

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

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

2-27-2019

Owner or person claiming interest in property date
(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
\$ _____ Outside Engineering and Legal Fees.	\$ <u>TBD</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
ASSESSMENT NUMBER AND AMOUNT**

NEW ASSESSMENT NUMBER, ASSESSOR PARCEL, AMOUNT AND ACREAGE				
NEW ASSESSMENT NUMBER	NEW ASSESSOR PARCEL NUMBER	NEW ASSESSMENT PRINCIPAL 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 Repat 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	ASSESSMENT 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.

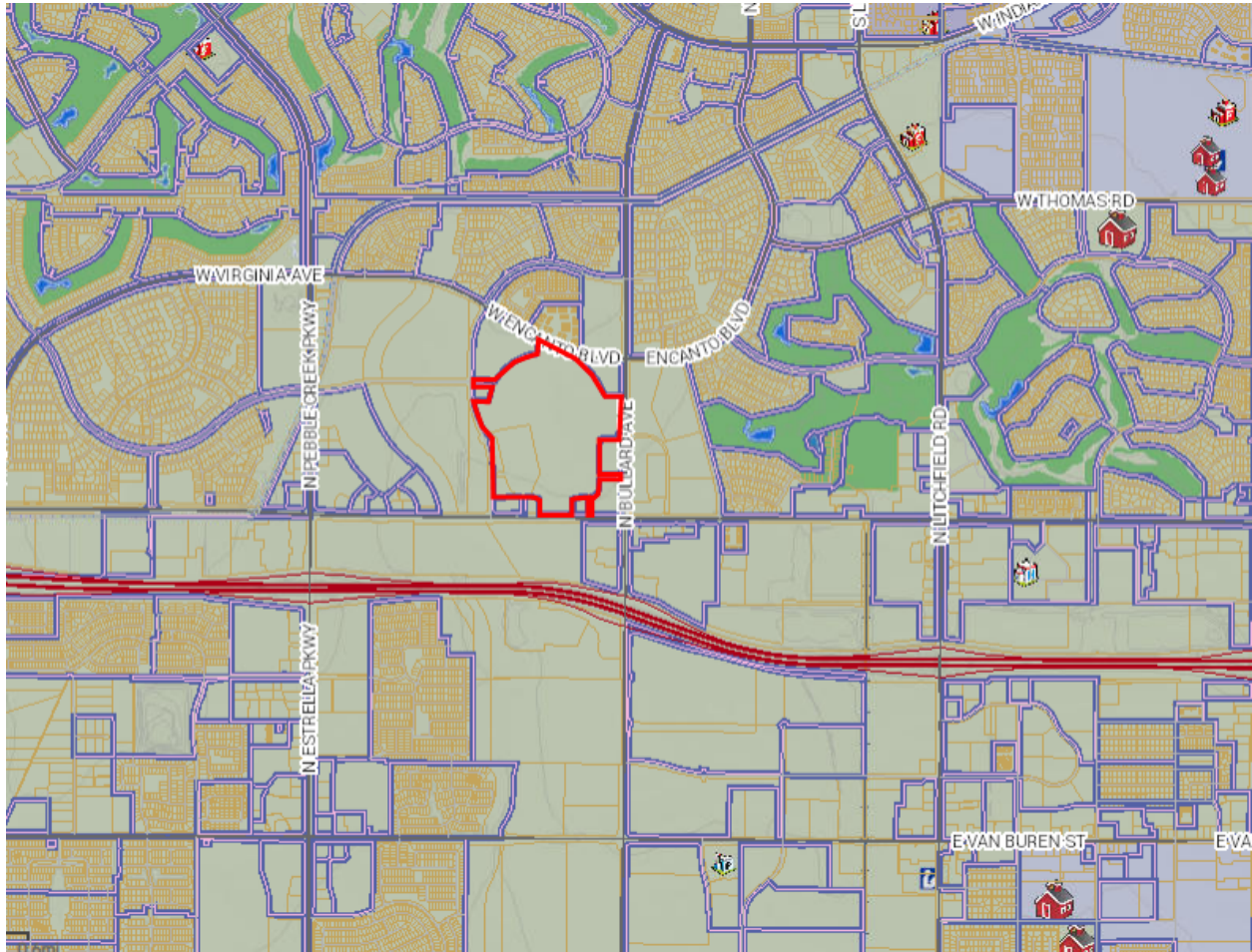
Item 'C' – A status of ownership in the title report showing all parties having any interest in the affected parcels.

