
EMAIL: ADAM.MCKNIGHT@MICROSOFT.COM

SURVEYOR:

GILBERT LAND SURVEYING, PLC
4361 S. SQUIRES LANE
GILBERT, AZ 85297
CONTACT: RYAN GILBERT
PHONE: 480-275-8020
EMAIL: RYAN@GILBERTSURVEY.COM

UTILITY PROVIDERS:

WATER/SANITARY SEWER

CITY OF GOODYEAR
145 N. 145TH AVENUE
GOODYEAR, AZ
CONTACT: PUBLIC WORKS
PHONE: (623) 932-3010

IRRIGATION

ROOSEVELT IRRIGATION DISTRICT
CONTACT: STEVE HARRIS JR.
PHONE: (623) 386-2046

CABLE

COX COMMUNICATIONS
CONTACT: DISPATCH CENTER
PHONE: (800) 778-9140

TELEPHONE

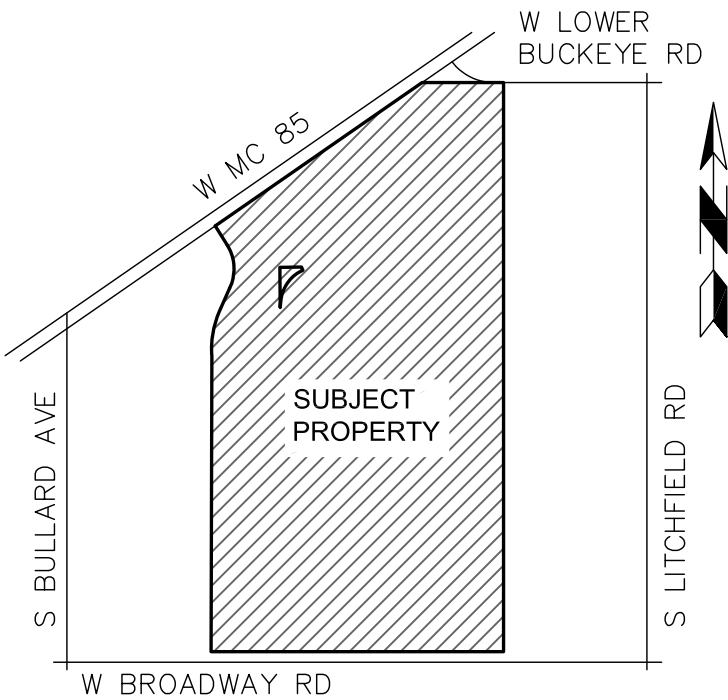
CENTURYLINK
CONTACT: DISPATCH CENTER
PHONE: (800) 788-9140

POWER

APS
CONTACT: SUPERVISOR ON DUTY
PHONE: (602) 493-4225

GAS

SOUTHWEST GAS CORPORATION
CONTACT: CUSTOMER ASSISTANCE
PHONE: (877) 860-6020



VICINITY MAP
N.T.S.

SHEET INDEX:

SHEET 1 OF 5:.....COVER SHEET
SHEET 2 OF 5:.....KEY MAP & LINE/CURVE TABLES
SHEET 3 OF 5:.....PLAT DETAIL
SHEET 4 OF 5:.....PLAT DETAIL
SHEET 5 OF 5:.....PLAT DETAIL

BASIS OF BEARING:

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, AS SHOWN ON THE FINAL PLAT OF AIRPORT COMMERCENTER SUBDIVISION NO. 4, ACCORDING TO BOOK 286 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA;

SAID BEARING = NORTH 89° 52' 29" WEST

GENERAL NOTES CONTINUED:

- G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- H. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- I. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCLUDING POWER LINES 69 KV AND LARGER.
- J. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½"REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- K. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- L. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

