

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT RG LAND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER "RGLP"), AND GLOBE CORPORATION, AN ILLINOIS CORPORATION (HEREINAFTER "GLOBE"), COLLECTIVELY OWN THE PROPERTY SUBJECT TO THIS FINAL PLAT GOODYEAR REGIONAL CENTER, A REPLAT OF LOTS 3, 4, 5, 6 AND 8 OF THE FINAL PLAT FOR "ESTRELLA FALLS REGIONAL SHOPPING CENTER" AS RECORDED IN BOOK 996 PAGE 38, RECORDS OF MARICOPA COUNTY, AS WELL AS TRACT A AND LOT 10 OF THE FINAL PLAT "A REPLAT OF LOT 9 OF ESTRELLA FALLS SHOPPING CENTER" AS RECORDED IN BOOK 1291, PAGE 7, RECORDS OF MARICOPA COUNTY, AND LOT 9 OF A "REPLAT OF A REPLAT OF LOT 9", AS RECORDED IN BOOK 1447, PAGE 10, RECORDS OF MARICOPA COUNTY, AS ADJUSTED BY THE LOT LINE ADJUSTMENT RECORD OF SURVEY AS RECORDED IN BOOK 1651, PAGE 41, RECORDS OF MARICOPA COUNTY, AND HAVE SUBDIVIDED UNDER THE NAME OF "GOODYEAR REGIONAL CENTER" A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON (THE "SUBJECT PROPERTY"). RGLP AND GLOBE HEREBY DECLARE THAT SAID FINAL PLAT GOODYEAR REGIONAL CENTER SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, ON SAID FINAL PLAT GOODYEAR REGIONAL CENTER.

RGLP HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION (HEREINAFTER "THE CITY"), IN FEE, THE STREETS DESIGNATED AS "R/W DHO" SHOWN ON THIS FINAL PLAT GOODYEAR REGIONAL CENTER AND INCLUDED WITHIN THE RGLP PROPERTY AS DESCRIBED HEREIN. GLOBE HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY IN FEE THE STREETS DESIGNATED AS "R/W DHO" SHOWN ON THIS FINAL PLAT GOODYEAR REGIONAL CENTER AND INCLUDED WITHIN THE GLOBE PROPERTY AS DESCRIBED HEREIN.

FOR THE PURPOSES DESCRIBED HEREIN AND SUBJECT TO THE TERMS AND CONDITIONS HEREIN, RGLP HEREBY DEDICATES TO THE CITY EXCLUSIVE PUBLIC ACCESS AND UTILITY EASEMENTS UPON, OVER, ACROSS, AND UNDER ALL AREAS IN THIS FINAL PLAT GOODYEAR REGIONAL CENTER DESIGNATED AS "P.A.U.E. DHO" AND INCLUDED WITHIN THE RGLP PROPERTY AS DESCRIBED HEREIN, AND GLOBE HEREBY DEDICATES TO THE CITY EXCLUSIVE PUBLIC ACCESS AND UTILITY EASEMENTS UPON, OVER, ACROSS, AND UNDER ALL AREAS IN THIS FINAL PLAT GOODYEAR REGIONAL CENTER DESIGNATED AS "P.A.U.E. DHO" AND INCLUDED WITHIN THE GLOBE PROPERTY AS DESCRIBED HEREIN. THE PURPOSES OF THE PUBLIC ACCESS AND UTILITY EASEMENTS GRANTED IN THIS PARAGRAPH ARE AS FOLLOWS: THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC STREETS BY THE CITY AND ITS PERMITTEES; THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC SIDEWALKS BY THE CITY AND ITS PERMITTEES; THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF STORM WATER AND DRAINAGE IMPROVEMENTS BY THE CITY AND ITS PERMITTEES; THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES BY THE CITY AND ITS PERMITTEES WITHIN SUCH EASEMENT AREAS AS DESIGNATED BY THE CITY; INGRESS AND EGRESS BY THE PUBLIC, INCLUDING EMERGENCY SERVICE PROVIDERS, OVER SUCH PUBLIC STREETS UPON THEIR COMPLETION AND ACCEPTANCE BY THE CITY SUBJECT TO THE COMPLETION OF THE TWO-YEAR WARRANTY PERIOD; PEDESTRIAN TRAVEL BY THE CITY SUBJECT TO THE COMPLETION OF THE TWO-YEAR WARRANTY PERIOD; AND ACCESS BY THE CITY AND ITS PERMITTEES AS NEEDED IN FURTHERANCE OF THE FOREGOING. THE DESIGN AND CONSTRUCTION OF SUCH PUBLIC STREETS AND SIDEWALKS CONSTRUCTED WITHIN THE PUBLIC ACCESS AND UTILITY EASEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SUPPLEMENTARY DESIGN GUIDELINES FOR GSQ REGIONAL CENTER DATED AUGUST 2023 APPROVED BY THE CITY ON AUGUST 16, 2023, A COPY OF WHICH IS ON FILE WITH THE CITY. EACH FEE OWNER OF A PORTION OF THE SUBJECT PROPERTY UPON WHICH THE PUBLIC ACCESS AND UTILITY EASEMENT AREAS ARE LOCATED (EACH A "RESPONSIBLE OWNER") SHALL BE RESPONSIBLE FOR CONSTRUCTING, MAINTAINING IN GOOD CONDITION, REPAIRING AND REPLACING ALL PUBLIC STREETS, PUBLIC SIDEWALKS, AND ALL STORM WATER AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE PUBLIC ACCESS AND UTILITY EASEMENT AREAS LOCATED WITHIN SUCH FEE OWNER'S PROPERTY (THE "MAINTENANCE WORK"). THE CITY IS NOT OBLIGATED TO PERFORM THE MAINTENANCE WORK, BUT IF THE CITY ENGINEER, THE CITY DIRECTOR OF PUBLIC WORKS AND/OR ANY OF THEIR RESPECTIVE DESIGNERS REASONABLY DETERMINES THAT THE APPLICABLE RESPONSIBLE OWNER HAS FAILED TO PERFORM ITS APPLICABLE MAINTENANCE WORK, UPON AT LEAST FIFTEEN DAYS' PRIOR NOTICE TO THE APPLICABLE RESPONSIBLE OWNER AND SUCH RESPONSIBLE OWNER'S FAILURE TO CURE SAME WITHIN SUCH 15-DAY PERIOD (PROVIDED, HOWEVER, NO PRIOR NOTICE FROM THE CITY OR CURE PERIOD WILL BE REQUIRED IF THERE IS AN EMERGENCY REQUIRING IMMEDIATE REPAIRS AS DETERMINED BY THE CITY ENGINEER AND/OR ANY OF THE CITY ENGINEER'S DESIGNERS), THE CITY MAY UNDERTAKE SUCH MAINTENANCE WORK AT THE APPLICABLE RESPONSIBLE OWNER'S EXPENSE. THE APPLICABLE RESPONSIBLE OWNER SHALL REIMBURSE THE CITY FOR ALL REASONABLE COSTS THE CITY INCURS IN PERFORMING ANY MAINTENANCE WORK FOR WHICH SUCH APPLICABLE RESPONSIBLE OWNER IS RESPONSIBLE, AND SUCH APPLICABLE RESPONSIBLE OWNER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY AGAINST ALL CLAIMS ARISING FROM OR RELATED TO SUCH APPLICABLE RESPONSIBLE OWNER'S FAILURE TO PERFORM ITS REQUIRED MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. RGLP, ON BEHALF OF ITSELF AND ALL SUCCESSORS IN INTEREST OR TITLE TO ALL OR PART OF THE RGLP PROPERTY DESCRIBED HEREIN, RESERVES THE RIGHT TO USE THE PUBLIC ACCESS AND UTILITY EASEMENT AREAS FOR USES THAT ARE NOT INCONSISTENT WITH AND DO NOT ADVERSELY INTERFERE WITH THE USE OF THE PUBLIC ACCESS AND UTILITY EASEMENT AREAS BY THE CITY. IN ADDITION, THE CITY HAS THE RIGHT TO, AND MAY, APPROVE AND CONSENT TO ADDITIONAL REASONABLE EASEMENTS TO FACILITATE THE DEVELOPMENT AND USE OF THE SUBJECT PROPERTY, SO LONG AS THE USES OF SUCH ADDITIONAL EASEMENTS ARE NOT INCONSISTENT WITH AND DO NOT ADVERSELY INTERFERE WITH THE USE OF THE PUBLIC ACCESS AND UTILITY EASEMENT AREAS BY THE CITY. THE PUBLIC ACCESS AND UTILITY EASEMENTS DEDICATED IN THIS PARAGRAPH RUN WITH THE LAND AND ARE BINDING UPON GLOBE AND ALL SUCCESSORS IN INTEREST OR TITLE TO ALL OR PART OF THE GLOBE PROPERTY DESCRIBED HEREIN AND UPON RGLP AND ALL SUCCESSORS IN INTEREST OR TITLE TO ALL OR PART OF THE RGLP PROPERTY DESCRIBED HEREIN.

