

MINOR LAND DIVISION
OF
"PROPERTIES ON PICO DRIVE"
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1
WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
 }SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF GOODYEAR, A MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PROPERTIES ON PICO DRIVE", A PORTION OF SECTION 10, 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 MINOR LAND DIVISION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID MINOR LAND DIVISION.

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF TRACT A REFLECTED IN THIS MINOR LAND DIVISION, HEREBY DECLARES TRACT A TO BE PUBLIC STREETS TO BE HELD IN FEE AND MAINTAINED BY THE CITY OF GOODYEAR.

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOTS 1 AND 2 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS A MUTUAL CROSS ACCESS EASEMENT ON, OVER, AND ACROSS THE AREA IN LOTS 1 AND 2 DESIGNATED AS MUTUAL CROSS ACCESS EASEMENT ("MCAE") AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "MUTUAL CROSS ACCESS EASEMENT AREA"). SUCH MUTUAL CROSS ACCESS EASEMENT IS FOR THE BENEFIT OF LOTS 1 AND 2 REFLECTED IN THIS MINOR LAND DIVISION AND IS FOR THE PURPOSE OF PROVIDING ACCESS TO LOTS 1 AND 2. THE OWNER OF LOTS 1 AND 2, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SHALL NOT LOCATE, ERECT, CONSTRUCT OR PERMIT TO BE LOCATED ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE OR DRILL ANY WELL WITHIN THE MUTUAL CROSS ACCESS EASEMENT AREA. THE MUTUAL CROSS ACCESS EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING ON THE OWNERS OF LOTS 1 AND 2 AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS MUTUAL CROSS ACCESS EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE BENEFITTED AND BURDENED LOT (LOT 1) AND THE BENEFITTED AND BURDENED LOT (LOT 2).

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 2 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS TELEPHONE LINE EASEMENTS ON, OVER, AND ACROSS THE AREAS IN LOT 2 DESIGNATED AS TELEPHONE LINE EASEMENT ("TLE") AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "TELEPHONE LINE EASEMENT AREAS"). SUCH TELEPHONE LINE EASEMENTS ARE FOR THE BENEFIT OF LOT 1 REFLECTED IN THIS MINOR LAND DIVISION AND IS FOR FOLLOWING PURPOSES: OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING THE EXISTING TELEPHONE POLE CURRENTLY LOCATED ON LOT 2 AS NEEDED TO PROVIDE TELEPHONE SERVICE TO LOT 1; OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING THE OVERHEAD TELEPHONE LINES THAT CURRENTLY EXIST OVER LOT 2 AS NEEDED TO PROVIDE TELEPHONE SERVICE TO LOT 1; AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN. THE TELEPHONE LINE EASEMENTS GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THESE TELEPHONE LINE EASEMENTS NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE BENEFITTED LOT (LOT 1) AND THE BURDENED LOT (LOT 2).

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 1 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS A TELEPHONE LINE EASEMENT ON, OVER, AND ACROSS THE AREA IN LOT 1 DESIGNATED AS TELEPHONE LINE EASEMENT ("TLE") AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "TELEPHONE LINE EASEMENT AREA"). SUCH TELEPHONE LINE EASEMENT IS FOR THE BENEFIT OF LOT 2 REFLECTED IN THIS MINOR LAND DIVISION AND IS FOR FOLLOWING PURPOSES: OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING THE EXISTING TELEPHONE POLE CURRENTLY LOCATED ON LOT 1 AS NEEDED TO PROVIDE TELEPHONE SERVICE TO LOT 2; OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING THE OVERHEAD TELEPHONE LINES THAT CURRENTLY EXIST OVER LOT 1 AS NEEDED TO PROVIDE TELEPHONE SERVICE TO LOT 2; AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN. THE TELEPHONE LINE EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS TELEPHONE LINE EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE BENEFITTED LOT (LOT 2) AND THE BURDENED LOT (LOT 1).

