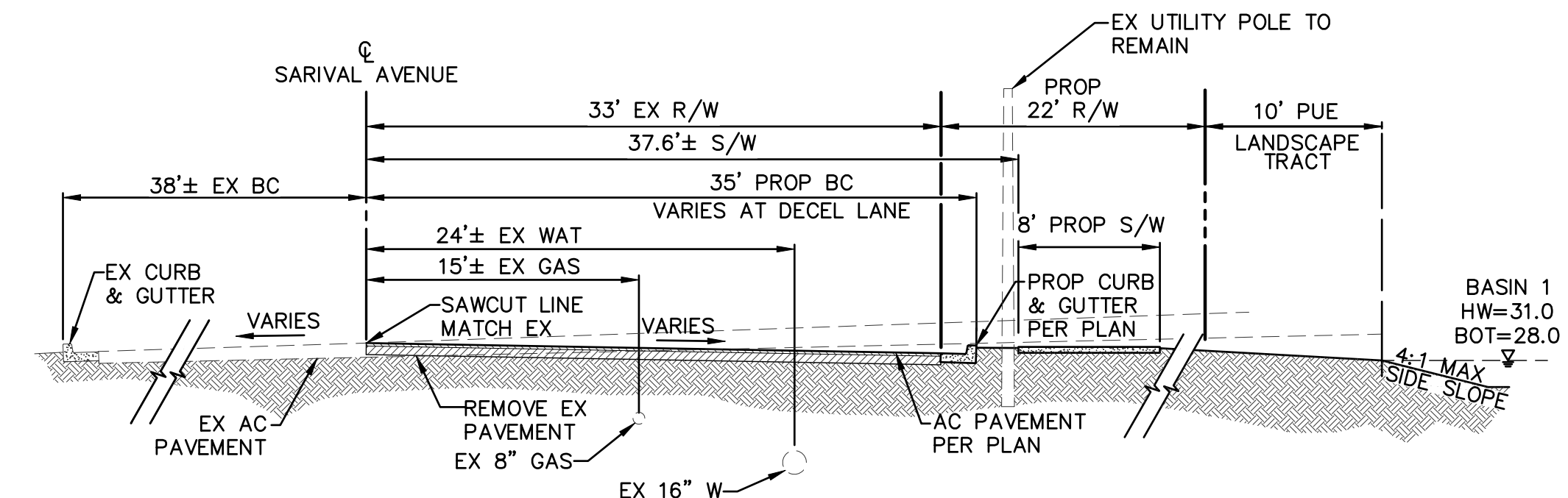
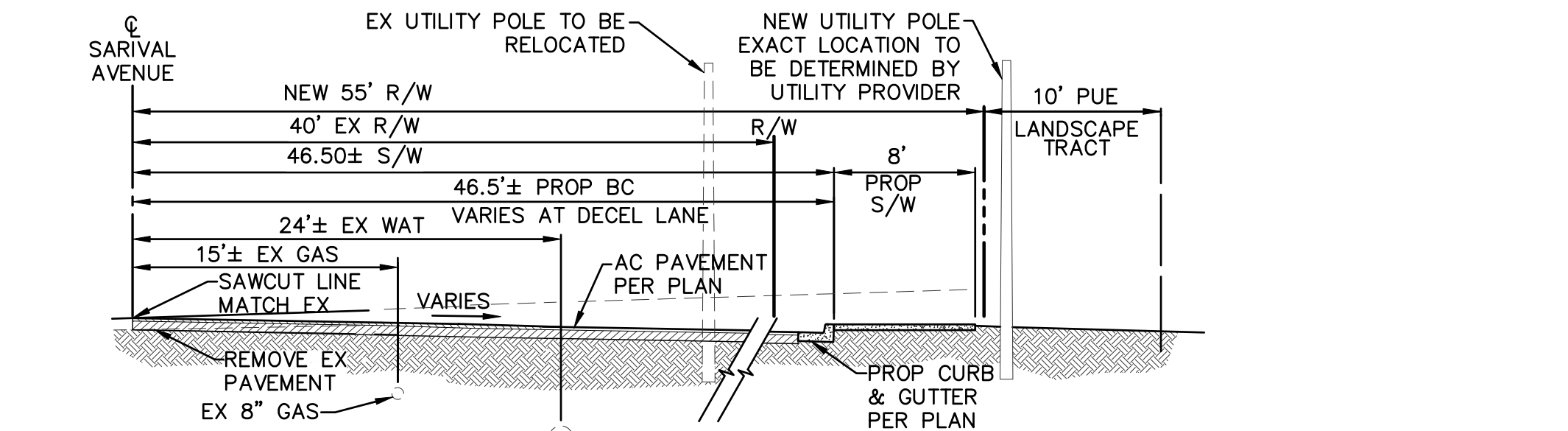


