

MAP OF DEDICATION
FOR
W MONTE VISTA ROAD

A PORTION OF LOT 8, ESTRELLA FALLS REGIONAL SHOPPING CENTER, RECORDED IN BOOK 996, PAGE 38, MCR AND LOT 9, ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 9 REPLAT, RECORDED IN BOOK 1447, PAGE 10, MCR, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

RG LAND PARTNERS, LLC
2502 EAST CAMELBACK ROAD, SUITE 200
PHOENIX, ARIZONA 85016
PHONE (480) 947-7772
CONTACT: MICHAEL L. EBERT

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE (602) 335-8500
CONTACT: DEREK C. NICHOLS, P.E.

DEDICATION

STATE OF _____)
COUNTY OF _____) ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT RG LAND PARTNERS , LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS MAP OF DEDICATION FOR "W MONTE VISTA ROAD", A PORTION OF LOT 8, ESTRELLA FALLS REGIONAL SHOPPING CENTER, RECORDED IN BOOK 996, PAGE 38, MCR AND LOT 9, ESTRELLA FALLS REGIONAL SHOPPING CENTER LOT 9 REPLAT, RECORDED IN BOOK 1447, PAGE 10, MCR, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

RG LAND PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR , IN FEE, THE PUBLIC STREETS IDENTIFIED AS R/W DEDICATED HEREON AS SHOWN ON SAID MAP AND INCLUDED IN THE PREMISES DESCRIBED HEREIN.

RG LAND PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: GOODYEAR PRINCIPLES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: _____
NAME: MICHAEL EBERT
ITS: MANAGER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2024,

BY MICHAEL EBERT , THE MANAGER OF GOODYEAR PRINCIPLES, LLC, A DELEWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF RG LAND PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND HE, BEING DULY AUTHORIZED TO DO SO HAS EXECUTED THIS DOCUMENT ON BEHALF OF RG LAND PARTNERS, LLC, A DELEWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____ EXPIRES _____

APPROVALS

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

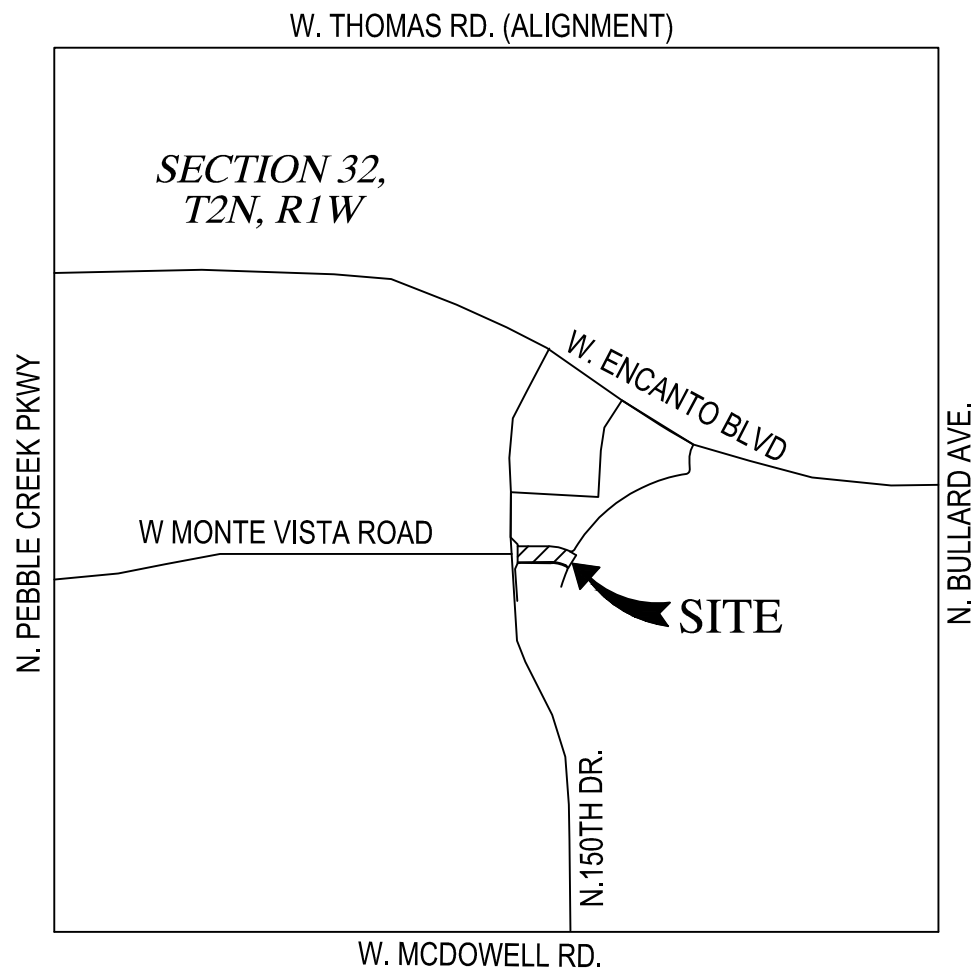
BY _____ ATTEST _____
MAYOR (JOE PIZZILLO) CITY CLERK (DARCIE MCCRAKEN)

