

MINOR LAND DIVISION

PALM VALLEY CROSSING LOTS 6-8 & 12,13

A REPLAT OF LOTS 6-8 AND 12,13 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA GOODYEAR, ARIZONA.

OWNER STATEMENT:

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

KNOW ALL MEN BY THESE PRESENTS:

HARSCH INVESTMENT PROPERITES LLC, AN OREGON LIMITED LIABILITY COMPANY, AS OWNER HAS PLATTED UNDER THE NAME MINOR LAND DIVISION PALM VALLEY CROSSING LOTS 6-8 AND 12,13, A REPLAT OF LOTS 6-8 AND 12,13 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A "REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, THAT CERTAIN PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS MINOR LAND DIVISION AS AND FOR SAID REPLAT OF PALM VALLEY CROSSING LOTS 6-8 AND 12,13, A REPLAT OF LOTS 6-8 AND 12,13 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, AND HEREBY DECLARES THAT SAID MINOR LAND DIVISION SETS FORTH THE LOCATION AND GIVES THE DIMENSION LOTS CONSTITUTING THE SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID MINOR LAND DIVISION.

HARSCH INVESTMENT PROPERITES LLC, AN OREGON LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY, THIRD PARTIES PROVIDING SERVICES ON BEHALF OF THE CITY OF GOODYEAR, THIRD PARTIES PROVIDING EMERGENCY SERVICES, THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY IN THIS PLAT, AND FOR USE BY ALL OTHER GOVERNMENTAL ENTITIES AND AGENCIES A PERMANENT NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE AREAS DESIGNATED AS "ACCESS EASEMENT" AND EAE ("EMERGENCY ACCESS EASEMENT") AS SHOWN ON THIS PLAT THE PURPOSE OF PROVIDING, RIGHTS OF INGRESS AND EGRESS FOR ALL VEHICLES AND PERSONS PROVIDING OR PERFORMING GOVERNMENTAL SERVICES, EMERGENCY SERVICES, SERVICES ON BEHALF OF THE CITY OF GOODYEAR, AND/OR PERMITTED WORK WITHIN THE EASEMENTS GRANTED TO THE CITY OF GOODYEAR IN THIS PLAT

IN WITNESS THEREOF, HARSCH INVESTMENT PROPERITES LLC, AN OREGON LIMITED LIABILITY COMPANY, HAS HEREUNTO CAUSED HIS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED.

BY: _____
NAME:

ITS: _____

DATED THIS _____ DAY OF _____, 2022.

ACKNOWLEDGMENT:

STATE OF ARIZONA }
COUNTY OF MARICOPA }

BEFORE ME THIS _____ DAY OF _____, 2022, _____ PERSONALLY APPEARED BEFORE

ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____

THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS

_____ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC EXPIRES

UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	PHONE NUMBER
ELECTRIC	APS	CASSANDRA AGUILAR	623-975-5706
CATV, FIBER	COX COMMUNICATIONS	KIRSTEN VELDMAN	623-328-3425
TELEPHONE	CENTURYLINK	COLIN DANNA	480-685-2740
GAS	SOUTHWEST GAS	NORA GALLEGOS	602-484-5301
WATER, SEWER	CITY OF GOODYEAR	CONFLICT LIASON	623-932-3010

NOTES:

1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B.

THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.

2. 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.

3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

5. THIS PARCEL IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.

6. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.

7. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

8. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

9. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.

10. 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 SURF ACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.

11. 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.

12. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

LOT AREA SUMMARY:

LOT 1 9.00 AC.±
LOT 2 13.82 AC.±

SHEET INDEX:

SHEET 1 COVER SHEET
SHEET 2 LEGAL DESCRIPTIONS
SHEET 3 PLAT SHEET

LEGAL DESCRIPTION 'A': (COMMITMENT ORDER # 20002138-040-DO-A98)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GOODYEAR, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