AREA TABLE		
NAME	SQUARE FEET	ACRES
LOT 1	8,650,516	198.59
LOT 2	886,030	20.34
LOT 3	247,758	5.69
LOT 4	621,714	14.27
LOT 5	1,439,648	33.05
TRACT A	30,851	0.71
R/W	316,760	7.27
TOTAL GROSS	12,193,277	279.92
TOTAL NET	11,845,666	271.94

TRACT 'A' NOTES:

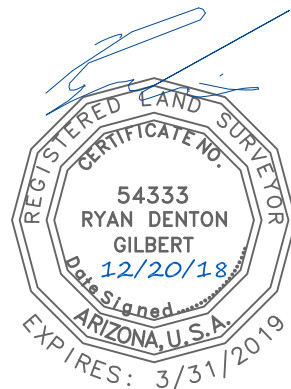
1. TRACT 'A' IS OWNED AND MAINTAINED BY THE CITY OF GOODYEAR.
2. TRACT 'A' HAS DIRECT ACCESS TO 143RD AVENUE FORMERLY KNOWN AS AIRPORT WAY, BY WAY OF AN EXISTING 20' INGRESS & EGRESS EASEMENT AS SHOWN ON THIS PLAT AND DEDICATED ON THE FINAL PLAT OF AIRPORT COMMERCENTER SUBDIVISION NO. 2, ACCORDING TO BOOK 259, OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S CERTIFICATION:

I, RYAN D. GILBERT, A LAND SURVEYOR REGISTERED IN THE STAT OF ARIZONA, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER, 2018, THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RYAN D. GILBERT

