APPLICATION FOR MODIFICATION OF ASSESSMENTS For McDowell Road Commercial Corridor Improvement District

I, <u>Jacob Knudsen</u>, request the following modification to the McDowell Road Commercial Corridor Improvement District in the City of Goodyear.

2-27-2019 date

Owner or person claiming interest in propertyda(on behalf of Westcor Goodyear RSC LLC and Goodyear Peripheral LLC)

Owner or person claiming interest in property

date

The following have been included:

- A. General description identifying the parcels affected and the assessment values to be modified.
- B. Description of the proposed modification's effect on the ratio of fair market value (4:1) of each assessment parcel to the amount of the proposed assessment for each parcel effected.
- C. A Status of Ownership in the title report showing all parties having any interest in the affected parcels.
- D. A site map or vicinity map showing the location of the affected parcel(s) in relation to other areas of the city for an area of approximately two (2) to four (4) miles, showing major streets.
- E. A hard copy and an electronic database of the plat reflecting parcel information after the modification and a legal description of the boundary of the parcel.
- F. Payment of the Base Fees

Base Fee:		\$300.00
	\$20 x number of new assessments	\$ 60.00
	\$5 x number of assessments to be removed	\$ 5.00
	S Outside Engineering and Legal Fees.	<u>\$</u>
Total Fees:		\$

This information will be utilized by the Superintendent to develop a Petition for Modification of Assessments for McDowell Road Commercial Corridor Improvement District for City Council action. Upon review by the Superintendent of Streets, the petition will be returned to you for your approval and signature. Upon receipt of the signed petition, a Resolution for Modification will be scheduled for the next regularly scheduled City Council meeting.

CITY OF GOODYEAR McDowell Road Commercial Corridor Improvement District ANNUAL ASSESSMENT PAYMENT

ORIGINAL ASSESSMENT NUMBER AND AMOUNT

ORIGINAL ASSESSMENT NUMBER, ASSESSOR PARCEL, AMOUNT AND ACREAGE						
ORIGINAL ASSESSMENT NUMBER	ORIGINAL ASSESSOR PARCEL NUMBER	PRINCIPAL BALANCE REMAINING AS OF 1/1/2019	ORIGINAL ASSESSMENT ACREAGE	OWNER NAME		
14	501-73-961, 501-73- 962, 501-73-963, 501-73-964	\$14,833,941.52	106.79	Westcor Goodyear RSC LLC		

REQUESTED MODIFICATION ASSESMENT NUMBER AND AMOUNT

NEW ASSESSMENT NUMBER, ASSESSOR PARCEL, AMOUNT AND ACREAGE							
NEW ASSESSMENT NUMBER	NEW ASSESSOR PARCEL NUMBER	NEW ASSESSMENT PRINCIPCAL BALANCE	NEW ASSESSMENT ACREAGE	OWNER NAME			
14-01-001	501-73-961, 501-73- 962, 501-73-964	\$14,314,783.29	103.06	Westcor Goodyear RSC LLC			
14-01-002	501-73-963	\$307,262.19	2.21	Goodyear Peripheral LLC			
14-01-003	TBD	\$211,896.05	1.53	Westcor Goodyear RSC LLC			

Parcel sizes taken from Maricopa County Assessor's website and the proposed "Replat of a Replat of Lot 9" dated 2/13/2019 that has been submitted to the City of Goodyear.

Proposed Assessment 14-01-002 has changed ownership via contribution to a Joint Venture between Macerich and Globe (Goodyear Peripheral LLC). Proposed Assessment 14-01-003 is in the process of being contributed to the same Macerich/Globe Joint Venture to facilitate pad development.

Item 'A' – General description identifying the parcels affected and the assessment values to be modified.

The parcels affected are Lot 9 and Lot 11 from the "Replat of Lot 9 of Estrella Falls Regional Shopping Center" dated 7/6/2016 and Lot 9 and Lot 12 from the proposed "Replat of a Replat of Lot 9" dated 2/13/2019. These lots are currently all included under Assessment #14 within the McDowell Road Commercial Corridor Improvement District.

Existing assessment values:

ASSESSMENT	LOTS	ORIGINAL ASSESSMENT SIZE	ASS	ESSMENT PRINCIPAL
14	Lot 9, Lot 10, Lot 11, Lot 12, Tract 'A'	4,651,952 SF	\$	14,833,941.52

The assessment values are to be modified as follows:

ASSESSMENT	LOTS	NEW ASSESSMENT SIZE	NEW ASSESSMENT PRINCIPAL
14-01-001	Lot 9, Lot 10, Tract 'A'	4,489,143 SF	\$ 14,314,783.29
14-01-002	Lot 11	96,358 SF	\$ 307,262.19
14-01-003	Lot 12	66,451 SF	\$ 211,896.05

Item 'B' – Description of the proposed modification's effect on the ratio of fair market value (4:1) of each assessment parcel to the amount of the proposed assessment for each parcel affected.

Lot 11 and Lot 12 are part of a new joint venture for proposed pad development. Today Lot 11 has been rough-graded with an at-risk grading permit. Lot 12 is undeveloped. No change to fair market value is anticipated prior to processing of the modification.

