

DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 12.37, 12.39, 12.40", BEING A PORTION OF THE SOUTH HALF OF SECTION 11 AND THE NORTH HALF OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREIN, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "ESTRELLA PARCEL 12.37, 12.39, 12.40" AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY ON THIS PLAT.

THAT NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, AND THE CITY OF GOODYEAR BY ITS APPROVAL HEREIN, HEREBY ACCEPTS FOR USE AS SUCH THE PUBLIC STREETS IN FEE AND THE EASEMENTS AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, EXCEPT THE VEHICULAR NON ACCESS EASEMENTS, SLOPE EASEMENTS AND PRIVATE IRRIGATION EASEMENTS.

THAT NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, THE TRACTS A-L AS DEFINED HEREON.

TRACTS A-L ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN ON PAGE 2 OF THIS PLAT. SAID TRACTS, SHALL BE OWNED AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR.

NNP III - ESTRELLA MOUNTAIN RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, RESERVES UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS PRIVATE IRRIGATION EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING AND REPLACING A PRIVATE IRRIGATION DISTRIBUTION MAINLINE AND RELATED EQUIPMENT AND FACILITIES.

A SLOPE EASEMENT IS HEREBY PLACED ON LOTS SHOWN HEREON FOR THE PURPOSE OF RESTRICTING THE REGRADING OR REMOVAL OF MATERIAL FROM THE EASEMENT. THE OWNER OF THE LOTS MAY CHANGE THE GRADING IN THIS AREA BY OBTAINING A GRADING PERMIT FROM THE CITY ALONG WITH AN ENGINEERED PLAN THAT TAKES INTO CONSIDERATION THE EARTHWORK, WALLS AND DRAINAGE CONCERNS.

IN WITNESS WHEREOF:

THAT NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE UNDERSIGNED AGENT, THEREUNTO DULY AUTHORIZED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED HEREIN BY SIGNING IN THE NAME OF THE LIMITED LIABILITY COMPANY, BY HIMSELF/HERSELF AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, \_\_\_\_\_ PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE, AS \_\_\_\_\_, BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, BY HIMSELF/HERSELF AS \_\_\_\_\_.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

RATIFICATION AND CONSENT

BY THIS RATIFICATION \_\_\_\_\_, DULY ELECTED \_\_\_\_\_ OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ACKNOWLEDGED RESPONSIBILITIES DEDICATED HEREIN.

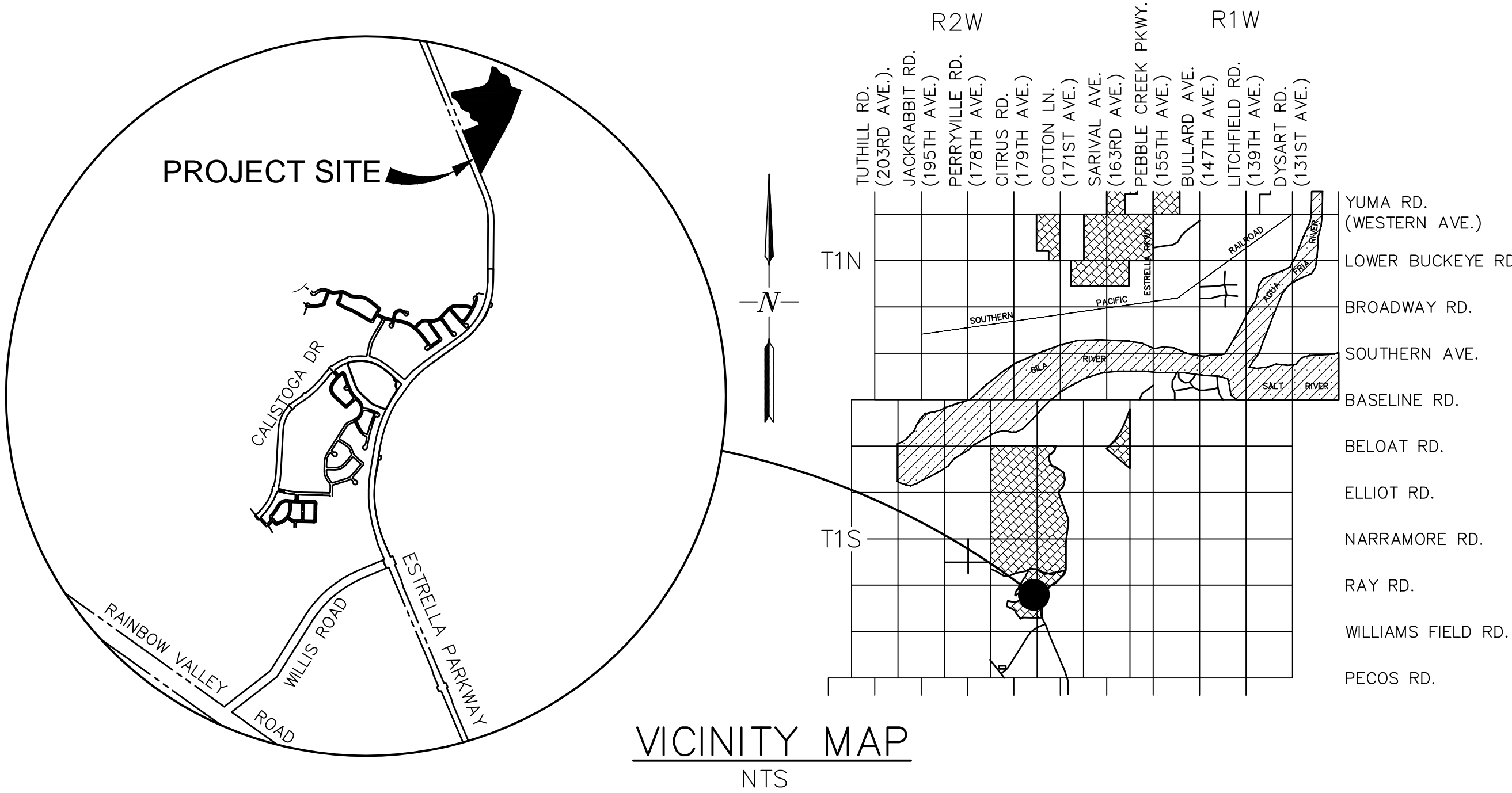
NAME \_\_\_\_\_

TITLE \_\_\_\_\_ DATE \_\_\_\_\_

ESTRELLA  
FINAL PLAT  
PARCELS 12.37, 12.39, 12.40

BEING A PORTION OF THE SOUTH HALF OF SECTION 11 AND THE NORTH HALF OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