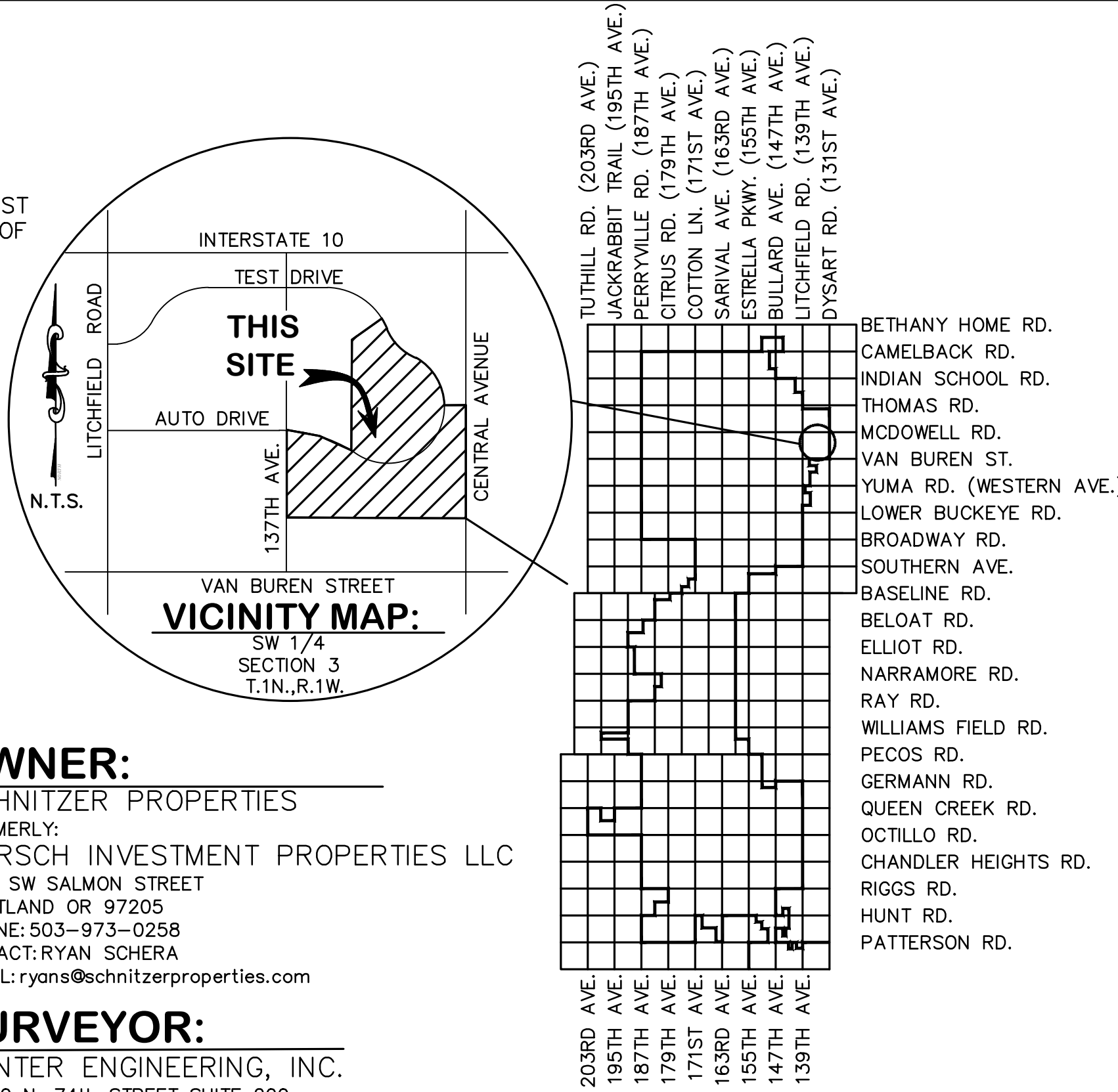
LOTS 6 AND 7 AND LOTS 12 AND 13, OF PALM VALLEY CROSSING - REPLAT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 541 OF MAPS, PAGE 39.

LEGAL DESCRIPTION 'B': (COMMITMENT ORDER #71006034-071-CH1-SHA)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOTS 8A, 8B, 8C AND 8D, OF PALM VALLEY CROSSING LOTS 8 AND 9, ACCORDING TO BOOK 1514 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT ALL ORES AND MINERALS AND ALL OILS AND GAS OR OTHER HYDROCARBON SUBSTANCES AS RESERVED IN DEED RECORDED IN DOCKET 5783, PAGE 229, RECORDS OF MARICOPA COUNTY, ARIZONA.



OWNER:

SCHNITZER PROPERTIES
FORMERLY:
HARSCH INVESTMENT PROPERTIES LLC
1121 SW SALMON STREET
PORTLAND OR 97205
PHONE: 503-973-0258
CONTACT: RYAN SCHERA
EMAIL: ryans@schneiderproperties.com

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74th STREET SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JIM BRUCCI
EMAIL: jbrucci@hunterengineeringpc.com

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2155L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

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.

