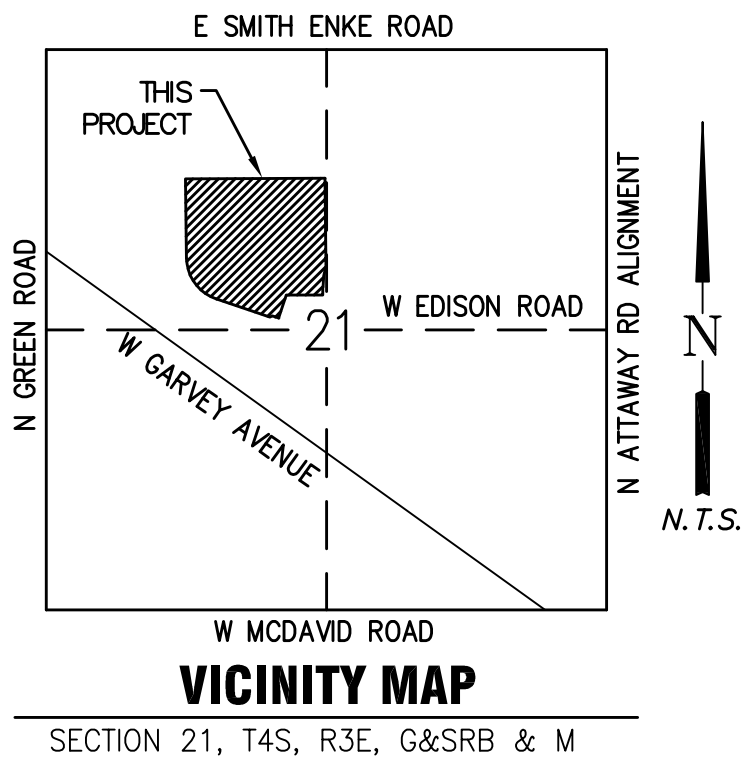


Jun 27, 2021 - 11:03am  
G:\055\517 Estrella Gin Business Park\DWG\517 Replat of Amended Final Plat Estrella Gin Business Park Parcel 1.dwg

**"RE-PLAT OF PARCEL 1 OF AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK"  
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA,  
RECORDED IN FEE NO. 2019-073078, PREVIOUSLY RECORDED IN FEE NO. 2016-059695**

**A PORTION OF THE WEST HALF OF SECTION 21,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN,  
PINAL COUNTY, ARIZONA**



**DEDICATION**

STATE OF ARIZONA        )  
                                      ) SS  
COUNTY OF PINAL        )

KNOWN ALL MEN BY THESE PRESENTS: CITY OF MARICOPA, AN ARIZONA MUNICIPAL CORPORATION, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF PARCEL 1 OF AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2019-073078, PREVIOUSLY RECORDED IN FEE NO. 2016-059695, LYING WITHIN THE WEST HALF OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "RE-PLAT OF PARCEL 1 OF AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2019-073078, PREVIOUSLY RECORDED IN FEE NO. 2016-059695, A COMMERCIAL SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY THE NUMBER LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. CITY OF MARICOPA, AN ARIZONA MUNICIPAL CORPORATION,, AS OWNER, HEREBY DEDICATE TO THE PUBLIC, FOR USE AS SUCH, THE STREETS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF, CITY OF MARICOPA, AN ARIZONA MUNICIPAL CORPORATION,, AS OWNER, HAS HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF \_\_\_\_\_  
IS THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**ACKNOWLEDGMENT**

STATE OF ARIZONA        )  
                                      ) SS  
COUNTY OF PINAL        )

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED SELF 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_\_

**OWNER**

CITY OF MARICOPA  
39700 W CIVIC CENTER PLAZA  
MARICOPA, ARIZONA 85138  
PHONE: (520) 316-6944  
FAX: (520) 568-9120  
CONTACT: WILLIAM P. FAY

**DEVELOPER**

CONSTRUCTION SOLUTIONS COMPANY  
2880 E 14TH N  
AMMON, ID 83401  
208-371-4525  
ERIC@CSCID.COM  
CONTACT: ERIC WALL

**SURVEYOR**

HELIx ENGINEERING  
3240 E UNION HILLS DR.  
SUITE #112  
PHOENIX, ARIZONA  
85050

**DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 OF AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2019-073078, PREVIOUSLY RECORDED IN FEE NO. 2016-059695.