FOR THE PURPOSES DESCRIBED HEREIN AND SUBJECT TO THE TERMS AND CONDITIONS HEREIN, RGLP HEREBY DEDICATES TO THE CITY EXCLUSIVE PUBLIC UTILITY AND SIDEWALK EASEMENTS UPON, OVER, ACROSS, AND UNDER ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "P.U.S.E. DHO" AND INCLUDED WITHIN THE RGLP PROPERTY AS DESCRIBED HEREIN, AND GLOBE HEREBY DEDICATES TO THE CITY EXCLUSIVE PUBLIC UTILITY AND SIDEWALK EASEMENTS UPON, OVER, ACROSS, AND UNDER ALL AREAS IN THIS FINAL PLAT DESIGNATED AS "P.U.S.E. DHO" AND INCLUDED WITHIN THE GLOBE PROPERTY AS DESCRIBED HEREIN. THE PURPOSES OF THE PUBLIC UTILITY AND SIDEWALK EASEMENTS GRANTED IN THIS PARAGRAPH ARE AS FOLLOWS: THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC SIDEWALKS BY THE CITY AND ITS PERMITTEES; THE INSTALLATION BY THE CITY AND ITS PERMITTEES OF PUBLIC UTILITIES, WHICH DOES NOT INCLUDE STORM WATER AND DRAINAGE FACILITIES, WITHIN SUCH EASEMENT AREAS AS DESIGNATED BY THE CITY; PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER SUCH PUBLIC SIDEWALKS UPON THEIR COMPLETION AND ACCEPTANCE BY THE CITY SUBJECT TO THE COMPLETION OF THE TWO-YEAR WARRANTY PERIOD; AND ACCESS BY THE CITY AND ITS PERMITTEES AS NEEDED IN FURTHERANCE OF THE FOREGOING. THE DESIGN AND CONSTRUCTION OF SUCH PUBLIC SIDEWALKS CONSTRUCTED WITHIN THE PUBLIC UTILITY AND SIDEWALK EASEMENT AREAS SHALL BE IN ACCORDANCE WITH THE SUPPLEMENTARY DESIGN GUIDELINES FOR GSQ REGIONAL CENTER DATED AUGUST 2023 APPROVED BY THE CITY ON AUGUST 16, 2023, A COPY OF WHICH IS ON FILE WITH THE CITY. EACH FEE OWNER OF A PORTION OF THE SUBJECT PROPERTY UPON WHICH THE PUBLIC UTILITY AND SIDEWALK EASEMENT AREAS ARE LOCATED (EACH A "RESPONSIBLE OWNER") SHALL BE RESPONSIBLE FOR CONSTRUCTING, MAINTAINING IN GOOD CONDITION, REPAIRING AND REPLACING ALL PUBLIC SIDEWALKS WITHIN SUCH FEE OWNER'S PROPERTY (THE "SIDEWALKS MAINTENANCE WORK"). THE CITY IS NOT OBLIGATED TO PERFORM THE SIDEWALKS MAINTENANCE WORK, BUT IF THE CITY ENGINEER, THE CITY DIRECTOR OF PUBLIC WORKS AND/OR ANY OF THEIR RESPECTIVE DESIGNERS REASONABLY DETERMINES THAT THE APPLICABLE RESPONSIBLE OWNER HAS FAILED TO PERFORM ITS APPLICABLE SIDEWALKS MAINTENANCE WORK, UPON AT LEAST FIFTEEN DAYS' PRIOR NOTICE TO THE APPLICABLE RESPONSIBLE OWNER, AND SUCH RESPONSIBLE OWNER'S FAILURE TO CURE SAME WITHIN

FINAL PLAT
GOODYEAR REGIONAL CENTER

A REPLAT OF LOTS 3, 4, 5, 6 AND 8 OF THE FINAL PLAT FOR "ESTRELLA FALLS REGIONAL SHOPPING CENTER" AS RECORDED IN BOOK 996 PAGE 38, RECORDS OF MARICOPA COUNTY, AS WELL AS TRACT A AND LOT 10 OF THE FINAL PLAT "A REPLAT OF LOT 9 OF ESTRELLA FALLS SHOPPING CENTER" AS RECORDED IN BOOK 1291, PAGE 7, RECORDS OF MARICOPA COUNTY, AND A PORTION OF LOT 9 OF A "REPLAT OF A REPLAT OF LOT 9", AS RECORDED IN BOOK 1447, PAGE 10, RECORDS OF MARICOPA COUNTY AS ADJUSTED BY THE LOT LINE ADJUSTMENT RECORD OF SURVEY AS RECORDED IN BOOK 1651, PAGE 41, RECORDS OF MARICOPA COUNTY BEING SITUATED IN A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION (CONT.)

SUCH 15-DAY PERIOD (PROVIDED, HOWEVER, NO PRIOR NOTICE FROM THE CITY OR CURE PERIOD WILL BE REQUIRED IF THERE IS AN EMERGENCY REQUIRING IMMEDIATE REPAIRS AS DETERMINED BY THE CITY ENGINEER AND/OR ANY OF THE CITY ENGINEER'S DESIGNERS), THE CITY MAY UNDERTAKE SUCH SIDEWALKS MAINTENANCE WORK AT THE APPLICABLE RESPONSIBLE OWNER'S EXPENSE. THE APPLICABLE RESPONSIBLE OWNER SHALL REIMBURSE THE CITY FOR ALL REASONABLE COSTS THE CITY INCURS IN PERFORMING ANY SIDEWALKS MAINTENANCE WORK FOR WHICH SUCH APPLICABLE RESPONSIBLE OWNER IS RESPONSIBLE, AND SUCH APPLICABLE RESPONSIBLE OWNER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY AGAINST ALL CLAIMS ARISING FROM OR RELATED TO SUCH APPLICABLE RESPONSIBLE OWNER'S FAILURE TO PERFORM ITS REQUIRED SIDEWALKS MAINTENANCE WORK AS AND WHEN REQUIRED HEREIN. RGLP, ON BEHALF OF ITSELF AND ALL SUCCESSORS IN INTEREST OR TITLE TO ALL OR PART OF THE RGLP PROPERTY DESCRIBED HEREIN, RESERVES THE RIGHT TO USE THE PUBLIC UTILITY AND SIDEWALK EASEMENT AREAS FOR USES THAT ARE NOT INCONSISTENT WITH AND DO NOT ADVERSELY INTERFERE WITH THE USE OF THE PUBLIC UTILITY AND SIDEWALK EASEMENT AREAS BY THE CITY. GLOBE, ON BEHALF OF ITSELF AND ALL SUCCESSORS IN INTEREST OR TITLE TO ALL OR PART OF THE GLOBE PROPERTY DESCRIBED HEREIN, RESERVES THE RIGHT TO USE THE PUBLIC UTILITY AND SIDEWALK EASEMENT AREAS FOR USES THAT ARE NOT INCONSISTENT WITH AND DO NOT ADVERSELY INTERFERE WITH THE USE OF THE PUBLIC UTILITY AND SIDEWALK EASEMENT AREAS BY THE CITY. IN ADDITION, THE CITY HAS THE RIGHT TO, AND MAY, APPROVE AND CONSENT TO ADDITIONAL REASONABLE EASEMENTS TO BE GRANTED BY RGLP AND/OR GLOBE OVER THE PUBLIC UTILITY AND SIDEWALK EASEMENT AREAS TO FACILITATE THE DEVELOPMENT AND USE OF THE SUBJECT PROPERTY, SO LONG AS THE USES OF SUCH ADDITIONAL EASEMENTS ARE NOT INCONSISTENT WITH AND DO NOT ADVERSELY INTERFERE WITH THE USE OF THE PUBLIC UTILITY AND SIDEWALK EASEMENT AREAS BY THE CITY. THE PUBLIC UTILITY AND SIDEWALK EASEMENTS DEDICATED IN THIS PARAGRAPH RUN WITH THE LAND AND ARE BINDING UPON GLOBE AND ALL SUCCESSORS IN INTEREST OR TITLE TO ALL OR PART OF THE GLOBE PROPERTY DESCRIBED HEREIN AND UPON RGLP AND ALL SUCCESSORS IN INTEREST OR TITLE TO ALL OR PART OF THE RGLP PROPERTY DESCRIBED HEREIN.

