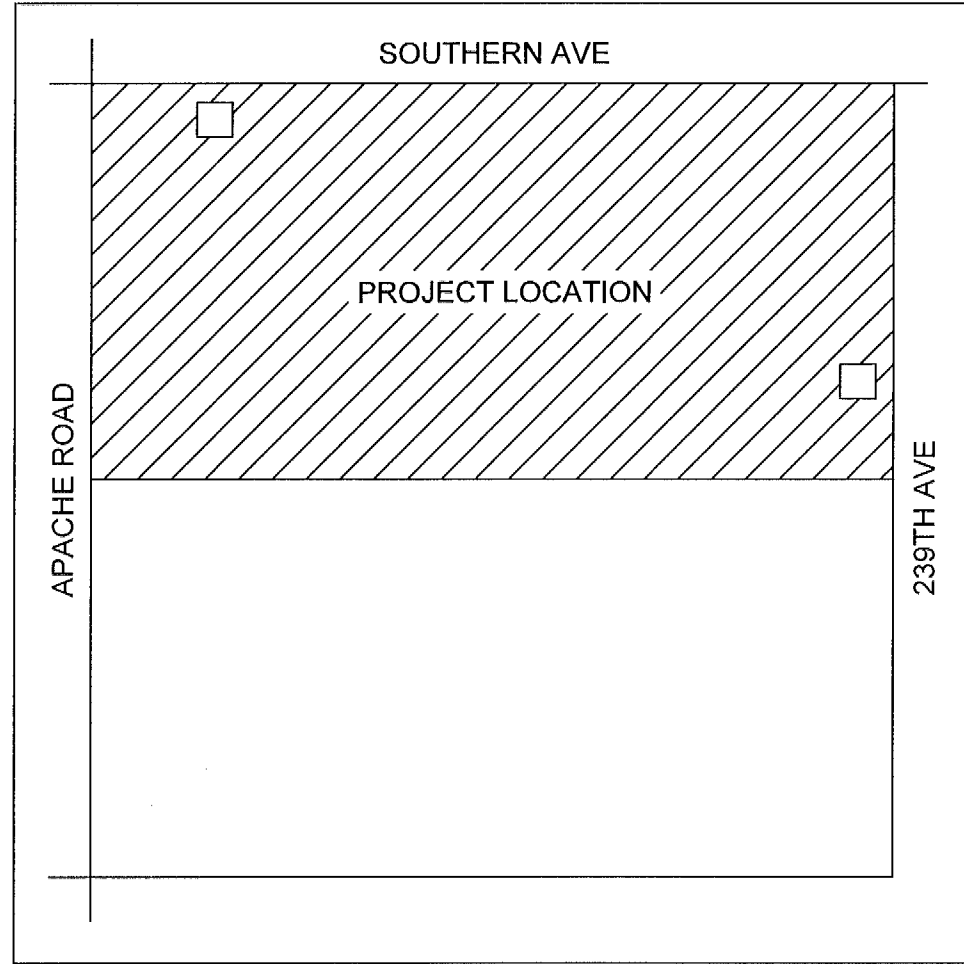
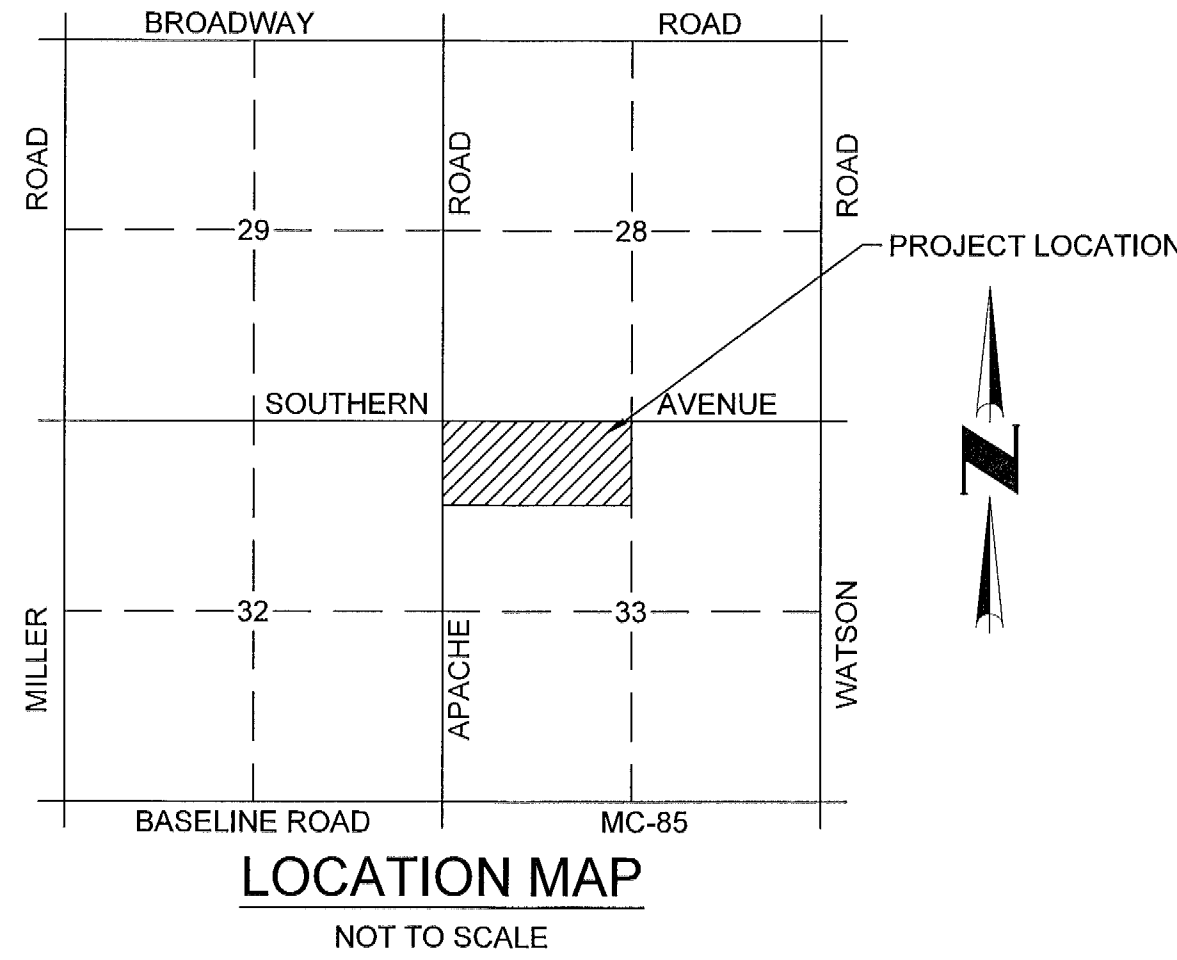
