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LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE EAST HALF OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MARICOPA DEPARTMENT OF TRANSPORTATION (MCDOT) BRASS CAP IN HAND HOLE ACCEPTED AS THE EAST CORNER OF SAID SECTION 8, FROM WHICH A CITY OF GOODYEAR BRASS CAP FLUSH ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 8 THEREOF BEARS SOUTH 00°49'24" WEST, 2638.23 FEET;

THENCE SOUTH 00°49'24" WEST, 70.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 TO THE COMMON NORTH LINE OF THOSE CERTAIN DOCUMENTS ENTITLED "SPECIAL WARRANTY DEED" FILED AS DOCUMENT NUMBERS 2004-0082745 AND 2018-0486615 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID EAST LINE, NORTH 89°26'35" WEST, 447.00 FEET ALONG SAID COMMON NORTH LINE TO THE NORTHWEST CORNER OF SAID DOCUMENT NUMBER 2018-0486615;

THENCE LEAVING SAID COMMON NORTH LINE, SOUTH 00°49'24" WEST, 340.00 FEET ALONG THE COMMON WEST LINE OF THOSE CERTAIN DOCUMENTS ENTITLED "SPECIAL WARRANTY DEED" FILED AS DOCUMENT NUMBERS 2018-0486615 AND 2018-0281323 TO THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER 2018-0281323 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID COMMON WEST LINE, SOUTH 89°26'38" EAST, 447.00 FEET ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER 2018-0281323 AND TO THE AFORESAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE LEAVING SAID SOUTH LINE, SOUTH 00°49'24" WEST, 2228.23 FEET ALONG SAID EAST LINE TO THE AFORESAID FOUND BRASS CAP FLUSH ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 8;

THENCE LEAVING SAID EAST LINE, NORTH 89°26'32" WEST, 1062.04 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 TO THE SOUTHEAST CORNER OF THE PROPERTY AS DESCRIBED IN THE RIGHT-OF-WAY DEDICATION AS RECORDED IN DOCUMENT NO. 2009-1042743, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°33'28" EAST, 75.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF YUMA ROAD OF SAID DOCUMENT NO. 2009-1042743, MARICOPA COUNTY RECORDS, ARIZONA;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH LINE;

THENCE NORTH 89°26'32" WEST, 654.56 FEET;

THENCE NORTH 04°41'10" WEST, 200.00 FEET;

THENCE NORTH 89°26'32" WEST, 150.63 FEET TO THE WEST LINE OF "CENTERRA" FILED AS BOOK 553, PAGE 47 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST LINE;

THENCE LEAVING SAID NORTH LINE, NORTH 04°41'10" WEST, 2042.55 FEET

PRELIMINARY PLAT OF COMPASS DATACENTERS-PHX I GOODYEAR, ARIZONA

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 1 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA

LEGAL DESCRIPTION CONTINUED

THENCE NORTH 89°26'35" WEST, 512.12 FEET;

THENCE NORTH 00°38'06" EAST, 980.40 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°26'31" EAST, 304.81 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 850.00 FEET, THE CENTER OF WHICH BEARS NORTH 84°38'17" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°59'47", AN ARC LENGTH OF 88.96 FEET TO A TANGENT LINE;

THENCE NORTH 00°38'04" EAST, 812.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 849.52 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°41'17", AN ARC LENGTH OF 395.70 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 89°28'05" EAST, 2211.98 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8

THENCE SOUTH 00°49'43" WEST, 1934.41 FEET ALONG SAID EAST LINE, TO THE POINT OF BEGINNING.

NOTES

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- 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.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON THE PROPERTY.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- 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.
- 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.
- THIS DEVELOPMENT 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.
- 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.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE POA OR HOA.

