

REPLAT OF BUILDING 2 OF
CANYON TRAILS PROFESSIONAL
CENTER CONDOMINIUMS

BEING A REPLAT OF UNITS 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S AND 2T,
OF BUILDING 2, OF CANYON TRAILS PROFESSIONAL CENTER CONDOMINIUMS, RECORDED IN BOOK 958 OF MAPS,
PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA
A PORTION OF THE SOUTHEAST QUARTER OF SECTIN 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIANS, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

KNOWN ALL MEN BY THESE PRESENTS:

HORIZON EYE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS
"REPLAT OF BUILDING 2 CANYON TRAILS PROFESSIONAL CENTER CONDOMINIUMS" BEING A REPLAT OF UNITS 2A, 2B,
2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S AND 2T, OF BUILDING 2, OF CANYON TRAILS
PROFESSIONAL CENTER CONDOMINIUMS, RECORDED IN BOOK 958 OF MAPS, PAGE 31, IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA" A PORTION OF THE SOUTHEAST QUARTER OF SECTIN 6, TOWNSHIP 1
NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIANS, MARICOPA COUNTY, ARIZONA, AS
SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "REPLAT OF
BUILDING 2 CANYON TRAILS PROFESSIONAL CENTER CONDOMINIUMS" BEING A REPLAT OF UNITS 2A, 2B, 2C, 2D, 2E,
2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S AND 2T, OF BUILDING 2, OF CANYON TRAILS PROFESSIONAL
CENTER CONDOMINIUMS, RECORDED IN BOOK 958 OF MAPS, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE
DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT AND STREET SHALL
BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

HORIZON EYE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY WARRANTS AND COVENANTS TO THE CITY OF
GOODYEAR, AND ITS SUCCESSORS AND ASSIGNS THAT HORIZON EYE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY
COMPANY IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY DESCRIBED HEREIN AND THAT HORIZON EYE
PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS COMPLIED OR WILL COMPLY WITH ALL APPLICABLE
PROVISIONS OF ARIZONA' S CONDOMINIUM ACT (A.R.S. § 33-1201 ET. SEQ.) NECESSARY FOR THE APPROVAL AND
SUBSEQUENT RECORDATION OF THE REPLAT OF BUILDING 2 OF THE CANYON TRAILS PROFESSIONAL CENTER
CONDOMINIUMS.
THE PERSON(S) EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION
WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND HORIZON EYE PARTNERS,
LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE JOINED IN THIS DOCUMENT.

IN WITNESS WHEREOF,
HORIZON EYE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERE UNDER CAUSED HIS
NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY SIGNATURE.

HORIZON EYE PARTNERS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

ON _____ BEFORE ME, _____, PERSONALLY APPEARED
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT
THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER
THE LAWS OF THE STATE OF ARIZONA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

LEGAL DESCRIPTION

UNITS 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S AND 2T, OF BUILDING
2, OF CANYON TRAILS PROFESSIONAL CENTER CONDOMINIUMS, ACCORDING TO THE DECLARATION OF
CONDOMINIUM RECORDED AS 2007-1241248, FIRST AMENDMENT RECORDED AS 2008-0505120 AND PLAT
RECORDED IN BOOK 958 OF MAPS, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA
COUNTY, ARIZONA.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID
DECLARATION AND AS INDICATED ON SAID PLAT.

SURVEYORS NOTES

1) THE BASIS OF BEARING IS THE MONUMENT LINE OF ESTRELLA PARKWAY, ALSO BEING THE EAST LINE OF
THE SOUTHEAST QUARTER OF SECTION 6, USING A BEARING OF NORTH 00 DEGREES 27 MINUTES 14 SECONDS
EAST, PER THE PLAT OF CANYON TRAILS PROFESSIONAL CENTER CONDOMINIUMS, RECORDED IN BOOK 958 OF
MAPS, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA.

2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE
INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 595260A-028-M28 DATED
JANUARY 2, 2024, AMENDMENT DATE MARCH 9, 2023.

3) THE BENCHMARK FOR THIS SURVEY IS THE CITY OF GOODYEAR BENCHMARK G347 BEING 3 INCH MARICOPA
COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE (SOUTH HANDHOLE) AT INTERSECTION OF SARIVAL
AVENUE AND VAN BUREN STREET, HAVING AN ELEVATION OF 996.48 FEET (NAVD88).