PRELIMINARY PLAT FOR ELWOOD LOGISTICS CENTER

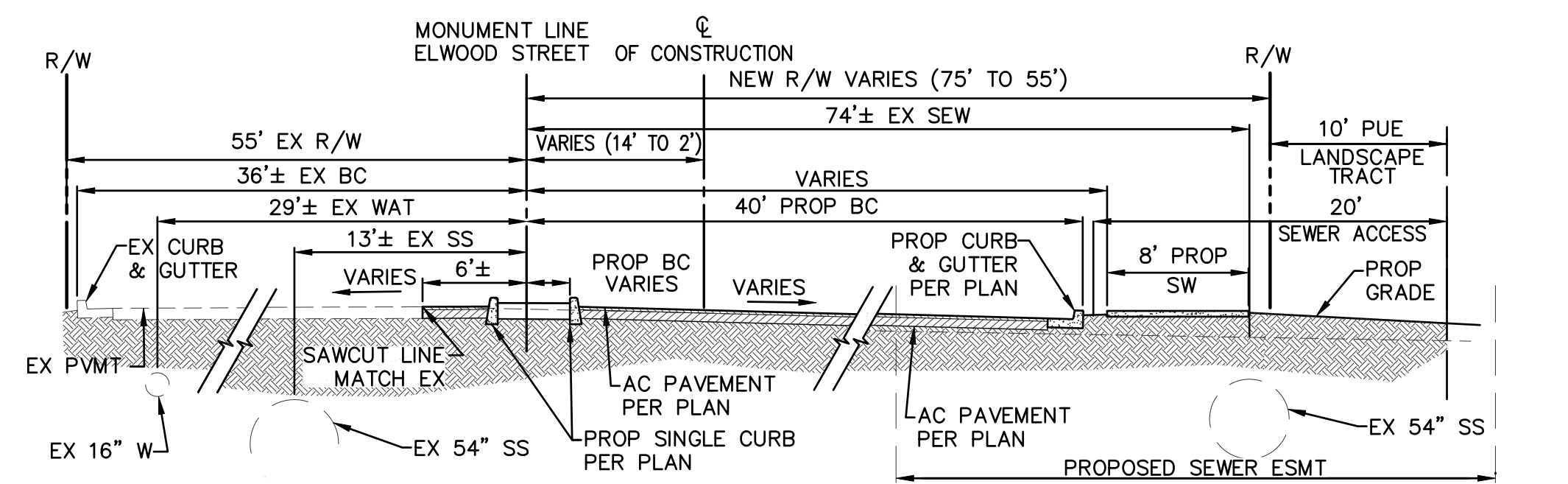
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



A TYPICAL SECTION - SARIVAL AVENUE



B TYPICAL SECTION - SARIVAL AVENUE AT DECEL LANE



C TYPICAL SECTION - ELWOOD STREET

EXISTING LEGEND

CENTERLINE	---
RIGHT OF WAY	----
PROPERTY LINE	----
EASEMENT	----
SANITARY SEWERLINE	---
WATERLINE	---
CHAIN LINK FENCE	---
MONUMENT LINE	---
EXISTING RIGHT OF WAY LINE	----
EXISTING EASEMENTS AS SHOWN	----
BRASS CAP IN HANDHOLE	⊙
FOUND AS NOTED	●
WATER VALVE	⊗
FIRE HYDRANT	⊕
FOUND 1/2" REBAR & CAP STAMPED "GOETZ 31020"	①
FOUND 1/2" REBAR & CAP W/ R.L.S. NO. 10846	②