ARIZONA REGISTRATION NO. 54333



DECEMBER 20, 2018

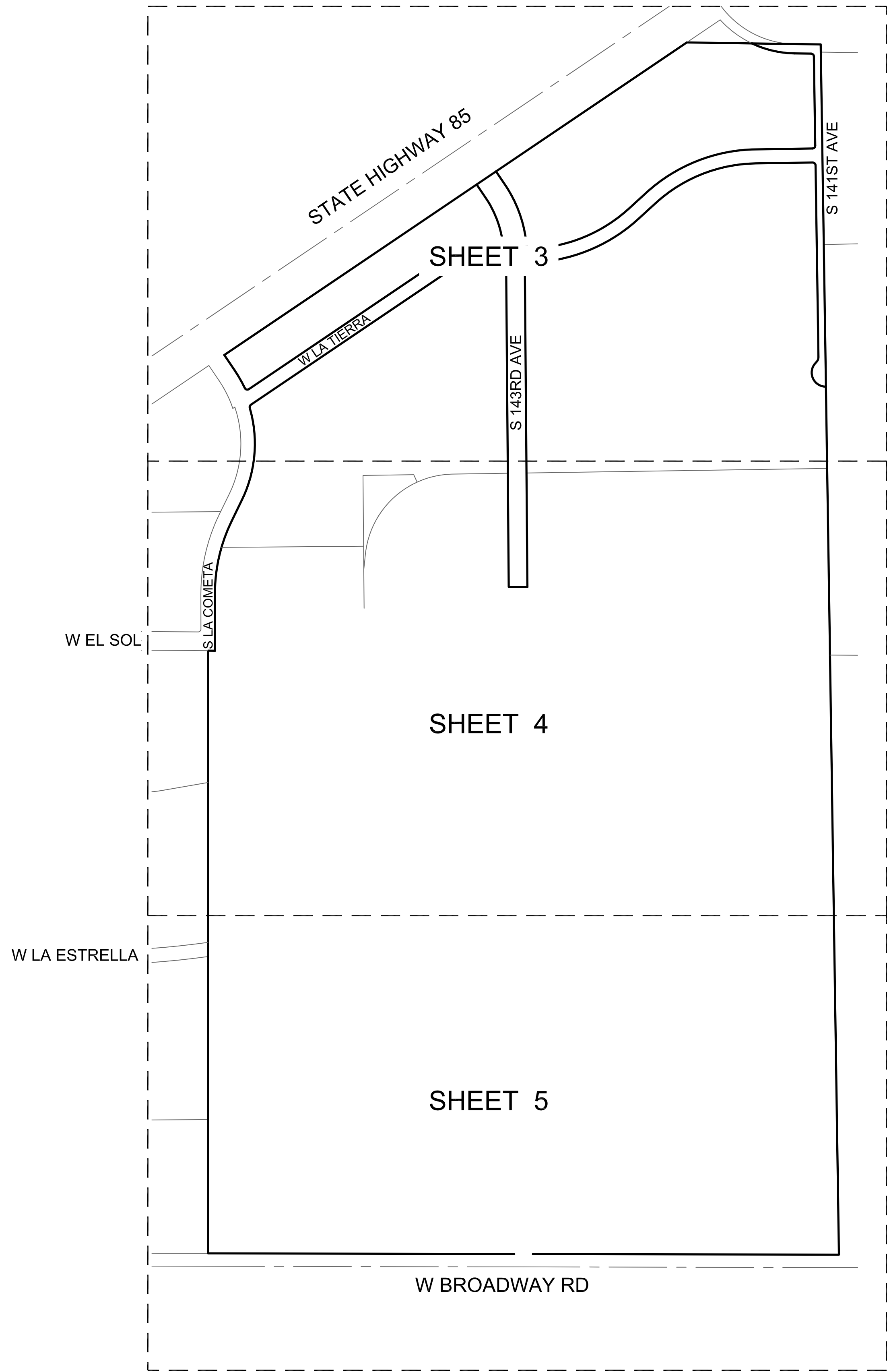
DATE

GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 275-8020

"PHX 10-11 PHASE 1"

A RE-PLAT OF ALL OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 2" ACCORDING TO BK 259, PG 44, MCR, TOGETHER WITH THE FINAL PLAT OF "PARCEL 1 COMMERCENTER" A RE-PLAT OF PARCELS A & B OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 4" ACCORDING TO BK _____ OF PG _____, MCR, LOCATED IN A PORTION OF SEC 21, T1N, R1W, OF THE G&SRB&M, MARICOPA COUNTY, ARIZONA

DATE: 12/20/18	FIELD: RG/GG	DRAWN: RG	JOB NO.: 180201-RP2	SHEET: 10F5
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KEY MAP - BOUNDARY DETAIL
N.T.S.

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	2.98'	3790.00'	0°02'42"	N82° 02' 47"E	2.98'
C2	19.04'	25.00'	43°37'51"	N60° 12' 31"E	18.58'
C3	231.83'	50.00'	265°39'18"	N8° 46' 46"W	73.34'
C4	18.35'	25.00'	42°02'50"	N76° 58' 31"W	17.94'
C5	12.90'	3850.00'	0°11'31"	N82° 05' 50"E	12.90'
