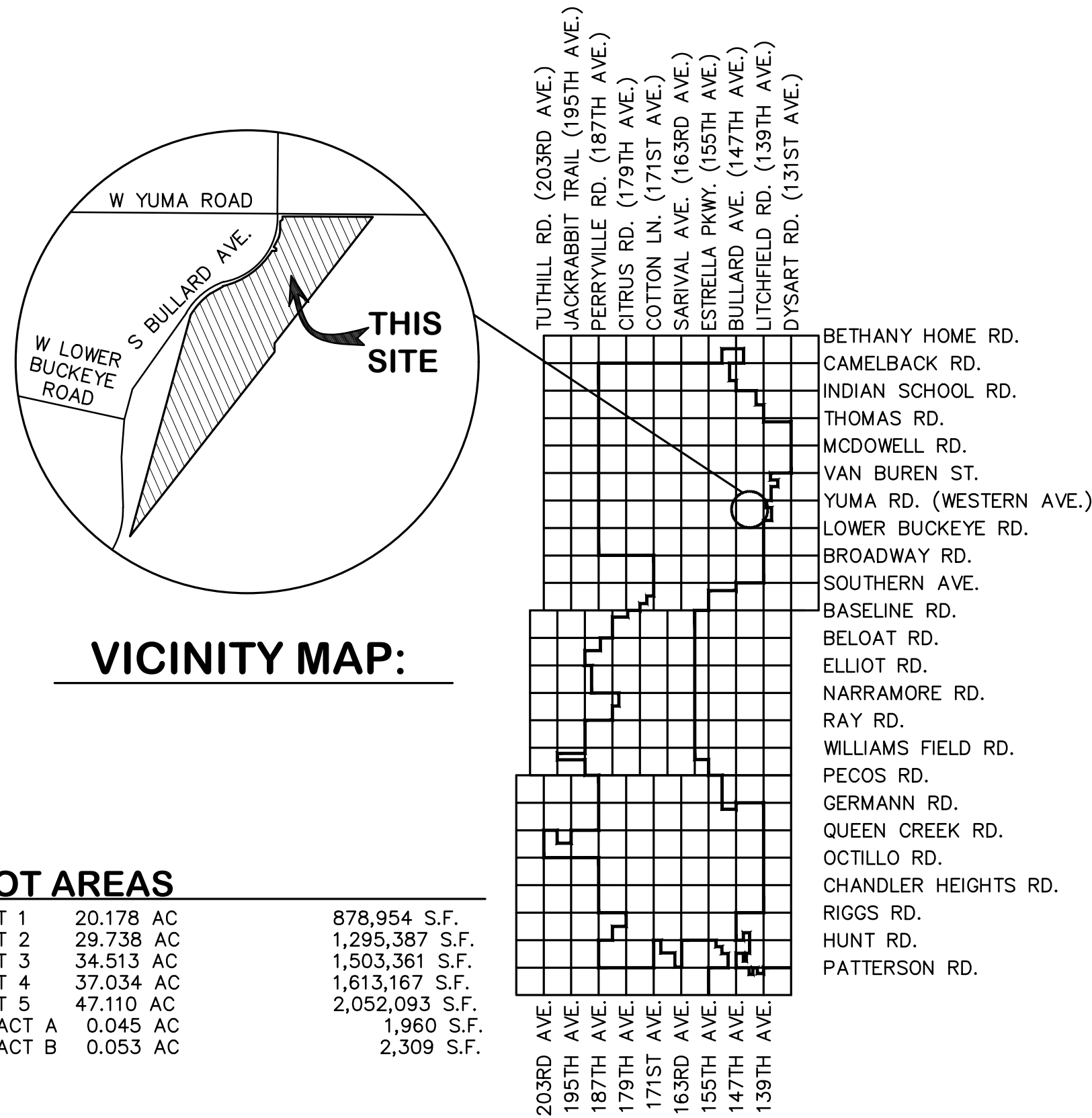


FINAL PLAT
FOR
AIRPARK LOGISTICS CENTER

THOSE PORTIONS OF LAND LOCATED IN THE EAST HALF OF SECTION 17 AND THE
NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

LOT AREAS

LOT 1	20.178 AC	878,954 S.F.
LOT 2	29.738 AC	1,295,387 S.F.
LOT 3	34.513 AC	1,503,361 S.F.
LOT 4	37.034 AC	1,613,167 S.F.
LOT 5	47.110 AC	2,052,093 S.F.
TRACT A	0.045 AC	1,960 S.F.
TRACT B	0.053 AC	2,309 S.F.

UTILITY PROVIDERS:

ELECTRIC—	APS
SEWER—	CITY OF GOODYEAR
WATER—	CITY OF GOODYEAR
CATV, FIBER—	COX COMMUNICATIONS
TEL, FIBER—	CENTURY LINK
GAS—	SOUTHWEST GAS
IRRIGATION—	ROOSEVELT IRRIGATION DISTRICT

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C2145 & 04013C2165N (EFFECTIVE REVISED DATE SEPTEMBER 18, 2020), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X & AE.

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.

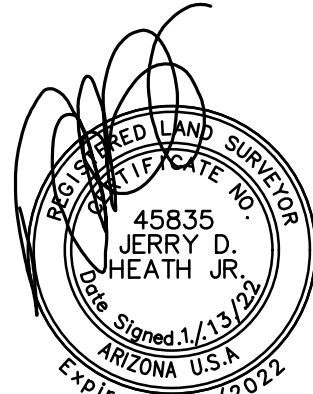
ZONE: AE ARE DEFINED AS BASE FLOOD ELEVATIONS DETERMINED.

BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°21'01" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, PER THE RECORD OF SURVEY OF LEASE PARCELS FOR LUX FBO AT PHOENIX—GOODYEAR AIRPORT AS RECORDED IN BK. 1192, PG. 18, M.C.R.

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 DECEMBER 2020, 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.



JERRY HEATH JR., RLS 45835

APPROVALS:

APPROVED BY THE CITY COUNCIL OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY _____
MAYOR (JOE PIZZILLO)

ATTEST: _____
CITY CLERK (DARCIE McCracken)

APPROVED BY THE CITY COUNCIL OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2022.

BY _____
CITY ENGINEER (SUMEET MOHAN)

OWNER:

CIP 18 CRE CITY CENTER
AIRPARK OWNER LLC
1200 NORTH 52ND STREET
PHOENIX, AZ 85008
PHONE: (480)966-4001
CONTACT: BLAKE WELLS
EMAIL: blakew@gedesignbuild.com
LOTS 1-5 INCLUSIVE & TRACT B
(OWNER)

DEVELOPER:

LGE CORPORATION
1200 NORTH 52ND STREET
PHOENIX, AZ 85008
PHONE: (480)966-4001
CONTACT: BLAKE WELLS
EMAIL: blakew@gedesignbuild.com

OWNER:

CITY OF GOODYEAR
190 N LITCHFIELD ROAD
GOODYEAR, ARIZONA 85338
TRACT A (OWNER)

ACKNOWLEDGMENT:

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

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT
(OWNER NAME)

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: _____

CONSENT, JOINER AND SUBORDINATION:

THE UNDERSIGNED, AS THE BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED AUGUST 6, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021-0852203 ENCUMBERING THE PROPERTY SUBJECT TO THIS FINAL PLAT, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND DOES HEREBY RELEASE FROM THE DEED OF TRUST AND THE LOAN SECURED THEREBY THAT PORTION OF THE PROPERTY CONVEYED TO THE CITY OF GOODYEAR IN FEE AS SHOWN ON THIS FINAL PLAT. THE UNDERSIGNED, ON BEHALF OF ITSELF AND ALL FUTURE SUCCESSOR AND ASSIGNS TO THE DEED OF TRUST, HEREBY SUBORDINATES THE DEED OF TRUST AND THE LOAN SECURED THEREBY TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR AS SHOWN ON THIS FINAL PLAT AND AGREES THAT ANY ACQUISITION, TRANSFER, OR SALE OF ALL OR PART OF THE PROPERTY SUBJECT TO THE DEED OF TRUST WHETHER BY FORECLOSURE, DEED-IN-LIEU OR OTHER MEANS, SHALL BE BOUND TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR AS SHOWN ON THIS FINAL PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED TO THE CITY OF GOODYEAR 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 AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST DATED AUGUST 6, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021-0852203).

CITIZENS BANK, N.A., A NATIONAL BANKING ASSOCIATION

BY: _____

ITS: _____

ACKNOWLEDGMENT:

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

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT
(OWNER NAME)

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: _____

DEDICATION:

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:
THAT CIP 18 CRE CITY CENTER AIRPARK OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1-5, INCLUSIVE AND TRACT B AS SHOWN HEREIN AND THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER OF TRACT A AS SHOWN HEREIN, HAS SUBDIVIDED UNDER THE NAME OF "AIRPARK LOGISTICS CENTER", A PORTION OF IN THE EAST HALF OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "AIRPARK LOGISTICS CENTER" AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

CIP 18 CRE CITY CENTER AIRPARK OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS 'R/W DEDICATED HEREIN', IN FEE, SHOWN ON THIS FINAL PLAT, AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

CIP 18 CRE CITY CENTER AIRPARK OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, TRACT B SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

CIP 18 CRE CITY CENTER AIRPARK OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN LOTS DESIGNATED AS 'PUE DEDICATED HEREON AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (PUBLIC UTILITY EASEMENT AREAS)'. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, INSTALLING, OPERATING, MAINTAINING, REPLACING AND/OR REPAIRING PUBLIC UTILITY IMPROVEMENTS WITHIN, ON, OVER, ACROSS, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

CIP 18 CRE CITY CENTER AIRPARK OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1-5 INCLUSIVE HEREBY DEDICATES TO THE CITY OF GOODYEAR EASEMENTS ON, OVER AN ACROSS THOSE AREAS WITHIN IN LOT 1-5 INCLUSIVE OF THIS FINAL PLAT IDENTIFIED AS DRIVEWAY EASEMENTS AND INCLUDED IN THE ABOVE DESCRIBED PREMISES (DRIVEWAY EASEMENT AREAS). SUCH DRIVEWAY EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC SIDEWALKS 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 DRIVEWAY EASEMENT AREAS. THE DRIVEWAY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE DRIVEWAY EASEMENT AREAS.

