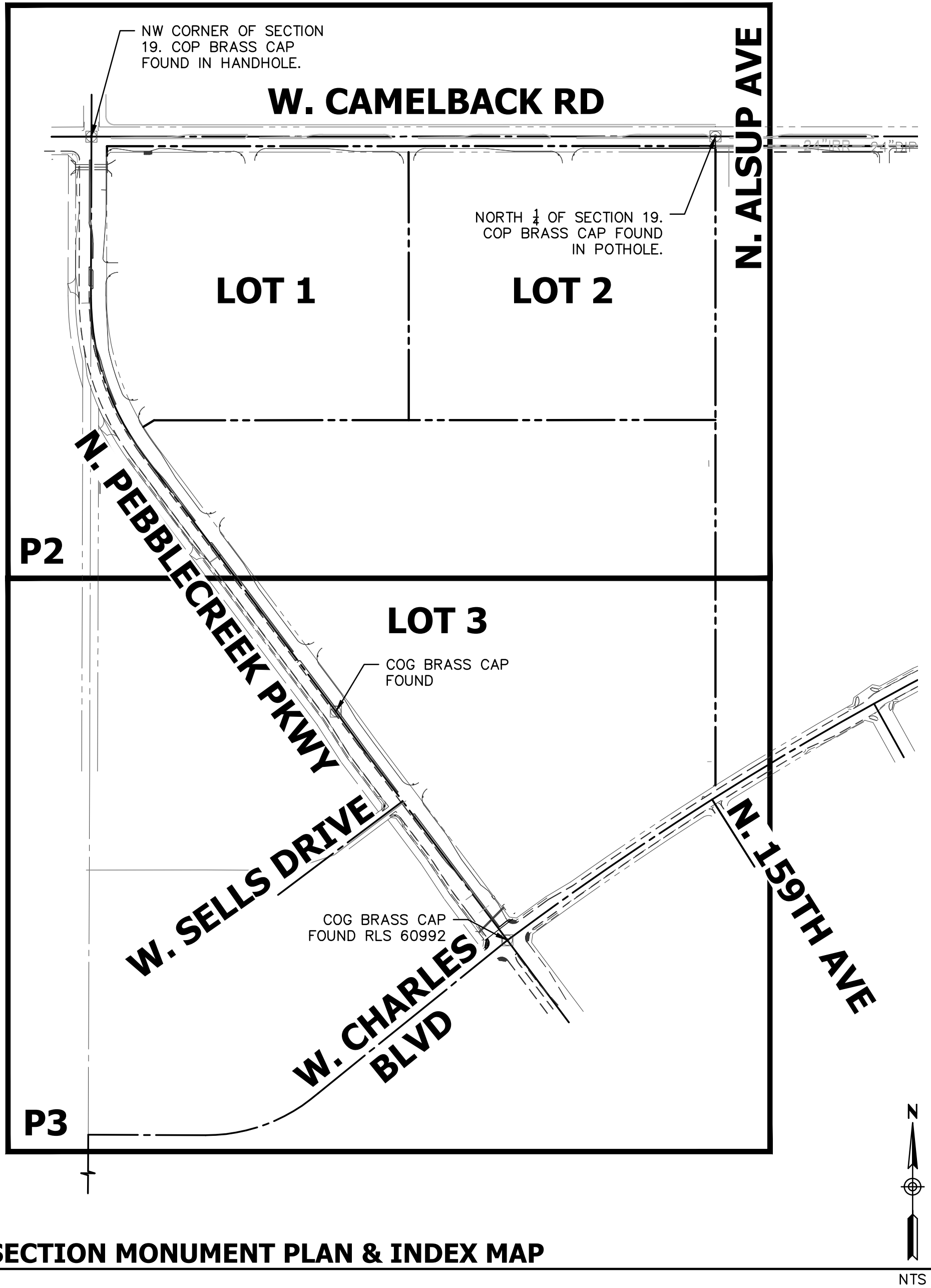


PRELIMINARY PLAT
FOR
CAMELBACK 303
SEC OF W. CAMELBACK RD & N. PEBBLECREEK PKWY
GOODYEAR, ARIZONA

A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SECTION MONUMENT PLAN & INDEX MAP

SHEET INDEX

COVER SHEET	P1
PRELIMINARY PLAT	P2
PRELIMINARY PLAT	P3

AREA TABLE

DESCRIPTION	NET AREA
LOT 1:	31.67AC (1,379,607.41 SF)
LOT 2:	32.68AC (1,423,585.77 SF)
LOT 3:	72.24AC (3,146,609.88 SF)
TOTAL:	136.59AC (5,949,803.06 SF)