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 2 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS A WATER SERVICE LINE EASEMENT ON, OVER, UNDER AND ACROSS THE AREA IN LOT 2 DESIGNATED AS WATER SERVICE LINE EASEMENT ("WSLE") AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "WATER SERVICE LINE EASEMENT AREA"). SUCH WATER SERVICE LINE EASEMENT IS FOR THE BENEFIT OF LOT 1 REFLECTED IN THIS MINOR LAND DIVISION AND IS FOR THE FOLLOWING PURPOSES: OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING AND/OR REPLACING UNDERGROUND WATER SERVICE LINES AND APPURTENANCES TO PROVIDE WATER SERVICE TO LOT 1 AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN. THE OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS SHALL NOT LOCATE, ERECT, CONSTRUCT OR PERMIT TO BE LOCATED ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE OR DRILL ANY WELL WITHIN THE WATER SERVICE LINE EASEMENT AREA. THE WATER SERVICE LINE EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS WATER SERVICE LINE EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE BENEFITTED LOT (LOT 1) AND THE BURDENED LOT (LOT 2).

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 2 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS THE CITY OF GOODYEAR AN ACCESS EASEMENT ("AE") ON, OVER, AND ACROSS THE AREA IN LOT 2 DESIGNATED AS AE AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "ACCESS EASEMENT AREA"). SUCH ACCESS EASEMENT IS FOR THE PURPOSE OF PROVIDING ACCESS TO CITY OF GOODYEAR WATER FACILITIES, INCLUDING METER(S) AND APPURTENANCES LOCATED ON LOT 1. THE OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS SHALL NOT LOCATE, ERECT, CONSTRUCT OR PERMIT TO BE LOCATED ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE OR DRILL ANY WELL WITHIN THE ACCESS EASEMENT AREA. THE ACCESS EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS WATER SERVICE LINE EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE ACCESS EASEMENT AND LOT 2.

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 1 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS A SEWER SERVICE LINE EASEMENT ON, OVER, UNDER AND ACROSS THE AREA IN LOT 1 DESIGNATED AS SEWER SERVICE LINE EASEMENT ("SSLE") AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "SEWER SERVICE LINE EASEMENT AREA"). SUCH SEWER SERVICE LINE EASEMENT IS FOR THE BENEFIT OF LOT 2 REFLECTED IN THIS MINOR LAND DIVISION AND IS FOR THE FOLLOWING PURPOSES: OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING AND/OR REPLACING UNDERGROUND SEWER SERVICE LINES TO PROVIDE SEWER SERVICE TO LOT 2 AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN. THE OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS SHALL NOT LOCATE, ERECT, CONSTRUCT OR PERMIT TO BE LOCATED ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE OR DRILL ANY WELL WITHIN THE SEWER SERVICE LINE EASEMENT AREA. THE SEWER SERVICE LINE EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS SEWER SERVICE LINE EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE BENEFITTED LOT (LOT 2) AND THE BURDENED LOT (LOT 1).

DEDICATION (CONT)

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 2 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS A GAS LINE EASEMENT ON, OVER, UNDER AND ACROSS THE AREA IN LOT 2 DESIGNATED AS GAS LINE EASEMENT ("GLE") AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "GAS LINE EASEMENT AREA"). SUCH GAS LINE EASEMENT IS FOR THE BENEFIT OF LOT 1 REFLECTED IN THIS MINOR LAND DIVISION AND IS FOR THE FOLLOWING PURPOSES: OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING AND/OR REPLACING UNDERGROUND GAS LINES AND APPURTENANCES TO PROVIDE GAS SERVICE TO LOT 1 AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN. THE OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS SHALL NOT LOCATE, ERECT, CONSTRUCT OR PERMIT TO BE LOCATED ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE OF DRILL ANY WELL WITHIN THE GAS LINE EASEMENT AREA. THE GAS LINE EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS GAS LINE EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE BENEFITTED LOT (LOT 1) AND THE BURDENED LOT (LOT 2).

