

C:\RICK\Projects\POS600\6048_CottonLn_CamelbackRd\Survey\Drawing\6048_Final_Plat_V6.dwg -- plotted by: csullivan.ON 2023-03-27 @ 12:14 -- ctsbig bwctb -- © 2023 Rick Engineering Company

FINAL PLAT
OF
"CAMELBACK 303"

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT VWP SIM C&C LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "CAMELBACK 303", A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "CAMELBACK 303", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH ON SAID PLAT.

VWP SIM C&C, LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS R/W DEDICATED HEREON AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

VWP SIM C&C, LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR (THE CITY) FOR USE BY THE CITY AND ITS PERMITEES NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS WITHIN, ON, ACROSS, OVER AND UNDER THOSE AREAS WITHIN THIS FINAL DESIGNATED AS P.U.E. 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, CONSTRUCTING, INSTALLING, OPERATING, INSPECTING, 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 PERMITEES; 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 PERMITEES; 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.

VWP SIM C&C, LLC, A DELAWARE LIMITED LIABILITY COMPANY (OWNER) HEREBY DEDICATES TO THE CITY OF GOODYEAR SIDEWALK EASEMENTS ON, OVER AN ACROSS THOSE AREAS WITHIN THIS FINAL PLAT DESIGNATED AS SIDEWALK ESMT. DEDICATED HEREON AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (SIDEWALK EASEMENT AREAS). SUCH SIDEWALK EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC SIDEWALKS BY THE CITY OF GOODYEAR AND ITS PERMITEES; PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE SIDEWALK EASEMENT AREAS. THE SIDEWALK 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 SIDEWALK EASEMENT AREAS.

IN WITNESS WHEREOF, VWP SIM C&C LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

VWP SIM C&C LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____

NAME: _____ DATE: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

ON THIS _____ DAY OF _____ 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23, BEARS SOUTH 00 DEGREES 13 MINUTES 33 SECONDS WEST, A DISTANCE OF 2640.68 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE OF NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 33.00 FEET; TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 13 MINUTES 33 SECONDS WEST, PARALLEL WITH AND 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 800.00 FEET;

THENCE DEPARTING SAID PARALLEL LINE, NORTH 89 DEGREES 33 MINUTES 54 SECONDS WEST, A DISTANCE OF 1967.15 FEET;

THENCE NORTH 03 DEGREES 08 MINUTES 30 SECONDS EAST, A DISTANCE OF 345.39 FEET;

THENCE NORTH 01 DEGREE 09 MINUTES 09 SECONDS EAST, A DISTANCE OF 455.03 FEET, TO THE NORTH LINE OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 33 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1,942.22 FEET, TO THE POINT OF BEGINNING.

NOTES

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA, INC. AND HAS BEEN GRANTED A CERIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR).
- 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.
- 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.
- 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, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
 - 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.
 - 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.
 - MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- 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.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - 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.
 - 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 GOOD NORMAL GROWTH.
 - WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - 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.
- 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.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- 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.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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.

BENCHMARK

A 3" CITY OF GOODYEAR BRASS CAP IN HANDHOLE AT THE INTERSECTION OF S. COTTON LANE AND W. CAMELBACK ROAD MARKING THE NORTHEAST CORNER OF SECTION 23, T.2N., R.2W.
ELEVATION = 1085.47' (NAVD 88)

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1670 L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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;
A PORTION OF CAMELBACK ROAD AND COTTON LANE IS LOCATED IN FLOOD ZONE "A" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING. THE SUBJECT PROPERTY IS LOCATED IN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD "ZONE A". ZONE A IS DESCRIBED AS: "NO BASE FLOOD ELEVATIONS DETERMINED."

UTILITY PROVIDERS

GAS: SOUTHWEST GAS
WATER: EPCOR
SEWER: CITY OF GOODYEAR
POWER: APS
TELECOM: COX AND CENTURYLINK

ADDRESS

17215 W CAMELBACK ROAD
GOODYEAR, AZ 85395

SURVEYOR

MICHAEL A. BANTA, RLS #38175
RICK ENGINEERING
22425 N. 16TH ST, SUITE 1
PHOENIX, ARIZONA 85024
MBANTA@RICKENGINEERING.COM

OWNER

VWP SIM C&C LLC
2930 E. CAMELBACK ROAD, SUITE 305
PHOENIX, ARIZONA 85016
TELEPHONE (602)957-8300
APN: 502-31-002J & 502-31-002C
AND 502-31-011E

AREA

NET SUBJECT PARCEL CONTAINS 1,410,670 SQUARE FEET OR 32.385 ACRES, MORE OR LESS
RIGHT-OF-WAY DEDICATED HEREON CONTAINS 150,341 SQUARE FEET OR 3.461 ACRES, MORE OR LESS
GROSS PARCEL CONTAINS 1,561,012 SQUARE FEET OR 35.836 ACRES, MORE OR LESS.

