

FINAL PLAT

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

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT WESTCOR GOODYEAR RSC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS SUBDIVIDED UNDER THE NAME A "REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, BOOK 996 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS FINAL PLAT AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND TRACTS AS SHOWN HEREON.

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

IN WITNESS WHEREOF:

WESTCOR GOODYEAR RSC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME ATTESTED TO

BY:_____ THE _____
THEREUNTO DULY

AUTHORIZED THIS _____ DAY OF _____, 2016

WESTCOR GOODYEAR RSC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER,

BY: THE WESTCOR COMPANY II LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, ITS
MANAGING MEMBER

BY: MACERICH TWC II CORP.,
A DELEWARE CORPORATION,
ITS GENERAL PARTNER

BY:_____

NAME:_____

ITS:_____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2016. 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____

PLAT NOTES

1. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, 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.
3. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS 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.
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
5. THIS PARCEL 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.
6. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
7. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
8. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).
9. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 10.RECIPROCAL OR CROSS ACCESS AND UTILITY EASEMENTS SHALL BE GRANTED BY SEPARATE INSTRUMENTS BETWEEN OWNER AND UTILITY WITHOUT NEED FOR APPROVAL FROM THE CITY OF GOODYEAR OR ADJACENT PROPERTY OWNERS.
- 11.THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

LEGAL DESCRIPTION:

LOT 9 OF "ESTRELLA FALLS REGIONAL SHOPPING CENTER",
BOOK 996 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS.

REFERENCE DOCUMENTS

1. DEED #2007-1292278, MCR
2. PLAT, BK 996, PG 38, MCR
3. MOD, BK 956, PG 21, MCR
4. ROS, BK 1034, PG 25, MCR
5. PLAT, BK 761, PG 38, MCR
6. MOD, BK 782, PG 36, MCR

