

STATE OF ARIZONA

COUNTY OF MARICOPA)
KNOW ALL MEN BY THESE PRESENTS:
THAT JB HOLDINGS, INC., AN ARIZONA CORPORATION, ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER OF
LOT 3A, AND SYV ESTRELLA PARKWAY LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS HEIRS,
SUCCESSORS, AND ASSIGNS, AS OWNER OF LOT 3B, HAS SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF
LOT 3, HUDSON COMMONS," LOT 3 OF THE "MINOR LAND DIVISION OF HUDSON COMMONS" ACCORDING TO
BOOK 1420 OF MAPS, PAGE 25 RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED WITHIN A PORTION OF
THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GLA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID
RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS CONSTITUTING THE SAME,
AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON
SAID RE-PLAT.

IN WITNESS WHEREOF,
JB HOLDINGS, INC., AN ARIZONA CORPORATION, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE
AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED AGENT LISTED BELOW.

BY: _____ DATE: _____
ITS: PRESIDENT

IN WITNESS WHEREOF:
SYV ESTRELLA PARKWAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREBY CAUSED
 ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE AUTHORIZED AGENT
 AS LISTED BELOW.

STATE OF ARIZONA

COUNTY OF MARICOPA)
ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED
OFFICER PERSONALLY APPEARED **JOHN BEERLING** WHO ACKNOWLEDGED HIMSELF TO BE THE **PRESIDENT**
OF **JB HOLDINGS, INC., AN ARIZONA CORPORATION**, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BE
AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.
IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

STATE OF ARIZONA

COUNTY OF MARICOPA)
ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED

OFFICER PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE

THE _____ OF SYV ESTRELLA PARKWAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BE AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.
IN WITNESS WHEREOF, I HERUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LOT 3, MINOR LAND DIVISION OF HUDSON COMMONS ACCORDING TO THE BOOK 1420 OF MAPS, PAGE 25
RECORDS OF MARICOPA COUNTY BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

THAT PARCEL OF LAND BEING A PORTION OF LOT 3 OF THE MINOR LAND DIVISION OF HUDSON COMMONS, AS RECORDED IN BOOK 1420, PAGE 25, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE ALONG THE PROPERTY LINE OF SAID LOT 3 THE FOLLOWING 4 COURSES:
 THENCE SOUTH 76°03'54" EAST, 72.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
 NORTHERLY, HAVING A RADIUS OF 500.00 FEET;
 THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°45'19", AN ARC LENGTH
 OF 120.04 FEET TO A TANGENT LINE;
 THENCE SOUTH 89°49'13" EAST, 81.07 FEET;
 THENCE SOUTH 00°10'47" WEST, 150.31 FEET;
 THENCE DEPARTING SAID PROPERTY LINE, NORTH 90°00'00" WEST, 285.00 FEET TO THE WEST PROPERTY
 LINE OF SAID LOT 3;
THENCE ALONG SAID WEST PROPERTY LINE THE FOLLOWING 2 COURSES:
 THENCE NORTH 00°10'47" EAST, 63.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY,
 HAVING A RADIUS OF 500.00 FEET;
 THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°45'19", AN ARC LENGTH
 OF 120.04 FEET TO THE **POINT OF BEGINNING.**

THAT PARCEL OF LAND BEING A PORTION OF LOT 3 OF THE MINOR LAND DIVISION OF HUDSON COMMONS, AS RECORDED IN BOOK 1420, PAGE 25, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, FROM WHICH THE POINT OF CURVATURE ALONG THE WEST LINE OF SAID LOT 3, BEARS NORTH 00°14'47" EAST, 224.26 FEET;
THENCE NORTH 00°14'47" EAST, 160.29 FEET ALONG SAID WEST LINE;
THENCE LEAVING SAID WEST LINE, NORTH 90°00'00" EAST, 285.00 FEET TO THE EAST LINE OF SAID LOT 3;
THENCE ALONG THE PROPERTY LINE OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES;
THENCE SOUTH 00°14'47" WEST, 128.19 FEET;
THENCE SOUTH 45°14'47" WEST, 46.67 FEET;
THENCE NORTH 89°49'13" WEST, 252.00 FEET TO THE POINT OF BEGINNING.

