

A PRELIMINARY PLAT FOR CENTERRA CROSSINGS PHASE 2

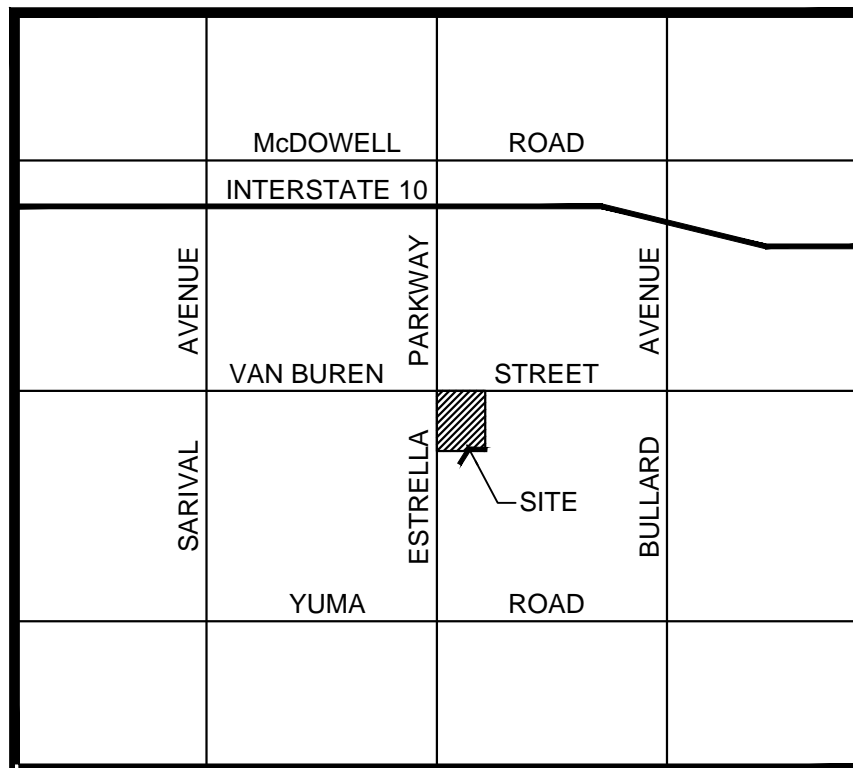
A PRELIMINARY PLAT OF PARCEL 3 OF THE "MINOR LAND DIVISION OF TRACT A OF THE FINAL PLAT OF CENTERRA RECORDED IN BOOK 553 OF MAPS, PAGE 37 OF THE OFFICIAL RECORDS INTO PARCELS 1, 2, AND 3" RECORDED IN BOOK 1203 OF MAPS, PAGE 29 OF THE OFFICIAL RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 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 02°31'5" 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 55.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTERRA DRIVE; THENCE NORTH 89°36'45" WEST, 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, BEING 73.21 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8; THENCE 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 THE SOUTH RIGHT-OF-WAY LINE, BEING 70.00 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

[illegible]

VICINITY MAP

GOODYEAR, ARIZONA



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 BENCHMARKS:

CITY OF GOODYEAR POINT #G347: A 3" BRASS CAP IN HANDHOLE AT THE INTERSECTION OF SARIVALLA AVE. AND VAN BUREN STREET.
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 HANDHOLE.

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: ALEX KURIAN

SITE ZONING

PAD (COMMERCIAL)

AREAS

TOTAL SITE IMPACTED
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



PRELIMINARY PLAT
CENTERRA CROSSINGS - PHASE 2
SEC OF ESTRELLA PKWY & VAN BUREN ST.
GOODYEAR, AZ

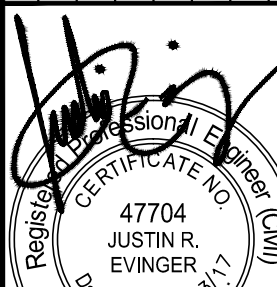
beck
consulting engineers

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

SCALE (H):
SCALE (V):

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE:05-15-05

[illegible]

PROJECT NO.
111001

PL.1 OF 2

