

Map of Dedication

"Ballpark Village - Phase 1A"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN,
CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER OF THE PROPERTY SITUATED AT A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND MAPPED HEREON, HEREBY PUBLISHES THIS MAP OF DEDICATION FOR "BALLPARK VILLAGE - PHASE 1A". SAID MAP SETS FORTH AND GIVES THE DIMENSIONS OF THE EASEMENTS WITHIN THE ABOVE DESCRIBED PREMISES BEING CONVEYED AND DEDICATED HEREON.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") ON PROPERTY, AS SHOWN ON THIS MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES AND FOR PROVIDING ACCESS FOR THE PURPOSES SET FORTH HEREIN; AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT AREAS.

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY RESERVES FOR THE BALLPARK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION NON-EXCLUSIVE PRIVATE ROADWAY EASEMENTS (PRE) UPON, OVER AND ACROSS ALL AREAS IN THIS MAP OF DEDICATION DESIGNATED AS "PRE" AS SHOWN ON THIS MAP OF DEDICATION AND INCLUDED IN THE ABOVE DESCRIBED PREMISES FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING PRIVATE ROADWAY FACILITIES IN, OVER, ABOVE, AND UNDER THE PRIVATE ROADWAY EASEMENT AREAS AS SHOWN ON THIS PLAT AND FOR PEDESTRIAN TRAVEL.

IN WITNESS WHEREOF: FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2023.

BY: FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS OWNER

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS ____ DAY OF _____, 2023 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE _____ OF FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

GENERAL NOTES

1. ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
2. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CITY OF GOODYEAR CODES AND ORDINANCES.

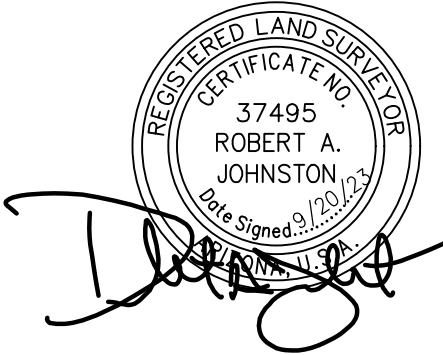
BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS MEASURED AND RECORDED IN BOOK 996 OF MAPS, PAGE 50, MARICOPA COUNTY RECORDS. BEARING: **NORTH 00 DEGREES 50 MINUTES 40 SECONDS WEST**

FINAL PLAT CERTIFICATION

I, ROBERT A. JOHNSTON 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 SEPTEMBER, 2023; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

LAND SURVEYOR:
ROBERT A. JOHNSTON, R.L.S. 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, AZ 85201

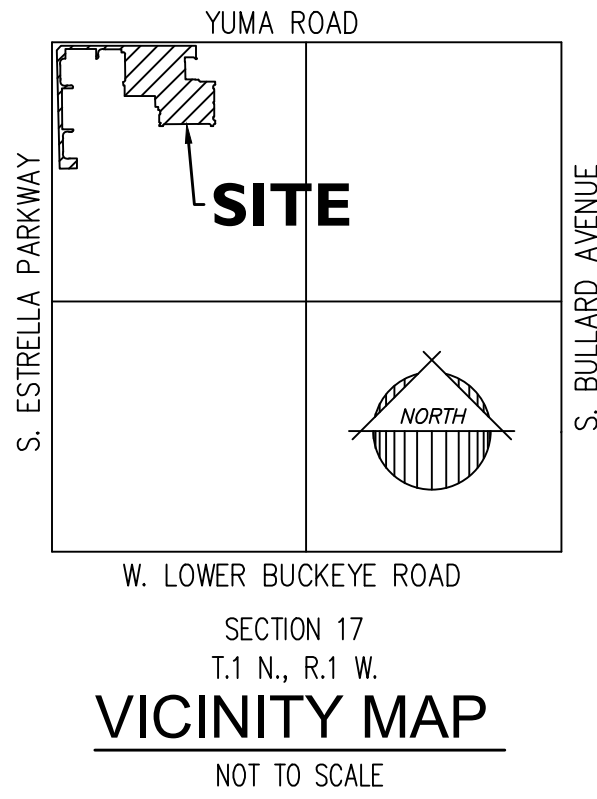


OWNER / DEVELOPER

FULTON HOMES
9140 S. KYRENE ROAD, SUITE 202
TEMPE, AZ 85284
TEL: (480)-753-6789
CONTACT: NORM NICHOLLS
NNicholls@fultonhomes.com

