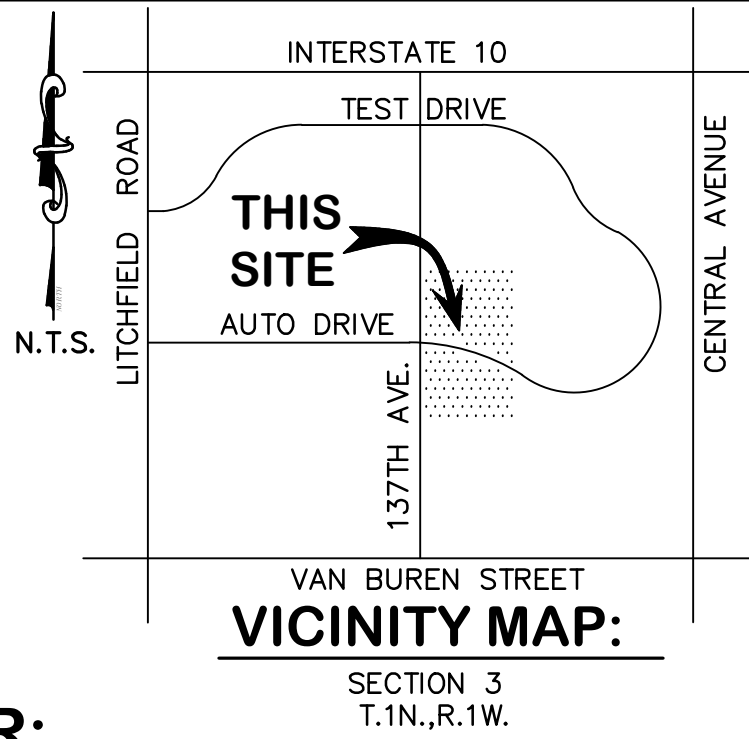


REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9

A REPLAT OF LOTS 8 AND 9 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND
FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER STATEMENT:

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

KNOW ALL MEN BY THESE PRESENTS:

THAT GOODYEAR PV INDUSTRIAL LP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER HAS PLATTED UNDER THE NAME REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9, A REPLAT OF LOTS 8 AND 9 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A "REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, THAT CERTAIN PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS REPLAT AS AND FOR SAID REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9, A REPLAT OF LOTS 8 AND 9 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION LOTS CONSTITUTING THE SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID REPLAT.

GOODYEAR PV INDUSTRIAL LP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER, HEREBY GRANTS FOR THE BENEFIT OF LOTS 8A, 8B, 8C AND 8D A PERMANENT NON-EXCLUSIVE CROSS-ACCESS EASEMENT OVER AND ACROSS THE AREAS WITHIN LOTS 8A, 8B, 8C AND 8D DESIGNATED AS "ACCESS EASEMENT" AS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING VEHICULAR INGRESS AND EGRESS TO LOTS 8A, 8B, 8C, AND 8D FOR THE OWNERS OF SAID LOTS, THEIR TENANTS, CUSTOMERS, EMPLOYEES, LICENSEES, AND INVITEES.

GOODYEAR PV INDUSTRIAL LP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER, HEREBY GRANTS FOR THE BENEFIT OF LOT 9A A PERMANENT NON-EXCLUSIVE CROSS-ACCESS EASEMENT OVER AND ACROSS THE AREA WITHIN LOT 9B DESIGNATED AS "ACCESS EASEMENT" AS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING VEHICULAR INGRESS AND EGRESS FROM LOT 9A THROUGH LOT 9B TO W. AUTO DRIVE FOR THE OWNER(S) OF LOT 9A, THEIR TENANTS, CUSTOMERS, EMPLOYEES, LICENSEES, AND INVITEES.

GOODYEAR PV INDUSTRIAL LP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A PERMANENT NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE AREAS DESIGNATED AS "ACCESS EASEMENT" AND EAE ("EMERGENCY ACCESS EASEMENT") AS SHOWN ON THIS PLAT THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT

GOODYEAR PV INDUSTRIAL LP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER, HEREBY GRANTS AN EXCLUSIVE AND PERPETUAL EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN LOTS 8A, 8B, 8C AND 8D DESIGNATED AS WATER LINE EASEMENT AS SHOWN ON THIS PLAT FOR THE BENEFIT OF LOTS 8A, 8B, 8C, AND 8D FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND OR REPAIRING WATER LINES AND APPURTENANCES AND PROVIDING ACCESS THERETO.