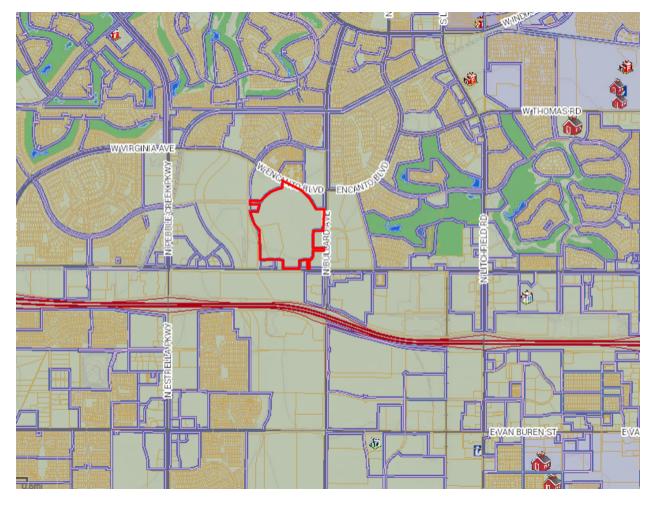
Item 'C' – A status of ownership in the title report showing all parties having any interest in the affected parcels.

Lot 9, Lot 10 and Tract 'A' are owned by Westcor Goodyear RSC, LLC (Macerich).

Lot 11 was contributed in 2018 by Westcor Goodyear RSC, LLC (Macerich) into a new Joint Venture owned by Goodyear Peripheral LLC, which consists of Macerich Goodyear Peripheral LLC (Macerich) and Globe Land Investors, LLC (Globe). Macerich Goodyear Peripheral LLC (Macerich) is the managing member of Goodyear Peripheral LLC.

Lot 12 is currently a portion of Lot 9, owned by Westcor Goodyear RSC, LLC (Macerich). After the re-plat that is currently in process has been executed, Lot 12 is proposed to be contributed into the Goodyear Peripheral LLC Joint Venture and will be under the same ownership structure as Lot 11.

Item 'D' - A site map or vicinity map showing the location of the affected parcel(s) in relation to the other areas of the city for an area of approximately two (2) to four (4) miles, showing major streets.



Item 'E' – A hard copy and an electronic database of the plat reflecting parcel information after the modification and a legal description of the boundary of the parcel.

Attached: "Replat of Lot 9 of Estrella Falls Regional Shopping Center" dated 7/6/2016 and the proposed "Replat of a Replat of Lot 9" dated 2/13/2019.

Assessment 14-01-001 Legal Descriptions:

Lot 9 of the proposed "Replat of a Replat of Lot 9", Being a Replat of a "Replat of Lot 9 of Estrella Falls Regional Shopping Center", Book 1291 of Maps, Page 7, Maricopa County Records. Lot 10 of "Replat of Lot 9 of Estrella Falls Regional Shopping Center", Book 996 of Maps, Page 38, Maricopa County Records.

Tract 'A' of "Replat of Lot 9 of Estrella Falls Regional Shopping Center", Book 996 of Maps, Page 38, Maricopa County Records.

Assessment 14-01-002 Legal Description:

Lot 11 of "Replat of Lot 9 of Estrella Falls Regional Shopping Center", Book 996 of Maps, Page 38, Maricopa County Records.

Assessment 14-01-003 Legal Description:

Lot 12 of the proposed "Replat of a Replat of Lot 9", Being a Replat of a "Replat of Lot 9 of Estrella Falls Regional Shopping Center", Book 1291 of Maps, Page 7, Maricopa County Records.

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

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: SCHT H. NUSON THE SAME ATTESTED TO BY: SCHT H. NUSON THE SAME ATTESTED TO
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() 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: Scott H. Nelson THE Serior Vice Precident
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NAME TO BE AFFIXED AND THE SAME ATTESTED TO BY: Scott H. Nelson THE Scrior Vice President
BY: Scott H. Nelson THE Schior Vice President
AUTHORIZED THIS <u>2⁻¹</u> DAY OF <u>AUGUST</u> , 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
A DELEWARE CORPORATION, ITS GENERAL PARTNER
BY: Stoff Mul
NAME: Scott H. Nelson
ITS: Senior Vice President
SS SOUNTY OF MARICOPA THIS <u>2nd</u> DAY OF <u>August</u> , 2016. BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED <u>Scott H. Nelson</u> , 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.
Viner 8/2/16 NOTARY PUBLIC DATE DATE
MY COMMISSION EXPIRES:
May 201 , 20

morenoa

FINAL PLAT

AT NOTES

O STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, SPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED O REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED URING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.

O STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, N OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO ESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

TRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY ASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES (ITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

HE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM ATER MANAGEMENT ON A PROPERTY.

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

HIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP

HIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH UCH A USE.

LL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).

LL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE EGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

ECIPROCAL OR CROSS ACCESS AND UTILITY EASEMENTS SHALL BE GRANTED BY SEPARATE INSTRUMENTS BETWEEN OWNER AND UTILITY ITHOUT NEED FOR APPROVAL FROM THE CITY OF GOODYEAR OR ADJACENT PROPERTY OWNERS.

HE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, RIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

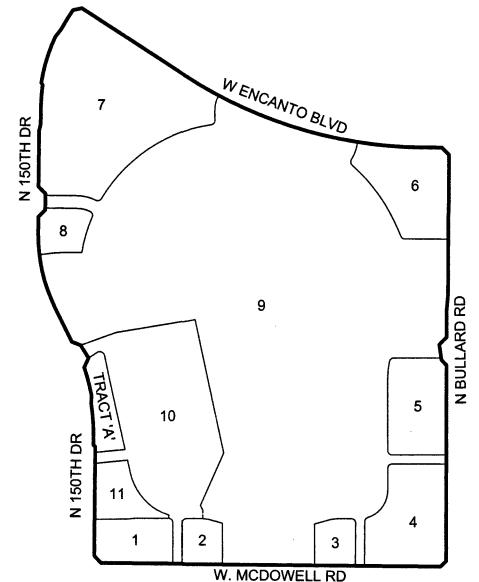
GAL DESCRIPTION:

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

DT AREAS

10.	SQ. FT. (NET±)	ACRES (NET±)
	124,827	2.865
	64,563	1.482
	67,415	1.547
	261,233	5.997
	204,022	4.684
	243,862	5.598
	748,640	17.186
	77,376	1.776
	3,823,993	87.787
	647,304	14.860
	96,358	2.212

DT KEY MAP



REFERENCE DOCUMENTS

- DEED #2007-1292278, MCR
- PLAT, BK 996, PG 38, MCR 2 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

UTILITY PROVIDERS

3. ELECTRIC: ARIZONA PUBLIC SERVICE

7. REFUSE COLLECTION: CITY OF GOODYEAR

1. WATER: LIBERTY UTILITY

2. SEWER: LIBERTY UTILITY

4. GAS: SOUTHWEST GAS

5. TELEPHONE: CENTURY LINK

6. FIRE: CITY OF GOODYEAR

TRACT TABLE

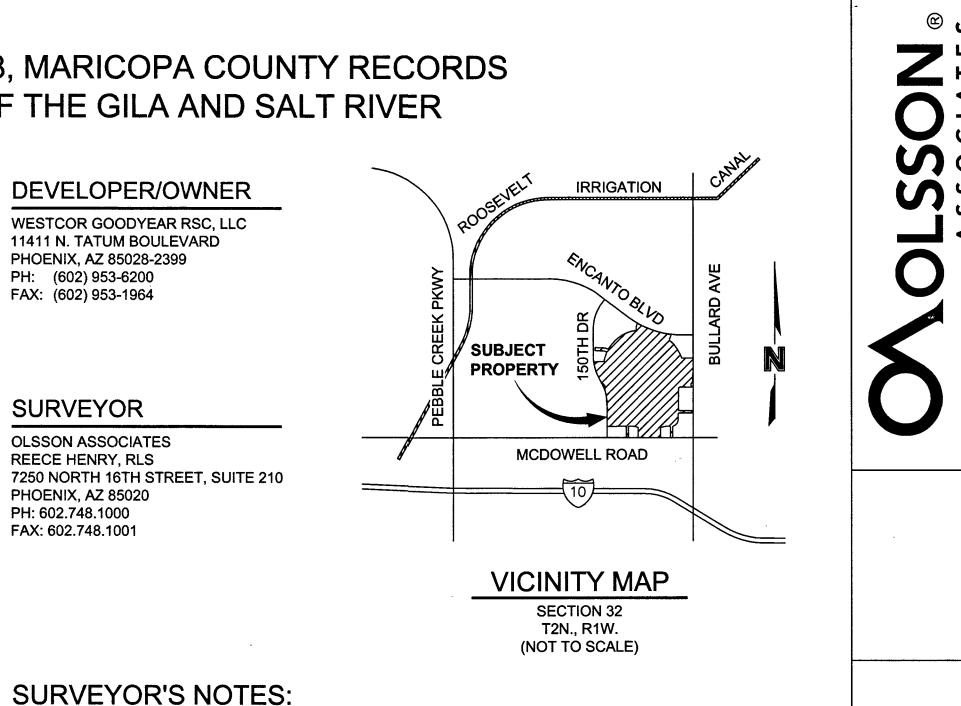
TRACT 'A'	
84,297 SQ. FT.	
TRACT USE:	DRAINAGE PURPOSES
OWNER:	WESTCOR GOODYEAR RSC, LLC
MAINTENANCE:	WESTCOR GOODYEAR RSC, LLC

IRPOSES DODYEAR RSC, LLC	
ODYEAR RSC, LLC	

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cc
BY

IT IS HERE BY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY ENGINEER OF GOODYEAR, ARIZONA, ON THIS 9th Day of September

R. REECE HENRY, RLS # 49097



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: STEVE CARLSON, DEVELOPMENT SERVICES MANAGERDATE LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP.

CITY OF GOODYEAR APPROVALS

IS HERE BY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED, FOR THE RECORD BY THE OUNCIL OF THE CITY OF GOODYEAR, ARIZONA, ON THIS 22 DAY OF _

MAYOR

707 CITY CLERK

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.

> 49097 R. REECE

HENRY

A S S O C I A E S					7250 N 16TH STREET SUITE 210	Phoenix, AZ 85020 TEL 602.748.1000 www.olssonassociates.com		
REVISIONS DESCRIPTION								REVISIONS
REV. NO.								
FINAL PLAT A "REPLAT OF LOT 9 OF ESTRELLA FALLS SHOPPING CENTER". BOOK	996 OF MAPS, PAGE38, 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				GOODYEAR, ARIZONA
drawn checke approv QA/QC project drawin date:	by: ed by: ved by: by: t no.: g no.:	 	E		C)14	PL/	

USER: gtarpey	
-Design\Survey\Final Plat\014-2651 Re-Plat of Lot 9.dwg	
0-Design∖Survey\Final P	VDEFC.
F: \Projects\014-2651\40-D	
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RDS RIVER MARICOPA COUNTY THE GILA AND SALT 38, OF PAGE WEST MAPS, NGE 1 NK 996 OF N ORTH, RAN ARIZONA \bigcirc ž OUNT Μ Ц Ц Ш С Ó FALLS REGIONAL SHOPPING CE T QUARTER OF SECTION 32, TO MERIDIAN, MARICOF . С 4 4 ESTRELL SOUTHE 9 OF THE "REPLAT OF LOT A PORTION OF ∢