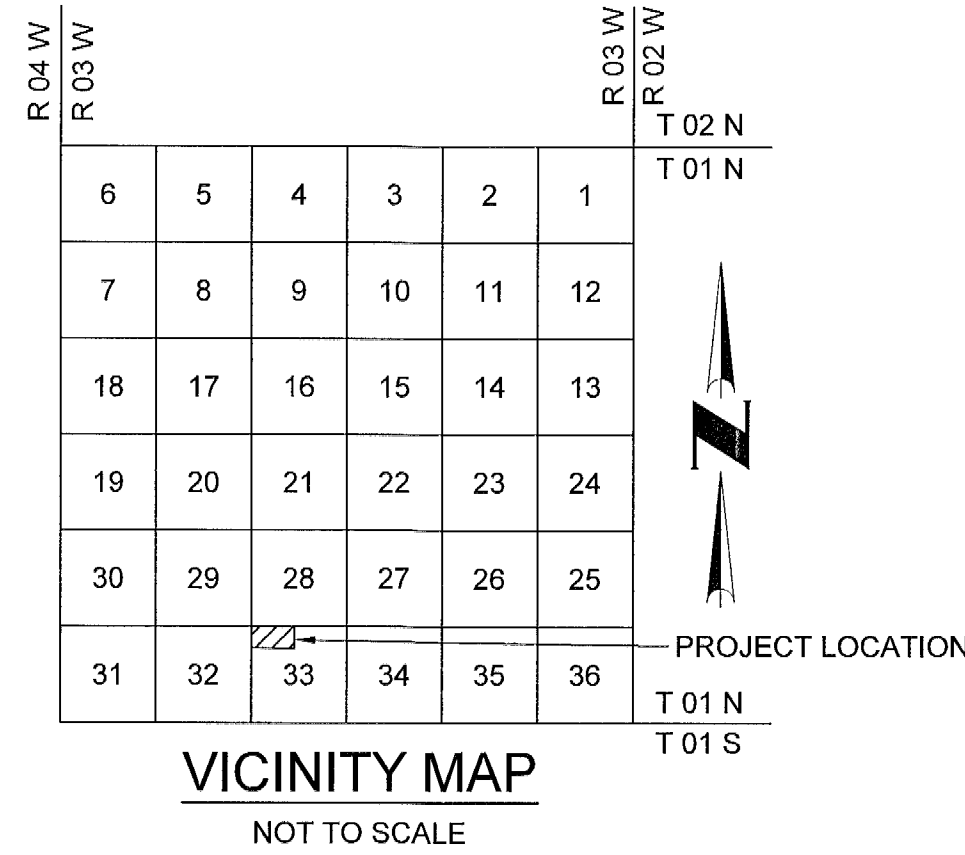