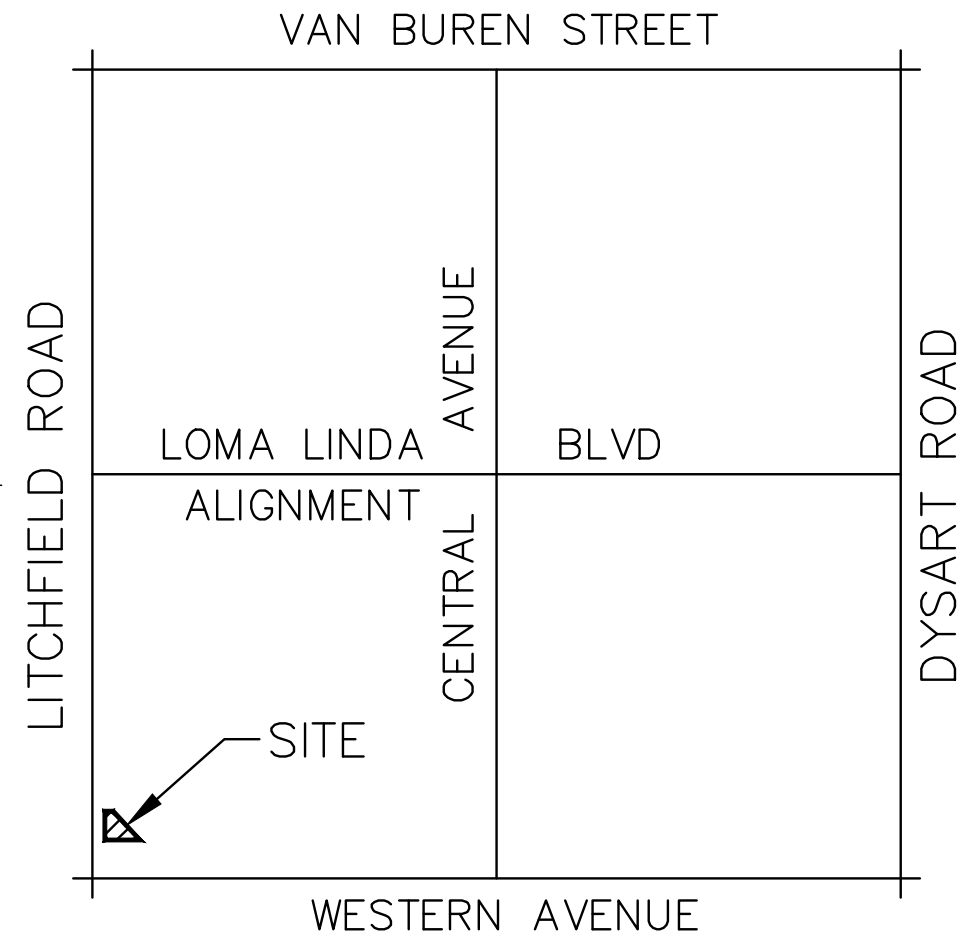
THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 2 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS A NO-BUILD SETBACK EASEMENT ON, OVER, AND ACROSS THE AREA IN LOT 2 DESIGNATED AS NO-BUILD SETBACK EASEMENT AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "NO-BUILD SETBACK EASEMENT AREA"). SUCH NO-BUILD SETBACK EASEMENT IS FOR THE BENEFIT OF LOT 1 REFLECTED IN THIS MINOR LAND DIVISION AND IS INTENDED TO PROVIDE APPROPRIATE SETBACKS BY PREVENTING STRUCTURES FROM BEING CONSTRUCTED WITHIN THE NO-BUILD SET-BACK EASEMENT AREA ON LOT 2. THE OWNER OF LOT 2, ITS SUCCESSORS AND ASSIGNS SHALL NOT LOCATE, ERECT, CONSTRUCT OR PERMIT TO BE LOCATED ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE NO-BUILD SETBACK EASEMENT AREA. THE NO-BUILD SETBACK EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS NO-BUILD SETBACK EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE BENEFITTED LOT (LOT 1) AND THE BURDENED LOT (LOT 2).

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOTS 1 AND 2 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS THE CITY OF GOODYEAR WATER METER EASEMENTS ("WME") ON, OVER, ACROSS AND UNDER THE AREAS IN LOTS 1 AND 2 DESIGNATED AS WME AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "WATER METER EASEMENT AREAS"). SUCH WATER METER EASEMENTS ARE FOR THE PURPOSE OF OPERATING, MAINTAINING, INSPECTING, MODIFYING, REPAIRING, REMOVING AND/OR REPLACING CITY OF GOODYEAR WATER FACILITIES, INCLUDING BY WAY OF EXAMPLE, WATER LINES, VAULTS, METERS AND OTHER APPURTENANCES AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN. THE OWNERS OF LOTS 1 AND 2 AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SHALL NOT LOCATE, ERECT, CONSTRUCT OR PERMIT TO BE LOCATED ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE OR DRILL ANY WELL WITHIN THE WATER METER EASEMENT AREAS. THE WATER METER EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE WATER METER EASEMENTS AND LOTS 1 AND 2.

