

OVERALL LEGAL DESCRIPTION:
TRACT P, OF PALM VALLEY PHASE V PARCELS 18-22, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA, RECORDED IN BOOK 727, PAGE 23 AND AFFIDAVIT OF CORRECTION
RECORDED AS 2005-708657 OF OFFICIAL RECORDS.

LOT 1 LEGAL DESCRIPTION:
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION
OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE FOR
THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH A FOUND CITY
OF GOODYEAR BRASS CAP FLUSH FOR THE SOUTH QUARTER CORNER OF
SECTION 19 BEARS SOUTH 89 DEG. 19 MIN. 52 SEC. EAST (BASIS OF BEARINGS)
2,567.71 FEET
THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST ALONG THE WEST LINE OF SAID
SECTION 19, A DISTANCE OF 479.03 FEET
THENCE SOUTH 89 DEG. 44 MIN. 52 SEC. EAST DEPARTING SAID WEST LINE, A
DISTANCE OF 50.95 FEET TO THE TRUE POINT OF BEGINNING
THENCE NORTH 01 DEG. 39 MIN. 25 SEC. WEST, A DISTANCE OF 268.63 FEET,
THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 37.48 FEET,
THENCE NORTH 05 DEG. 00 MIN. 57 SEC. EAST, A DISTANCE OF 120.42 FEET,
THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 149.00 FEET,
THENCE NORTH 45 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 29.70 FEET,
THENCE SOUTH 89 DEG. 44 MIN. 52 SEC. EAST, A DISTANCE OF 414.88 FEET
TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING
A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 03 DEG. 26 MIN. 26 SEC., AND
BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 88 DEG. 31 MIN.
54 SEC. EAST - 45.03 FEET
THENCE IN AN EASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, A
DISTANCE OF 45.04 FEET
THENCE SOUTH 00 DEG. 41 MIN. 08 SEC. WEST NON-TANGENT TO SAID CURVE,
A DISTANCE OF 595.23 FEET
THENCE NORTH 90 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 477.44 FEET
TO THE POINT OF BEGINNING, CONTAINING 287,000 SQUARE FEET OR 6.589
ACRES OF LAND, MORE OR LESS.

LOT 2 LEGAL DESCRIPTION:
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION
OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE FOR
THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH A FOUND CITY
OF GOODYEAR BRASS CAP FLUSH FOR THE SOUTH QUARTER CORNER OF
SECTION 19 BEARS SOUTH 89 DEG. 19 MIN. 52 SEC. EAST (BASIS OF BEARINGS)
2,567.71 FEET
THENCE SOUTH 89 DEG. 18 MIN. 52 SEC. EAST ALONG THE SOUTH LINE OF SAID
SECTION 19, A DISTANCE OF 52.00 FEET
THENCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST DEPARTING SAID SECTION LINE,
A DISTANCE OF 177.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING,
THENCE NORTH 00 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 270.91 FEET,
THENCE NORTH 01 DEG. 39 MIN. 25 SEC. WEST, A DISTANCE OF 31.53 FEET,
THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 217.30 FEET,
THENCE SOUTH 00 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 305.03 FEET,
THENCE NORTH 89 DEG. 18 MIN. 52 SEC. WEST, A DISTANCE OF 217.60 FEET
TO THE POINT OF BEGINNING, CONTAINING 65,901 SQUARE FEET OR 1.513
ACRES OF LAND, MORE OR LESS.