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°18'49" EAST, ALONG THE MONUMENT LINE OF THE 137TH AVENUE ACCORDING TO THE PLAT OF PALM VALLEY CROSSING - REPLAT, RECORDED IN BOOK 541, PAGE 39, MARICOPA COUNTY RECORDS, 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: _____
SUMEET MOHAN, CITY ENGINEER

DATE: _____

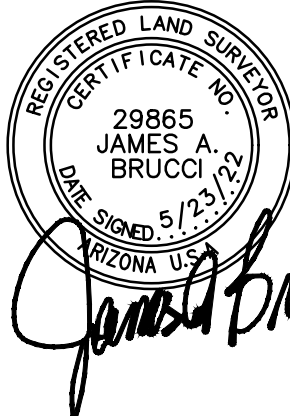
THIS MINOR LAND DIVISION HAS BEEN REVIEWED AND FOUND TO MEET ALL CITY REQUIREMENTS, CONFORMS TO GOOD PLANNING POLICIES, AND ALL NEW LOTS CREATED ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE DIVIDED.

BY: _____
CHRISTOPHER BAKER, DEVELOPMENT SERVICES DIRECTOR

DATE: _____

LAND SURVEYOR'S CERTIFICATION:

JAMES A. BRUCCI, RLS NO. 29865



BY

REVISION

NO. DATE

PURPOSE: FINAL PLAT

DRAWN BY: JR

CHECKED BY: JAB

HUNTER ENGINEERING

CIVIL AND SURVEY

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

MINOR LAND DIVISION

A REPLAT OF LOTS 6-8 AND 12,13 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, A REPLAT OF LOTS 4 THROUGH 14, 135TH LANE, A PORTION OF TEST DRIVE AND FILLMORE STREET FILED IN BOOK 541 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 3

TWNSH: 1N.

RANGE: 1W.

JOB NO.: VLMK002-MLD

SCALE N.T.S.

SHEET 1 OF 3

LEGAL DESCRIPTION: LOT 1

ALL OF LOTS 12 & 13 OF PALM VALLEY CROSSING—REPLAT ACCORDING TO BOOK 541, PAGE 39, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PART OF THE WEST HALF OF SECTION 3, 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 THE SOUTHWEST CORNER OF SAID SECTION 3 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°48'02" EAST, A DISTANCE OF 2608.00 FEET;

THENCE NORTH 89°48'02" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1303.92 FEET;

THENCE NORTH 00°09'04" EAST, ALONG THE CENTERLINE OF 137TH AVENUE, A DISTANCE OF 379.37 FEET TO A CITY OF GOODYEAR BRASS CAP FLUSH;

THENCE NORTH 02°33'00" EAST, ALONG THE CENTERLINE OF 137TH AVENUE, A DISTANCE OF 150.19 FEET TO A CITY OF GOODYEAR BRASS CAP FLUSH;

THENCE NORTH 00°16'25" EAST, ALONG THE CENTERLINE OF 137TH AVENUE, A DISTANCE OF 481.16 FEET;

THENCE SOUTH 89°43'53" EAST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 45°39'43" EAST, A DISTANCE OF 17.10 FEET;

THENCE SOUTH 89°41'11" EAST, A DISTANCE OF 104.39 FEET;

THENCE NORTH 01°03'00" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS IS 370.00 FEET AND WHOSE CHORD BEARS SOUTH 76°27'36" EAST A CHORD DISTANCE OF 171.24 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°45'35" AN ARC LENGTH OF 172.81 FEET;

THENCE SOUTH 63°04'48" EAST, A DISTANCE OF 66.32 FEET;

THENCE NORTH 27°13'27" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13 AND THE POINT OF BEGINNING;

THENCE NORTH 00°18'42" EAST, A DISTANCE OF 750.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 12;

THENCE NORTH 54°37'07" EAST, A DISTANCE OF 218.74 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS IS 505.00 FEET AND WHOSE CHORD BEARS SOUTH 37°29'39" EAST A CHORD DISTANCE OF 258.99 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°42'57" AN ARC LENGTH OF 261.91 FEET;

THENCE SOUTH 52°21'07" EAST, A DISTANCE OF 105.14 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, WHOSE RADIUS IS 370.00 FEET AND WHOSE CHORD BEARS SOUTH 32°17'03" WEST A CHORD DISTANCE OF 736.76 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 169°16'19" AN ARC LENGTH OF 1093.11 FEET;

THENCE NORTH 63°04'48" WEST, A DISTANCE OF 33.42 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: LOT 2

