

# A MAP OF DEDICATION OF WEST BROADWAY ROAD

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## OWNER

OWNER: SDC PHX I, L.L.C.  
ADDRESS: 2001 ROSS AVENUE, SUITE 400  
DALLAS, TX 75201  
PHONE: (858) 300-8726  
CONTACT: CHRIS KINCAID

## DEVELOPER

DEVELOPER: APS-ARIZONA PUBLIC SERVICE  
ADDRESS: LAND SERVICES DEPT  
PO BOX 53933, MAIL STA: 3016  
PHOENIX, AZ 85072-3933  
PHONE: (602) 371-7295

## ENGINEER

CVL CONSULTANTS  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PHONE: (602) 264-6831  
FAX: (602) 264-6831  
CONTACT: RYAN WEED, P.E.

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°59'44" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 694 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS.

## LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY ALUMINUM CAP STAMPED LS#37174 MARKING THE SOUTHEAST CORNER OF SAID SECTION 21, FROM WHICH THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLD MARKING THE EAST QUARTER CORNER OF SAID SECTION 21 BEARS NORTH 00°59'44" WEST, A DISTANCE OF 2,615.40 FEET;

THENCE NORTH 89°38'18" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 567.02 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°38'18" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 783.73 FEET;

THENCE NORTH 00°26'46" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 55.01 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET NORTH, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTH LINE;

THENCE SOUTH 89°38'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 783.20 FEET;

THENCE SOUTH 00°59'51" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 55.02 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 43,090 SQUARE FEET OR 0.989 ACRES, MORE OR LESS

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME

PERSONALLY APPEARED \_\_\_\_\_, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF STREAM DEVELOPMENT XXIV, L.L.C., TEXAS LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

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

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME

PERSONALLY APPEARED \_\_\_\_\_, AND ACKNOWLEDGED HIMSELF/HERSELF TO BE AN AUTHORIZED AGENT OF STREAM PHX I INVESTORS, L.P., A TEXAS LIMITED PARTNERSHIP, AND ACKNOWLEDGED THAT HE/SHE, AS THE AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL

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

## DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

KNOW ALL MEN BY THESE PRESENTS:

THAT SDC PHX I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SOM GOODYEAR MEMBER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND STREAM PHX I INVESTORS, L.P., A TEXAS LIMITED PARTNERSHIP INCLUDING THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNERS, HAVE DEDICATED UNDER THE NAME OF "WEST BROADWAY ROAD" A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS LEGALLY DESCRIBED HEREIN AND DEPICTED HEREON AND HEREBY PUBLISHES THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION AND HEREBY DECLARE THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF STREETS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH STREET SHALL BE KNOWN BY THE NAME THAT IS GIVEN ON SAID MAP OF DEDICATION.

SDC PHX 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOM GOODYEAR MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND STREAM PHX I INVESTORS, L.P., A TEXAS LIMITED PARTNERSHIP INCLUDING THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNERS, HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF GOODYEAR, IN FEE, THE RIGHT-OF-WAY AS SHOWN AS BEING DEDICATED ON SAID MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

SDC PHX I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SOM GOODYEAR MEMBER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND STREAM PHX I INVESTORS, L.P., A TEXAS LIMITED PARTNERSHIP INCLUDING THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNERS, HEREBY DEDICATE TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES AN EXCLUSIVE PUBLIC UTILITY EASEMENT ("P.U.E.") SHOWN ON THIS MAP OF DEDICATION. SUCH PUBLIC UTILITY EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PUBLIC UTILITIES, IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREA AS SHOWN ON THIS MAP.

IN WITNESS WHEREOF, SDC PHX I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, SOM GOODYEAR MEMBER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND STREAM PHX I INVESTORS, L.P., A TEXAS LIMITED PARTNERSHIP INCLUDING THEIR SUCCESSORS AND ASSIGNS, AS OWNERS, HAVE HEREUNTO CAUSED THEIR NAME TO BE SIGNED BY THE UNDERSIGNED DULY AUTHORIZED REPRESENTATIVES

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SDC PHX I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: STREAM DEVELOPMENT XXIV, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BY: SOM GOODYEAR MEMBER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY: PRINCIPAL LIFE INSURANCE COMPANY, AN IOWA CORPORATION, FOR ITS GROUP ANNUITY CONTRACT NO. GA 4-43579, ITS MANAGING MEMBER

