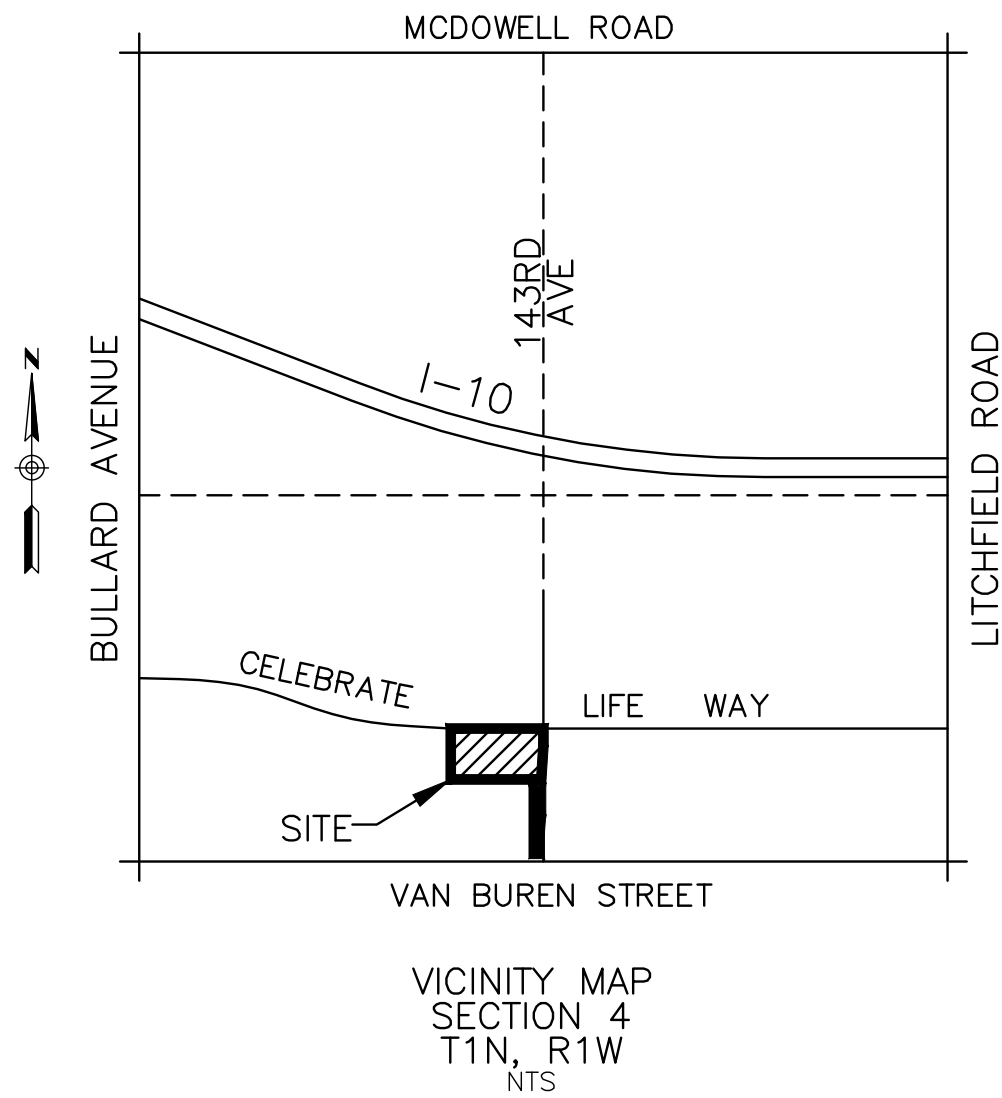


"MINOR LAND DIVISION
OF
GOODYEAR FIRE STATION 181"

"LOT 1, AIRPORT GATEWAY AT GOODYEAR" OF THE REPLAT OF BOOK, _____, PAGE _____, MCR AND
LOT 1 OF "ADOT PARCEL NO. 500-10-880" OF THE MINOR LAND DIVISION MAP OF BOOK, _____, PAGE _____, 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

