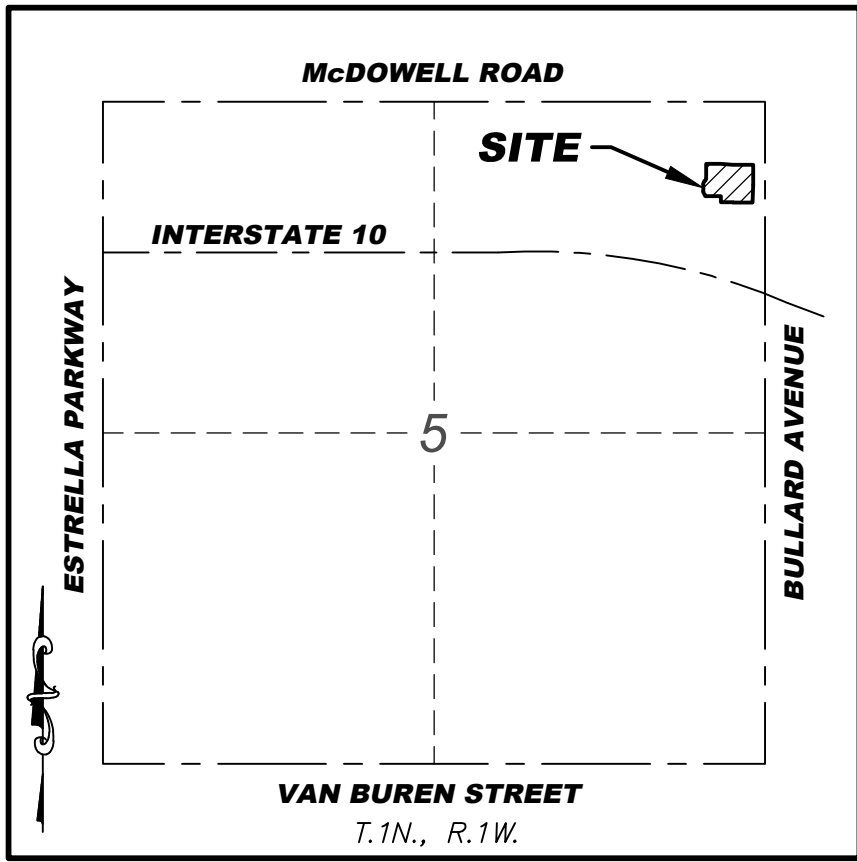


C:\RICK\Projects\P_SIG-H\2017-021 - LOT 3 SWC BULLARD AND MCDOWELL\DWG\MAPPING\LOT 2\17021_LOT2_PLAT.dwg — © 2023 Rick Engineering Company

FINAL PLAT
"BULLARD AND MCDOWELL"

BEING A RE-PLAT OF LOT 2, MINOR LAND DIVISION MAP FOR "SOUTHWEST CORNER OF MCDOWELL ROAD AND BULLARD AVENUE", ACCORDING TO BOOK 990 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

OWNER'S STATEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT TRADECOR PARTNERS GOODYEAR LLC, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "BULLARD AND MCDOWELL", A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON 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 AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: TRADECOR PARTNERS GOODYEAR, LLC

BY: _____ DATE: _____

ITS: MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PERRY MANN WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE MANAGING MEMBER OF TRADECOR PARTNERS GOODYEAR, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION AND LIMITED LIABILITY COMPANY FOR THE PURPOSES HEREIN CONTAINED.

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

BY: _____
SIGNATURE

MY COMMISSION EXPIRES: _____

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.
- 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.
- 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 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.