BY: PRINCIPAL REAL ESTATE INVESTORS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS AUTHORIZED SIGNATORY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BY: STREAM PHX I INVESTORS, L.P., A TEXAS LIMITED PARTNERSHIP, ITS MEMBER

BY: STREAM PHX I INVESTORS GP, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF IOWA )  
COUNTY OF POLK )

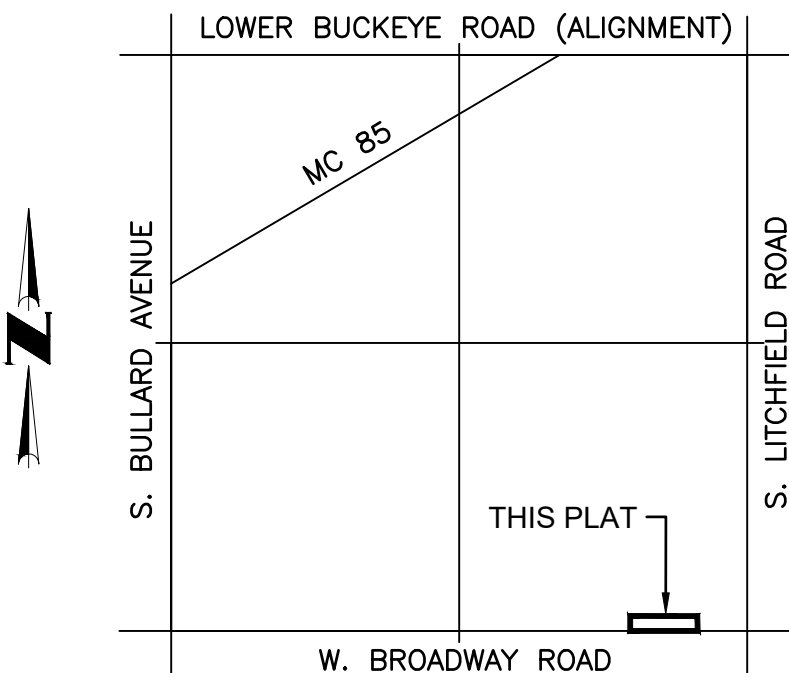
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY \_\_\_\_\_,

AS \_\_\_\_\_, AND \_\_\_\_\_,

AS \_\_\_\_\_, OF PRINCIPAL REAL ESTATE INVESTORS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED SIGNATORY OF PRINCIPAL LIFE INSURANCE COMPANY, AN IOWA CORPORATION, MANAGING MEMBER OF SOM GOODYEAR MEMBER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, A MEMBER OF SDC PHX I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