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 1 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS THE CITY OF GOODYEAR AN ACCESS EASEMENT ("AE") ON, OVER, AND ACROSS THE AREA IN LOT 1 DESIGNATED AS AE AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "ACCESS EASEMENT AREA"). SUCH ACCESS EASEMENT IS FOR THE PURPOSE OF PROVIDING ACCESS TO CITY OF GOODYEAR WATER FACILITIES, INCLUDING METER(S) AND APPURTENANCES LOCATED ON LOT 1. THE OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS SHALL NOT LOCATE, ERECT, CONSTRUCT OR PERMIT TO BE LOCATED ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE OR DRILL ANY WELL WITHIN THE ACCESS EASEMENT AREA. THE ACCESS EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE ACCESS EASEMENT AND LOT 1.

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 2 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS ELECTRIC LINE EASEMENTS ON, OVER, UNDER, AND ACROSS THE AREAS IN LOT 2 DESIGNATED AS ELECTRIC LINE EASEMENT ("ELE") AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "ELECTRIC LINE EASEMENT AREAS"). SUCH ELECTRIC LINE EASEMENTS ARE FOR THE BENEFIT OF LOT 1 REFLECTED IN THIS MINOR LAND DIVISION AND IS FOR FOLLOWING PURPOSES: OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING THE EXISTING ELECTRIC POLE CURRENTLY LOCATED ON LOT 2 AS NEEDED TO PROVIDE ELECTRIC SERVICE TO LOT 1; OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING THE OVERHEAD OR UNDERGROUND ELECTRIC LINES THAT CURRENTLY EXIST OVER OR UNDER LOT 2 AS NEEDED TO PROVIDE ELECTRIC SERVICE TO LOT 1; AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN. THE ELECTRIC LINE EASEMENTS GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THESE ELECTRIC LINE EASEMENTS NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE BENEFITTED LOT (LOT 1) AND THE BURDENED LOT (LOT 2).

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF LOT 1 REFLECTED IN THIS MINOR LAND DIVISION, HEREBY GRANTS AN ELECTRIC LINE EASEMENT ON, OVER, UNDER, AND ACROSS THE AREA IN LOT 1 DESIGNATED AS ELECTRIC LINE EASEMENT ("ELE") AS SHOWN ON THIS MINOR LAND DIVISION AND INCLUDED WITHIN THE PREMISES DESCRIBED IN THIS MINOR LAND DIVISION (THE "ELECTRIC LINE EASEMENT AREA"). SUCH ELECTRIC LINE EASEMENT IS FOR THE BENEFIT OF LOT 2 REFLECTED IN THIS MINOR LAND DIVISION AND IS FOR FOLLOWING PURPOSES: OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING THE EXISTING ELECTRIC POLE CURRENTLY LOCATED ON LOT 1 AS NEEDED TO PROVIDE ELECTRIC SERVICE TO LOT 2; OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING THE OVERHEAD OR UNDERGROUND ELECTRIC LINES THAT CURRENTLY EXIST OVER OR UNDER LOT 1 AS NEEDED TO PROVIDE ELECTRIC SERVICE TO LOT 2; AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN. THE ELECTRIC LINE EASEMENT GRANTED HEREIN SHALL BE PERPETUAL, SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS ELECTRIC LINE EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF BOTH THE BENEFITTED LOT (LOT 2) AND THE BURDENED LOT (LOT 1).