OWNER

SUNBELT LAND HOLDINGS LP.
1437 N. 1ST STREET,
PHOENIX, ARIZONA 85004
PHONE: (602) 926-9680
CONTACT: TYLER SMITH

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
E-MAIL: JEARLEY@HUNTERENGINEERINGPC.COM
PHONE: (480) 991-3985
CONTACT: JACOB D. EARLEY

ZONING: PAD

WITH UNDERLYING I-1 LIGHT INDUSTRIAL

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF S89°58'24"E, ALONG THE MONUMENT LINE OF THE NORTH LINE OF SECTION 19 & 20, TOWNSHIP 2, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF "PV303 EAST - PHASE A", RECORDED IN BOOK 1260 OF MAPS, PAGE 15, MARICOPA COUNTY RECORDS, ARIZONA.

BENCHMARK

3" CITY OF PHOENIX BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL AVENUE AND CAMELBACK ROAD. ELEVATION = 1062.85 (CITY OF GOODYEAR NAVD88 DATUM.) CITY OF GOODYEAR BENCHMARK PT. NO. G373. STAMPED: "CITY OF PHOENIX".

3" CITY OF PHOENIX BRASS CAP IN HANDHOLE AT THE INTERSECTION OF ALSUP AVENUE & CAMELBACK ROAD. ELEVATION 1056.34 (CITY OF GOODYEAR NAVD88 DATUM.) CITY OF GOODYEAR BENCHMARK PT. NO. G371. STAMPED: "CITY OF PHOENIX 19"

UTILITY SERVICE PROVIDERS

SEWER: LIBERTY UTILITIES (FORMERLY LITCHFIELD PARK SERVICE COMPANY)
WATER: LIBERTY UTILITIES (FORMERLY LITCHFIELD PARK SERVICE COMPANY)
GAS: SOUTHWEST GAS CORPORATION
ELECTRIC: ARIZONA PUBLIC SERVICE (APS)
TELEPHONE: CENTURY LINK
CATV: COX COMMUNICATIONS
IRRIGATION: MARICOPA WATER DISTRICT

EXISTING LEGEND

CENTERLINE	---
RIGHT OF WAY	---
PROPERTY LINE	---
PLAT BOUNDARY	---
LOT BOUNDARY	---
EASEMENT	---
MAJOR CONTOUR	1285
MINOR CONTOUR	1283
SANITARY SEWERLINE	SS
WATERLINE	W
CHAIN LINK FENCE	---
STREET LIGHT	---
SANITARY SEWER MANHOLE	---
WATER VALVE	---
FIRE HYDRANT	---

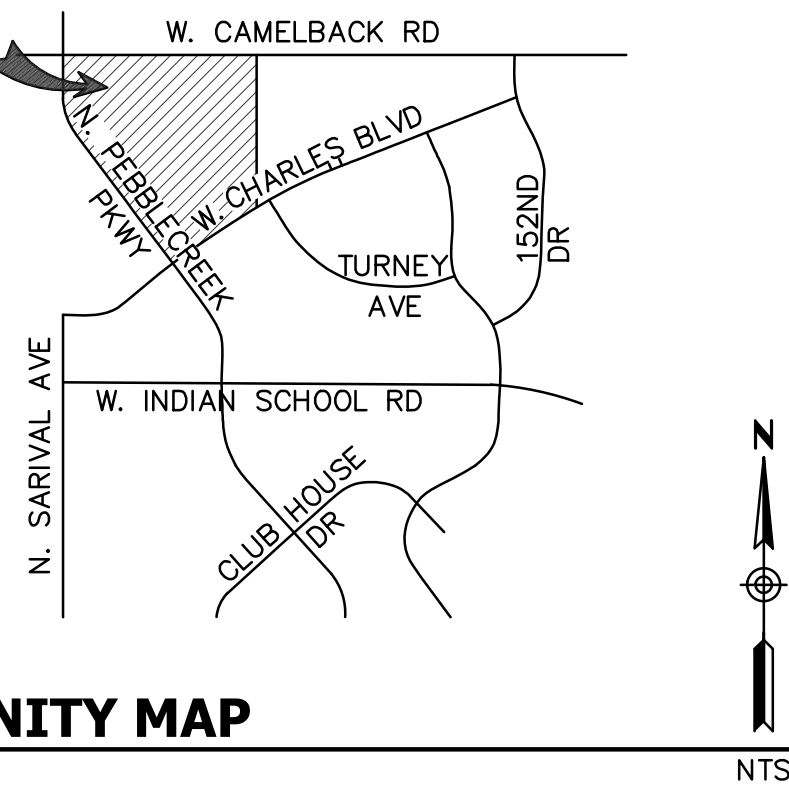
PROPOSED LEGEND

TEMPORARY BASIN	---
SEWER LINE	---
WATER LINE	---
DIRECTION OF SLOPE	---
SPOT ELEVATION	23.45G
WATER METER	---
FIRE HYDRANT	---
WATER VALVE	---
SEWER MANHOLE	---