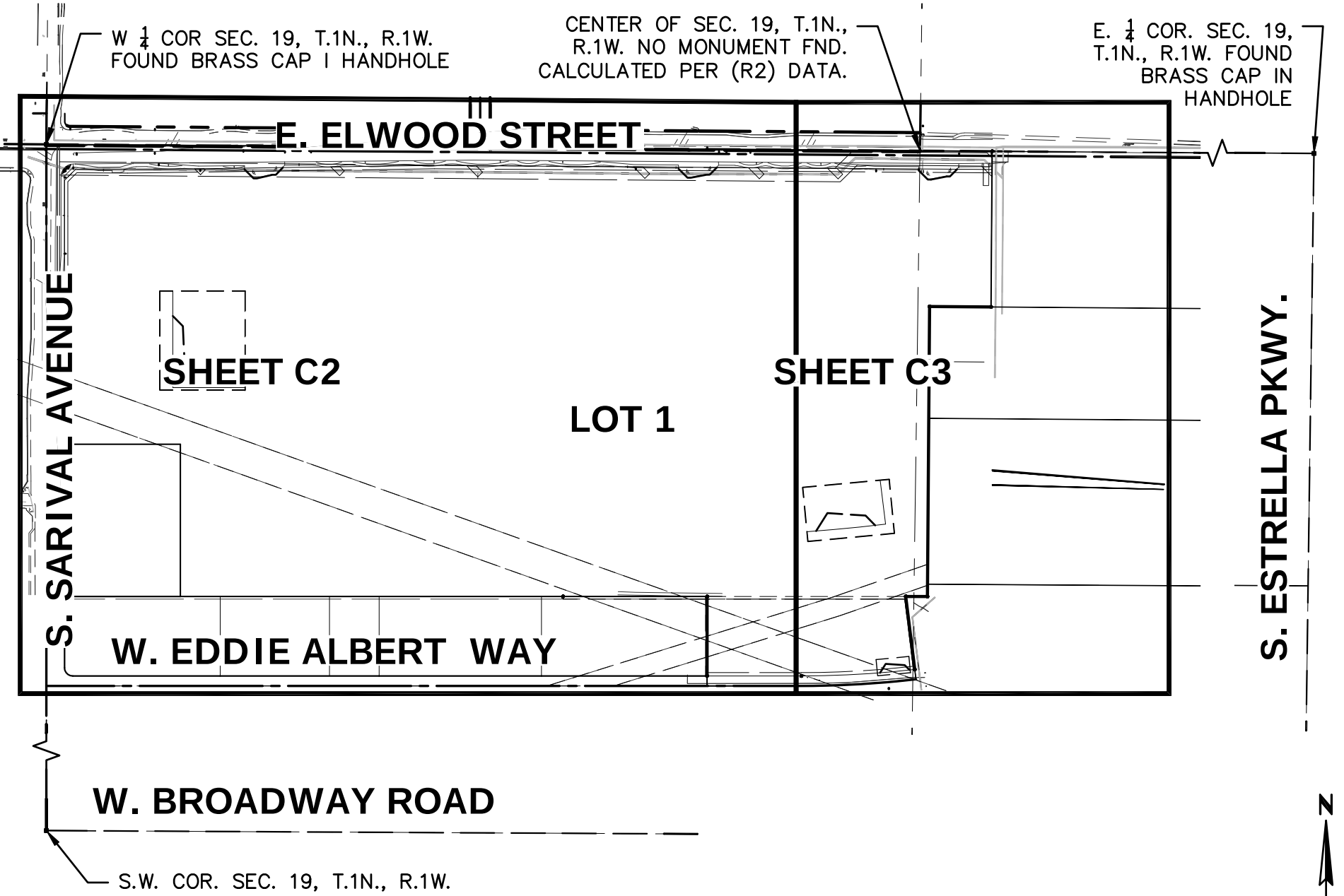
ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
AC	ASPHALTIC CEMENT
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BOT	BOTTOM
CB	CATCH BASIN
CF	CUBIC FEET
CL	CENTERLINE
CO	CURB OPENING
DNL	DAY-NIGHT SOUND LEVEL (LUKE AFB)
DW	DRYWELL
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GUTTER
HDWL	HEADWALL
HW	HIGH WATER
LDN	DAY-NIGHT AVERAGE SOUND LEVEL (AIRPORT)

UTILITY SERVICE PROVIDERS

SEWER:	CITY OF GOODYEAR
WATER:	CITY OF GOODYEAR
GAS:	SOUTHWEST GAS CORPORATION
ELECTRIC:	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE:	CENTURY LINK
CATV:	COX COMMUNICATIONS
IRRIGATION:	ROOSEVELT IRRIGATION DISTRICT

NTS	NOT TO SCALE
P	PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
UG	UNDERGROUND RETENTION PIPE
UGE	UNDERGROUND ELECTRICAL
VCP	VITRIFIED CLAY PIPE
VP	VOLUME PROVIDED
VR	VOLUME REQUIRED
W	WATER
WM	WATER METER
WV	WATER VALVE
(M)	MEASURED INFORMATION FROM FIELD DATA COLLECTION.
(C)	CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.
(R1)	RECORDED DATA ACCORDING TO EXHIBIT A TO SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20090595796, M.C.R.
(R2)	RECORDED DATA PER THE RECORD OF SURVEY AS RECORDED IN BK. 1032, PG. 4, M.C.R.



