

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

BEING A REPLAT OF LOT 1 AND 2, OF THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, BOOK 1577, PAGE 1, 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.

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2 ", A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, ON THIS PLAT.

THAT GLOBE LAND INVESTORS, LLC, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, IN FEE, ALL OF THE STREETS IDENTIFIED AS RIGHT-OF-WAY "ROW" DEDICATED HEREON.

THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR PUBLIC UTILITY EASEMENTS UPON, OVER, ABOVE, ACROSS AND UNDER ALL AREAS WITHIN THE LOTS DESIGNATED AS "PUE" DEDICATED HEREON AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN ("PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES UPON, OVER, ABOVE, ACROSS AND ABOVE, IN, OVER, ABOVE, ACROSS, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR, ITS PERMITTEES,. OWNER SHALL HAVE THE RIGHT TO PLACE ON THE PUBLIC UTILITY EASEMENT AREAS SUCH IMPROVEMENTS, FACILITIES AND EQUIPMENT THAT DO NOT INTERFERE WITH THE USE, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THE PUBLIC UTILITY IMPROVEMENTS, WHICH INCLUDE BY WAY OF EXAMPLE, SIDEWALKS, HARDSCAPE, LANDSCAPE, SMALL NON-INTERFERING TREES OR SHRUBS, DRIVEWAYS, REMOVABLE SIGNAGE, ROADWAYS, NON-INTERFERING PARKING AREA IMPROVEMENTS OR LIGHTING AND THE LIKE, SUBJECT TO OWNER HAVING OBTAINED ALL APPROVALS REQUIRED BY ANY CITY OF GOODYEAR CODE, LAW, RULE, REGULATION, STANDARD AND/OR POLICY. THE FOREGOING RIGHT DOES NOT CREATE ANY OBLIGATION ON THE PART OF THE CITY OF GOODYEAR TO GRANT AN APPROVAL TO THE EXTENT ANY IMPROVEMENTS WITHIN THE PUBLIC UTILITY EASEMENT AREAS ARE DAMAGED DURING THE EXERCISE OF THE RIGHTS GRANTED HEREIN, THE ENTITY THAT DAMAGED ANY SUCH IMPROVEMENTS SHALL BE RESPONSIBLE FOR ALL COSTS TO REPAIR AND/OR REPLACE THE DAMAGED IMPROVEMENTS.

THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE MULTI-USE UTILITY EASEMENTS UPON, OVER, ABOVE, AND UNDER ALL AREAS WITHIN LOTS 1A, 1B AND LOTS 2A, 2B, 2C, 2D, 2E, 2F, 2G AND 2H, INCLUSIVE DESIGNATED ON THIS PLAT AS "MUE" DEDICATED HEREON (THE "MUE EASEMENT AREAS"). SUCH EASEMENTS ARE SOLELY FOR THE PURPOSES OF ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING STREET LIGHTS AND REQUIRED SIGNAGE UPON, OVER, ABOVE, AND UNDER THE MUE EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES.

THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP. ("LIBERTY UTILITIES") FOR USE BY LIBERTY UTILITIES NON-EXCLUSIVE EASEMENTS ("MUE") WITHIN LOTS 1B AND LOTS 2A, 2B, 2C, 2D, 2E, 2F, 2G AND 2H, INCLUSIVE, AS SHOWN ON THIS PLAT AS "MUE" DEDICATED HEREON. SUCH EASEMENTS ARE SOLELY FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES, VALVES, AND HYDRANTS IN, OVER, ABOVE, AND UNDER THE EASEMENT AREAS DESIGNATED ON THIS PLAT AS "MUE".

THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE SIDEWALK EASEMENTS UPON, OVER, AND ACROSS ALL AREAS WITHIN LOTS 1A,1B AND LOTS 2A, 2B, 2C, 2D, 2E, 2F, 2G AND 2H, INCLUSIVE DESIGNATED ON THIS PLAT AS "SWE" DEDICATED HEREON AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "SIDEWALK EASEMENT AREAS"). SUCH EASEMENTS ARE SOLELY FOR THE PURPOSES OF PEDESTRIAN ACCESS BY THE GENERAL PUBLIC OVER THE SIDEWALK EASEMENT AREAS AND FOR ENTERING, INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING, SIDEWALKS UPON, OVER AND ACROSS THE SIDEWALK EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES.

THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO CITY OF GOODYEAR A PERMANENT NON-EXCLUSIVE EASEMENT UPON, UNDER, AND ACROSS ALL AREAS WITHIN LOTS 1A, 1B AND 2F DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" DEDICATED HEREON AND INCLUDED WITHIN THE PREMISES DESCRIBED ON THIS PLAT (THE "PERMANENT DRAINAGE EASEMENT AREA"). THIS EASEMENT IS SOLELY FOR THE PURPOSES OF: INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING DRAINAGE FACILITIES APPROVED BY THE CITY ENGINEER PURSUANT TO APPROVED CONSTRUCTION PLANS BY THE CITY OF GOODYEAR AND ITS PERMITTEES AND FOR THE DIVERSION AND CONVEYANCE OF STORM WATER FLOWS FROM THE PROPERTY INTO THE BULLARD WASH. ALL DRAINAGE FACILITIES SHALL BE INSTALLED UNDERGROUND UNLESS EXPRESSLY APPROVED BY THE CITY ENGINEER AT HIS/HER SOLE DISCRETION. THERE SHALL BE NO MERGER OF THIS EASEMENT WITH ANY OTHER INTEREST OR ESTATE IN THE PERMANENT DRAINAGE EASEMENT AREA BY REASON OF THE FACT THAT THE CITY OF GOODYEAR MAY ACQUIRE OR HOLD DIRECTLY OR INDIRECTLY ANY INTEREST IN THE PERMANENT DRAINAGE EASEMENT AREA, INCLUDING A FEE ESTATE INTEREST IN THE PERMANENT DRAINAGE EASEMENT AREA.

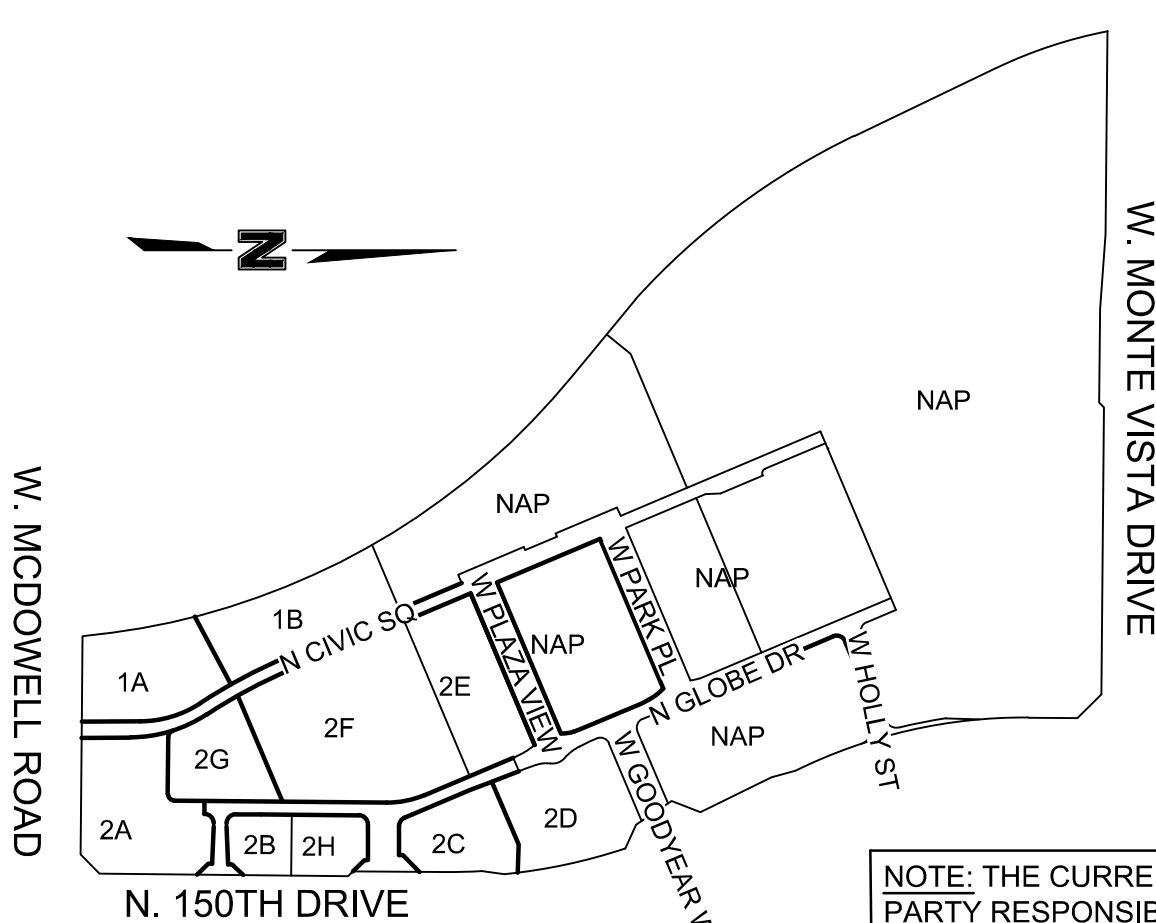
THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP. ("LIBERTY UTILITIES") FOR USE BY LIBERTY UTILITIES A NON-EXCLUSIVE EASEMENT ("WLE") IN LOT 2A, AS SHOWN ON THIS PLAT AS "WLE". SUCH EASEMENT IS SOLELY FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATER LINES, VALVES, AND HYDRANTS IN, OVER, ABOVE, AND UNDER THE EASEMENT AREA DESIGNATED IN LOT 2A ON THIS PLAT AS "WLE".