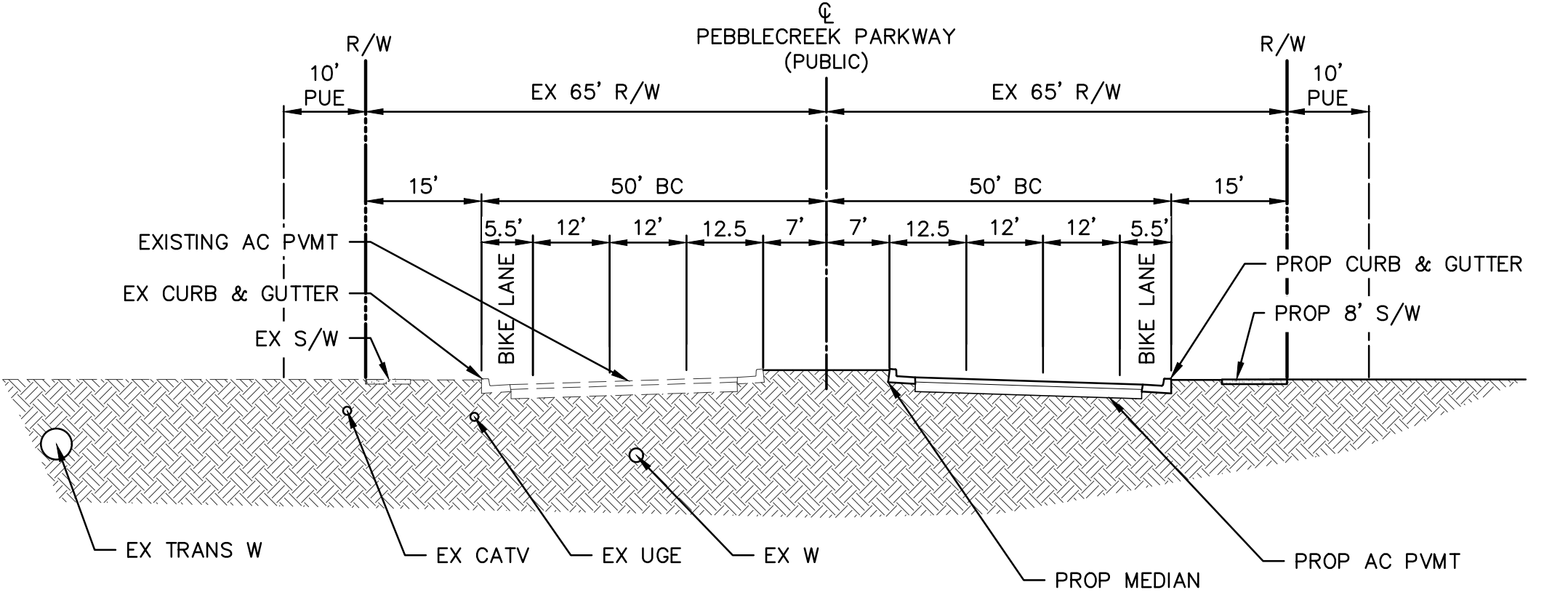
ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	G	GUTTER
AC	ASPHALTIC CEMENT	HDWL	HEADWALL
APZ	ACCIDENT POTENTIAL ZONE (LUKE AFB)	HW	HIGH WATER
BC	BACK OF CURB	NTS	NOT TO SCALE
BFP	BACKFLOW PREVENTOR	P	PAVEMENT
BOT	BOTTOM	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	R/W	RIGHT OF WAY
CF	CUBIC FEET	SD	STORM DRAIN
CL	CENTERLINE	SS	SANITARY SEWER
CO	CURB OPENING	SSMH	SANITARY SEWER MANHOLE
DNL	DAY-NIGHT SOUND LEVEL (LUKE AFB)	S/W	SIDEWALK
DW	DRYWELL	TC	TOP OF CURB
ESMT	EASEMENT	UG	UNDERGROUND RETENTION PIPE
EX	EXISTING	UGE	UNDERGROUND ELECTRICAL
F/C	FACE OF CURB	VCP	VITRIFIED CLAY PIPE
FF	FINISH FLOOR	VP	VOLUME PROVIDED
FG	FINISH GRADE	VR	VOLUME REQUIRED
FH	FIRE HYDRANT	W	WATER
FL	FLOW LINE	WM	WATER METER
		WV	WATER VALVE

