

PRELIMINARY PLAT OF GOODYEAR CIVIC SQUARE
LOTS 1 & 2 AT ESTRELLA FALLS

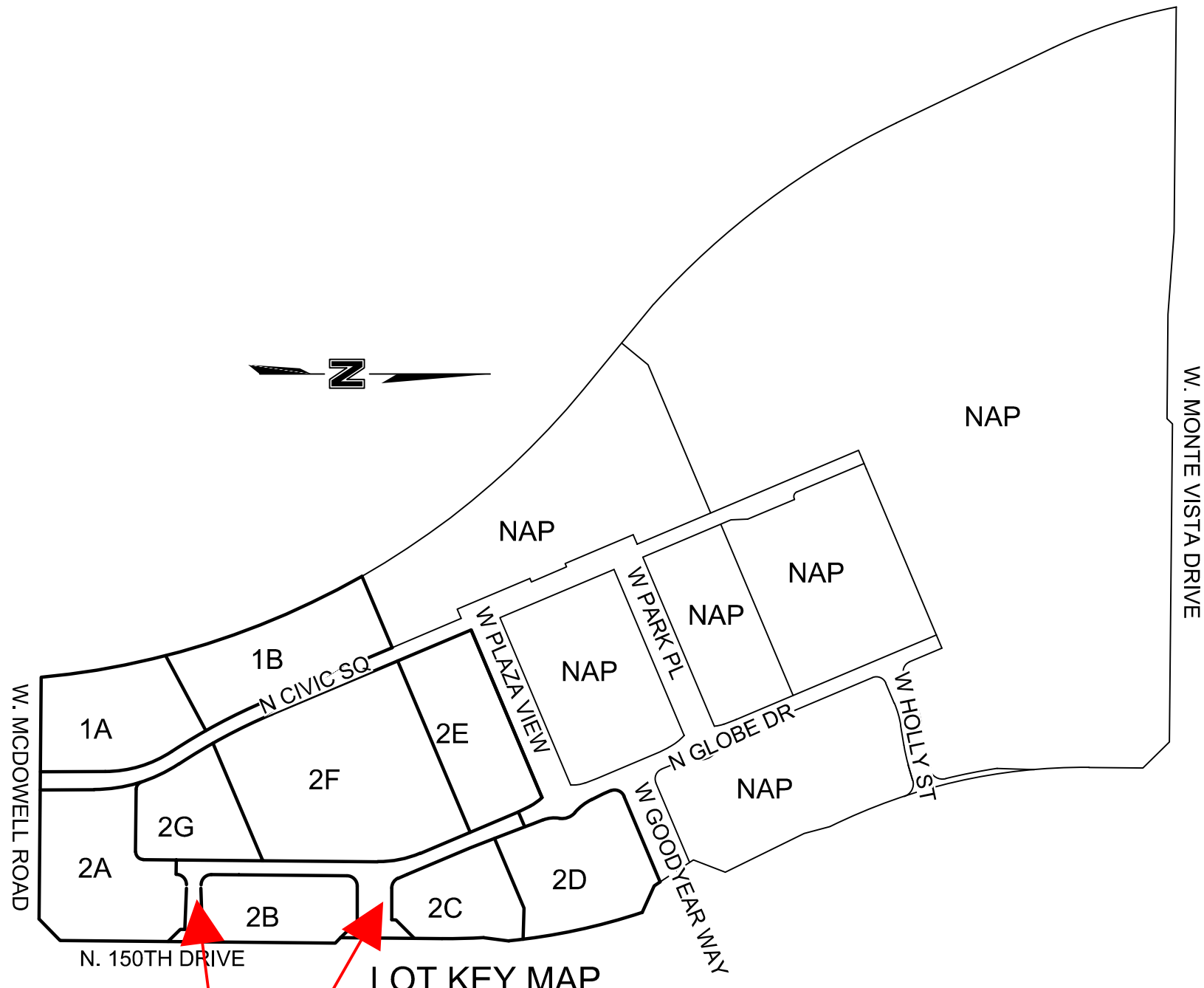
A PORTION OF SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEVELOPER/OWNER

