

MAP OF DEDICATION
OF
"INDIAN SCHOOL ROAD"
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

SHEET INDEX:

SHEET 1 OF 2:.....COVER SHEET
SHEET 2 OF 2:.....MAP DETAIL

DEDICATION:

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

SOUTHWEST NEXT NEC INDIAN SCHOOL AND CITRUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS THE OWNER OF THE PORTION OF THE PROPERTY IDENTIFIED IN THIS MAP OF DEDICATION AS PARCEL NO. 1 APN: 502-31-010J, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS R/W DEDICATED HEREON SHOWN ON THIS MAP OF DEDICATION AND INCLUDED IN THE PREMISES DESCRIBED HEREIN. THE CONVEYANCE OF THE PROPERTY TO THE CITY OF GOODYEAR IS NOT INTENDED TO EXTINGUISH, BY VIRTUE OF THE DOCTRINE OF MERGER, ANY OTHER EASEMENTS THE CITY OF GOODYEAR HAS THAT MAY BE LOCATED IN WHOLE OR IN PART OF THE STREETS BEING CONVEYED TO THE CITY IN THIS MAP OF DEDICATION, INCLUDING, BUT NOT LIMITED TO THE NONEXCLUSIVE PERMANENT SEWER EASEMENT CONVEYED TO THE CITY OF GOODYEAR AND RECORDED AS INSTRUMENT 2010-0113804 M.C.R AND THE NONEXCLUSIVE PERMANENT SEWER EASEMENT CONVEYED TO THE CITY OF GOODYEAR AND RECORDED AS INSTRUMENT 2010-0113804.

CITRUS LAND, INC., AN ARIZONA CORPORATION AS THE OWNER OF THE PORTION OF THE PROPERTY IDENTIFIED IN THIS MAP OF DEDICATION AS PARCEL NO. 2 APN: 502-31-009D, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, THE STREETS DESIGNATED AS AR/W DEDICATED HEREON SHOWN ON THIS MAP OF DEDICATION AND INCLUDED IN THE PREMISES DESCRIBED HEREIN. THE CONVEYANCE OF THE PROPERTY TO THE CITY OF GOODYEAR IS NOT INTENDED TO EXTINGUISH, BY VIRTUE OF THE DOCTRINE OF MERGER, ANY OTHER EASEMENTS THE CITY OF GOODYEAR HAS THAT MAY BE LOCATED IN WHOLE OR IN PART OF THE STREETS BEING CONVEYED TO THE CITY IN THIS MAP OF DEDICATION, INCLUDING, BUT NOT LIMITED TO THE NONEXCLUSIVE PERMANENT SEWER EASEMENT CONVEYED TO THE CITY OF GOODYEAR AND RECORDED AS INSTRUMENT 2010-0113803 M.C.R AND THE NONEXCLUSIVE PERMANENT SEWER EASEMENT CONVEYED TO THE CITY OF GOODYEAR AND RECORDED AS INSTRUMENT 2010-0113803.

OWNER:
SOUTHWEST NEXT NEC INDIAN SCHOOL AND CITRUS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: NEON PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
BY: THE NIDAX LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
ITS: SOLE MEMBER
BY: ND MANAGEMENT, INC., AN ARIZONA CORPORATION
ITS: GENERAL PARTNER

BY: _____
DAX HOWARD
PRESIDENT

AND

BY: _____
NICO HOWARD
PRESIDENT

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
_____, 2024 BY DAX HOWARD AND NICO HOWARD, AS CO-PRESIDENTS OF ND
MANAGEMENT, INC., AN ARIZONA CORPORATION, AS THE GENERAL PARTNER OF THE NIDAX LIMITED
PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, AS THE SOLE MEMBER OF NEON PROPERTIES, LLC, AN
ARIZONA LIMITED LIABILITY COMPANY, AS THE SOLE MEMBER OF SOUTHWEST NEXT NEC INDIAN SCHOOL AND
CITRUS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

OWNER:
CITRUS LAND, INC.,
AN ARIZONA CORPORATION

BY: _____
DAX HOWARD
VICE-PRESIDENT

AND

BY: _____
NICO HOWARD
PRESIDENT

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
_____, 2024 BY NICO HOWARD, PRESIDENT OF CITRUS LAND, INC., AND DAX
HOWARD, VICE-PRESIDENT OF CITRUS LAND, INC., AS AUTHORIZED SIGNATORIES FOR CITRUS LAND, INC, AN
ARIZONA CORPORATION, ON BEHALF OF SAID CORPORATION.