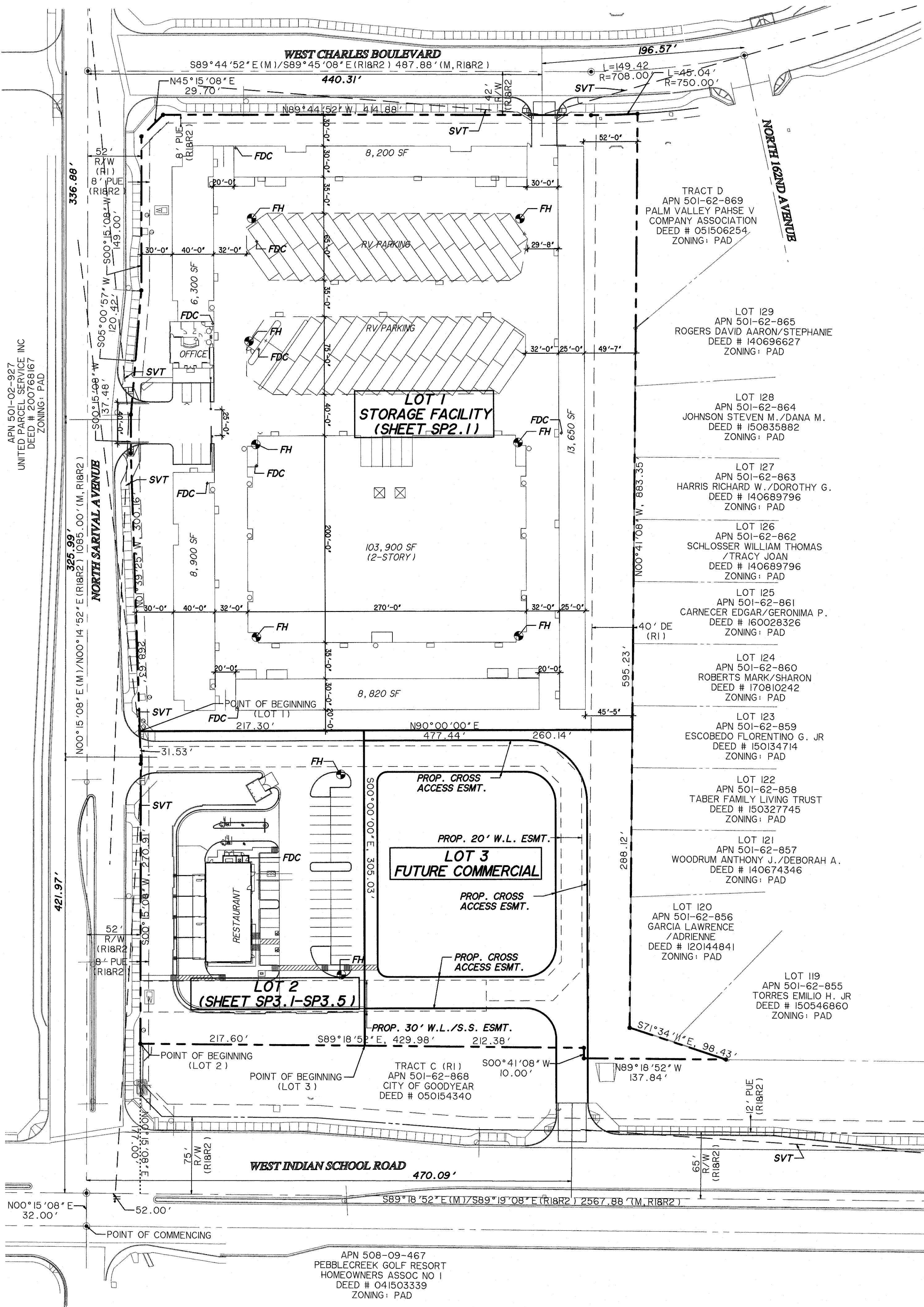
LOT 3 LEGAL DESCRIPTION:
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION
OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE FOR
THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH A FOUND CITY
OF GOODYEAR BRASS CAP FLUSH FOR THE SOUTH QUARTER CORNER OF
SECTION 19 BEARS SOUTH 89 DEG. 19 MIN. 52 SEC. EAST (BASIS OF BEARINGS)
2,567.71 FEET
THENCE SOUTH 89 DEG. 18 MIN. 52 SEC. EAST ALONG THE SOUTH LINE OF
SAID SECTION 19, A DISTANCE OF 268.26 FEET
THENCE NORTH 00 DEG. 41 MIN. 08 SEC. EAST DEPARTING SAID SECTION LINE,
A DISTANCE OF 177.00 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING,
THENCE NORTH 00 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 305.03 FEET,
THENCE NORTH 90 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 260.14 FEET,
THENCE SOUTH 00 DEG. 41 MIN. 08 SEC. WEST, A DISTANCE OF 288.12 FEET,
THENCE SOUTH 71 DEG. 34 MIN. 11 SEC. EAST, A DISTANCE OF 98.43 FEET,
THENCE NORTH 89 DEG. 18 MIN. 52 SEC. WEST, A DISTANCE OF 137.84 FEET,
THENCE NORTH 00 DEG. 41 MIN. 08 SEC. EAST, A DISTANCE OF 10.00 FEET,
THENCE NORTH 89 DEG. 18 MIN. 52 SEC. WEST, A DISTANCE OF 212.38 FEET
TO THE POINT OF BEGINNING, CONTAINING 81,036 SQUARE FEET OR 1.860
ACRES OF LAND, MORE OR LESS.

