

Assessor Parcel No. 101-01-017

FS-0313

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 9, AVONDALE CIVIC CENTER, according to Book 642 of Maps, page 7 and Certificate of Correction recorded February 5, 2004 as Document No. 2004-0119395, records of Maricopa County, AZ.

**TRACT AREAS**

Tract Name	Usage	Area (acres)
"A"	See Note 4	11.4100

**OWNER/DEVELOPER:**

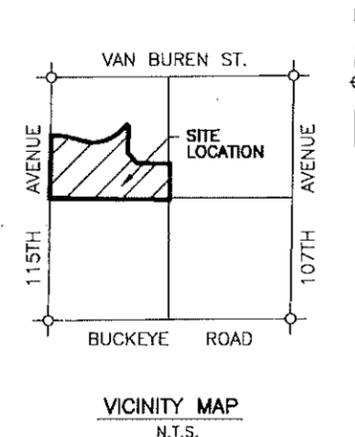
City of Avondale, Arizona  
525 N. Central Ave.  
Avondale, Arizona 85323  
Phone 623-932-2400  
Fax 623-932-2205  
Contact: Todd Hileman

**ENGINEER/SURVEYOR**

Dibble & Associates  
2633 E. Indian School Road Suite 401  
Phoenix, Arizona 85016  
Phone 602-957-1155  
Fax 602-957-2838  
Contact Kenneth O. Shipley

# FINAL PLAT OF AVONDALE CIVIC CENTER

A SUBDIVISION OF A PART OF THE NW 1/4 SECTION 7  
T1N, R1E, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



**DEDICATION:**

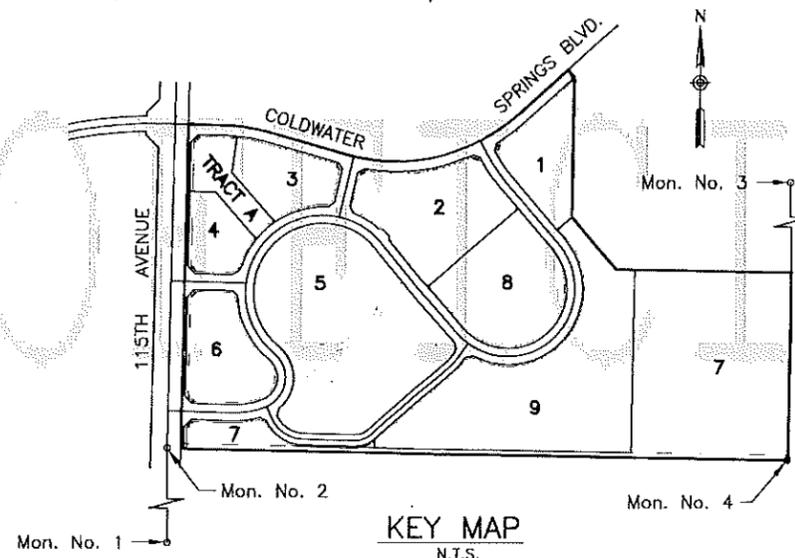
State of Arizona }  
County of Maricopa } S.S.

**KNOW ALL MEN BY THESE PRESENTS:**

That the City of Avondale, as owner, has subdivided under the name of AVONDALE CIVIC CENTER UNIT 1, a subdivision in a portion of the Northwest Quarter of Section 7, Township 1 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona as shown and platted hereon and hereby publishes this plat of AVONDALE CIVIC CENTER UNIT 1 and hereby declares that said plat sets forth the location and gives the dimensions of the Lots, Streets, Tract and Easements constituting same and that each Lot, Tract and Street shall be known by the number or name given each, respectively on this plat, and that the City of Avondale hereby dedicates to the public, the right-of-way for public streets, public utilities, and other easements. Easements are dedicated for the purposes shown.

IN WITNESS WHEREOF: the City of Avondale, as owner, has hereunto caused its corporate name to be affixed by the undersigned officer thereunto duly authorized, this 28<sup>th</sup> day of May, 2003

BY: [Signature]  
IT'S Mayor



**NOTES:**

- No structure of any kind, including signage, may be constructed on, over, or placed within the public utility easements except paving and landscaping.
- Electric and communication lines to be constructed underground as required by the Arizona Corporation Commission.
- This development lies within the City of Avondale water service area and has been designated as having an assured water supply.
- Tract A to be owned and maintained in common by the owners of lots 3, 4 and 6 for private and public open space use.
- The sign easements are for use by the City of Avondale for Avondale Civic Center identification signage.