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "MINOR LAND DIVISION OF GOODYEAR FIRE STATION 181," A MINOR LAND DIVISION, THAT CERTAIN PARCEL OF LAND LOCATED WITHIN THE 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 PLATTED HEREIN AND HEREBY PUBLISHES THIS MINOR LAND DIVISION AS AND FOR SAID MINOR LAND DIVISION FOR "MINOR LAND DIVISION OF GOODYEAR FIRE STATION 181" AND HEREBY DECLARES THAT SAID MINOR LAND DIVISION SETS FORTH THE LOCATION AND GIVES DIMENSION OF THE LOT, EASEMENTS AND RIGHT OF WAY CONSTITUTING SAME AND THAT EACH LOT, EASEMENT AND RIGHT OF WAY SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID MINOR LAND DIVISION.

CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS SUCCESSORS AND ASSIGNS, AS OWNER, HEREBY DECLARES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN THE LOT AS SHOWN ON SAID MINOR LAND DIVISION 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 IN, OVER, ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. 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 THE UNDERLYING FEE PROPERTY INTEREST.

CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS SUCCESSORS AND ASSIGNS, AS OWNER, HEREBY DECLARES AS PUBLIC RIGHT-OF-WAY ("ROW") AS SHOWN ON SAID MINOR LAND DIVISION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. IT IS THE EXPRESS INTENT OF THE CITY OF GOODYEAR THAT THIS PUBLIC RIGHT-OF-WAY NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY OF GOODYEAR'S OWNERSHIP OF THE UNDERLYING FEE PROPERTY INTEREST.

CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS SUCCESSORS AND ASSIGNS, AS OWNER, HEREBY DECLARES LANDSCAPE & SIDEWALK EASEMENTS IN THE LOT AS SHOWN ON SAID MINOR LAND DIVISION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. SUCH LANDSCAPE & SIDEWALK EASEMENTS ARE FOR THE PURPOSES OF PLANTING AND MAINTENANCE OF LANDSCAPING, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO ON, OVER, UNDER AND ABOVE THE LANDSCAPE & PUBLIC SIDEWALK EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; INSTALLING, OPERATING, MAINTAINING, REPAIRING, AND/OR REPLACING PUBLIC SIDEWALKS ON, OVER AND ABOVE THE LANDSCAPE & PUBLIC SIDEWALK EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN LANDSCAPE & PUBLIC SIDEWALK EASEMENT AREAS. 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 THE UNDERLYING FEE PROPERTY INTEREST.

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 20_____, _____ PERSONALLY

APPEARED BEFORE ME, WHO ACKNOWLEDGED HIM/HERSELF TO BE ITS _____,
BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED
HEREIN BY SIGNING ON BEHALF OF OWNER, IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC EXPIRES

LEGAL DESCRIPTION

"LOT 1, AIRPORT GATEWAY AT GOODYEAR" AS SHOWN ON THE

REPLAT RECORDED IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS TOGETHER WITH LOT 1 OF "ADOT PARCEL NO. 500-10-800" AS SHOWN ON THE MINOR LAND DIVISION MAP RECORDED:

IN BOOK _____, PAGE _____, MARICOPA COUNTY RECORDS, LYING IN A PART OF THE SOUTHWEST QUARTER OF SECTION 4 TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVALS

THIS MINOR LAND DIVISION HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICY MANUAL AND ALL CITY ENGINEERING REQUIREMENTS.

BY: _____ DATE _____
SUMEET MOHAN, CITY ENGINEER

THIS MINOR LAND DIVISION HAS BEEN REVIEWED AND FOUND TO MEET ALL CITY REQUIREMENTS, CONFORMS TO GOOD PLANNING POLICIES, AND ALL NEW LOTS CREATED ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE DIVIDED.