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	LENGTH	96.61'	67.00'	334.17	37.12'	469.47'	96.32'	159.73'	62.31'	93.36'	43.18'	1173.64'	47.96'	2045.15'	58.93'	- 653.60'	14.14'	53.90'	51.26'	63.05'	89.33'	57.35'	226.24	100.62'	58.02'	98.59'
LINE TABLE	DIRECTION	S0°13'50"W	S89°46'10"E	S0°13'50"W	S4°51'58"W	S0°13'50"W	S4°59'42"W	S0°13'50"W	S45°18'40"W	S8°23'33"E	S44°00'05"E	S0°13'50"W	S45°34'43"W	S89°28'03"E	N44°24'26"W		N44°28'01"W	N0°32'01"E	N1°41'35"E	N24°04'34"E	N31°45'15"W	N69°02'21"W	N26°06'27"W	N0°31'58"E	N45°24'27"E	N0°36'08"E
	LINE #	2	12	L3	L4	L5	L6	٢٦	L8	67	L10	L11	L12	L13	L14	L15	L16	L17	L18	L19	L20	٢21	L22	L23	L24	L25
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	DELTA	8°54'13"	7°56'20"	26°39'10"	7°50'01"	16°38'48"	4°22'25"	32°21'59"
CURVE TABLE	RADIUS	1240.00'	1250.00'	998.00'	988.00'	998.00'	988.00'	2655.00'
CURVE	LENGTH	192.69'	173.20'	464.26'	135.08'	289.96'	75.42'	1499.80'
	CURVE #	ច	C2	C3	C4	C5	C6	C7

ي. ۲		42'	2.58'	.58'	42'	24.42'	.42'	24.42'	42'	.58'	
010	2/8.39	24.42'	1022.58'	622.58'	24.42'	24.	577.42'	24.	24.42'	172.58'	140 0350 04K
110 201	113.08	34.17'	422.70'	51.83'	29.63'	33.29'	114.81'	38.36'	38.36'	219.44'	MANDO PREILO PROCEED &
ç	Ca	C10	C11	C12	C13	C14	C15	C16	C17	C18	2210 1201 1201 1201 1201
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7°60104"	"TU'UG"1	16°38'48"	4°22'25"	32°21'59"				01.00	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		
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	DELTA	19°07'23"	23°23'48"	80°10'19"	23°41'03"	04°46'12"	69°31'45"	78°06'12"	11°23'31"	00,00 <u>.</u> 06	.00,00 <u>.</u> 06	72°51'16"	
CURVE TABLE	RADIUS	2655.00'	278.39'	24.42'	1022.58'	622.58'	24.42'	24.42'	577.42'	24.42'	24.42'	172.58'	
CURVE	LENGTH	886.14'	113.68'	34.17'	422.70'	51.83'	29.63'	33.29'	114.81'	38.36'	38.36'	219.44'	
	CURVE #	80	ව	C10	C11	C12	C13	C14	C15	C16	C17	C18	

	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°49'09"
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"