SECTION MONUMENT PLAN & INDEX MAP

SHEET INDEX

	SHEET
COVER SHEET	C1
PRELIMINARY PLAT	C2
PRELIMINARY PLAT	C3

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2145L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

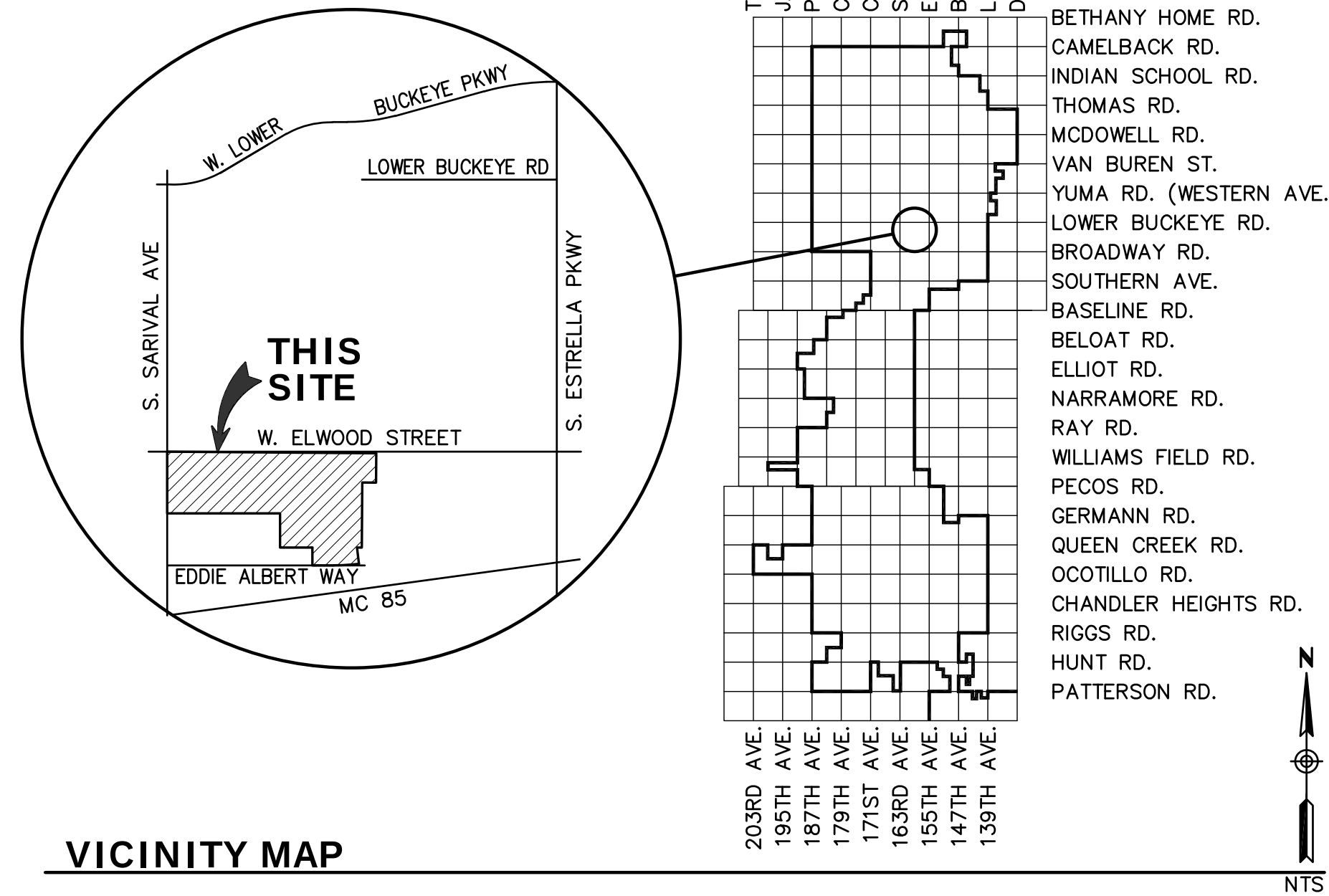
ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING

BASIS OF BEARINGS IS THE EAST-WEST MID-SECTION LINE OF SEC. 19, T.1N., R.1W. ACCORDING TO THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 789, PG. 13, M.C.R. WITH A BEARING OF: SOUTH 89°34'52" EAST.

