A PRELIMINARY PLAT FOR CENTERRA CROSSINGS PHASE 2

A PRELIMINARY PLAT OF PARCEL 3 OF THE "MINOR LAND DIVISION OF TRACT A OF THE FINAL PLAT OF CENTERRA RECORDED IN BOOK 553 OF MAPS, PAGE 37 OF THE OFFICIAL RECORDS INTO PARCELS 1, 2, AND 3" RECORDED IN BOOK 1203 OF MAPS, PAGE 29 OF THE OFFICIAL RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION OF PARENT PARCEL (PARCEL 3 OF DOC. 2014-0673055, M.C.R.)

A PORTION OF TRACT "A", CENTERRA, A SUBDIVISION RECORDED IN BOOK 553 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 89°44'15" EAST ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 349.38 FEET; THENCE SOUTH 00°15'44" EAST, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VAN BUREN STREET AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 00°15'44" EAST, A DISTANCE OF 249.00 FEET; THENCE SOUTH 44°44'13" WEST, A DISTANCE OF 56.57 FEET; THENCE SOUTH 89°44'12" WEST, A DISTANCE OF 233.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY; THENCE SOUTH 00°23'15" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY, BEING 75.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 890.83 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY, BEING 65.00 FEET NORTH OF THE MONUMENTED CENTERLINE OF CENTERRA DRIVE; THENCE SOUTH 45°23'15" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTERRA DRIVE; THENCE NORTH 89°36'45" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING 40.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF CENTERRA DRIVE, A DISTANCE OF 309.00 FEET; THENCE NORTH 00'15'45" WEST, A DISTANCE OF 208.70 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°52'00", AN ARC LENGTH OF 124.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°52'00", AN ARC LENGTH OF 208.27 FEET; THENCE NORTH 00°15'45" WEST, A DISTANCE OF 346.15 FEET; THENCE NORTH 44°44'13" EAST, A DISTANCE OF 56.57 FEET; THENCE NORTH 89°44'15" EAST, A DISTANCE OF 206.56 FEET; THENCE NORTH 44°44'15" EAST, A DISTANCE OF 70.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 45.00 FEET AND A CHORD WHICH BEARS NORTH 22°24'21" WEST A DISTANCE OF 15.00 FEET; THENCE NORTHWESTERLY SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°10'58", AN ARC LENGTH OF 15.07 FEET; THENCE NORTH 12°48'52" WEST, A DISTANCE OF 83.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°33'07", AN ARC LENGTH OF 43.81 FEET; THENCE NORTH 00°15'45" WEST, A DISTANCE OF 98.53 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VAN BUREN STREET, NORTH 89°22'19" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 206.41 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE, BEING 70.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8; THENCE SOUTH 00°22'35" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE, BEING 75.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8; THENCE SOUTH 89°44'15" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, A DISTANCE OF 55.77 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF VAN BUREN STREET AND THE TRUE POINT OF BEGINNING.