MINOR SUBDIVISION WEST PARK SUBSTATION

LOT 1, CARDINAL GLASS BUCKEYE IG PLANT, RECORDED IN BOOK 1282 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA



SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 MINOR LAND DIVISION

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2018, _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO
ACKNOWLEDGED THEMSELVES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
INSTRUMENT WITHIN, AND WHO EXECUTED THIS INSTRUMENT FOR THE PURPOSES
HEREIN CONTAINED IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL
SEAL

NOTARY PUBLIC

EXPIRES

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2018, _____
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO
ACKNOWLEDGED THEMSELVES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
INSTRUMENT WITHIN, AND WHO EXECUTED THIS INSTRUMENT FOR THE PURPOSES
HEREIN CONTAINED IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL
SEAL

NOTARY PUBLIC

EXPIRES

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT ARIZONA PUBLIC SERVICE, AN ARIZONA CORPORATION, AND ANNETTE JEAN NAPOLITANO, TRUSTEE FOR THE RICHARD N. NAPOLITANO MARITAL TRUST DATED JUNE 27, 2015 UNDER THE NAPOLITANO FAMILY TRUST, DATED AUGUST 24, 1976, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME "WEST PARK SUBSTATION", LOT 1, CARDINAL GLASS BUCKEYE IG PLANT, RECORDED IN BOOK 1282 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DO HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "WEST PARK SUBSTATION" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH PARCEL, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH PARCEL OR STREET SHALL BE KNOWN BY THE NUMBER AND/OR NAME GIVEN TO EACH, RESPECTIVELY, AS SHOWN ON THIS PLAT.

OWNERS HEREBY DEDICATES TO THE CITY OF BUCKEYE, FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNERS HEREBY GRANTS TO THE CITY OF BUCKEYE, A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNERS HEREBY GRANT TO THE CITY OF BUCKEYE, A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS DRAINAGE EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, AND MAINTAINING DRAINAGE FACILITIES. ONGOING MAINTENANCE IS TO BE PERFORMED BY THE PROPERTY OWNER.

OWNERS HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO; THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE AND AUXILIARY FIELD.

ARIZONA PUBLIC SERVICE, AN ARIZONA CORPORATION, AND ANNETTE JEAN NAPOLITANO, TRUSTEE FOR THE RICHARD N. NAPOLITANO MARITAL TRUST DATED JUNE 27, 2015 UNDER THE NAPOLITANO FAMILY TRUST, DATED AUGUST 24, 1976, AS OWNERS, DO HEREBY (1) RELEASE AND DISCHARGE THE CITY OF BUCKEYE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF BUCKEYE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND ACCEPTED BY THE CITY OF BUCKEYE.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHT-OF-WAYS, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF BUCKEYE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF BUCKEYE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNERS AND THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THE PLAT OF ANY PARCEL OR LOT THEREOF.

IN WITNESS WHEREOF, ARIZONA PUBLIC SERVICE, AN ARIZONA CORPORATION, HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2018.

ARIZONA PUBLIC SERVICE, AN ARIZONA CORPORATION

BY: _____

ITS: _____

IN WITNESS WHEREOF, ANNETTE JEAN NAPOLITANO, TRUSTEE FOR THE RICHARD N. NAPOLITANO MARITAL TRUST DATED JUNE 27, 2015 UNDER THE NAPOLITANO FAMILY TRUST, DATED AUGUST 24, 1976, HAS CAUSED HER NAME TO BE SIGNED THIS _____ DAY OF _____, 2018.