FOR THE AVOIDANCE OF DOUBT, BY ACCEPTANCE OF THE RECORDATION OF THIS FINAL PLAT GOODYEAR REGIONAL CENTER, THE CITY CONFIRMS THAT EACH OF RGLP AND GLOBE ARE DEEMED TO BE PERMITTEES TO THE EXTENT THAT RGLP AND/OR GLOBE DESIRE TO EXERCISE ANY RIGHTS GRANTED IN THIS FINAL PLAT GOODYEAR REGIONAL CENTER TO PERMITTEES OF THE CITY. IN ADDITION, IF A PROPERTY OWNER'S ASSOCIATION MADE UP OF AT LEAST ALL OF THE PROPERTY OWNERS OWNING THE SUBJECT PROPERTY IS ESTABLISHED WHICH ASSUMES THE OBLIGATIONS OF THE APPLICABLE RESPONSIBLE OWNERS FOR THE OBLIGATIONS (INCLUDING ANY INDEMNITY, DEFENSE AND/OR HOLD HARMLESS OBLIGATIONS) SET FORTH IN THIS DEDICATION STATEMENT, THEN UPON NOTICE TO THE CITY OF SUCH ESTABLISHMENT AND ASSUMPTION, THE CITY AGREES THEREAFTER TO FIRST PURSUE SUCH PROPERTY OWNER'S ASSOCIATION IF THERE IS A DEFAULT IN OR BREACH OF SUCH ASSUMED OBLIGATIONS; IN SUCH EVENT, THE CITY WILL PROVIDE SUCH PROPERTY OWNER'S ASSOCIATION AND ANY APPLICABLE PROPERTY OWNER NOTICE OF ANY SUCH DEFAULT OR BREACH AND AT LEAST FIFTEEN DAYS TO CURE SUCH DEFAULT OR BREACH (PROVIDED, HOWEVER, NO PRIOR NOTICE FROM THE CITY OR CURE PERIOD WILL BE REQUIRED IF THERE IS AN EMERGENCY REQUIRING IMMEDIATE REPAIRS AS DETERMINED BY THE CITY ENGINEER AND/OR ANY OF THE CITY ENGINEER'S DESIGNERS). FAILING SUCH TIMELY CURE BY THE ASSOCIATION, THE CITY SHALL HAVE THE RIGHT TO PURSUE BOTH THE PROPERTY OWNER'S ASSOCIATION AND THE APPLICABLE PROPERTY OWNER(S) FOR SUCH DEFAULT OR BREACH.

RG LAND PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: GOODYEAR PRINCIPALS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: _____
NAME: MICHAEL L. EBERT
ITS: MANAGER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED MICHAEL L. EBERT, THE MANAGER OF GOODYEAR PRINCIPALS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A MANAGING MEMBER OF RG LAND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED HIMSELF TO BE THE DULY AUTHORIZED AGENT TO EXECUTE THIS DOCUMENT ON BEHALF OF RG LAND PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ DATE

DEDICATION (CONT.)

GLOBE CORPORATION, AN ILLINOIS CORPORATION WARRANTS AND COVENANTS TO THE CITY OF GOODYEAR, THAT IT IS LAWFULLY SEIZED AND POSSESSED OF THE GLOBE PROPERTY DESCRIBED HEREIN; THAT IT HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT THE CITY OF GOODYEAR SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS WITH RESPECT TO THE PROPERTY BEING CONVEYED HEREIN. THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A GLOBE CORPORATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GLOBE CORPORATION, AN ILLINOIS CORPORATION HAVE JOINED IN THIS DOCUMENT. THIS DOCUMENT RUNS WITH THE LAND IN FAVOR OF THE CITY OF GOODYEAR'S SUCCESSORS AND ASSIGNS.

GLOBE CORPORATION,
AN ILLINOIS CORPORATION

BY: _____
NAME: GEORGE F. GETZ
ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS, THE _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED GEORGE F. GETZ, THE PRESIDENT OF GLOBE CORPORATION, AN ILLINOIS CORPORATION, WHO ACKNOWLEDGED HIMSELF TO BE THE DULY AUTHORIZED AGENT TO EXECUTE THIS DOCUMENT ON BEHALF OF GLOBE CORPORATION, AN ILLINOIS CORPORATION, AND ACKNOWLEDGED THAT HE, AS SUCH AUTHORIZED AGENT, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ DATE

OWNERSHIP:

RG LAND PARTNERS, LLC

LOTS 3, 4, 5, 6 AND 8 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 996 OF MAPS, PAGE 38.

LOT 9, REPLAT OF A REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1447 OF MAPS, PAGE 10.

GLOBE CORPORATION

LOT 10 AND TRACT A, OF REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1291 OF MAPS, PAGE 7.

CERTIFICATE OF ASSURED WATER SUPPLY:

THIS DEVELOPMENT IS LOCATED WITHIN THE SERVICE AREA OF LIBERTY UTILITIES AND HAS BEEN GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES.

DATE: _____
BY: AARON NEWELL
ITS: MANAGER OF
LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORPORATION, AN ARIZONA PUBLIC SERVICE CORPORATION

UTILITY PROVIDERS

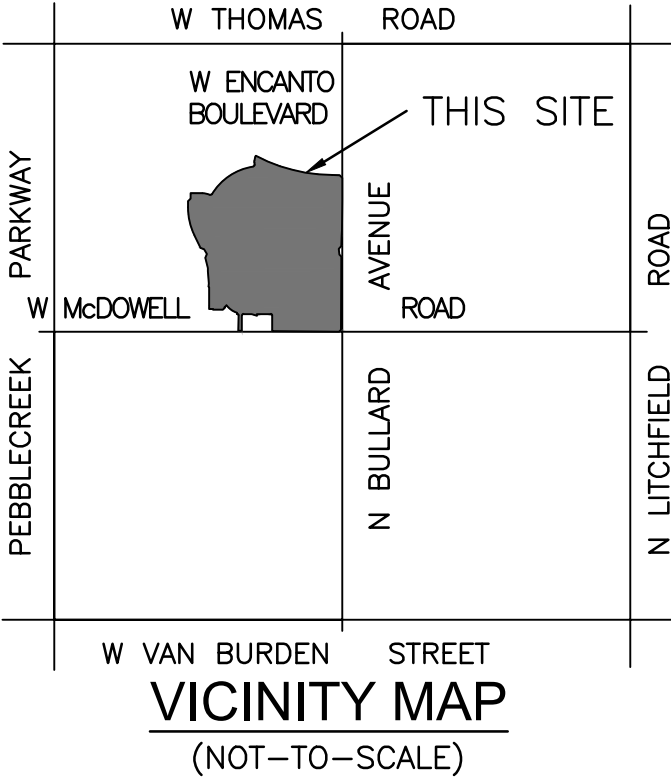
SEWER	LIBERTY UTILITIES	ELECTRICITY	ARIZONA PUBLIC SERVICE (APS)
WATER	LIBERTY UTILITIES	GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	CENTURYLINK	FIRE	CITY OF GOODYEAR
CABLE	COX COMMUNICATIONS	POLICE	CITY OF GOODYEAR