ABBREVIATIONS

FDC - FIRE DEPARTMENT CONNECTION
FH - FIRE HYDRANT
SVT - SIGHT VISIBILITY TRIANGLE
APN - ACCESSORY PARCEL NUMBER
W.L. - WATER LINE
S.S. - SANITARY SEWER
ESMT. - EASEMENT
PUE - PUBLIC UTILITY EASEMENT
DE - DRAINAGE EASEMENT
SF - SQUARE FOOTAGE
PAD - PLANNED AREA DEVELOPMENT
RV - RECREATION VEHICLE

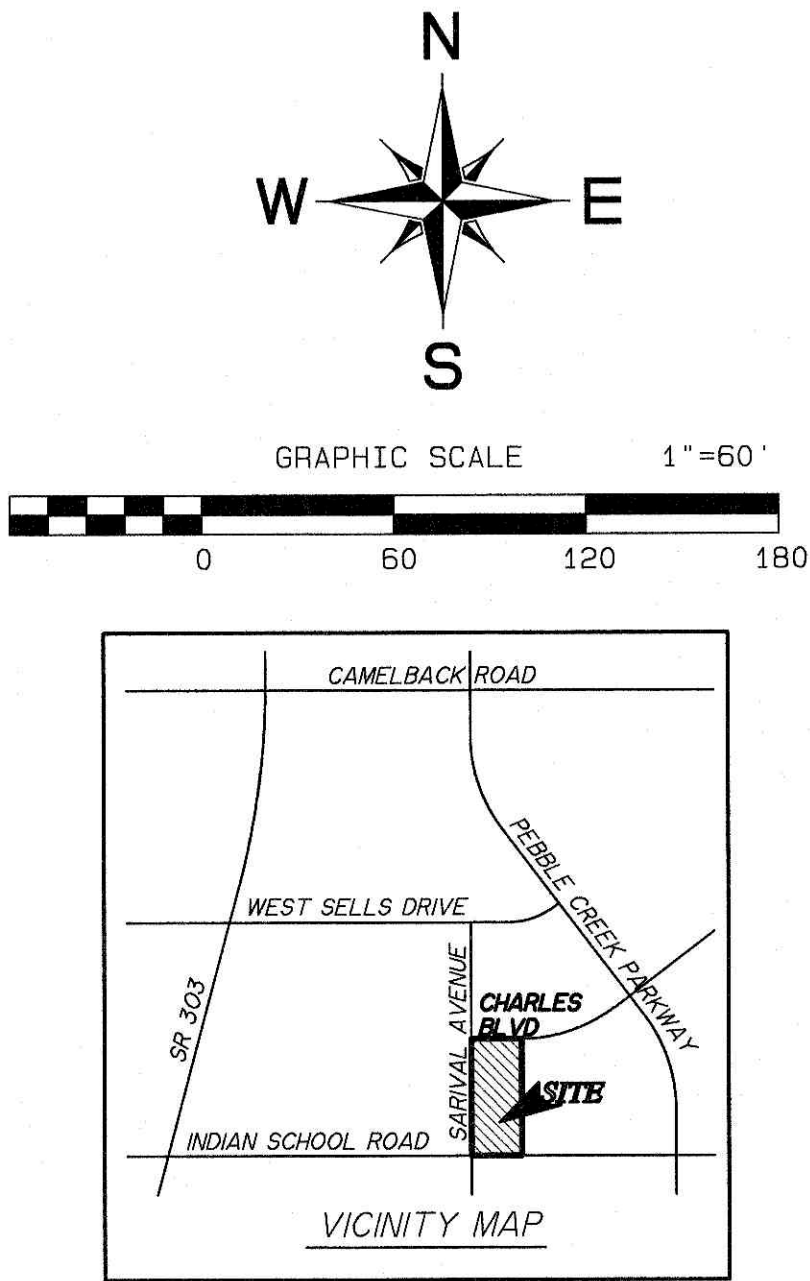


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CITY OF GOODYEAR SITE PLAN NOTES

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, CUTTER, SIDEWALKS, RAPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:
a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAUNAGED AND SHALL MEET CITY STANDARDS.
e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:
a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES, THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAUNAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.



BASIS OF BEARING:

S89°18'52"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST AS MEASURED BETWEEN MONUMENTS NUMBERED 2 AND 7 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

REFERENCE DATA:

(R1) EXHIBIT "A" GAINED FROM A SPECIAL REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NUMBER NCS-1024147-PHX1, DATED AUGUST 4, 2020 AT 7:30 A.M.