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

BY _____
CITY ENGINEER (STEVE SCINTO)

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 150" DRIVE FROM THAT CERTAIN POINT OF TANGENCY, BEING 190.92 FEET SOUTH OF ITS INTERSECTION WITH W MONTE VISTA ROAD, A 3-INCH CITY OF GOODYEAR BRASS CAP FLUSH STAMPED RLS 27239 2008, FROM WHICH A POINT OF CURVATURE ALONG SAID 150" DRIVE, A 3-INCH CITY OF GOODYEAR BRASS CAP FLUSH STAMPED RLS 27239 2008, BEARS NORTH 00°32'27" EAST (BASIS OF BEARING), A DISTANCE OF 757.91 FEET.



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

COMMENCING AT THAT CERTAIN POINT OF TANGENCY ALONG THE CENTERLINE OF 150" DRIVE, BEING 190.92 FEET SOUTH OF ITS INTERSECTION WITH MONTE VISTA ROAD, A 3-INCH CITY OF GOODYEAR BRASS CAP FLUSH STAMPED RLS 27239 2008, FROM WHICH A POINT OF CURVATURE ALONG SAID 150" DRIVE, A 3-INCH CITY OF GOODYEAR BRASS CAP FLUSH STAMPED RLS 27239 2008, BEARS NORTH 00°32'27" EAST (BASIS OF BEARING), A DISTANCE 757.91 FEET;
THENCE ALONG SAID CENTERLINE, NORTH 00°32'27" EAST, A DISTANCE OF 228.67 FEET;
THENCE LEAVING SAID CENTERLINE, SOUTH 89°27'33" EAST, A DISTANCE OF 81.00 FEET, TO NORTHWESTERLY CORNER OF SAID LOT 9 AND THE **POINT OF BEGINNING**;
THENCE ALONG THE NORTH LINE OF SAID LOT 9, SOUTH 89°27'37" EAST, A DISTANCE OF 187.91 FEET, TO THE BEGINNING OF A CURVE;
THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 278.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 25°15'05", A DISTANCE OF 122.52 FEET, TO THE BEGINNING OF A REVERSE CURVE;
THENCE EASTERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 24.42 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 44°29'31", A DISTANCE OF 18.96 FEET, TO AN INTERSECTION WITH A NON-TANGENT LINE;
THENCE LEAVING SAID NORTH LINE, SOUTH 64°12'32" EAST, A DISTANCE OF 14.05 FEET;
THENCE SOUTH 32°01'51" WEST, A DISTANCE OF 90.54 FEET;
THENCE NORTH 64°12'32" WEST, A DISTANCE OF 21.32 FEET, TO THE BEGINNING OF A CURVE;
THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 25°15'05", A DISTANCE OF 85.94 FEET;
THENCE NORTH 89°27'37" WEST, A DISTANCE OF 187.91 FEET, TO THE WEST LINE OF SAID LOT 8;
THENCE ALONG SAID WEST LINE OF SAID LOT 8 AND SAID LOT 9, NORTH 00°32'27" EAST, A DISTANCE OF 83.00 FEET, TO THE **POINT OF BEGINNING**.