GOODYEAR, ARIZONA



UTILITIES	
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	QWEST
CATV	COX CABLE

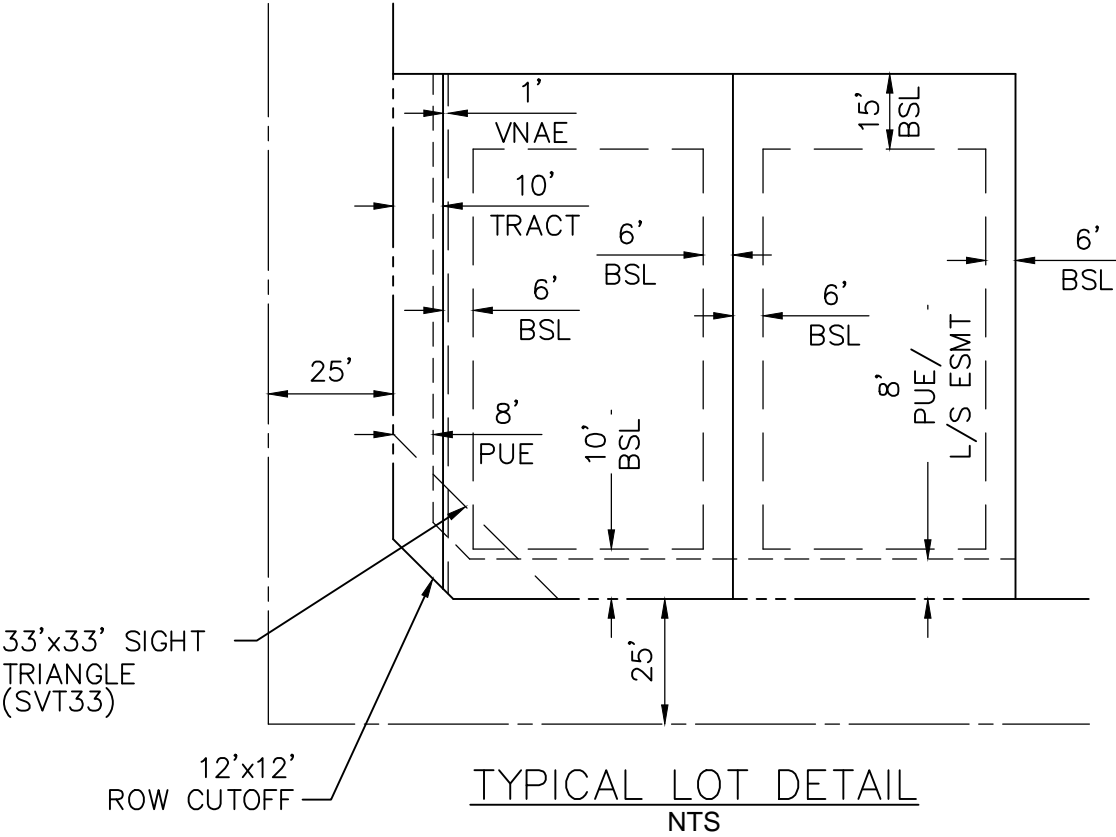
SITE DATA	
GROSS AREA	39.08 AC
LOT SIZES:	
MINIMUM:	47' x 115'
AVERAGE:	47' x 115' & 52' x 115'
TOTAL LOTS	126 LOTS
GROSS RES. DENSITY	3.22 DU/AC
OPEN SPACE	12.63 AC
% GROSS OPEN SPACE:	32.3%
EXISTING ZONING:	PAD-SFD-CL

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES AND TABLES
- 3 SHEET INDEX
- 4-10 FINAL PLAT PLANS

NORTHERN SOLUTION WATER FACILITIES AGREEMENT

NO BUILDING PERMITS FOR VERTICAL CONSTRUCTION, I.E. GROUND UP CONSTRUCTION, SHALL BE ISSUED UNTIL THE CONDITIONS SET FORTH IN PARAGRAPH 7.1.3(ii) OF NORTHERN SOLUTION WATER FACILITIES AGREEMENT ENTERED INTO BETWEEN THE CITY OF GOODYEAR AND NNP III - ESTRELLA MOUNTAIN RANCH LLC, NNP III - EMR 3 LLC AND NNP III EMR 4 LLC WHICH WAS APPROVED BY THE GOODYEAR CITY COUNCIL BY ADOPTION OF RESOLUTION 12-1479 ON FEBRUARY 2, 2012 AND FILED WITH THE MARICOPA COUNTY RECORDER AS DOCUMENT NO. 2012-0179581 HAVE BEEN FULLY SATISFIED. SAID AGREEMENT AMENDED BY THE FIRST AMENDMENT TO NORTHERN SOLUTION WATER FACILITIES AGREEMENT APPROVED BY THE GOODYEAR CITY COUNCIL BY ADOPTION OF RESOLUTION NO. 13-1583 ON NOVEMBER 4TH, 2013 AND FILED WITH THE MARICOPA COUNTY RECORDER AS DOCUMENT NO. 2013-0980086 AND BY THE SECOND AMENDMENT TO NORTHERN SOLUTION WATER FACILITIES AGREEMENT APPROVED BY THE GOODYEAR CITY COUNCIL BY ADOPTION OF RESOLUTION NO. 14-1655 ON JULY 14, 2014 AND FILED WITH THE MARICOPA COUNTY RECORDER AS DOCUMENT NO. 2014-0479287 AND BY THE THIRD AMENDMENT TO NORTHERN SOLUTION WATER FACILITIES AGREEMENT APPROVED BY THE GOODYEAR CITY COUNCIL BY ADOPTION OF RESOLUTION NO. \_\_\_\_\_ ON \_\_\_\_\_ AND FILED WITH THE MARICOPA COUNTY RECORDER AS DOCUMENT NO. \_\_\_\_\_.