CIP 18 CRE CITY CENTER AIRPARK OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1-5, INCLUSIVE HEREBY ESTABLISHES AND GRANTS A PERPETUAL, NON- EXCLUSIVE MUTUAL CROSS-ACCESS EASEMENTS ('CAE') WITHIN, ON, ACROSS, AND OVER THOSE AREAS WITHIN LOTS DESIGNATED AS 'CAE DEDICATED HEREON AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (CROSS-ACCESS EASEMENT AREAS)'. SUCH CROSS- ACCESS EASEMENTS ARE FOR THE PURPOSES OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE LOTS AND TRACTS ADJACENT TO THE CROSS-ACCESS EASEMENT AREAS BY: OWNERS OF SUCH LOTS AND TRACTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (COLLECTIVELY 'OWNERS'); OWNERS' AGENTS, LICENSEES, GUESTS, AND INVITEES; EMERGENCY SERVICE PROVIDERS; CITY OF GOODYEAR AND ITS EMPLOYEES, AGENTS AND REPRESENTATIVES; AND THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR. THE PERPETUAL, NON-EXCLUSIVE MUTUAL CROSS-ACCESS EASEMENTS CREATED HEREIN SHALL BENEFIT AND BURDEN EACH LOT RESPECTIVELY AND ALL SUCH EASEMENTS, COVENANTS, RIGHTS BENEFITS, OBLIGATIONS AND LIABILITIES CREATED HEREIN SHALL BE DEEMED COVENANTS AND EASEMENTS RUNNING WITH AND BINDING UPON THE LAND AS APPURTENANCES TO THE DOMINANT ESTATES. THE ESTATE OF THE FEE AND EASEMENT CREATED HEREIN SHALL NOT BE MERGED BY REASON OF THE SAME PERSON OR ENTITY ACQUIRING, OWNING OR HOLDING TITLE TO BOTH.

CIP 18 CRE CITY CENTER AIRPARK OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1 AND 2 HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON- EXCLUSIVE WELL SITE ACCESS EASEMENT ('WSAE') WITHIN, ON, ACROSS, AND OVER THOSE AREAS WITHIN LOTS 1 AND 2 DESIGNATED AS 'WSAE DEDICATED HEREON' AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ('WELL-SITE ACCESS EASEMENT AREA'). SUCH WELL SITE ACCESS EASEMENT IS FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM TRACT A AND TRACT B BY THE CITY OF GOODYEAR AND ITS EMPLOYEES, AGENTS AND REPRESENTATIVES AND BY THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR. THE PERPETUAL, NON-EXCLUSIVE WELL SITE ACCESS EASEMENT DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE WELL SITE ACCESS EASEMENT AREAS.

IN WITNESS WHEREOF:

CIP 18 CRE CITY CENTER AIRPARK OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 1-5 INCLUSIVE AND TRACT B AND THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, HAVE HEREUNTO CAUSED THEIR RESPECTIVE NAMES TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED.

CIP 18 CRE CITY CENTER AIRPARK OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

CITY OF GOODYEAR, AN ARIZONA MUNICIPAL LIABILITY COMPANY

BY: _____

ITS: MAYOR

ACKNOWLEDGMENT:

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

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT
(OWNER NAME)

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: _____

NO.	DATE	REVISION	BY

PURPOSE: FINAL PLAT

DRAWN BY: JR
CHECKED BY: JDH

HUNTER
ENGINEERING
CIVIL AND SURVEY

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

FINAL PLAT
AIRPARK LOGISTICS CENTER

THOSE PORTIONS OF LAND LOCATED IN THE EAST HALF OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 16 & 17
TWNHP: 1N.
RANGE: 1W.

JOB NO.:
LGEC282-FP

SCALE
N.T.S.

SHEET
1 OF 6

LEGAL DESCRIPTION: PLAT BOUNDARY

A PARCEL OF LAND LYING WITHIN THOSE PORTIONS OF THE EAST HALF OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP STAMPED CITY OF GOODYEAR MARKING THE NORTHWEST CORNER OF SAID SECTION 16 FROM WHICH A BRASS CAP STAMPED CITY OF GOODYEAR MARKING THE NORTH QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 89°21'01"EAST, A DISTANCE OF 2638.41 FEET;

THENCE SOUTH 89°21'01" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 98.43 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°38'59" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°21'01" EAST, ALONG A LINE PARALLEL WITH AND 33.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 1671.21 FEET;

THENCE DEPARTING SAID PARALLEL LINE, SOUTH 38°20'22" WEST, ALONG THE WEST LINE OF A PARCEL RECORDED IN DOCUMENT 13007-0498 MARICOPA COUNTY RECORDS, A DISTANCE OF 2747.89 FEET, TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16;

THENCE DEPARTING SAID LINE, SOUTH 01°40'30" EAST, ALONG A PORTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 181.52 FEET;

THENCE SOUTH 38°20'26" WEST, ALONG THE WESTERLY LINE OF THAT PROPERTY AS DESCRIBED IN DOCUMENT 88-0360358, MARICOPA COUNTY RECORDS, A DISTANCE OF 3643.54 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°56'58" WEST, ALONG A PORTION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 26.71 FEET;

THENCE THE FOLLOWING 5 COURSES ALONG THE EAST LINE OF THAT PROPERTY AS DEFINED IN DOCUMENT 2014-0567661, MARICOPA COUNTY RECORDS:

THENCE NORTH 01°17'28" WEST, A DISTANCE OF 1318.05 FEET;

THENCE NORTH 01°18'00" WEST, A DISTANCE OF 598.10 FEET TO A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 470.67 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°27'55" AN ARC LENGTH OF 159.90 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE WESTERLY, HAVING A RADIUS OF 700.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°07'22" AN ARC LENGTH OF 172.54 FEET;