THAT GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR NON-EXCLUSIVE TEMPORARY DRAINAGE EASEMENTS UPON, UNDER, AND ACROSS ALL AREAS WITHIN LOTS LOTS 2B 2G AND 2H, INCLUSIVE DESIGNATED ON THIS PLAT AS TDE AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "TEMPORARY DRAINAGE EASEMENT AREAS"). SUCH EASEMENTS ARE FOR THE RECEIPT, ACCEPTANCE, RETENTION, DIVERSION AND CONVEYANCE OF STORM WATER FLOWS (SUBJECT TO GENERAL NOTE O, PAGE 2).

THAT GLOBE LAND INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), HEREBY DEDICATES TO THE CITY OF GOODYEAR A NON-EXCLUSIVE ACCESS EASEMENTS ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN LOTS 2A AND 2F DESIGNATED AS E.A. AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE ACCESS EASEMENT AREA(S)). THE ACCESS EASEMENT DEDICATED HEREON ARE FOR USE BY THE CITY OF GOODYEAR AND OTHER ENTITIES FOR THE PURPOSES PROVIDED HEREIN. THE PURPOSE OF THIS EASEMENT IS TO: (I) PROVIDE ACCESS FOR EMERGENCY SERVICES PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO RESPOND TO CALLS FOR EMERGENCY SERVICES, (II) PROVIDE ACCESS FOR GOVERNMENT SERVICE PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO PROVIDE GOVERNMENTAL SERVICES; AND (III) TO ALLOW THE CITY OF GOODYEAR INCLUDING ITS CONTRACTORS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACE IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS AS NEEDED TO PROVIDE ACCESS FOR EMERGENCY AND GOVERNMENT SERVICE PROVIDERS. OWNER SHALL CONSTRUCT IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREAS IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND/OR LOCAL LAWS, ORDINANCES, POLICIES, PROCEDURES OR OTHER REQUIREMENTS APPLICABLE TO EMERGENCY ACCESS WAYS IN EFFECT AT THE TIME OF THE CONSTRUCTION OF THE EMERGENCY ACCESS IMPROVEMENTS, INCLUDING BY WAY OF EXAMPLE, BUT NOT LIMITED TO, THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUALS FOR IMPROVEMENTS NEEDED FOR EMERGENCY ACCESS (THE "EMERGENCY ACCESS ROAD"). OWNER SHALL MAINTAIN, THE EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION AND SHALL REPAIR AND REPLACE THE EMERGENCY ACCESS ROAD AS NEEDED TO HAVE AN EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. THE ACCESS EASEMENT DEDICATED HEREON RUNS WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE ACCESS EASEMENT AREAS.

ALL EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON ALL SUCCESSORS AND ASSIGNS.

LOT KEY MAP



SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET.
2	NOTES
3	PLAT BOUNDARIES.
4	PLAT EASEMENTS & EASEMENT LINE CURVE TABLES.
5	TABLES.

LOT AREAS

LOT NO.	SQ. FT. (±)	ACRES (±)
1A	51,036	1.172
1B	55,111	1.265
2A	63,807	1.465
2B	17,016	0.391
2C	34,930	0.801
2D	55,603	1.276
2E	56,092	1.288
2F	120,209	2.760
2G	32,511	0.746
2H	18,566	0.426
ROW	32,206	0.739
TOTAL	537,087	12.329

NOTE: THE CURRENT OWNER OF THESE PROPERTIES MAY ACT AS THE PARTY RESPONSIBLE AT THIS TIME, AND A PROPERTY OWNERS ASSOCIATION (POA) MAY BE CREATED AT A LATER TIME AS PROVIDED IN THE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS).