C6	61.29'	3820.00'	0°55'09"	N81° 40' 19"E	61.29'
C7	158.23'	270.00'	33°34'37"	S72° 44' 40"W	155.97'
C8	18.85'	12.00'	90°00'00"	N45° 28' 01"W	16.97'
C9	18.85'	12.00'	90°00'00"	N45° 52' 11"W	16.97'
C10	25.23'	30.00'	48°11'23"	N23° 13' 31"E	24.49'
C11	144.71'	60.00'	138°11'23"	S21° 46' 29"E	112.10'
C12	39.83'	550.00'	4°08'56"	N18° 17' 51"W	39.82'
C13	44.70'	560.00'	4°34'26"	N22° 54' 27"W	44.69'
C14	20.70'	12.00'	98°50'58"	S74° 37' 09"E	18.23'
C15	86.49'	560.00'	8°50'58"	N29° 37' 09"W	86.41'
C16	15.12'	12.00'	72°10'45"	S19° 51' 59"W	14.14'
C17	193.39'	330.00'	33°34'37"	S72° 44' 40"W	190.63'
C18	18.49'	12.00'	88°18'17"	N45° 01' 19"W	16.72'
C19	18.85'	12.00'	90°00'00"	N44° 07' 49"E	16.97'
C20	20.00'	12.00'	95°30'09"	N41° 46' 54"E	17.77'
C21	18.14'	12.00'	86°38'03"	S48° 04' 43"E	16.46'
C22	18.82'	12.00'	89°50'33"	S44° 27' 15"W	16.95'
C23	24.46'	33.33'	42°02'50"	N23° 07' 47"E	23.91'
C24	309.06'	66.66'	265°39'18"	S88° 40' 27"E	97.77'
C25	25.38'	33.33'	43°37'51"	S19° 41' 11"E	24.77'