ANNETTE JEAN NAPOLITANO, TRUSTEE FOR THE RICHARD N. NAPOLITANO MARITAL TRUST DATED JUNE 27, 2015 UNDER THE NAPOLITANO FAMILY TRUST, DATED AUGUST 24, 1976

BY: _____

ITS TRUSTEE

OWNER

APS-ARIZONA PUBLIC SERVICE
LAND SERVICES DEPARTMENT
PO BOX 53933, STA: 3016
PHOENIX, AZ 85072
CONTACT: TRACY WIECZOREK
PHONE: 602.371.7062
EMAIL: TRACY.WIECZOREK@APS.COM

OWNER

ANNETTE J NAPOLITANO, TRUSTEE OF
THE RICHARD N. NAPOLITANO MARITAL
TRUST
22202 W. HILTON AVENUE
BUCKEYE, AZ 85326
CONTACT: ANNETTE JEAN NAPOLITANO
TEL: 623-340-1053

APS PROJECT COORD.

DEBORAH SARCEDA
CONSTRUCTION PROJECT PLANNER
2043 WEST PEORIA AVENUE
PHOENIX, AZ 85021
PHONE: 602.371.7975

COUNTY RECORDER

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
CONTACT: RYAN WEED, P.E.
PHONE: 602.285.4730
EMAIL: RWEED@CVLCI.COM

SURVEYOR

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
CONTACT: RICHARD ALCOCER, R.L.S.
PHONE: 602.285.4780
EMAIL: RALCOCER@CVLCI.COM

APS CIVIL COORD.

STEVE DEMING, P.E.
CIVIL ENGINEER
2121 WEST CHERYL DRIVE, BLDG. A
PHOENIX, AZ 85021
PHONE: 602.371.5245

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°36'44" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST AS MEASURED BETWEEN THE FOUND MONUMENTS SHOWN HEREON.

BENCHMARK

MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF APACHE ROAD AND SOUTHERN AVENUE BEING THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST GILA AND SALT RIVER MERIDIAN

ELEVATION: 926.31 (NAVD88) PER BOOK 638 OF MAPS, PAGE 32

FEMA FLOOD ZONE DESIGNATION

THE PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING FLOOD ZONE 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 04013C2115L, WITH A REVISION DATE OF 10/16/2013 FOR COMMUNITY NO. 040039, IN THE CITY OF BUCKEYE, COUNTY OF MARICOPA, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF BUCKEYE ON THIS _____ DAY OF _____, 2018.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

I CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS HAVE BEEN COMPLIED WITH.

BY: _____ DATE _____
BUCKEYE CITY ENGINEER

BY: _____ DATE _____
DEVELOPMENT SERVICES DIRECTOR

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME DURING THE MONTH OF AUGUST, 2017, THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS EXIST OR WILL BE SET AND, THAT THEIR POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ARIZONA REGISTERED LAND SURVEYOR # 33851