FINAL PLAT APPROVAL	
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2024.	
BY: _____	
MAYOR (JOE PIZZILLO)	
ATTEST: _____	
CITY CLERK (DARCIE MCCrackEN)	

FINAL PLAT APPROVAL	
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA ON THIS _____ DAY OF _____, 2024.	
BY: _____	
CITY ENGINEER (STEPHEN SCINTO)	

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION, LEGEND AND GENERAL NOTES
SHEET 3	KEY MAP, CURVE, LAND USE, LINE AND LOT AREA TABLE
SHEET 4-5	FINAL PLAT



OWNER/DEVELOPER

RG LAND PARTNERS, LLC
2502 EAST CAMELBACK ROAD,
SUITE 200, PHOENIX, AZ 85016
PHONE: (480) 344 2903
FAX: (480) 216 1912
CONTACT: MICHAEL J. OLSEN
EMAIL: MOLSEN@GLOBECOR.COM

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: PARKER FROELICH, P.E.
EMAIL: PFROELICH@CVLCCI.COM

COUNTY RECORDER

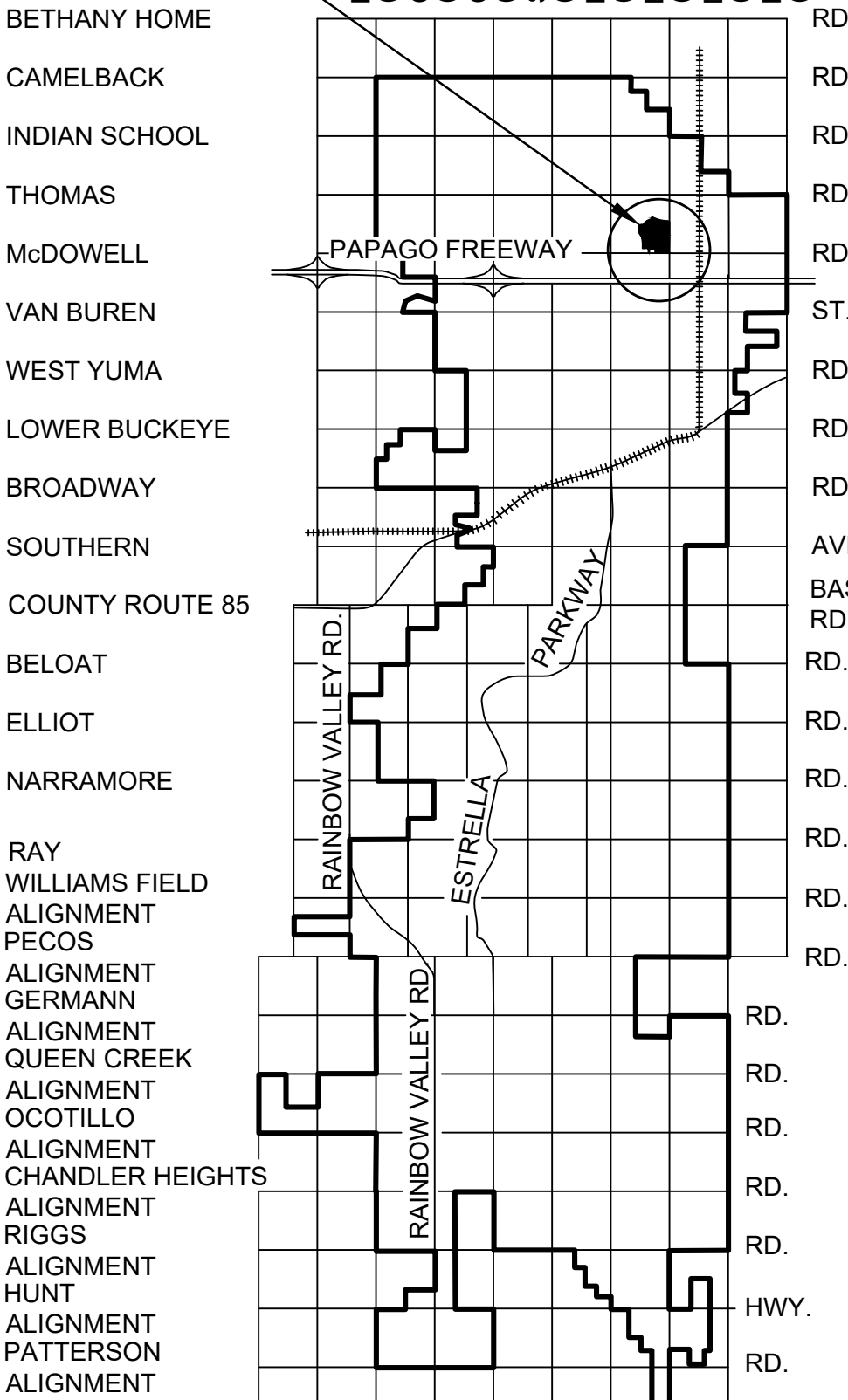
OWNER/DEVELOPER

GLOBE CORPORATION
6730 NORTH SCOTTSDALE ROAD, SUITE 250
SCOTTSDALE, AZ 85253
PHONE: (480) 344 2903
FAX: (480) 216 1912
CONTACT: MICHAEL J. OLSEN
EMAIL: MOLSEN@GLOBECOR.COM

ZONING

PAD

THIS PROJECT



VICINITY MAP
(NOT-TO-SCALE)

CERTIFICATION

I, RICHARD G. ALCOCCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2023, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL 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.

BY: _____
RICHARD G. ALCOCCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM



DATE	REVISION	Coe & Van Loo Consultants, Inc.
NO.		PHASE 1 FINAL PLAT GOODYEAR REGIONAL CENTER GOODYEAR, ARIZONA

Registered Land Surveyor CERTIFICATE NO. 33851 RICHARD G. ALCOCCER Expires 6-30-24 ARIZONA, U.S.A.	
1	SHEET OF 5
CVL Contact: P.FROELICH CVL Project #: 01-0393601	
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1. REFER TO COVER FOR CERTIFICATE OF ASSURED WATER.
- B. 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 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.
- C. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED, NOR ANY VEGETATION BE PLANTED OR 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.
- D. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED BY THE CITY SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE REQUIREMENTS SET FORTH IN CLAUSES 1-3 BELOW. SUCH 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.
 1. THE DEVELOPER OF THE APPLICABLE IMPROVEMENTS SHALL WARRANT ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT THEN UNDERTAKEN BY SUCH DEVELOPER.
 2. AT THE TERMINATION OF THE WARRANTY, PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL BE INSPECTED PER CITY STANDARDS.
 3. IF ANY IMPROVEMENTS MADE BY SUCH DEVELOPER ARE NOT ACCEPTABLE TO THE CITY AT THE END OF THE TWO-YEAR WARRANTY PERIOD APPLICABLE THERETO, DUE TO CONSTRUCTION DEFECTS, THE CITY AND DEVELOPER SHALL CREATE A LIST OF REPAIRS TO RETURN IMPROVEMENTS TO APPLICABLE CITY STANDARDS.
- E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY 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.
 1. THE DEVELOPER OF A LANDSCAPED AREA SHALL WARRANT ALL PLANTED AREAS THEREIN, INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO YEARS, BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR SUCH PROJECT.
 2. AT THE TERMINATION OF THE APPLICABLE WARRANTY PERIOD ALL LANDSCAPE AREA AND TURF AREA SHALL BE INSPECTED PER CITY STANDARDS.
 3. IF ANY LANDSCAPE AREA PLANTINGS OR TURF AREA ARE NOT ACCEPTABLE TO THE CITY AT THE END OF THE APPLICABLE TWO-YEAR WARRANTY PERIOD, APPLICABLE THERETO DUE TO CONSTRUCTION DEFECTS, THE CITY AND DEVELOPER SHALL CREATE A LIST OF REPAIRS TO RETURN IMPROVEMENTS TO APPLICABLE CITY STANDARDS.
- F. STRUCTURES WITHIN THE AREAS DESIGNATED ON THIS FINAL PLAT AS VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET. LANDSCAPING WITHIN THE VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- G. EACH OWNER OF PROPERTY SUBJECT TO THIS FINAL PLAT SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON SUCH OWNER'S PROPERTY.
- H. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS FINAL PLAT, ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).
- I. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)

FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)

CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)

CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)

CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)

TEMPORARY DRAINAGE EASEMENT
BK 956 OF MAPS, PG 21, M.C.R.