GOODYEAR PV INDUSTRIAL LP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER, HEREBY GRANTS AN EXCLUSIVE AND PERPETUAL EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN LOTS 9A AND 9B DESIGNATED AS WATER LINE EASEMENT AS SHOWN ON THIS PLAT FOR THE BENEFIT OF LOTS 9A AND 9B FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND OR REPAIRING WATER LINES AND APPURTENANCES AND PROVIDING ACCESS THERETO.

GOODYEAR PV INDUSTRIAL LP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER, HEREBY GRANTS AN EXCLUSIVE AND PERPETUAL EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN LOT 8A DESIGNATED AS SEWER LINE EASEMENT AS SHOWN ON THIS PLAT FOR THE BENEFIT OF LOTS 8A AND 8C FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING AND OR REPAIRING SEWER LINES AND APPURTENANCES AND PROVIDING ACCESS THERETO.

IN WITNESS THEREOF, GOODYEAR PV INDUSTRIAL LP, A DELAWARE LIMITED PARTNERSHIP, HAS HEREUNTO CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

BY: _____
NAME:

ITS: _____

DATED THIS _____ DAY OF _____, 2020.

ACKNOWLEDGMENT:

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

ON THIS _____ DAY OF _____, 2020, 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: _____

LENDER'S CONSENT AND SUBORDINATION:

1. THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST RECORDED ON APRIL 30, 2018 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS INSTRUMENT 2018-0329945, ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING DEDICATED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER.

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

FIRSTBANK

BY: _____
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:

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

BEFORE ME THIS _____ DAY OF _____, 2020, THE FOLLOWING PERSON APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC _____, WHO ACKNOWLEDGED HIM OR HERSELF TO BE

A _____ AND ACKNOWLEDGED THAT HE/SHE, BEING AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	PHONE NUMBER
ELECTRIC	APS	CASSANDRA AGUILAR	623-975-5706
CATV, FIBER	COX COMMUNICATIONS	KIRSTEN VELDMAN	623-328-3425
TELEPHONE	CENTURYLINK	COLIN DANNA	480-685-2740
GAS	SOUTHWEST GAS	NORA GALLEGOS	602-484-5301
WATER, SEWER	CITY OF GOODYEAR	CONFLICT LIASON	623-932-3010

LOT AREA SUMMARY:

LOT 8A 1.018 AC.±
LOT 8B 1.007 AC.±
LOT 8C 1.058 AC.±
LOT 8D 0.913 AC.±
LOT 9A 1.255 AC.±
LOT 9B 1.480 AC.±

SHEET INDEX:

SHEET 1 COVER SHEET
SHEET 2 LEGAL DESCRIPTIONS & SEWER LINE ESMT DETAIL SHEET
SHEET 3 FINAL PLAT
SHEET 4 ACCESS ESMT DETAIL SHEET
SHEET 5 WATER LINE ESMT DETAIL

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2155L (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.

OWNER:

GOODYEAR PV INDUSTRIAL LP
2020 4TH STREET SW, SUITE 410
CALGARY, ALBERTA, CANADA T2S 1W3
PHONE: (403) 355-0436
CONTACT: DON LARKE
EMAIL: dloke@hopewell.com

SURVEYOR:

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

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°18'49" EAST, ALONG THE MONUMENT LINE OF THE 137TH AVENUE ACCORDING TO THE PLAT OF PALM VALLEY CROSSING - REPLAT, RECORDED IN BOOK 541, PAGE 39, MARICOPA COUNTY RECORDS, ARIZONA.

NOTES:

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 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.

2. 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.

3. 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.

4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

5. 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.

6. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.

7. 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.

8. 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.

9. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.

APPROVALS:

FINAL PLAT APPROVAL	
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2020.	
BY: _____	MAYOR (GEORGIA LORD)
ATTEST: _____	CITY CLERK (DARCIE MCCrackEN)

FINAL PLAT APPROVAL	
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2020.	
BY: _____	CITY ENGINEER (REBECCA ZOOK)

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 MAY 2012, 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



FINAL PLAT PALM VALLEY CROSSING

REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9 A REPLAT OF LOTS 8 AND 9 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 3
TWNHP: 1N.
RANGE: 1W.

