

DEDICATION:

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:  
THAT ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ELWOOD LOGISTICS CENTER", A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 1 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "ELWOOD LOGISTICS CENTER" AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETIER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PUBLIC UTILITIES AND PUBLIC SIDEWALKS, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT BY THE CITY OF GOODYEAR AND ITS PERMITEES AND FOR THE USE OF THE PUBLIC SIDEWALKS BY THE GENERAL PUBLIC.

ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNERS DEDICATES TO THE CITY OF GOODYEAR PERMANENT EASEMENT UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS A SIDEWALK EASEMENT FOR USE BY THE CITY AND ITS PERMITEES FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NEEDED FOR SUCH PURPOSES AND FOR USE AS A SIDEWALK BY THE PUBLIC.

ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES AN EXCLUSIVE AND PERPETUAL SEWER EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS DESIGNATED AS "SEWER EASEMENT" FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWER LINES AND APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS TO THE EASEMENT AREA FOR SUCH PURPOSES. EXCEPT FOR WITHIN THE AREAS DESIGNATED AS SEWER ACCESS EASEMENT BEING DEDICATED ON THE FINAL PLAT, OWNER SHALL BE ENTITLED TO INSTALL LANDSCAPING, EXCEPT FOR TREES, WITHIN THE SEWER EASEMENT BEING DEDICATED HEREIN.

ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES AN EXCLUSIVE AND PERPETUAL SEWER ACCESS EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS DESIGNATED AS "SEWER ACCESS EASEMENT" FOR THE PURPOSES OF PROVIDING ACCESS TO SEWER INFRASTRUCTURE IMPROVEMENTS. THE AREA OF THE SEWER ACCESS EASEMENT SHALL BE KEPT FREE AND CLEAR OF ALL LANDSCAPING.

ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

LOT 1 IS HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION 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 CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER 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, IN ADDITION TO REASONABLE ATTORNEYS' 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 1.

IN WITNESS WHEREOF:

ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT:

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

ON THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED \_\_\_\_\_WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS  
(OWNER NAME)  
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED HEREIN.

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

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

LENDERS CONSENT AND SUBORDINATION:

THE UNDERSIGNED, ARIZONA BANK& TRUST, AS BENEFICIARY AND TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST BY AND BETWEEN ELWOOD LOGISTICS CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTOR, AND ARIZONA BANK AND TRUST, AS TRUSTEE, DATED DECEMBER 13, 2017 AND RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA ON DECEMBER 13, 2017 AT DOCUMENT NO. 2017-0922699 AND AT DOCUMENT NO. 2017-0922700 ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO THE AND JOINS IN THE EXECUTION AND RECORDEATION OF THIS FINAL PLAT FOR ELWOOD LOGISTICS CENTER AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEEDS OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED AS SHOWN ON THIS FINAL PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEEDS OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREON AND TO THE RESTRICTIVE COVENANTS GRANTED HEREIN AS SHOWN ON THIS FINAL PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED, DEDICATED AND OTHERWISE ENCUMBERED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEEDS 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 ARIZONA BANK & TRUST AS BENEFICIARY AND TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA ON DECEMBER 13, 2017 AT DOCUMENT NO. 2017-0922699 AND AT DOCUMENT NO. 2017-0922700.

ARIZONA BANK & TRUST  
BY: \_\_\_\_\_  
AUTHORIZED REPRESENTATIVE

ITS: \_\_\_\_\_  
OFFICIAL TITLE

FINAL 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.

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

SURVEYOR:

HUNTER ENGINEERING, INC.  
10450 N. 74th STREET SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
FAX: (480) 991-3986  
CONTACT: JAMES A. BRUCCI  
EMAIL: jbrucci@hunterengineeringpc.com

NOTES:

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 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.
- 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.
- 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.
- 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.
  - 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.
  - 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.
  - 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.
  - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
  - 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.
- 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 TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- 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.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69KV AND LARGER.
- 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.
- 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.

