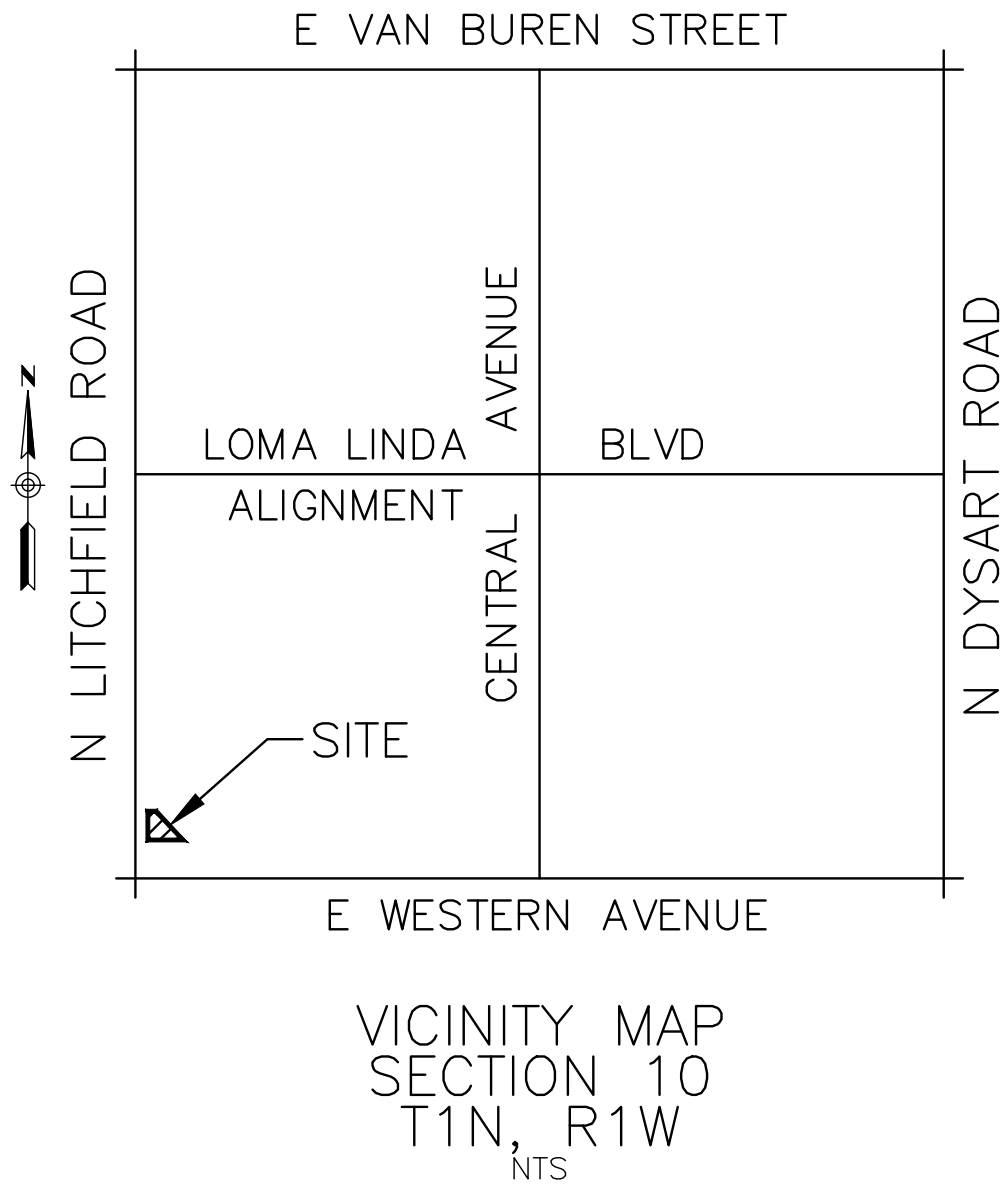


MINOR LAND DIVISION
OF
"PROPERTIES ON PICO DRIVE"
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1
WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
 }SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF GOODYEAR, A MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "PROPERTIES ON PICO DRIVE", A PORTION OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID MINOR LAND DIVISION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, 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 MINOR LAND DIVISION.

THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF TRACT A REFLECTED IN THIS MINOR LAND DIVISION, HEREBY DECLARES TRACT A TO BE PUBLIC STREETS TO BE HELD IN FEE AND MAINTAINED BY THE CITY OF GOODYEAR.