ENGINEER

EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: BRIAN NICHOLLS, PE
Brian.Nicholls@epsgroupinc.com



SHEET INDEX

- 1 COVER, DEDICATION, BASIS OF BEARING, GENERAL NOTES AND CERTIFICATIONS
- 2 PLAT, LINE TABLE, CURVE TABLE AND LEGEND

FINAL PLAT APPROVAL

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

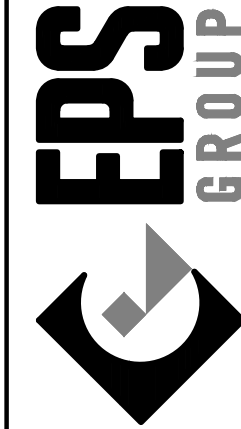
BY: _____
MAYOR: GEORGIA LORD

BY: _____
CITY CLERK: DARCI MCCrackEN

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

BY: _____
CITY ENGINEER: SUMEET MOHAN

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.1799
www.epsgroupinc.com



"Ballpark Village - Phase 1A"

GOODYEAR, ARIZONA

Map of Dedication

Project:

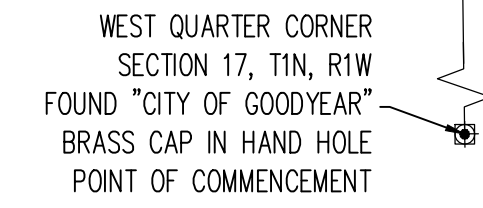
Revisions:

--	--	--	--	--	--	--	--	--	--



Drawn by: A.G.
Reviewed by: R.J.

Job No.
20-1537
FP01
Sheet No.
1
of 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°18'07"E	5.00'
L2	N00°18'07"E	8.00'
L3	N89°41'53"W	6.58'
L4	N89°41'53"W	6.58'
L5	N89°41'53"W	16.58'
L6	N00°18'07"E	8.00'
L7	N00°18'07"E	10.00'
L8	N89°41'53"W	10.00'
L9	N00°18'07"E	10.00'
L10	N00°18'07"E	8.00'
L11	N89°41'53"W	23.07'
L12	N00°18'07"E	17.03'
L13	N60°18'07"E	2.31'
L14	N00°18'07"E	72.00'
L15	N00°17'38"E	135.00'
L16	N00°17'38"E	135.00'
L17	N59°41'53"W	2.31'
L18	N00°18'07"E	2.31'
L19	N00°18'07"E	10.94'
L20	N89°41'53"W	13.05'
L21	N89°41'53"W	8.00'
L22	N89°41'53"W	37.00'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N00°18'07"E	7.98'
L24	N84°40'24"W	23.09'
L25	N89°41'53"W	8.00'
L26	N89°41'53"W	8.00'
L27	N85°16'38"E	23.09'
L28	S00°18'07"W	7.98'
L29	N00°18'07"E	7.98'
L30	N84°40'24"W	23.09'
L31	N89°41'53"W	8.00'
L32	N00°18'07"E	8.00'
L33	N00°18'07"E	10.00'
L34	N89°41'53"W	23.00'
L35	N89°41'53"W	27.00'
L36	N00°18'07"E	33.00'
L37	N00°18'07"E	8.00'
L38	N00°18'07"E	10.00'
L39	N89°41'53"W	23.00'
L40	N00°18'07"E	12.48'
L41	N60°18'07"E	2.31'
L42	N60°18'07"E	2.31'
L43	N59°41'53"W	2.31'
L44	N59°41'53"W	2.31'