THENCE NORTH 01°17'30" WEST, A DISTANCE OF 335.03 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF BULLARD AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2385.00 FEET AND A CHORD BEARING NORTH 34°04'42" EAST, A CHORD DISTANCE OF 327.03 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 7°51'45" AN ARC LENGTH OF 327.28 FEET;

THENCE NORTH 38°00'35" EAST, A DISTANCE OF 1119.64 FEET TO A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS IS 1027.05 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°32'17", AN ARC LENGTH OF 547.41 FEET;

THENCE NORTH 68°32'52" EAST, A DISTANCE OF 299.72 FEET TO A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS IS 1110.80 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°37'30", AN ARC LENGTH OF 787.60 FEET TO A NON-TANGENT LINE;

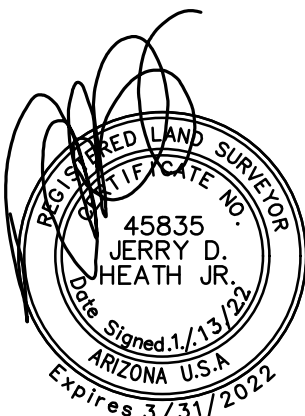
THENCE NORTH 68°57'17" EAST, A DISTANCE OF 25.58 FEET;

THENCE NORTH 63°02'45" WEST, A DISTANCE OF 16.96 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY OF BULLARD AVENUE AND TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1110.80 FEET AND A CHORD BEARING NORTH 15°01'23" EAST, A CHORD DISTANCE OF 459.04 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°50'57" AN ARC LENGTH OF 462.37 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, NORTH 46°52'50" EAST, A DISTANCE OF 47.57 FEET;

THENCE NORTH 00°38'59" EAST, A DISTANCE OF 42.00 FEET, TO THE POINT OF BEGINNING.



NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: JR
CHECKED BY: JDH

HUNTERENGINEERING

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

FINAL PLAT

AIRPARK LOGISTICS CENTER

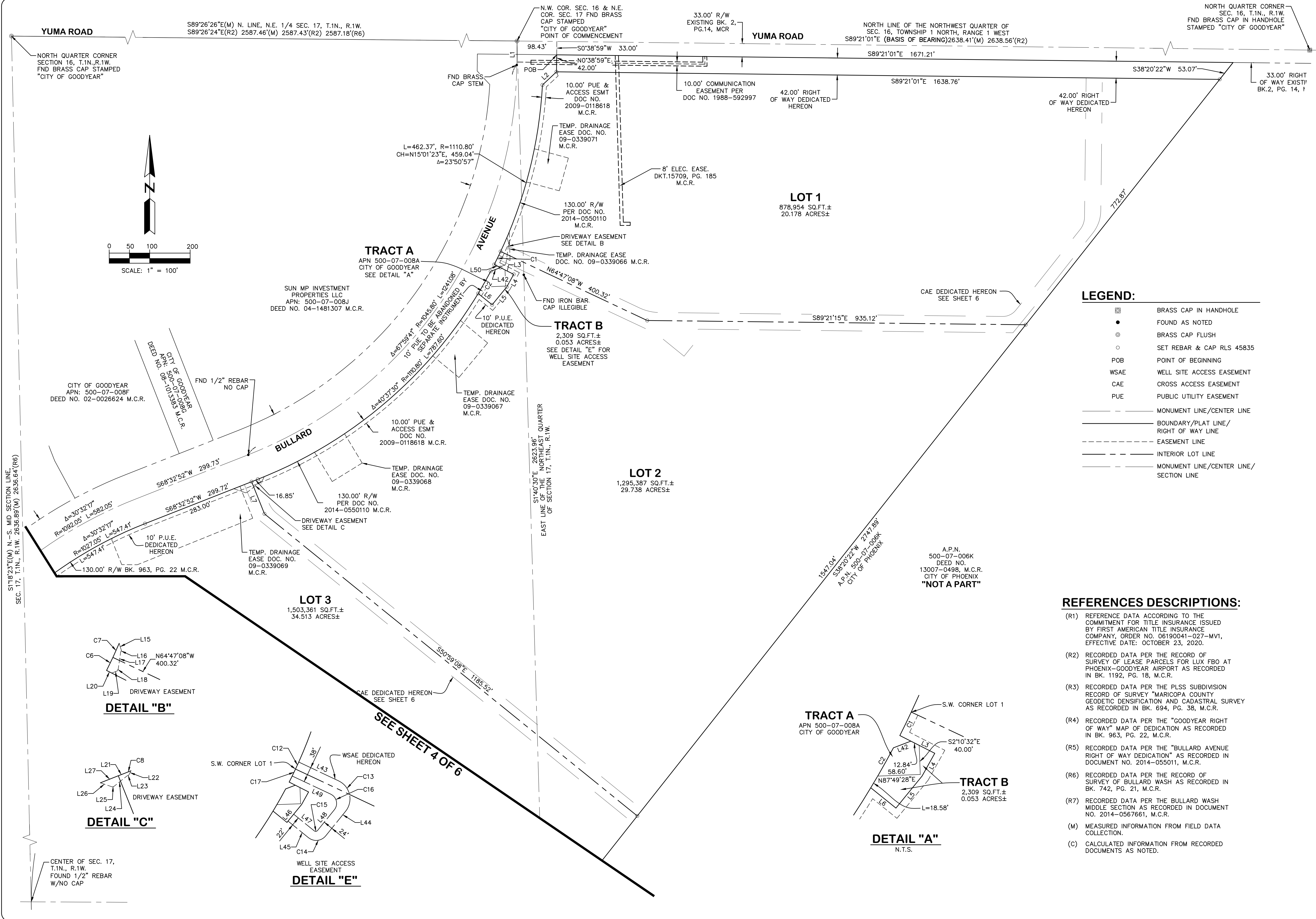
THOSE PORTIONS OF LAND LOCATED IN THE EAST HALF OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 16 & 17
TWNSHP: 1N.
RANGE: 1W.