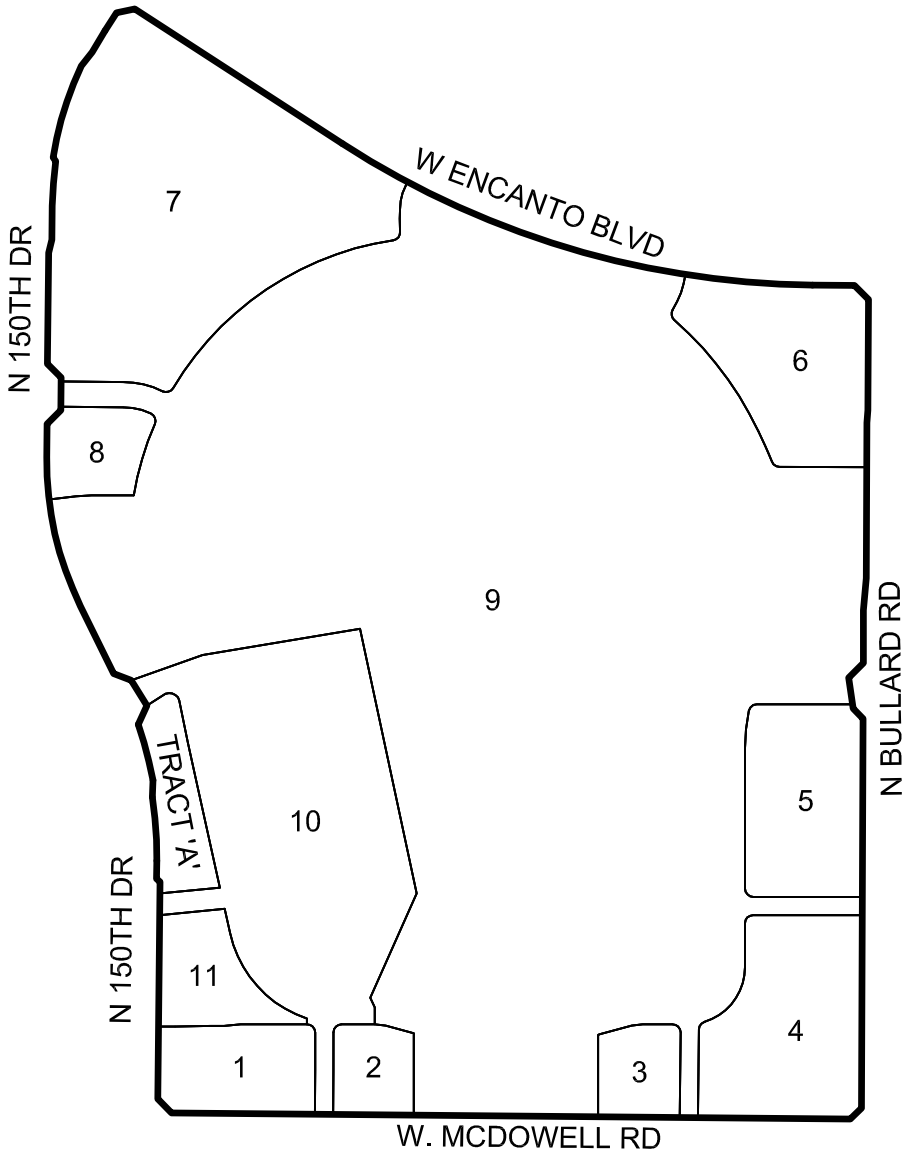
TRACT TABLE

TRACT 'A'
84,297 SQ. FT.
TRACT USE: DRAINAGE PURPOSES
OWNER: WESTCOR GOODYEAR RSC, LLC
MAINTENANCE: WESTCOR GOODYEAR RSC, LLC

UTILITY PROVIDERS

1. WATER: LIBERTY UTILITY
2. SEWER: LIBERTY UTILITY
3. ELECTRIC: ARIZONA PUBLIC SERVICE
4. GAS: SOUTHWEST GAS
5. TELEPHONE: CENTURY LINK
6. FIRE: CITY OF GOODYEAR
7. REFUSE COLLECTION: CITY OF GOODYEAR

LOT KEY MAP

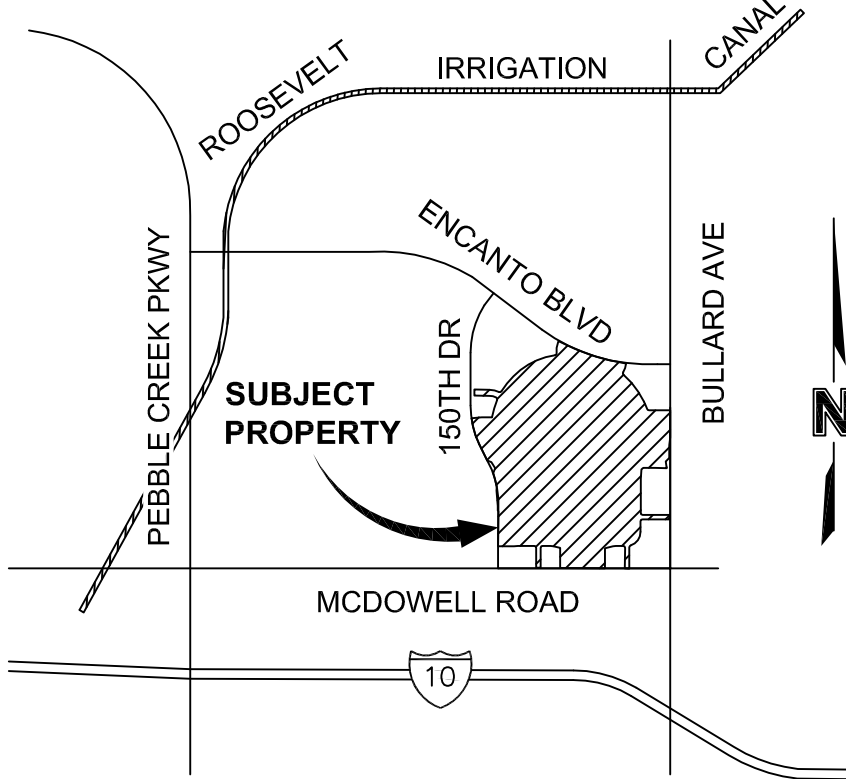


DEVELOPER/OWNER

WESTCOR GOODYEAR RSC, LLC
11411 N. TATUM BOULEVARD
PHOENIX, AZ 85028-2399
PH: (602) 953-6200
FAX: (602) 953-1964

SURVEYOR

OLSSON ASSOCIATES
REECE HENRY, RLS
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, AZ 85020
PH: 602.748.1000
FAX: 602.748.1001



VICINITY MAP

SECTION 32
T2N., R1W.
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED.
3. ALL CORNERS SHOWN AS CALCULATED WILL HAVE MONUMENTS SET AT TIME OF APPROVAL OF THIS PLAT.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 04013C2135L, WITH A DATE OF IDENTIFICATION OF 10/16/2013, FOR COMMUNITY NO. 040046, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

BASIS OF BEARING

N89°28'03"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN A BRASS CAP IN HAND HOLE AT THE SOUTHEAST CORNER OF SAID SECTION 32, AND A BRASS CAP FLUSH WITH THE PAVEMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 32, USING GLOBAL POSITIONING SYSTEMS.