APN: 510-17-0210

**SHEET INDEX**

SHEET 1: COVER SHEET

SHEET 2: PLATTED AREA

**BASIS OF BEARING**

SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, RECORDED IN THE AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2019-073078, PREVIOUSLY RECORDED IN FEE NO. 2016-059695.

**PARCEL AREA**

LOT 1: 462,811 S.F. / 10.625 ACRES  
LOT 2: 719,124 S.F. / 16.509 ACRES  
TRACT A: 93,761 S.F. / 2.152 ACRES  
TOTAL: 1,275,696 S.F. / 29.286 ACRES

**REFERENCES**

R-1 AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2019-073078, PREVIOUSLY RECORDED IN FEE NO. 2016-059695.

R-2 FINAL PLAT OF ESTRELLA GIN BUSINESS PARK" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2016-059695.R-3

**ASSURANCE OF WATER SUPPLY CERTIFICATE**

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF ARIZONA DEPARTMENT OF WATER RESOURCES WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY \_\_\_\_\_, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

**NOTES**

1. PARCEL 1 OF AMENDED FINAL PLAT OF ESTRELLA GIN BUSINESS PARK" ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER, ARIZONA, RECORDED IN FEE NO. 2019-073078, PREVIOUSLY RECORDED IN FEE NO. 2016-059695.
2. ALL BEARINGS AND DISTANCES SHOWN ARE FIELD MEASURED UNLESS NOTED OTHERWISE.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES, AND DRIVEWAYS.
4. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
5. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT
6. TRACT, LOT, AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
7. PROPERTY IS SUSPECT TO RESTRICTIONS AND EASEMENTS INCLUDING EASEMENTS FOR INGRESS, EGRESS, PARKING, ACCESS, UTILITY LINES, STORM DRAINAGE AND SIGNS AS DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS TO BE RECORDED BY THE PROPERTY OWNER SUBSEQUENT TO THIS PLAT.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER. ANY DECORATIVE PAVEMENT WITHIN THE RIGHT-OF-WAY MUST ALSO BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
9. MEDIAN LANDSCAPING IS TO BE MAINTAINED BY THE ABUTTING PROPERTY OWNER INDEFINITELY.
10. ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.

APPROVED:	
DEVELOPMENT SERVICES DIRECTOR CITY OF MARICOPA, ARIZONA	DATE

APPROVED:	
CITY ENGINEER CITY OF MARICOPA, ARIZONA	DATE

BY ACCEPTANCE OF THIS PLAT, THE CITY OF MARICOPA AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED

**CERTIFICATION**

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR  
MICHAEL J. THOMPSON  
3240 E UNION HILLS DRIVE  
SUITE #112  
PHOENIX, ARIZONA 85050  
RLS# 25090, EXPIRES 9/30/19

DATE



CLIENT:

**OFFICE OF ARCHITECTURE AND DESIGN**

210 N. 6 TH ST. BOISE, ID 83702  
ph: (208) 949-7850  
fax: (602) 850-8101  
contact: JASON SMITH, AIA



**Helix Engineering, LLC**

Engineering / Surveying / Consulting

3240 E Union Hills  
Suite 113  
Phoenix AZ 85050  
(PH) 602-788-2616  
www.hxeng.com

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TWO WORKING DAYS BEFORE YOU DIG.  
CALL FOR THE BLUE STAKES  
1-800-782-5348  
BLUE STAKE CENTER

RELEASE	
DATE	

REVISIONS		
NO.	DATE	
1		
2		
3		

PROJECT NAME

ESTRELLA GIN BUSINESS PARK

PROJECT ADDRESS

WEST EDISON RD  
MARICOPA, ARIZONA  
85139

PROJECT AREA

LOMA ROAD & EDISON ROAD

HELIx JOB NUMBER

IN HOUSE

517

DRAWN BY: MJT  
CHECKED BY: TDS

SHEET TITLE

A LOT SPLIT OF A PORTION OF  
THE WEST 1/2 OF SEC 21,  
T4S, R3E, G. & S.R.B. & M.