THIS SITE

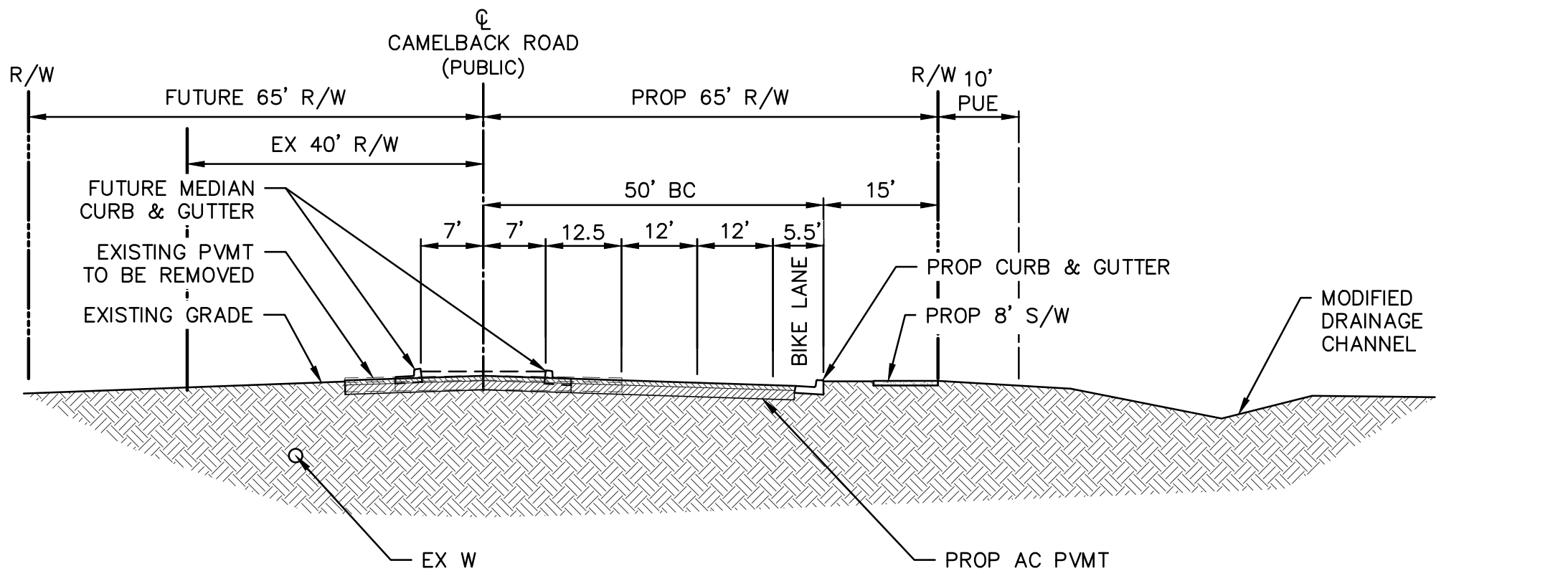


VICINITY MAP



1 TYPICAL SECTION - N. PEBBLECREEK PARKWAY

NTS



2 TYPICAL SECTION - W. CAMELBACK ROAD

NTS

LEGAL DESCRIPTION

A SUBDIVISION BOUNDARY PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 19, MARKED BY A BRASS CAP FLUSH STAMPED "CITY OF PHOENIX," FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 19, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF PHOENIX" BEARS NORTH 89°58'24"EAST, FOR A DISTANCE OF 2596.61 FEET;

THENCE SOUTH 00°00'00" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 2661.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF CHARLES BOULEVARD AS SHOWN ON THE MAP OF DEDICATION OF PALM VALLEY, PHASE V, RECORDED IN BOOK 720 OF MAPS, PAGE 27 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 13334.00 FEET AND A CHORD BEARING OF SOUTH 56°19'32" WEST, FOR A CHORD DISTANCE OF 724.20 FEET;

THENCE SOUTHWESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°06'44", AN ARC LENGTH OF 724.29 FEET TO A NON-TANGENT POINT;

THENCE SOUTH 59°15'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 120.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 13344.00 FEET AND A CHORD BEARING OF SOUTH 53°55'47" WEST, FOR A CHORD DISTANCE OF 150.10 FEET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°38'40", AN ARC LENGTH OF 150.10 FEET TO A NON-TANGENT POINT;