BY: _____ DATE _____
CHRISTOPHER BAKER, DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

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

THIS _____ DAY OF _____, 20_____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

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

THIS _____ DAY OF _____, 20_____

BY: _____
SUMEET MOHAN, CITY ENGINEER

BENCHMARKS

CITY OF GOODYEAR BENCHMARK NO. G332
BRASS CAP IN HANDHOLE AT VAN BUREN ROAD AT LITCHFIELD ROAD
ELEVATION = 981.64 (NAVD88 DATUM)

CITY OF GOODYEAR BENCHMARK NO. G347
BRASS CAP IN SOUTH HANDHOLE AT VAN BUREN ROAD AT SARIVAL AVENUE
ELEVATION = 996.48 (NAVD88 DATUM)

OWNER

CITY OF GOODYEAR
190 N LITCHFIELD RD
GOODYEAR, AZ 85338
623-932-3910

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

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 PER THE REPLAT OF "LOT 1, AIRPORT GATEWAY AT GOODYEAR", MCR.

REFERENCE DOCUMENTS

FINAL PLAT BOOK 1011 OF MAPS, PAGE 44
INSTRUMENT NO DOC 2019-036539
RECORD OF SURVEY BOOK 954 OF MAPS, PAGE 17
INSTRUMENT NO DOC 2019-0236965
MINOR LAND DIVISION MAP OF ADOT PARCEL NO. 500-10-880, BOOK _____ OF MAPS, PAGE _____.
REPLAT OF "LOT 1, AIRPORT GATEWAY AT GOODYEAR", BOOK _____ OF MAPS, PAGE _____.

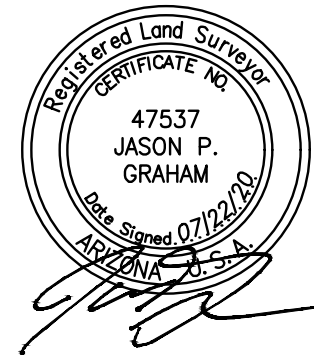
LOT AREA

LOT 1 217,232 SQUARE FEET OR 4.987 ACRES

SURVEYORS CERTIFICATE

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

JASON P. GRAHAM, RLS 47537



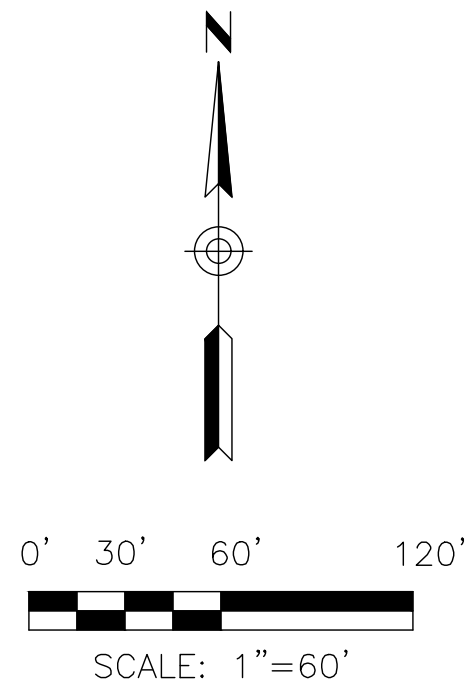
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Dibble
Engineering

"MINOR LAND DIVISION OF
GOODYEAR FIRE STATION 181"
CITY OF GOODYEAR
SOUTHWEST 1/4 SECTION 4, T1N, R1W GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1018006	DATE: DEC 2019	SCALE: AS SHOWN
SURVEYED: SEPT 2018	DRAWN: BAR	REVIEWED: JPG
FIELD WORK: RJK		REVIEWED: BAR
REVISIONS:		