(R1) PALM VALLEY PHASE V PARCELS 18-22, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 727, PAGE 23 AND AFFIDAVIT OF CORRECTION RECORDED AS 2005-708657 OF OFFICIAL RECORDS.
(R2) MAP OF DEDICATION OF PALM VALLEY PHASE V AS RECORDED IN BOOK 720 OF MAPS, PAGE 27, MCR.

BENCHMARK USED IS A CITY OF GOODYEAR DATUM BENCHMARK (NAVD88)
NOTE: CITY OF GOODYEAR TRANSITIONED FROM NGVD29 TO NAVD88 DATUM JULY 1, 2008
DESCRIPTION = CITY OF GOODYEAR BRASS CAP IN HANDHOLE
STATE/COUNTY = ARIZONA/MARICOPA
LOCATION = ROADWAY INTERSECTION OF CAMELBACK ROAD AND SARIVAL AVENUE
ELEVATION = 1062.85 FEET NAVD 88 DATUM
ELEVATION = 1061.12 FEET NGVD 29 DATUM
TOP OF CITY OF GOODYEAR BRASS CAP IN HANDHOLE OF N. SARIVAL AVENUE AND INDIAN SCHOOL ROAD THE SOUTHWEST CORNER OF SECTION 19, T. 2N., R. 1W., MONUMENT NO. 2. ELEVATION = 1046.80 (NAVD 88 DATUM)

UTILITY SERVICES

SEWER	LIBERTY UTILITIES
WATER	LIBERTY UTILITIES
ELECTRICITY	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS
POLICE	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
SOLID WASTE	CITY OF GOODYEAR
CATV	COX COMMUNICATIONS

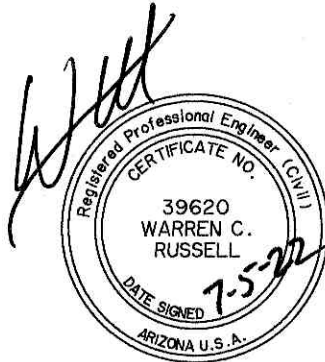
ZONING: PAD
GROSS ACREAGE: 9.96 ACRES

PARKING CALCULATIONS

LOT 1:
OFFICE AT 1 SPACE PER 300 SF: 1,800 SF / 300 SF = 6 SPACES.
SS AT 1 SPACE PER 50 UNITS = 18.78 SPACES.
TOTAL REQUIRED = 25 SPACES.
TOTAL PROVIDED = 25 SPACES.