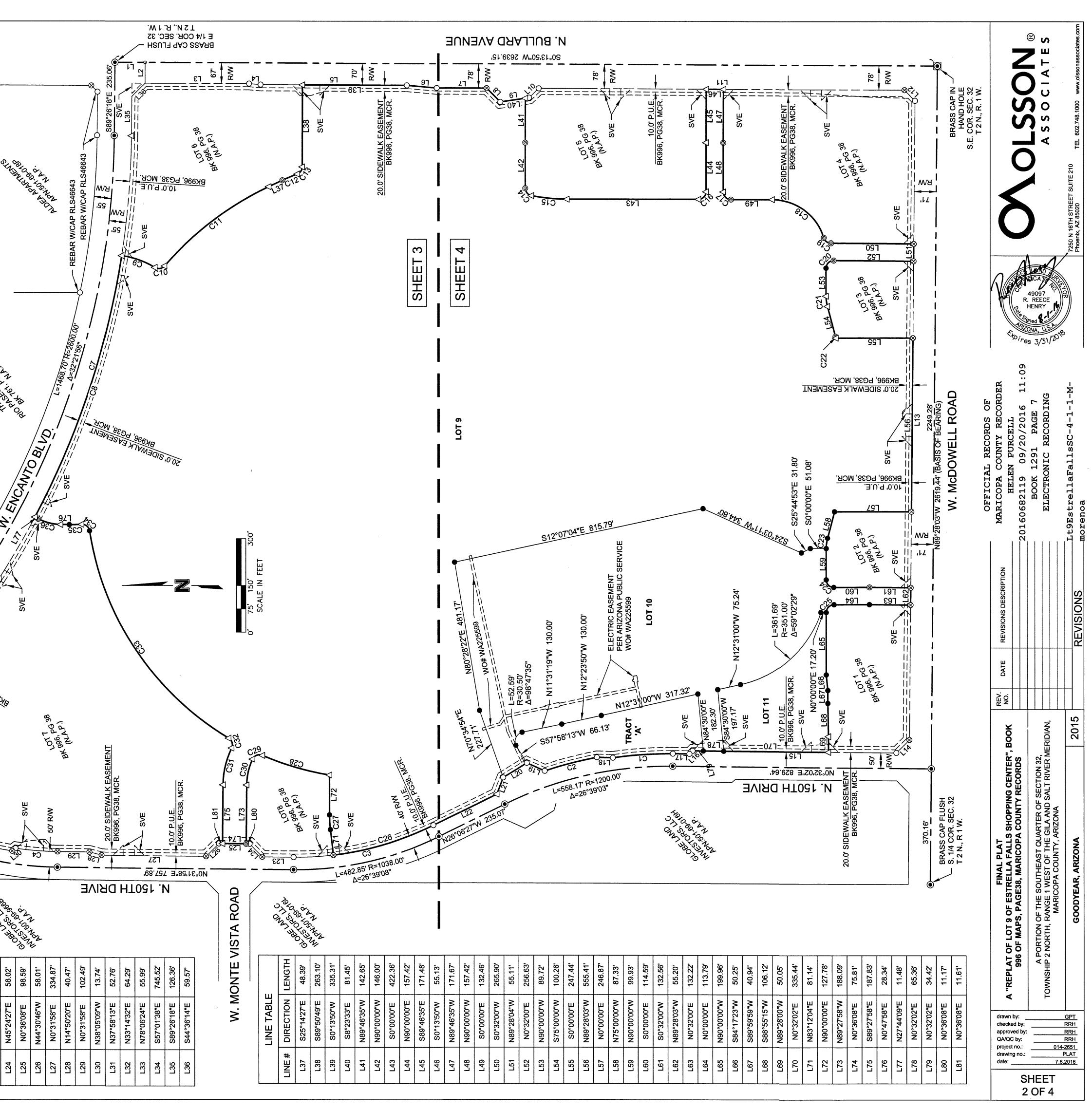
LEGEND

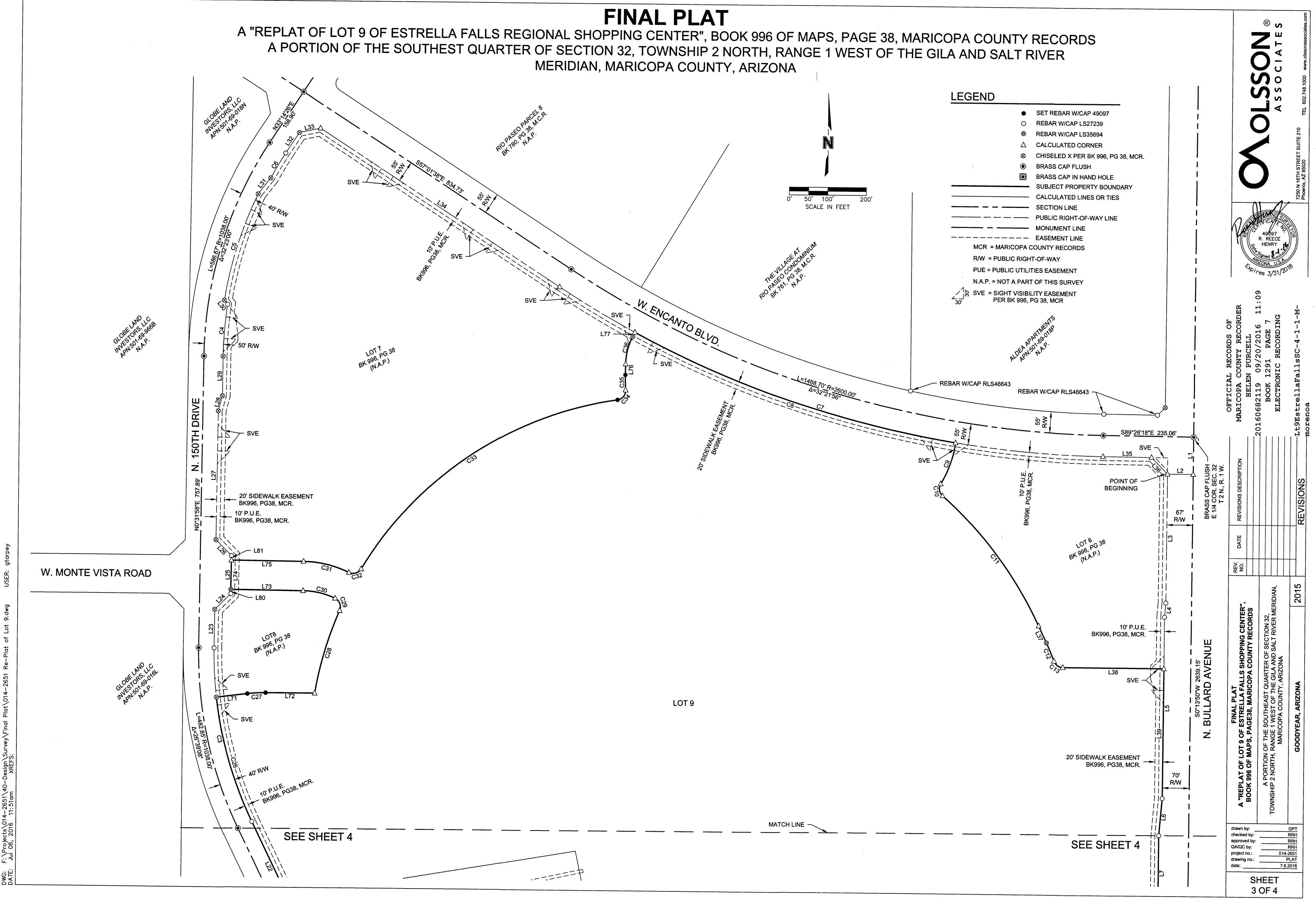
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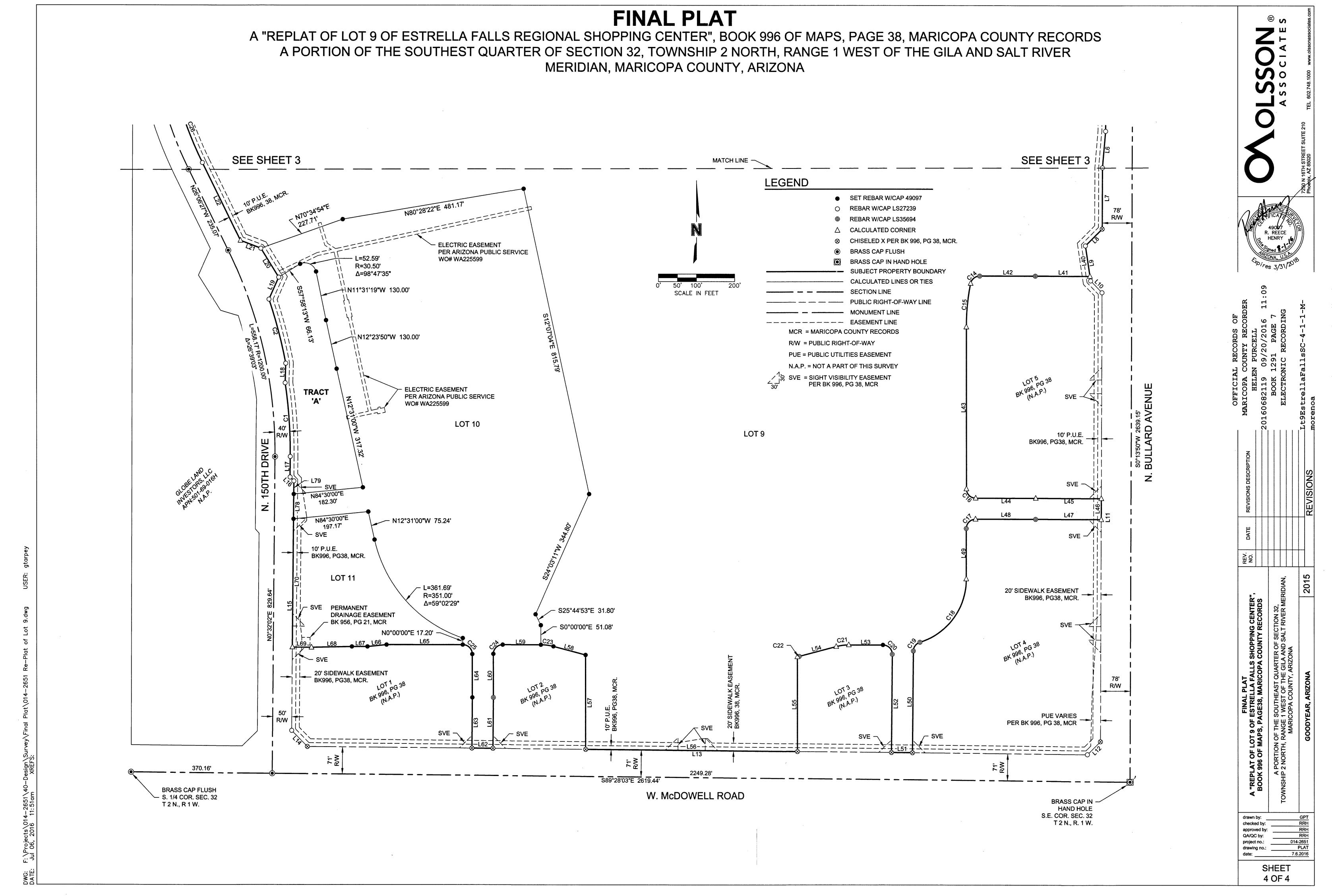
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DRAFT	BEIN
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DEDICATION	
KNOW ALL MEN BY THESE PRESENTS: THAT WESTCOR GOODYEAR RSC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, H SUBDIVIDED UNDER THE NAME A "REPLAT OF A REPLAT OF LOT 9" OF ESTRELLA FALLS REGION SHOPPING CENTER, BOOK 1291 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS", A PORTION OF 1 SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST, GILA AND SALT RIV MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS FINAL PLAT AND HERE DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF 1 LOTS AS SHOWN HEREON.	NAL I'HE /ER EBY
IN WITNESS WHEREOF:	
WESTCOR GOODYEAR RSC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNT CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED THEREUNTO BEING DULY AUTHORIZED TO DO SO.	ГО
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)	
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ON THIS DAY OF, 2019. BEFORE ME, THE UNDERSIGNED, PERSONAL APPEARED, WHO ACKNOWLEDGED HIMSELF/HERSELF TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED TFOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.	BE
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REPLAT OF A REPLAT OF LOT 9 REPLAT OF A "REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER", BOOK 1291 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS I OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 1 WEST