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
- MCDOWELL ROAD	12 FEET
- WEST BOUNDARY OF SITE (BULLARD WASH)	0 FEET

MINIMUM INTERIOR BUILDING SETBACKS 0 FEET

ACKNOWLEDGEMENTS

IN WITNESS THEREOF:
GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED THEREUNTO BEING DULY AUTHORIZED TO DO SO.

GLOBE LAND INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER

BY: GLOBE LAND INVESTORS, ITS MANAGING MEMBER

BY: _____

NAME: GEORGE F. GETZ

TITLE: PRESIDENT

IN WITNESS THEREOF:
GLOBE CORPORATION, AN ILLINOIS CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED THEREUNTO BEING DULY AUTHORIZED TO DO SO.

GLOBE CORPORATION, AN ILLINOIS CORPORATION, AS OWNER,

BY: _____

NAME: GEORGE F. GETZ

TITLE: PRESIDENT

ACKNOWLEDGEMENTS

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED GEORGE F. GETZ, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN ON BEHALF OF BOTH GLOBE LAND INVESTORS, LLC AND ON BEHALF OF GLOBE CORPORATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____

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	±9,893 AC
LOTS	2 (APN:501-73-968 & 501-73-967)
LOT SIZE	±2.436 AC 1 (APN:501-73-967)

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

REFERENCE DOCUMENTS

1. FINAL PLAT:	BOOK 1577, PAGE 1
2. RECORD OF SURVEY:	BOOK 1034, PAGE 25
3. MAP OF DEDICATION:	BK 956, PG 21, MCR
4. TITLE COMMITMENT:	FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1141921-PHX1 DATED AUGUST 1, 2022 AT 8:00 AM.

LIBERTY UTILITIES

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

IN WITNESS THEREOF:
LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP. AS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED TO

AUTHORIZED THIS _____ DAY OF _____, 20____

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE

NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____

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

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 20____.