GLOBE LAND INVESTORS, LLC
6730 N. SCOTTSDALE ROAD, SUITE 250
SCOTTSDALE, AZ 85253
PH: (480) 991-0500
FAX: (480) 991-1912
CONTACT: GEORGE GETZ
GGETZ@GLOBECOR.COM

SURVEYOR

OLSSON, INC
6437 W. CHANDLER BOULEVARD / SUITE 1
CHANDLER, AZ 85226
PH: 480.829.6000
CONTACT: WILLIAM D. ZIEGLER
BZIEGLER@OLSSON.COM



EXISTING PROPERTY INFORMATION

ZONING	PAD
GROSS AREA	±12.329 AC
LOTS	2 (APN:501-73-968 & 501-73-967)
LOT SIZE	±9.893 AC (APN:501-73-968) ±2.437 AC (APN:501-73-967)

*THE ABOVE INFORMATION WAS TAKEN FROM THE MARICOPA COUNTY ASSESSOR'S OFFICE GIS.

LOT AREAS

LOT NO.	SQ. FT. (±)	ACRES (±)
1A	51,036	1.172
1B	55,111	1.265
2A	63,807	1.465
2B	36,733	0.843
2C	35,833	0.823
2D	55,603	1.276
2E	56,092	1.288
2F	120,209	2.760
2G	32,511	0.746
ROW	30,151	0.692
TOTAL	537,086	12.329

FLOOD ZONE CLASSIFICATION

AS OF THE DATE HEREOF, THIS PROJECT IS ENTIRELY LOCATED WITHIN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C2135L WHICH IS EFFECTIVE OCTOBER 16, 2013. ZONE X IS DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

SETBACK REQUIREMENTS

PER THE CITY OF GOODYEAR CIVIC SQUARE AT ESTRELLA FALLS PAD, THE FOLLOW IS A LIST OF SETBACK REQUIREMENTS FOR THIS SUBDIVISION:

MINIMUM PERIMETER SETBACK

- 150TH DRIVE	10 FEET
- MONTE VISTA ROAD	10 FEET
- MCDOWELL ROAD	12 FEET
- WEST BOUNDARY OF SITE (BULLARD WASH)	0 FEET

MINIMUM INTERIOR BUILDING SETBACKS

0 FEET

REFERENCE DOCUMENTS

- FINAL PLAT: BOOK 1577, PAGE 1
- RECORD OF SURVEY: BOOK 1034, PAGE 25
- MAP OF DEDICATION: BK 956, PG 21, MCR
- TITLE COMMITMENT: FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-1187566-PHX1
DATED JULY 28, 2023 AT 8:00 AM.

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	NOTES & TABLES
3	PLAT BOUNDARIES
4	PLAT EASEMENTS

UTILITY PROVIDERS

- WATER: LIBERTY UTILITIES
- SEWER: LIBERTY UTILITIES
- ELECTRIC: ARIZONA PUBLIC SERVICE
- GAS: SOUTHWEST GAS
- TELEPHONE: CENTURY LINK
- FIRE: CITY OF GOODYEAR
- REFUSE COLLECTION: CITY OF GOODYEAR

BENCH MARK

3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN A HAND HOLE STAMPED "19". LOCATED AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. CITY OF GOODYEAR BENCH MARK POINT NUMBER G357 PER THE CITY OF GOODYEAR BENCH MARK LIST DATED SEPTEMBER 2007. NAVD88 ELEVATION 1016.38' (G357)

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND MERIDIAN BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 32 BY A 3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239" DATED 2008, AND BEING MONUMENTED AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 BY A 3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239 2008" DATED 2008, HAVING A BEARING OF NORTH 89°27'46" WEST, AND A DISTANCE OF 2,619.44 FEET BETWEEN SAID MONUMENTS.

SURVEY CONTROL METADATA

#102:
N: 896824.469
E: 560140.522
EL: 999.360

#100:
N: 896849.030
E: 557521.142
EL: 997.440

3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239" DATED 2008, MARKING THE SOUTHEAST CORNER OF SECTION 32.

3" CITY OF GOODYEAR BRASS CAP STAMPED "RLS 27239 2008, MARKING THE SOUTH QUARTER CORNER OF SECTION 32.