LEGAL DESCRIPTIONS:

SEE SHEET 3 OF 3

LENDERS ACKNOWLEDGEMENT:

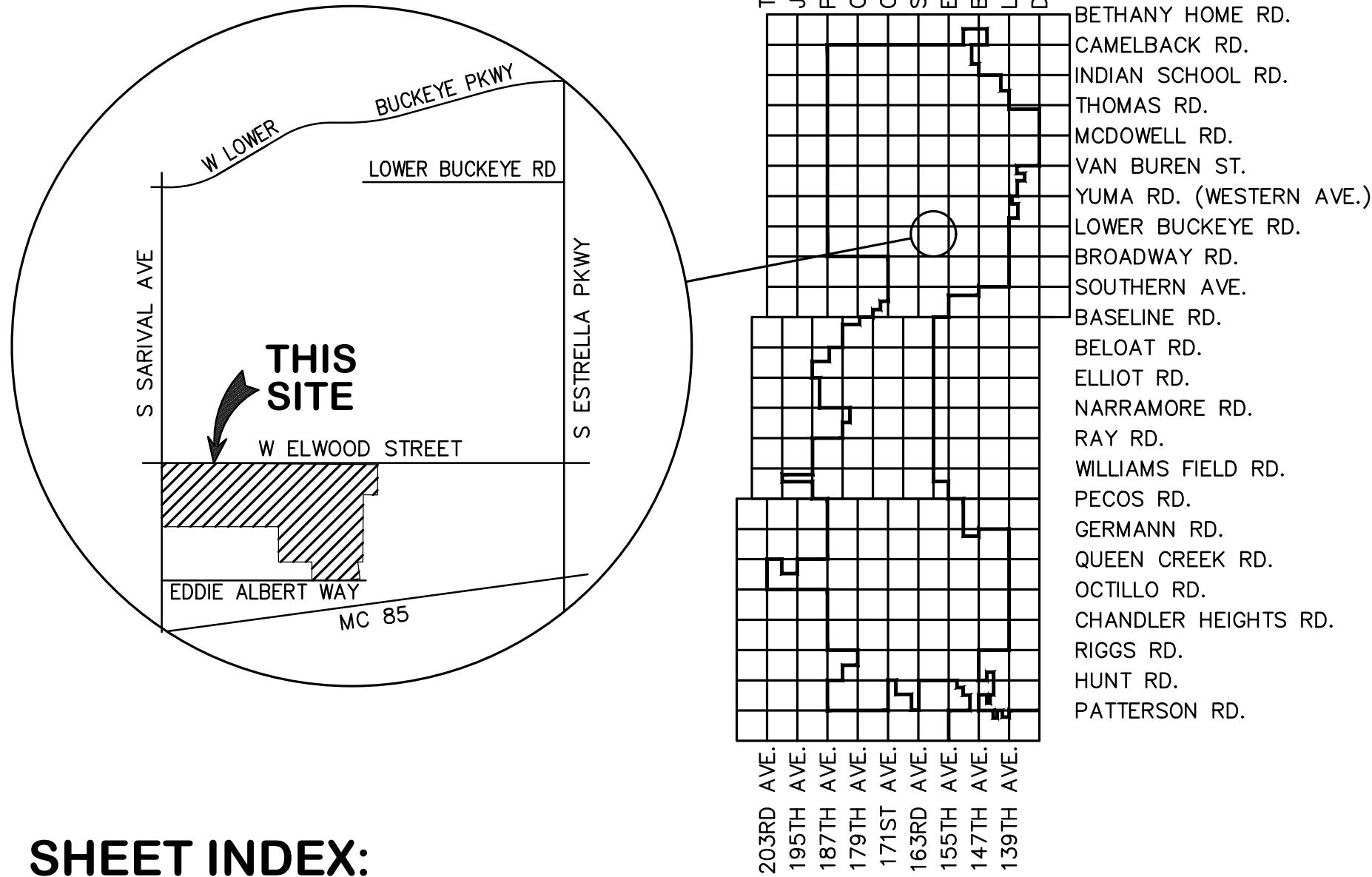
STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2019,

BY \_\_\_\_\_AS \_\_\_\_\_ OF ARIZONA BANK & TRUST FOR THE  
(NAME) (TITLE)  
PURPOSES CONTAINED HEREIN.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

VICINITY MAP:



SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	FINAL PLAT
SHEET 3	SEWER ACCESS EASEMENTS DETAIL & LEGAL DESCRIPTIONS

AREAS:

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

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.