VICINITY MAP
SECTION 10
T1N, R1W
NTS

DEDICATION (CONT)

IN WITNESS WHEREOF, THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION

BY: _____
GEORGIA LORD

ITS: _____
MAYOR, CITY OF GOODYEAR

ACKNOWLEDGMENT

STATE OF ARIZONA }
 }SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2020,
BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED

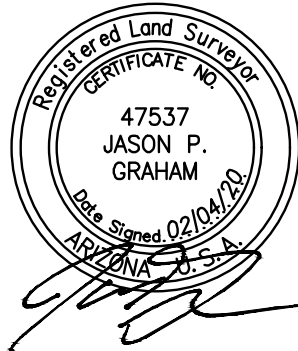
_____, WHO ACKNOWLEDGED

HIMSELF/HERSELF TO BE THE _____ OF THE
CITY OF GOODYEAR AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID
ENTITY, EXECUTED THE FOREGOING MINOR LAND DIVISION FOR THE PURPOSES
THEREIN CONTAINED.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND PLAT OF THE PREMISES DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2019, AND THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE PLAT TO BE RETRACED, AND THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA BOUNDARY SURVEYS.

JASON P GRAHAM, RLS 47537



7878 N. 16th Street
Suite 300
Phoenix, AZ 85020
P 602.957.1155
F 602.957.2838
www.dibblecorp.com

Dibble
Engineering[®]

MINOR LAND DIVISION
OF "PROPERTIES ON PICO DRIVE"

A PORTION OF SOUTHWEST 1/4, SECTION 10,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO.: 1019087	DATE: JAN. 2020	SCALE: AS SHOWN
SURVEYED: JUNE 2019	DRAWN: CSD	REVIEWED: BAR
FIELD WORK: REK, JRK		REVIEWED: JFG
REVISIONS:		

SHEET

1

OF 3

MINOR LAND DIVISION
OF
"PROPERTIES ON PICO DRIVE"
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1
WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES:

- 1.ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND EXCEPT 69KV AND LARGER POWER LINES.
- 2.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.
- 3.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.
- 4.THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS OR PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- 5.THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH THEIR USE.
- 6.THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVER FLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM THE PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. EACH LOT PURCHASER SHALL SIGN A SEPARATE STATEMENT ACKNOWLEDGING RECEIPT OF THIS DISCLOSURE.
7. 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.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 00 DEGREES 36 MINUTES 38 SECONDS EAST, A DISTANCE OF 2633.95 FEET;

THENCE UPON AND WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, NORTH 00 DEGREES 36 MINUTES 38 SECONDS EAST, A DISTANCE OF 250.20 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 23 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.38 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 14 MINUTES 05 SECONDS WEST, A DISTANCE OF 186.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST PICO DRIVE;

THENCE UPON AND WITH SAID SOUTH RIGHT OF WAY, SOUTH 89 DEGREES 43 MINUTES 30 SECONDS EAST, A DISTANCE OF 81.53 FEET;

THENCE CONTINUING UPON AND WITH SAID RIGHT OF WAY LINE, SOUTH 42 DEGREES 28 MINUTES 22 SECONDS EAST, A DISTANCE OF 256.52 FEET;

THENCE CONTINUING UPON AND WITH SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 23 MINUTES 22 SECONDS WEST, A DISTANCE OF 250.73 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 31,106 SQUARE FEET OR 0.714 ACRES OF LAND, MORE OR LESS.

TRACT TABLE				
TRACT NO	AREA	USE	OWNER	MAINTENANCE REPOSIBILITY
A	128.00 SF	STREET & SIDEWALK	CITY OF GOODYEAR	CITY OF GOODYEAR

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 20____.

BY: _____ DATE _____
GEORGIA LORD, MAYOR

BY: _____ DATE _____
DARCIE MCCrackEN, CITY CLERK

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 20____.

BY: _____ DATE _____
REBECCA ZOOK, CITY ENGINEER

THIS MINOR LAND DIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICY MANUAL.

BY: _____ DATE _____
CITY ENGINEER (REBECCA ZOOK)

BY: _____ DATE _____
DEVELOPMENT SERVICE DIRECTOR (CHRISTOPHER BAKER)

OWNER

CITY OF GOODYEAR
190 N LITCHFIELD RD
GOODYEAR, AZ 85338

UTILITIES

ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK
WATER: CITY OF GOODYEAR
SEWER: CITY OF GOODYEAR
SOLID WASTE: CITY OF GOODYEAR
POLICE: CITY OF GOODYEAR
FIRE: CITY OF GOODYEAR
GAS: SOUTHWEST GAS