SURVEYOR'S NOTES

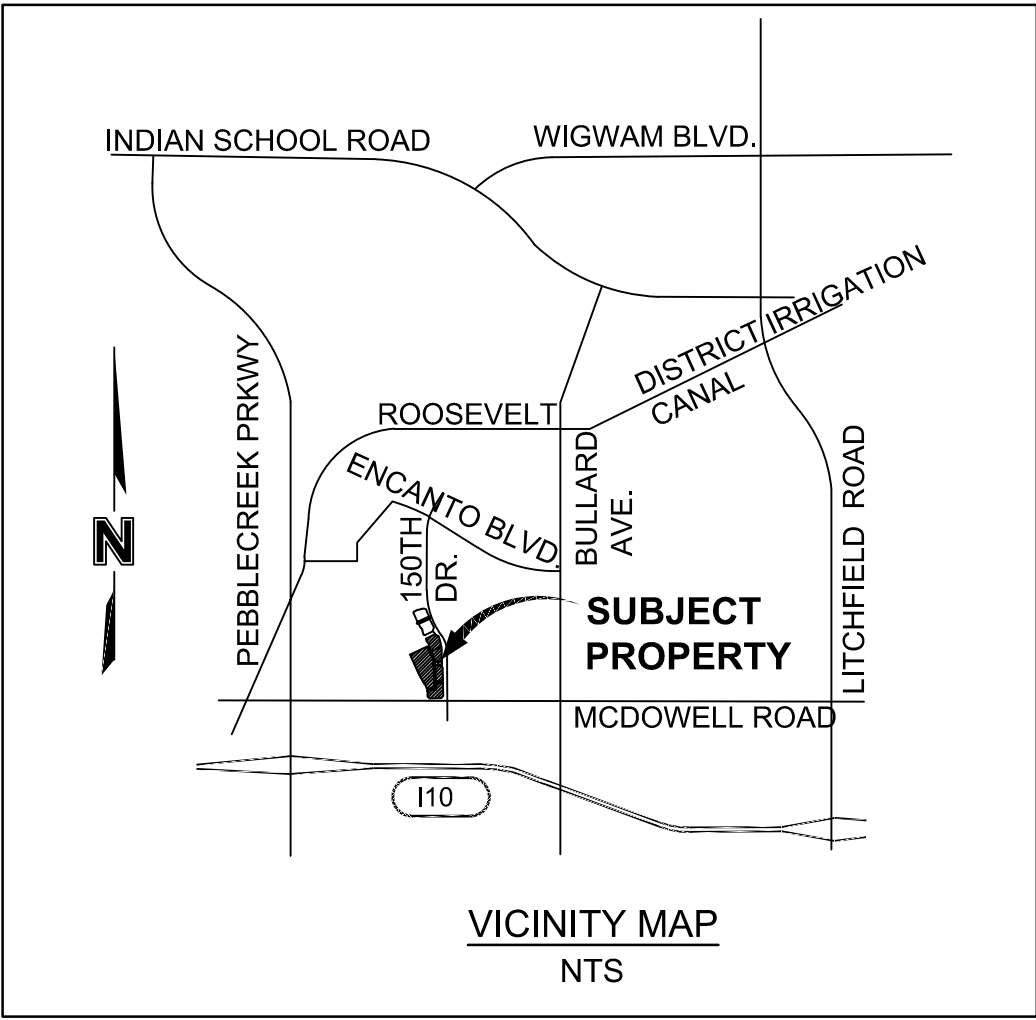
- THIS SURVEYED PLAT WAS COMPLETED UTILIZING A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEING FILE NO. NCS-1141921-PHX1, DATED AUGUST 1, 2022 AT 8:00 AM.
- ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED. NO CHANGES WERE MADE WITH THE CALCULATIONS OF THE MEASUREMENTS OF THE PARENT PLAT THAT IS BEING REPLATTED HEREON. THE BEARINGS HEREON DIFFER FROM THE PARENT PLAT DUE TO THIS SURVEYED PLAT REPRESENTING THE CURRENT MONUMENTATION FOUND AT THE TIME OF THIS PLAT SURVEY.
- ALL INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
- ALL LOTS, EASEMENTS, AND RIGHT-OF-WAY PARCELS BEING CONVEYED WITHIN THIS PLAT, WILL BE RECORDED COINCIDENTALLY.

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WERE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND IT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

FOR AND ON BEHALF OF OLSSON, INC.