REFERENCE DOCUMENTS

- FINAL PLAT PER BOOK 1011, PAGE 4 MCR
- PLAT PER BOOK 3 OF ROAD MAPS, PAGE 16 MCR
- PLAT PER BOOK 490, PAGE 20 MCR
- FINAL PLAT PER BOOK 553, PAGE 37 MCR
- RECORD OF SURVEY PER BOOK 991, PAGE 12 MCR

BENCHMARK

3" C.O.G BRASS CAP IN HAND HOLE, DOWN 4", LOCATED AT THE INTERSECTION OF LITCHFIELD ROAD AND VAN BUREN STREET. ELEV=981.64 (GOODYEAR BENCHMARK LIST #G332, NAVD 88 DATUM)

SECONDARY BENCHMARK

3" C.O.A BRASS CAP IN HAND HOLE, LOCATED AT THE INTERSECTION OF CENTRAL AVENUE AND VAN BUREN STREET. ELEV=981.77 (GOODYEAR BENCHMARK LIST #G334, NAVD 88 DATUM)

DEVELOPER

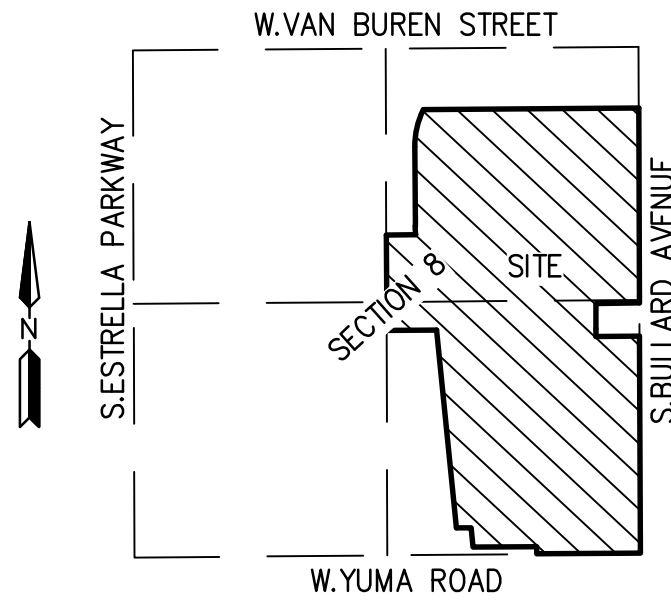
COMPASS DATACENTERS
14555 N. DALLAS PARKWAY, STE. 125
DALLAS, TX 75254
PHONE: (214) 452-0354
CONTACT: CHRIS CURTIS

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVE. SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: LOGAN HOPP



VICINITY MAP
NOT TO SCALE

SITE INFORMATION

GROSS AREA (TO C/L OF ADJACENT ROADWAY): 226.00 AC
EX. YUMA ROAD R/W AREA: 1.13 AC
YUMA ROAD PROPOSED R/W DEDICATION AREA: 1.78 AC
BULLARD AVENUE PROPOSED R/W DEDICATION AREA: 6.26 AC
NET AREA (GROSS MINUS PROPOSED R/W): 216.83 AC

ZONING: I-1 LIGHT INDUSTRIAL WITH A PAD OVERLAY

UTILITY PROVIDERS:

SEWER	GOODYEAR
WATER	GOODYEAR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SW GAS
TELEPHONE	COX, CENTURY LINK AND AT&T

AREA:

PARCEL	SQ. FT.	GROSS/NET ACRES	OWNERSHIP / MAINTENANCE	USE
1	8,467,835	193.554	COMPASS DATACENTERS-PHX I, LLC	DATA CENTER
2	192,640	4.422	COMPASS DATACENTERS-PHX I, LLC	SUBSTATION
3	15,081	0.346	COMPASS DATACENTERS-PHX I, LLC	LANDSCAPE
TRACT A	620,631	14.248	COMPASS DATACENTERS-PHX I, LLC	BULLARD WASH / OPENSAPCE
TRACT B	185,513	4.259	COMPASS DATACENTERS-PHX I, LLC	OPENSAPCE