JOB NO.:
LGEC282-FP

SCALE
N.T.S.

SHEET
2 OF 6



BY	
REVISION	
NO.	DATE

DRAWN BY: JR
CHECKED BY: JRH

CIVIL AND SURVEY

45835
JERRY D.
HEATH
Surveyor
Arizona
Expire 3/31/2022

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

FINAL PLAT

FINAL PLAT

AIRPARK LOGISTICS CENTER

THOSE PORTIONS OF LAND LOCATED IN THE EAST HALF OF SECTION 17 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 16 & 17
TWN: 1N.
RANGE: 1W.

JOB NO.:
LGEC282-FP

SCALE
1"=100'

SHEET
3 OF 6

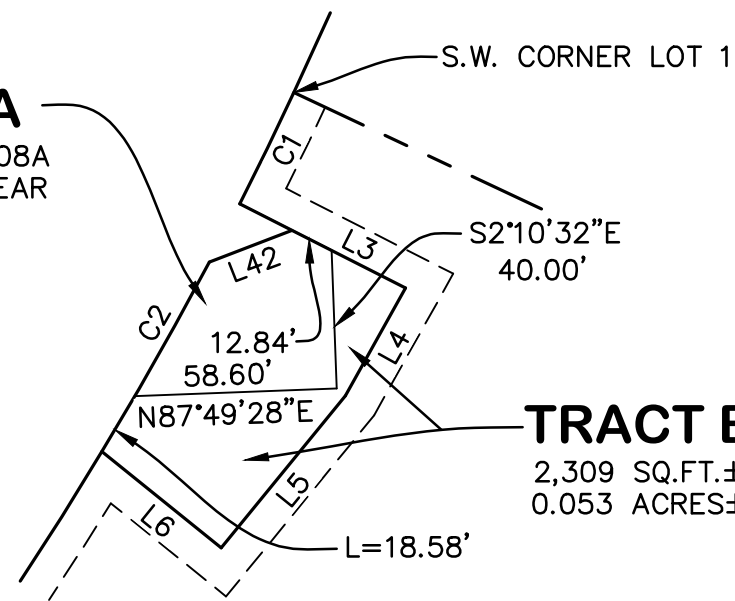
LEGEND:

- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- SET REBAR & CAP RLS 45835
- POB POINT OF BEGINNING
- WSAE WELL SITE ACCESS EASEMENT
- CAE CROSS ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- MONUMENT LINE/CENTER LINE
- BOUNDARY/PLAT LINE/RIGHT OF WAY LINE
- EASEMENT LINE
- INTERIOR LOT LINE
- MONUMENT LINE/CENTER LINE/SECTION LINE

REFERENCES DESCRIPTIONS:

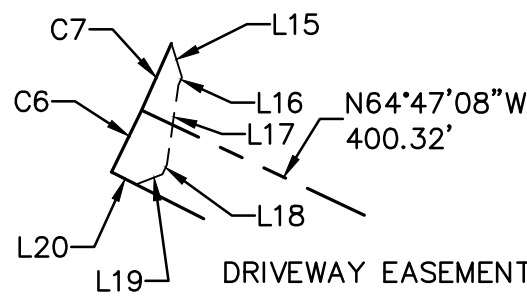
- (R1) REFERENCE DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 06190041-027-MV1, EFFECTIVE DATE: OCTOBER 23, 2020.
- (R2) RECORDED DATA PER THE RECORD OF SURVEY OF LEASE PARCELS FOR LUX FBO AT PHOENIX-GOODYEAR AIRPORT AS RECORDED IN BK. 1192, PG. 18, M.C.R.
- (R3) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 694, PG. 38, M.C.R.
- (R4) RECORDED DATA PER THE "GOODYEAR RIGHT OF WAY" MAP OF DEDICATION AS RECORDED IN BK. 963, PG. 22, M.C.R.
- (R5) RECORDED DATA PER THE "BULLARD AVENUE RIGHT OF WAY DEDICATION" AS RECORDED IN DOCUMENT NO. 2014-055011, M.C.R.
- (R6) RECORDED DATA PER THE RECORD OF SURVEY OF BULLARD WASH AS RECORDED IN BK. 742, PG. 21, M.C.R.
- (R7) RECORDED DATA PER THE BULLARD WASH MIDDLE SECTION AS RECORDED IN DOCUMENT NO. 2014-0567661, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

TRACT A
APN 500-07-008A
CITY OF GOODYEAR

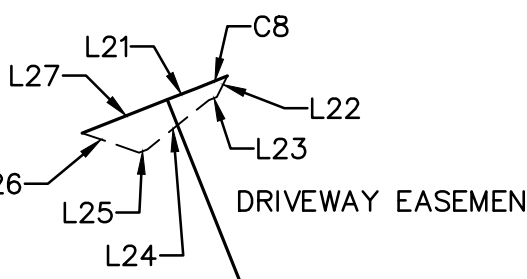


DETAIL "A"
N.T.S.