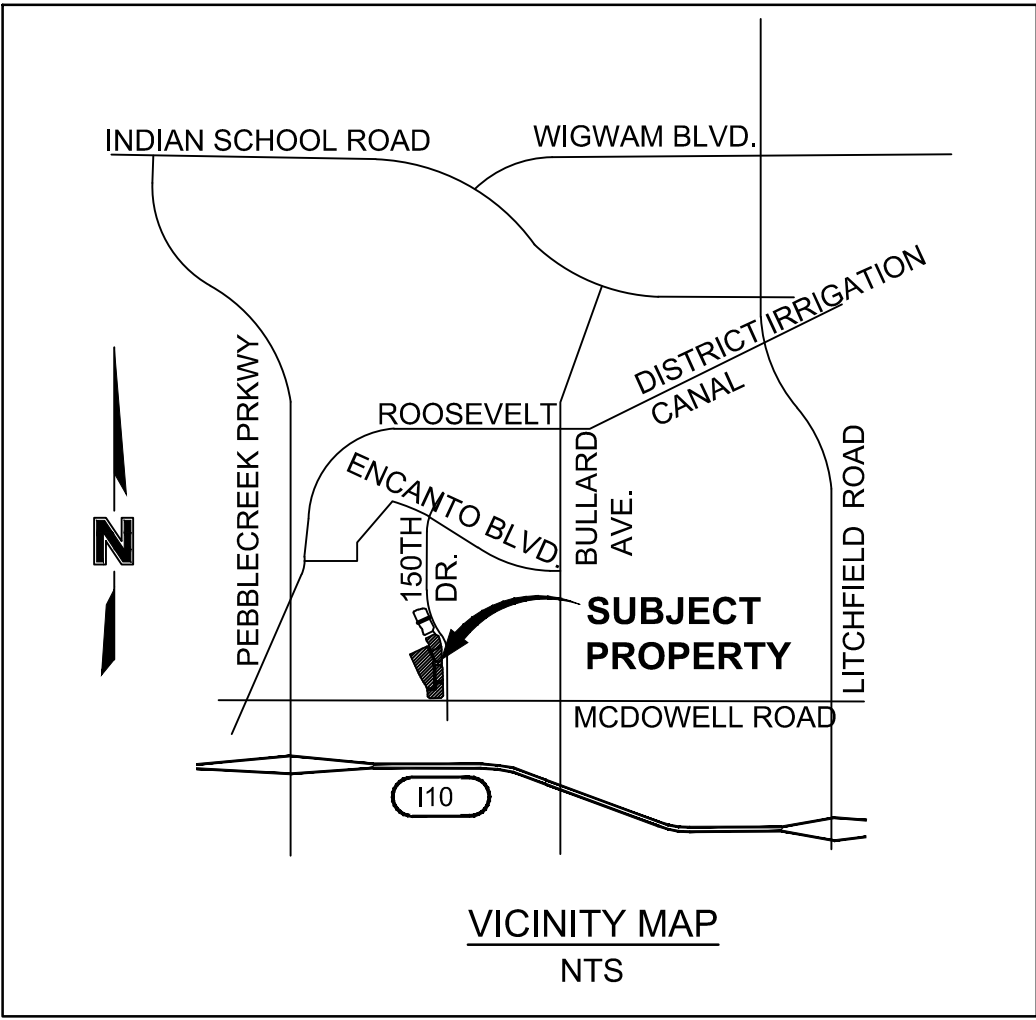
BY: _____
MAYOR: JOE PIZZILLO

ATTEST: _____
CITY CLERK: DARCIE McCRACKEN

FINAL PLAT APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 20____.

BY: _____
CITY ENGINEER: STEPHEN SCINTO



olsson

7878 N. 16th Street, Suite 105
Phoenix, AZ 85020-5282
TEL 602.748.1000
www.olsson.com

REVISIONS

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

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 2024

drawn by: DAB
designed by: WDJ/DAB
checked by: WDJ
project no.: 22-01627
date: 02-20-2024

SHEET
1 of 5

BEING A REPLAT OF LOT 1 AND 2 OF THE FINAL PLAT OF GOODYEAR CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS,
BOOK 1577, PAGE 1, 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.

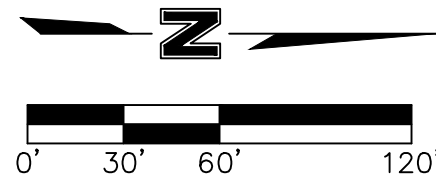
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C_ARCHBASE_GARAGE_02201627
USER: bziegler

SHEET
2 of 5

BEING A REPLAT OF LOT 1 AND 2 OF THE FINAL PLAT OF GOODYEAR
CIVIC SQUARE PARCEL "A" AT ESTRELLA FALLS, BOOK 1577, PAGE 1,
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.

- ROW = PUBLIC RIGHT-OF-WAY
APN = ASSESSORS PARCEL NUMBER
MCR = MARICOPA COUNTY RECORDS
COG = CITY OF GOODYEAR
PG. = PAGE
RLS = REGISTERED LAND SURVEYOR
BK. = BOOK
(R1) = BOOK 1577, PAGE 1, MARICOPA COUNTY RECORDS

 Centerline of Road
 Easement, Permanent
 Adjacent Parcel Line
 Right-of-Way Line
 Section Line



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

drawn by: _____ DA
designed by: _____ WDZ/DA
checked by: _____ DA
project no.: _____ 22-0162
date: _____ 02-20-2022

SHEET
3 of 5

TEL 602.748.1000
www.olsson.com

BEING A REPLAT OF LOT 1 AND 2 OF THE FINAL PLAT OF GOODYEAR CIVIC
SQUARE PARCEL "A" AT ESTRELLA FALLS, BOOK 1577, PAGE 1, 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.

- Found 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)
- Calculated per Goodyear Civic Square Parcel "A"
Bk. 1577, Pg. 1(See Surveyor's Note #7)

APN = ASSESSORS PARCEL NUMBER
DE = DRAINAGE EASEMENT
E.A. = EMERGENCY ACCESS EASEMENT
C/L = CENTER LINE
MCR = MARICOPA COUNTY RECORDS
ROW = PUBLIC RIGHT-OF-WAY
MUE = MULTI-USE UTILITIES EASEMENT
PUE = PUBLIC UTILITIES EASEMENT
SWE = SIDEWALK EASEMENT
WLE = WATER LINE EASEMENT
TDE = TEMPORARY DRAINAGE EASEMENT (SEE DETAILS ON SHEET 5)
COG= CITY OF GOODYEAR
PG.= PAGE
SEC.= SECTION
33'SVE= SITE VISIBILITY EASEMENT
RLS= REGISTERED LAND SURVEYOR
BK= BOOK

(R1)= BOOK 1577, PAGE 1, MARICOPA COUNTY RECORDS
SAE = SHARED ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
(DEDICATED PER THIS PLAT)