4-5-2018
DATE



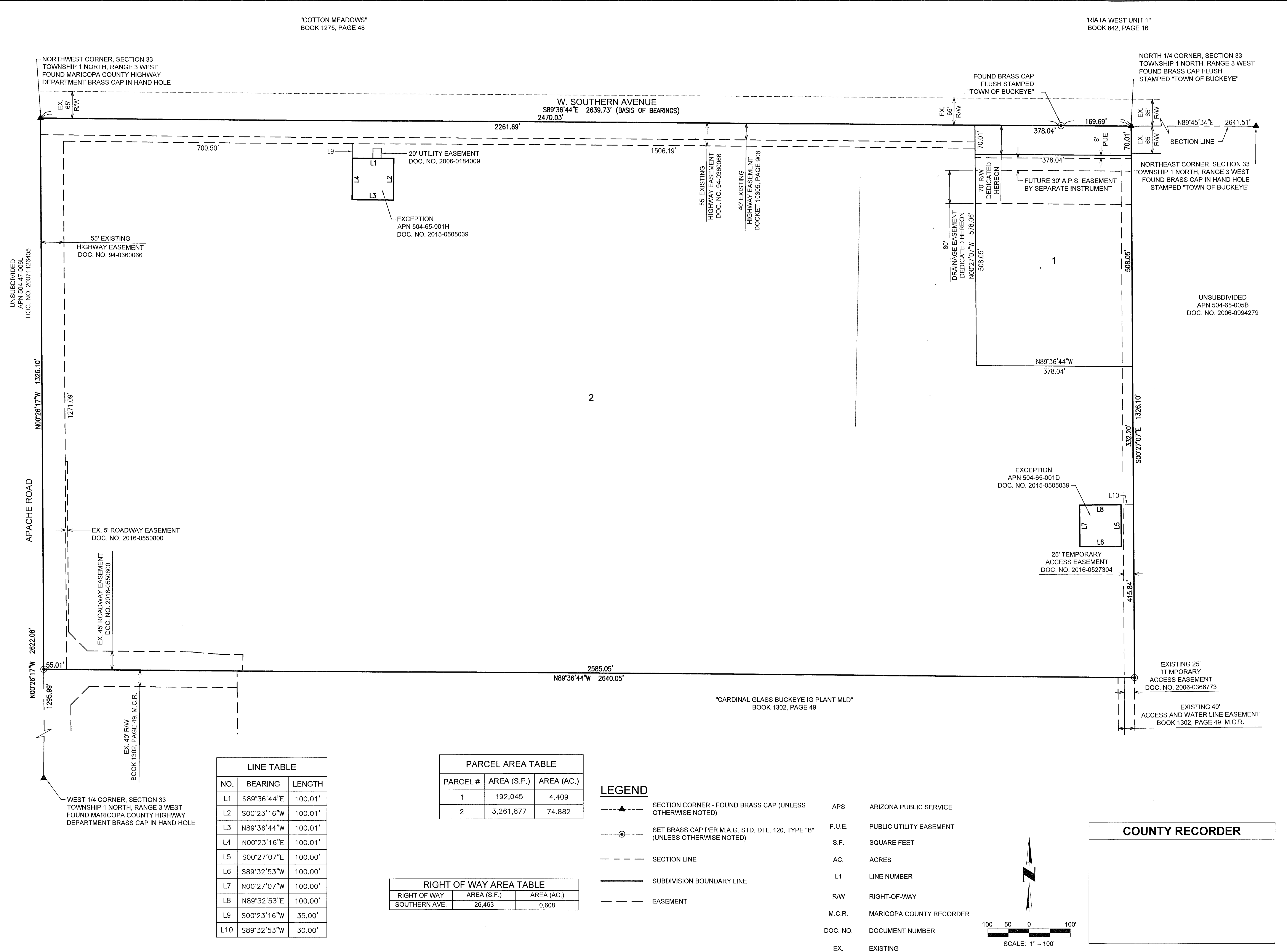
DATE
REVISION
NO.

MINOR SUBDIVISION
WEST PARK SUBSTATION
BUCKEYE, ARIZONA



GROSS AREA: 79.899 AC.
NET AREA: 79.291 AC.

1 SHEET OF 2
CVL Contact: R. WEED
CVL Project #: 1-01-02948-01
CVL File #:



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°36'44"E	100.01'
L2	S00°23'16"W	100.01'
L3	N89°36'44"W	100.01'
L4	N00°23'16"E	100.01'
L5	S00°27'07"E	100.00'
L6	S89°32'53"W	100.00'
L7	N00°27'07"W	100.00'
L8	N89°32'53"E	100.00'
L9	S00°23'16"W	35.00'
L10	S89°32'53"W	30.00'

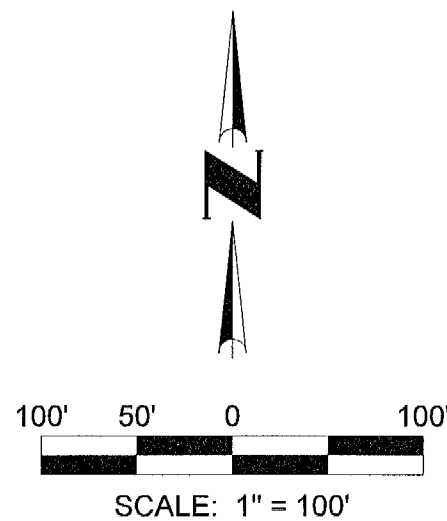
PARCEL AREA TABLE		
PARCEL #	AREA (S.F.)	AREA (AC.)
1	192,045	4.409
2	3,261,877	74.882

RIGHT OF WAY AREA TABLE		
RIGHT OF WAY	AREA (S.F.)	AREA (AC.)
SOUTHERN AVE.	26,463	0.608

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- SET BRASS CAP PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- EASEMENT

- APS ARIZONA PUBLIC SERVICE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- AC. ACRES
- L1 LINE NUMBER
- R/W RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDER
- DOC. NO. DOCUMENT NUMBER
- EX. EXISTING



COUNTY RECORDER	

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

DATE	
REVISION	
NO.	

MINOR SUBDIVISION

WEST PARK SUBSTATION
BUCKEYE, ARIZONA

2 SHEET OF 2

CVL Contact: R. WEED
CVL Project #: 1-01-02948-01
CVL File #:

Coe & Van Loo Consultants, Inc.