

REPLAT
OF
"LOT 1, AIRPORT GATEWAY AT GOODYEAR"
AS RECORDED IN BOOK 1011 OF MAPS ON PAGE 44, MCR AND BEING A PORTION OF
THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNERS STATEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOW ALL MEN BY THESE PRESENTS:

THAT, CHEYENNE VALLEY, LLC, A NEVADA LIMITED LIABILITY COMPANY, AND OXNARD COMMERCEPLEX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS OF LOT 1 HAS CREATED A REPLAT UNDER THE NAME OF REPLAT OF "LOT 1, AIRPORT GATEWAY AT GOODYEAR". THAT CERTAIN PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 4, 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 "LOT 1, AIRPORT GATEWAY AT GOODYEAR", AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT CONSTITUTING THE SAME.

IN WITNESS THEREOF, CHEYENNE VALLEY, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED IT'S NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

DATED THIS _____ DAY OF _____ 20_____.

BY: EJM TRI-STATE PROPERTIES II LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY: EJM DEVELOPMENT CO., A CALIFORNIA LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGER

BY: EJM OPERATING CO., A DELAWARE LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING GENERAL PARTNER

BY: _____
JOYCE MONKARSH, AUTHORIZED REPRESENTATIVE

BY: _____
HARLEE M. GASMER, AUTHORIZED REPRESENTATIVE

IN WITNESS THEREOF, OXNARD COMMERCEPLEX, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED IT'S NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

DATED THIS _____ DAY OF _____ 20_____.

BY: EJM TRI-STATE PROPERTIES II LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MEMBER

BY: EJM DEVELOPMENT CO., A CALIFORNIA LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGER

BY: EJM OPERATING CO., A DELAWARE LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING GENERAL PARTNER

BY: _____
JOYCE MONKARSH, AUTHORIZED REPRESENTATIVE

BY: _____
HARLEE M. GASMER, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

ON _____, 20_____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED JOYCE MONKARSH AND HARLEE M. GASMER WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE/HE/THEY EXECUTED THE SAME IN HER/HIS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HER/HIS/THEIR SIGNATURES ON THIS INSTRUMENT THE PERSON(S), OR ENTITIES UPON WHICH THE PERSON(S), EXECUTED THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

IWITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ EXPIRES _____

ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

ON _____, 20_____, BEFORE ME, _____, NOTARY PUBLIC, PERSONALLY APPEARED JOYCE MONKARSH AND HARLEE M. GASMER WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE/HE/THEY EXECUTED THE SAME IN HER/HIS/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HER/HIS/THEIR SIGNATURES ON THIS INSTRUMENT THE PERSON(S), OR ENTITIES UPON WHICH THE PERSON(S), EXECUTED THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

IWITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ EXPIRES _____

APPROVALS

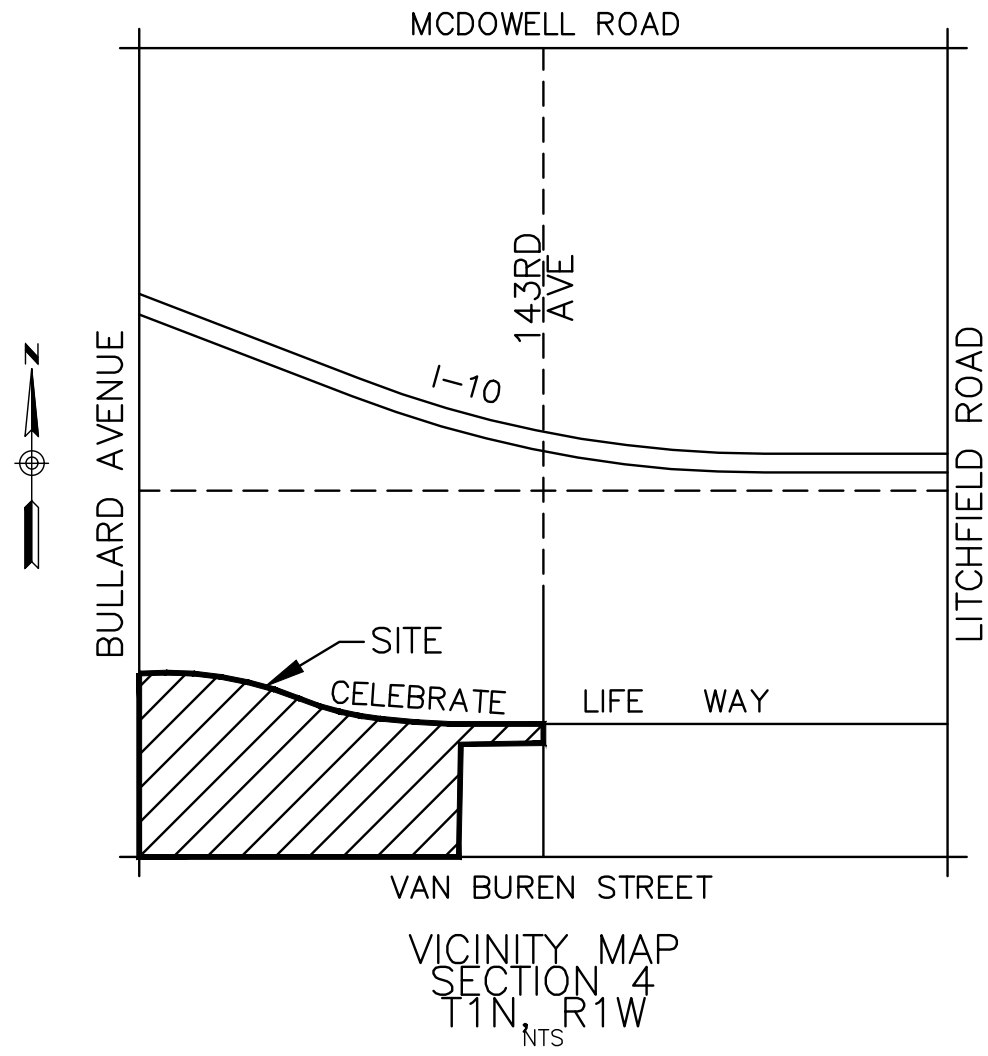
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 20_____.