BENCHMARK

A CITY OF GOODYEAR BENCHMARK POINT NO. G307 DESCRIBED AS A BRASS CAP IN HAND HOLE LOCATED AT THE INTERSECTION OF SARIVAL AVENUE AND ELWOOD STREET WITH AN ELEVATION 937.21 BASED UPON NAVD88 DATUM.



VICINITY MAP

OWNER

ELWOOD LOGISTICS CENTER, LLC
C/O TRATT PROPERTIES, LLC
5050 N. 40TH STREET, SUITE 360
PHOENIX, ARIZONA 85018
PHONE: (602) 468-3100
CONTACT: JONATHAN TRATT

ZONING:

PAD

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: JACOB D. EARLEY
E-MAIL: JEARLEY@HUNTERENGINEERINGPC.COM

LOT AREA

LOT 1 NET AREA: 3,442,373 SQ.FT.±, 79.026 AC.±
TOTAL GROSS AREA: 3,678,686 SQ.FT.±, 84.541 AC.±

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 19, BEARS SOUTH 89°34'52" EAST, FOR A MEASURED DISTANCE OF 5253.71 FEET;

THENCE SOUTH 89°34'52" EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 19, FOR A MEASURED DISTANCE OF 2855.81 FEET, TO A 1/2" REBAR & CAP STAMPED "GEOTZ 31020";

THENCE SOUTH 00°25'08" WEST, FOR A DISTANCE OF 55.00 FEET, TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST MID-SECTION LINE OF SAID SECTION 19 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°25'08" WEST, FOR A DISTANCE OF 415.00 FEET, TO A 1/2" REBAR & CAP STAMPED "GEOTZ 31020";

THENCE NORTH 89°34'52" WEST, FOR A MEASURED DISTANCE OF 185.55 FEET TO A 1/2" REBAR & CAP STAMPED "GEOTZ 31020";

THENCE SOUTH 00°25'08" WEST, FOR A MEASURED DISTANCE OF 876.03 FEET TO A 1/2" REBAR & CAP STAMPED "GEOTZ 31020";

THENCE SOUTH 89°59'56" WEST, FOR A MEASURED DISTANCE OF 65.46 FEET TO A 1/2" REBAR & CAP STAMPED "RLS NO. 10846";

THENCE SOUTH 07°01'31" EAST, FOR A MEASURED DISTANCE OF 221.88 FEET, TO A 1/2" REBAR & CAP STAMPED "GEOTZ 31020", SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF EDDIE ALBERT WAY SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS NORTH 06°37'08" WEST, FOR A RADIAL DISTANCE OF 2970.00 FEET;

THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY AND SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 6°37'04", FOR AN ARC LENGTH OF 343.04 FEET, TO A POINT OF TANGENCY MARKED BY A 1/2" REBAR & CAP STAMPED "GEOTZ 31020";

THENCE SOUTH 89°59'56" WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, FOR A MEASURED DISTANCE OF 284.67 FEET TO A 1/2" REBAR & CAP STAMPED "GEOTZ 31020"; TO THE SOUTHEAST CORNER OF LOT 6, GOODYEAR INDUSTRIAL PARK PHASE ONE AMENDED, AS RECORDED IN BOOK 231 OF MAPS, PAGE 05, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°00'11" WEST, ALONG THE EAST LINE OF SAID LOT 6, FOR A MEASURED DISTANCE OF 240.00 FEET, TO A 1/2" REBAR & CAP STAMPED "GEOTZ 31020"; SAID POINT BEING ON THE NORTH LINE OF SAID GOODYEAR INDUSTRIAL PARK PHASE ONE AMENDED;

THENCE SOUTH 89°59'56" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1590.35 FEET;

THENCE NORTH 00°00'11" WEST, FOR A DISTANCE OF 460.14 FEET;

THENCE SOUTH 89°59'49" WEST, FOR A DISTANCE OF 349.65 FEET, TO A POINT ON A LINE 55.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH 00°00'11" WEST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 797.04 FEET;

THENCE NORTH 45°12'29" EAST, FOR A DISTANCE OF 46.50 FEET;

THENCE SOUTH 89°34'52" EAST, FOR A DISTANCE OF 156.92 FEET;

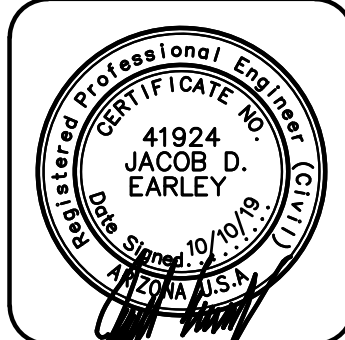
THENCE NORTH 89°10'57" EAST, FOR A DISTANCE OF 926.95 FEET TO A POINT ON A LINE 55 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST MID-SECTION LINE OF SAID SECTION 19;

THENCE SOUTH 89°34'52" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 1683.60 FEET TO THE POINT OF BEGINNING.