SIGHT VISIBILITY EASEMENT
BK 996 OF MAPS, PG 38, M.C.R.

16' WATER AND SEWER LINE EASEMENT
FEE 2015-087606 M.C.R.

8' UTILITY EASEMENT
FEE 2016-0258012 M.C.R.

8' UNDERGROUND GAS LINE EASEMENT
FEE 2016-0876005 M.C.R.

8' APS UTILITY EASEMENT
FEE 2009-0002801 M.C.R.

24' WATER AND SEWER LINE EASEMENT
FEE 2019-0532325 M.C.R.

SHEET NUMBER

J. THE CITY IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT, MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THE SUBJECT PROPERTY EXCEPT AS MAY BE EXPRESSLY SET FORTH ON THIS FINAL PLAT OR AS OTHERWISE LATER AGREED UPON BY THE CITY.

K. THE INTERNAL STREETS IN LOTS 3, 4, 5, 6, 8, 9, 10, 14 AND 15 OF THE SUBJECT PROPERTY ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER THEREFOR ESTABLISHED PURSUANT TO THE DECLARATION. ESTABLISHED AND RECORDED HEREAFTER IN OWNER'S SOLE AND ABSOLUTE DISCRETION. AFTER THIS FINAL PLAT IS RECORDED, THE CITY WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY OF SUCH STREETS MEET CURRENT APPLICABLE CITY STANDARDS.

L. MAINTENANCE OF PUBLIC ACCESS AND UTILITY EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF LOTS 3, 4, 5, 6, 8, 9, 10, 14 AND 15 OF THE SUBJECT PROPERTY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ESTABLISHED AND RECORDED HEREAFTER IN OWNER'S SOLE AND ABSOLUTE DISCRETION.

M. MAINTENANCE OF THE DRAINAGE EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF LOTS 3, 4, 5, 6, 8, 9, 10, 14 AND 15 OF THE SUBJECT PROPERTY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ESTABLISHED AND RECORDED HEREAFTER IN OWNER'S SOLE AND ABSOLUTE DISCRETION, EXCEPT THAT MAINTENANCE OF THOSE DRAINAGE EASEMENTS ACCEPTING RUNOFF FROM PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE CITY SHOULD THE PROPERTY OWNER NOT MAINTAIN SAID EASEMENTS.

N. ALL PUBLIC SALES REPORTS FOR THE PROPERTY, ALL FINAL PLATS AND MINOR LAND DIVISIONS SUBDIVIDING ALL OR PART OF THE PROPERTY, AND ALL RENTAL AGREEMENTS FOR THE RENTAL OF ANY RESIDENTIAL UNIT WITHIN THE PROPERTY SHALL INCLUDE THE FOLLOWING DISCLOSURES:

1. THE PROPERTY IS IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES; AND
2. THE PROPERTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM LUKE AIR FORCE BASE AND OR THE PHOENIX-GOODYEAR AIRPORT; AND
3. THE PROPERTY IS SUBJECT TO NOISE, CHEERING, PADDLES OR BATS MAKING CONTACT WITH BALLS, BOUNCING BALLS, SPLASHES, FIREWORKS AND OTHER LOUD NOISES COMMONLY ASSOCIATED WITH RECREATION CENTERS, PARKS, SPORTS COMPLEXES, ENTERTAINMENT VENUES, CONCERT/MUSIC VENUES AND THE LIKE; AND
4. PUBLIC ROADWAYS ADJACENT TO THE PROPERTY ARE SUBJECT TO ROAD CLOSURES AND COMMUNITY EVENTS ON ADJACENT PUBLIC RIGHTS-OF-WAY AND OPEN SPACES.
5. THE PROPERTY IS WITHIN CLOSE PROXIMITY TO LAND INTENDED FOR MULTI-STORY AND HIGH-DENSITY BUILDINGS WHICH MAY INCLUDE A VARIETY OF OFFICE, RETAIL, COMMERCIAL, HOTEL, MULTI-FAMILY AND PARKING USES;
6. THE PROPERTY OWNER/DEVELOPER/LESSOR SHALL DISCLOSE THAT THE PROPERTY IS SUBJECT TO COMMUNITY EVENTS, LOUD NOISES AND 24-HOUR ENTERTAINMENT ON ADJACENT PUBLIC RIGHTS-OF-WAY, OPEN SPACES, PATIOS, ROOFTOPS AND INDOOR/OUTDOOR ESTABLISHMENTS. ALL FINAL PLATS AND MINOR LAND DIVISIONS SUBDIVIDING ALL OR PART OF THE PROPERTY SHALL INCLUDE NOTES SETTING FORTH THE FOREGOING REQUIREMENTS INCLUDING THE REQUIREMENTS THAT SUCH DISCLOSURES BE INCLUDED WITHIN ALL RENTAL AGREEMENTS FOR THE RENTAL OF ANY RESIDENTIAL UNITS WITHIN THE PROPERTY.

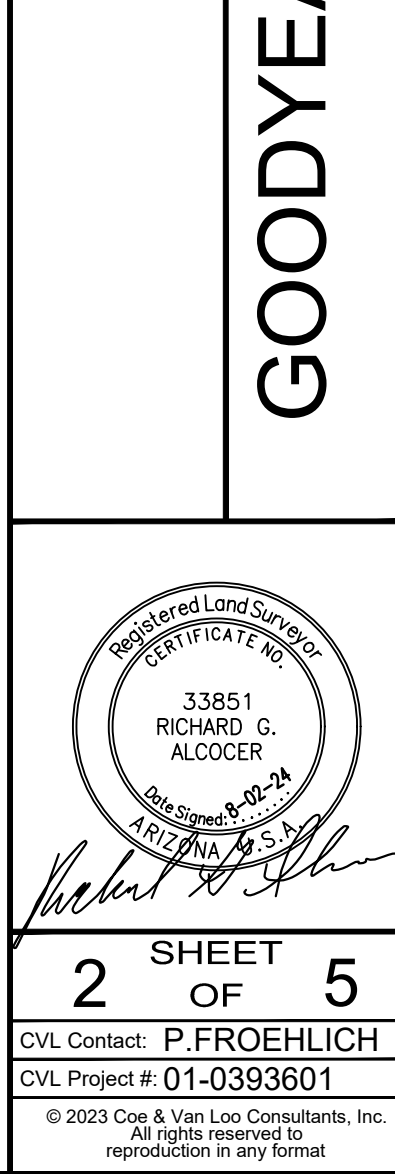
AC.	ACRES
L1	LINE NUMBER
C1	CURVE NUMBER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	TRUE POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING
C.S.	CORNER OF SUBDIVISION
R/W	RIGHT-OF-WAY
EX.	EXISTING
M.C.R.	MARICOPA COUNTY RECORDER
DOC.#	DOCUMENT NUMBER
COGY	CITY OF GOODYEAR
BK	BOOK
PG	PAGE
DHO	DEDICATED HEREON
P.A.U.E.	PUBLIC ACCESS UTILITY EASEMENT
P.U.S.E.	PUBLIC UTILITY AND SIDEWALK EASEMENT

THENCE SOUTH 64°12'44" EAST, A DISTANCE OF 21.32 FEET;
THENCE NORTH 31°59'28" EAST, A DISTANCE OF 90.53 FEET;

CONTAINING 5,315,295 SQUARE FEET OR 122.022 ACRES, MORE OR LESS.