CITY NOTES

1. THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN
DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 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
THE DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR
CAGRD PARTICIPATION.

2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND EXCEPT POWER LINES 69KV OR
LARGER

3. "CANYON TRAILS PROFESSIONAL CENTER CONDOMINIUM" IS ADJACENT TO AGRICULTURAL USES AND IS
THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH USES.

4. THIS DEVELOPMENT IS SUBJECT TO ATTEND NOISE, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT
MAY BE CAUSED BY OVERFLIGHTS AND BY OPERATION OF AIRCRAFTS LANDING AT, OR TAKING OFF FROM
PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.

5. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE
10 AND LOOP 303.

6. THIS PROPERTY CONSISTS OF BUILDINGS WHICH ARE PRIVATELY OWNED OR LEASED REAL PROPERTY. THE
AREA OF EACH UNIT CONSISTS OF HORIZONTAL AND VERTICAL AIR SPACE WITHIN. THE COMMON ELEMENTS
CONSISTS OF THE WALLS, FLOORS, CEILINGS, ROOFS, BUILDING EXTERIOR AND THE AREAS WHICH ENCOMPASS
THE REMAINDER OF THE SITE, ALL AS MORE PARTICULARLY SET IN DECLARATION.

7. ALL EASEMENTS AND COMMON ELEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES)
SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

8. CORRIDORS, STAIRWELLS, ELEVATORS, VESTIBULES, RISER ROOMS, TELEPHONE ROOMS AND STORAGE
CLOSETS ARE LIMITED COMMON ELEMENTS.

9. ALL BUILDINGS TIES TO THE PROPERTY LINE ARE TO THE EXTERIOR UNFINISHED SURFACE OF THE
PERIMETER WALLS OF THE BUILDINGS.

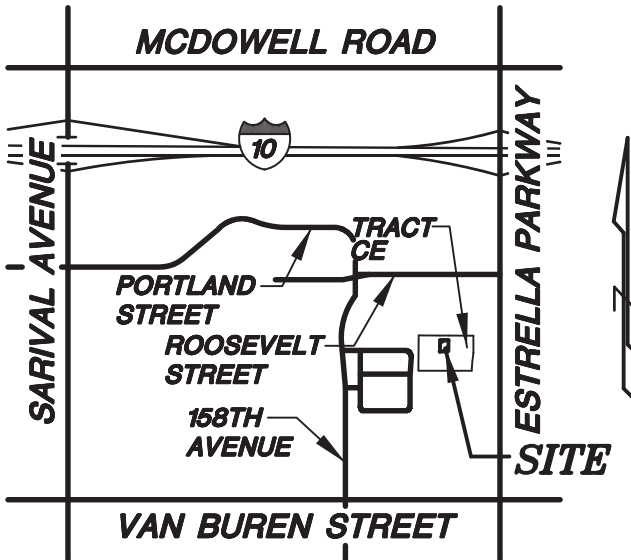
10. ALL BUILDINGS ARE PERPENDICULAR TO THE SOUTH BOUNDARY LINE.

11. NO STRUCTURE 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.

12. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED OR ALLOWED
TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF
STORMWATER.

13. THE CITY IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES,
PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPING AREAS WITHIN THE DEVELOPMENT.

14. ADC REO-AZ OFFICE, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE PROPERTY OWNERS
ASSOCIATION WHOSE ADDRESS IS 2450 BROADWAY, 6TH FLOOR, SANTA MONICA CALIFORNIA 90404.



VICINITY MAP

NOT TO SCALE

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
2122 W. LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
(623) 869-0223

AREA TABLE

UNIT 2A	6,597 SQ. FT. 0.151 ACRES
UNIT 2B	6,698 SQ. FT. 0.154 ACRES

OWNER

HORIZON EYE PARTNERS, LLC, AN
ARIZONA LIMITED LIABILITY COMPANY
18325 N. ALLIED WAY, STE 100
PHOENIX, AZ 85054
(480) 513-6556

UTILITY PROVIDERS

WATER - CITY OF GOODYEAR
SEWER - CITY OF GOODYEAR
ELECTRIC - SRP
CABLE AND INTERNET - COX COMMUNICATION
NATURAL GAS SERVICE - SOUTHWEST GAS
CORPORATION

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS ____ DAY OF _____, 2024.