This survey map depicts four lots: LOT 1, LOT 2, LOT 3A, and LOT 3B. LOT 1 and LOT 2 are minor land divisions of Hudson Commons, while LOT 3A and LOT 3B are public utility easements. The map shows various easements including APS, water, access, sidewalk, and county roadway easements. It also identifies street names: W HUDSON STREET, N ESTRELLA PARKWAY, and N90°00'00"W 285.00'. A north arrow and a scale bar (1" = 50 FEET) are provided. The map includes bearings and distances for all boundaries and easements, as well as references to specific documents and found markers.

LOT 1
MINOR LAND DIVISION OF HUDSON COMMONS
PER BOOK 1420, PAGE 25, MCR

LOT 2
MINOR LAND DIVISION OF HUDSON COMMONS
PER BOOK 1420, PAGE 25, MCR

LOT 3A
PUBLIC UTILITY EASEMENT
PER BOOK 1382, PAGE 12, MCR

LOT 3B
PUBLIC UTILITY EASEMENT
PER BOOK 1382, PAGE 12, MCR

W HUDSON STREET

N ESTRELLA PARKWAY

Scale: 1" = 50 FEET

North Arrow

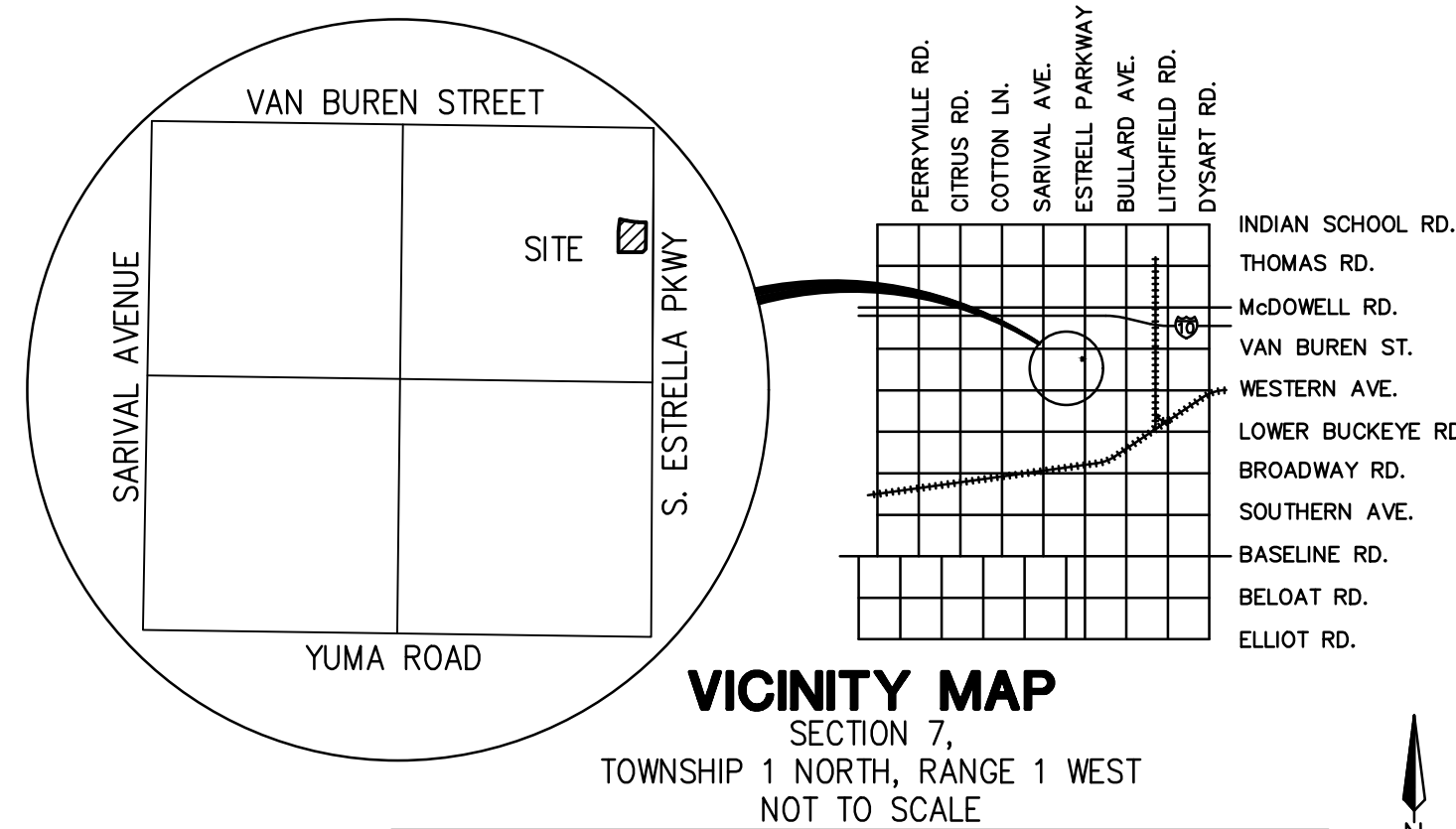
Easements and Features:

- 8' APS EASEMENT PER DOC. 2020-0491633, MCR
- 20' WATER EASEMENT PER DOC. 2021-0721116, MCR
- 30' ACCESS EASEMENT PER DOC. 2018-0626911, MCR
- 33' ROAD EASEMENT PER BOOK 3, PAGE 16, MCR
- 75' COUNTY ROADWAY PER BOOK 490, PAGE 20, MCR
- 10' PUBLIC UTILITY EASEMENT PER BOOK 1382, PAGE 12, MCR
- 5' SIDEWALK EASEMENT PER BOOK 1382, PAGE 12, MCR
- 8' SIDEWALK EASEMENT PER BOOK 1382, PAGE 12, MCR
- FOUND REBAR W/ CAP RLS 37495
- FOUND REBAR W/ CAP RLS 53151
- FOUND 3" CITY OF GOODYEAR BRASS CAP IN HAND HOLE
- FOUND PK NAIL W/TAG RLS 31020

Boundaries and Distances:

- N00°10'47"E 224.26'
- N90°00'00"W 285.00'
- S00°10'47"W 278.50'
- N89°49'13"W 252.00'
- S89°49'13"E 83.87'
- S76°03'54"E 72.79'
- R=500.00', D=13°45'19", L=120.04'
- R=500.00', D=13°45'19", L=120.04'
- S89°49'13"E 81.07'
- S45°10'47"W 46.67'
- 128.19'
- 150.31'
- 1320.17'

○	FOUND MONUMENT PK NAIL W/ TAG RLS 53151 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND CITY OF GOODYEAR BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 53151 OR AS NOTED
_____	BOUNDARY LINE
_____	SECTION LINE
— — — — —	CENTER LINE
— — — — —	RIGHT OF WAY
- - - - -	EASEMENT
_____	PARCEL LINE
R/W	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR



JB HOLDINGS, INC.
5827 E. INDIAN SCHOOL ROAD
PHOENIX, ARIZONA 85018
ATTN: JOHN BEERLING
PH: 602.339.5702

SYV ESTRELLA PARKWAY, LLC
601 W TONTO DRIVE
CHANDLER, AZ 85248
ATTN: GORDON EKSTRAND
PH: 310.351.3191

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGLOSS, RIS

BASIS OF BEARING IS S00°10'47"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON FINAL PLAT, BOOK 1382, PAGE 12, MARICOPA COUNTY RECORDS.

LOT 3A	45,046	SQ.FT.	OR	1.0341	ACRES,	MORE	OR	LESS
LOT 3B	45,266	SQ.FT.	OR	1.0392	ACRES,	MORE	OR	LESS
LOT 3	90.313	SQ.FT.	OR	2.0733	ACRES,	MORE	OR	LESS

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2135L, PANEL NUMBER 2135 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

1. ROAD MAP PER BOOK 490, PAGE 20, MCR
2. RECORD OF SURVEY PER BOOK 694, PAGE 38, MCR
3. MASTER PLAT OF HUDSON COMMONS, PER BOOK 1382, PAGE 12, MCR
4. MINOR LAND DIVISION OF HUDSON COMMONS, PER BOOK 1420, PAGE 25, MCR

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2021

BY: MAYOR GEORGIA LORD DATE

BY: _____ DATE _____
CITY CLERK DARCIE MCCracken

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2021

BY: _____ DATE _____
CITY ENGINEER SUMEET MOHAN

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAN HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:
KIRK J. PANGUS, RLS
RLS# 19344
HILGARTWILSON, LLC.
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
P: (602) 490-0535
kpanqus@hilgartwilson.com

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.