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS SOUTH 00 DEGREES 13 MINUTES 33 SECONDS WEST (MEASURED) SOUTH 00 DEGREES 13 MINUTES 17 SECONDS WEST (RECORD PER BK 652, PG. 22, MARICOPA COUNTY RECORDS).

ZONING

ZONE: C-2 AND PAD
ZONING INFORMATION OBTAINED FROM ORDINANCE 2022-1541.

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____
DAY OF _____, 20____

BY: _____
MAYOR (JOE PIZZILLO)

ATTEST: _____
CLERK (DARGIE McCRACKEN)

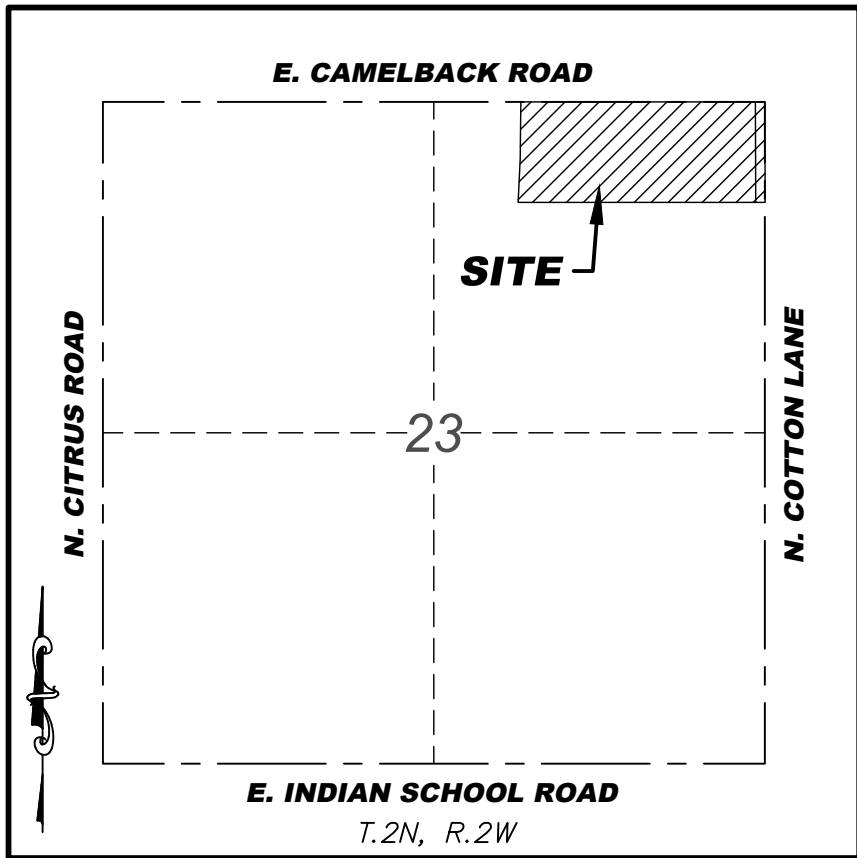
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____
DAY OF _____, 20____

BY: _____
CITY ENGINEER (SUMEET MOHAN)

CERTIFICATION

I, MICHAEL A. BANTA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2022; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

MICHAEL A. BANTA
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
MBANTA@RICKENGINEERING.COM



VICINITY MAP
N.T.S.