BY: _____
GEORGIA LORD, MAYOR _____ DATE _____

BY: _____
DARCIE MCCrackEN, CITY CLERK _____ DATE _____

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

BY: _____
SUMEET MOHAN, CITY ENGINEER _____ DATE _____



NOTES

UPON ACCEPTANCE AND RECORDATION OF THIS "REPLAT OF LOT 1", APN 500-10-718A (DOCUMENT NO 2019-0376539, MCR) IS NO LONGER A PART OF LOT 1 AS SHOWN ON THE ORIGINAL FINAL PLAT "AIRPORT GATEWAY AT GOODYEAR" BOOK 1011 PAGE 44, RECORDER OF MARICOPA COUNTY.

REFER TO COUNCIL RESOLUTION NUMBER 2018-1923 AND

RECORDED DOCUMENT NO 2019-0376539, MCR.

OWNER

CHEYENNE VALLEY, LLC, A NEVADA LIMITED LIABILITY COMPANY
9061 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90069-5520
FRED STILES
480-948-7880
fres@ejmdevelopment.com

SURVEYOR

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

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, T1N, R1W, BEING THE MONUMENT LINE OF VAN BUREN STREET, HAVING A BEARING OF N89°16'24"W IS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCE DOCUMENTS

FINAL PLAT NO BOOK 1011 OF MAPS, PAGE 44
INSTRUMENT NO DOC 1992-0011166
RECORD OF SURVEY BOOK 954 OF MAPS, PAGE 17
INSTRUMENT NO DOC 2019-0236965

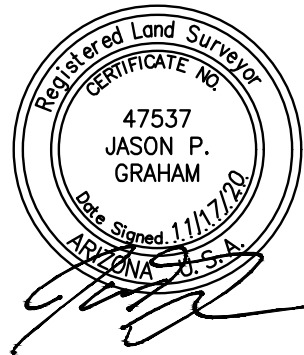
LOT AREA

CURRENT AREA 1,941,025 SQUARE FEET OR 44.560 ACRES
AREA RELEASED 39,032 SQUARE FEET OR 0.896 ACRES
RESULTANT LOT 1 AREA 1,901,993 SQUARE FEET OR 43.664 ACRES

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND REPLAT OF THE PREMISES DESCRIBED AND SHOWN HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2019, AND THAT THE REPLAT IS CORRECT AND ACCURATE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE REPLAT TO BE RETRACED, AND THAT THIS REPLAT 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

REPLAT
"LOT 1, AIRPORT GATEWAY AT GOODYEAR"
CITY OF GOODYEAR
SOUTHWEST 1/4 SECTION 4, T1N, R1W GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1018006	DATE: JAN 2020	SCALE: AS SHOWN
SURVEYED: AUG 2018	DRAWN: CSD	REVIEWED: JRG
FIELD WORK: RJK		REVIEWED: BAR
REVISIONS:		

