

MAP OF DEDICATION
FOR
"YUMA ROAD"

BEING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

SHEET INDEX

FP01 COVER SHEET
FP02 MAP OF DEDICATION

AREA

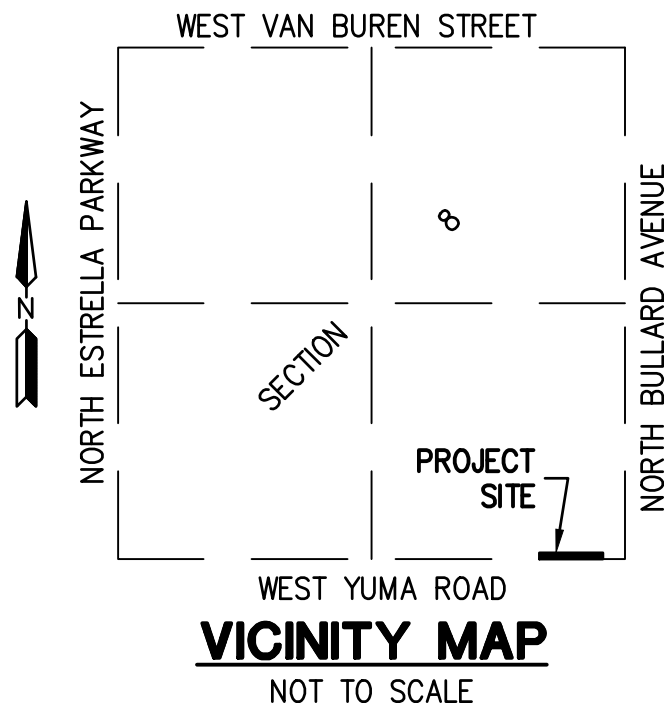
CONTAINS 36,640 SQUARE FEET OR
0.8411 ACRES, MORE OR LESS

OWNER/DEVELOPER

COMPASS DATACENTERS PHX I LLC
14555 N. DALLAS PARKWAY, STE. 125
DALLAS, TEXAS 75254
PHONE: 214-452-0354
CONTACT: CHRIS CURTIS

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS RLS



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS DEDICATED UNDER THE NAME OF "YUMA ROAD", A MAP OF DEDICATION, BEING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY PUBLISHES THIS MAP OF DEDICATION AS AND FOR THE MAP OF DEDICATION AND HEREBY DECLARES THAT SAID MAP SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE RIGHTS OF WAY CONSTITUTING SAME AND THAT SAID RIGHT OF WAY SHALL BE KNOWN BY THE NAME THAT IS GIVEN RESPECTIVELY. THAT COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR, ARIZONA FOR PUBLIC USE UPON OFFICIAL ACCEPTANCE BY THE CITY OF GOODYEAR, THE RIGHT-OF-WAY SHOWN ON SAID MAP OF DEDICATION.

COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREET SHOWN ON THIS MAP OF DEDICATION FOR YUMA ROAD AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

IN WITNESS WHEREOF:

COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ DULY AUTHORIZED ON THIS _____ DAY OF _____ 202__.

COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER.

BY: _____
J. JARED DAY, PRESIDENT

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF DALLAS } SS

BEFORE ME, _____, ON THIS DAY PERSONALLY APPEARED J. JARED DAY, PROVED TO ME BY HIS TEXAS DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT OF COMPASS DATACENTERS PHX I LLC, A DELAWARE LIMITED LIABILITY COMPANY AS ITS PRESIDENT FOR THE PURPOSES AND CONSIDERATION EXPRESSED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

LENDER CONSENT AND RELEASE

THE UNDERSIGNED, AS THE BENEFICIARY/AGENT UNDER A CERTAIN DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING DATED DECEMBER 16, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2021-1334367 AS AMENDED BY THAT CERTAIN DEED OF PARTIAL RELEASE AND PARTIAL RECONVEYANCE DATED OCTOBER 27, 2022 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2022-0875534 AS FURTHER AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING AND FIRST AMENDMENT TO ABSOLUTE ASSIGNMENT OF LEASES AND RENTS DATED DECEMBER 28, 2022 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2022-0914501 (THE DEED OF TRUST) AND UNDER THAT CERTAIN ABSOLUTE ASSIGNMENT OF LEASES AND RENTS DATED DECEMBER 16, 2021 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS DOCUMENT NUMBER 2021-1334368 AS AMENDED BY THAT CERTAIN DEED OF PARTIAL RELEASE AND PARTIAL RECONVEYANCE DATED OCTOBER 27, 2022 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2022-0875534 AS FURTHER AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING AND FIRST AMENDMENT TO ABSOLUTE ASSIGNMENT OF LEASES AND RENTS DATED DECEMBER 28, 2022 RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 2022-0914501 (THE ASSIGNMENT OF RENTS) ENCUMBERING THE PROPERTY SUBJECT TO THIS MAP OF DEDICATION, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS MAP OF DEDICATION AND DOES HEREBY RELEASE FROM THE DEED OF TRUST, THE ASSIGNMENT OF RENTS, AND THE LOAN SECURED THEREBY THAT PORTION OF THE PROPERTY CONVEYED TO THE CITY OF GOODYEAR IN FEE AS SHOWN ON THIS MAP OF DEDICATION. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED TO THE CITY OF GOODYEAR IN THIS MAP OF DEDICATION AND SHALL NOT IN ANY WAY, AFFECT THE DEED OF TRUST OR THE ASSIGNMENT OF RENTS UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND RELEASE ON BEHALF OF THE LENDER AS BENEFICIARY UNDER THE DEED OF TRUST AND ASSIGNMENT OF RENTS.