CERTIFICATE OF ASSURED WATER SUPPLY

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.

MANAGER _____ DATE _____
LIBERTY UTILITIES

CITY OF GOODYEAR APPROVALS

IT IS HERE BY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, ON THIS _____ DAY OF _____, 2016

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

IT IS HERE BY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY ENGINEER OF GOODYEAR, ARIZONA, ON THIS _____ DAY OF _____, 2016

BY: _____ CITY ENGINEER

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 AUGUST 2015. 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, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

R. REECE HENRY, RLS # 49097



OLSSON[®]
ASSOCIATES

7250 N 16TH STREET SUITE 210
Phoenix, AZ 85020

TEL 602.748.1000 www.olssonassociates.com

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

FINAL PLAT
A "REPLAT OF LOT 9 OF ESTRELLA FALLS SHOPPING CENTER", BOOK
996 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

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

2015

GOODYEAR, ARIZONA

drawn by: _____ GPT
checked by: _____ RRH
approved by: _____ RRH
QA/QC by: _____ RRH
project no.: _____ 014-2651
drawing no.: _____ PLAT
date: _____ 7.8.2016

SHEET
1 OF 4

FINAL PLAT

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

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0°13'50"W	96.61'
L2	S89°46'10"E	67.00'
L3	S0°13'50"W	334.17'
L4	S4°51'58"W	37.12'
L5	S0°13'50"W	469.47'
L6	S4°59'42"W	96.32'
L7	S0°13'50"W	159.73'
L8	S45°18'40"W	62.31'
L9	S8°23'33"E	93.36'
L10	S44°00'05"E	43.18'
L11	S0°13'50"W	1173.64'
L12	S46°34'43"W	47.96'
L13	S89°28'03"E	2046.15'
L14	N44°24'26"W	58.93'
L15	N0°32'02"E	653.60'
L16	N44°28'01"W	14.14'
L17	N0°32'01"E	53.90'
L18	N1°41'35"E	51.26'
L19	N24°04'34"E	63.05'
L20	N31°45'15"W	89.33'
L21	N69°02'21"W	57.35'
L22	N26°06'27"W	226.24'
L23	N0°31'58"E	100.62'
L24	N45°24'27"E	58.02'
L25	N0°36'08"E	98.59'
L26	N44°30'46"W	58.01'
L27	N0°31'58"E	334.87'
L28	N14°50'20"E	40.47'
L29	N0°31'58"E	102.49'
L30	N38°05'09"W	13.74'
L31	N37°58'13"E	52.76'
L32	N33°14'32"E	64.29'
L33	N78°06'24"E	55.99'
L34	S57°01'38"E	745.52'
L35	S89°26'18"E	126.36'
L36	S44°36'14"E	59.57'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	192.69'	1240.00'	8°54'13"
C2	173.20'	1250.00'	7°56'20"
C3	464.26'	998.00'	26°39'10"
C4	135.08'	988.00'	7°50'01"
C5	289.96'	988.00'	16°38'48"
C6	75.42'	988.00'	4°22'25"
C7	1499.80'	2655.00'	32°21'59"