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.28'	N0° 01' 11"W
L2	30.29'	N0° 01' 11"W
L3	80.02'	S89° 20' 02"E
L4	102.56'	N89° 31' 59"E
L5	60.00'	S0° 52' 11"E
L6	10.29'	N55°55' 59"E
L7	80.00'	N34° 02' 38"W
L8	90.54'	S89° 31' 59"W
L9	28.80'	S34° 02' 38"E
L10	70.00'	S34° 02' 38"E
L11	50.00'	N55° 57' 22"E
L12	50.00'	N55° 57' 22"E
L13	69.01'	S34° 02' 38"E
L14	294.33'	S89° 10' 28"E
L15	70.55'	S89° 10' 28"E
L16	30.00'	S89° 07' 49"W
L17	42.00'	S0° 52' 11"E
L18	42.00'	S0° 52' 11"E
L19	100.00'	S47° 34' 19"W
L20	50.00'	S89° 31' 59"W
L21	154.56'	S89° 31' 59"W
L22	100.00'	N47° 34' 19"E
L23	35.36'	S34° 04' 59"E
L24	100.00'	S47° 34' 19"W



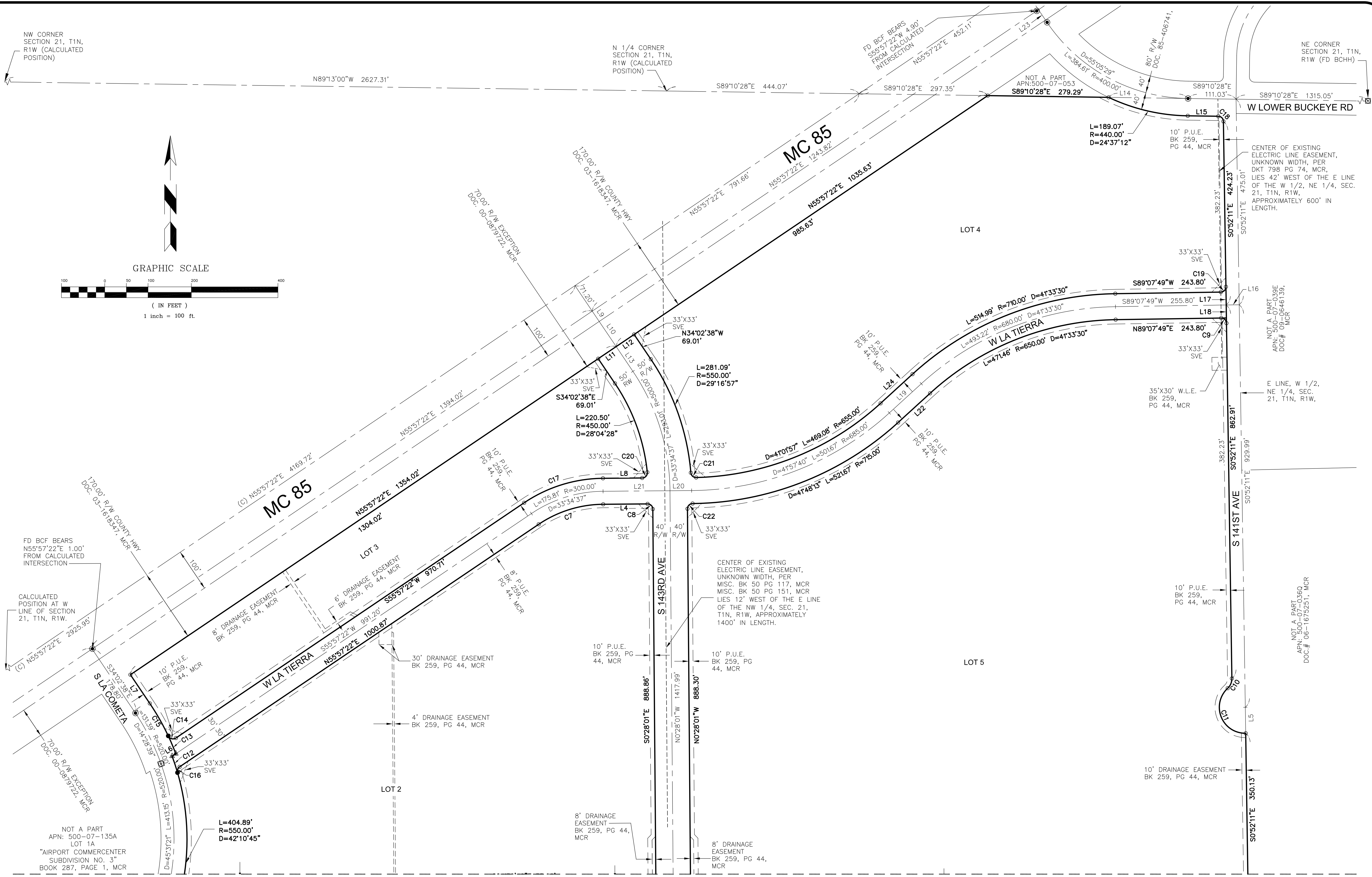


GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 275-8020

"PHX 10-11 PHASE 1"

A RE-PLAT OF ALL OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 2" ACCORDING TO BK 259, PG 44, MCR, TOGETHER WITH THE FINAL PLAT OF "PARCEL 1 COMMERCENTER" A RE-PLAT OF PARCELS A & B OF THE FINAL PLAT OF "AIRPORT COMMERCENTER SUBDIVISION NO. 4" ACCORDING TO BK _____ OF PG _____, MCR, LOCATED IN A PORTION OF SEC 21, T1N, R1W, OF THE G&SRB&M, MARICOPA COUNTY, ARIZONA

DATE:	FIELD:	DRAWN:	JOB NO.:	SHEET:
12/20/18	RG/GG	RG	180201-RP2	2 OF 5



LEGEND

- △ FOUND NAIL & TAG
- FOUND BRASS CAP FLUSH
- ⊙ FOUND BRASS CAP IN HANDHOLE
- FOUND 1/2" REBAR AFFIXED TAG RLS 54333
- SET 1/2" REBAR W/CAP RLS 54333
- FD FOUND
- BCFH BRASS CAP IN HANDHOLE
- BCF BRASS CAP FLUSH

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT NOT FOUND OR SET
- BREAKLINE
- SIGHT VISIBILITY EASEMENT DEDICATED HEREON

- R/W RIGHT-OF-WAY
- (M) MEASURED
- (R) RECORDED
- (M&R) MEASURED & RECORDED
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR

MATCH-LINE (SEE SHEET 4 OF 5)