ALL OF LOTS 6 – 8 OF PALM VALLEY CROSSING—REPLAT ACCORDING TO BOOK 541, PAGE 39, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PART OF THE WEST HALF OF SECTION 3, 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 THE SOUTHWEST CORNER OF SAID SECTION 3 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 89°48'02" EAST, A DISTANCE OF 2608.00 FEET;

THENCE NORTH 89°48'02" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1303.92 FEET;

THENCE NORTH 00°09'04" EAST, ALONG THE CENTERLINE OF 137TH AVENUE, A DISTANCE OF 379.37 FEET TO A CITY OF GOODYEAR BRASS CAP FLUSH;

THENCE NORTH 02°33'00" EAST, ALONG THE CENTERLINE OF 137TH AVENUE, A DISTANCE OF 150.19 FEET TO A CITY OF GOODYEAR BRASS CAP FLUSH;

THENCE NORTH 00°16'25" EAST, ALONG THE CENTERLINE OF 137TH AVENUE, A DISTANCE OF 481.16 FEET;

THENCE SOUTH 89°43'53" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45°39'43" EAST, A DISTANCE OF 17.10 FEET;

THENCE SOUTH 89°41'11" EAST, A DISTANCE OF 104.39 FEET;

THENCE NORTH 01°03'00" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS IS 370.00 FEET AND WHOSE CHORD BEARS SOUTH 76°27'36" EAST A CHORD DISTANCE OF 171.24 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°45'35" AN ARC LENGTH OF 172.81 FEET;

THENCE SOUTH 63°04'48" EAST, A DISTANCE OF 100.14 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, WHOSE RADIUS IS 430.00 FEET AND WHOSE CHORD BEARS NORTH 60°29'44" EAST A CHORD DISTANCE OF 716.52 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 112°50'52" AN ARC LENGTH OF 846.92 FEET;

THENCE SOUTH 89°33'10" EAST, A DISTANCE OF 250.30 FEET;

THENCE THE FOLLOWING 3 COURSES ALONG THE WEST RIGHT OF WAY OF CENTRAL AVENUE:

THENCE SOUTH 00°23'58" WEST, A DISTANCE OF 636.26 FEET;

THENCE NORTH 89°39'51" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00°23'58" WEST, A DISTANCE OF 65.01 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 89°46'44" WEST, A DISTANCE OF 146.73 FEET;

THENCE SOUTH 89°48'49" WEST, A DISTANCE OF 193.49 FEET;

THENCE SOUTH 75°23'01" WEST, A DISTANCE OF 206.63 FEET;

THENCE SOUTH 89°47'04" WEST, A DISTANCE OF 320.98 FEET;

THENCE SOUTH 89°48'10" WEST, A DISTANCE OF 372.69 FEET;

THENCE NORTH 00°16'25" EAST, A DISTANCE OF 470.15 FEET TO THE POINT OF BEGINNING.