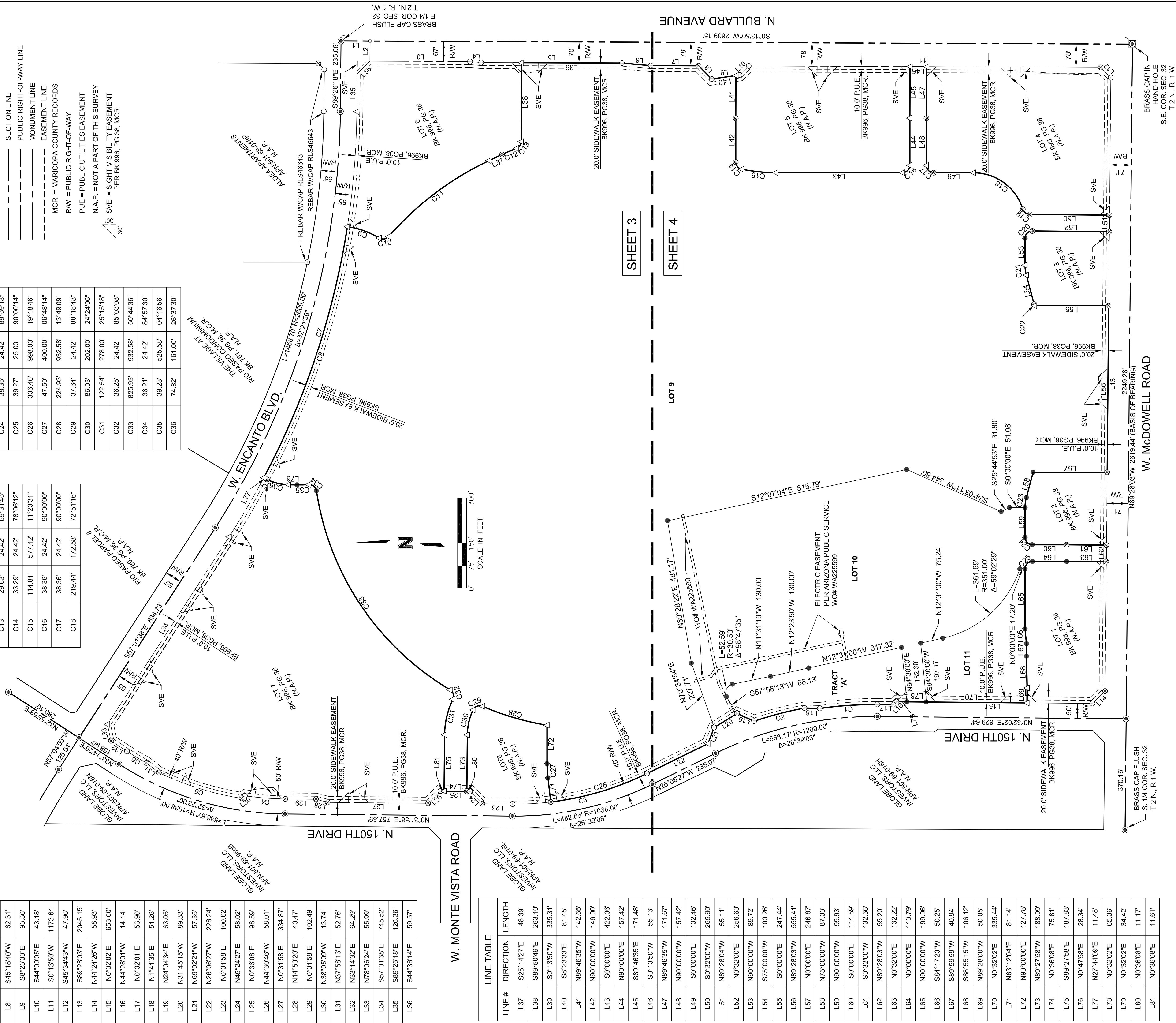
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C8	886.14'	2655.00'	19°07'23"
C9	113.68'	278.39'	23°23'48"
C10	34.17'	24.42'	80°10'19"
C11	422.70'	1022.58'	23°41'03"
C12	51.83'	622.58'	04°46'12"
C13	29.63'	24.42'	69°31'45"
C14	33.29'	24.42'	78°06'12"
C15	114.81'	577.42'	11°23'31"
C16	38.36'	24.42'	90°00'00"
C17	38.36'	24.42'	90°00'00"
C18	219.44'	172.58'	72°51'16"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C19	30.82'	24.42'	72°19'17"
C20	38.59'	24.42'	90°32'00"
C21	33.36'	127.42'	15°00'00"
C22	5.10'	172.58'	01°41'37"
C23	33.36'	127.42'	15°00'00"
C24	38.35'	24.42'	89°59'18"
C25	39.27'	25.00'	90°00'14"
C26	336.40'	998.00'	19°18'46"
C27	47.50'	400.00'	06°48'14"
C28	224.93'	932.58'	13°40'08"
C29	37.64'	24.42'	88°18'48"
C30	86.03'	202.00'	24°24'06"
C31	122.54'	278.00'	25°15'18"
C32	36.25'	24.42'	85°03'08"
C33	825.93'	932.58'	50°44'36"
C34	36.21'	24.42'	84°57'30"
C35	39.28'	525.58'	04°16'56"
C36	74.82'	161.00'	26°37'30"