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.

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)
COUNTY OF MARICOPA) SS

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)
COUNTY OF MARICOPA) SS

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 Senior Vice President
THEREUNTO DULY

AUTHORIZED THIS 2nd DAY OF August, 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 DELAWARE CORPORATION,
ITS GENERAL PARTNER

BY: Scott H. Nelson

NAME: Scott H. Nelson

ITS: Senior Vice President

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS 2nd DAY OF August, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Scott H. Nelson, 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.

Aimee Jeffries 8/2/16
NOTARY PUBLIC DATE



MY COMMISSION EXPIRES:

May 20th, 2020

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20160682119 09/20/2016 11:09
BOOK 1291 PAGE 7
ELECTRONIC RECORDING

Lt9EstrellaFallsSC-4-1-1-M-
morenoa

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

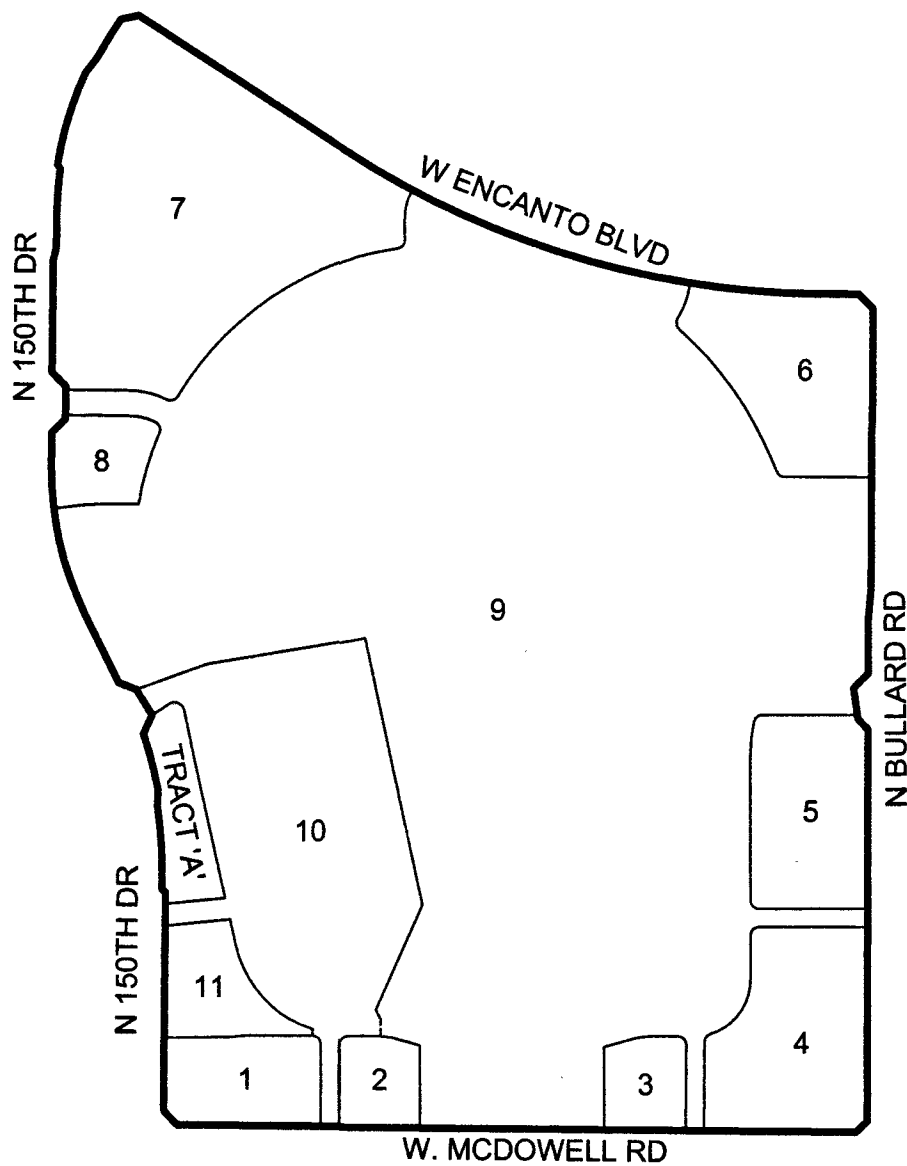
TRACT TABLE

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

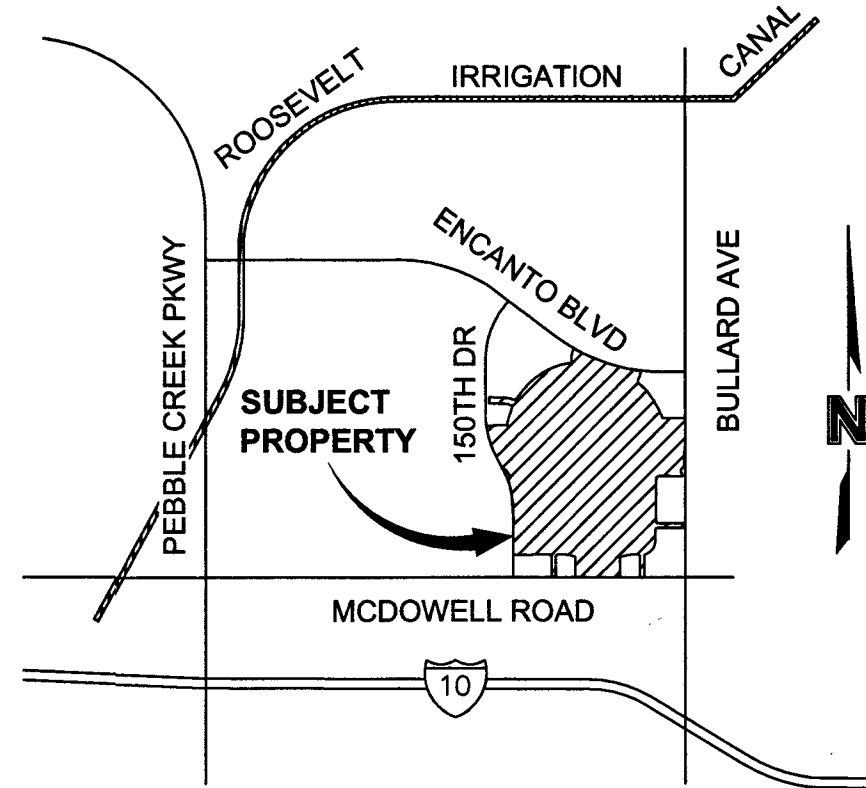


DEVELOPER/OWNER

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: Steve Carlson
LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP.

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 22nd DAY OF August, 2016

BY: Georgina Lora MAYOR

ATTEST: Ann Bungardt CITY CLERK

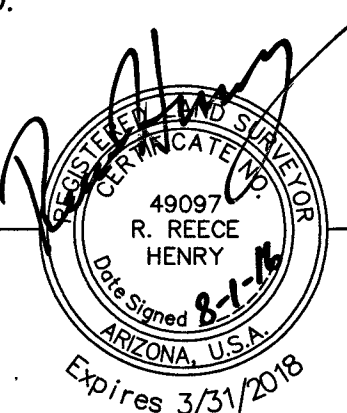
IT IS HERE BY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE RECORD BY THE CITY ENGINEER OF GOODYEAR, ARIZONA, ON THIS 9th DAY OF September, 2016

BY: R. Reece Henry 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



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ASSOCIATES

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

REVISIONS DESCRIPTION

REV. NO.

