

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "GOODYEAR FIRE STATION 188", A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON ON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT, EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR (THE "CITY") FIND AND DETERMINE THAT RIGHT-OF-WAY IN THE LOCATION DESIGNATED AS "R/W DECLARED HEREON" AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "RIGHT-OF-WAY AREA") IS NECESSARY FOR THE PRESENT AND PROSPECTIVE USE BY THE CITY OF GOODYEAR AND HEREBY DECLARES THE RIGHT-OF-WAY AREA TO BE PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY THE CITY OF GOODYEAR. IT IS THE EXPRESS INTENT OF THE CITY THAT THIS DECLARATION OF RIGHT-OF-WAY NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY'S FEE OWNERSHIP OF THE RIGHT-OF-WAY AREA.

THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR (THE "CITY") FIND AND DETERMINE THAT A PUBLIC UTILITY, SIDEWALK AND ACCESS EASEMENT IN THOSE AREAS WITHIN THIS FINAL PLAT DESIGNATED AS "PUE" AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ARE NECESSARY FOR PRESENT AND PROSPECTIVE USE BY THE CITY OF GOODYEAR, IT DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, PERMITTEES AND FRANCHISEES, AND HEREBY DECLARES A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT ON, OVER, UNDER, ACROSS, ABOVE AND THROUGH THOSE AREAS WITHIN THIS FINAL PLAT DESIGNATED AS "PUE" AS SHOWN ON THIS FINAL PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "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 PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING, REPAIRING AND/OR REPLACING PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY AND ITS PERMITTEES; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. IT IS THE EXPRESS INTENT OF THE CITY THAT THIS EASEMENT NOT BE EXTINGUISHED BY, MERGED INTO, MODIFIED, OR OTHERWISE DEEMED AFFECTED BY REASON OF THE CITY'S FEE OWNERSHIP OF 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.

IN WITNESS WHEREOF:

CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED, THIS _____ DAY OF _____, 2023.

CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION
BY: _____
ITS: _____
DATE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS, THE _____ DAY OF _____, 2023,
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO

ACKNOWLEDGED HIM/HERSELF TO BE _____ OF
CITY OF GOODYEAR, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA,
THIS _____ DAY OF _____, 2023.

BY: _____ DATE: _____
CITY MAYOR
ATTEST: _____ DATE: _____
CITY CLERK

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA,
THIS _____ DAY OF _____, 2023.
BY: _____ DATE: _____
CITY ENGINEER

THIS FINAL PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICY MANUAL.

BY: _____ DATE: _____
CITY ENGINEER
BY: _____ DATE: _____
CITY DEVELOPMENT SERVICE DIRECTOR

SURVEYOR

RLF CONSULTING, LLC
2165 W. PECOS RD. SUITE 5
CHANDLER, AZ 85224
PHONE: (480) 445-9189
FAX: (480) 445-9185
CONTACT: MICHAEL E. FONDREN, R.L.S.

OWNER:

CITY OF GOODYEAR
190 N. LITCHFIELD RD. BOX 5100
GOODYEAR, AZ 85338
SITE ADDRESS:
NE. COR. OF HARRISON ST. & CITRUS RD.