BY	REVISION
NO.	DATE

DESIGN BY: JDE
DRAWN BY: MM
CHECKED BY: JDE

HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



COVER SHEET
FOR
ELWOOD LOGISTICS CENTER
SEC ELWOOD STREET AND SARIVAL AVENUE
GOODYEAR, ARIZONA



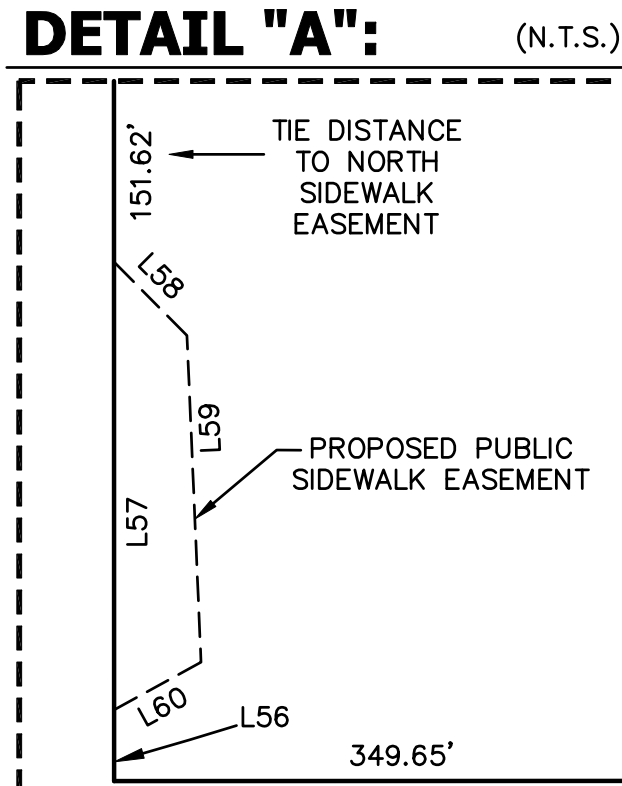
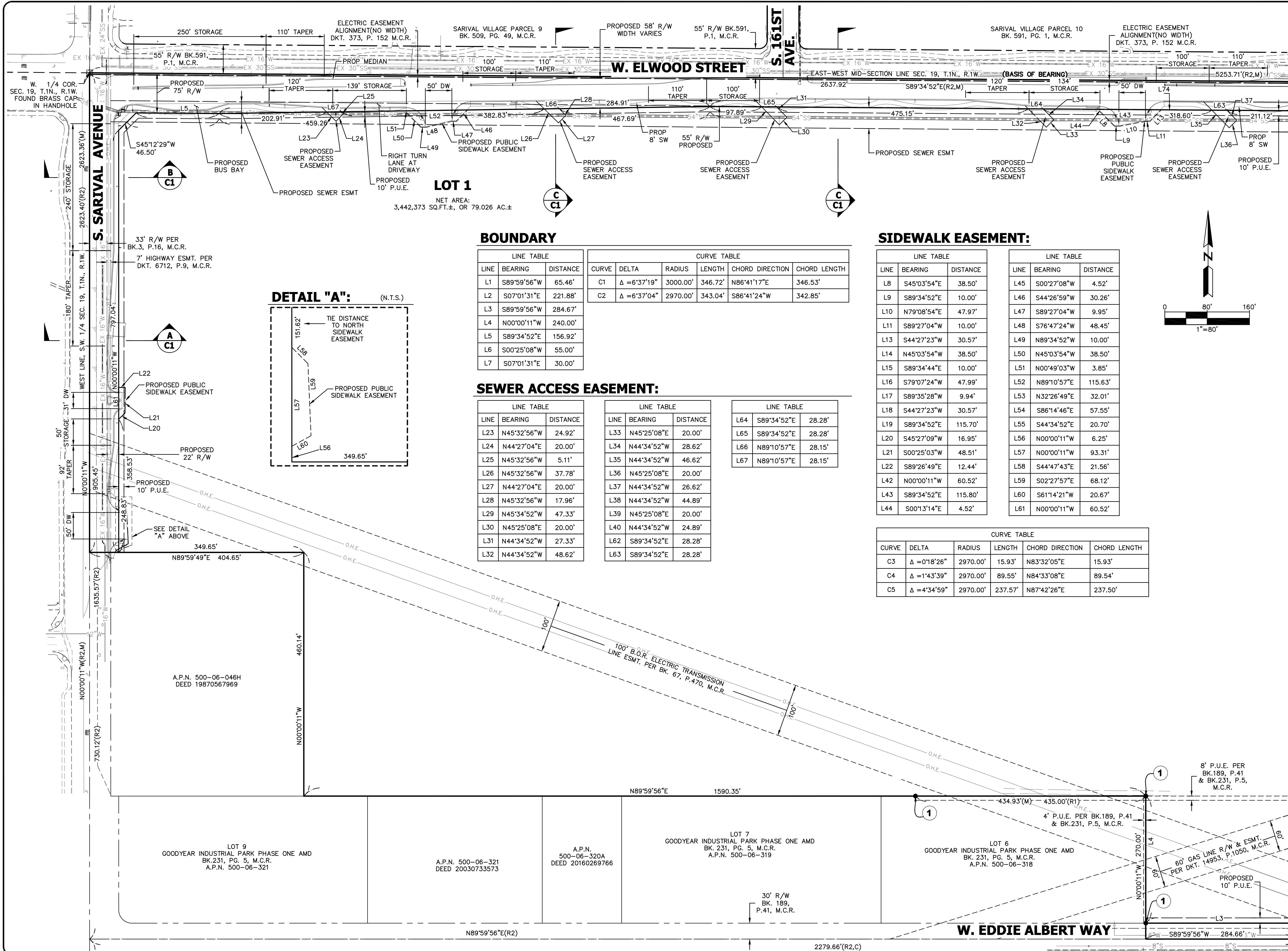
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
ELWOOD LOGISTIC CENTER