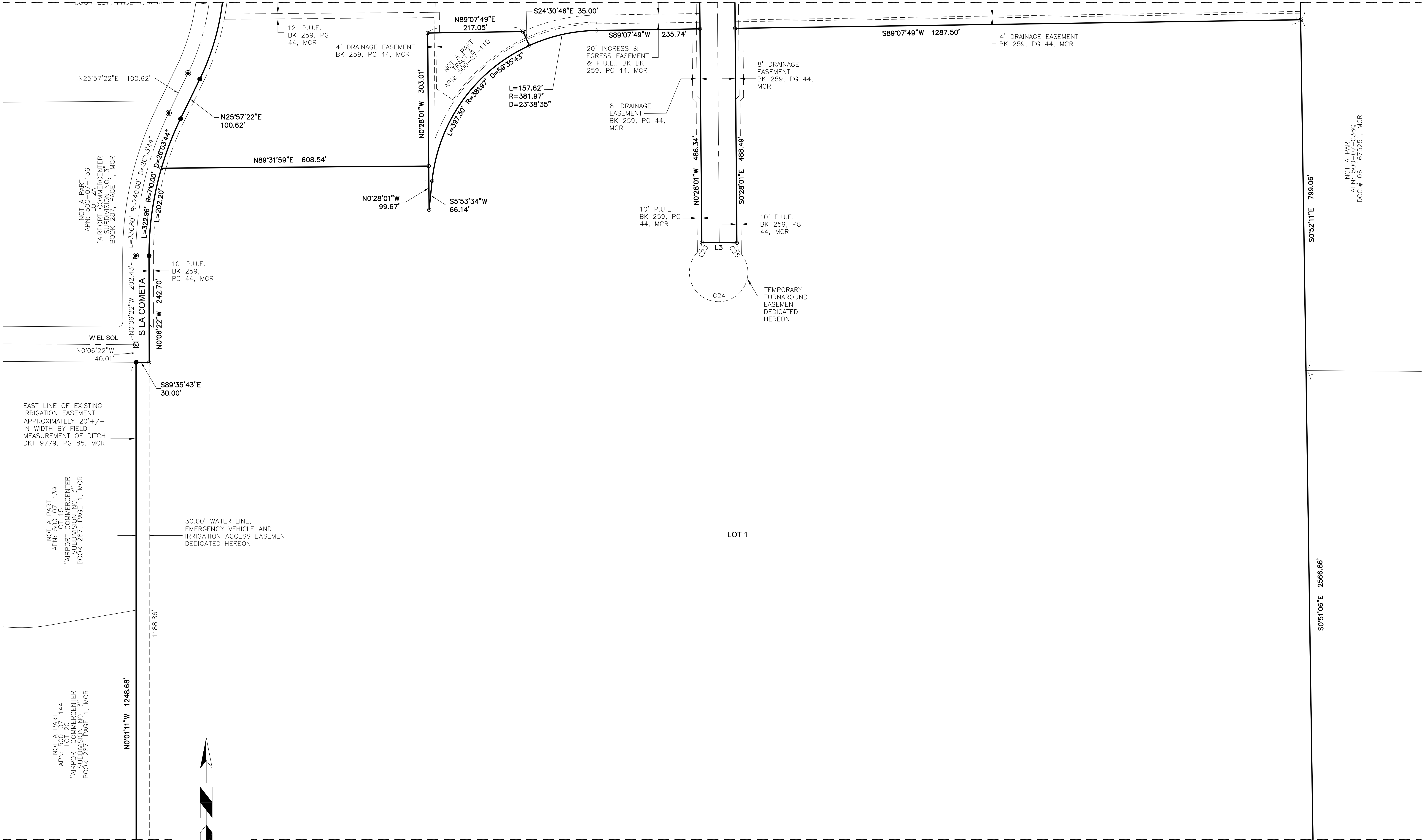
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4361 S. Squires Lane, Gilbert, Arizona 85297
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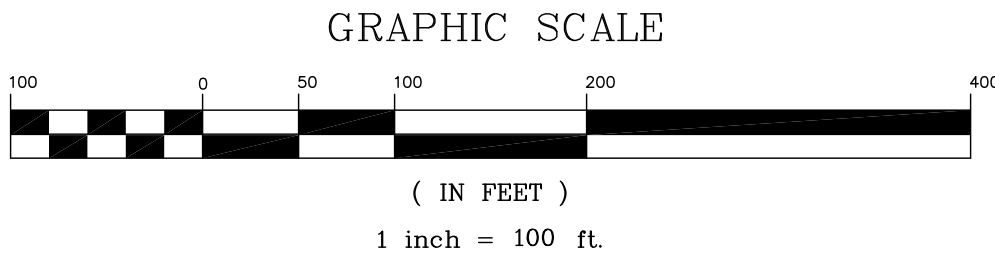
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DATE: 12/20/18	FIELD: RG/GG	DRAWN: RG	JOB NO.: 180201-RP2	SHEET: 3 OF 5
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MATCH-LINE (SEE SHEET 3 OF 5)