LINE TABLE		
LINE	BEARING	LENGTH
L45	N00°18'07"E	12.48'
L46	N89°41'53"W	23.00'
L47	N00°18'07"E	8.00'
L48	N00°18'07"E	10.00'
L49	N00°18'07"E	33.00'
L50	N00°18'07"E	10.00'
L51	N00°18'07"E	8.00'
L52	N89°41'53"W	137.82'
L53	N89°41'53"W	137.82'
L54	N89°41'53"W	147.82'
L55	N89°41'53"W	8.00'
L56	N89°41'53"W	10.00'
L57	N00°18'07"E	10.00'
L58	N89°41'53"W	33.00'
L59	N00°18'07"E	5.00'
L60	N89°41'53"W	10.64'
L61	N89°41'53"W	8.46'
L62	N89°41'53"W	8.00'
L63	N89°41'53"W	10.00'
L64	N00°18'07"E	5.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	18.85'	12.00'	90°00'00"	16.97'	N44°41'53"W
C2	31.42'	20.00'	90°00'00"	28.28'	N44°41'53"W
C3	31.42'	20.00'	90°00'00"	28.28'	N44°41'53"W
C4	18.85'	12.00'	90°00'00"	16.97'	N45°18'07"E
C5	31.42'	20.00'	90°00'00"	28.28'	N45°18'07"E
C6	31.42'	20.00'	90°00'00"	28.28'	N45°18'07"
C7	18.85'	12.00'	89°59'31"	16.97'	N44°42'07"W
C8	31.41'	20.00'	89°59'31"	28.28'	N44°42'07"W
C9	31.42'	20.00'	90°00'00"	28.28'	S44°41'53"E
C10	7.85'	7.50'	60°00'00"	7.50'	S30°18'07"W
C11	8.90'	8.50'	60°00'00"	8.50'	S30°18'07"W
C12	8.90'	8.50'	60°00'00"	8.50'	S29°41'53"E
C13	15.71'	7.50'	120°00'00"	12.99'	S00°18'07"W
C14	8.90'	8.50'	60°00'00"	8.50'	S30°18'07"W
C15	18.85'	12.00'	90°00'00"	16.97'	S45°18'07"W
C16	31.42'	20.00'	90°00'00"	28.28'	S45°18'07"W
C17	31.42'	20.00'	90°00'00"	28.28'	S45°18'07"W
C18	18.85'	12.00'	90°00'00"	16.97'	N44°41'53"W
C19	31.42'	20.00'	90°00'00"	28.28'	N44°41'53"W
C20	31.42'	20.00'	90°00'00"	28.28'	N44°41'53"W
C21	31.42'	20.00'	90°00'00"	28.28'	S45°18'07"W
C22	31.42'	20.00'	90°00'00"	28.28'	S45°18'07"W
C23	18.85'	12.00'	90°00'00"	16.97'	S45°18'07"W
C24	31.42'	20.00'	90°00'00"	28.28'	S44°41'53"E
C25	31.42'	20.00'	90°00'00"	28.28'	S44°41'53"E
C26	18.85'	12.00'	90°00'00"	16.97'	S44°41'53"E
C27	7.85'	7.50'	60°00'00"	7.50'	S30°18'07"W
C28	8.90'	8.50'	60°00'03"	8.50'	N30°18'06"E
C29	8.90'	8.50'	60°00'00"	8.50'	N29°41'53"W
C30	15.71'	7.50'	120°00'00"	12.99'	S00°18'07"W
C31	8.90'	8.50'	60°00'00"	8.50'	N30°18'07"E
C32	8.90'	8.50'	60°00'00"	8.50'	N29°41'53"W
C33	7.85'	7.50'	60°00'00"	7.50'	S29°41'53"E
C34	31.42'	20.00'	90°00'00"	28.28'	S45°18'07"W
C35	31.42'	20.00'	90°00'00"	28.28'	S45°18'07"W
C36	18.85'	12.00'	90°00'00"	16.97'	S45°18'07"W
C37	31.42'	20.00'	90°00'00"	28.28'	S44°41'53"E
C38	31.42'	20.00'	90°00'00"	28.28'	S44°41'53"E
C39	18.85'	12.00'	90°00'00"	16.97'	S44°41'53"E
C40	5.05'	20.00'	14°28'39"	5.04'	N07°32'27"E
C41	5.16'	12.00'	24°37'28"	5.12'	N12°36'51"E