SHEET

1

OF 3

CURRENT LEGAL DESCRIPTION

BEING ALL OF LOT ONE, AIRPORT GATEWAY AT GOODYEAR AS RECORDED IN BOOK 1011 OF MAPS ON PAGE 44, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

NEW LEGAL DESCRIPTIONS

LOT 1
ALL OF LOT 1, AIRPORT GATEWAY AT GOODYEAR, AS RECORDED IN BOOK 1011, PAGE 44, RECORDS OF MARICOPA COUNTY (MCR) EXCEPTING THEREFROM THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NO. 2019-0376539, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

PORTION OF LOT 1 BEING RELEASED
A PORTION OF LOT 1, AIRPORT GATEWAY AT GOODYEAR, RECORDED IN BOOK 1011, PAGE 44, RECORDS OF MARICOPA COUNTY (MCR) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 4 BEARS NORTH 89 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 2,626.78 FEET;

THENCE UPON AND WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 89 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 25.00 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 40 MINUTES 09 SECONDS EAST, A DISTANCE OF 47.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WEST VAN BUREN STREET AND THE SOUTHEAST CORNER OF THE AFORESAID LOT 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE UPON AND WITH SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 36.00 FEET TO THE WESTERLY LINE OF THE EASTERLY STRIP OF THE AFORESAID LOT 1;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, UPON AND WITH THE AFORESAID WESTERLY LINE, NORTH 00 DEGREES 40 MINUTES 09 SECONDS EAST, A DISTANCE OF 814.67 FEET TO THE NORTHEAST CORNER OF THE CERTAIN PARCEL DESCRIBED IN INSTRUMENT NO. 1992-0011166, MCR;

THENCE DEPARTING SAID WESTERLY LINE AND PARCEL CORNER, SOUTH 89 DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 61.00 FEET TO THE EAST LINE OF THE AFORESAID LOT 1 AND BEING THE WEST RIGHT OF WAY LINE OF 143RD AVENUE;

THENCE UPON AND WITH SAID EAST LINE AND THE WEST RIGHT OF WAY LINE, SOUTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 111.66 FEET;

THENCE SOUTH 04 DEGREES 11 MINUTES 55 SECONDS WEST, A DISTANCE OF 243.69 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 205.70 FEET;

THENCE SOUTH 05 DEGREES 25 MINUTES 52 SECONDS WEST, A DISTANCE OF 120.44 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, A DISTANCE OF 134.04 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 39,032 SQUARE FEET OR 0.896 ACRES OF LAND, MORE OR LESS.

LEGEND

	FOUND MONUMENT AS NOTED
	FOUND 1/2" REBAR W/RLS 47537 CAP
	SET 1/2" REBAR W/RLS 47537 CAP
	SECTION LINE
	MID-SECTION LINE
	CENTERLINE
	RIGHT OF WAY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EASEMENT LINE
	RIGHT OF WAY
	MARICOPA COUNTY RECORDS
	INSTRUMENT NO
	DOCKET
	BOOK
	PAGE
	EASEMENT
	PUBLIC UTILITY EASEMENT