THENCE NORTH 81°38'55" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 29.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PEBBLECREEK PARKWAY AS SHOWN ON THE FINAL PLAT OF PV303, PHASE A, RECORDED IN BOOK 1260 OF MAPS, PAGE 15 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA;

THE FOLLOWING FIVE COURSES ARE ALONG SAID WESTERLY RIGHT-OF-WAY LINE:

THENCE NORTH 36°59'03" WEST, FOR A DISTANCE OF 917.25 FEET;

THENCE NORTH 36°11'32" WEST, FOR A DISTANCE OF 199.92 FEET;

THENCE NORTH 36°50'48" WEST, FOR A DISTANCE OF 1333.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 1035.00 FEET AND A CHORD BEARING OF NORTH 18°18'57" WEST, FOR A CHORD DISTANCE OF 656.55 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°59'03", AN ARC LENGTH OF 668.09 FEET TO A NON-TANGENT POINT;

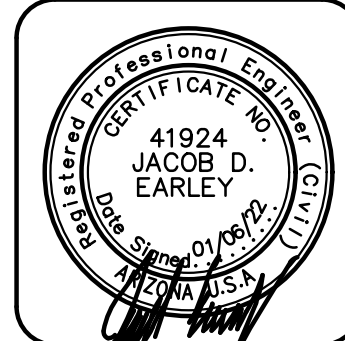
THENCE NORTH 00°09'28" EAST, FOR A DISTANCE OF 608.78 FEET TO A POINT THAT IS 40.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH 89°58'24" EAST, PARALLEL WITH AND 40.00 FEET SOUTH OF SAID NORTH LINE, FOR A DISTANCE OF 2531.72 FEET TO THE POINT OF BEGINNING.

NO.	DATE	REVISION	BY

DESIGN BY: JDE
DRAWN BY: MMH
CHECKED BY: JDE

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



PRELIMINARY PLAT
FOR
CAMELBACK 303
SEC OF W. CAMELBACK RD & N. PEBBLECREEK PKWY
GOODYEAR, ARIZONA

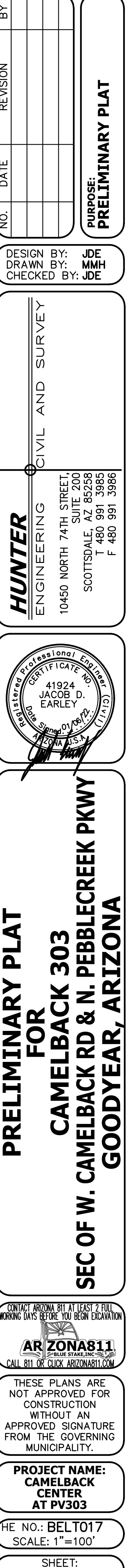


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
CAMELBACK CENTER
AT PV303

HE NO.: BELT017
SCALE: NTS

SHEET:
P1



MATCHLINE SEE SHEET P2

LOT 3
72.24 AC

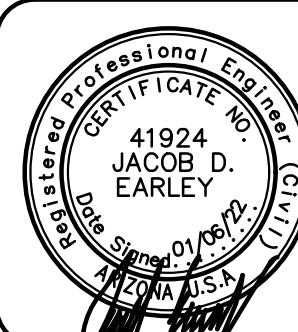
APN 501-61-027F
(INCLUDED IN DEVELOPMENT)

OWNER:
SUNBELT LAND
HOLDINGS, LP
APN: 501-61-026T
ZONING: PAD

NO.	DATE	REVISION	BY

DESIGN BY: JDE
DRAWN BY: MMH
CHECKED BY: JDE

HUNTER
ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986
CIVIL AND SURVEY



PRELIMINARY PLAT
FOR
CAMELBACK 303
SEC OF W. CAMELBACK RD & N. PEBBLECREEK PKWY
GOODYEAR, ARIZONA



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WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

PROJECT NAME:
CAMELBACK
CENTER
AT PV303

HE NO.: BELT017
SCALE: 1"=100'

SHEET:
P3

TRACT B
OWNER: PV303
COMMERCIAL
COMMUNITY INC
APN: 501-02-913

PV303 EAST PHASE A LOTS 3
AND 4 REPLAT
OWNER: MPS EAST I, LLC
APN: 501-02-925
ZONING: PAD

PV303 EAST PHASE A
LOTS 3 AND 4 REPLAT
OWNER: FR PV303 PHASE 2, LLC
APN: 501-02-922
ZONING: PAD

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C3	13344.00'	150.10'	0°38'40"
C4	13334.00'	724.29'	3°06'44"
C5	13292.00'	1077.02'	4°38'33"