THE BASIS OF BEARING IS N89°27'46" WEST A DISTANCE OF 2619.44' ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST

SITE SUMMARY		
LAND USE AREAS	SQUARE FEET	ACRES
AREA OF LOTS	4,994,791	114.665
RIGHT OF WAY	121,603	2.792
AREA OF TRACT	198,901	4.566
TOTAL GROSS AREA	5,315,295	122.023



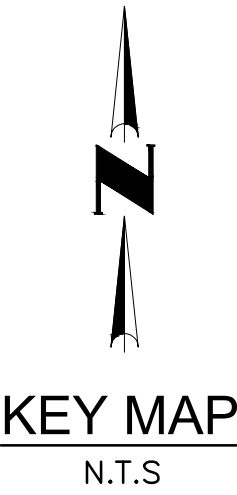
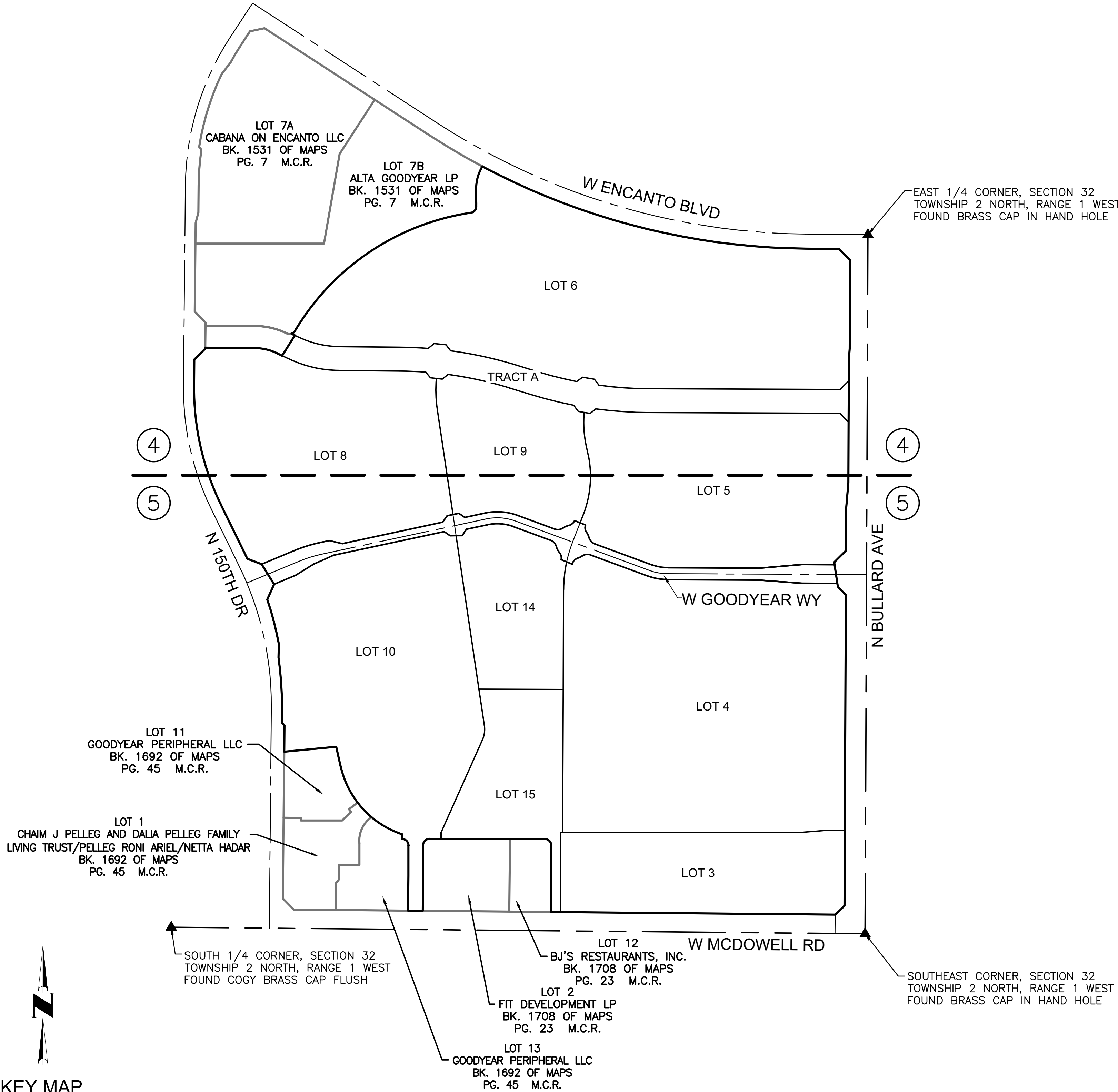
LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°30'43"W	75.24'
L2	N00°32'19"E	99.78'
L3	N44°27'44"W	14.14'
L4	N00°32'18"E	53.90'
L5	N24°04'52"E	63.05'
L6	S31°44'57"E	89.12'
L7	N69°02'04"W	57.35'
L8	N45°31'42"E	57.99'
L9	S00°32'15"W	4.03'
L10	S64°12'44"E	21.32'
L11	S31°59'28"W	90.53'
L12	S64°12'44"E	14.05'
L13	N00°47'40"E	28.34'
L14	N27°43'51"E	11.48'
L15	S04°52'15"W	37.12'
L16	S45°18'57"W	62.31'
L17	S08°23'15"E	71.81'
L18	S43°59'47"E	43.18'
L19	S45°35'01"W	47.96'
L20	N08°27'45"W	38.04'
L21	N08°27'45"W	42.55'
L22	S21°14'08"W	77.97'
L23	S76°35'28"E	49.93'
L24	S34°43'13"W	29.17'
L25	S77°54'10"W	22.55'
L26	S77°54'10"W	22.55'
L27	N55°16'47"W	27.37'
L28	S68°45'52"E	22.50'
L29	S68°45'52"E	22.50'
L30	S67°19'59"E	22.89'
L31	S67°19'59"E	22.86'
L32	S34°43'13"W	29.17'
L33	S89°19'54"W	22.71'
L34	S89°19'54"W	22.71'
L35	N55°16'47"W	27.37'
L36	N67°20'58"E	10.66'
L37	S39°41'35"E	27.71'
L38	S83°56'45"E	22.50'
L39	S83°56'45"E	22.50'
L40	N51°34'36"E	27.68'
L41	S36°27'46"E	29.24'
L42	S80°41'55"E	22.56'
L43	S80°41'55"E	22.56'
L44	N52°12'21"E	27.84'
L45	N37°19'01"W	28.52'
L46	N80°33'47"W	45.03'
L47	S53°57'49"W	27.41'
L48	N38°05'22"W	28.69'
L49	N83°56'44"W	45.01'
L50	S50°41'13"W	29.01'
L51	S64°12'44"E	17.63'
L52	S64°12'44"E	27.41'
L53	S67°20'58"W	211.85'
L54	S21°14'08"W	32.22'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	39.27'	25.00'	090°00'00"	25.00	35.36	S44°59'43"E
C2	38.35'	24.42'	089°59'18"	24.41	34.53	N45°01'00"E
C3	39.27'	25.00'	090°00'14"	25.00	35.36	S44°58'57"E
C4	361.70'	351.00'	059°02'30"	198.76	345.90	N41°58'25"W
C5	192.69'	1240.00'	008°54'13"	96.54	192.50	S03°56'25"E
C6	173.20'	1250.00'	007°56'20"	86.74	173.06	N14°40'32"W
C7	464.26'	998.00'	026°39'13"	236.41	460.09	N12°47'38"W
C8	85.94'	195.00'	025°15'05"	43.68	85.25	N76°50'16"W
C9	17.36'	24.42'	040°43'12"	9.06	16.99	N50°56'11"E
C10	825.93'	932.58'	050°44'36"	442.26	799.20	N56°06'12"E
C11	36.21'	24.42'	084°57'30"	22.36	32.98	S38°59'45"W
C12	39.28'	525.58'	004°16'56"	19.65	39.27	S01°20'32"E
C13	74.82'	161.00'	026°37'30"	38.10	74.14	N14°06'25"E
C14	1271.45'	2655.00'	027°26'18"	648.16	1259.34	S75°43'36"E
C15	558.17'	1200.00'	026°39'03"	284.23	553.16	N12°47'14"W
C16	482.85'	1038.00'	026°39'08"	245.87	478.50	S12°47'36"E
C17	586.67'	1038.00'	032°23'00"	301.40	578.90	S16°43'37"W
C18	1468.70'	2600.00'	032°21'56"	754.52	1449.26	S73°16'12"E
C19	92.10'	500.00'	010°33'12"	46.18	91.96	S72°37'34"W
C20	112.86'	200.00'	032°19'58"	57.98	111.37	N85°55'51"W
C21	69.81'	200.00'	020°00'00"	35.27	69.46	S79°45'52"E
C22	78.19'	500.00'	008°57'35"	39.17	78.11	S16°45'20"W
C23	100.17'	177.50'	032°19'58"	51.46	98.84	N85°55'51"W
C24	34.05'	36.00'	054°11'49"	18.42	32.80	N42°39'58"W
C25	26.37'	64.00'	023°36'15"	13.37	26.18	S27°22'11"E
C26	27.17'	30.00'	051°53'58"	14.60	26.25	N13°13'19"W
C27	31.89'	30.00'	060°54'21"	17.64	30.41	S42°13'59"W
C28	18.60'	64.00'	016°38'51"	9.36	18.53	N64°21'44"E
C29	34.05'	36.00'	054°11'49"	18.42	32.80	S83°08'13"W
C30	77.67'	222.50'	020°00'00"	39.23	77.27	S79°45'52"E
C31	61.96'	177.50'	020°00'00"	31.30	61.65	S79°45'52"E
C32	34.05'	36.00'	054°11'49"	18.42	32.80	S42°39'58"E
C33	21.50'	64.00'	019°14'39"	10.85	21.40	N25°11'23"W
C34	29.35'	30.00'	056°02'50"	15.97	28.19	S06°47'17"E
C35	29.35'	30.00'	056°02'50"	15.97	28.19	N49°15'32"E
C36	23.73'	64.00'	021°14'39"	12.00	23.59	S66°39'38"W
C37	34.05'	36.00'	054°11'49"	18.42	32.80	N83°08'13"E
C38	125.56'	222.50'	032°19'58"	64.50	123.90	N85°55'51"W
C39	100.20'	544.00'	010°33'12"	50.24	100.06	S72°37'34"W
C40	196.26'	445.00'	025°16'11"	99.75	194.68	S76°55'49"E
C41	98.01'	1455.00'	003°51'34"	49.02	97.99	N87°34'45"W
C42	238.31'	1466.02'	009°18'49"	119.42	238.04	N77°37'30"W
C43	167.80'	1545.00'	006°13'22"	83.98	167.72	S76°00'17"E
C44	202.10'	1545.00'	007°29'42"	101.20	201.96	S86°01'01"E
C45	191.15'	1455.00'	007°31'38"	95.71	191.01	S86°00'03"E
C46	152.25'	1455.00'	005°59'43"	76.19	152.18	S75°53'28"E
C47	255.31'	1545.00'	009°28'06"	127.95	255.02	N77°39'57"W
C48	106.25'	1545.00'	003°56'25"	53.15	106.23	N87°32'12"W
C49	156.44'	355.00'	025°14'55"	79.51	155.18	S76°56'28"E
C50	117.83'	500.00'	013°30'07"	59.19	117.55	S01°42'41"E
C51	124.11'	420.00'	016°55'53"	62.51	123.66	S03°17'56"E
C52	230.38'	400.00'	033°00'00"	118.49	227.21	N04°44'08"E
C53	105.07'	500.00'	012°02'25"	52.73	104.88	S06°15'20"W
C54	56.72'	100.00'	032°30'00"	29.15	55.97	N07°47'15"E
C55	3.28'	20.00'	009°24'14"	1.64	3.28	S62°38'51"W