MATCH-LINE (SEE SHEET 5 OF 5)




LEGEND

- FOUND NAIL & TAG
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HANDHOLE
- FOUND 1/2" REBAR AFFIXED TAG RLS 54333
- SET 1/2" REBAR W/CAP RLS 54333
- FD FOUND
- BCHH BRASS CAP IN HANDHOLE
- BCF BRASS CAP FLUSH

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE
- MONUMENT NOT FOUND OR SET
- BREAKLINE
- SVE SIGHT VISIBILITY EASEMENT DEDICATED HEREON

- R/W RIGHT-OF-WAY
- (M) MEASURED
- (R) RECORDED
- (M&R) MEASURED & RECORDED
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR





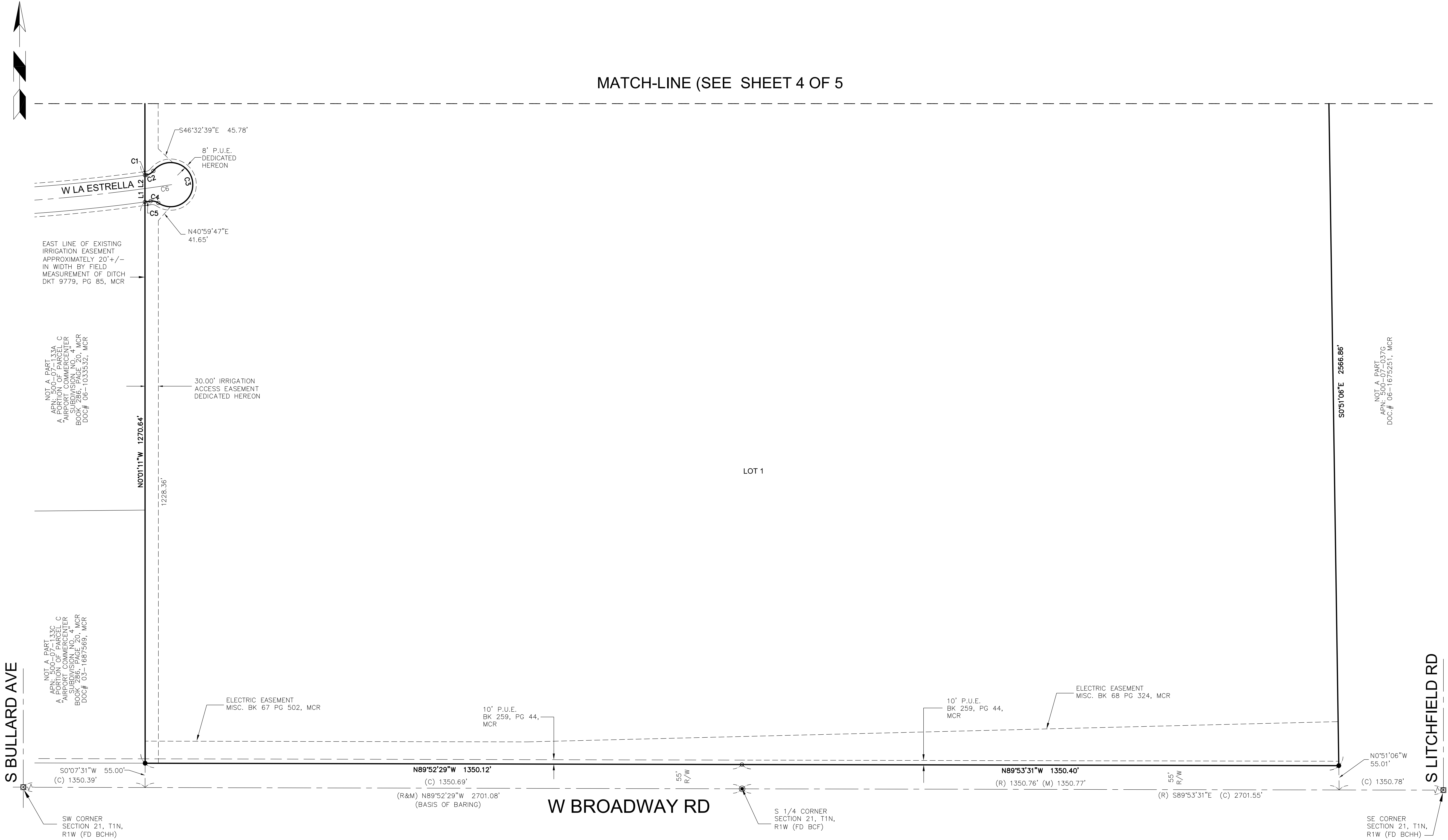
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4361 S. Squires Lane, Gilbert, Arizona 85297
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DATE: 12/20/18	FIELD: RG/GG	DRAWN: RG	JOB NO.: 180201-RP	SHEET: 4 OF 5
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MATCH-LINE (SEE SHEET 4 OF 5)