OWNER/DEVELOPER
PARCEL NO. 1:

SOUTHWEST NEXT NEC INDIAN SCHOOL
AND CITRUS, LLC
4148 N ARCADIA DRIVE
PHOENIX, AZ 85018
CONTACT: NICO HOWARD
PHONE: 602-373-4502
EMAIL: NICO@SILVERBACKCP.COM

OWNER/DEVELOPER
PARCEL NO. 2:

CITRUS LAND, INC
4148 N ARCADIA DRIVE
PHOENIX, AZ 85018
CONTACT: NICO HOWARD
PHONE: 602-373-4502
EMAIL: NICO@SILVERBACKCP.COM

SURVEYOR:

GILBERT LAND SURVEYING, PLC
4361 S SQUIRES LANE
GILBERT, AZ 85297
CONTACT: RYAN GILBERT, LS
PHONE: 480-275-8020
RYAN@GILBERTSURVEY.COM

REFERENCED DOCUMENTS:

(R) MINOR LAND DIVISION BOOK: 1737, PAGE 42, MCR
(R1) SPECIAL WARRANTY DEED: DOC#2023-0539516, MCR
(R2) SPECIAL WARRANTY DEED: DOC#2021-1038018, MCR

GENERAL NOTES:

- 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, CUTTERS, 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.
- ALL RIGHT-OF-WAY CORNERS OF THE MAP OF DEDICATION CORNERS SHALL BE MONUMENT WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

SURVEYOR'S CERTIFICATION:

I, RYAN D. GILBERT, A LAND SURVEYOR REGISTERED IN THE STAT OF ARIZONA, HEREBY CERTIFY THAT THIS MAP, FOR RIGHT-OF-WAY DEDICATION, WAS MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF SEPTEMBER, 2023, AND THAT SAID MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RYAN D. GILBERT

ARIZONA REGISTRATION NO. 54333

FEBRUARY 28, 2024

DATE



MAP OF DEDICATION OF
"INDIAN SCHOOL ROAD"
LOCATED IN A PORTION OF THE SOUTHWEST
QUARTER OF SECTION 23, TOWNSHIP 2 NORTH,
RANGE 2 WEST, OF THE GILA AND SALT RIVER
BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DATE: 2/28/24	FIELD: RK/RG	DRAWN: RG	JOB NO.: 23-0802	SHEET: 1 OF 2
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FOUND BCHH, W1/4
COR., SEC. 23,
T2N, R2W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0° 18' 25"E	120.00'
L2	S89° 59' 41"E	55.00'
L3	S0° 18' 25"W	29.00'
L4	S44° 50' 40"E	28.21'
L5	S0° 00' 19"W	6.00'
L6	S0° 18' 21"W	65.00'

LEGEND

- FOUND BRASS CAP IN HANDHOLE (BCHH)
- FOUND AS NOTED
- SET 1/2" REBAR W/CAP RLS 54333
- BREAKLINE
- BK BOOK
- PG PAGE
- MCR MARICOPA COUNTY RECORDS
- R/W RIGHT-OF-WAY
- COR. CORNER
- SEC. SECTION
- RLS REGISTERED LAND SURVEYOR
- RIGHT-OF-WAY LINE DEDICATED
- ADJOINING BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

N. CITRUS ROAD

N0°00'23"E 2641.52' (R)
N0°18'25"E 2541.62' (M)

1941.61'

WEST LINE OF THE SW 1/4, OF SEC. 23, T2N, R2W

580.01'

33' R/W
BK 51, PG 23, MCR
BK 17, PG 28, MCR

87' APS ELECTRIC TRANSMISSION LINES
AND R/W EASEMENT 2005-1159857, MCR

71' R/W
DEDICATED HEREON

S89°59'41"E 319.40'

S89°59'41"E 935.34'

S89°59'41"E 330.01'

10' PUBLIC UTILITY ESMT.
BK 1737, PG 42, MCR

65' R/W
BK 1737,
PG 42, MCR

FOUND BCHH,
SW COR., SEC.
23, T2N, R2W
(POINT OF
BEGINNING)

65' R/W
BK 1594, PG 50, MCR

33' R/W
BK 51, PG 23, MCR
BK 17, PG 28, MCR

W. INDIAN SCHOOL ROAD

N89°59'41"W 1659.79'
1329.78'

S89°42'17"W 2639.84' (R1)
N89°59'41"W 2639.84' (M&R)
(BASIS OF BEARING)

SOUTH LINE OF THE SW 1/4, OF SEC. 23, T2N, R2W

65' R/W
BK 1594, PG 50, MCR

65' R/W
DEDICATED HEREON

330.01'

980.05'

S 1/4 CORNER
SEC 23, T2N, R2W
FOUND 1/2" REBAR, 0.6'
DOWN, LOCATED WITHIN A
NEWLY CONSTRUCTED ROAD
MEDIAN. PREVIOUSLY FOUND
BRASS CAP FLUSH, PER BK
1594, PG 50, MCR

N89°42'17"E 1329.78' (R1)
S89°59'41"E 1329.78' (C)

PARCEL NO. 1
APN: 502-31-010J
OWNER: SOUTHWEST NEXT NEC INDIAN
SCHOOL & CITRUS LLC
DOC#2023-0539516, MCR

PARCEL NO. 2
APN: 502-31-009D
OWNER: CITRUS LAND INC
DOC#2021-1038018, MCR

PROPOSED
TEMPORARY DRAINAGE
EASEMENT TO BE
DEDICATED BY
SEPARATE INSTRUMENT

PROPOSED
TEMPORARY DRAINAGE
EASEMENT TO BE
DEDICATED BY
SEPARATE INSTRUMENT

LOT 1,
"MAJESTIC 303 MLD"
BK 1737, PG 42, MCR



GILBERT LAND SURVEYING, PLC
4361 S. Squires Lane, Gilbert, Arizona 85297
Phone: (480) 275-8020

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

DATE: 02/28/24 FIELD: RK/RG DRAWN: RG JOB NO.: 23-0802 SHEET: 20F2