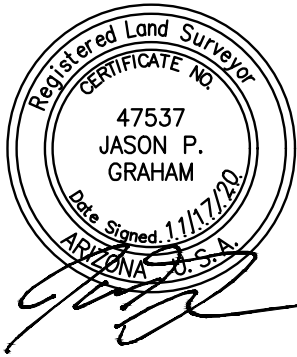
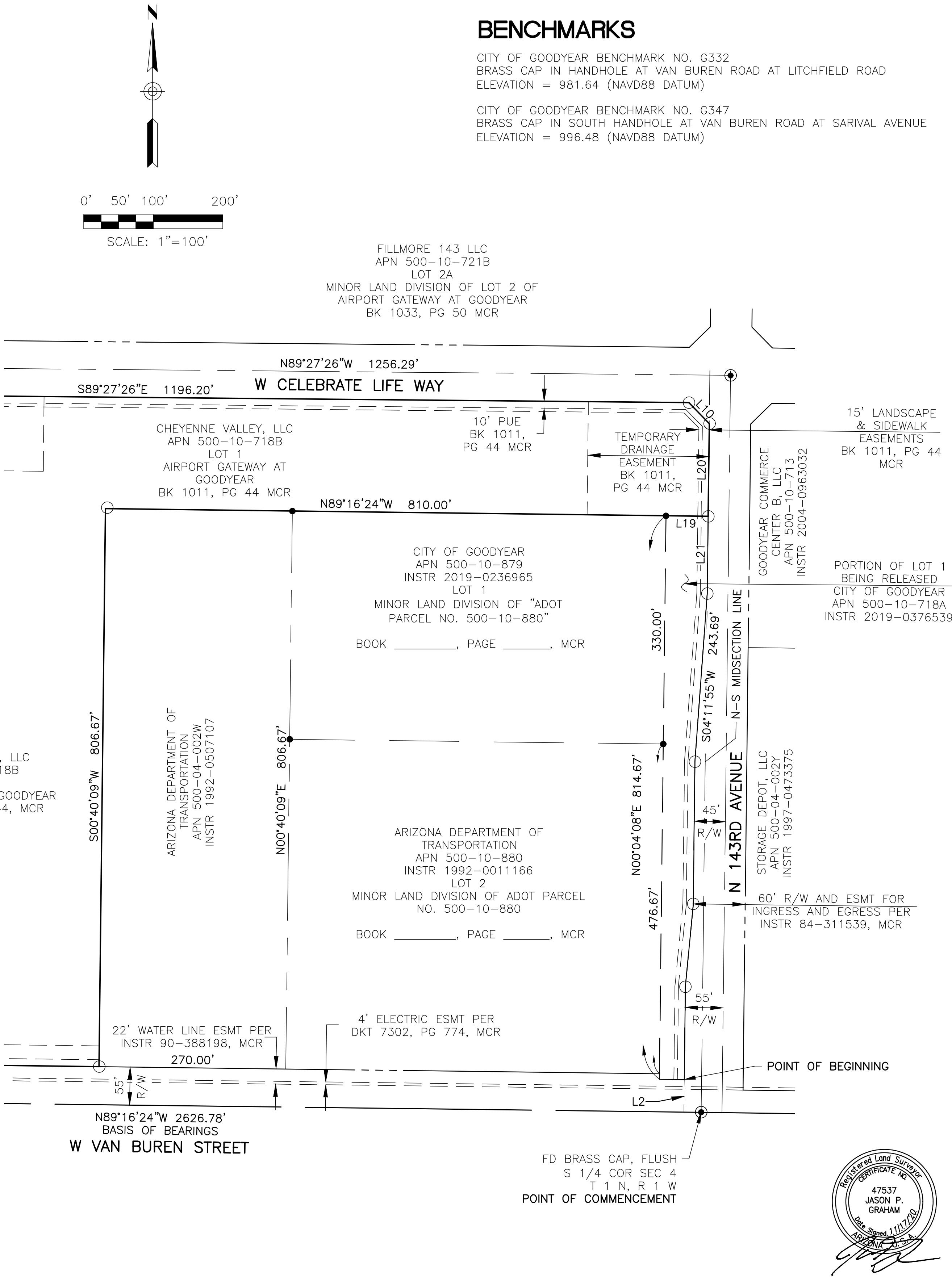
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°16'24"W	25.00'
L2	N00°40'09"E	47.00'
L3	N45°42'23"E	42.46'
L4	S89°20'34"E	82.40'
L5	S41°24'48"E	35.77'
L6	S02°54'23"W	35.25'
L7	S87°05'37"E	60.00'
L8	N02°54'23"E	35.25'
L9	N47°13'34"E	35.77'
L10	S44°23'39"E	42.38'
L11	S05°25'57"W	120.42'
L12	S00°40'09"W	134.06'
L13	N89°16'24"W	36.00'
L14	N00°43'36"E	10.00'
L15	N44°15'32"W	49.49'
L16	N06°05'37"E	150.48'
L17	N00°45'19"E	134.87'
L18	S00°40'09"W	205.70'
L19	S89°16'24"E	61.00'
L20	S00°40'09"W	134.06'
L21	S00°40'09"W	111.66'

CURVE DATA TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	511.21'	1710.00'	17°07'44"
C2	409.86'	1790.00'	13°07'09"
C3	18.85'	1790.00'	0°36'12"

MAINTENANCE NOTES

THE CHEYENNE VALLEY, LLC SHALL BE RESPONSIBLE FOR MAINTENANCE FOR LOT 1.