IN WITNESS WHEREOF, THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION

BY: _____
JOE PIZZILLO

ITS: MAYOR, CITY OF GOODYEAR

ACKNOWLEDGMENT

STATE OF ARIZONA }
 }SS
COUNTY OF MARICOPA }

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

APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE

_____ OF THE CITY OF GOODYEAR AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING MINOR LAND DIVISION FOR THE PURPOSES THEREIN CONTAINED.

RESULTANT LEGAL DESCRIPTION FOR LOT 1 AND TRACT A

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 00 DEGREES 36 MINUTES 38 SECONDS EAST, A DISTANCE OF 2633.95 FEET;

THENCE UPON AND WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, NORTH 00 DEGREES 36 MINUTES 38 SECONDS EAST, A DISTANCE OF 250.20 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 23 MINUTES 22 SECONDS EAST, A DISTANCE OF 58.38 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01 DEGREES 14 MINUTES 05 SECONDS WEST, A DISTANCE OF 186.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST PICO DRIVE;

THENCE UPON AND WITH SAID SOUTH RIGHT OF WAY, SOUTH 89 DEGREES 43 MINUTES 30 SECONDS EAST, A DISTANCE OF 81.53 FEET;

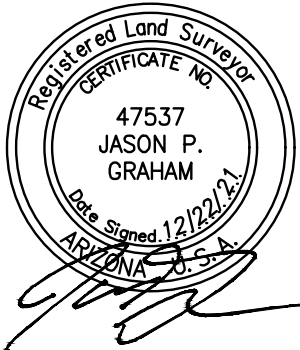
THENCE CONTINUING UPON AND WITH SAID RIGHT OF WAY LINE, SOUTH 42 DEGREES 28 MINUTES 22 SECONDS EAST, A DISTANCE OF 256.52 FEET;

THENCE CONTINUING UPON AND WITH SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 23 MINUTES 22 SECONDS WEST, A DISTANCE OF 250.73 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 31,106 SQUARE FEET OR 0.714 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

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

JASON P GRAHAM, RLS 47537



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MINOR LAND DIVISION
OF "PROPERTIES ON PICO DRIVE"
A PORTION OF SOUTHWEST 1/4, SECTION 10,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA & SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NO: 1019087	DATE: DEC 2021	SCALE: AS SHOWN
SURVEYED: JUNE 2019	DRAWN: CSD	REVIEWED: BAR
FIELD WORK: REK, JRK		REVIEWED: JPG
REVISIONS:		

SHEET
1
OF 3

MINOR LAND DIVISION
OF
"PROPERTIES ON PICO DRIVE"
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1
WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTES:

1. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND EXCEPT 69KV AND LARGER POWER LINES.
2. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
3. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
4. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS OR PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
5. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH THEIR USE
6. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVER FLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM THE PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE. EACH LOT PURCHASER SHALL SIGN A SEPARATE STATEMENT ACKNOWLEDGING RECEIPT OF THIS DISCLOSURE.
7. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

APPROVALS

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

BY: _____ DATE _____
JOE PIZZILLO, MAYOR

BY: _____ DATE _____
DARCIE MCCrackEN, CITY CLERK

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

BY: _____ DATE _____
SUMEET MOHAN, CITY ENGINEER

THIS MINOR LAND DIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF
GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICY MANUAL.

BY: _____ DATE _____
CHRISTOPHER BAKER, DEVELOPMENT SERVICE DIRECTOR

OWNER

CITY OF GOODYEAR
190 N LITCHFIELD RD
GOODYEAR, AZ 85338

UTILITIES

ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: CENTURY LINK
WATER: CITY OF GOODYEAR
SEWER: CITY OF GOODYEAR
SOLID WASTE: CITY OF GOODYEAR
POLICE: CITY OF GOODYEAR
FIRE: CITY OF GOODYEAR
GAS: SOUTHWEST GAS

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

ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
RECORD (R) BEARING: NORTH 00°19' EAST (ASSUMED) PER BOOK 293 OF DEEDS,
PAGES 560, 561 AND 562.
MEASURED (M) BEARING: NORTH 00°36'38" EAST