WILLIAM D. ZIEGLER
EXPIRATION DATE: 06.30.2026



PRELIMINARY PLAT

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

CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2023

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

drawn by: DAB
designed by: WDJ/DAB
checked by: WDJ
project no.: 22-01627
date: 10.13.2023

SHEET
1 of 4

olsson

7878 N. 16th Street, Suite 105
Phoenix, AZ 85020-5282
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www.olsson.com

DWG: F:\2023\01501-02000\022-01627\40-Design\Survey\SRVY\Sheet\A\3--10-12 Pl-Plat V. PRE-PLAT_02201627.dwg
DATE: Oct 13, 2023 10:26am USER: dberglund
XREFS: C_PBASE_02201627 C_ARCHIVE_GARAGE_02201627

PRELIMINARY PLAT OF GOODYEAR CIVIC SQUARE LOTS 1 & 2 AT ESTRELLA FALLS

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

PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, ACCORDING TO THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, RECORDED AS BOOK 1577, PAGE 16, OF MARICOPA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GOODYEAR BRASS CAP STAMPED RLS #27239, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32, WHENCE A 3-INCH CITY OF GOODYEAR BRASS CAP IN A HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'46" EAST, A DISTANCE OF 2619.44 FEET;
THENCE NORTH 89°27'58" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 164.40 FEET;
THENCE DEPARTING SAID SOUTH LINE NORTH 00°32'02" EAST, A DISTANCE OF 71.00 FEET TO A POINT MARKING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,500.00 FEET, A CHORD BEARING NORTH 22°01'13" WEST, AND A CHORD LENGTH OF 398.47 FEET, ALSO MARKING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1 AND ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 399.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 67°04'05" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 145.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1 SOUTH 22°55'15" EAST ALONG, A DISTANCE OF 257.29 FEET TO A POINT MARKING THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,113.50 FEET;
THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 202.15 FEET TO A POINT MARKING A CORNER OF SAID LOT 1 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 229.00 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 132.50 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 1;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°10'11" EAST, A DISTANCE OF 88.81 FEET TO A POINT MARKING A CORNER OF SAID LOT 1;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 45°10'58" WEST, A DISTANCE OF 46.38 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 1, ALSO MARKING A POINT ALONG THE NORTH RIGHT-OF-WAY LINE OF MCDOWELL ROAD, ACCORDING TO THE MAP OF DEDICATION FOR MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT INFRASTRUCTURE, RECORDED AS BOOK 956, PAGE 21, OF MARICOPA COUNTY RECORDS;
THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 89°27'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 144.75 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 1, ALSO MARKING THE POINT OF BEGINNING;

COMPRISING AN AREA OF 106,147 SQUARE FEET OR 2.437 ACRES MORE OR LESS;

AND ALSO THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 2, ACCORDING TO THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, RECORDED AS BOOK 1577, PAGE 16, OF MARICOPA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF GOODYEAR BRASS CAP STAMPED RLS #27239, MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 32, WHENCE A 3-INCH CITY OF GOODYEAR BRASS CAP IN A HANDHOLE, MARKING THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 89°27'46" EAST, A DISTANCE OF 2619.44 FEET;
THENCE SOUTH 89°27'46" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 80.35 FEET;
THENCE DEPARTING SAID SOUTH LINE NORTH 00°32'14" EAST, 71.00 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 2, AND ALSO MARKING THE POINT OF BEGINNING;

THENCE NORTH 44°48'58" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 46.96 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE NORTH 00°10'11" WEST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 68.25 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 290.50 FEET;
THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 168.62 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1086.50 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 199.24 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE NORTH 22°55'15" WEST, A DISTANCE OF 407.03 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 2;
THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 67°04'45" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 342.56 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 ALSO MARKING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING SOUTH 35°34'45" EAST, AND A CHORD LENGTH OF 27.82 FEET;
THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2 AND ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 27.91 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 26°15'31" EAST, A DISTANCE OF 19.41 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 22°55'15" EAST, A DISTANCE OF 5.03 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 67°04'45" EAST ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 30.82 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE NORTH 20°58'24" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 36.48 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 60.00 FEET;
THENCE ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 31.38 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 32.50 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 33.02 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID TANGENT REVERSE CURVE CONCAVE TO THE NORTHEAST CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, AN ARC DISTANCE OF 40.07 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE NORTH 26°16'03" WEST, A DISTANCE OF 24.81 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE NORTH 22°55'15" WEST, A DISTANCE OF 14.10 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 19.50 FEET;
THENCE DEPARTING SAID WESTERLY BOUNDARY LINE, ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2, AN ARC DISTANCE OF 27.58 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE NORTH 67°04'45" EAST, A DISTANCE OF 174.94 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 2;

(LEGAL DESCRIPTION CONTINUED)...