CITIZENS BANK, N.A., A NATIONAL BANKING ASSOCIATION

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS THE _____ DAY OF _____, 2023, _____ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC AND ACKNOWLEDGED HIM/HERSELF TO BE _____ OF CITIZENS BANK, N.A., A NATIONAL BANKING ASSOCIATION AND THAT HE/SHE BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS RATIFICATION AND CONSENT FOR THE PURPOSES CONTAINED HEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: _____ DATE: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH BRASS CAP FLUSH STAMPED "CITY OF GOODYEAR", ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 8 FROM WHICH A FOUND BRASS CAP FLUSH STAMPED "CITY OF GOODYEAR" ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS SOUTH 89°26'32" EAST, 2587.42 FEET;

THENCE SOUTH 89°26'32" EAST, 189.65 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°33'28" EAST, 33.00 FEET TO A LINE PARALLEL WITH AND 33.00 FEET NORTH OF SAID SOUTH LINE AND ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°26'32" WEST, 872.38 FEET;

THENCE LEAVING SAID PARALLEL LINE, NORTH 00°33'28" EAST, 42.00 FEET TO A LINE PARALLEL WITH AND 75.00 FEET NORTH OF SAID SOUTH LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°26'32" EAST, 872.38 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°33'28" WEST, 42.00 FEET TO THE POINT OF BEGINNING.

NOTES

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 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.
- 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.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON THE PROPERTY.
- 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 SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- 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.
- 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.
- THIS DEVELOPMENT 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.
- 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.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- ZONING DATA SHOWN HEREON OBTAINED FROM THE MARICOPA COUNTY ASSESSORS OFFICE AS PUBLISHED IN FEBRUARY 2023.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 202__.

BY: _____
MAYOR-JOE PIZZILLO

ATTEST: _____
CITY CLERK-DARCIE MCCRAKEN

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 202__.

BY: _____
CITY ENGINEER-SUMEEET MOHAN

REFERENCE DOCUMENTS:

- FINAL PLAT PER BOOK 1476, PAGE 49, M.C.R.
- MINOR LAND DIVISION PER BOOK 1625, PAGE 19, M.C.R.

FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE "X" WITH A DEFINITION OF: AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2145M, PANEL NUMBER 2145 OF 4425, EFFECTIVE DATE SEPTEMBER 18, 2020.

ZONING DESIGNATION

ZONING: I-1

BASIS OF BEARING

BASIS OF BEARING IS S89°26'32"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THIS SURVEY WAS COMPLETED PER THE LATEST "ARIZONA BOUNDARY SURVEY STANDARDS" AND THAT ALL SURVEY MONUMENTS AND LOT CORNERS EXIST AS SHOWN HEREON; AND THAT SAID SURVEY MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED..

BY:
KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC.
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
P: (602) 490-0535
kpangus@hilgartwilson.com



NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

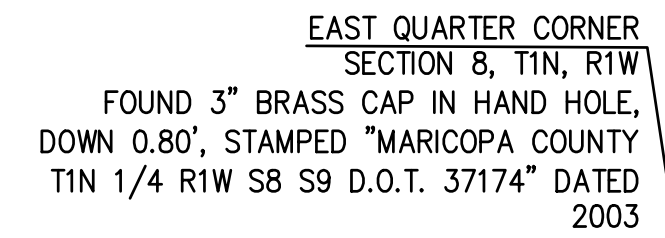
YUMA ROAD
S. BULLARD AVENUE & W. YUMA ROAD
GOODYEAR, ARIZONA
MAP OF DEDICATION

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PROJ. NO.: 1854	STATUS:
DATE: June 2023	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: JK	
APPROVED: KJP	

DWG. NO.
MOD01
SHT. 1 OF 2

○	FOUND 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
_____	BOUNDARY LINE
_____	SECTION LINE
- - - - -	EASEMENT
_____	PARCEL LINE
R/W	RIGHT-OF-WAY
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER



DWG. NO. **MOD02**
SHT. 2 OF 2