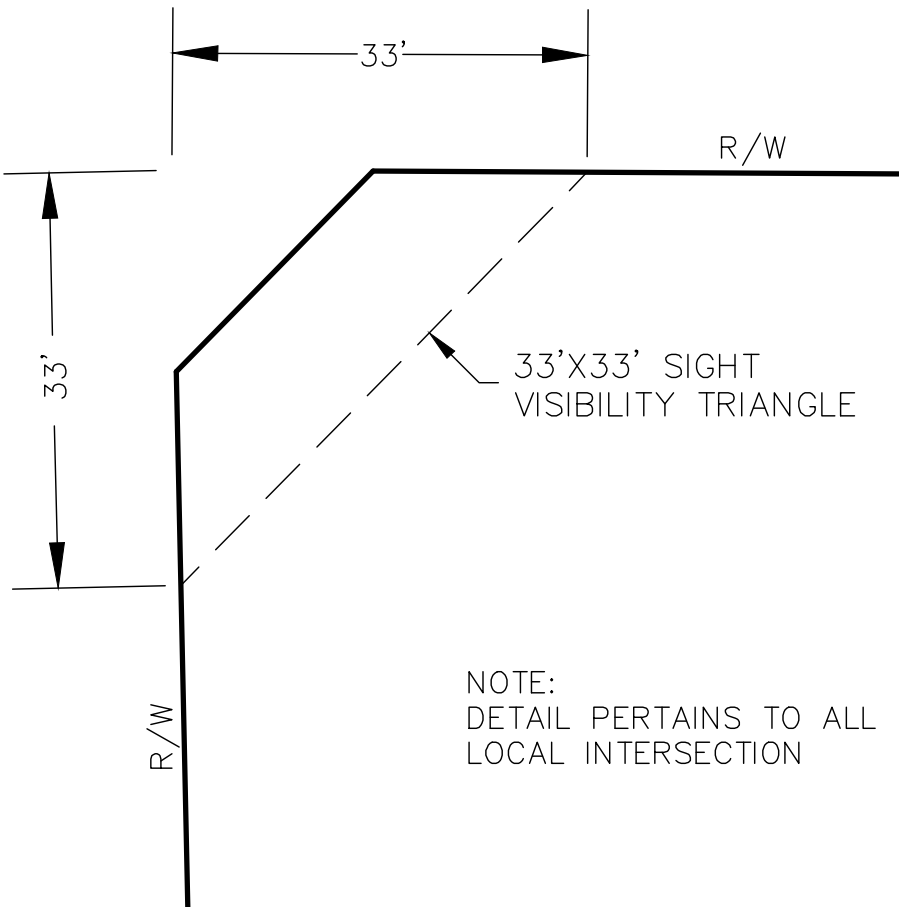
REFERENCE DOCUMENTS

BOOK 293 OF DEEDS, PAGES 560, 561 AND 562, MCR
BOOK 1061 OF DEEDS, PAGES 45 AND 46, MCR
BOOK 4688 OF DEEDS, PAGES 203 AND 204, MCR
BOOK 28 OF MAPS, PAGE 14, MCR
WARRANTY DEED
WARRANTY DEED
WARRANTY DEED
FINAL PLAT

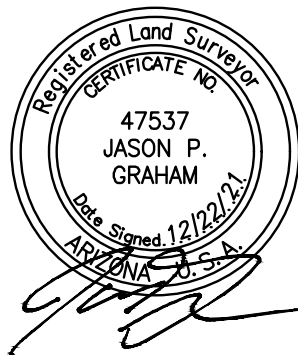
LOT AREA

LOT 1	30,977.51	SQUARE FEET OR 0.711 ACRES
TRACT A	127.96	SQUARE FEET OR 0.003 ACRES
TOTAL	31,105.47	SQUARE FEET OR 0.714 ACRES

TRACT TABLE				
TRACT NO	AREA	USE	OWNER	MAINTENANCE RESPONSIBILITY
A	127.96 SF	STREET & SIDEWALK	CITY OF GOODYEAR	CITY OF GOODYEAR