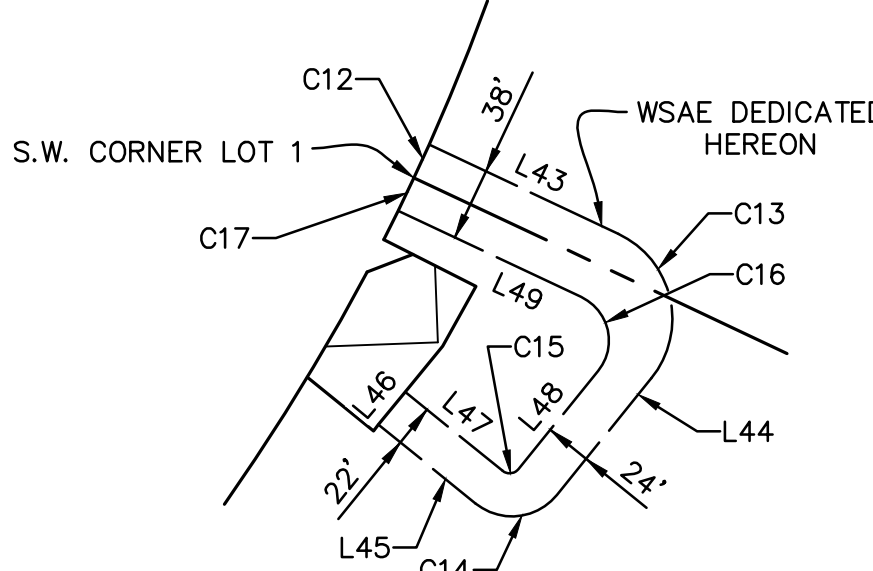
LOT 3
1,503,361 SQ.FT.±
34.513 ACRES±



DETAIL "B"



DETAIL "C"



DETAIL "E"
WELL SITE ACCESS EASEMENT

SEE SHEET 4 OF 6

LEGEND:

- | | |
|---|--|
|  | BRASS CAP IN HANDHOLE |
|  | FOUND AS NOTED |
|  | BRASS CAP FLUSH |
|  | SET REBAR & CAP RLS 45835 |
| POB | POINT OF BEGINNING |
| WSAE | WELL SITE ACCESS EASEMENT |
| CAE | CROSS ACCESS EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
|  | MONUMENT LINE/CENTER LINE |
|  | BOUNDARY/PLAT LINE/
RIGHT OF WAY LINE |
|  | EASEMENT LINE |
|  | INTERIOR LOT LINE |
|  | MONUMENT LINE/CENTER LINE/
SECTION LINE |

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N17°31'05"W	18.43'
L16	N25°12'09"E	4.50'
L17	N08°09'00"E	41.81'
L18	N25°08'31"E	5.50'
L19	N68°58'41"E	14.86'
L20	S63°02'45"E	14.29'
L21	S68°32'52"W	16.73'
L22	N26°24'13"E	12.33'
L23	N69°44'38"E	4.50'
L24	N51°11'08"E	41.05'
L25	N69°16'00"E	4.50'
L26	S71°12'05"E	31.34'
L27	S68°32'52"W	47.55'
L28	N12°27'13"E	14.52'
L29	N52°09'00"E	4.50'
L30	N31°01'05"E	32.32'
L31	N51°51'21"E	5.50'
L32	S87°22'17"E	31.67'
L33	S38°00'35"W	102.69'
L34	S38°00'35"W	53.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	S38°00'35"W	41.61'
L36	S38°00'35"W	204.98
L37	N06°37'44"W	18.44'
L38	N39°00'21"E	8.22'
L39	N19°35'41"E	42.39'
L40	N38°53'14"E	4.50'
L41	N80°09'21"E	38.93'
L42	N68°57'17"E	25.58'
L43	S64°46'57"E	108.93'
L44	N39°01'03"E	78.27'
L45	N50°58'57"W	65.20'
L46	N39°16'32"E	22.00'
L47	N50°58'57"W	65.10'
L48	N39°01'03"W	65.86'
L49	S64°46'57"E	105.41'
L50	N63°02'45"W	16.96'

GOODYEAR AIRPARK INDUSTRIAL
DEVELOPMENT, LLC
APN: 500-07-015P
DEED NO. 21-0669044 M.C.R.

CITY OF GOODYEAR
APN: 500-07-970
DEED NO.
08-0632535 M.C.R.

A.P.N. 500-07-009E
DEED NO. 2014-
0567663, M.C.R.
CITY OF GOODYEAR
"NOT A PART"

$$R=470.67'$$

-EAST LINE OF BULLARD
WASH MIDDLE SECTION
PER DOC. 2006-1619064
AND DOC. 20140567661, M.C.R.