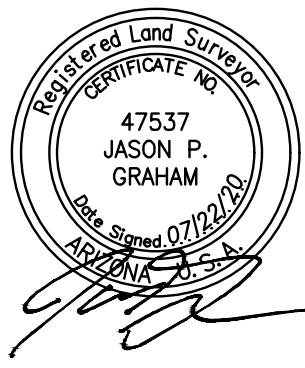
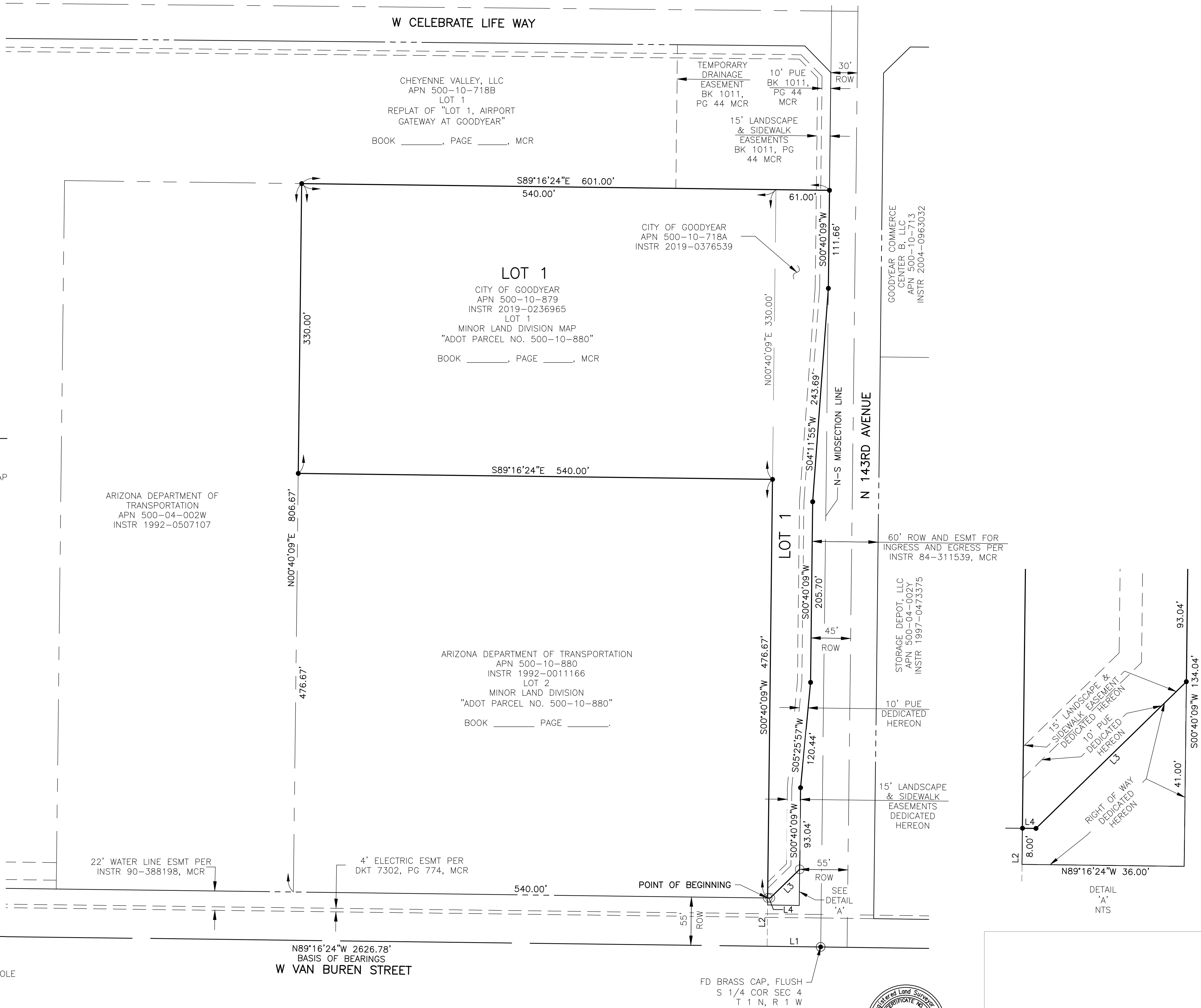
SHEET
1
OF 2



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°16'24"W	61.00'
L2	N00°40'09"E	55.00'
L3	S45°41'48"W	46.64'
L4	N89°16'24"W	3.00'

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
	EXISTING 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



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"MINOR LAND DIVISION OF
GOODYEAR FIRE STATION 181"
CITY OF GOODYEAR
SOUTHWEST 1/4 SECTION 4, T1N, R1W GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

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SHEET
2
OF 2