AT NOTES

STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, PHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED IRING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.

) STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, I OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO SIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT

RUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY SEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES TH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

E PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM ATER MANAGEMENT ON A PROPERTY.

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

IIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP

IIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH ICH A USE.

L NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND (EXCEPTIONS ARE TO BE NOTED).

LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE GISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

CIPROCAL OR CROSS ACCESS AND UTILITY EASEMENTS SHALL BE GRANTED BY SEPARATE INSTRUMENTS BETWEEN OWNER AND UTILITY THOUT NEED FOR APPROVAL FROM THE CITY OF GOODYEAR OR ADJACENT PROPERTY OWNERS.

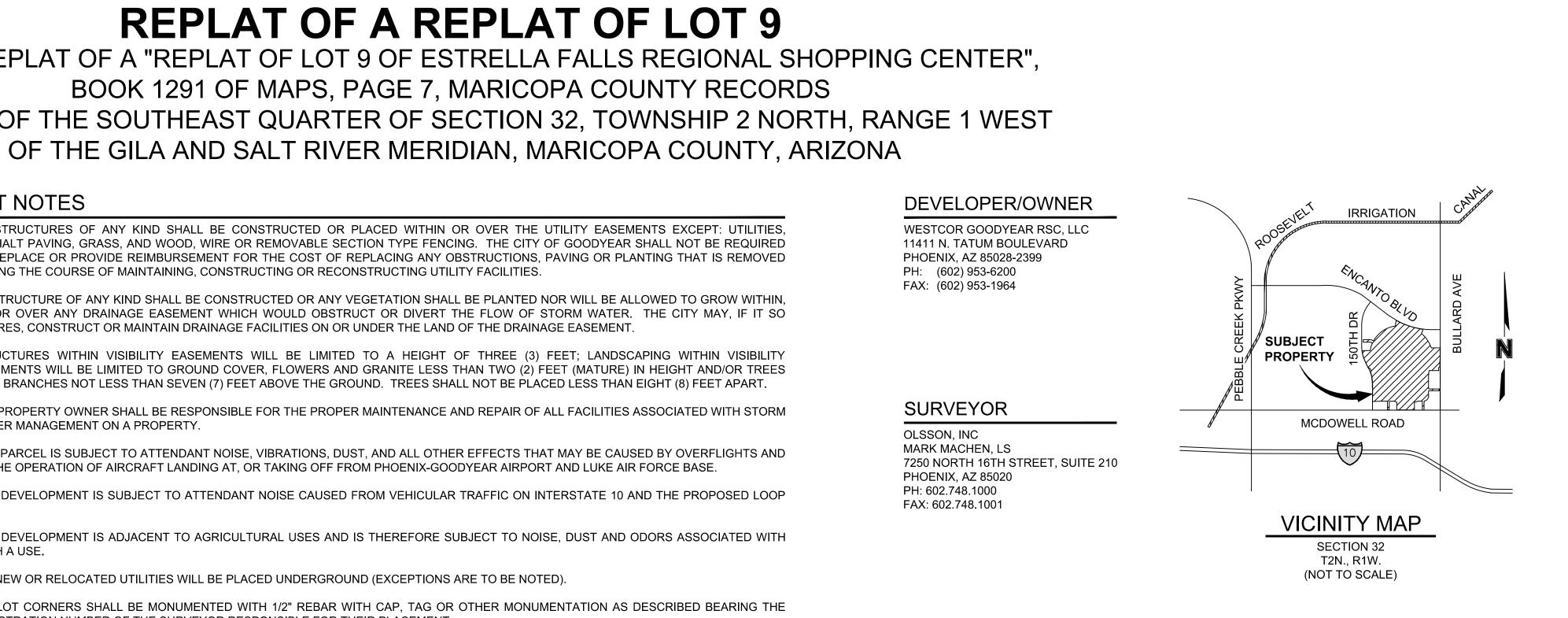
IE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, IVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

T AREAS

IO. SQ. FT. (NET±) ACRES (NET±) 3,757,542 86.261 66,451 1.525			
	10.	SQ. FT. (NET±)	ACRES (NET±)

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



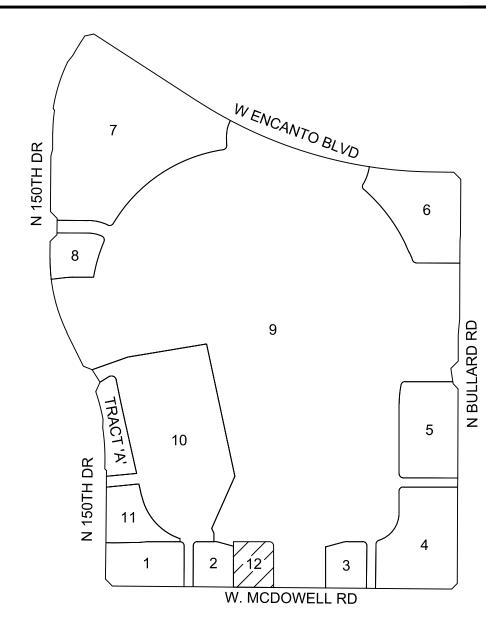
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EFERENCE DOCUMENTS

DEED #2007-1292278, MCR PLAT, BK 996, PG 38, MCR MOD, BK 956, PG 21, MCR ROS, BK 1034, PG 25, MCR PLAT, BK 761, PG 38, MCR MOD, BK 782, PG 36, MCR

ASIS OF BEARING

28'03"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 RTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN A BRASS CAP IAND HOLE AT THE SOUTHEAST CORNER OF SAID SECTION 32, AND A BRASS CAP FLUSH WITH THE /EMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 32, USING GLOBAL POSITIONING STEMS.

EGAL DESCRIPTION:

9, REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER, ACCORDING TO BOOK 1291 APS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S NOTES:

1. THIS SURVEY WAS BASED UPON THE COMMONWEALTH LAND TITLE INSURANCE COMPANY REPORT ORDER NO. 18001783-040-DO, DATED SEPTEMBER 27, 2018.

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 ON LOT 12 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.