LEGEND

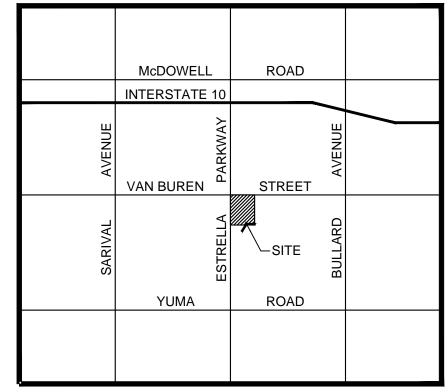
PT

PCC

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MCR	MARICOPA COUNTY F	RECORDER	②	EX. FIRE HYDRANT
PUE	PUE PUBLIC UTILITY EASEMENT FOUND		+	EX. LIGHT POLE AND BASE
EX R/W	EXISTING RIGHT-OF-WAY		(<u>s</u>)	EX. MANHOLE
~\~	BREAKLINE		7	EX. POWER POLE
•	PROPERTY CORNER		•	EX. SURVEY MONUMENT
©	FOUND BRASS CAP IN HAND HOLE FOUND BRASS CAP FLUSH		\otimes	EX. WATER VALVE
lacktriangle			ß∨	EX. GAS TEST VALVE
				EX. DROP INLET
		 PROPERTY LINE/ROW LINE EASEMENT EX. SANITARY SEWER PROPOSED SANITARY SEWER 	- o-	EX. SIGN
	s		Q	EX. POWER POLE
	s		(- (EX. GUY WIRE
		PROPOSED SANITARY SEWER	\mathbb{X}	EX. PALM TREE
	W	EX. WATERLINE		EX. CABLE T.V. BOX
	W	PROPOSED FIRE LINE	E	EX. ELECTRIC BOX
	——F ———			
		EX. IRRIGATION LINE	G	EX. GAS METER
		PR. IRRIGATION LINE	M	EX. WATER METER
		TOP OF SLOPE		EX. TELEPHONE BOX
	•	PROPOSED FIRE HYDRANT PROPOSED SS MANHOLE PROPOSED IRRIGATION MANHOLE	E	EX. ELECTRIC MANHOLE
	-			EX. TELEPHONE MANHOLE
	©			EX. BACKFLOW PREVENTER
	(IR)		(IR)	EX. IRRIGATION MANHOLE
	TC	TOP OF CURB	0.0	ON CENTED (CENTED OF DID
	FL	FLOWLINE	O.C.	ON CENTER (CENTER OF PIPE COVER OVER TOP OF PIPE
	Р	TOP OF PAVEMENT	CVR	
	FG	FINISH GRADE	RIM	RIM ELEVATION
	GB	GRADE BREAK	I.E.	INVERT ELEVATION
	HP LP	HIGH POINT LOW POINT	IRR	IRRIGATION
	EG	EX. GRADE	T/PIPE	TOP OF PIPE ELEVATION
	EP	EDGE OF PAVEMENT	ESMT	EASEMENT
	BCR	BEGIN CURB RETURN	STA:	STATION
	ECR	END CURB RETURN	OFF:	OFFSET
	PC	POINT OF CURVATURE	SVT	SIGHT VISIBILITY TRIANGLE
	FU	I OHNI OF CONVATORE		

POINT OF TANGENCY

POINT OF COMPOUND CURVATURE



VICINITY MAP GOODYEAR, ARIZONA SCALE: NOT TO SCALE

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, T.1N., R.1W, BEING SOUTH 89'44'15" WEST PER THE FINAL PLAT OF CENTERRA, AS RECORDED IN BOOK 553 OF MAPS, PAGE 37, M.C.R.

BENCHMARK

CITY OF GOODYEAR POINT #G347: A 3" BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVAL ELEVATION = 996.48' (NAVD88)

CITY OF GOODYEAR POINT #G335: A BRASS CAP IN SOUTH HANDHOLE A THE INTERSECTION OF SARIVAL AVE. AND 1/2 MILE NORTH OF YUMA ROAD. ELEVATION = 983.73' (NAVD88)

LOCAL BENCHMARK:

INTERSECTION OF VAN BUREN STREET AND ESTRELLA PKWY. FND. 3" CITY OF GOODYEAR BRASS CAP IN ELEVATION = 992.79' (NAVD88)

FEMA FLOOD ZONE CLASSIFICATION

REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 04013C2135L DATED OCTOBER 13, 2013, INDICATED THAT THE SITE LIES WITHIN ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE: AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

REFERENCE DOCUMENTS

RECORD OF SURVEY PLSS SUBDIVISION (G.D.A.C.S.) RECORDED IN BOOK 694 OF MAPS, PAGE 38, M.C.R.

FINAL PLAT OF CENTERRA, AS RECORDED IN BOOK 553 OF MAPS, PAGE 37, M.C.R.

WARRANTY DEED, AS RECORDED IN DOC. 2008-0327291, M.C.R.

MINOR LAND DIVISION OF TRACT "A' OF THE FINAL PLAT OF "CENTERRA", AS RECORDED IN BOOK.1203 OF MAPS, PAGE.29, M.C.R.

OWNER:

GOODYEAR ESTRELLA, LLC 7203 RUBIO AVENUE, SUITE 101 LAKE BALBOA, CALIFORNIA 91406 PHONE: (818) 901-0100 EXT. 309 CONTACT: ALÉX KURIAN

SITE ZONING

PAD (COMMERCIAL)

AREAS

TRACT "A" OF CENTERRA CROSSINGS: 26.75 ACRES OR 1,165,139 SQUARE FEET

PARENT PARCEL: EXISTING PARCEL 3 OF THE M.L.D.: 7.97 ACRES OR 347,020 SQUARE FEET.

PROPOSED PARCELS (A SUBDIVISION OF THE PARENT PARCEL): PARCEL 3: 1.792 ACRES OR 78,070 SQUARE FEET

PARCEL 4: 1.837 ACRES OR 80,037 SQUARE FEET PARCEL 5: 1.141 ACRES OR 49,700 SQUARE FEET PARCEL 6: 1.203 ACRES OR 52,420 SQUARE FEET

PARCEL 7: 1.992 ACRES OR 86,791 SQUARE FEET

Contact Arizona 311 at least two full working days before you begin excavation Gall 811 or eliek Arizona811.com

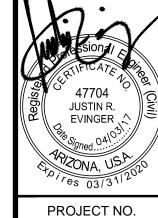
2942 N. 24TH STREET SUITE #114 PHOENIX, AZ 85016 PHONE: (602) 943-620 FAX: (602) 943-6201

PHASI BUREN RA TRE

N. S.

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PL.1 of 2

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