NO. DATE

REVISION

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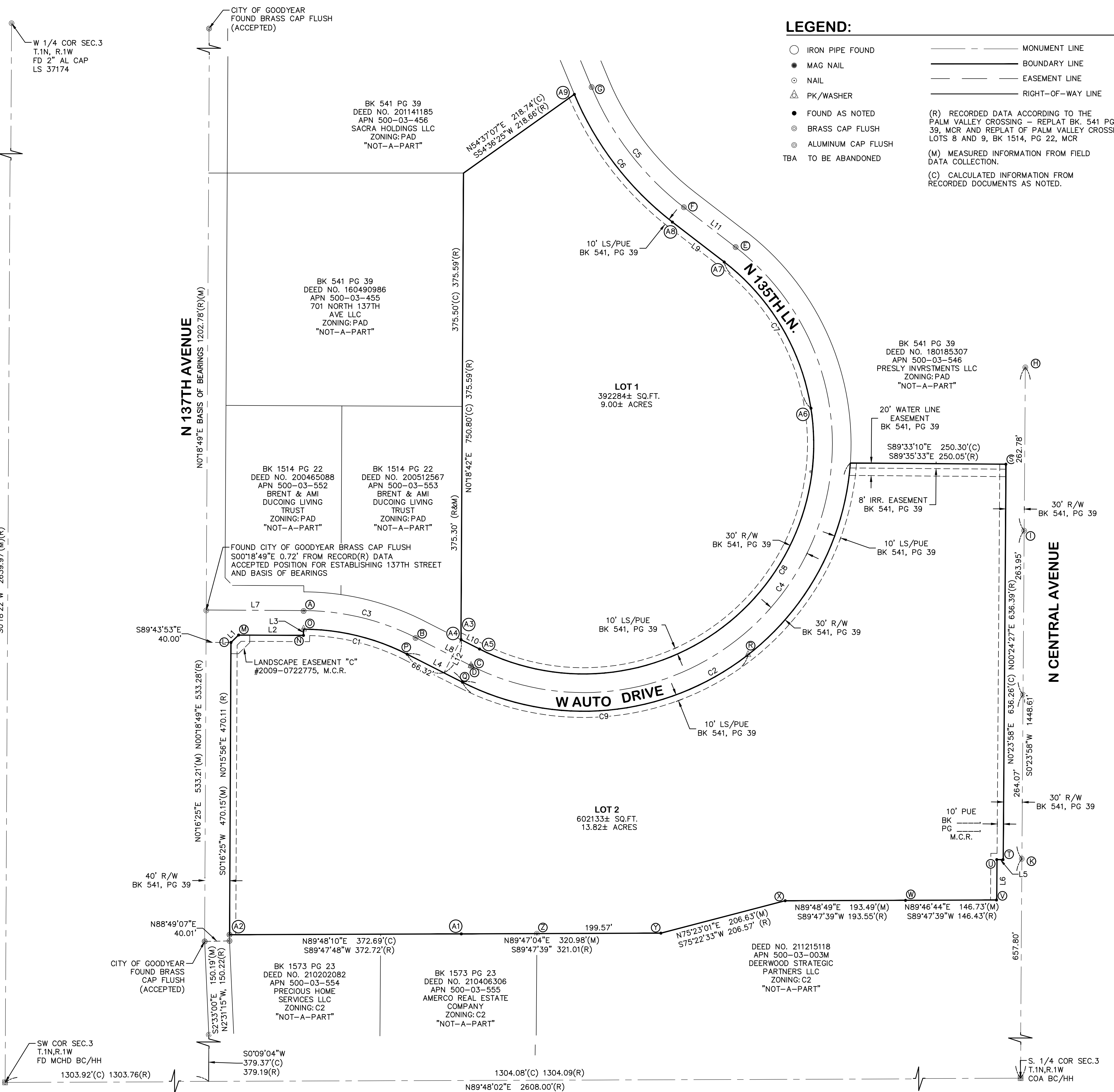
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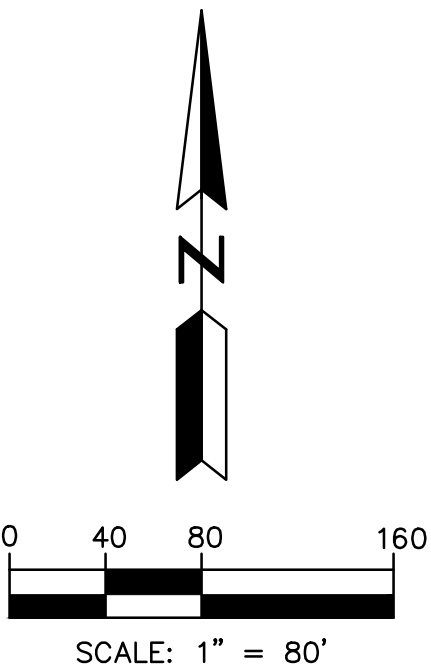
41



LEGEND:

- IRON PIPE FOUND
 - MAG NAIL
 - NAIL
 - PK/WASHER
 - FOUND AS NOTED
 - BRASS CAP FLUSH
 - ALUMINUM CAP FLUSH
 - TBA TO BE ABANDONED
- (R) RECORDED DATA ACCORDING TO THE PALM VALLEY CROSSING - REPLAT BK. 541 PG. 39, MCR AND REPLAT OF PALM VALLEY CROSSING LOTS 8 AND 9, BK 1514, PG 22, MCR
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C1	$\Delta = 26^{\circ}45'35''$	370.00'	172.81'	N76°27'36"W	171.24' (M)	L=172.92'(R)
C2	$\Delta = 112^{\circ}50'52''$	430.00'	846.92'	N60°29'44"E	716.52' (M)	L=846.86'(R)
C3	$\Delta = 26^{\circ}36'23''$	400.00'	185.75'	N76°23'00"W	184.08' (R&M)	
C4	$\Delta = 169^{\circ}16'19''$	400.00'	1181.74'	N32°17'03"E	796.50' (R&M)	
C5	$\Delta = 29^{\circ}43'41''$	475.00'	246.46'	S37°29'16"E	243.70' (M)	
C6	$\Delta = 29^{\circ}42'57''$	505.00'	261.91'	S37°29'39"E	258.99' (M)	L=261.96'(R)
C7	$\Delta = 43^{\circ}24'42''$	370.00'	280.34'	N30°38'46"W	273.68'	
C8	$\Delta = 169^{\circ}16'19''$	370.00'	1093.11'	N32°17'03"E	736.76' (R&M)	
C9	$\Delta = 64^{\circ}51'36''$	430.00'	486.77'	N84°29'22"E	461.20'	
C5(R)	$\Delta = 29^{\circ}43'18''$	475.00'	246.40'			