LEGEND

- SET REBAR W/CAP 49097
- REBAR W/CAP LS27239
- ⊙ REBAR W/CAP LS55694
- △ CALCULATED CORNER
- ⊗ CHISELED X PER BK 996, PG 38, MCR.
- ⊙ BRASS CAP FLUSH
- ⊙ BRASS CAP IN HAND HOLE
- ⊙ SUBJECT PROPERTY BOUNDARY
- CALCULATED LINES OR TIES
- SECTION LINE
- PUBLIC RIGHT-OF-WAY LINE
- MONUMENT LINE
- EASEMENT LINE
- MCR = MARICOPA COUNTY RECORDS
- PUE = PUBLIC UTILITIES EASEMENT
- N.A.P. = NOT A PART OF THIS SURVEY
- PUE = PUBLIC UTILITIES EASEMENT
- SVE = SIGHT VISIBILITY EASEMENT
- PER BK 996, PG 38, MCR

30'



LINE TABLE	
LINE #	DIRECTION
L37	S25°14'27"E
L38	S89°50'49"E
L39	S0°13'50"W
L40	S8°23'33"E
L41	N89°46'35"W
L42	N90°00'00"W
L43	S0°00'00"E
L44	N90°00'00"E
L45	S89°46'35"E
L46	S0°13'50"W
L47	N89°46'35"W
L48	N90°00'00"W
L49	S0°00'00"E
L50	S0°32'00"W
L51	N89°28'04"W
L52	N90°00'00"W
L53	N90°00'00"W
L54	S75°00'00"W
L55	S0°00'00"E
L56	N89°28'03"W
L57	N0°00'00"E
L58	N75°00'00"W
L59	N90°00'00"W
L60	S0°00'00"E
L61	S0°32'00"W
L62	N89°28'03"W
L63	N0°32'00"E
L64	N0°00'00"E
L65	N90°00'00"W
L66	S84°17'23"W
L67	S89°59'59"W
L68	S88°55'15"W
L69	N89°28'00"W
L70	N0°32'02"E
L71	N83°12'04"E
L72	N90°00'00"E
L73	N89°27'58"W
L74	N0°36'08"E
L75	S89°27'58"E
L76	N0°47'58"E
L77	N27°44'09"E
L78	N0°32'02"E
L79	N0°36'08"E
L80	N0°36'08"E
L81	N0°36'08"E

drawn by: GPT

checked by: RHH

approved by: RHH

QA/QC by: RHH

project no.: 014-2651

drawing no.: PLAT

date: 7.6.2016

SHEET

2 OF 4

FINAL PLAT

A "REPLAT OF LOT 9 OF ESTRELLA FALLS SHOPPING CENTER", BOOK 996 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

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

GOODYEAR, ARIZONA

2015

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

REGISTERED LAND SURVEYOR

CERTIFICATE NO. 49097

R. REECE HENRY

Arizona, U.S.A.