BY: _____ DATE: _____
MAYOR

ATTEST: _____ DATE: _____
CITY CLERK

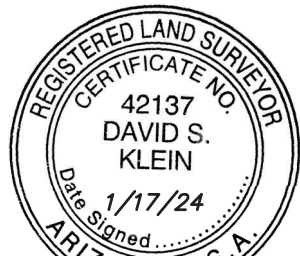
APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA
THIS ____ DAY OF _____, 2024.

BY: _____ DATE: _____
CITY ENGINEER

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES
DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE
MONTH OF JANUARY, 2024, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN;
THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID S. KLEIN
R.L.S. 42137
JANUARY 17, 2024



REPLAT OF
CANYON TRAILS PROFESSIONAL CENTER CONDOMINIUMS
740 N. ESTRELLA PARKWAY, GOODYEAR, AZ 85338

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

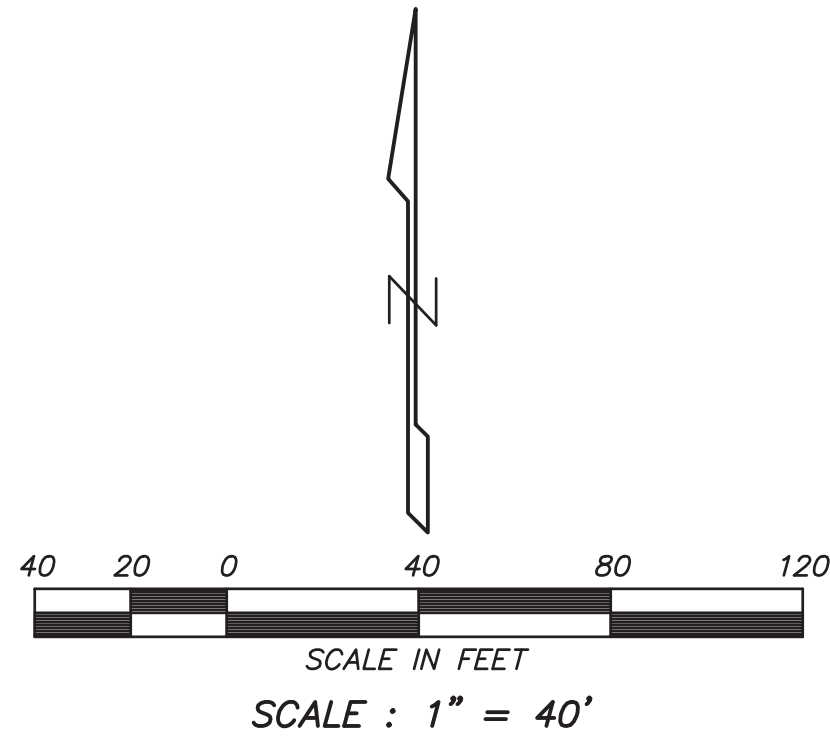
SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW

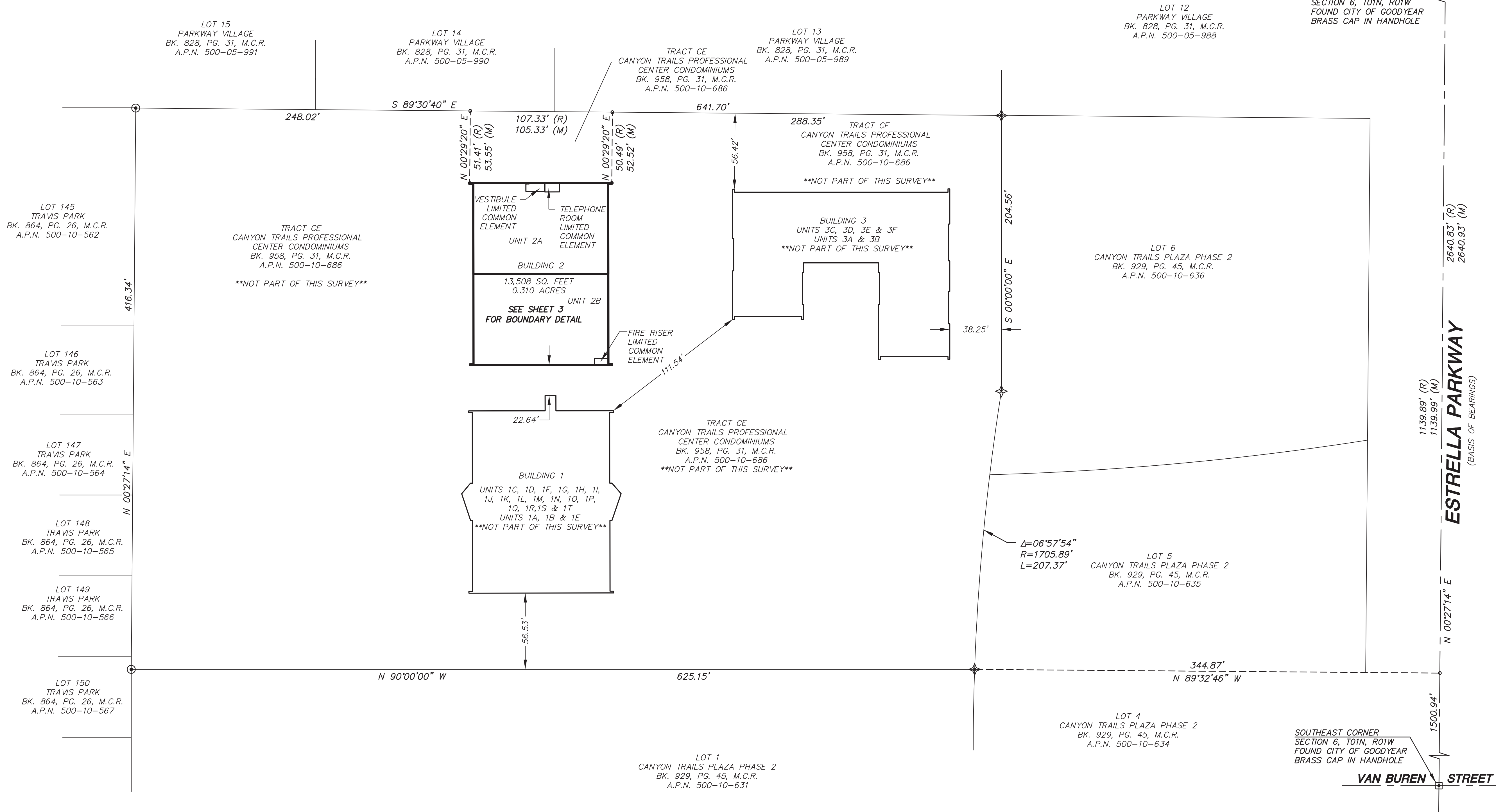
SHEET 1 OF 3

DATE: 1/17/24

JOB: 202111042



- LEGEND**
- BOUNDARY LINE
 - CENTER LINE OR MONUMENT LINE
 - FOUND 1/2" CAPPED REBAR STAMPED "18214"
 - FOUND NAIL IN WASHER STAMPED "18214"
 - A.P.N. ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - PG. PAGE
 - (R) RECORD PER BK. 958, PG. 31, M.C.R.
 - (M) MEASURED