...(LEGAL DESCRIPTION CONTINUED)

THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE SOUTH 33°26'06" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 13.74 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 65°42'04" EAST, A DISTANCE OF 54.88 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,160.00 FEET, A CHORD BEARING SOUTH 12°01'38" EAST, AND A CHORD LENGTH OF 256.23 FEET;
THENCE ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 256.76 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE SOUTH 07°30'39" WEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 47.96 FEET TO A POINT MARKING A CORNER OF SAID LOT 2 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,150.00 FEET, A CHORD BEARING SOUTH 01°24'36" EAST, AND A CHORD LENGTH OF 78.21 FEET;
THENCE ALONG SAID NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, AN ARC DISTANCE OF 78.23 FEET TO THE POINT OF TANGENCY AND A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°32'19" WEST, A DISTANCE OF 190.99 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 44°24'53" EAST, A DISTANCE OF 14.15 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 00°32'19" WEST, A DISTANCE OF 517.50 FEET TO A POINT MARKING A CORNER OF SAID LOT 2;
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE SOUTH 45°30'27" WEST, A DISTANCE OF 56.72 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 89°27'45" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2, A DISTANCE OF 209.73 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

COMPRISING AN AREA OF 430,941 SQUARE FEET OR 9.893 ACRES MORE OR LESS;

COMPRISING A TOTAL AREA OF 537,086 SQUARE FEET OR 12.329 ACRES MORE OR LESS.

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N00°32'14"E	71.00
L2	S00°10'11"E	88.81
L3	S45°10'58"W	46.38
L4	N89°27'58"W	144.75
L5	N44°48'58"W	46.96
L6	N00°10'11"W	68.25
L7	S26°15'31"E	19.41
L8	N67°04'45"E	30.82
L9	N20°58'24"W	36.46
L10	N26°16'03"W	24.81
L11	N22°55'15"W	14.10
L12	S33°26'06"E	13.74
L13	S65°42'04"E	54.88
L14	S07°30'39"W	47.96
L15	S44°24'53"E	14.15
L16	S45°38'27"W	56.72
L17	S89°27'30"E	27.00
L18	N89°59'02"W	6.67

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L19	S87°45'28"E	77.52
L20	S00°32'19"W	8.35
L21	S44°27'41"E	32.53
L22	S43°37'58"W	32.01
L23	S02°10'27"W	8.16
L24	S87°47'16"W	78.48
L25	N89°59'02"W	6.31
L26	N89°27'30"W	70.90
L27	S08°42'34"E	20.15
L28	S44°28'00"E	32.53
L29	S45°32'00"W	48.92
L30	S00°32'00"W	10.00
L31	S08°42'34"E	8.89
L32	N89°27'30"W	66.49
L33	N22°55'15"W	90.74
L34	N20°55'54"W	49.44
L35	N00°32'02"E	71.00

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	1500.00	024°20'53"	637.43	N17°28'45"W	632.64
C2	1113.50	010°24'05"	202.15	S28°07'18"E	201.87
C3	229.00	033°09'10"	132.50	S16°44'46"E	130.66
C4	290.50	033°15'28"	168.62	N16°47'55"W	166.27
C5	1086.50	010°30'24"	199.24	N28°10'27"W	198.96
C6	100.00	015°59'32"	27.91	S35°34'45"E	27.82
C7	60.00	029°57'40"	31.38	N05°59'34"W	31.02
C8	32.50	058°12'55"	33.02	N20°07'12"W	31.62
C9	100.00	022°57'36"	40.07	N37°44'51"W	39.81
C10	19.50	090°00'00"	30.63	N22°04'45"E	27.58
C11	1160.00	012°40'55"	256.76	S12°01'36"E	256.23
C12	1150.00	003°53'51"	78.23	S01°24'36"E	78.21
C13	199.50	023°27'45"	81.69	S11°11'23"E	81.13
C14	14.50	089°59'54"	22.78	N45°32'27"E	20.51
C15	14.50	071°24'40"	18.07	N53°45'17"W	16.92
C16	19.50	098°24'52"	33.49	N17°52'19"E	29.53
C17	19.50	113°27'45"	38.62	S56°11'23"E	32.61
C18	19.50	089°28'28"	30.45	N45°16'59"E	27.45
C19	19.50	090°31'32"	30.81	N44°43'16"W	27.70
C20	19.50	089°28'10"	30.45	N45°16'44"E	27.45
C21	19.50	081°31'29"	27.75	N48°41'46"W	25.46
C22	226.50	014°59'14"	59.25	N15°25'39"W	59.08