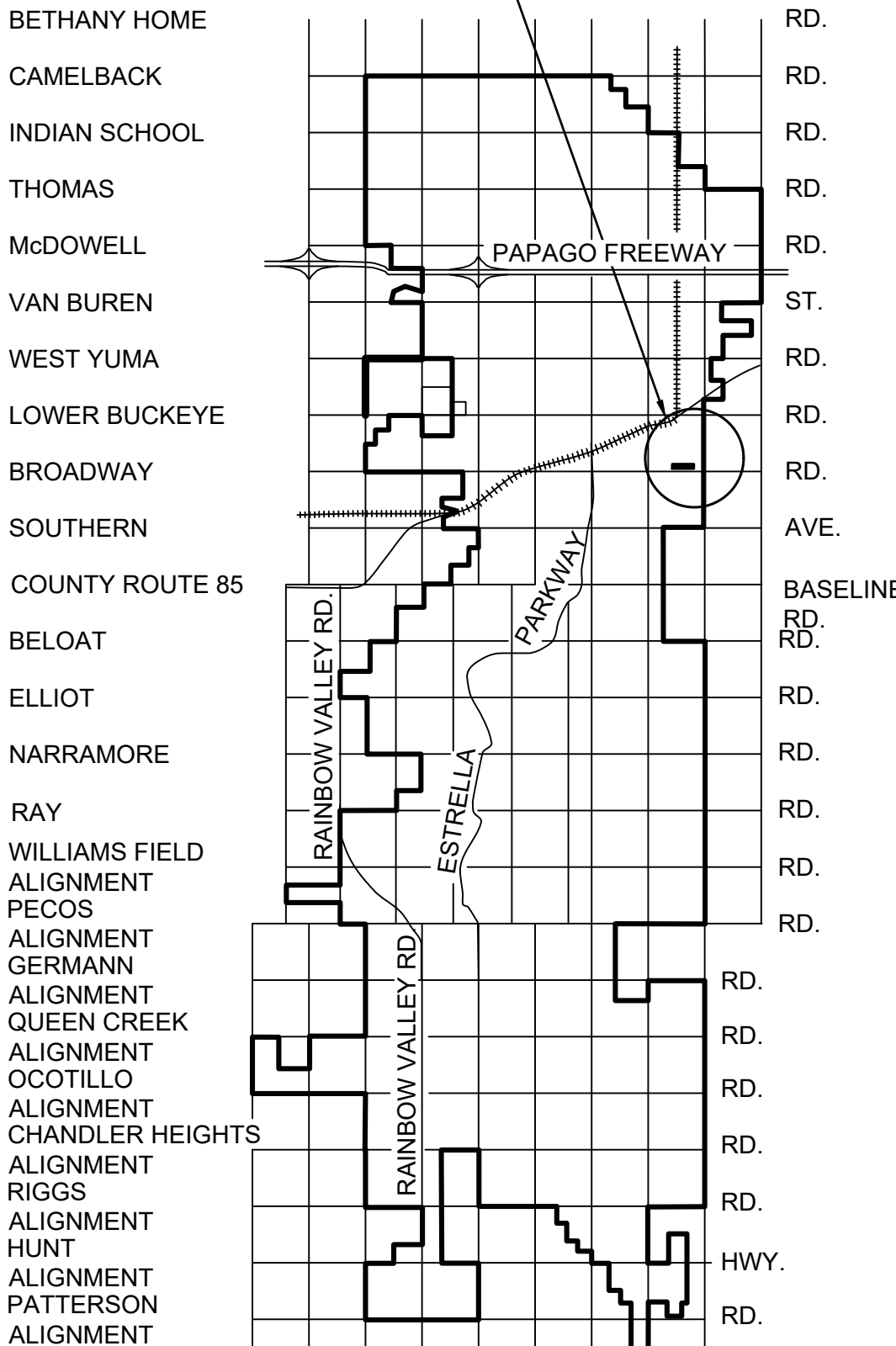
NOTARY PUBLIC

## COUNTY RECORDER



VICINITY MAP  
(NOT-TO-SCALE)

## THIS PROJECT



VICINITY MAP  
(NOT-TO-SCALE)

## APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CLERK

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_ CITY ENGINEER

## NOTES

1. 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.

A. 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.

B. 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.

C. 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

D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

E. 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

2. 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.

A. 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.

B. 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.

C. 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.

D. 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.

E. 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.

F. 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.

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

4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV OR LARGER.

5. ALL CORNERS OF THIS MAP OF DEDICATION SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

## SURVEYOR'S STATEMENT

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF TWO (2) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION IN APRIL 2019, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT IT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: \_\_\_\_\_  
RICHARD G. ALCOCER  
REGISTRATION NUMBER 33851  
4550 N. 12TH STREET  
PHOENIX, ARIZONA 85014  
(602)-264-6831  
CVLSURVEY@CVLICI.COM



DATE	REVISION	NO.

Coe & Van Loo Consultants, Inc.

MAP OF DEDICATION

WEST BROADWAY ROAD

CITY OF GOODYEAR, ARIZONA



1 SHEET OF 2

CVL Contact: RYAN WEED, P.E.

CVL Project #: 1-01-0335401

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P.U.E.	PUBLIC UTILITY EASEMENT	BK.	BOOK
AC.	ACRES	PG.	PAGE
R/W	RIGHT-OF-WAY	ESMT.	EASEMENT
EX.	EXISTING	MISC.	MISCELLANEOUS
M.C.R.	MARICOPA COUNTY RECORDER	DOC. NO.	DOCUMENT NUMBER
R.M.	ROAD MAPS	M.A.G.	MARICOPA ASSOCIATION OF GOVERNMENTS
DKT.	DOCKET	STD. DTL.	STANDARD DETAIL

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°26'46"W	55.01'
L2	S00°59'51"E	55.02'

**COUNTY RECORDER**



**Coe & Van Loo Consultants, Inc.**

## MAP OF DEDICATION

WEST BROADWAY ROAD

CITY OF GOODYEAR, ARIZONA



2 SHEET OF 2

CVL Contact: RYAN WFEED P F

CVL Project #: 1-01-0335401

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