LOT AREA TABLE

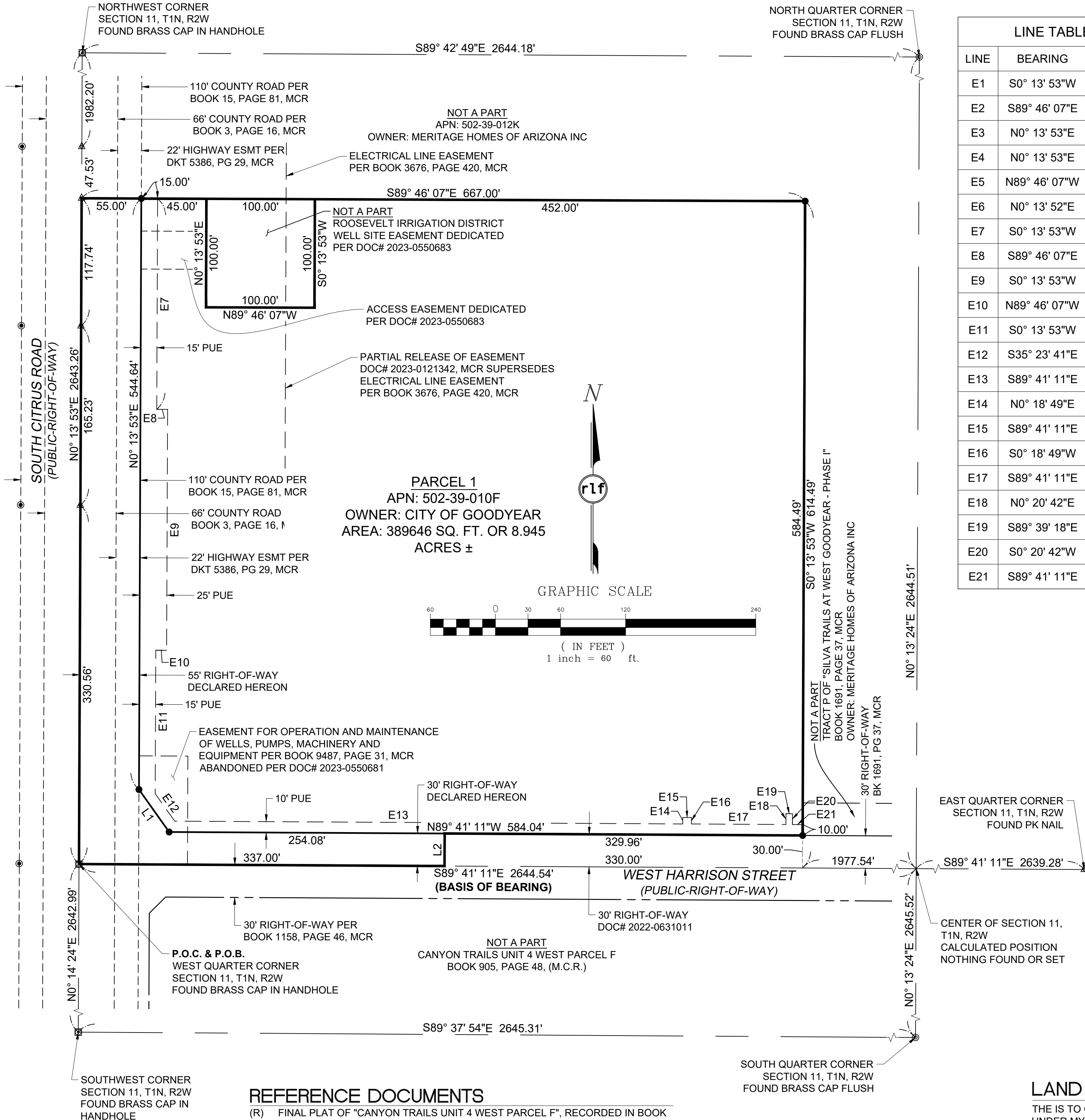
LOT #	SQUARE FEET (SF)	ACRES (AC)
1	389,646 +/-	8.945 +/-