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
3	327,901
4	1,030,877
5	557,882
6	1,090,948
8	603,749
9	262,024
10	692,841
14	216,162
15	212,408
TOTAL	4,994,791

TRACT AREA TABLE					
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	ACTIVE/ PASSIVE	DESCRIPTION	OWNERSHIP/ MAINTAINED BY
TRACT A	198,901	4.566	PASSIVE	FUTURE ROADWAY	OWNER

COUNTY RECORDER





4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE

REVISION

NO.

PHASE 1
FINAL PLAT

GOODYEAR REGIONAL CENTER
GOODYEAR, ARIZONA

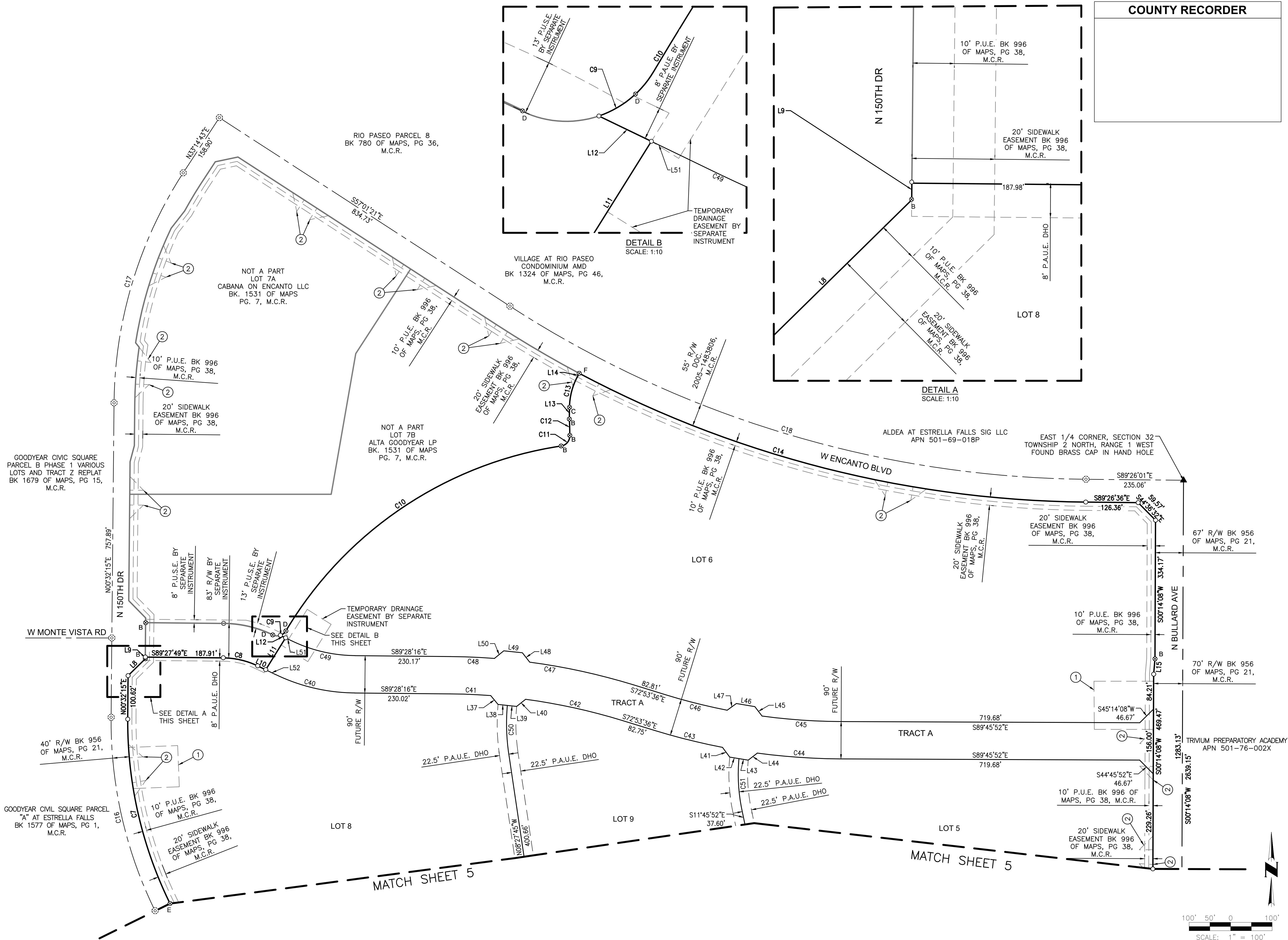
33851
RICHARD G.
ALCOCER
Registered Land Surveyor
Arizona
Exp. 08-24

3 SHEET OF 5

CVL Contact: P.FROEHLICH
CVL Project #: 01-0393601
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REVISION		DATE
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PHASE 1	FINAL PLAT
GOODYEAR REGIONAL CENTER	
GOODYEAR, ARIZONA	