DEVELOPER

SZ GOODYEAR PLANT 2, LLC
4717 HAMMERSLEY ROAD
MADISON, WI 53711
TELEPHONE (608)271-2233

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

RICK
ENGINEERING COMPANY
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

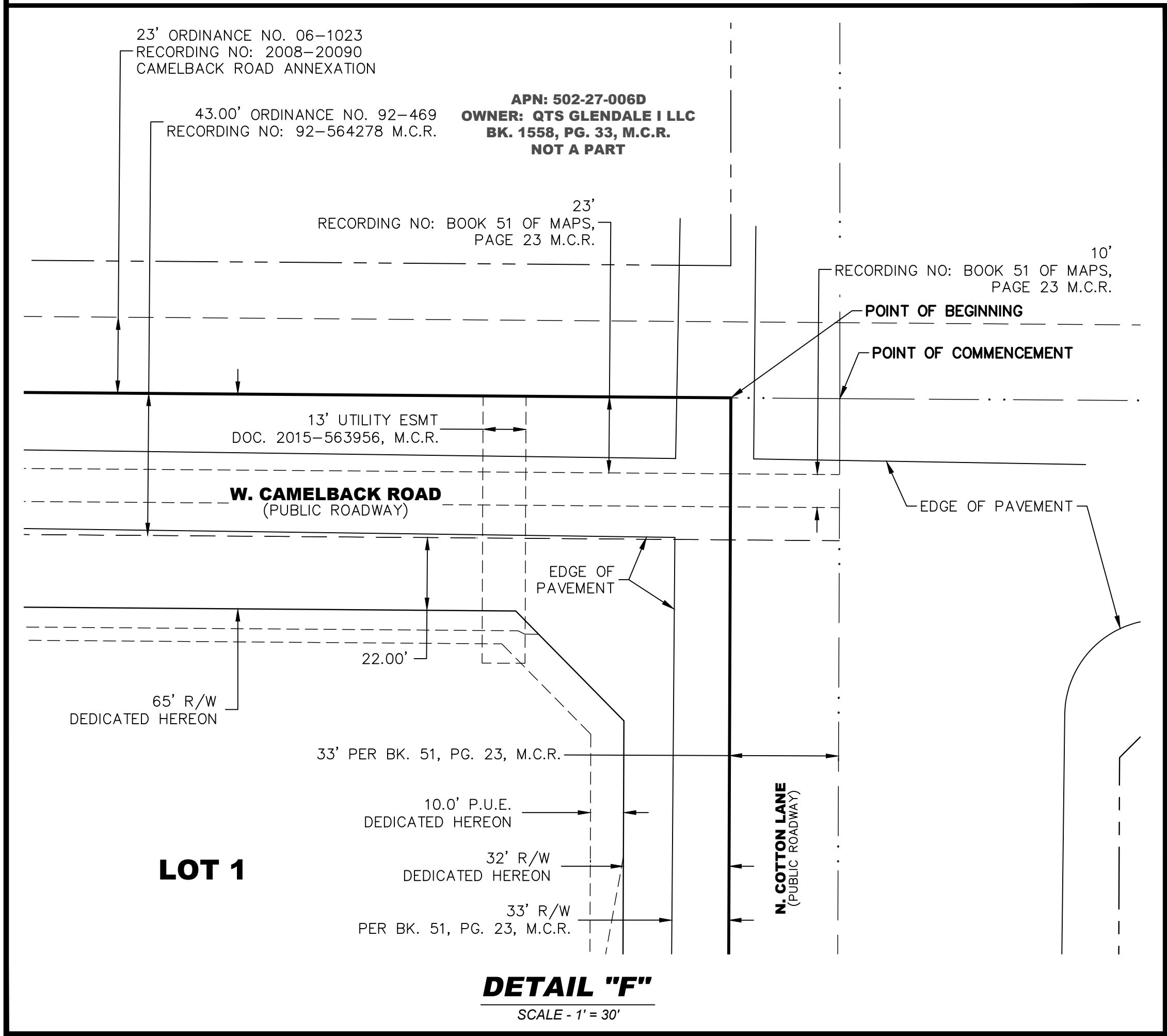
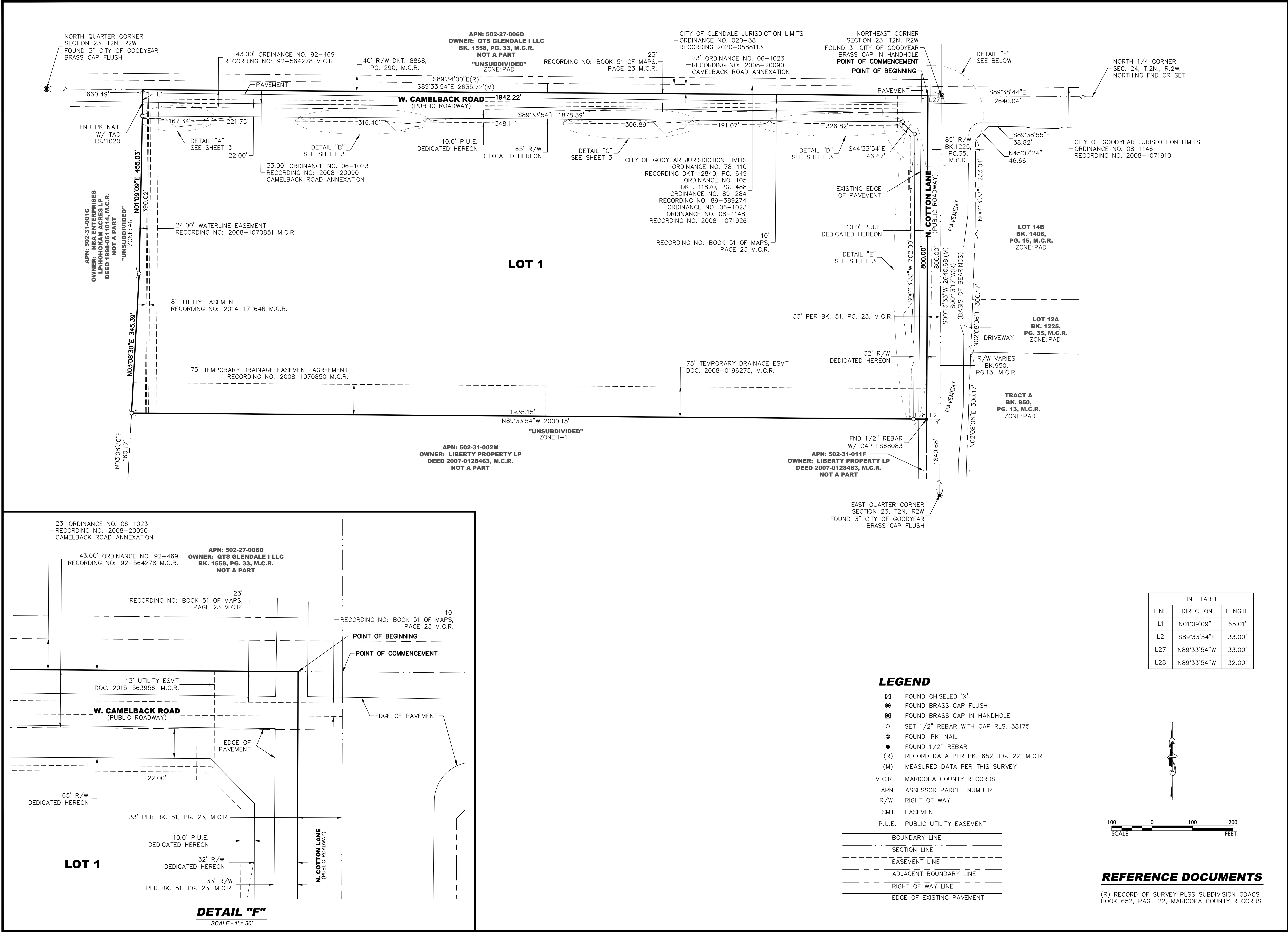
FINAL PLAT
"CAMELBACK 303"