DATE

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

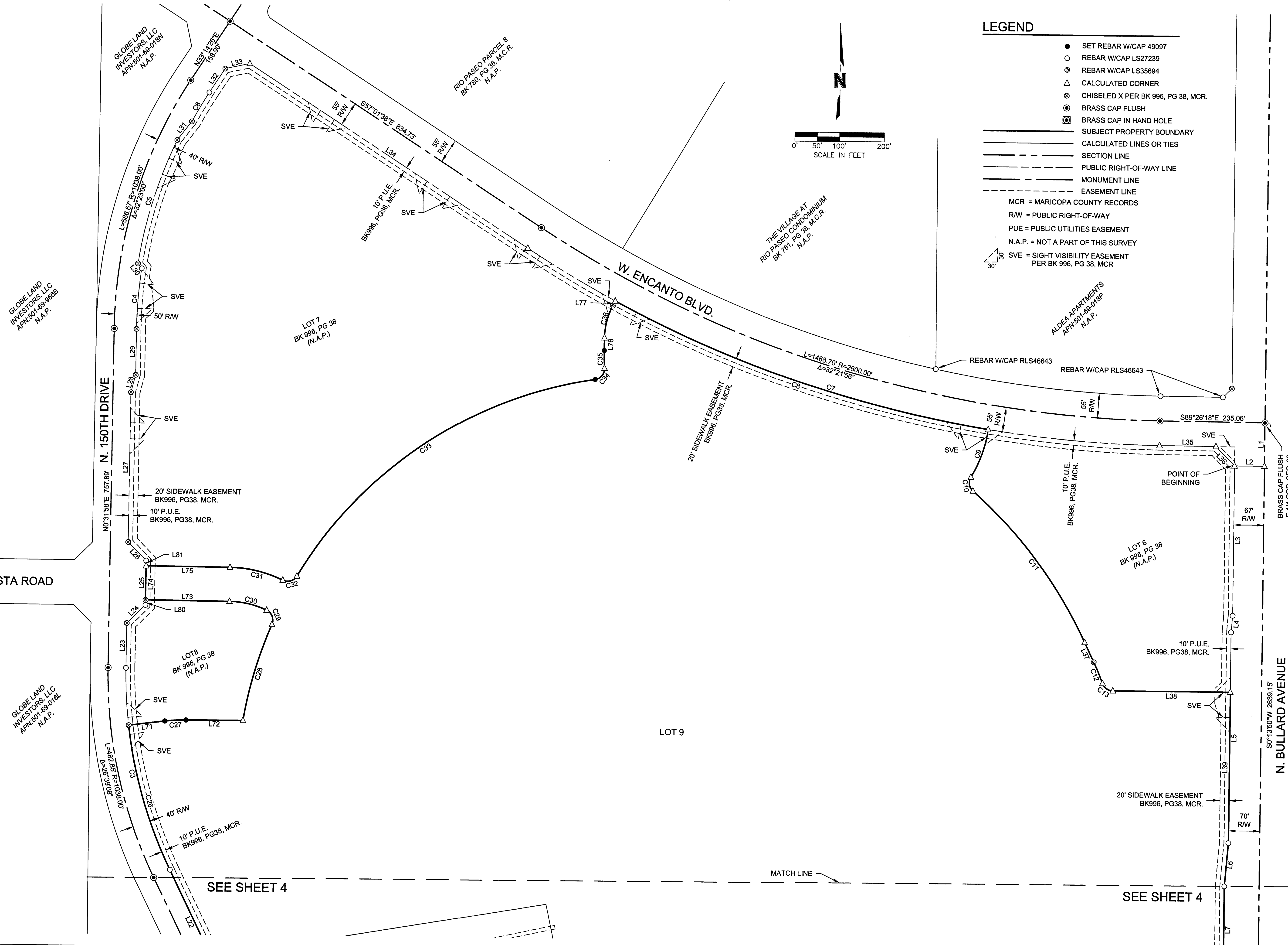
GOODYEAR, ARIZONA

drawn by: GPT
checked by: RRL
approved by: RRL
QA/QC by: RRL
project no.: 014-285-1
drawing no.: PLAT
date: 7.6.2016

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



LEGEND

- SET REBAR W/CAP 49097
 - REBAR W/CAP LS27239
 - ⊙ REBAR W/CAP LS35694
 - △ 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
R/W = PUBLIC RIGHT-OF-WAY
PUE = PUBLIC UTILITIES EASEMENT
N.A.P. = NOT A PART OF THIS SURVEY
SVE = SIGHT VISIBILITY EASEMENT
PER BK 996, PG 38, MCR

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ASSOCIATES

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

RECEIVED
MARICOPA COUNTY
RECORDS
49097
R. REECE
HENRY
06/06/2016
ARIZONA, U.S.A.
Expires 3/31/2018

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
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BOOK 1291 PAGE 7
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morenoa

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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,
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MARICOPA COUNTY, ARIZONA

