

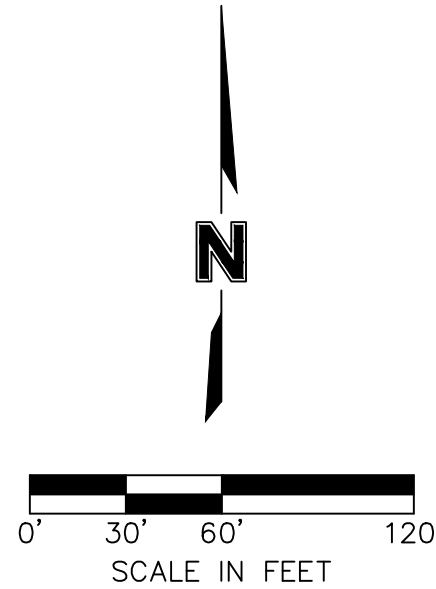
BEING A REPLAT OF LOT 1 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, BOOK 996 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS, AND A REPLAT OF LOT 11 OF REPLAT OF LOT 9, BOOK 1291 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS, A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

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

[illegible]

FINAL PLAT FOR CHEDDAR'S SCRATCH KITCHEN

BEING A REPLAT OF LOT 1 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, BOOK 996 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS, AND A REPLAT OF LOT 11 OF REPLAT OF LOT 9, BOOK 1291 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS, A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LEGEND

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| <i>BK</i> | Book |
| <i>R.O.W.</i> | Right-of-Way |
| <i>MCR.</i> | Maricopa County Recorder |
| <i>COG</i> | City of Goodyear |
| <i>PG.</i> | Page |
| <i>P.U.E.</i> | Public Utilities Easement |
| <i>SEC.</i> | Section |
| <i>SVE</i> | Site Visibility Easement |
| <i>RLS</i> | Registered Land Surveyor |
| ○ | Section Corner(as noted) |
| ● | Found City of Goodyear brass cap flush
(unless otherwise noted on Sheet 2) |
| ● | Set Monument (1/2" rebar w/ tag RLS#64347 or as noted) |

SIGHT VISIBILITY EASEMENT
PER BK. 996, PG. 38, MCR.

SUBJECT PLAT PARCEL LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GOODYEAR, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF THE "FINAL PLAT FOR ESTRELLA FALLS REGIONAL SHOPPING CENTER", ACCORDING TO BOOK 996 OF MAPS PAGE 38 OR FEE NO. 2008-0625124, OF THE RECORDS OF THE MARICOPA COUNTY RECORDERS OFFICE, MARICOPA COUNTY, ARIZONA, AND LOT 11 OF THE "FINAL PLAT - A REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER", ACCORDING TO BOOK 1291 OF MAPS, PAGE 7 OR FEE NO. 2016-0682119, OF SAID RECORDS OF THE MARICOPA COUNTY RECORDERS OFFICE;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GOODYEAR BRASS CAP IN A HANDHOLE, MARKING THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN. WHENCE A 3-INCH CITY OF GOODYEAR BRASS CAP PLUCK, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 89°27'46" EAST, A DISTANCE OF 2.05 FEET; THENCE S 89°27'46" E ALONG THE SE CORNER OF SAID SECTION 32, A DISTANCE OF 11.00 FEET; THENCE DEPARTING SAID SOUTH LINE FOLLOWING THE SAME COURSE, A DISTANCE OF 77.00 FEET TO A POINT MARKING THE CONVERGENCE OF THE NORTHERLY RIGHT-OF-WAY LINE OF MCDOWELL ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF 150TH DRIVE, AS SHOWN UPON THE MAP OF DEDICATION FOR MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, ACCORDING TO BOOK 956, PAGE 21 OR 1183669 OF THE RECORDS OF MARICOPA COUNTY, SAID POINT ALSO MARKING THE POINT OF BEGINNING;

THENCE NORTH 44°24'09" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 150TH DRIVE, A DISTANCE OF 58.93 FEET TO A CORNER OF THIS PLAT;

THENCE NORTH 00°32'19" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 553.82 FEET TO A POINT MARKING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 11, ALSO MARKING A CORNER OF THIS PLAT;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY NORTH 84°30'17" EAST ALONG THE NORTHERLY LINE OF SAID LOT 11, A DISTANCE OF 197.17 FEET TO A POINT MARKING A CORNER OF THIS PLAT;

THENCE SOUTH 12°30'43" EAST ALONG THE EASTERLY LINE OF SAID LOT 11, A DISTANCE OF 75.24 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 351.00 FEET, A CHORD BEARING SOUTH 41°58'23" EAST, AND A CHORD LENGTH OF 345.90 FEET, ALSO MARKING A CORNER OF THIS PLAT;