4 SHEET OF 5

CVL Contact: P.FROELICH
CVL Project #: 01-0393601

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CVL CONSULTANTS

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GOODYEAR REGIONAL CENTER

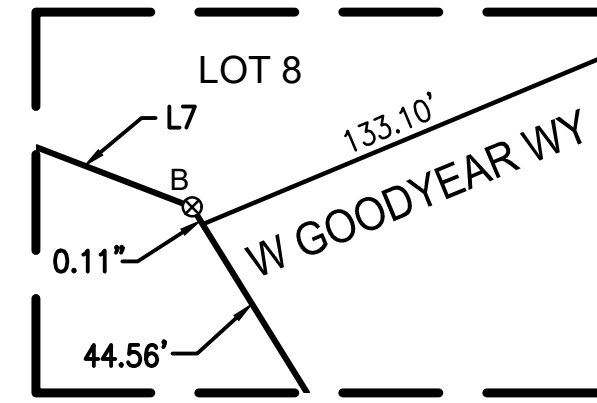
GOODYEAR, ARIZONA

Registered Land Surveyor
CERTIFICATE NO. 33851
RICHARD G. ALCOCK
Exp. 08-24
ARIZONA, U.S.A.

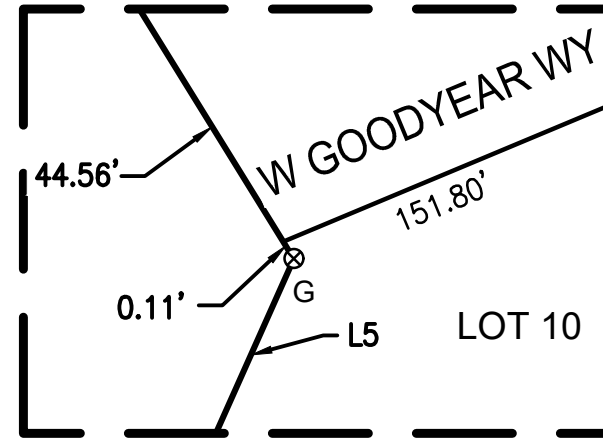
4 SHEET OF 5

CVL Contact: P.FROELICH
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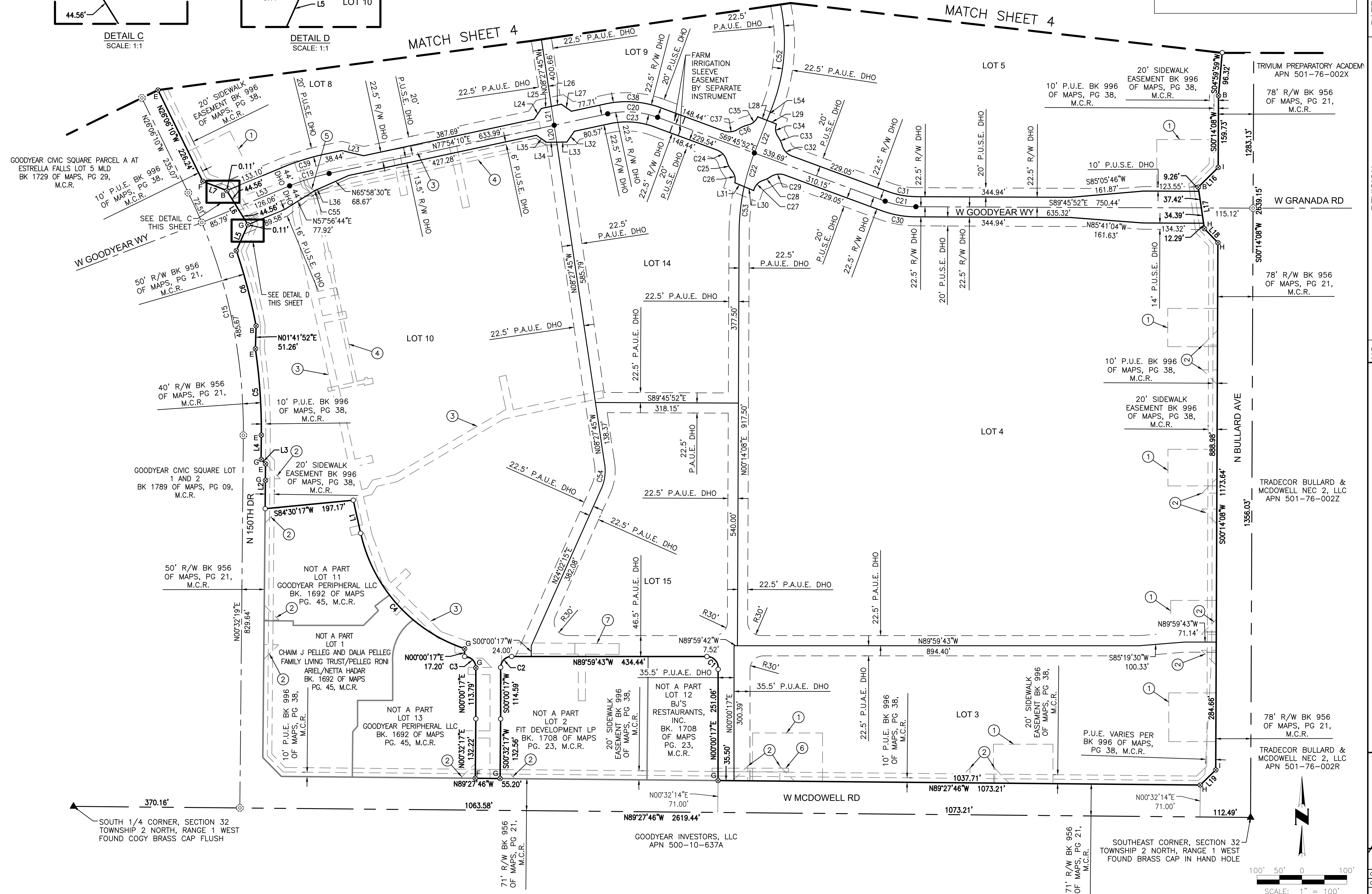
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DETAIL C
SCALE: 1:1



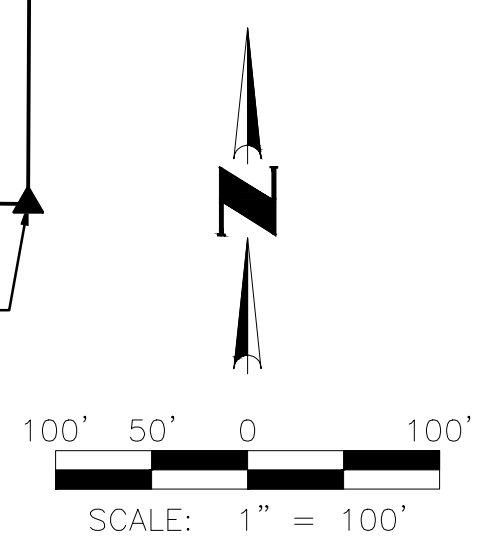
DETAIL D
SCALE: 1:1



SOUTH 1/4 CORNER, SECTION 32
TOWNSHIP 2 NORTH, RANGE 1 WEST
FOUND COGY BRASS CAP FLUSH

GOODYEAR INVESTORS, LLC
APN 500-10-637A

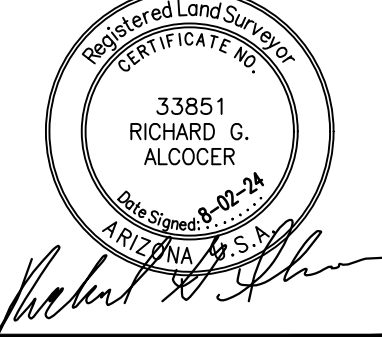
SOUTHEAST CORNER, SECTION 32
TOWNSHIP 2 NORTH, RANGE 1 WEST
FOUND BRASS CAP IN HAND HOLE



COUNTY RECORDER

DATE	
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PHASE 1
FINAL PLAT
GOODYEAR REGIONAL CENTER
GOODYEAR, ARIZONA



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GOODYEAR, ARIZONA