PARENT LEGAL DESCRIPTION

LOT 2, MINOR LAND DIVISION MAP FOR SOUTHWEST CORNER OF MCDOWELL ROAD AND BULLARD AVENUE, ACCORDING TO BOOK 990 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

REFERENCE DOCUMENTS

BOOK 990 OF MAPS, PAGE 5, MARICOPA COUNTY RECORDS
BOOK 1467 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDS

OWNER

TRADECOR PARTNERS GOODYEAR, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
4455 E. CAMELBACK RD., STE. E-180
PHOENIX, AZ. 85018
602-819-3580
BRITT.SANCHEZ@TRADECORLLC.COM

AREA

LOT 2-A: 75,321 SQ.FT. OR 1.729 ACRES
LOT 2-B: 35,975 SQ.FT. OR 0.826 ACRES
TOTAL: 111,296 SQ.FT. OR 2.555 ACRES

UTILITY PROVIDERS

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX
FIRE	CITY OF GOODYEAR
REFUSE COLLECTION:	PRIVATE COMPANY

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST G.&S.R.B.&M. AS SHOWN IN BOOK 990, PAGE 5, MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 00 DEGREES 45 MINUTES 41 SECONDS WEST.

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____

DAY OF _____, 2023.

BY: _____
MAYOR (JOE PIZZILLO)

ATTEST: _____
CLERK (DARCIE McCracken)

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____

DAY OF _____, 2023.

BY: _____
CITY ENGINEER (STEVE SCINTO)

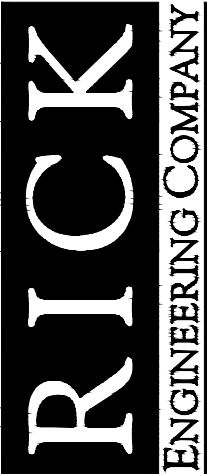
CERTIFICATION

I, ERIC SOSTROM, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2023; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; THAT THIS PLAT MEETS THE ARIZONA MINIMUM SURVEY STANDARDS.

ERIC SOSTROM, RLS #41894
2401 WEST PEORIA AVENUE, SUITE 120
PHOENIX, ARIZONA 85024
PHONE: 602.957.3350
ESOSTROM@RICKENGINEERING.COM



2401 W. PEORIA AVE. SUITE 130
PHOENIX, AZ 85029
602.957.3350



ENGINEERING COMPANY

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

DRAWN BY: _____ PJE/DG | SCALE: _____ ELS | DATE: 12/1/2023

FINAL PLAT
"BULLARD AND MCDOWELL"

GOODYEAR, ARIZONA



PROJECT NO.
17-021
SHEET NO. 1 OF 2

SURVEYOR:

NO.