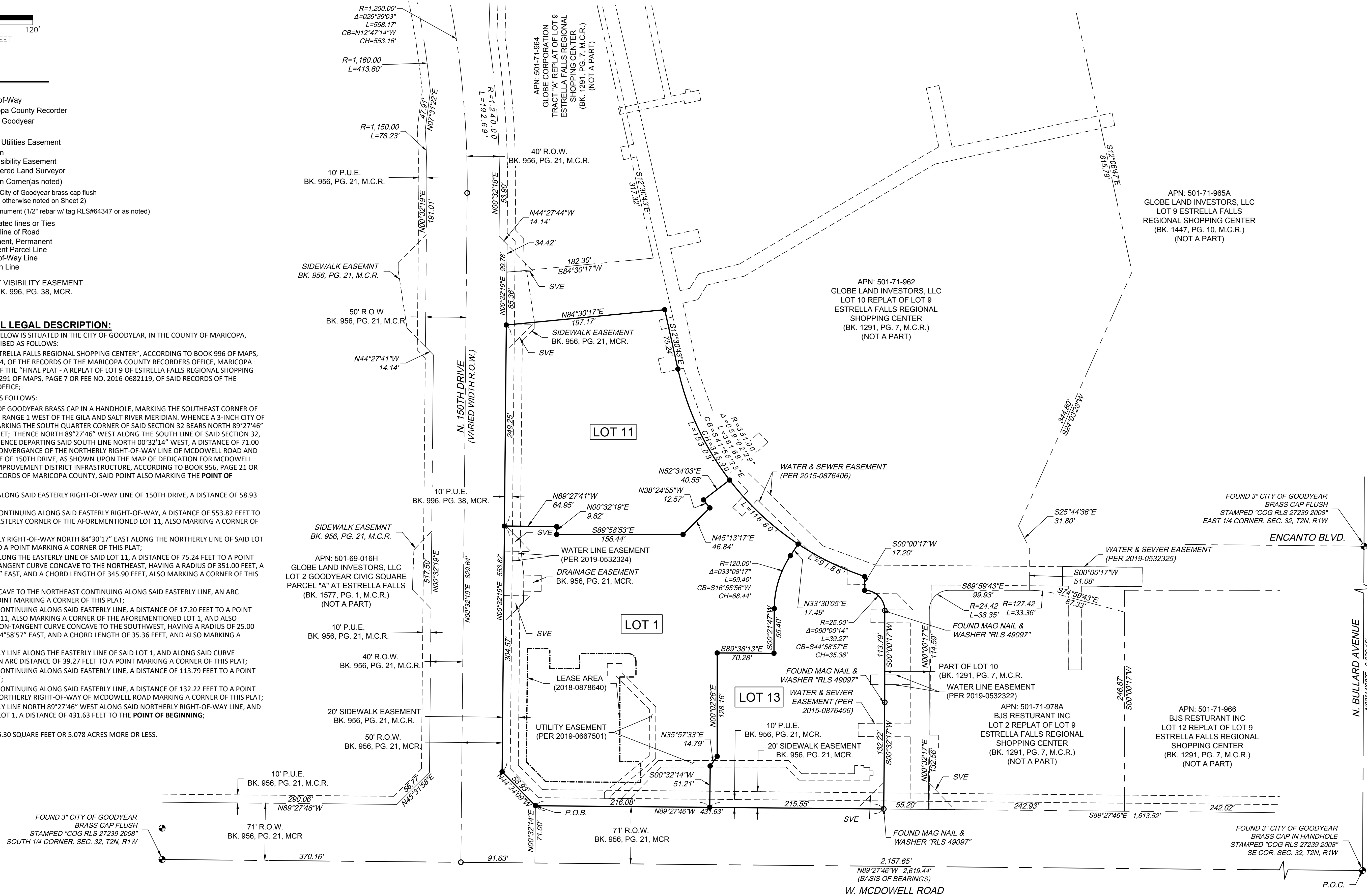
THENCE ALONG SAID CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID EASTERLY LINE, AN ARC DISTANCE OF 361.69 FEET TO A POINT MARKING A CORNER OF THIS PLAT;

THENCE SOUTH 00°00'17" WEST CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 17.20 FEET TO A POINT MARKING A CORNER OF SAID LOT 11, ALSO MARKING A CORNER OF THE AFOREMENTIONED LOT 1, AND ALSO MARKING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING SOUTH 44°58'57" EAST, AND A CHORD LENGTH OF 35.36 FEET, AND ALSO MARKING A CORNER OF THIS PLAT;

THENCE DEPARTING SAID EASTERLY LINE ALONG THE EASTERLY LINE OF SAID LOT 1, AND ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 39.27 FEET TO A POINT MARKING A CORNER OF THIS PLAT; THENCE SOUTH 00°00'17" WEST CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 113.79 FEET TO A POINT MARKING A CORNER OF THIS PLAT;

THENCE SOUTH 00°32'17" WEST CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 132.22 FEET TO A POINT, ALONG THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF MCDOWELL ROAD MARKING A CORNER OF THIS PLAT THENCE DEPARTING SAID EASTERLY LINE NORTH 89°27'46" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 431.63 FEET TO THE **POINT OF BEGINNING**;

COMPRISING AN AREA OF 221,186.30 SQUARE FEET OR 5.078 ACRES MORE OR LESS.



FINAL PLAT FOR CHEDDAR'S SCRATCH KITCHEN

PORTION OF SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

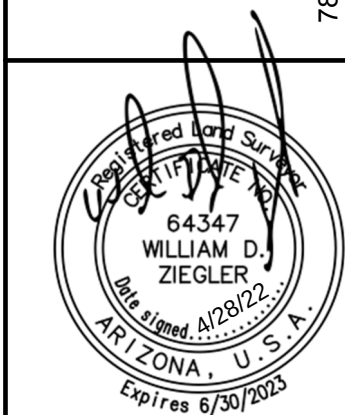
OF GOODYEAR, MARICOPA COUNTY, ARIZONA	2021
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REV. NO.	DATE	REVISIONS DESCRIPTION
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DATE _____

REV	
NO	

REVISIONS



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TEL 602.748.1000

www.olsson.com

drawn by: _____ DAB
designed by: _____ DAB
checked by: _____ WDZ
project no.: _____ 021-08399
date: _____ 4.28.2022

SHEET
2 of 2