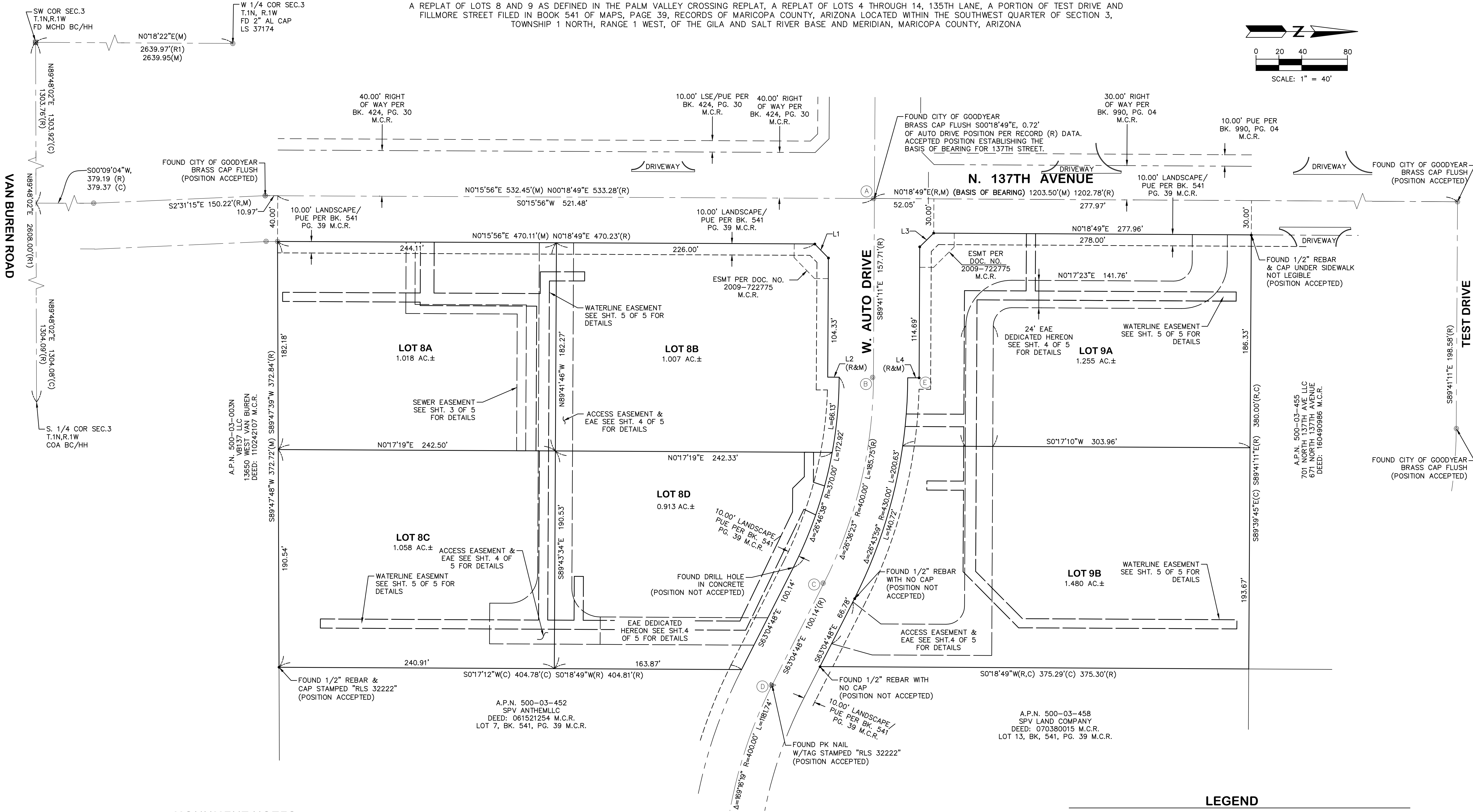
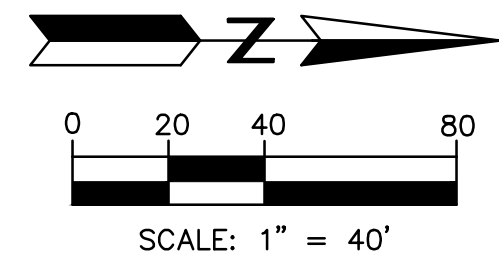
JOB NO.:
LGEC253-SA

SCALE
N.T.S.