LOT 2:
INDOOR DINING & SEATING AREA: 1/50 SF = 1,200/50 = 24
KITCHEN & EMPLOYEE SERVICE AREAS: 1/150 SF = 2,295/150 = 16
TOTAL REQUIRED: 40 SPACES
BIKE PARKING REQUIRED: 1/10 PARKING REQUIRED = 4 SPACES
BIKE PARKING PROVIDED: 4 SPACES

LOT 3:
LOT 3 SHALL PROVIDE ITS OWN SEPARATE PARKING AT THE TIME OF SITE PLAN SUBMITTAL



GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2705 S. ALMA SCHOOL ROAD, SUITE 2
CHANDLER, ARIZONA 86286
602.216-7286

PV10

NEC OF SARIVAL & INDIAN
GOODYEAR, ARIZONA

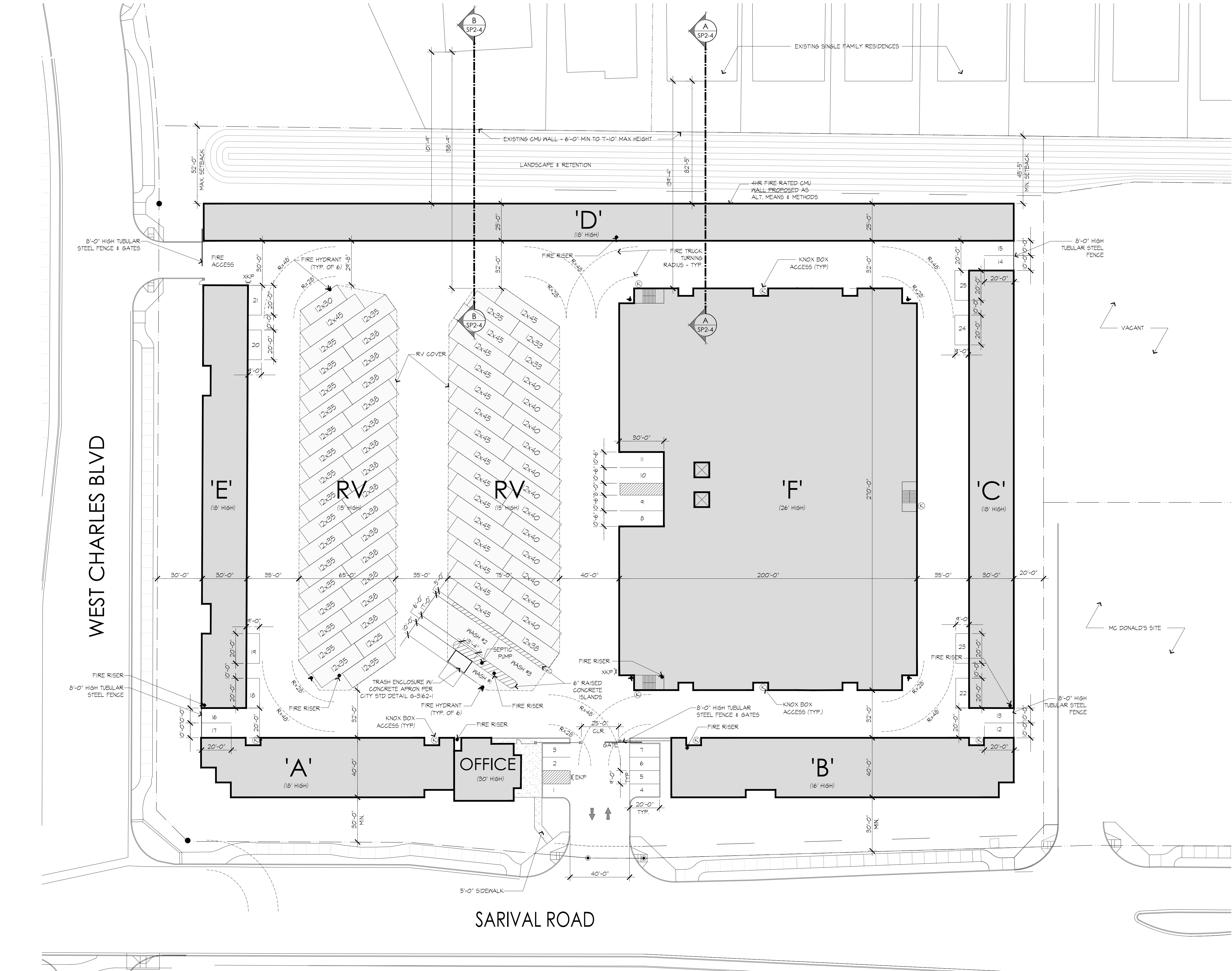
Case #:
Plan Check #:
Date: 6/2022

Revisions:	#	Comments	Date

Project Number: 10897A
Drawn By: WCR/JEB
Title: OVERALL SHEET INDEX

SP1

Expires: 09/30/2024



OWNER/DEVELOPER:
DOLLAR SELF STORAGE
17671 COWAN AVE., SUITE 125
IRVINE, CA 92624
CONTACT: JACK THOMSON
PHONE: 949/ 783-5377
E-MAIL: jackt@dollarselfstorage.com

ARCHITECT:
ARIEL L. VALLI, ARCHITECT
924 NORTH ART VILLAGE WAY - SUITE D
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel@valliararch.com

CIVIL ENGINEER:
WARREN C. RUSSELL, P.E.
GOODWIN AND MARSHALL, INC
2705 S. ALMA SCHOOL RD., STE 2
CHANDLER, AZ 85286
PHONE: 817-680-1062
E-MAIL: WRUSSELL@GMCIVIL.COM

BUILDING AREAS:

BLDG A (1 STORY):	6,300 SQ. FT.
BLDG B (1 STORY):	8,900 SQ. FT.
BLDG C (1 STORY):	8,820 SQ. FT.
BLDG D (1 STORY):	13,650 SQ. FT.
BLDG E (1 STORY):	8,200 SQ. FT.
BLDG F (2 STORY):	103,900 SQ. FT.
SELF STORAGE SUBTOTAL:	149,770 SQ. FT.
OFFICE	1,800 SQ. FT.