HE NO.: TRAT004

SCALE: NTS

SHEET:
C1



BOUNDARY

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
L1	S89°59'56"W	65.46'	C1	Δ = 6°37'19"	3000.00'	346.72'	N86°41'17"E	346.53'
L2	S07°01'31"E	221.88'	C2	Δ = 6°37'04"	2970.00'	343.04'	S86°41'24"W	342.85'
L3	S89°59'56"W	284.67'						
L4	N00°00'11"W	240.00'						
L5	S89°34'52"E	156.92'						
L6	S00°25'08"W	55.00'						
L7	S07°01'31"E	30.00'						

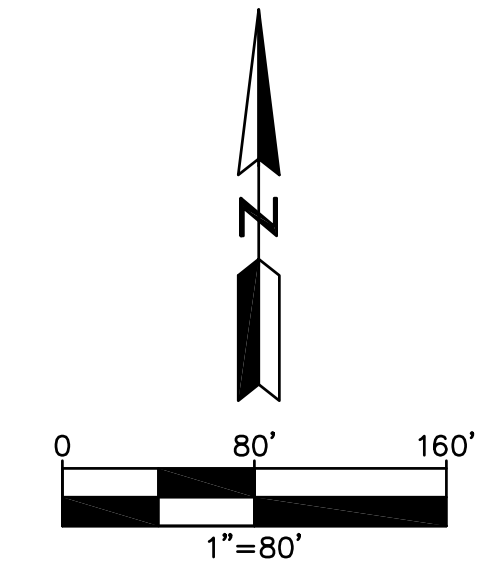
SEWER ACCESS EASEMENT:

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L23	N45°32'56"W	24.92'	L33	N45°25'08"E	20.00'	L64	S89°34'52"E	28.28'
L24	N44°27'04"E	20.00'	L34	N44°34'52"W	28.62'	L65	S89°34'52"E	28.28'
L25	N45°32'56"W	5.11'	L35	N44°34'52"W	46.62'	L66	N89°10'57"E	28.15'
L26	N45°32'56"W	37.78'	L36	N45°25'08"E	20.00'	L67	N89°10'57"E	28.15'
L27	N44°27'04"E	20.00'	L37	N44°34'52"W	26.62'			
L28	N45°32'56"W	17.96'	L38	N44°34'52"W	44.89'			
L29	N45°34'52"W	47.33'	L39	N45°25'08"E	20.00'			
L30	N45°25'08"E	20.00'	L40	N44°34'52"W	24.89'			
L31	N44°34'52"W	27.33'	L62	S89°34'52"E	28.28'			
L32	N44°34'52"W	48.62'	L63	S89°34'52"E	28.28'			