GOODYEAR, ARIZONA

Contact Arizona 811 at least two full
working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

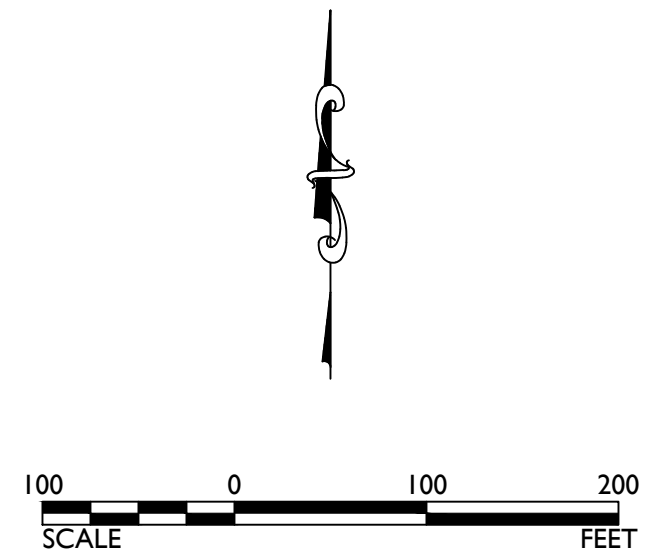
PROJECT NO.
6048
SHEET NO. 1 OF 3

C:\RICK\Projects\POS500\6048_CottonLn_CamelbackRd\Survey\Drawing\6048_Final_Plat_V6.dwg — plotted by: csullivan, ON 2023-03-27 @ 12:14 — ctsig bw.ctb — ©2023 Rick Engineering Company



- LEGEND**
- ⊠ FOUND CHISELED 'X'
 - FOUND BRASS CAP FLUSH
 - ⊙ FOUND BRASS CAP IN HANDHOLE
 - SET 1/2" REBAR WITH CAP RLS. 38175
 - ⦿ FOUND 'PK' NAIL
 - FOUND 1/2" REBAR
 - (R) RECORD DATA PER BK. 652, PG. 22, M.C.R.
 - (M) MEASURED DATA PER THIS SURVEY
 - M.C.R. MARICOPA COUNTY RECORDS
 - APN ASSESSOR PARCEL NUMBER
 - R/W RIGHT OF WAY
 - ESMT. EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
- | | |
|-----------|---------------------------|
| — | BOUNDARY LINE |
| - - - | SECTION LINE |
| - · - · - | EASEMENT LINE |
| - · - - - | ADJACENT BOUNDARY LINE |
| - - - - - | RIGHT OF WAY LINE |
| - · - · - | EDGE OF EXISTING PAVEMENT |

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N01°09'09"E	65.01'
L2	S89°33'54"E	33.00'
L27	N89°33'54"W	33.00'
L28	N89°33'54"W	32.00'



REFERENCE DOCUMENTS

(R) RECORD OF SURVEY PLSS SUBDIVISION GDACS BOOK 652, PAGE 22, MARICOPA COUNTY RECORDS

FINAL PLAT

"CAMELBACK 303"

GOODYEAR, ARIZONA

22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780

RICK
ENGINEERING COMPANY

San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver
rickengineering.com

PROJECT NO.
6048
SHEET NO. 2 OF 3

Drawn By: MAB
Checked By: MAB
Scale: 1" = 100'
Date: 3/24/2023

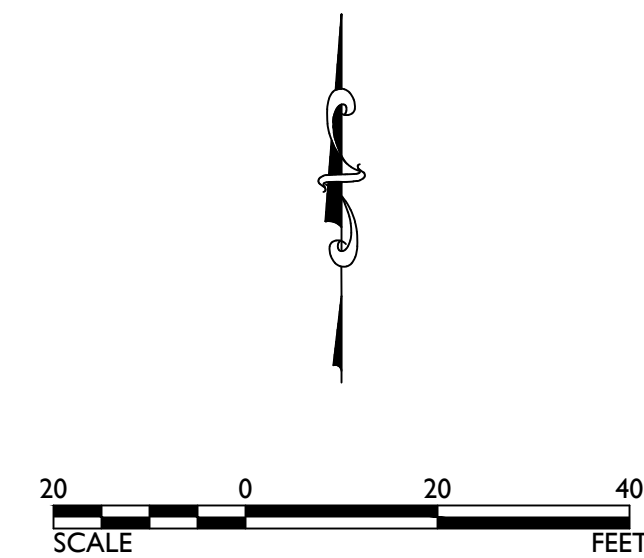
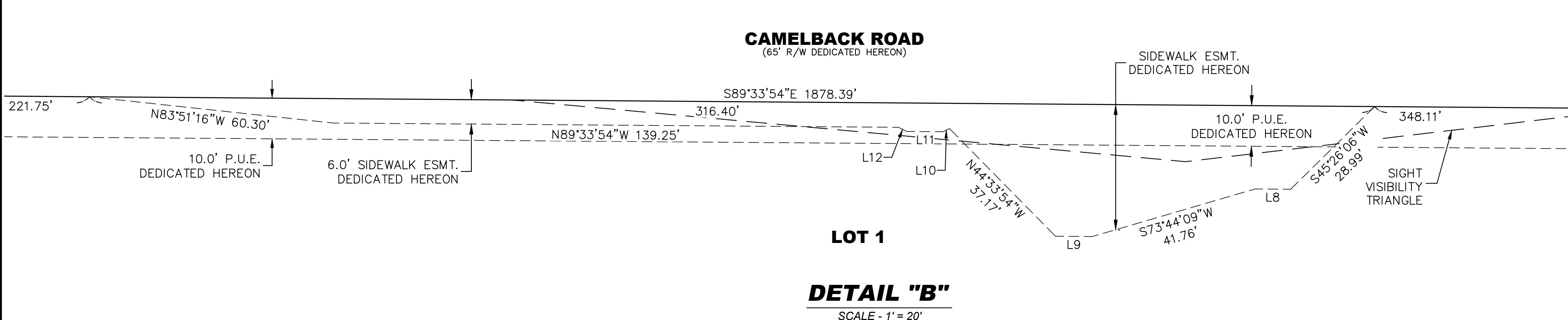
Surveyor:
Michael A. Santa
Certified Surveyor
Arizona State Board of Registration for Professional Engineers and Surveyors
No. 38175
Date Expires: 03/27/23