- A. 10' FRONT SETBACK TO LIVING-AREA, COVERED FRONT PORCH OR SIDE LOADED GARAGES AND 20' TO FRONT LOADED GARAGE FROM PROPERTY LINE.
- B. FIREPLACES OR MEDIA POP-OUTS WITH A TOTAL LENGTH OF 12' OR LESS MAY ENCROACH 2' INTO THE REQUIRED SIDE SETBACK. STREET SIDE SETBACK IS 10' TO LIVING AREA, REAR PATIO COVER OR GARAGE.THE 6' SIDE YARD SETBACK AND 12 FOOT SEPARATION BETWEEN HOUSES MAY BE REDUCED TO 5' AND 10' RESPECTIVELY PROVIDED THAT WALLS ARE FIRE RATED AS PER BUILDING CODE; AND
- C. 10' REAR YARD TO UNENCLOSED PATIO COVER OR DEEP RECESSED GARAGE.

OWNER:

NNP III - ESTRELLA MOUNTAIN RANCH, LLC  
5090 N. 40TH STREET, SUITE #210  
PHOENIX, AZ 85018  
PHONE: 602.468.0800  
CONTACT: STUART BARNEY

CONSULTING ENGINEER:

HORROCKS ENGINEERS, INC.  
7776 S. POINTE PARKWAY WEST, SUITE 100  
PHOENIX, ARIZONA 85044  
PHONE: 602.454.1800  
FAX: 602.454.1801  
CONTACT: RICH HOPPE, P.E.

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JULY 2013 AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS AND INDIVIDUAL LOT CORNER MONUMENTS SHOWN HEREON WILL BE SET WITHIN 90 DAYS OF PLAT RECORDATION THEIR LOCATION, SIZE AND MATERIAL TYPES ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. THE PLAT WAS MADE UNDER HIS DIRECTION AND THAT IT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS.

RICHARD HOPPE \_\_\_\_\_ DATE \_\_\_\_\_  
ARIZONA REGISTERED LAND SURVEYOR,  
HORROCKS ENGINEERS  
7776 S. POINTE PARKWAY WEST, SUITE 100  
PHOENIX, ARIZONA 85044

ARIZONA REGISTERED LAND SURVEYOR, #16551

DATE OF FINAL PLAT PREPARATION; NOVEMBER 19, 2014

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ (NAME PRINTED)  
MAYOR

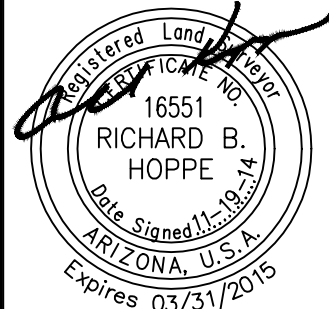
ATTEST: \_\_\_\_\_ (NAME PRINTED)  
CITY CLERK

FINAL PLAT APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ (NAME PRINTED)  
CITY ENGINEER

HORROCKS  
ENGINEERS  
7776 S. Pointe Parkway West, Suite 100  
Phoenix, Arizona 85044  
Phone: (602) 454-1800  
Fax: (602) 454-1801



ESTRELLA  
PARCELS 12.37, 12.39, 12.40  
FINAL PLAT

DATE: 11/20/14  
PROJ. NO: PX-518-1302  
DESIGN: KLR  
DRAWN: HMW  
CHECK: KLR

1 of 10

VERSION 2

HTE 2014-0198



# FINAL PLAT NOTES (CITY OF GOODYEAR)

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 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.
- B. 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.
- C. 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.
- D. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
- d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- E. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO-YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
- d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.
- e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- F. 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.
- G. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- H. THE FOLLOWING INFORMATION SHALL BE DISCLOSED IN THE PUBLIC SALES REPORT AND SHALL BE PROVIDED IN A SEPARATE WAIVER AGREEMENT, WHICH SHALL RUN WITH THE LAND, FOR EACH INITIAL HOMEBUYER TO SIGN: "THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, DUST, AND OTHER EFFECTS THAT MAY BE CAUSED BY OVER-FLIGHTS BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEOWNER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE AREA".
- I. ALL UTILITIES WITHIN AND ABUTTING THE SUBDIVISION, INCLUDING CABLE TELEVISION, SHALL BE PLACED UNDERGROUND (WITH THE EXCEPTION OF 69KV OR LARGER ELECTRIC LINES) AS EACH PHASE IS DEVELOPED, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF

OCCUPANCY IN SUCH PHASE, AND AT NO COST TO THE CITY.

- ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- K. 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.
- L. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
- M. THE FOLLOWING CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE-STORY STRUCTURES: LOTS - 9-21, 30, 32, 40, 49, 64, 65, 87, 88, 104. THE FINAL PLAT REPRESENTS THESE LOTS WITH A "\*"SYMBOL.
- N. DRIVEWAYS ON THE FOLLOWING CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION: LOTS - 9, 13, 14, 30, 40, 49, 64, 65, 87, 88, 104.
- O. AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) THE NON-LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE FOLLOWING LOTS IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS OF THE LOTS - 62, 63, 74, 75.
- P. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION WILL OWN AND MAINTAIN TRACTS A-L.
- Q. DRIVEWAYS ON KEY LOTS SHALL BE LOCATED ON THE OPPOSITE SIDE FROM THE LOT LINE THAT THE KEY LOT SHARES WITH THE CORNER LOT (LOTS 7, 31, 48, 56, 103). THE FINAL PLAT REPRESENTS THESE LOTS WITH A "\*"SYMBOL.
- R. PARCELS 12.37, 12.39 AND 12.40 MAY BE SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE PROXIMITY OF AN APS ELECTRIC SUBSTATION AND OVERHEAD POWER LINES CONTAINED WITHIN THE EASEMENT CORRIDOR ADJACENT TO THE DEVELOPMENT.
- S. THE SUBDIVISION IS ADJACENT TO LAND DESIGNATED FOR TOWNHOME DEVELOPMENT AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USE.
- T. NO MORE THAN THREE (3) TWO-STORY HOMES WILL BE ALLOWED SIDE BY SIDE. THREE (3) CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO (2) SINGLE-STORY HOMES.
- U. COMMON LANDSCAPE AND OPEN SPACE IMPROVEMENTS WITHIN THE PLATTED PARCEL SHALL BE COMPLETED UPON ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT WITHIN THE PLATTED PARCEL.
- V. THE SAME ELEVATION FOR DWELLING UNITS SHALL NOT BE PLACED SIDE BY SIDE OR ACROSS THE STREET FROM ONE ANOTHER UNLESS THE ELEVATION IS FUNDAMENTALLY DIFFERENT AS DETERMINED BY THE CITY DURING THE DESIGN REVIEW PROCESS.
- W. ALL LOTS WITH VIEW FENCING ADJACENT TO COMMON AREAS SHALL BE REQUIRED TO HAVE COMPLETED REAR YARD LANDSCAPING WITHIN 90 DAYS OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- X. ALL LOTS SHALL HAVE INSTALLED A FRONT YARD LANDSCAPING PACKAGE FOR EACH DWELLING WITHIN 60 DAYS OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THAT DWELLING.

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 11 AND THE NORTH HALF OF SECTION 14 OF TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE N87°31'53"W, A DISTANCE OF 1,847.34 FEET TO THE POINT OF BEGINNING;

THENCE S19°42'19"W, A DISTANCE OF 278.75 FEET;

THENCE S28°26'52"W, A DISTANCE OF 1,450.90 FEET;

THENCE N22°18'21"W, A DISTANCE OF 1,007.71 FEET;

THENCE NORTHERLY, A DISTANCE OF 43.63 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4,935.00 FEET AND A CENTRAL ANGLE OF 00°30'24";

THENCE N68°12'07"E, A DISTANCE OF 415.37 FEET;

THENCE N41°38'01"W, A DISTANCE OF 38.74 FEET;

THENCE N25°18'52"W, A DISTANCE OF 54.64 FEET;

THENCE N85°55'30"W, A DISTANCE OF 64.80 FEET

THENCE N50°34'20"W, A DISTANCE OF 116.52 FEET,

THENCE N09°40'24"W, A DISTANCE OF 89.27 FEET

THENCE N36°01'39"W, A DISTANCE OF 54.41 FEET;

THENCE N72°36'47"W, A DISTANCE OF 103.74 FEET;

THENCE N59°40'35"W, A DISTANCE OF 61.40 FEET;

THENCE N36°38'03"W, A DISTANCE OF 48.60 FEET

THENCE N10°45'29"W, A DISTANCE OF 47.46 FEET;

THENCE N35°16'38"W, A DISTANCE OF 126.62 FEET;

THENCE N48°00'46"W, A DISTANCE OF 67.27 FEET

THENCE N70°18'16"W, A DISTANCE OF 60.28 FEET;

THENCE NORTHERLY, A DISTANCE OF 97.90 FEET ALONG A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES N77°26'25"E A RADIUS OF 4,935.00 FEET, AND HAVING A CENTRAL ANGLE OF 01°08'12";

THENCE N33°56'04"E, A DISTANCE OF 29.62 FEET;

THENCE N79°10'10"E, A DISTANCE OF 637.71 FEET

THENCE NORTHEASTERLY, A DISTANCE OF 328.51 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 67°13'19";

THENCE N11°56'51"E, A DISTANCE OF 252.59 FEET

THENCE S78°03'09"E, A DISTANCE OF 59.87 FEET;

THENCE S58°38'53"E, A DISTANCE OF 36.00 FEET;

THENCE S41°21'53"E, A DISTANCE OF 178.03 FEET

THENCE S71°02'34"E, A DISTANCE OF 94.00 FEET:

THENCE S57°40'57"E, A DISTANCE OF 48.31 FEET:

THENCE S78°08'07"E, A DISTANCE OF 27.33 FEET;

THENCE S13°36'08"E, A DISTANCE OF 233.00 FEET;

THENCE S70°17'41"E, A DISTANCE OF 248.44 FEET;

THENCE S19°42'19"W, A DISTANCE OF 383.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,702,247 SQUARE FEET OR 39.0782 ACRES, MORE OR LESS.

TRACT AREA TABLE -- PARCEL 12			MAINTENANCE AND OWNERSHIP
TRACT	SQ.FT.	ACRES	USAGE
A	279086	6.4069	LANDSCAPE, DRAINAGE, OPEN SPACE, IRRIGATION, EMERGENCY ACCESS, WATER & SEWER, PUE, LSE
B	148854	3.4173	LANDSCAPE, DRAINAGE, OPEN SPACE, PUE, LSE, IRRIGATION
C	2513	0.0577	LANDSCAPE, DRAINAGE, OPEN SPACE, PUE, LSE
D	1180	0.0271	LANDSCAPE, DRAINAGE, OPEN SPACE, PUE, LSE
E	6109	0.1402	LANDSCAPE, DRAINAGE, OPEN SPACE, PUE, LSE
F	2308	0.0530	LANDSCAPE, DRAINAGE, OPEN SPACE, PUE, LSE
G	2593	0.0595	LANDSCAPE, DRAINAGE, OPEN SPACE, PUE, LSE
H	776	0.0178	LANDSCAPE, DRAINAGE, OPEN SPACE, PUE, LSE
I	17660	0.4054	LANDSCAPE, DRAINAGE, OPEN SPACE EMERGENCY ACCESS, WATER & SEWER, PUE, LSE
J	86072	1.9759	LANDSCAPE, DRAINAGE, OPEN SPACE, PUE, LSE
K	942	0.0216	LANDSCAPE, DRAINAGE, OPEN SPACE, PUE, LSE
L	1665	0.0382	LANDSCAPE, OPEN SPACE, IRRIGATION
TOTALS			
12	549758	12.6206	