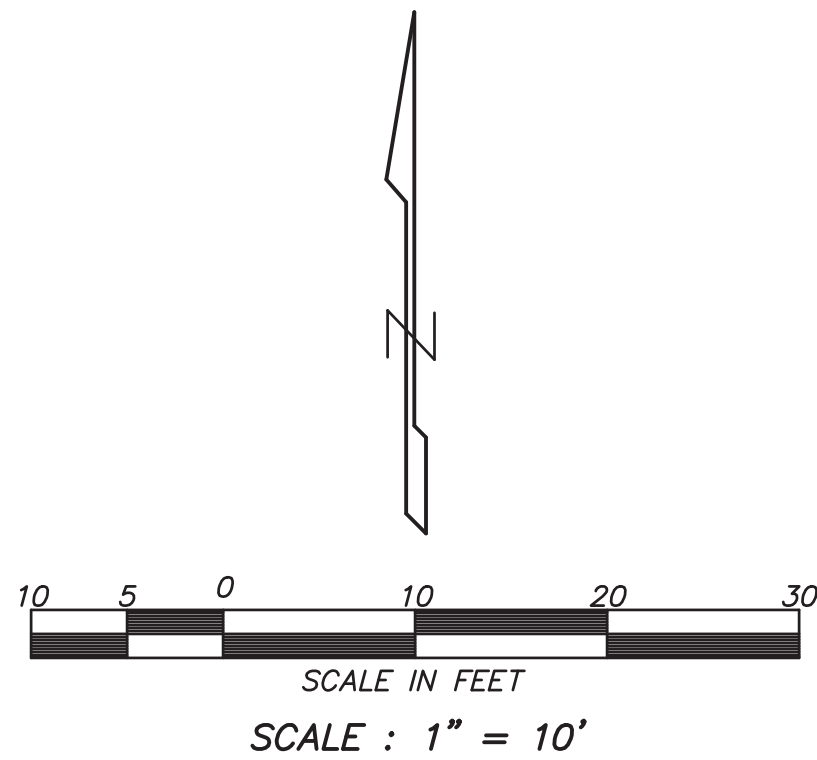


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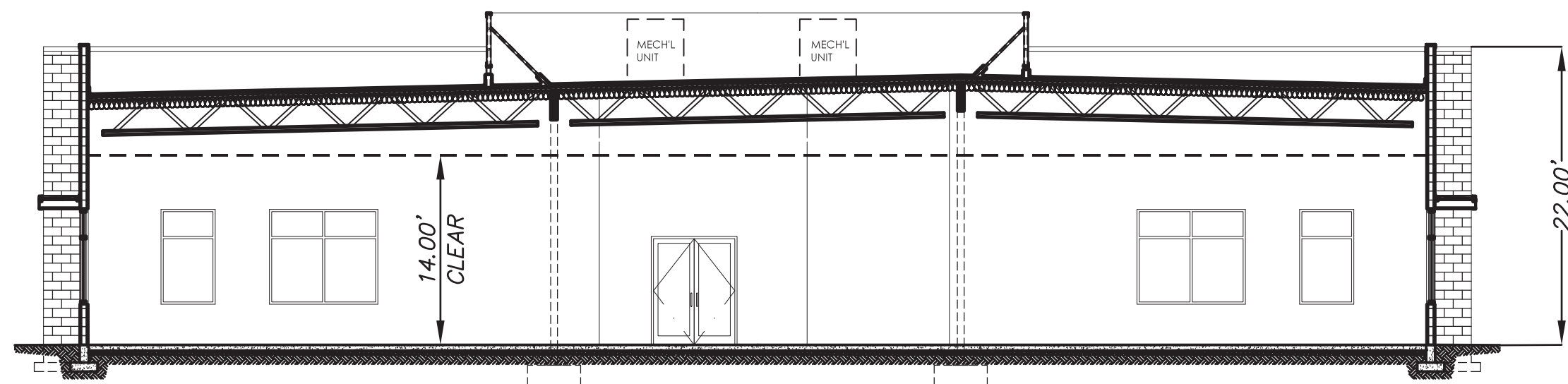