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 2018, 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. THE BOUNDARY SURVEY, AS SHOWN ON THIS PLAT, MEETS THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

MARK MACHEN REGISTERED LAND SURVEYOR ARIZONA REG. NO. 16294



		7250 North 16th Street, Suite 210 TEL 602.748.1000 Phoenix, AZ 85020-5282 FAX 602.748.1001 www.olss
DATE REVISIONS DESCRIPTION		REVISIONS
NO.		
BEING A REPLAT OF A REPLAT OF LOT 9 BEING A REPLAT OF A "REPLAT OF LOT 9 OF ESTRELLA FALLS REGIONAL SHOPPING CENTER", BOOK 1291, PAGE 7, 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
drawn by: designed by: checked by: project no.: date:	018	<u>GPT</u> <u>MM</u> 3-2867 /13/19
S	HEET	3

			LEGEND	SET REBAR W/ TAG LS 16294	SET NAIL & TAG LS 16294	E FOUND REBAR W/ CAP 49097 C FOUND REPAIR W/ CAP 49097 C FOUND REPAIR W/ CAP 627330 C FOUND REPAIR W/ CAP 1 537330 C FOUND REPAIR W/ CAP 1 537330 C FOUND REPAIR W/ CAP 1 537330 C FOUND REPAIR W/ CAP 1 537330 C FOUND REPAIR W/ CAP 1 537330 C FOUND REPAIR W/ CAP 1 537330 C FOUND REP	C FOUND REBAR W/ CAP LSZ/239 EOLIND REBAR W/ CAP LS35604			CITY OF GOODYEAR BRASS CAP STAMPED D1 S 27239	CITY OF GOODYEAR BRASS CAP IN HAND HOLE		CALCULATED LINES OR TIES	SECTION LINE	PUBLIC RIGHT-OF-WAY LINE		MCR = MARICOPA COUNTY RECORDS	R/W = PUBLIC RIGHT-OF-WAY	PUE = PUBLIC UTILITIES EASEMENT	N.A.P. = NOT A PART OF THIS SURVEY	/ jà sve = sight visibility easement	30' PEK BK 996, PG 38, MCK						ų				
CURVE TABLE	DELTA	72°19'17"	90°32'00"	15°00'00"	01°41'37"	15°00'00"	89°59'18"	90°00'14"	19°18'46"	06°48'14"	13°49'09"	88°18'48"	24°24'06"	25°15'18"	85°03'08"	50°44'36"	84°57'30"	04°16'56" 26°37'30" 26°37'30"														
		24.42' 7	24.42' 9	127.42' 1	172.58' 0	127.42' 1	24.42' 8	25.00' 9	998.00' 1	400.00' 0	932.58' 1	24.42' 8	202.00' 2	278.00' 2	24.42' 8	932.58' 5	24.42' 8	525.58' 0	161.00' 2													
	LENGTH	30.82'	38.59'	33.36'	5.10'	33.36'	38.35'	39.27	336.40'	47.50'	224.93'	37.64'	86.03'	122.54'	36.25'	825.93'	36.21'	39.28'	74.82'								-	UIT-		\$ 6		
	CURVE #	C19	C20	C21	C22	C23	C24	C25	C26	C27	C28	C29	C30	C31	C32	C33	C34	C35	C36										/.	/.<		
CURVE TABLE	4																ENC,	` /														
	IS DELTA	0' 19°07'23")' 23°23'48"	80°10'19"	8' 23°41'03"	3' 04°46'12"	69°31'45"	, 78°06'12"	2' 11°23'31"	.00,00°06	.00,00°06	3' 72°51'16"	-						÷													
		4' 2655.00'	3' 278.39'	24.42	0' 1022.58'	622.58	24.42	, 24.42'	l' 577.42'	24.42	24.42	4' 172.58'	-					ç		W OCO	· · · · · · · · · · · · · · · · · · ·	.) 			SVF - TVS		
	# LENGTH	886.14	113.68'	34.17'	422.70'	51.83'	29.63	33.29'	114.81'	38.36	38.36	219.44'	-																			
	CURVE	80 C	ပိ	C10	C11	C12	C13	C14	C15	C16	C17	C18										17'30'E			141	0. v.C.	SVE L					
CURVE TABLE	DELTA	8°54'13"	7°56'20"	26°39'10"	7°50'01"	16°38'48"	4°22'25"	32°21'59"																								
	RADIUS	1240.00'	1250.00'	998.00	988.00'	998.00	988.00'	2655.00'						The	01.0 22.2 22.2	28-2-7-5-) M		33.0				ί.									
	LENGTH	192.69'	173.20'	464.26	135.08'	289.96'	75.42'	1499.80'	N N N N N N N N N N N N N N N N N N N															Ľ								
	CURVE #	G	C2	Ü	C4	C5	C6	C7							/			ON ON		CLES N. O. P.						CC/1 25, C2/1 62, B		=		2		
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LINE TABLE	LENGTH	96.61'	67.00'	334.17'	37.12'	469.47'	96.32'	159.73'	62.31'	93.36'	43.18'	1173.64	47.96'	2045.15'	58.93'	653.60'	14.14'	53.90'	51.26'	63.05'	89.33'	57.35'	226.24'	100.62'	58.02'	98.59'	58.01'	334.87	40.47'			
		S0°13'50"W	S89°46'10"E	S0°13'50"W	S4°51'58"W	S0°13'50"W	S4°59'42"W	S0°13'50"W	S45°18'40"W	S8°23'33"E	S44°00'05"E	S0°13'50"W	S45°34'43"W	S89°28'03"E	N44°24'26"W	N0°32'02"E	N44°28'01"W	N0°32'01"E	N1°41'35"E	N24°04'34"E	N31°45'15"W	N69°02'21"W	N26°06'27"W	N0°31'58"E	N45°24'27"E	N0°36'08"E	N44°30'46"W	N0°31'58"E	N14°50'20"E			
	LINE # DIR	L1 S0°	L2 S89	L3 S0°	L4 S4°	L5 S0°	L6 S4°	L7 S0°	L8 S45	RS 61	L10 S44	L11 S0°	L12 S45	L13 S89	L14 N44	L15 N0°	L16 N44	L17 N0°	L18 N1 [°]	L19 N24	L20 N31	L21 N69	L22 N26	L23 N0°	L24 N45	L25 N0°	L26 N44	L27 N0 ⁶	L28 N14			
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