2015

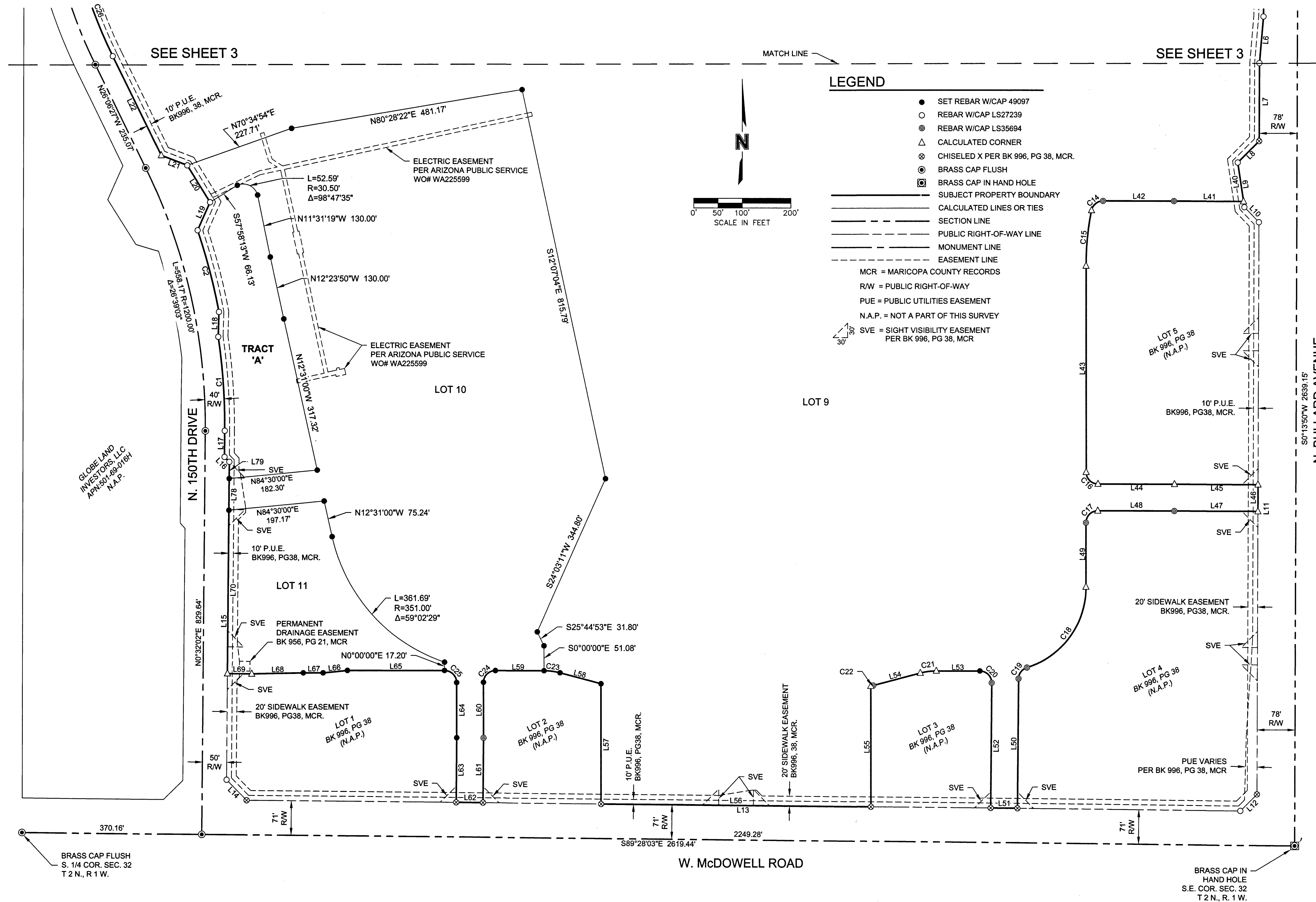
GOODYEAR, ARIZONA

drawn by: GPT
checked by: RRH
approved by: RRH
QA/QC by: RRH
project no.: 014-2651
drawing no.: PLAT
date: 7.6.2016

SHEET
3 OF 4

FINAL PLAT

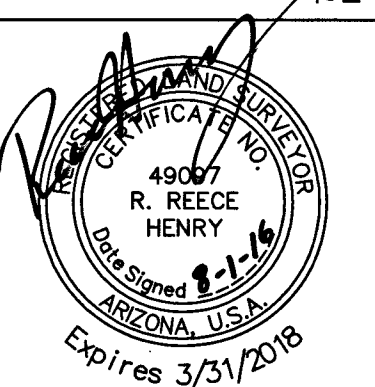
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MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

- SET REBAR W/CAP 49097
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OLSSON
ASSOCIATES



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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BOOK 1291 PAGE 7
ELECTRONIC RECORDING
It9EstrellaFallsSC-4-1-1-M-
morenoa

REV. NO.	DATE	REVISIONS DESCRIPTION

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	GOOD YEAR, ARIZONA
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SHEET
4 OF 4