LOT AREA SUMMARY		
	AREA (SF)	AREA (AC)
TOTAL LOT AREA	866925	19.9029
MIN. LOT AREA	5405	0.1241
MAX. LOT AREA	21484	0.4932
AVG. LOT AREA	6902	0.1585

ROW AREA TABLE		
ROW	SQ.FT.	ACRES
1	278878	6.4022
2	6574	0.1509
3	324	0.0074
TOTALS		
3	285776	6.5605

BOUNDARY AREA TABLE		
	SQ.FT.	ACRES
GROSS	1702247	39.0782

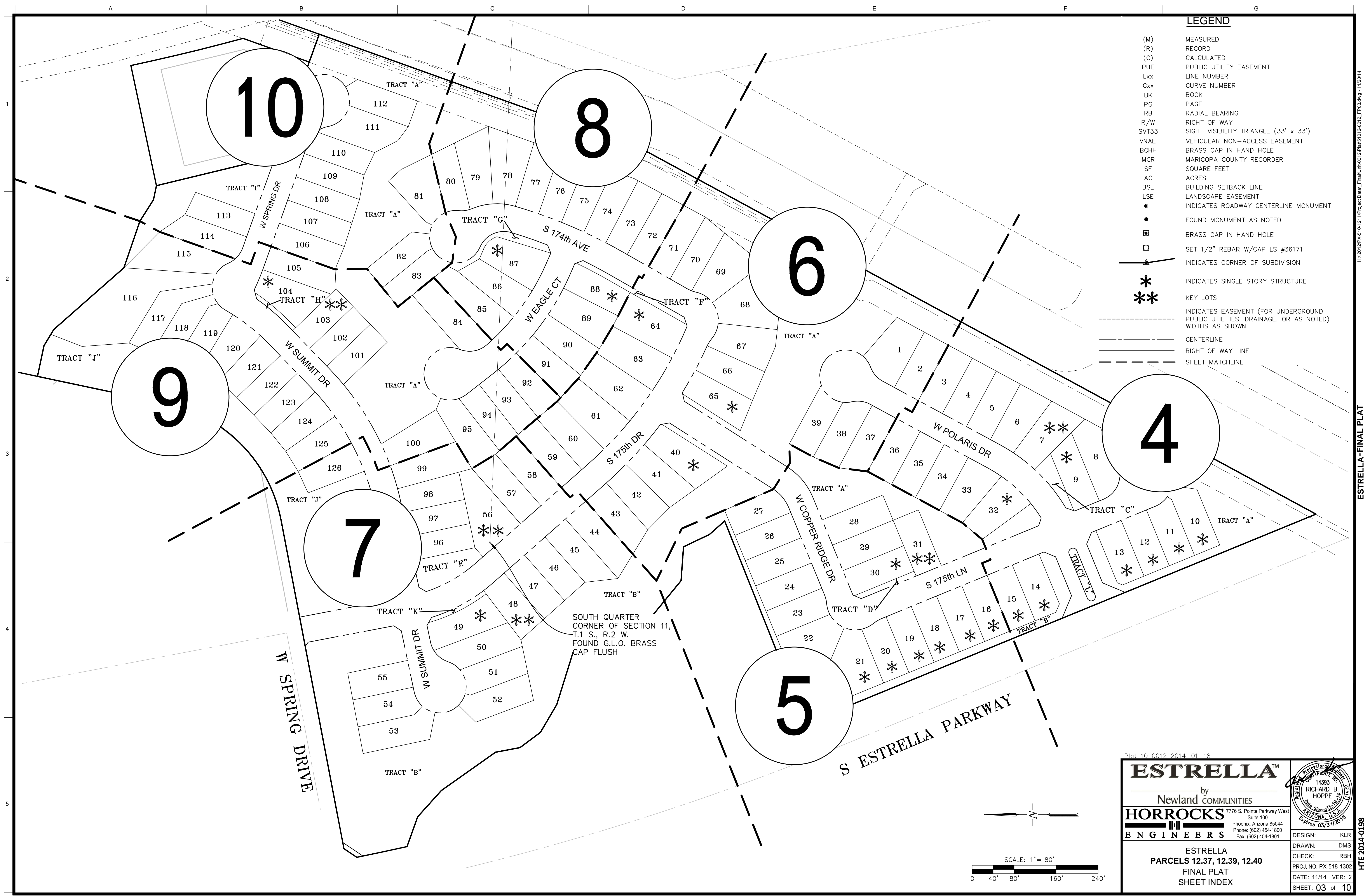
LOT AREA TABLE		
LOT	SQ.FT.	ACRES
1	8090	0.1857
2	6240	0.1433
3	6240	0.1433
4	6240	0.1433
5	6240	0.1433
6	7139	0.1639
7	7767	0.1783
8	7588	0.1742
9	6746	0.1549
10	6711	0.1544
11	6077	0.1395
12	5980	0.1373
13	5951	0.1366
14	6249	0.1435
15	5980	0.1373
16	5980	0.1373
17	5980	0.1373
18	5980	0.1373
19	5980	0.1373
20	5854	0.1344
21	11292	0.2592
22	11747	0.2697
23	5872	0.1348
24	5980	0.1373
25	5980	0.1373
26	5980	0.1373
27	5896	0.1354
28	6500	0.1492
29	6563	0.1507
30	6561	0.1506
31	5980	0.1373
32	7308	0.1678
33	7030	0.1614
34	5980	0.1373
35	5980	0.1373
36	5980	0.1373
37	6506	0.1494
38	6772	0.1555
39	6136	0.1409
40	8488	0.1949
41	6805	0.1562
42	6501	0.1492
43	6629	0.1522
44	7444	0.1709
45	6921	0.1589
46	5992	0.1376
47	6015	0.1381
48	6461	0.1483
49	7846	0.1807
50	7405	0.1700
51	6373	0.1463
52	6883	0.1580
53	7480	0.1717
54	6237	0.1432
55	6089	0.1398
56	9666	0.2219
57	7038	0.1616
58	6791	0.1559
59	6759	0.1552
60	6961	0.1598
61	8438	0.1937
62	8480	0.1947
63	8482	0.1947