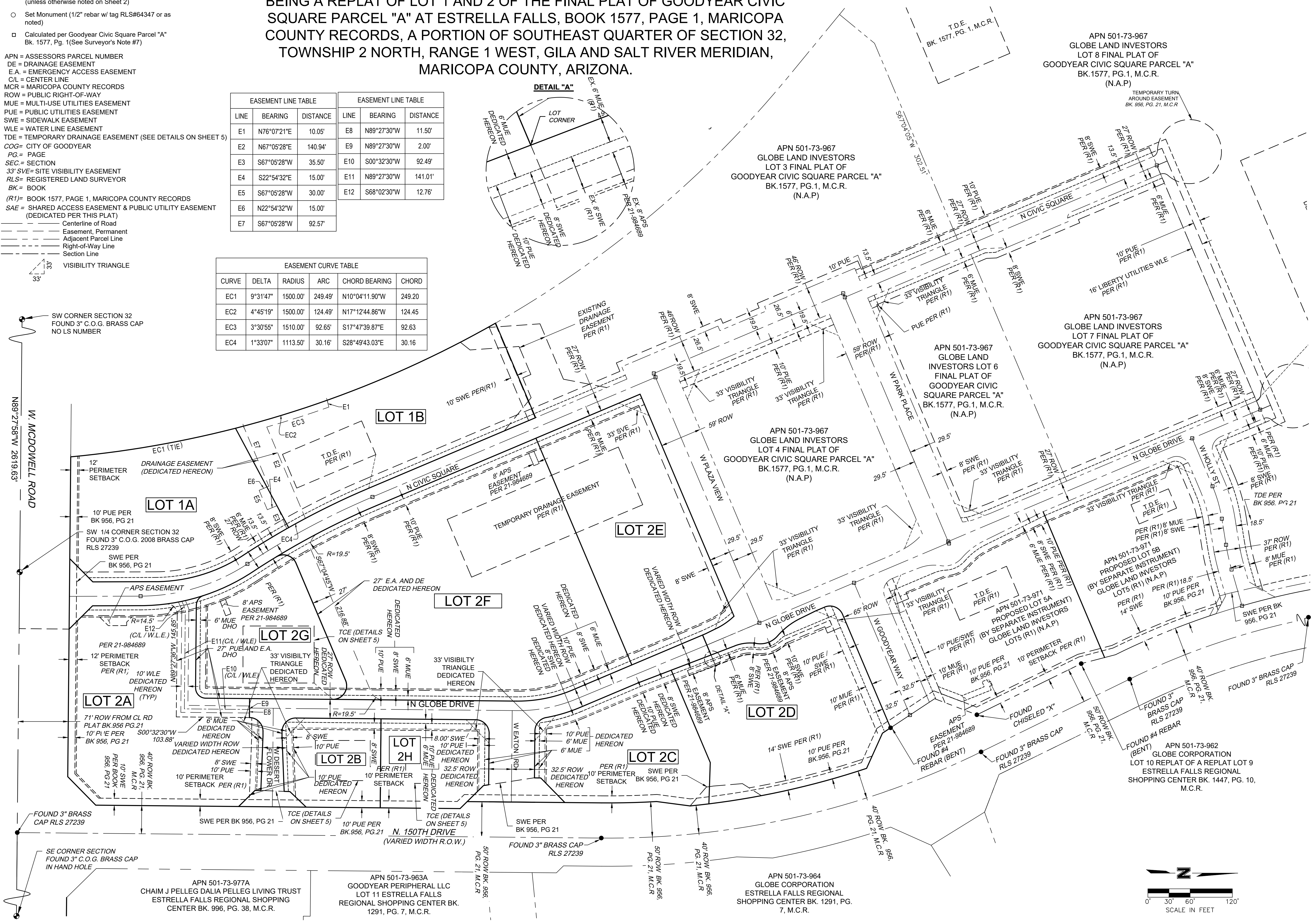
_____ Centerline of Road
 _____ Easement, Permanent
 _____ Adjacent Parcel Line
 _____ Right-of-Way Line
 _____ Section Line

VISIBILITY TRIANGLE

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	N76°07'21"E	10.05'	E8	N89°27'30"W	11.50'
E2	N67°05'28"E	140.94'	E9	N89°27'30"W	2.00'
E3	S67°05'28"W	35.50'	E10	S00°32'30"W	92.49'
E4	S22°54'32"E	15.00'	E11	N89°27'30"W	141.01'
E5	S67°05'28"W	30.00'	E12	S68°02'30"W	12.76'
E6	N22°54'32"W	15.00'			
E7	S67°05'28"W	92.57'			