**MONUMENTATION**

- ADOT Brass Cap in Handhole, SW Cor. Sec. 7, T1N-R1E
- ADOT Brass Cap in Handhole, E 1/4 Cor. Sec. 7, T1N-R1E
- MCHD Brass Cap in Handhole, N 1/4 Cor. Sec. 7, T1N-R1E
- 1/2" Rebar With Cap LS 17388, Center of Sec. 7, T1N-R1E

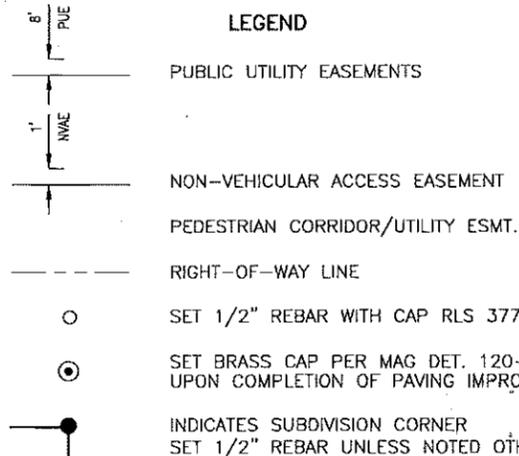
**BASIS OF BEARINGS**

Assumed North 01°07'28" East, along the West line of the Northwest Quarter of Section 7, T1N-R1E of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

**LEGAL DESCRIPTION**

THOSE PORTIONS OF LOT 2 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7;  
THENCE SOUTH 01°00'36" WEST, 1860.10 FEET ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 7 TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 01°00'36" WEST, 745.40 FEET ALONG SAID MID-SECTION LINE TO THE CENTER OF SAID SECTION 7;  
THENCE NORTH 89°03'29" WEST, 2430.80 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7 TO THE EAST LINE OF THE WEST 55.00 FEET OF SAID LOT 2;  
THENCE ALONG SAID EAST LINE, NORTH 01°07'28" EAST, 1287.09 FEET;  
THENCE DEPARTING SAID EAST LINE, SOUTH 88°52'32" EAST, 145.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 700.00 FEET;  
THENCE EASTERLY 178.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°36'29";  
THENCE SOUTH 74°16'03" EAST, 316.57 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET;  
THENCE EASTERLY 753.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°34'30", THENCE NORTH 48°09'27" EAST, 260.46 FEET;  
THENCE SOUTH 41°50'33" EAST, 40.00 FEET;  
THENCE SOUTH 00°56'17" WEST, 355.69 FEET;  
THENCE SOUTH 40°41'20" EAST, 272.66 FEET;  
THENCE SOUTH 89°03'29" EAST, 699.64 FEET TO THE TRUE POINT OF BEGINNING.



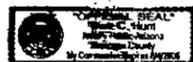
**ACKNOWLEDGMENT**

State of Arizona }  
County of Maricopa } S.S.

On this 28<sup>th</sup> day of May, 2003.  
Before me the undersigned officer, personally appeared [Signature]

Who acknowledged herself/himself to be the Mayor of the City of Avondale

In witness whereof,  
I hereunto set my hand and official seal



BY: [Signature] My commission expires: [Signature]

APPROVED BY THE COUNCIL OF THE CITY OF AVONDALE, AZ.

THIS 19<sup>th</sup> DAY OF May, 2003.

BY: [Signature] 5-28-03  
MAYOR DATE

ATTEST: [Signature] 5/28/03  
CITY CLERK DATE

BY: [Signature] 5/28/03  
CITY ENGINEER DATE

BOOK 642 PAGE 7  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PUFCELL  
2003-0869328  
07/02/2003 09:53 PM

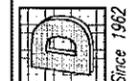
**SURVEYOR'S CERTIFICATION**

This is to certify that this plat is correct and accurate and the monuments described herein have either been located, set or will be set as described to the best of my knowledge and belief.

[Signature] 27 May 03  
KENNETH O. SHIPLEY RLS #37793 Date



**DIBBLE & ASSOCIATES**  
CONSULTING ENGINEERS  
2633 EAST INDIAN SCHOOL ROAD  
PHOENIX, ARIZONA 85016  
PHONE: 602-957-1155  
FAX: 602-957-2838



FINAL PLAT  
AVONDALE CIVIC CENTER  
115TH AVENUE & COLDWATER SPRINGS BLVD.  
AVONDALE, ARIZONA

D&A JOB NO: 10-0224	SCALE: 1"=
SURVEYED BY: KOS	DATE: 5-27-03
REVISIONS:	REVIEWED: MGI
	DRAWN BY: JEV

DWG NO: 1  
SH. 1 OF 2

642-07