Expires 3/31/2016

OLSSON

ASSOCIATES

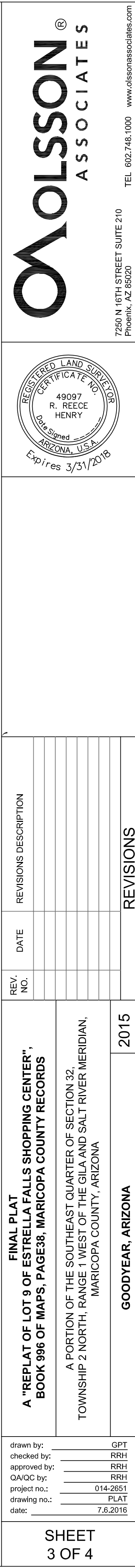
7250 N 16TH STREET SUITE 210

Phoenix, AZ 85020

TEL 602.748.1000

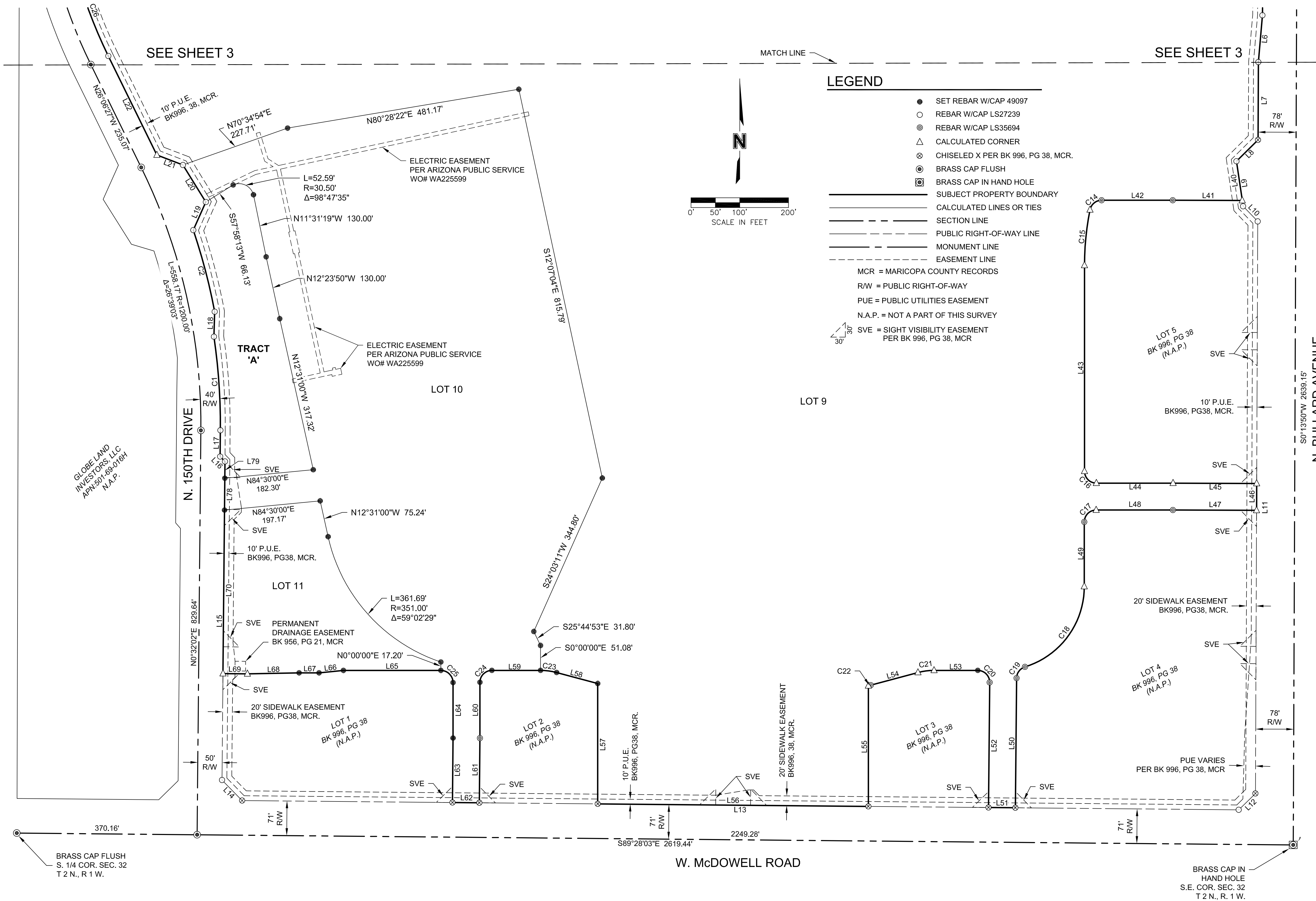
www.olssonassociates.com

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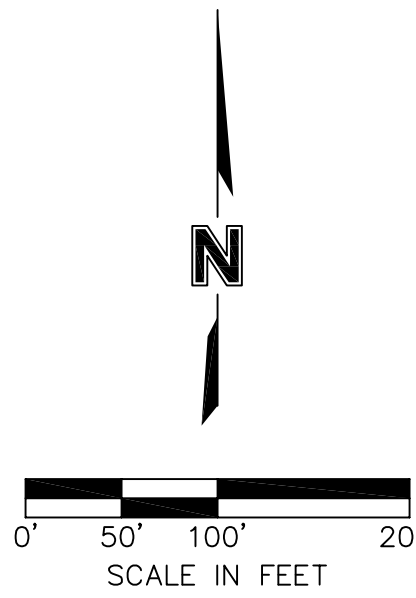
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DWG: F:\Projects\014-2651\40-Design\Survey\Final Plat\014-2651 Re-Plat of Lot 9.dwg USER: gtorpey
DATE: Jul 06, 2016 11:51am XREFS:

OLSSON ASSOCIATES

7250 N 16TH STREET SUITE 210
Phoenix, AZ 85020
TEL 602.748.1000 www.olssonassociates.com

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4 OF 4