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°39'43"E	17.10' (M)
L2	S89°41'11"E	104.39'(M)
L3	N01°03'00"E	10.00' (M)
L4	S63°04'48"E	100.14' (R&M)
L5	N89°39'51"W	10.00'(M)
L6	S00°23'58"W	65.01' N0°24'27"W, (R)
L7	S89°41'11"E	157.71' (R&M)
L8	S63°04'48"E	100.14' (R&M)
L9	N52°21'07"W	105.14' (R&M)
L10	N63°04'48"W	33.42'(M)
L11	N52°21'07"W	105.14' (R&M)
L12	N27°13'27"E	60.00'

MONUMENT TABLE	
NUMBER	DESCRIPTION
A	FOUND CITY OF GOODYEAR BRASS CAP FLUSH S55°21'15"W, 1.35' OF PLATTED POSITION. (NOT ACCEPTED)
B	FOUND CITY OF GOODYEAR BRASS CAP FLUSH S3°45'35"E 0.74' OF PLATTED POSITION (NOT ACCEPTED)
C	FOUND CITY OF GOODYEAR BRASS CAP FLUSH S9°41'39"E 0.66' OF PLATTED POSITION (NOT ACCEPTED)
D	FOUND PK NAIL AND WASHER, RLS 32222 (ACCEPTED)
E	FOUND CITY OF GOODYEAR BRASS CAP FLUSH
F	FOUND CITY OF GOODYEAR BRASS CAP FLUSH
G	FOUND CITY OF GOODYEAR BRASS CAP FLUSH
H	FOUND CITY OF GOODYEAR BRASS CAP FLUSH
I	FOUND CITY OF GOODYEAR BRASS CAP FLUSH
J	FOUND CITY OF GOODYEAR BRASS CAP FLUSH
K	FOUND CITY OF GOODYEAR BRASS CAP FLUSH
L	FOUND IRON BAR WITH CAP
M	FOUND IRON BAR WITH CAP, #29865
N	FOUND IRON BAR WITH CAP, #29865
O	FOUND PK NAIL WITH WASHER
P	FOUND IRON BAR WITH CAP, #29865
Q	FOUND IRON BAR WITH CAP, #29865
R	FOUND PK NAIL AND WASHER (POINT ON CURVE)
S	FOUND IRON BAR WITH CAP, (N89°33'10"W, 0.19')
T	FOUND IRON BAR WITH CAP, (NW 0.35')
U	FOUND IRON BAR WITH CAP, (NW 0.43')
V	FOUND IRON BAR WITH CAP, (SW 0.35')
W	FOUND IRON BAR WITH CAP
X	FOUND IRON BAR WITH CAP
Y	FOUND IRON BAR WITH CAP
Z	FOUND IRON BAR WITH ALUMINUM CAP
A1	FOUND IRON BAR WITH CAP
A2	FOUND IRON BAR WITH ALUMINUM CAP
A3	FOUND IRON BAR, NE 0.22', NOT ACCEPTED
A4	FOUND MAG NAIL WITH WASHER, #29865
A5	FOUND IRON BAR WITH CAP
A6	FOUND IRON BAR WITH CAP UNDER EDGE OF SIDEWALK
A7	FOUND IRON BAR WITH CAP
A8	FOUND IRON BAR WITH CAP
A9	FOUND IRON BAR WITH CAP

BY

REVISION

NO. DATE

SECTION: 03

TWNSHP: 1N

RANGE: 1W

JOB NO.:

VLMK002-MLD

SCALE

1"=80'

SHEET

3 OF 3

CIVIL AND SURVEY

HUNTER

ENGINEERING

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

MINOR LAND DIVISION

MINOR LAND DIVISION

A REPLAT OF LOTS 6-8 AND 12,13 AS DEFINED IN THE PALM VALLEY CROSSING REPLAT, LOTS 4 AND 12,13, AND LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000