SHEET
1 OF 5

REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9

A REPLAT OF LOTS 8 AND 9 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



MONUMENT NOTES

- (A) FOUND CITY OF GOODYEAR BRASS CAP FLUSH SOUTH 0°18'49" WEST, 0.72' OF PLATTED POSITION, NOT ACCEPTED AS CENTERLINE INTERSECTION BUT HELD FOR LINE ALONG 137TH AVENUE.
- (B) FOUND CITY OF GOODYEAR BRASS CAP FLUSH SOUTH 56°14'29" WEST, 1.32' OF PLATTED POSITION, NOT ACCEPTED.
- (C) FOUND CITY OF GOODYEAR BRASS CAP FLUSH SOUTH 04°36'55" EAST, 0.71' OF PLATTED POSITION, NOT ACCEPTED.
- (D) FOUND CITY OF GOODYEAR BRASS CAP FLUSH SOUTH 09°41'39" EAST, 0.66' OF PLATTED POSITION, NOT ACCEPTED. FOUND PK NAIL AND WASHER, RLS 32222 ACCEPTED.
- (E) FOUND 1/2" REBAR WITH CAP RLS #19344.

REFERENCE RESULTS OF SURVEY RECORDED IN BOOK 913, PAGE 45, MCR AND RESULTS OF SURVEY RECORDED IN BOOK 913, PAGE 48, MCR.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°42'50"E	17.18'
L2	N00°18'49"E	10.00'
L3	N44°31'10"W	17.12'
L4	N00°18'49"E	10.00'

L1(R) N45°18'49"E 16.97'
L3(R) N44°41'11"W 16.97'

LEGEND

- ☑ BRASS CAP IN HANDHOLE (R) RECORDED DATA ACCORDING TO THE REPLAT FOR PALM VALLEY CROSSING
- FOUND AS NOTED REPLAT AS RECORDED IN BOOK 541, PAGE 39, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.
- ⊙ BRASS CAP FLUSH
- ⊙ ALUMINUM CAP FLUSH (R1) RECORDED DATA ACCORDING TO PLSS SUBDIVISION RECORDED IN BOOK 694, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA.
- SET 1/2" REBAR & CAP "RLS29865"
- MONUMENT LINE (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- ADJACENT PROPERTY LINE
- EASEMENT LINE (C) CALCULATED FROM MEASURED DATA
- BOUNDARY OF SUBDIVISION
- P.U.E. PUBLIC UTILITIES EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
- EAE EMERGENCY ACCESS EASEMENT

FINAL PLAT "PALM VALLEY CROSSING"

REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9 A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

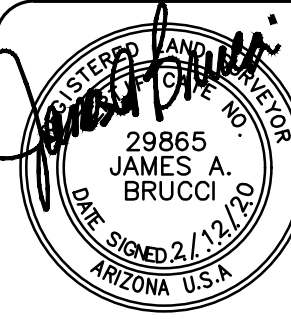
SECTION: 3
TWN: 1N.
RANGE: 1W.

JOB NO.:
LGEC253-SA

SCALE
1"=40'

SHEET
2 OF 5

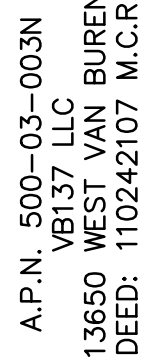
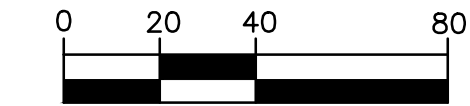
HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



NO. DATE
REVISION
PURPOSE:
FINAL PLAT

DRAWN BY: JR
CHECKED BY: JAB

A REPLAT OF LOTS 8 AND 9 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE TABLE		
LINE	BEARING	DISTANCE
L17	S00°17'30"W	96.84'
L24	N89°42'41"W	35.57'
L58	N00°17'22"E	16.84'
L59	S89°41'48"E	24.85'
L60	S89°41'48"E	24.84'
L61	N38°13'31"E	31.26'
L62	N00°16'25"E	57.13'
L63	N00°18'46"E	30.68'
L64	S15°30'52"W	36.86'
L65	S89°42'30"E	24.00'
L66	N00°17°10"E	24.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	$\Delta = 41^{\circ}3'31''$	430.00'	31.71'	N87°42'01"W	31.70'
C3	$\Delta = 1^{\circ}28'01''$	430.00'	11.01'	N84°51'15"W	11.01'
C4	$\Delta = 90^{\circ}00'04''$	25.00'	39.27'	N44°42'40"W	35.36'
C5	$\Delta = 89^{\circ}59'49''$	25.00'	39.27'	N45°17'24"E	35.35'
C6	$\Delta = 89^{\circ}59'55''$	16.00'	25.13'	N44°43'32"W	22.63'
C7	$\Delta = 90^{\circ}00'53''$	40.00'	62.84'	S44°43'03"E	56.58'
C8	$\Delta = 90^{\circ}00'53''$	16.00'	25.14'	S44°43'03"E	22.63'
C9	$\Delta = 89^{\circ}59'11''$	16.00'	25.13'	N44°42'13"W	22.62'
C10	$\Delta = 89^{\circ}59'11''$	40.00'	62.82'	N44°42'13"W	56.56'