LOT AREA TABLE		
64	9015	0.2070
65	7218	0.1657
66	6729	0.1545
67	7703	0.1768
68	11430	0.2624
69	8261	0.1896
70	6185	0.1420
71	6352	0.1458
72	6305	0.1447
73	6548	0.1503
74	6527	0.1498
75	6287	0.1443
76	6180	0.1419
77	6209	0.1425
78	8899	0.2043
79	7775	0.1785
80	5710	0.1311
81	7807	0.1792
82	5875	0.1349
83	5776	0.1326
84	8664	0.1989
85	7956	0.1826
86	6682	0.1534
87	7696	0.1767
88	6188	0.1421
89	7613	0.1748
90	6529	0.1499
91	6165	0.1415
92	6173	0.1417
93	5789	0.1329
94	5754	0.1321
95	7439	0.1708
96	5640	0.1295
97	5640	0.1295
98	5983	0.1374
99	7267	0.1668
100	7370	0.1692
101	5423	0.1245
102	5405	0.1241
103	5405	0.1241
104	7767	0.1783
105	6479	0.1487
106	6140	0.1410
107	6146	0.1411
108	6072	0.1394
109	5859	0.1345
110	5726	0.1315
111	7892	0.1812
112	6644	0.1525
113	5758	0.1322
114	6631	0.1522
115	9372	0.2152
116	21264	0.4882
117	7311	0.1678
118	6044	0.1388
119	5613	0.1289
120	6403	0.1470
121	5736	0.1317
122	5405	0.1241
123	5525	0.1268
124	6040	0.1387
125	6040	0.1387
126	6040	0.1387
TOTALS		
126	866718	19.898

Plat 10_0012 2014-01-18 <h1>ESTRELLA™</h1> <p>_____ by _____</p> <h2>Newland COMMUNITIES</h2>		
<h1>HORROCKS</h1> <p>7776 S. Pointe Parkway West Suite 100 Phoenix, Arizona 85044 Phone: (602) 454-1800 Fax: (602) 454-1801</p> <h2>ENGINEERS</h2>		
<h3>ESTRELLA</h3> <h2>PARCELS 12.37, 12.39, 12.40</h2> <h3>FINAL PLAT</h3> <h3>NOTES AND TABLES</h3>		

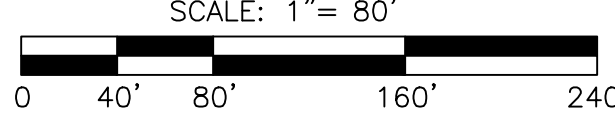
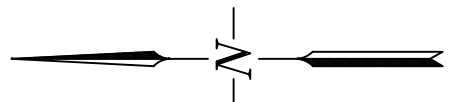
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DRAWN: DMS
CHECK: RBH
PROJ. NO: PX-518-1302
DATE: 11/14 VER: 2
SHEET: 02 of 10





- LEGEND**
- (M) MEASURED
  - (R) RECORD
  - (C) CALCULATED
  - PUE PUBLIC UTILITY EASEMENT
  - Lxx LINE NUMBER
  - Cxx CURVE NUMBER
  - BK BOOK
  - PG PAGE
  - RB RADIAL BEARING
  - R/W RIGHT OF WAY
  - SVT33 SIGHT VISIBILITY TRIANGLE (33' x 33')
  - VNAE VEHICULAR NON-ACCESS EASEMENT
  - BCHH BRASS CAP IN HAND HOLE
  - MCR MARICOPA COUNTY RECORDER
  - SF SQUARE FEET
  - AC ACRES
  - BSL BUILDING SETBACK LINE
  - LSE LANDSCAPE EASEMENT
  - INDICATES ROADWAY CENTERLINE MONUMENT
  - FOUND MONUMENT AS NOTED
  - BRASS CAP IN HAND HOLE
  - SET 1/2" REBAR W/CAP LS #36171
  - ▲ INDICATES CORNER OF SUBDIVISION
  - \* INDICATES SINGLE STORY STRUCTURE
  - \*\* KEY LOTS
  - INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.
  - - - CENTERLINE
  - == RIGHT OF WAY LINE
  - - - SHEET MATCHLINE