SHEET

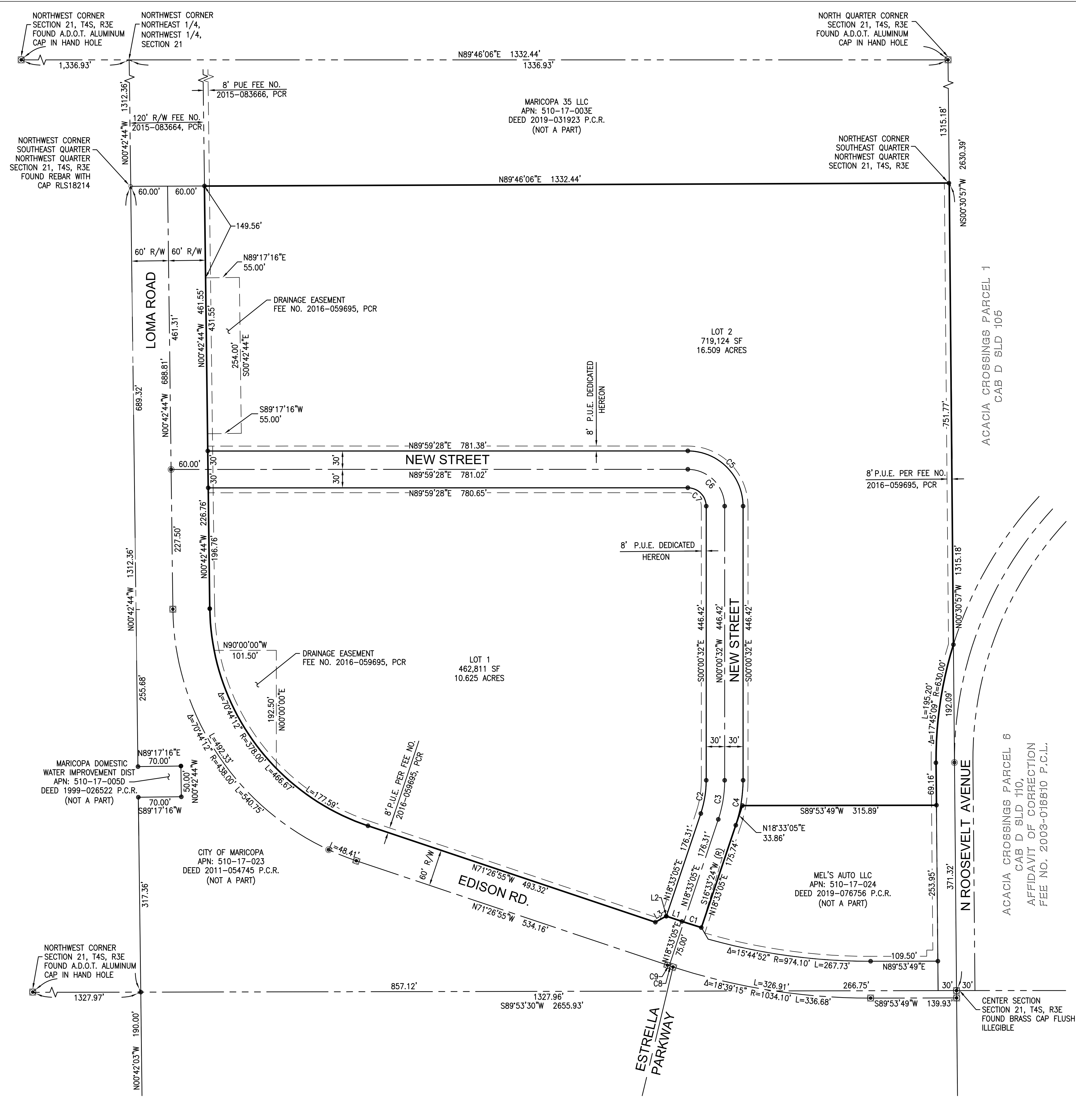
PAGE

COVER

1 OF 2

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

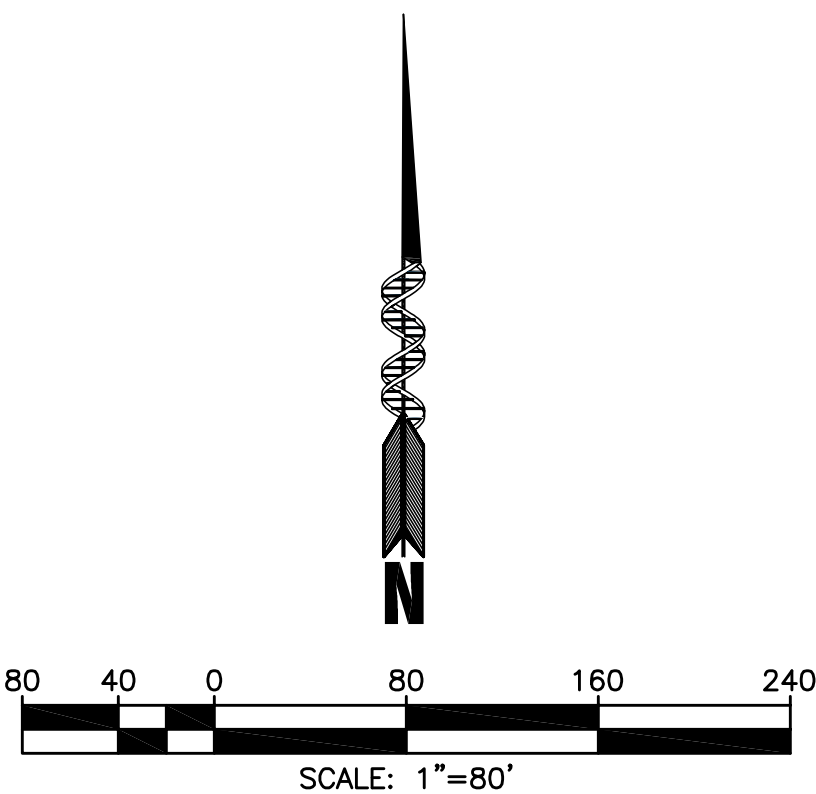
Jun 27, 2021 11:04am  
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- LEGEND**
- FOUND BRASS CAP IN HAND HOLE OR AS NOTED.
  - FOUND BRASS CAP FLUSH OR AS NOTED
  - SET 1/2" IRON BAR AND CAP, LS 25090 OR AS NOTED
  - NOTHING FOUND, NOTHING SET
  - CALCULATED
  - MEASURED
  - RECORDED
  - FOUND, THIS SURVEY
  - P.C.R. PINAL COUNTY RECORDS
  - R/W RIGHT OF WAY

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 71°26'55" W	26.94'
L2	N 71°26'55" W	0.18'
L3	S 61°00'51" W	20.33'

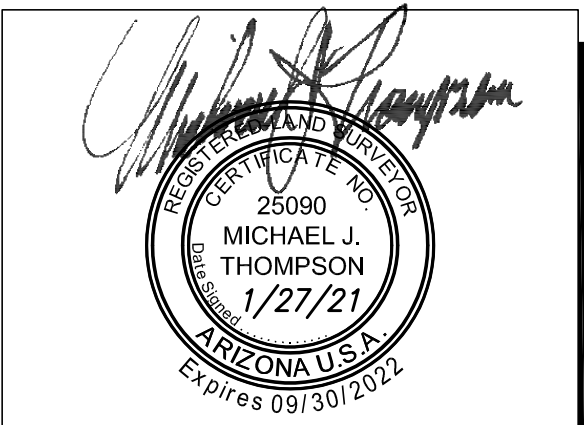
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	Δ=02°00'04"	946.72'	33.06'	16.53'	S 72°26'34" E
C2	Δ=18°33'37"	170.00'	55.07'	27.78'	N 09°16'17" E
C3	Δ=18°33'37"	200.00'	64.79'	32.68'	N 09°16'17" E
C4	Δ=18°33'37"	230.00'	74.51'	37.58'	N 09°16'17" E
C5	Δ=90°00'00"	90.00'	141.37'	90.00'	N 45°00'32" W
C6	Δ=90°00'00"	60.00'	94.25'	60.00'	N 45°00'32" W
C7	Δ=90°00'00"	30.00'	47.12'	30.00'	N 45°00'32" W
C8	Δ=00°22'18"	1034.10'	6.71'	3.35'	S 71°48'16" E
C9	Δ=00°10'11"	1034.10'	3.06'	1.53'	S 71°32'02" E



CLIENT:

**OFFICE OF ARCHITECTURE AND DESIGN**

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PLAT

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