SHEET INDEX

PP01 COVER SHEET, VICINITY MAP, NOTES, LEGAL DESCRIPTION, TRACT TABLE
PP02- PP03 PLAN SHEETS

BASIS OF BEARING

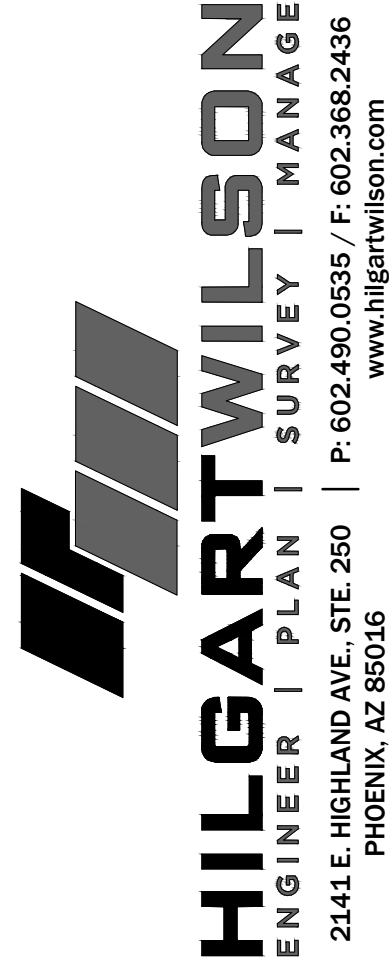
BASIS OF BEARING IS S00°49'43"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2135L, PANEL NUMBER 2135 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE FLOODPLAINS THAT ARE DETERMINED FOR THE FIS BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BFES DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. AE ZONES ARE AREAS OF INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD, INCLUDING AREAS WITH THE 2-PERCENT WAVE RUNUP, ELEVATION LESS THAN 3.0 FEET ABOVE THE GROUND, AND AREAS WITH WAVE HEIGHTS LESS THAN 3.0 FEET. THESE AREAS ARE SUBDIVIDED INTO ELEVATION ZONES WITH BFES ASSIGNED. THE AE ZONE WILL GENERALLY EXTEND INLAND TO THE LIMIT OF THE 1-PERCENT-ANNUAL-CHANCE STILLWATER FLOOD LEVEL (SWEL). DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2135L, PANEL NUMBER 2135 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013

REV.:

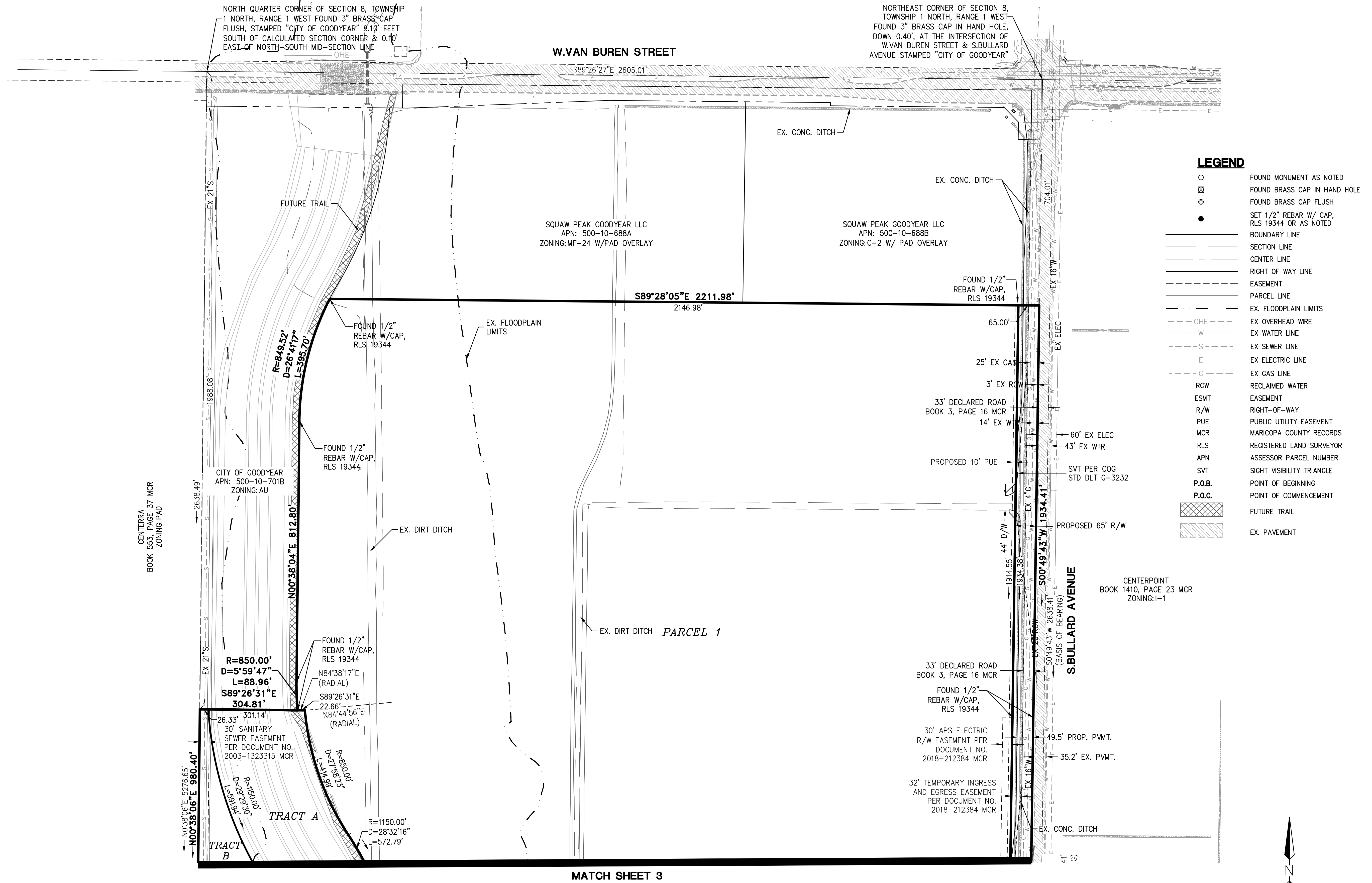


COMPASS DATACENTERS-PHX I

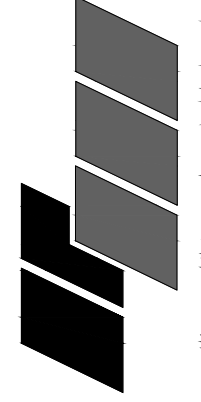
S.W.C. OF S.BULLARD AVENUE & W.VAN BUREN STREET
GOODYEAR, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON	PROJ NO.: 1854.0103	DWG. NO.
	DATE: JUNE 2019	PP01
	SCALE: AS SHOWN	SHT. 1 OF 3
	DRAWN: HW	
	DESIGNED: HW	
	APPROVED: LH	



REV.:



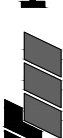
HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
www.hilgartwilson.com



COMPASS DATACENTERS-PHX I

S.W.C. OF S.BULLARD AVENUE & W.VAN BUREN STREET
GOODYEAR, ARIZONA

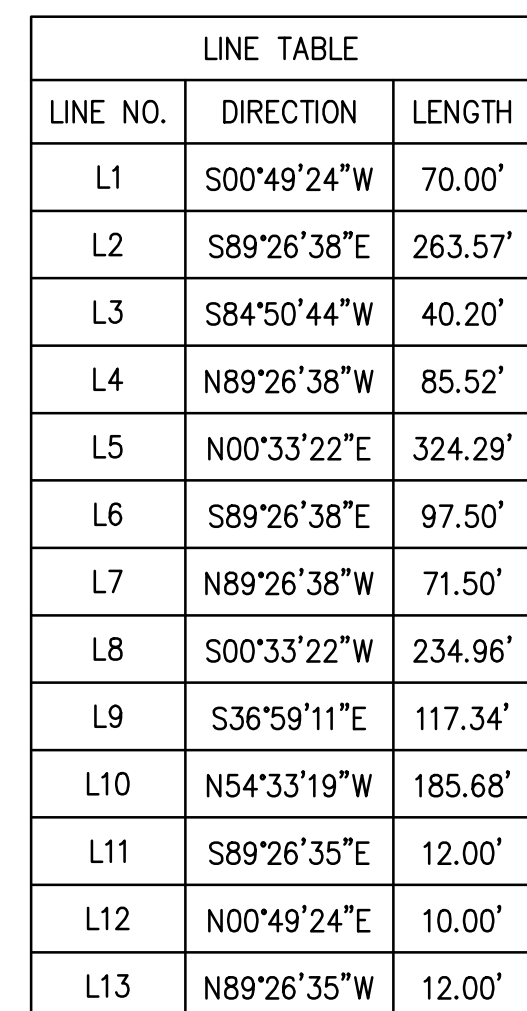
PRELIMINARY PLAT



HILGARTWILSON

PROJ NO.: 1854.0103
DATE: JUNE 2019
SCALE: AS SHOWN
DRAWN: HW
DESIGNED: HW
APPROVED: LH

DWG. NO.
PP02
SHT. 2 OF 3



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	34.50'	90°00'00"	54.19'