SOUTH QUARTER  
CORNER OF SECTION 11,  
T.1 S., R.2 W.  
FOUND G.L.O. BRASS  
CAP FLUSH



Plot 10 0012 2014-01-18

**ESTRELLA**  
by  
Newland COMMUNITIES  
**HORROCKS**  
ENGINEERS

7776 S. Pointe Parkway West  
Suite 100  
Phoenix, Arizona 85044  
Phone: (602) 454-1800  
Fax: (602) 454-1801

DESIGN: KLR  
DRAWN: DMS  
CHECK: RBH  
PROJ. NO: PX-518-1302  
DATE: 11/14 VER: 2  
SHEET: 03 of 10

ESTRELLA  
PARCELS 12.37, 12.39, 12.40  
FINAL PLAT  
SHEET INDEX



A

B

C

D

E

F

G

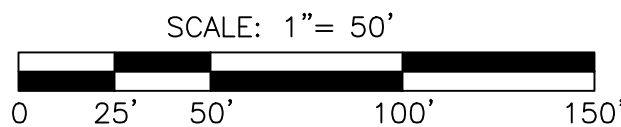
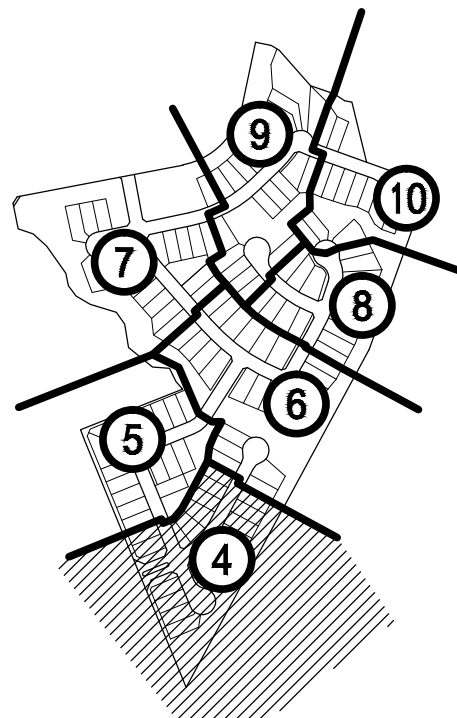
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C6	300.00'	39°14'39"	205.48'	106.96'	N48°04'19"E
C20	8.00'	180°00'00"	25.13'	N/A	N22°18'21"W
C21	8.00'	180°00'00"	25.13'	N/A	N22°18'21"W
C25	50.00'	60°00'00"	52.36'	28.87'	N52°18'21"W
C26	50.00'	240°00'00"	209.44'	-86.60'	N37°41'39"E
C51	325.00'	30°51'34"	175.04'	89.70'	N43°52'47"E
C52	275.00'	29°19'44"	140.77'	71.96'	N43°06'52"E
C77	275.00'	7°04'21"	33.95'	16.99'	N54°14'34"E
C85	50.00'	26°03'35"	22.74'	11.57'	N68°50'23"W
C86	50.00'	33°30'15"	29.24'	15.05'	N39°03'28"W
C87	50.00'	6°21'56"	5.56'	2.78'	N79°07'23"W
C95	8.00'	104°28'39"	14.59'	10.33'	N60°04'02"W
C96	8.00'	75°31'21"	10.54'	6.20'	N29°55'58"E
C97	8.00'	104°28'39"	14.59'	10.33'	N15°27'19"E
C98	8.00'	75°31'21"	10.54'	6.20'	N74°32'41"W
C127	300.00'	2°00'13"	10.49'	5.25'	N66°41'32"E
C128	300.00'	37°14'26"	194.99'	101.08'	N47°04'13"E
C129	325.00'	5°05'12"	28.85'	14.44'	N30°59'36"E
C130	275.00'	6°17'14"	30.18'	15.10'	N31°35'37"E

LINE	BEARING	LENGTH
L2	N67°41'39"E	25.00'
L9	N67°41'39"E	9.19'
L28	N67°18'21"W	24.04'
L29	N22°41'39"E	24.04'
L30	N22°41'39"E	46.67'
L31	N67°18'21"W	46.67'
L41	N19°01'51"E	18.02'
L42	N71°38'18"W	15.64'
L66	N39°54'40"E	49.25'
L70	N08°07'50"E	48.70'
L71	N34°11'24"E	9.96'
L90	N67°18'21"W	17.41'
L91	N22°41'39"E	10.81'
L112	N22°18'21"W	490.32'

LINE	BEARING	LENGTH
RB7	N30°41'26"W	325.00'
RB8	N32°13'16"W	275.00'
RB25	N51°43'30"W	280.84'
RB26	N39°17'37"W	275.00'
RB29	N14°03'35"E	50.00'
RB49	N24°18'34"W	300.00'
RB50	N56°27'48"W	325.00'
RB51	N47°28'46"W	325.00'

LEGEND

- (M) MEASURED  
(R) RECORD  
(C) CALCULATED  
PUE PUBLIC UTILITY EASEMENT  
Lxx LINE NUMBER  
Cxx CURVE NUMBER  
BK BOOK  
PG PAGE  
RB RADIAL BEARING  
R/W RIGHT OF WAY  
SVT33 SIGHT VISIBILITY TRIANGLE (33' x 33')  
VNAE VEHICULAR NON-ACCESS EASEMENT  
BCHH BRASS CAP IN HAND HOLE  
MCR MARICOPA COUNTY RECORDER  
SF SQUARE FEET  
AC ACRES  
BSL BUILDING SETBACK LINE  
LSE LANDSCAPE EASEMENT  
● INDICATES ROADWAY CENTERLINE MONUMENT  
● FOUND MONUMENT AS NOTED  
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□ SET 1/2" REBAR W/CAP LS #36171  
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--- INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.  
--- CENTERLINE  
--- RIGHT OF WAY LINE  
--- SHEET MATCHLINE



Plot 10 0012 2014-01-18

**ESTRELLA**  
by  
Newland COMMUNITIES  
**HORROCKS**  
ENGINEERS  
7776 S. Pointe Parkway West, Suite 100  
Phoenix, Arizona 85044  
Phone: (602) 454-1800  
Fax: (602) 454-1801

ESTRELLA  
PARCELS 12.37, 12.39, 12.40  
FINAL PLAT  
PLAN SHEETS

DESIGN: KLR  
DRAWN: DMS  
CHECK: RBH  
PROJ. NO: PX-518-1302  
DATE: 11/14 VER: 2  
SHEET: 04 of 10

HTE 2014-0198

ESTRELLA-FINAL PLAT

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CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C4	100.00'	35°10'40"	61.40'	31.70'	N50°06'19"E
C19	4935.00'	0°30'24"	43.63'	21.81'	N22°03'09"W
C34	55.00'	17°20'29"	16.65'	8.39'	N76°21'54"E
C35	55.00'	17°20'29"	16.65'	8.39'	N30°58'36"W
C36	75.00'	35°10'40"	46.05'	23.78'	N50°06'19"E
C37	125.00'	35°10'40"	76.75'	39.63'	N50°06'19"E
C38	55.00'	124°40'58"	119.69'	104.94'	N22°41'39"E
C79	55.00'	35°11'41"	33.78'	17.44'	N05°05'49"E
C80	55.00'	39°31'34"	37.94'	19.76'	N42°27'26"E
C81	55.00'	27°08'48"	26.06'	13.28'	N26°04'26"W
C82	55.00'	22°48'56"	21.90'	11.10'	N73°37'40"E