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
EC1	9°31'47"	1500.00'	249.49'	N10°04'11.90"W	249.20
EC2	4°45'19"	1500.00'	124.49'	N17°12'44.86"W	124.45
EC3	3°30'55"	1510.00'	92.65'	S17°47'39.87"E	92.63
EC4	1°33'07"	1113.50'	30.16'	S28°49'43.03"E	30.16

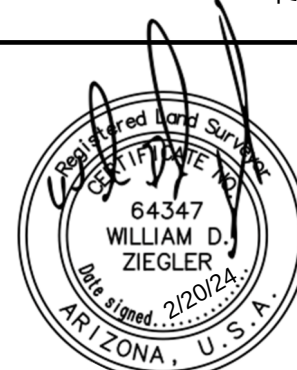
SW CORNER SECTION 32
FOUND 3" C.O.G. BRASS CAP
NO LS NUMBER



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DATE: Feb 20, 2024 12:25pm
USER: bziegler
XREFS: C_PBASE_02201627
C_ARCHBASE_GARAGE_02201627

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[illegible]

REVISIONS

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

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

TY OF GOODYEAR, MARICOPA COUNTY, ARIZONA 2024

drawn by: _____ DAB
designed by: _____ WDZ/DAB
checked by: _____ DAB
project no.: _____ 22-01627
date: _____ 02-20-2024

SHEET
4 of 5

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

**FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2
BEING A REPLAT OF LOT 1 AND 2 OF THE FINAL PLAT OF GOODYEAR CIVIC
SQUARE PARCEL "A" AT ESTRELLA FALLS, BOOK 1577, PAGE 1, 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.**

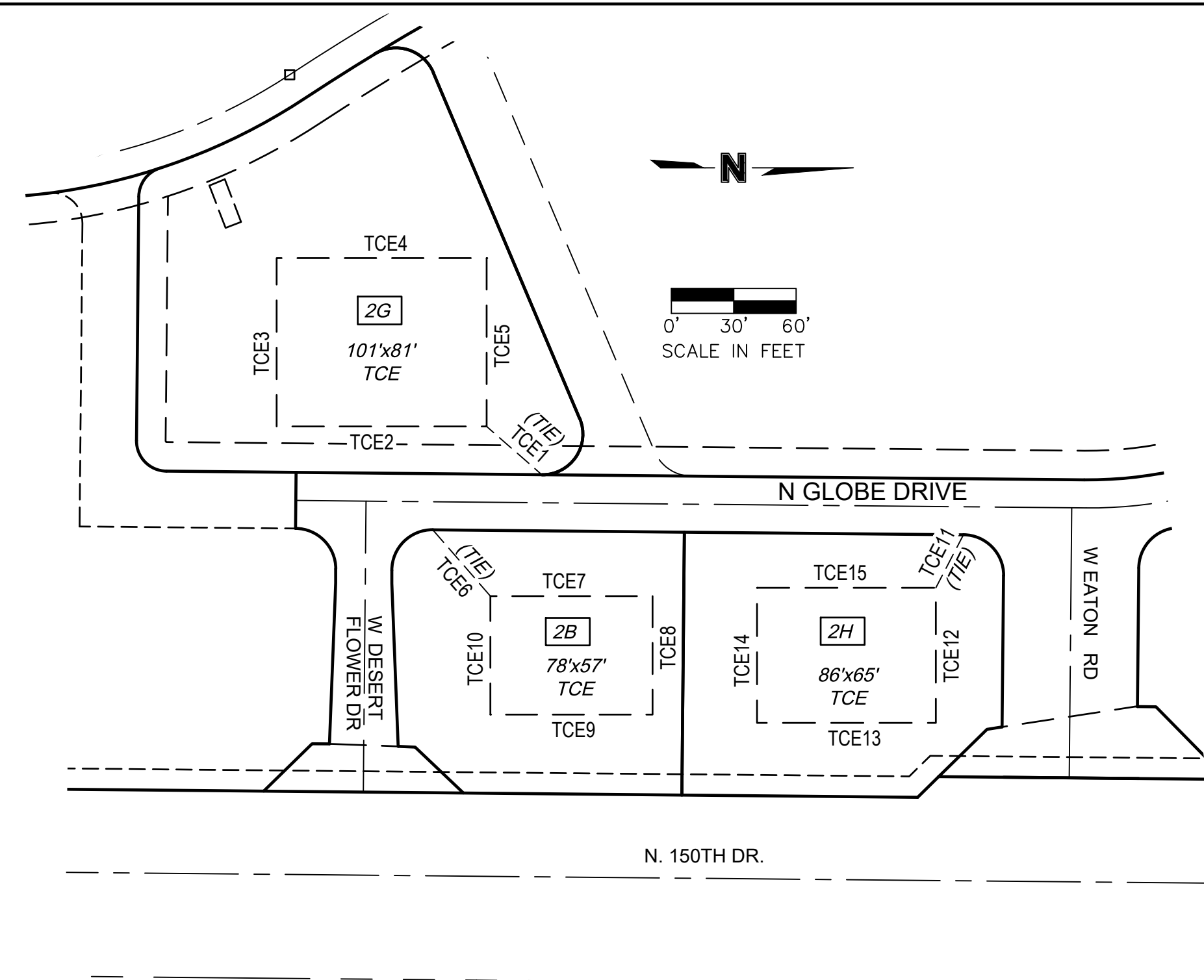
LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	N00°32'14"E	71.00
L2	S00°10'11"E	88.81
L3	S45°10'58"W	46.38
L4	N89°27'58"W	144.75
L5	N44°48'58"W	46.96
L6	N00°10'11"W	68.25
L7	S26°15'31"E	19.41
L8	N67°04'45"E	30.82
L9	N20°58'24"W	36.46
L10	N26°16'03"W	24.81
L11	N22°55'15"W	14.10
L12	S33°26'06"E	13.74
L13	S65°42'04"E	54.88
L14	S07°30'39"W	47.96
L15	S44°24'53"E	14.15
L16	S45°30'27"W	56.72
L17	S89°27'30"E	27.00
L18	N89°59'02"W	6.67
L19	S87°45'28"E	77.52
L20	S00°32'19"W	8.35