UTILITY PROVIDERS:

UTILITY	UTILITY COMPANY	REPRESENTATIVE	PHONE NUMBER
CABLE	COX COMMUNICATIONS	KIRSTEN VELDMAN	(303) 482-9826
FIBER OPTIC	CENTURYLINK	CONFLICT LIAISON	(800) 778-9140
ELECTRIC	ARIZONA AGULIC SERVICE	CASSANDRA AGUILAR	(623) 975-5706
WATER	CITY OF GOODYEAR	UTILITIES DIVISION	(623) 882-7887
SEWER	CITY OF GOODYEAR	UTILITIES DIVISION	(623) 882-7887
GAS	SOUTHWEST GAS	NORA GALLEGOS	(602) 484-5301

LAND SURVEYOR'S 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 DECEMBER 2017, AND THAT THE PLAT IS CORRECT AND ACCURATE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE PLAT TO BE RETRACED.

JAMES A. BRUCCI RLS NO. 29865



APPROVALS:

APPROVED BY THE CITY COUNCIL OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY \_\_\_\_\_  
MAYOR (GEORGIA LORD)

ATTEST: \_\_\_\_\_  
CITY CLERK (DARCIE McCracken)

APPROVED BY THE CITY COUNCIL OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY \_\_\_\_\_  
CITY ENGINEER (REBECCA ZOOK)

NO.	DATE	REVISION	BY

PURPOSE:  
FINAL PLAT

DRAWN BY: PJE  
CHECKED BY: JAB

HUNTER  
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

FINAL 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.

SECTION: 16  
TNWSHP: 1N  
RANGE: 1W

JOB NO.:  
TRAT004-SP

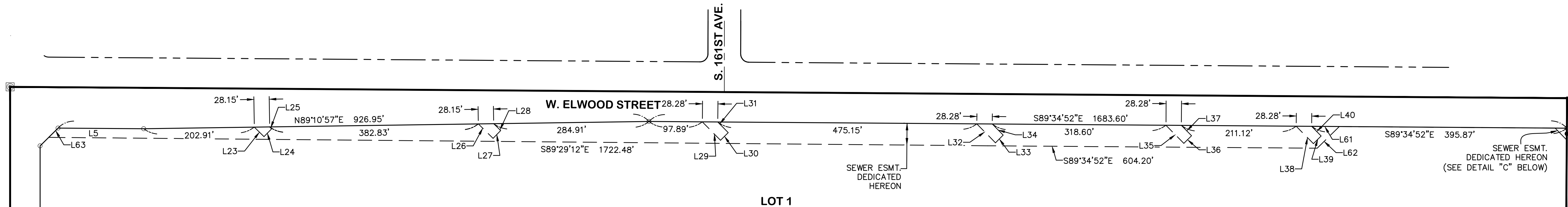
SCALE  
NTS

SHEET  
1 OF 3

CASE NO. 12-850-00003

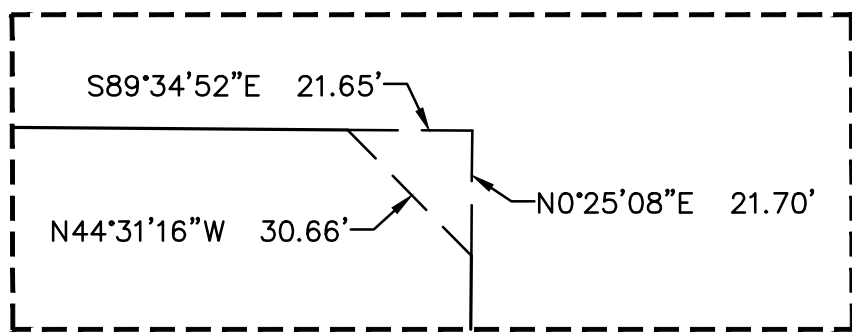






SEWER EASEMENT DETAILS

DETAIL "C": (N.T.S.)