LINE TABLE

LINE	BEARING	LENGTH
L1	N35° 23' 41"W	48.00
L2	N0° 18' 49"E	30.00

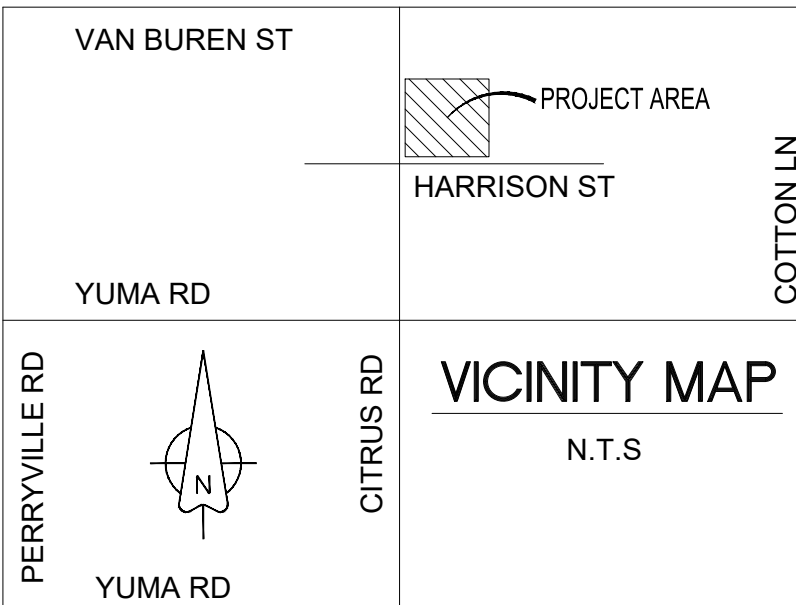
LINE TABLE

LINE	BEARING	LENGTH
E1	S0° 13' 53"W	30.00
E2	S89° 46' 07"E	60.00
E3	N0° 13' 53"E	30.00
E4	N0° 13' 53"E	35.00
E5	N89° 46' 07"W	60.00
E6	N0° 13' 52"E	35.00
E7	S0° 13' 53"W	194.22
E8	S89° 46' 07"E	10.00
E9	S0° 13' 53"W	222.00
E10	N89° 46' 07"W	10.00
E11	S0° 13' 53"W	132.18
E12	S35° 23' 41"E	31.07
E13	S89° 41' 11"E	468.33
E14	N0° 18' 49"E	6.00
E15	S89° 41' 11"E	8.00
E16	S0° 18' 49"W	6.00
E17	S89° 41' 11"E	87.12
E18	N0° 20' 42"E	10.00
E19	S89° 39' 18"E	6.00
E20	S0° 20' 42"W	10.00
E21	S89° 41' 11"E	9.45



REFERENCE DOCUMENTS

- (R) FINAL PLAT OF "CANYON TRAILS UNIT 4 WEST PARCEL F", RECORDED IN BOOK 905 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.)
(R1) FINAL PLAT OF "CANYON TRAILS UNIT 4 WEST PARCEL B3", RECORDED IN BOOK 906 OF MAPS, PAGE 02, M.C.R.
(R2) RECORD OF SURVEY "ROSE GARDEN" RECORDED IN BOOK 1158 OF MAPS, PAGE 46, M.C.R.
(R3) SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO: 2007-1270551, M.C.R.



GENERAL NOTES

- MEASUREMENTS SHOWN HEREON FALL WITHIN ACCEPTABLE TOLERANCES AS DEFINED BY THE ARIZONA MINIMUM BOUNDARY STANDARDS UNLESS OTHERWISE NOTED.
- DISTANCES AND BEARINGS ARE MEASURED VALUES UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN DOCUMENT NUMBER 2007-1270551, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATED IN THE NORTHWEST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AND BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL, MARKED BY A BRASS CAP IN HANDHOLE; FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, BEARS SOUTH 89°41'11" EAST (BASIS OF BEARING), A DISTANCE OF 5,283.82 FEET;

THENCE ALONG THE WEST SECTION LINE, NORTH 00°13'53" EAST, A DISTANCE OF 613.53 FEET, TO THE NORTHWEST PROPERTY CORNER;

THENCE ALONG THE NORTH PROPERTY LINE, SOUTH 89°46'07" EAST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 00°13'53" WEST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 89°46'07" EAST, A DISTANCE OF 100.00 FEET;
THENCE NORTH 00°13'53" EAST, A DISTANCE OF 100.00 FEET;
THENCE ALONG THE NORTH PROPERTY LINE, SOUTH 89°46'07" EAST, A DISTANCE OF 452.00 FEET; TO THE NORTHEAST PROPERTY CORNER;