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
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	72.87
L27	S08°42'34"E	7.36
L28	S44°28'00"E	32.53
L29	S45°32'00"W	48.92
L30	S00°32'00"W	8.89
L31	N89°27'30"W	66.74
L32	N22°55'15"W	90.74
L33	N20°55'54"W	49.44
L34	N67°04'45"E	73.92
L35	N80°50'58"E	37.61
L36	N73°59'28"E	53.69

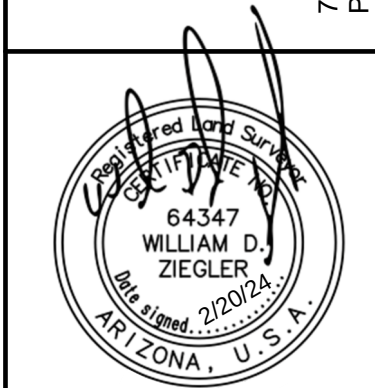
CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	1500.00	024°20'53"	637.43	N17°28'45"W	632.64
C2	1113.50	010°24'05"	202.15	S28°07'18"E	201.87
C3	229.00	033°09'10"	132.50	S16°44'46"E	130.66
C4	290.50	033°15'28"	168.62	N16°47'55"W	166.27
C5	1086.50	010°30'24"	199.24	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°41'37"	30.53	N45°25'05"E	27.50
C21	19.50	079°11'25"	26.95	S49°51'49"E	24.86
C22	226.50	012°24'55"	49.08	N16°42'48"W	48.98
C23	200.00	013°46'14"	48.07	N73°57'52"E	47.95
C24	300.00	006°51'31"	35.91	N77°25'13"E	35.89

TEMPORARY DRAINAGE EASEMENTS FOR LOTS 2B, 2G AND 2H

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
TCE1	N41°10'21"E	35.27'
TCE2	S00°00'00"E	101.00'
TCE3	N90°00'00"W	81.00'
TCE4	N00°00'00"E	101.00'
TCE5	N90°00'00"E	81.00'
TCE6	S49°01'42"W	42.26'
TCE7	N00°00'00"E	78.00'
TCE8	N90°00'00"E	57.00'
TCE9	S00°00'00"E	78.00'
TCE10	N90°00'00"W	57.00'
TCE11	N62°33'54"W	28.73'
TCE12	N90°00'00"E	65.00'
TCE13	S00°00'00"E	86.00'
TCE14	N90°00'00"W	65.00'
TCE15	N00°00'00"E	86.00'



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[illegible]

FINAL PLAT OF GOODYEAR CIVIC SQUARE LOT 1 AND 2

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 2024

drawn by: _____ DAB
designed by: _____ WDZ/DAB
checked by: _____ DAB
project no.: _____ 22-01627
date: _____ 02-20-2024

SHEET
5 of 5

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