S BULLARD AVE

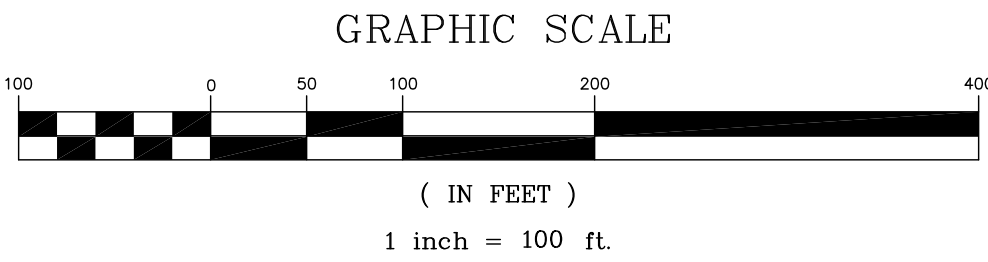
S LITCHFIELD RD


W BROADWAY RD

LOT 1

LEGEND

	FOUND NAIL & TAG		BOUNDARY LINE		RIGHT-OF-WAY
	FOUND BRASS CAP FLUSH		ADJOINING BOUNDARY LINE		MEASURED
	FOUND BRASS CAP IN HANDHOLE		EASEMENT LINE		RECORDED
	FOUND 1/2" REBAR AFFIXED TAG RLS 54333		CENTERLINE		MEASURED & RECORDED
	SET 1/2" REBAR W/CAP RLS 54333		MONUMENT NOT FOUND OR SET		MARICOPA COUNTY RECORDS
	FD FOUND		BREAKLINE		REGISTERED LAND SURVEYOR
	BCHH BRASS CAP IN HANDHOLE		SIGHT VISIBILITY EASEMENT DEDICATED HEREON		
	BCF BRASS CAP FLUSH				





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DATE: 12/20/18	FIELD: RG/GG	DRAWN: RG	JOB NO.: 180201-RP2	SHEET: 50F5
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