THENCE ALONG THE EAST PROPERTY LINE, SOUTH 00°13'53" WEST, A DISTANCE OF 584.49 FEET, TO THE NORTHEAST CORNER OF THE DEDICATED RIGHT-OF-WAY AS DESCRIBED IN RESOLUTION NO. 2022-2258, RECORDED IN DOCUMENT NO. 2022-0631011, M.C.R.;

THENCE ALONG THE NORTH LINE OF SAID DEDICATED RIGHT-OF-WAY, BEING PARALLEL TO AND 30.00 NORTH OF THE MIDSECTION LINE, NORTH 89°41'11" WEST, A DISTANCE OF 329.96 FEET, TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY;

THENCE ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, SOUTH 00°18'49" WEST, A DISTANCE OF 30.00 FEET, TO THE MIDSECTION LINE;

THENCE ALONG SAID LINE, NORTH 89°41'11" WEST, A DISTANCE OF 337.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 389,646 SQUARE FEET OR 8.945 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

UTILITIES

ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: COX & CENTURYLINK
WATER: CITY OF GOODYEAR
SEWER: CITY OF GOODYEAR
SOLID WASTE: CITY OF GOODYEAR
POLICE: CITY OF GOODYEAR
FIRE: CITY OF GOODYEAR
GAS: SOUTHWEST GAS

LEGEND

⊙	BRASS CAP FLUSH	PUE	PUBLIC UTILITY EASEMENT
⊠	BRASS CAP IN HANDHOLE	MCR	MARICOPA COUNTY RECORDS
△	FOUND PK NAIL	ESMT	EASEMENT
⊙	FOUND 5/8" REBAR	P.O.B.	POINT OF BEGINNING
●	SET 5/8" REBAR RLS 35113	P.O.C.	POINT OF COMMENCEMENT
---			PROPERTY LINE
---			ADJACENT PROPERTY LINE
---			RIGHT-OF-WAY LINE
---			MONUMENT LINE
---			CENTERLINE
---			EASEMENT LINE

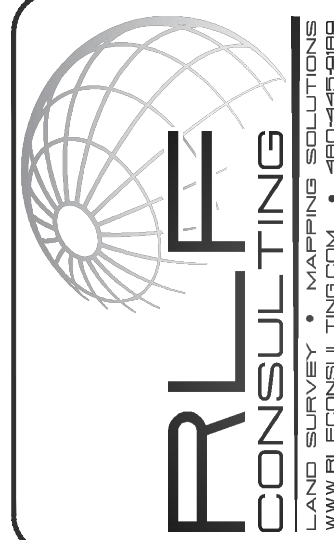
BASIS OF BEARING

SOUTH 89° 41' 11" EAST ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST.

LAND SURVEYOR'S CERTIFICATION:

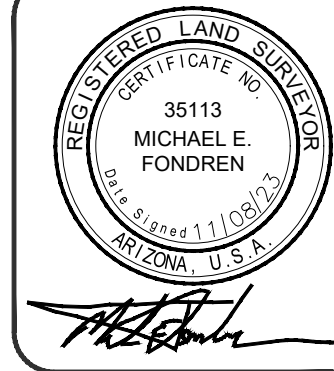
THE IS TO CERTIFY THAT THE SURVEY AND PLAT OF THE PREMISES DESCRIBED HEREON WERE MADE UNDER MY DIRECTION AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOUND MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
MICHAEL E. FONDREN
REGISTERED LAND SURVEYOR # 35113



BY	REVISION	NO.	DATE

DRAWN BY: STB
CHECKED BY: MEF



FINAL PLAT
"GOODYEAR FIRE STATION 188"
A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA:

SECTION: 11
TWN: 1 N.
RANGE: 2 W.

JOB NO.:
18008015

SCALE
1" = 60'

SHEET
1 OF 1