TYPICAL S.V.T. DETAIL
FOR LOCAL STREETS
NTS



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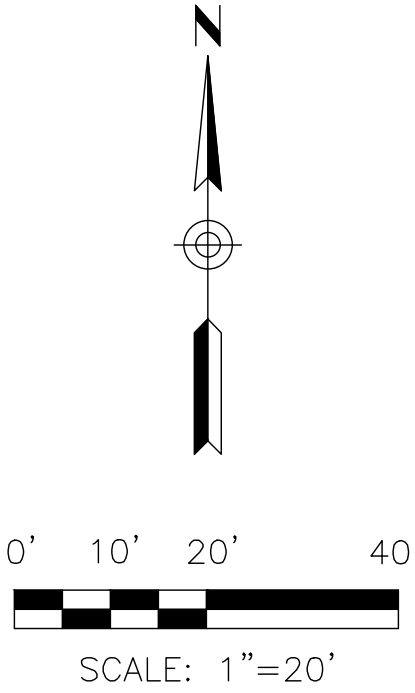
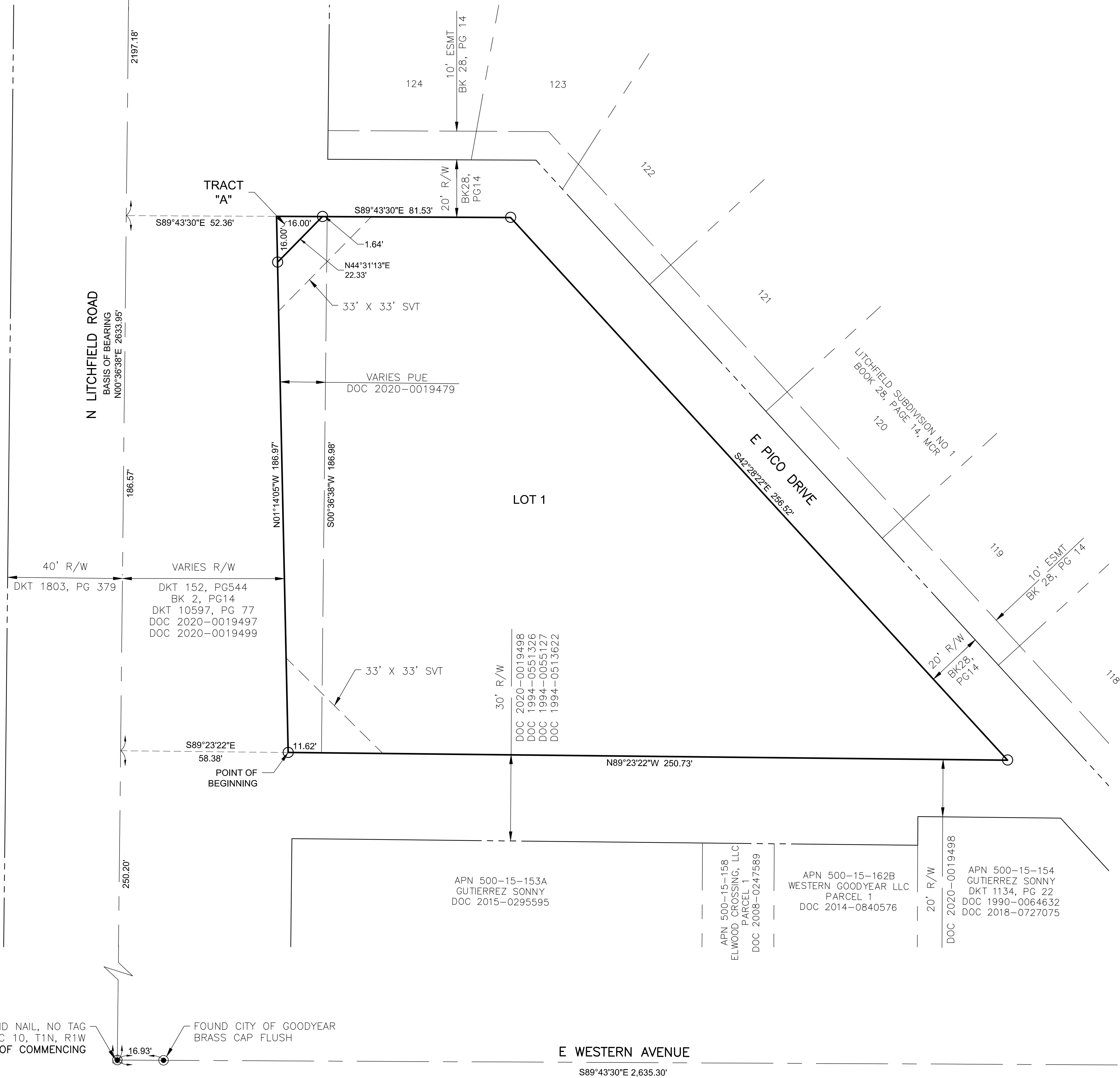
2

OF 3

FOUND MARICOPA COUNTY
HIGHWAY DEPARTMENT
BRASS CAP IN HANDHOLE
W 1/4 COR SEC 10, T1N, R1W

MINOR LAND DIVISION OF "PROPERTIES ON PICO DRIVE"

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1
WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- FOUND BRASS CAP IN HANDHOLE
 - FOUND MONUMENT AS NOTED
 - SET MAG NAIL WITH WASHER
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - PROPERTY LINE
 - EASEMENT LINE
 - PUE
 - ESMT
 - R/W
 - SVT
 - FOUND MARICOPA COUNTY
HIGHWAY DEPARTMENT
BRASS CAP IN HANDHOLE
S COR OF SEC 10, T1N, R1W
- FOUND MARICOPA COUNTY
HIGHWAY DEPARTMENT
BRASS CAP IN HANDHOLE
S COR OF SEC 10, T1N, R1W

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3
OF 3