DWN: LE CHK: JW
SHEET 2 OF 3
DATE: 1/17/24
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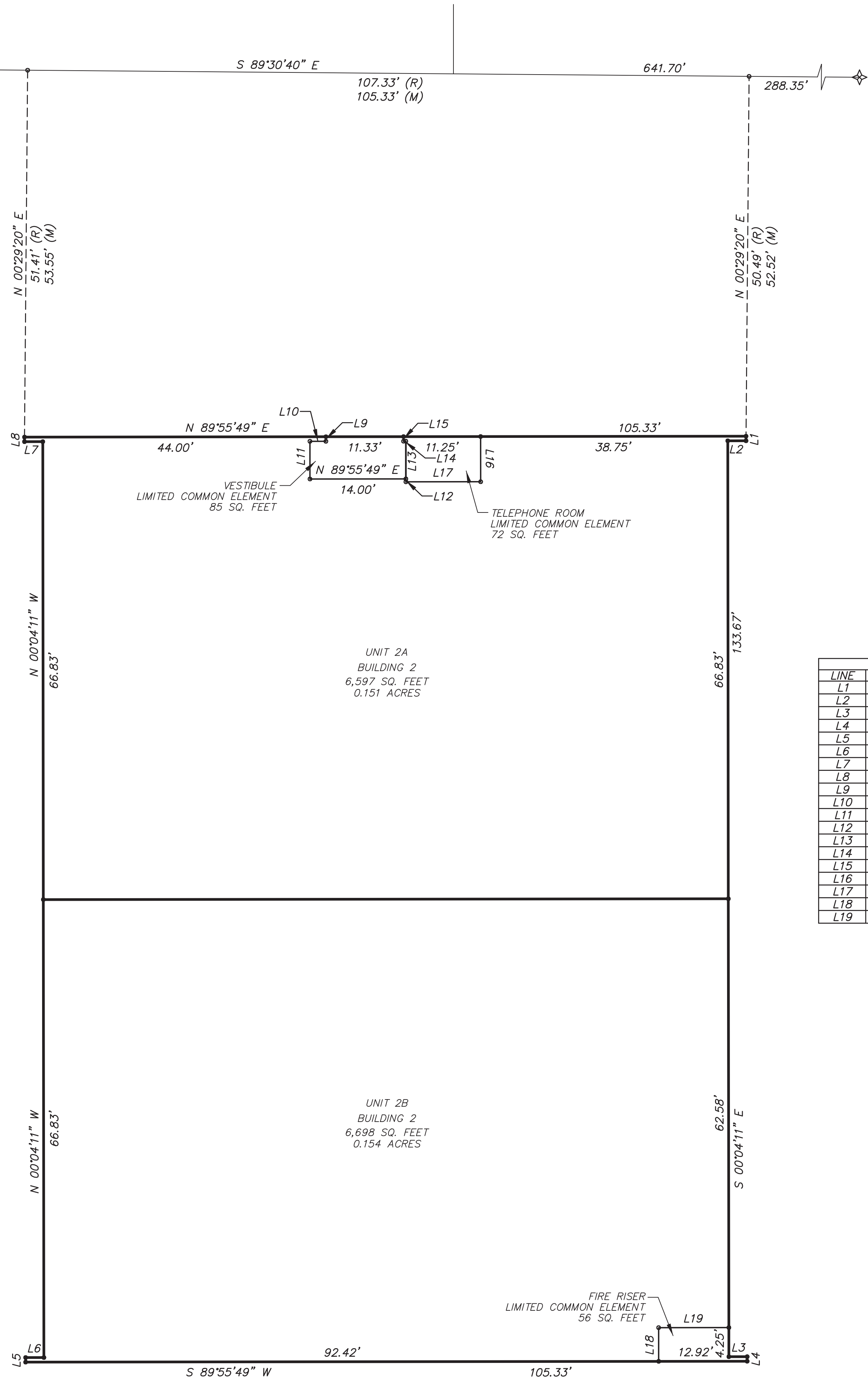
LEGEND

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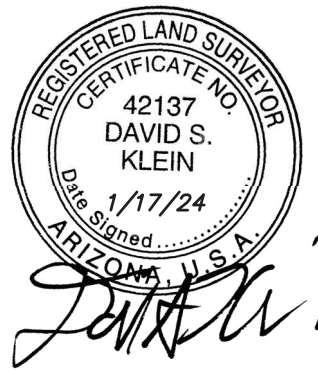


VERTICAL BOUNDARY

NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°04'11" E	0.67'
L2	S 89°55'49" W	2.67'
L3	S 89°55'49" W	2.67'
L4	S 00°04'11" E	0.67'
L5	S 00°04'11" E	0.67'
L6	S 89°55'49" W	2.67'
L7	N 89°55'49" E	2.67'
L8	S 00°04'11" E	0.67'
L9	S 00°04'11" E	0.67'
L10	S 89°55'49" W	2.33'
L11	S 00°04'11" E	5.50'
L12	S 00°04'11" E	0.43'
L13	S 00°04'11" E	5.50'
L14	S 89°55'49" W	0.33'
L15	S 00°04'11" E	0.67'
L16	S 00°04'11" E	6.59'
L17	S 89°55'49" W	10.92'
L18	N 00°04'11" W	4.92'
L19	N 89°55'49" E	10.25'



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