GENERAL NOTES

A. WATER SERVICE NOTE

SEE CERTIFICATE OF ASSURED WATER SUPPLY ON THIS SHEET (SHEET 2) FOR INFORMATION.

B. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED NOR ANY VEGETATION PLANTED 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.

C. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE REQUIREMENTS SET FORTH IN CLAUSES 1-5 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 MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER OF THE APPLICABLE IMPROVEMENTS SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL SUCH IMPROVEMENTS. ANY SUCH DAMAGED IMPROVEMENT DURING THE MAINTENANCE AND WARRANTY PERIOD SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT SUCH DEVELOPER'S EXPENSE.

3. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.

4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

5. IF ALL IMPROVEMENTS MADE BY SUCH DEVELOPER ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD APPLICABLE THERETO, SUCH MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL SUCH IMPROVEMENTS MEET CITY APPROVAL.

D. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

1. THE DEVELOPER OF A LANDSCAPED AREA SHALL MAINTAIN AND WARRANTY 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. DURING THE APPLICABLE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER OF SUCH LANDSCAPED AREAS SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL SUCH LANDSCAPED AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS WITHIN SUCH LANDSCAPED AREAS DURING THE APPLICABLE MAINTENANCE AND WARRANTY PERIOD SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT SUCH DEVELOPER'S EXPENSE.

3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3 INCHES, DURING SUCH WARRANTY PERIOD MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES.

5. AT THE TERMINATION OF THE APPLICABLE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL SUCH AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE APPLICABLE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

E. STRUCTURES WITHIN THE AREAS DESIGNATED ON THIS PLAT AS THE "35' SIGHT VISIBILITY TRIANGLE" WILL BE LIMITED SO THAT NO STRUCTURE WILL BE CONSTRUCTED BELOW 14' OF GROUND LEVEL. LANDSCAPING WITHIN THE 35' SIGHT VISIBILITY TRIANGLE AREAS 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.

F. EACH OWNER OF PROPERTY SUBJECT TO THIS PLAT SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON SUCH OWNER'S PROPERTY.

G. THIS PROPERTY IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.

H. THIS PROPERTY IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND LOOP 303.

I. THIS PROPERTY IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

J. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS PLAT, ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

K. 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.

L. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT, MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS OUTSIDE AREAS DESIGNATED AS ROW ON THIS PLAT, EXCEPT THAT THE CITY OF GOODYEAR IS RESPONSIBLE FOR ALL SUCH ITEMS ON PROPERTY OWNED BY THE CITY OF GOODYEAR.

M. EXCEPT AS MAY OTHERWISE BE PROVIDED IN RECORDED CONVENANTS CONDITIONS AND RESTRICTIONS (CC&RS), MAINTENANCE OF LANDSCAPING IN EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVIDED LOT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE APPLICABLE SUBDIVIDED LOT.

N. EACH TEMPORARY TURN AROUND EASEMENT DESIGNATED IN LOT 8 SHALL REMAIN IN EXISTENCE UNTIL SUCH TIME AS STREET IMPROVEMENTS CONSTRUCTED WITHIN SUCH TURNAROUND EASEMENT ARE EXTENDED THROUGH LOT 8 TO CONNECT EITHER TO ANOTHER PUBLIC STREET OR TO ANOTHER CUL-DE-SAC HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE. UPON THE ACCEPTANCE OF THE EXTENDED STREET IMPROVEMENTS PROVIDED HEREIN, THE APPLICABLE TEMPORARY TURN AROUND EASEMENT SHALL AUTOMATICALLY TERMINATE WITHOUT FURTHER ACTION AND BE OF NO FURTHER FORCE OR EFFECT.