ACCESS EASEMENT DETAIL

NO.	DATE	REVISION	BY

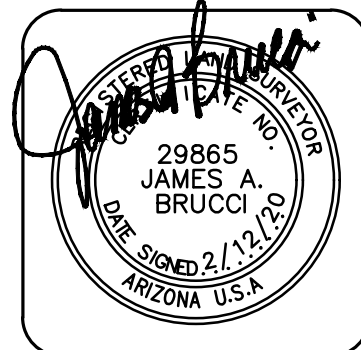
PURPOSE:
FINAL PLAT

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85268
TEL 480 991 3386
FAX 480 991 3386



FINAL PLAT "PALM VALLEY CROSSING"
REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9 A REPLAT OF LOTS 8 AND 9 AS
DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH
8, LOTS 10 THROUGH 12, LOTS 14 THROUGH 16, LOTS 18 THROUGH 20, LOTS 22
THROUGH 24, LOTS 26 THROUGH 28, LOTS 30 THROUGH 32, LOTS 34 THROUGH 36,
541 OF MAPS, PAGE 39 RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN
THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 3
TWNHP: 1N.
RANGE: 1W.

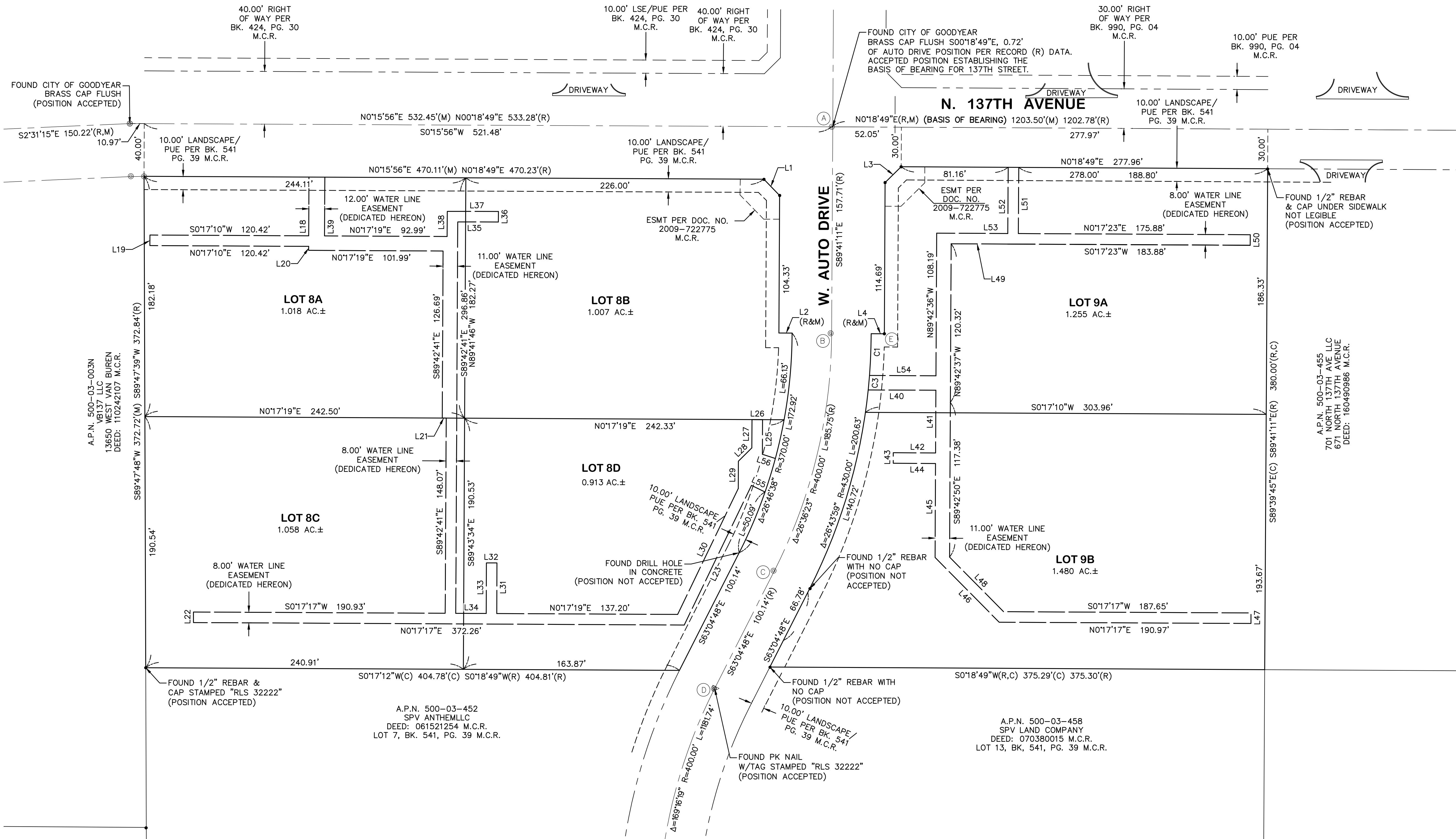
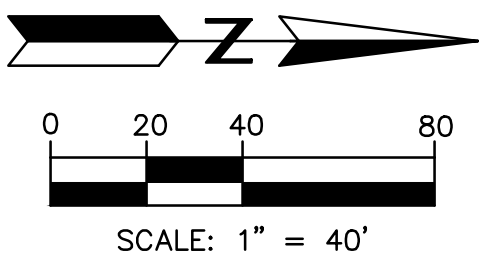
JOB NO.:
LGEC253-SA