SURVEYOR

DIBBLE ENGINEERING
7878 N. 16TH STREET,
SUITE 300
PHOENIX, AZ 85020
CONTACT: JASON P. GRAHAM
(602) 957-1155
JASON.GRAHAM@DIBBLECORP.COM

BASIS OF BEARINGS

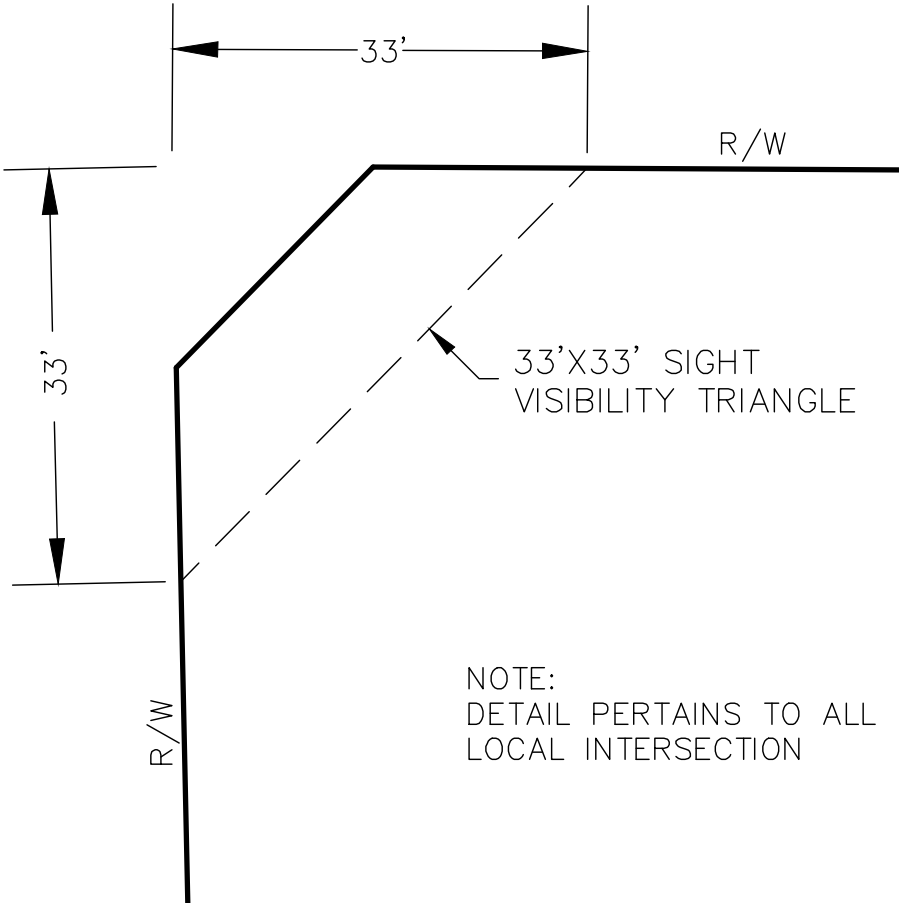
ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
RECORD (R) BEARING: NORTH 00°19' EAST (ASSUMED) PER BOOK 293 OF DEEDS, PAGES 560, 561 AND 562.
MEASURED (M) BEARING: NORTH 00°36'38" EAST

REFERENCE DOCUMENTS

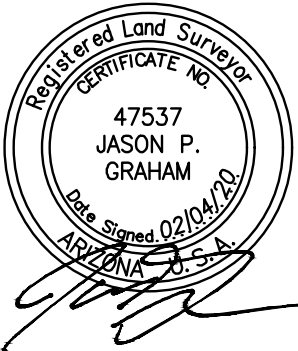
BOOK 293 OF DEEDS, PAGES 560, 561 AND 562, MCR
BOOK 1061 OF DEEDS, PAGES 45 AND 46, MCR
BOOK 4688 OF DEEDS, PAGES 203 AND 204, MCR
BOOK 28 OF MAPS, PAGE 14, MCR
WARRANTY DEED
WARRANTY DEED
WARRANTY DEED
FINAL PLAT

LOT AREA

LOT 1 25,286 SQUARE FEET OR 0.580 ACRES
LOT 2 5,692 SQUARE FEET OR 0.131 ACRES
TRACT A 128 SQUARE FEET OR 0.003 ACRES
TOTAL 31,106 SQUARE FEET OR 0.714 ACRES