LOT 5
2,052,093 SQ.FT.±
47.110 ACRES±

A.P.N.
500-07-009B
DEED NO.
880360358, M.C.R.
CITY OF PHOENIX
"NOT A PART"

REFERENCES DESCRIPTIONS:

- (R1) REFERENCE DATA ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 06190041-027-MV1, EFFECTIVE DATE: OCTOBER 23, 2020.
- (R2) RECORDED DATA PER THE RECORD OF SURVEY OF LEASE PARCELS FOR LUX FBO AT PHOENIX-GOODYEAR AIRPORT AS RECORDED IN BK. 1192, PG. 18, M.C.R.
- (R3) RECORDED DATA PER THE PLSS SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEOTIC IDENTIFICATION AND CADASTRAL SURVEY AS RECORDED IN BK. 694, PG. 38, M.C.R.
- (R4) RECORDED DATA PER THE "GOODYEAR RIGHT OF WAY" MAP OF DEDICATION AS RECORDED IN BK. 963, PG. 22, M.C.R.
- (R5) RECORDED DATA PER THE "BULLARD AVENUE RIGHT OF WAY DEDICATION" AS RECORDED IN DOCUMENT NO. 2014-055011, M.C.R.
- (R6) RECORDED DATA PER THE RECORD OF SURVEY OF BULLARD WASH AS RECORDED IN BK. 742, PG. 21, M.C.R.
- (R7) RECORDED DATA PER THE BULLARD WASH MIDDLE SECTION AS RECORDED IN DOCUMENT NO. 2014-0567661, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°33'31"W	58.78'
L2	S46°52'50"W	47.57'
L3	N63°02'45"W	53.86'
L4	N29°12'38"E	35.68'
L5	N39°16'32"E	56.85'
L6	N51°00'24"W	44.31'
L7	N21°47'21"W	85.53'
L8	S51°08'45"E	86.00'
L9	S38°00'45"W	86.00'
L10	N51°08'45"W	86.00'
L11	S54°37'30"E	88.00'
L12	S35°34'25"W	86.00'
L13	N54°37'30"W	89.00'
L14	N89°56'58"W	26.71'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	$\Delta = 1^{\circ}50'45''$	1110.80'	35.78'	N26°01'29"E	35.78'
C2	$\Delta = 3^{\circ}15'01''$	1110.80'	63.01'	N29°33'12"E	63.00'
C3	$\Delta = 0^{\circ}44'13''$	2385.00'	30.68'	S37°38'28"W	30.68'
C4	$\Delta = 1^{\circ}43'33''$	2385.00'	71.84'	S36°24'35"W	71.83'
C5	$\Delta = 5^{\circ}05'59''$	2366.10'	210.60'	S32°40'36"W	210.53'
C6	$\Delta = 1^{\circ}50'45''$	1110.80'	35.78'	N26°01'29"E	35.78'
C7	$\Delta = 1^{\circ}57'42''$	1110.80'	38.03'	N24°07'16"E	38.03'
C8	$\Delta = 0^{\circ}52'29''$	1110.80'	16.96'	N86°06'57"E	16.96'
C9	$\Delta = 11^{\circ}44'17''$	1027.05'	210.41'	S43°52'43"W	210.04'
C10	$\Delta = 4^{\circ}12'28''$	1027.05'	75.42'	S51°51'05"W	75.41'
C11	$\Delta = 14^{\circ}35'33''$	1027.05'	261.57'	S61°15'05"W	260.87'
C12	$\Delta = 0^{\circ}58'46''$	1110.80'	18.99'	N24°36'44"E	18.99'
C13	$\Delta = 103^{\circ}48'00''$	49.00'	88.77'	N12°52'57"W	77.12'
C14	$\Delta = 90^{\circ}00'00''$	30.00'	47.12'	N84°01'03"E	42.43'
C15	$\Delta = 90^{\circ}00'00''$	6.00'	9.42'	N84°01'03"E	8.49'
C16	$\Delta = 103^{\circ}48'00''$	25.00'	45.29'	N12°52'57"W	39.35'
C17	$\Delta = 0^{\circ}58'50''$	1110.80'	19.01'	N25°35'32"E	19.01'

NO.	DATE	REVISION	BY

PURPOSE:

FINAL PLAT

DRAWN BY: JR
CHECKED BY: JRH

HUNTER
ENGINEERING

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

CIVIL AND SURVEY

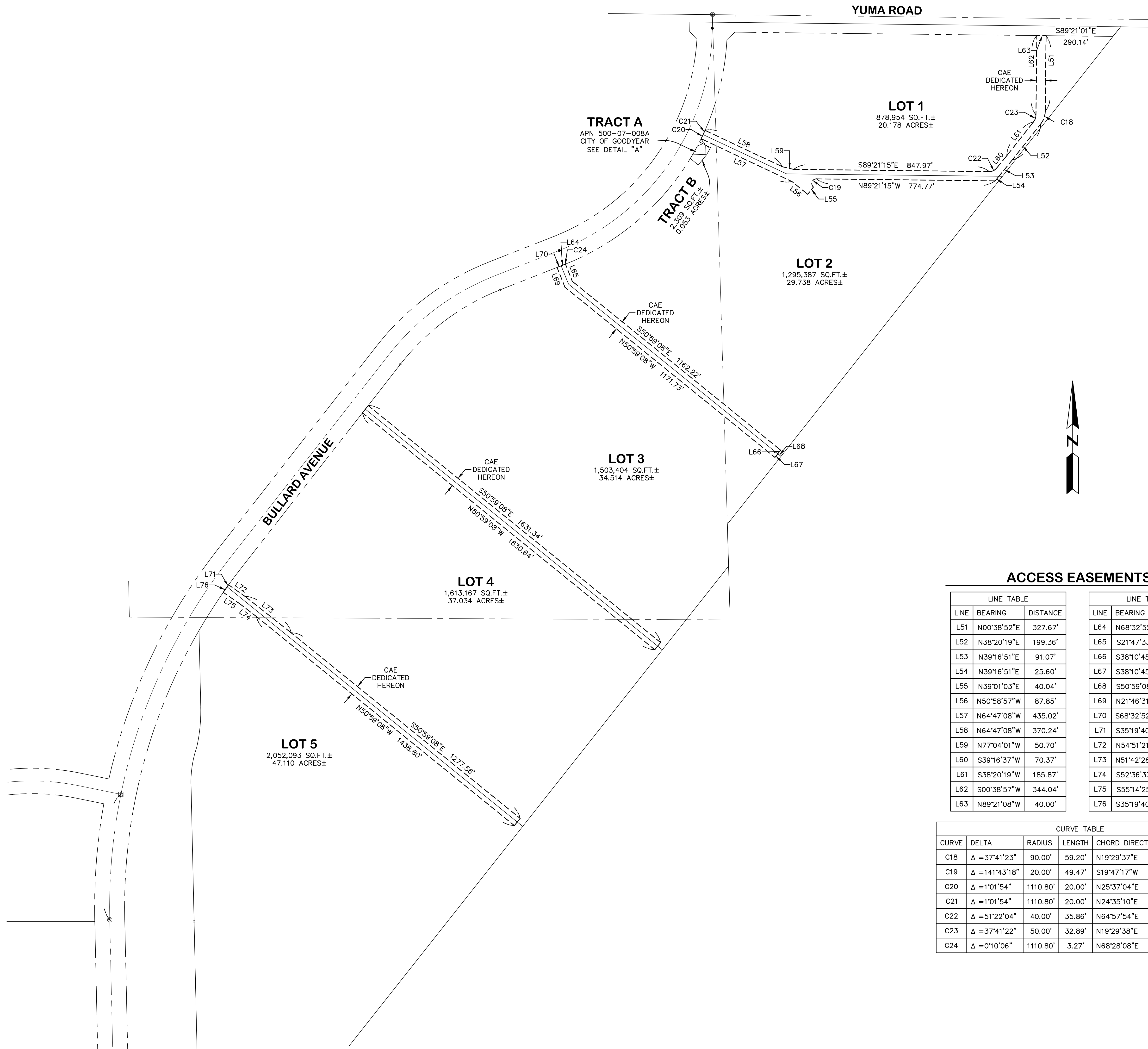
FINAL PLAT
AIRPAK LOGISTICS CENTER

SECTION: 16 & 17
TWNShP: 1N.
RANGE: 1W.

JOB NO.:
LGEC282-FP

SCALE
1"=100'

SHEET
5 OF 6



ACCESS EASEMENTS:

LINE TABLE		
LINE	BEARING	DISTANCE
L51	N00°38'52"E	327.67'
L52	N38°20'19"E	199.36'
L53	N39°16'51"E	91.07'
L54	N39°16'51"E	25.60'
L55	N39°01'03"E	40.04'
L56	N50°58'57"W	87.85'
L57	N64°47'08"W	435.02'
L58	N64°47'08"W	370.24'
L59	N77°04'01"W	50.70'
L60	S39°16'37"W	70.37'
L61	S38°20'19"W	185.87'
L62	S00°38'57"W	344.04'
L63	N89°21'08"W	40.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L64	N68°32'52"E	16.73'
L65	S21°47'33"E	80.20'
L66	S38°10'45"W	20.00'
L67	S38°10'45"W	20.00'
L68	S50°59'08"E	17.81'
L69	N21°46'31"W	92.16'
L70	S68°32'52"W	19.25'
L71	S35°19'40"W	10.90'
L72	N54°51'21"W	87.68'
L73	N51°42'28"W	254.07'
L74	S52°36'33"E	89.91'
L75	S55°14'25"E	88.09'
L76	S35°19'40"W	29.14'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C18	Δ = 37°41'23"	90.00'	59.20'	N19°29'37"E	58.14'
C19	Δ = 141°43'18"	20.00'	49.47'	S19°47'17"W	37.79'
C20	Δ = 1°01'54"	1110.80'	20.00'	N25°37'04"E	20.00'
C21	Δ = 1°01'54"	1110.80'	20.00'	N24°35'10"E	20.00'
C22	Δ = 51°22'04"	40.00'	35.86'	N64°57'54"E	34.67'
C23	Δ = 37°41'22"	50.00'	32.89'	N19°29'38"E	32.30'
C24	Δ = 0°10'06"	1110.80'	3.27'	N68°28'08"E	3.27'

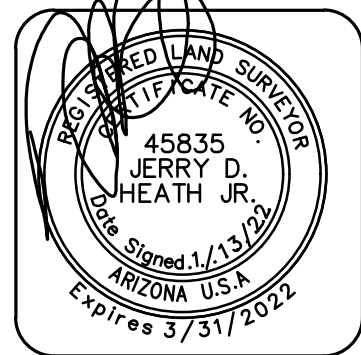
NO.	DATE	REVISION	BY
PURPOSE:			FINAL PLAT

DRAWN BY: JR
CHECKED BY: JRH

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85286
T 480 991 3985
F 480 991 3986



FINAL PLAT

AIRPARK LOGISTICS CENTER

THOSE PORTIONS OF LAND LOCATED IN THE EAST HALF OF SECTION 17 AND THE
NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 16 & 17
TWNShP: 1N.
RANGE: 1W.

JOB NO.:
LGECC282-FP

SCALE
1"=200'

SHEET
6 OF 6