SIDEWALK EASEMENT:

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L8	S45°03'54"E	38.50'	L45	S00°27'08"W	4.52'
L9	S89°34'52"E	10.00'	L46	S44°26'59"W	30.26'
L10	N79°08'54"E	47.97'	L47	S89°27'04"W	9.95'
L11	S89°27'04"W	10.00'	L48	S76°47'24"W	48.45'
L13	S44°27'23"W	30.57'	L49	N89°34'52"W	10.00'
L14	N45°03'54"W	38.50'	L50	N45°03'54"W	38.50'
L15	S89°34'44"E	10.00'	L51	N00°49'03"W	3.85'
L16	S79°07'24"W	47.99'	L52	N89°10'57"E	115.63'
L17	S89°35'28"W	9.94'	L53	N32°26'49"E	32.01'
L18	S44°27'23"W	30.57'	L54	S86°14'46"E	57.55'
L19	S89°34'52"E	115.70'	L55	S44°34'52"E	20.70'
L20	S45°27'09"W	16.95'	L56	N00°00'11"W	6.25'
L21	S00°25'03"W	48.51'	L57	N00°00'11"W	93.31'
L22	S89°26'49"E	12.44'	L58	S44°47'43"E	21.56'
L42	N00°00'11"W	60.52'	L59	S02°27'57"E	68.12'
L43	S89°34'52"E	115.80'	L60	S61°14'21"W	20.67'
L44	S00°13'14"E	4.52'	L61	N00°00'11"W	60.52'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C3	Δ = 0°18'26"	2970.00'	15.93'	N83°32'05"E	15.93'
C4	Δ = 1°43'39"	2970.00'	89.55'	N84°33'08"E	89.54'
C5	Δ = 4°34'59"	2970.00'	237.57'	N87°42'26"E	237.50'



MATCH LINE
SEE SHEET C3

BY:
REVISION:
DATE:
NO.:

DESIGN BY: JDE
DRAWN BY: MM
CHECKED BY: JDE

CIVIL AND SURVEY
HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

41924
JACOB D. EARLEY
PROFESSIONAL ENGINEER
NO. 10170
AZ 12/1/2019

PRELIMINARY PLAT
FOR
ELWOOD LOGISTICS CENTER
SEC ELWOOD STREET AND SARIVAL AVENUE
GOODYEAR, ARIZONA

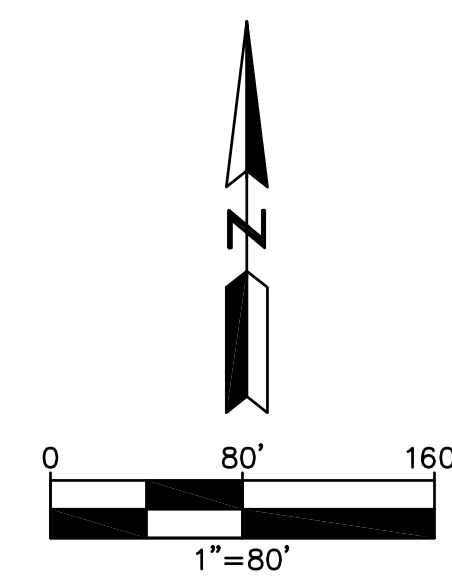
CONTACT ARIZONA811 AT LEAST 2-3 BUSINESS DAYS BEFORE THE WORK BEGINS
ARIZONA811
CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
ELWOOD LOGISTIC CENTER

HE NO.: TRAT004
SCALE: 1" = 80'

SHEET:
C2



NO.	DATE	REVISION	BY

PURPOSE:
PRELIMINARY PLAT SUBMITTAL

DESIGN BY: JDE
DRAWN BY: MM
CHECKED BY: JDE

HUNTER
ENGINEERING CIVIL AND SURVEY

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



**PRELIMINARY PLAT
FOR
ELWOOD LOGISTICS CENTER
SEC ELWOOD STREET AND SARIVAL AVENUE
GOODYEAR, ARIZONA**

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA811
BLUE STAKE, INC.

CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
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APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
ELWOOD
LOGISTIC
CENTER

HE NO.: TRAT004
SCALE: 1" = 80'

SHEET:
C3