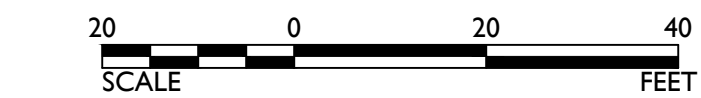
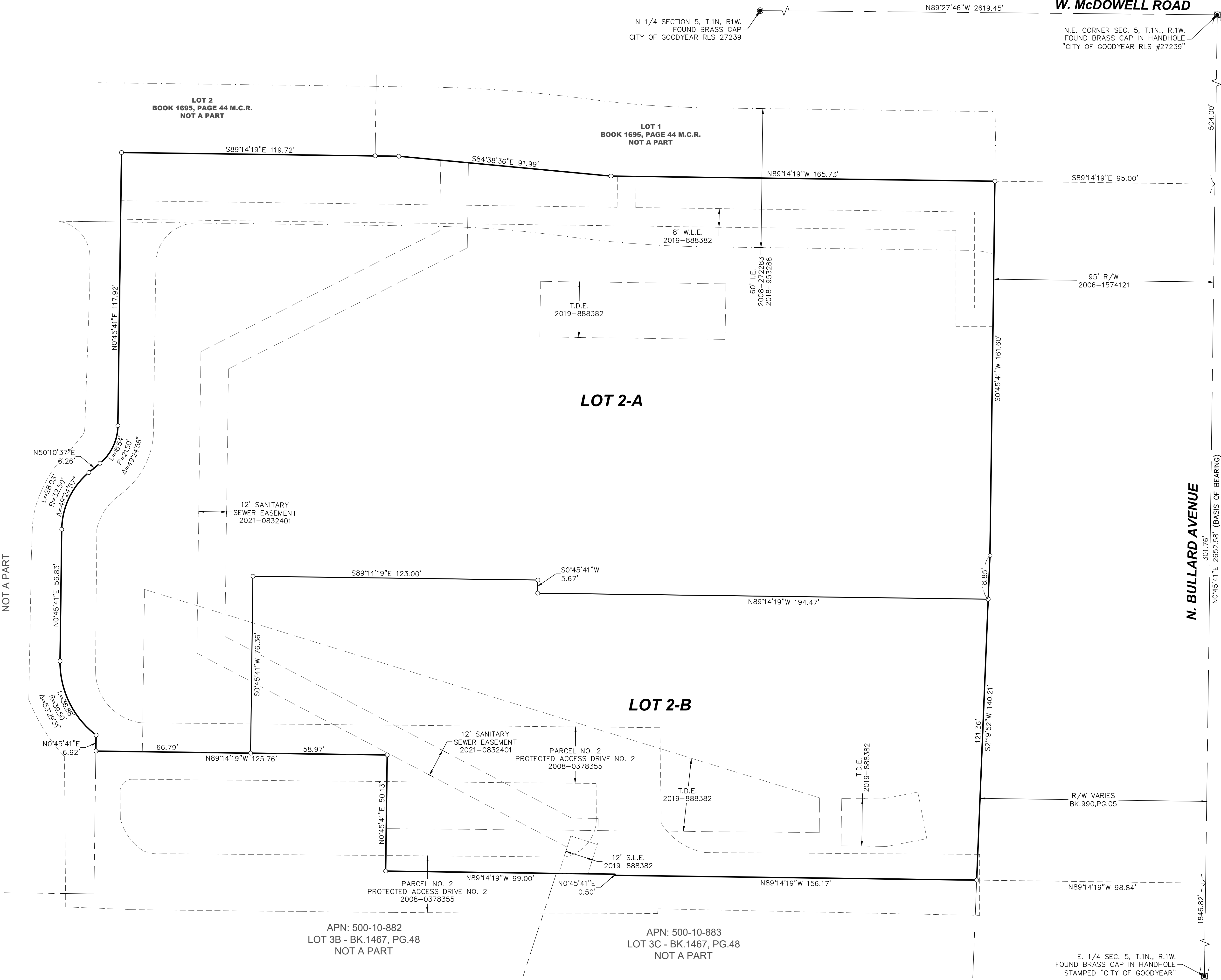
DATE

BY

REVISION

C:\RICK\Projects\17-021 - LOT 3 SWC BULLARD AND McDOWELL\DWG\MAPPING\LOT 2\17021_LOT2_PLAT.dwg — © 2023 Rick Engineering Company

LOT 3A - BK.1467, PG.48
NOT A PART



LEGEND

- FOUND 'PK' NAIL, RLS #57279
- FOUND BRASS CAP IN HANDHOLE
- SET 1/2" REBAR WITH CAP RLS. #41894 UNLESS OTHERWISE NOTED
- BK., PG. BOOK, PAGE
- DOC. DOCUMENT
- PUE PUBLIC UTILITY EASEMENT
- T.D.E. TEMPORARY DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- S.L.E. SEWER EASEMENT
- W.L.E. WATER EASEMENT
- P.O.B. POINT OF BEGINNING
- I.E. INGRESS/EGRESS

—————	PROPERTY LINE
—————	ADJACENT PROPERTY LINE
—————	CENTER LINE
—————	EASEMENT LINE

FINAL PLAT
"BULLARD AND McDOWELL"

GOODYEAR, ARIZONA



PROJECT NO.
17-021
SHEET NO. 2 OF 2

RICK
ENGINEERING COMPANY
2401 W. PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
602.957.3350
rickengineering.com

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

DRAWN BY: PJE/DG SCALE: 1" = 20'
CHECKED BY: ELS DATE: 12/1/2023



SURVEYOR:

NO. BY DATE REVISION