TYPICAL S.V.T. DETAIL
FOR LOCAL STREETS
NTS



7878 N. 16th Street
Suite 300
Phoenix, AZ 85020
P 602.957.1155
F 602.957.2838
www.dibblecorp.com

Dibble
Engineering[®]

MINOR LAND DIVISION
OF "PROPERTIES ON PICO DRIVE"
A PORTION OF SOUTHWEST 1/4, SECTION 10,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

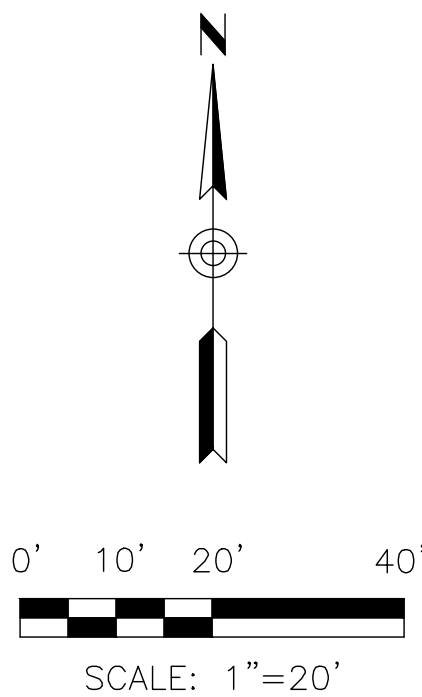
PROJECT NO: 1019087	DATE: JAN. 2020	SCALE: AS SHOWN
SURVEYED: JUNE 2019	DRAWN: CSD	REVIEWED: BAR
FIELD WORK: REK, JRK		REVIEWED: JPG
REVISIONS:		

SHEET
2
OF 3

MINOR LAND DIVISION OF "PROPERTIES ON PICO DRIVE"
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1
WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

	FOUND BRASS CAP IN HANDHOLE
	FOUND MONUMENT AS NOTED
	SET MAG NAIL WITH WASHER
	BOUNDARY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	PUBLIC UTILITY EASEMENT
	MARICOPA COUNTY RECORDS
	WATER SERVICE LINE EASEMENT
	SEWER SERVICE LINE EASEMENT
	TELEPHONE LINE EASEMENT
	GAS LINE EASEMENT
	ELECTRIC LINE EASEMENT
	RIGHT OF WAY
	MUTUAL CROSS ACCESS EASEMENT
	ACCESS EASEMENT
	SIGHT VISIBILITY TRIANGLE



DETAIL "A"
NTS

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N47°32'44"E	11.51'
L2	N00°18'28"E	6.93'
L3	S42°28'22"E	21.49'
L4	N44°31'13"E	22.33'

7878 N. 16th Street
Suite 300
Phoenix, AZ 85020
P 602.957.1155
F 602.957.2838
www.dibblecorp.com

Dibble
Engineering

MINOR LAND DIVISION
OF "PROPERTIES ON PICO DRIVE"
A PORTION OF SOUTHWEST 1/4, SECTION 10,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1019087	DATE: JAN. 2020	SCALE: AS SHOWN
SURVEYED: JUNE 2019	DRAWN: CSD	REVIEWED: BAR
FIELD WORK: REK, JRK		REVIEWED: JPG
REVISIONS:		

SHEET

3

OF 3



FND MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HANDHOLE
W 1/4 COR OF SEC 10, T 1 N, R 1 W

40' R/W
DKT 1803,
PG 379 MCR

R/W VARIES
DKT 152, PG 544
BK 2, PG 14
DKT 10597, PG 77 MCR
2020-0019497 &
2020-0019499

POINT OF
BEGINNING

FND CITY OF GOODYEAR
BRASS CAP FLUSH

E WESTERN AVENUE
S89°43'30"E 2,635.30'

CENTRAL
AVENUE

FND MARICOPA COUNTY HIGHWAY
DEPARTMENT BRASS CAP IN HANDHOLE
S COR OF SEC 10, T 1 N, R 1 W

FILE:\PROJECTS\2019\1019087 - Minor Land Division - Pico Drive\DWG - Final.dwg DATE: 04/20/2020 TIME: 09:45 am