SURVEYOR NOTES

- 1) ALL DISTANCES AND BEARINGS REFLECT ACTUAL MEASURED DATA AND MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION.

R/W DEDICATION AREA TABLE

	AREA SQUARE FEET	AREA ACRES
APN 501-71-984	1,992	0.0457
APN 501-73-965A	24,535	0.5633
OVERALL	26,527	0.6090

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 MAP

CERTIFICATION

I, ROBERT KNOTT, OF WOOD, PATEL & ASSOCIATES, INC., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OF DEDICATION CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF APRIL 2023; THAT THE SURVEY IS CORRECT AND ACCURATE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR ARIZONA BOUNDARY SURVEYS; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT KNOTT, RLS 78387
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
SURVEYOR@WOODPATEL.COM
(602) 335-8500

WOOD
PATEL

Wood, Patel & Associates, Inc.

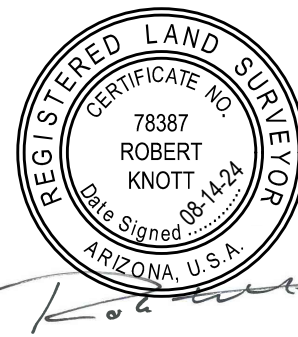
Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

MAP OF DEDICATION

W MONTE VISTA ROAD
LYING WITHIN THE SOUTEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



EXPIRES 06-30-26

COMPLETED SURVEY FIELD

WORK ON 4/28/2022

CHECKED BY

BJD/RWK

CAD TECHNICIAN

RWK/JKK

SCALE NTS

DATE 08/14/2024

JOB NUMBER

WP# 215293

SHEET

1 OF 2

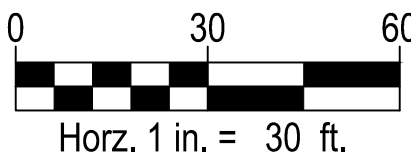
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W MONTE VISTA ROAD
 LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32,
 TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CURVE	DELTA	RADIUS	ARC
C1	25°15'05"	278.00'	122.52'
C2	85°03'08"	24.42'	36.25'
C3	25°15'05"	195.00'	85.94'

○	SURVEY CENTERLINE MONUMENT TO BE SET AFTER CONSTRUCTION. SEE NOTE 2.
△	R/W CORNER MONUMENT TO BE SET AFTER CONSTRUCTION. SEE NOTE 2.
ACF	ALUMINUM CAP FLUSH
APN	ASSESSOR PARCEL NUMBER
BCF	BRASS CAP FLUSH
BCH	BRASS CAP IN HANDHOLE
BK	BUTY
COG	CITY OF GOODYEAR
DHO	DEDICATED HEREON
FD	FOUND
MCR	MARICOPA COUNTY RECORDS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PUSE	PUBLIC UTILITY AND SIDEWALK EASEMENT
RB	REBAR
R/W	RIGHT OF WAY
TBD	TO BE DEDICATED BY SEPARATE INSTRUMENT
TDE	TEMPORARY DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT



COMPLETED SURVEY FIELD
WORK ON 4/28/2022
CHECKED BY BJD/RWK
CAD TECHNICIAN RWK/JKK
SCALE 1"=30'
DATE 08/14/2024
JOB NUMBER WP# 215293
SHEET 2 OF 2

CONVINCING THE CONGRESS TO PASS THE PROPOSED BUDGET