APN: 502-31-001C
OWNER: NBA ENTERPRISES LP/HOHOKAM ACRES LP
DEED 1998-0811014, M.C.R.
NOT A PART

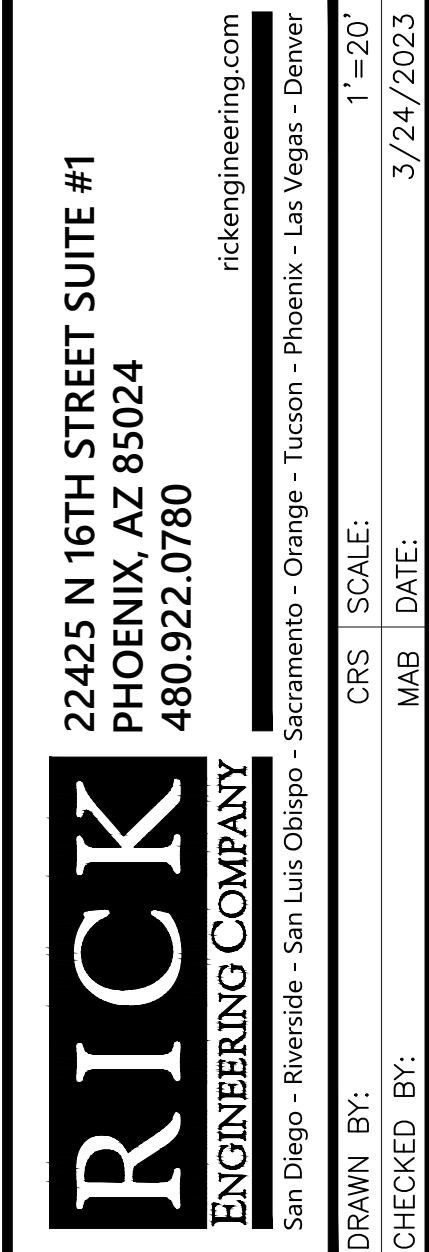
APN: 502-31-002M
OWNER: LIBERTY PROPERTY LP
DEED 2007-0128463, M.C.R.
NOT A PART

APN: 502-27-006D
OWNER: QTS GLENDALE I LLC
BK. 1558, PG. 33, M.C.R.
NOT A PART

APN: 502-31-011F
OWNER: LIBERTY PROPERTY LP
DEED 2007-0128463, M.C.R.
NOT A PART



LINE TABLE		
LINE	DIRECTION	LENGTH
L15	S63°46'40"W	1.74'
L16	N89°33'54"W	8.97'
L17	N63°05'14"W	2.24'
L18	N89°33'54"W	4.24'
L19	N63°00'00"W	2.24'
L20	N00°13'33"E	8.41'
L21	N00°13'33"E	8.75'
L22	N89°46'27"W	5.99'
L23	S89°46'27"E	6.00'
L24	N00°13'33"E	12.30'
L26	N10°20'43"E	36.99'



FINAL PLAT

"CAMELBACK 303"

GOODYEAR, ARIZONA



PROJECT NO.
6048
SHEET NO. 3 OF 3