PHASE I TOTAL:	151,570 SQ. FT.

RV SPACES		No. OF UNITS
SIZE OF UNIT		
RV 12 x 25	1	1
RV 12 x 30	1	
RV 12 x 33	2	19
RV 12 x 35	19	
RV 12 x 38	15	12
RV 12 x 40	12	
RV 12 x 45	16	66
TOTAL	66	

PARKING REQUIRED:
OFFICE AT 1 SPACE PER 300 SF.
1,800SF/ 300SF = 6 SPACES
SS AT 1 SPACE PER 50 UNITS:
939 UNITS/50 = 18.78
TOTAL REQUIRED = 25 SPACES
TOTAL PROVIDED = 25 SPACES

- BUILDING SAFETY AND FIRE NOTES
- (1) CODES IN EFFECT: 2018 IBC, 2018 IFC and 2017 NEC
 - (2) CONSTRUCTION TYPE: II-B (SPRINKLERED) AT ALL STRUCTURES, INCLUDING RV COVERS
 - (3) OCCUPANCY: 'S-1' AT STORAGE BUILDINGS AND 'B' AT OFFICE.
 - (4) SPEED BUMPS OR ANY OBSTRUCTIONS THAT MAY IMPEDE EMERGENCY VEHICLE RESPONSE ARE NOT ALLOWED.
 - (5) ELECTRICALLY OPERATED ENTRY AND EXIT GATES WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT
 - (6) KNOX BOXES ARE REQUIRED AT EACH ENTRANCE TO A BUILDING AND AT FIRE SPRINKLER RISER ROOMS. SEE (K) FOR LOCATIONS A KNOX BOX IS REQUIRED AT BOTH STAIRS AT 2 STORY BUILDING F. KNOX BOXES SHALL COMPLY WITH UL 1037.
 - (7) AN EMERGENCY RESPONDER RADIO COVERAGE (ERRC) SYSTEM MAY BE REQUIRED AT 2 STORY BUILDING F. ON-SITE CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION IS COMPLETED. SHOULD THE SYSTEM BE REQUIRED, A SEPERATE SUBMITTAL WILL BE REQUIRED. FINAL APPROVAL OF THE CERTIFICATE OF OCCUPANCY REQUIRES INSTALLATION, TESTING AND APPROVAL OF THE ERRC SYSTEM.
 - (8) ALL BUILDINGS AND RV COVERS WILL BE FIRE SPRINKLERED