SEWER ACCESS EASEMENTS:

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N45°32'56"W	24.92'
L24	N44°27'04"E	20.00'
L25	N45°32'56"W	5.11'
L26	N45°32'56"W	37.78'
L27	N44°27'04"E	20.00'
L28	N45°32'56"W	17.96'
L29	N44°34'52"W	47.33'
L30	N45°25'08"E	20.00'
L31	N44°34'52"W	27.33'
L32	N44°34'52"W	48.62'
L33	N45°25'08"E	20.00'
L34	N44°34'52"W	28.62'
L35	N44°34'52"W	46.62'
L36	N45°25'08"E	20.00'
L37	N44°34'52"W	26.62'

SEWER EASEMENT:

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S89°34'52"E	50.66'
L62	S45°28'45"W	56.63'
L63	N45°12'29"E	24.18'

GROSS AREA 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:

BEGINNING 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 CONTINUING SOUTH 00°25'08" WEST, FOR A DISTANCE OF 470.00 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 251.88 FEET, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF EDDIE ALBERT WAY SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTH, WHOSE RADIUS IS 3000.00 FEET AND WHOSE CHORD BEARS SOUTH 86°41'17" WEST, A CHORD DISTANCE OF 346.53 FEET;

THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY AND SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 6°37'19", AN ARC LENGTH OF 346.72 FEET;

THENCE SOUTH 89°59'56" WEST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A MEASURED DISTANCE OF 284.66 FEET;

THENCE NORTH 00°00'11" WEST, ALONG THE EAST LINE OF LOT 6, GOODYEAR INDUSTRIAL PARK PHASE ONE AMENDED, AS RECORDED IN BOOK 231 OF MAPS, PAGE 05, RECORDS OF MARICOPA COUNTY, ARIZONA FOR A MEASURED DISTANCE OF 270.00 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 404.65 FEET, TO A POINT ON A WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH 00°00'11" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 905.45 FEET TO POINT OF BEGINNING.

LOT 1 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;

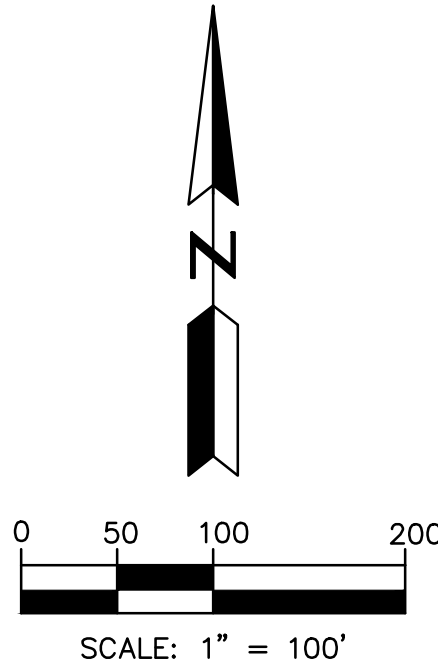
THENCE NORTH 00°00'11" WEST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 797.04 FEET;

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.



NO.	DATE	REVISION	BY
PURPOSE:			FINAL PLAT

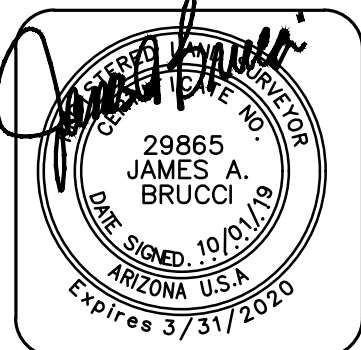
DRAWN BY: JR  
CHECKED BY: JAB

CIVIL AND SURVEY

HUNTER

ENGINEERING

10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



FINAL 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.

SECTION: 19  
TWNHP: 1N  
RANGE: 1W

JOB NO.:  
TRAT004-SP

SCALE  
1"=100'

SHEET  
3 OF 3