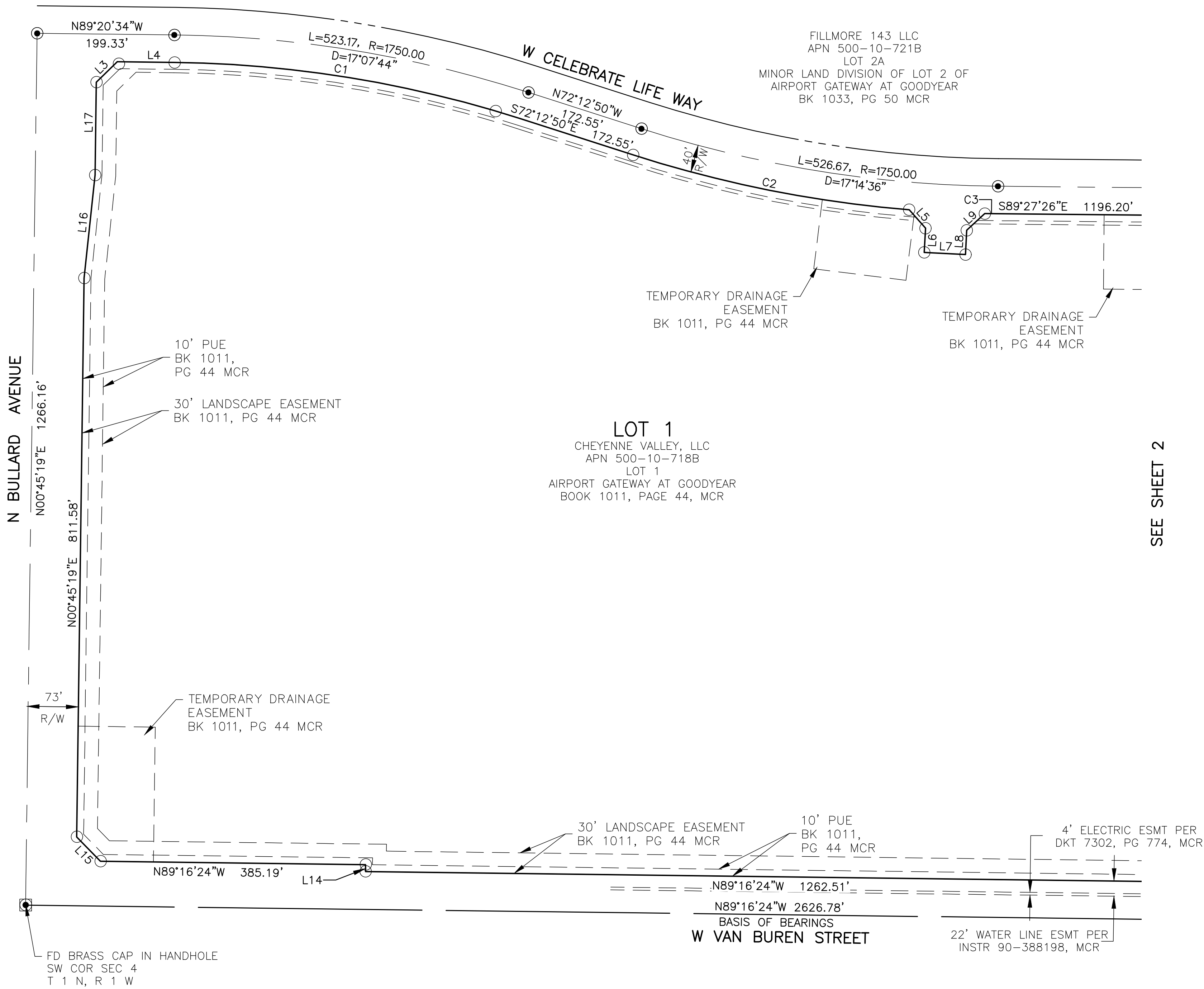
NO HOA OR POA WILL BE CREATED FOR THIS REPLAT.



FILE C:\Users\jgentry\OneDrive\Documents\Projects\44800\18000-800\LOT 1 - AIRPORT GATEWAY.dwg DATE: Nov 17, 2020 TIME: 07:38 am

LEGEND

	FOUND MONUMENT AS NOTED
	FOUND 1/2" REBAR W/RLS 47537 CAP
	SET 1/2" REBAR W/RLS 47537 CAP
	SECTION LINE
	MID-SECTION LINE
	CENTERLINE
	RIGHT OF WAY LINE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EASEMENT LINE
	RIGHT OF WAY
	MARICOPA COUNTY RECORDS
	INSTRUMENT NO
	DOCKET
	BOOK
	PAGE
	EASEMENT
	PUBLIC UTILITY EASEMENT



SEE SHEET 2

REPLAT

LOT 1, AIRPORT GATEWAY AT GOODYEAR"

CITY OF GOODYEAR
SOUTHWEST 1/4 SECTION 4, T1N, R1W GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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

Dibble
Engineering

PROJECT NO: 1018006	DATE: JAN 2020	SCALE: AS SHOWN
SURVEYED: AUG 2018	DRAWN: CSD	REVIEWED: JPG
FIELD WORK: RJK		REVIEWED: BAR
REVISIONS:		

SHEET

3

OF 3