CITY OF GOODYEAR SITE PLAN NOTES

IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 4 HOURS PRIOR TO CONSTRUCTION.
THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND CITY OF GOODYEAR BRASS CAP IN HANDHOLE FOUR OF THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH A FOUND CITY OF GOODYEAR BRASS CAP FLUSH FOR THE SOUTH QUARTER CORNER OF SECTION 19 BEARS SOUTH 94 DEG. 19 MIN. 52 SEC. EAST (BASIS OF BEARINGS)

2367.1 FEET;
 DISTANCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST ALONG THE WEST LINE OF SAID
 SECTION 14, A DISTANCE OF "43.08" FEET;
 DISTANCE NORTH 00 DEG. 15 MIN. 08 SEC. EAST DEPARTING SAID WEST LINE, A
 DISTANCE OF 50.45 FEET TO THE TRUE POINT OF BEGINNING;
 DISTANCE NORTH 00 DEG. 34 MIN. 25 SEC. EAST, A DISTANCE OF 268.68 FEET;
 DISTANCE NORTH 00 DEG. 34 MIN. 08 SEC. EAST, A DISTANCE OF 91.77 FEET;
 DISTANCE NORTH 05 DEG. 00 MIN. 51 SEC. EAST, A DISTANCE OF 120.42 FEET;
 DISTANCE NORTH 05 DEG. 15 MIN. 08 SEC. EAST, A DISTANCE OF 60.07 FEET;
 DISTANCE NORTH 45 DEG. 44 MIN. 52 SEC. EAST, A DISTANCE OF 28.70 FEET;
 DISTANCE SOUTH 00 DEG. 44 MIN. 52 SEC. EAST, A DISTANCE OF 414.88 FEET;
 TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A
 RADIUS OF 50.45 FEET, A CENTRAL ANGLE OF 03 DEG. 26 MIN. 26 SEC.
 DISTANCE SOUTH 45 DEG. 44 MIN. 52 SEC. EAST, A DISTANCE OF 28.70 FEET;
 DISTANCE SOUTH 45 DEG. 44 MIN. 52 SEC. EAST, A DISTANCE OF 414.88 FEET;
 TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A
 RADIUS OF 50.45 FEET, A CENTRAL ANGLE OF 03 DEG. 26 MIN. 26 SEC.
 DISTANCE SOUTH 00 DEG. 15 MIN. 08 SEC. WEST, A DISTANCE OF 47.77 FEET;
 TO THE POINT OF BEGINNING, CONTAINING 287.000 SQUARE FEET OR 6.598 ACRES
 OF LAND MORE OR LESS.

DC - FIRE DEPARTMENT CONNECTION
 FH - FIRE HYDRANT
 SVT - SIGHT VISIBILITY TRIANGLE
 APN - ASSESSOR PARCEL NUMBER
 NL - WATER LINE
 S.S. - SANITARY SEWER
 ESMT. - EASEMENT
 PUE - PUBLIC UTILITY EASEMENT
 DE - DRAINAGE EASEMENT
 SF - SQUARE FOOTAGE
 PAD - PLANNED AREA DEVELOPMENT
 RV - RECREATION VEHICLE
 K - KNOX BOX



DOLLAR SELF STORAGE

FIRE ACCESS & CIVIL DATA SITE PLAN

7/20/2022



SCALE : 1" = 30'-0"

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '20'' in the middle, and '40'' at the right end.

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