SCALE
1" = 40'

SHEET
4 OF 5

REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9

A REPLAT OF LOTS 8 AND 9 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



WATER LINE EASEMENT DETAIL

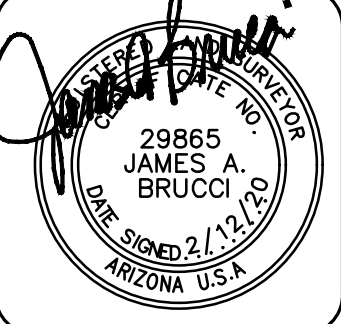
LINE TABLE		
LINE	BEARING	DISTANCE
L18	N89°42'41\"W	44.54'
L19	N89°42'41\"W	8.00'
L20	N89°42'41\"W	3.00'
L21	S00°17'19\"W	3.00'
L22	N89°42'41\"W	8.00'
L23	S64°17'42\"E	117.51'
L24	N89°42'41\"W	35.57'
L25	S89°42'41\"E	26.25'
L26	N00°17'19\"E	8.00'
L27	N89°42'41\"W	21.45'
L28	N44°42'41\"W	14.36'
L29	N89°42'41\"W	20.70'
L30	N64°17'42\"W	106.03'
L31	S89°42'41\"E	38.38'
L32	N00°17'19\"E	8.00'
L33	N89°42'41\"W	38.38'
L34	N00°17'19\"E	23.07'
L35	S00°01'33\"W	30.83'
L36	S89°42'41\"E	8.00'
L37	N00°01'33\"E	38.83'
L38	N89°42'41\"W	19.06'
L39	S89°42'41\"E	44.54'
L40	S00°17'10\"W	51.35'
L41	N89°42'50\"W	47.55'
L42	N00°17'10\"E	32.09'
L43	N89°42'50\"W	8.00'
L44	S00°17'10\"W	32.09'
L45	S89°42'50\"E	71.29'
L46	S45°17'17\"W	69.09'
L47	S89°42'43\"E	8.00'
L48	N45°17'17\"E	58.22'
L49	S00°17'23\"W	42.93'
L50	S89°42'37\"E	8.00'
L51	S89°41'11\"E	50.19'
L52	N89°41'11\"W	50.20'
L53	N00°17'23\"E	53.93'
L54	N00°16'07\"E	50.42'
L55	S25°42'18\"W	11.45'
L56	N18°05'58\"E	10.36'
L58	N00°17'22\"E	16.84'
L59	S89°41'48\"E	24.85'

NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: JR
CHECKED BY: JAB

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
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FINAL PLAT "PALM VALLEY CROSSING"
REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SECTION: 3
TOWNSHIP: 1N.
RANGE: 1W.

JOB NO.:
LGEC253-SA

SCALE
1"=40'

SHEET
5 OF **5**