O. EACH TEMPORARY DRAINAGE EASEMENT DEDICATED BY THIS PLAT SHALL AUTOMATICALLY EXPIRE AND TERMINATE WITHOUT FURTHER ACTION, AND BE OF NO FURTHER FORCE OR EFFECT, WHEN THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED CONSTRUCTS PERMANENT DRAINAGE IMPROVEMENTS THAT WILL ACCOMMODATE 100% OF THE STORM WATER THAT THE TEMPORARY DRAINAGE EASEMENT WAS DESIGNED TO ACCOMMODATE.

P. TEMPORARY DRAINAGE EASEMENT, RECORDED AT 2003-1141239, SHALL AUTOMATICALLY EXPIRE AND TERMINATE WITHOUT FURTHER ACTION AND BE OF NO FURTHER FORCE OR EFFECT, WHEN THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED CONSTRUCTS PERMANENT DRAINAGE IMPROVEMENTS THAT WILL ACCOMMODATE 100% OF THE STORM WATER THAT THE TEMPORARY DRAINAGE EASEMENT WAS DESIGNED TO ACCOMMODATE.

Q. PER BOOK OF MAPS 956, PAGE 21, EACH TEMPORARY DRAINAGE EASEMENT SHOWN SHALL AUTOMATICALLY BE ABANDONED UPON COMPLETION OF ON-SITE DRAINAGE FACILITIES TO CONVEY THE STORM WATER HANDLED BY THE RESPECTIVE TEMPORARY DRAINAGE EASEMENT.

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64347
WILLIAM D.J.
ZIEGLER
MAR 10, 1923
ARIZONA, U.S.A.

PRELIMINARY PLAT

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

CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2023

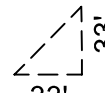
drawn by: DAB
designed by: WDW/DAB
checked by: WDW
project no.: 22-01627
date: 10.13.2023

SHEET
2 of 4

REVISIONS DESCRIPTION
REV. NO. DATE
REVISIONS

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

-  SIGHT VISIBILITY EASEMENT(SVE)
PER BK. 1577, PG. 1, MCR.



W. MCDOWELL ROAD
N89°27'58"W 2619.63'

2A

LOT 2E

LOT 2F

LOT 2B

LOT 2C

LOT 2D

APN 501-73-967
GLOBE LAND INVESTORS
LOT 7 FINAL PLAT OF
OYER CIVIC SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P)

APN 501-73-967
GLOBE LAND
INVESTORS LOT 6
FINAL PLAT OF
GOODYEAR CIVIC
SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P)

APN 501-73-967
GLOBE LAND INVESTORS
LOT 4 FINAL PLAT OF
GOODYEAR CIVIC SQUARE PARCEL "A"
BK.1577, PG.1, M.C.R.
(N.A.P)

APN 501-73-97
PROPOSED LOT 5B
(BY SEPARATE INSTRUMENT)
GLOBE LAND INVESTORS
LOT5 (R1) (N.A.P)
PER (R1)
10' PL

FOUND (BENT) APN 501-73-962
GLOBE CORPORATION
LOT 10 REPLAT OF A REPLAT LOT 9
ESTRELLA FALLS REGIONAL
SHOPPING CENTER BK. 1447, PG. 10,
M.C.R.

APN 501-73-963A
GOODYEAR PERIPHERAL LLC
LOT 11 ESTRELLA FALLS
REGIONAL SHOPPING CENTER BK.
1291, PG. 7, M.C.R.

APN 501-73-964
GLOBE CORPORATION
ESTRELLA FALLS REGIONAL
SHOPPING CENTER BK. 1291, PG.
7, M.C.R.

A graphic scale bar with alternating black and white segments. The segments are labeled 0', 30', 60', and 120'.

[illegible]

A PORTION OF SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 1 WEST OF GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2023

Drawn by: DAB
 Designed by: WDZ/DAB
 Checked by: DAB
 Project no.: 22-01627
 Date: 10.13.2023

SHEET
4 of 4

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