LINE	BEARING	LENGTH
L24	N50°34'20"W	116.52'
L25	N85°55'30"W	64.80'
L26	N25°18'52"W	54.64'
L27	N41°38'01"W	38.74'
L40	N22°41'39"E	16.97'
L62	N28°27'00"E	52.00'
L63	N23°12'10"E	52.22'
L64	N07°11'50"E	55.79'
L66	N39°54'40"E	49.25'
L106	N22°41'39"E	28.28'

LINE	BEARING	LENGTH
RB4	N68°12'02"E	4935.00'
RB37	N77°29'58"E	55.00'
RB38	N27°46'47"W	55.00'
RB39	N57°29'01"W	75.00'

- (M)

(R)

(C)

PUE

Lxx

Cxx

BK

PG

RB

R/W

SVT33

VNAE

BCHH

MCR

SF

AC

BSL

LSE

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- MEASURED

RECORD

CALCULATED

PUBLIC UTILITY EASEMENT

LINE NUMBER

CURVE NUMBER

BOOK

PAGE

RADIAL BEARING

RIGHT OF WAY

SIGHT VISIBILITY TRIANGLE (33' x 33')

VEHICULAR NON-ACCESS EASEMENT

BRASS CAP IN HAND HOLE

MARICOPA COUNTY RECORDER

SQUARE FEET

ACRES

BUILDING SETBACK LINE

LANDSCAPE EASEMENT

INDICATES ROADWAY CENTERLINE MONUMENT

FOUND MONUMENT AS NOTED

BRASS CAP IN HAND HOLE

SET 1/2" REBAR W/CAP LS #36171

INDICATES CORNER OF SUBDIVISION

INDICATES SINGLE STORY STRUCTURE

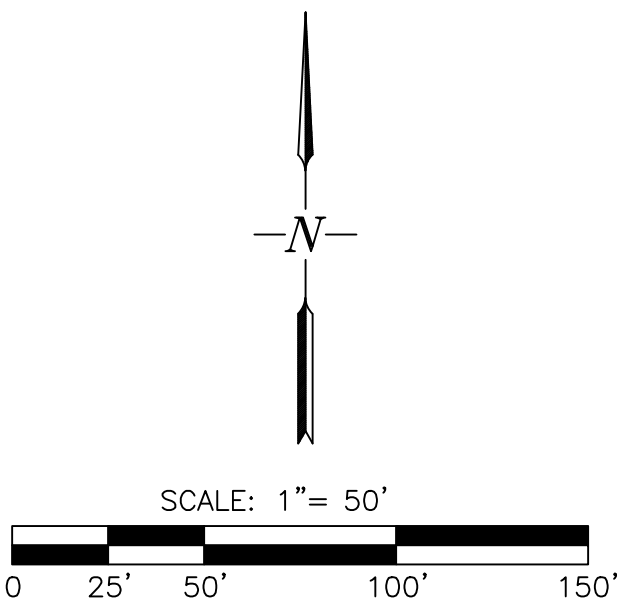
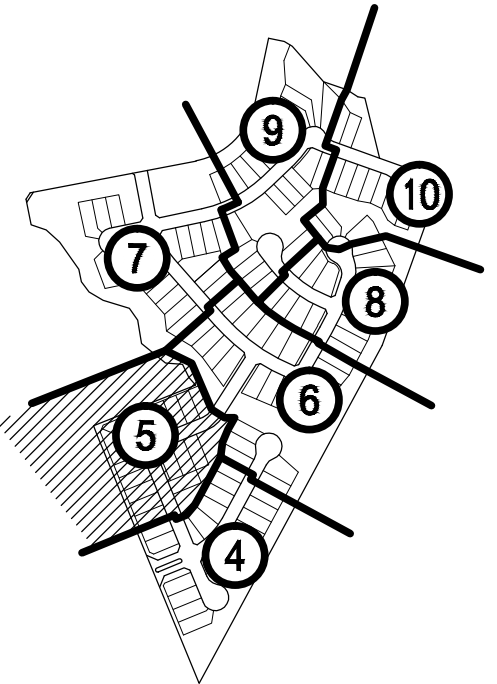
KEY LOTS

INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.

CENTERLINE

RIGHT OF WAY LINE

SHEET MATCHLINE



Plot 10 0012 2014-01-18

**ESTRELLA**  
by  
Newland COMMUNITIES  
**HORROCKS**  
ENGINEERS

7776 S. Pointe Parkway West  
Suite 100  
Phoenix, Arizona 85044  
Phone: (602) 454-1800  
Fax: (602) 454-1801

ESTRELLA  
PARCELS 12.37, 12.39, 12.40  
FINAL PLAT  
PLAN SHEETS

Professional Engineer  
16551  
RICHARD B.  
HOPPE  
Arizona, U.S.A.  
Exp. 03/31/2015

DESIGN: KLR  
DRAWN: DMS  
CHECK: RBH  
PROJ. NO: PX-518-1302  
DATE: 11/14 VER: 2  
SHEET: 05 of 10



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C10	750.00'	28°25'22"	372.05'	189.94'	N55°37'45"W
C15	750.00'	14°03'57"	184.12'	92.53'	N48°27'02"W
C16	750.00'	14°21'25"	187.93'	94.46'	N62°39'43"W
C27	50.00'	41°24'35"	36.14'	18.90'	N49°09'17"E
C28	50.00'	41°24'35"	36.14'	18.90'	N07°44'43"E
C29	50.00'	262°49'09"	229.35'	-56.69'	N61°33'00"W
C43	775.00'	7°27'59"	100.99'	50.57'	N62°01'02"W
C44	55.00'	17°20'29"	16.65'	8.39'	N21°00'11"E
C45	55.00'	16°10'17"	15.52'	7.81'	N57°39'53"W
C46	55.00'	118°05'20"	113.36'	91.70'	N71°22'36"E
C47	725.00'	25°48'22"	326.54'	166.09'	N54°19'15"W
C48	775.00'	11°23'33"	154.10'	77.30'	N47°06'51"W
C83	50.00'	28°55'46"	25.25'	12.90'	N55°23'42"E
C84	50.00'	19°33'49"	17.07'	8.62'	N03°10'40"W
C108	55.00'	8°25'20"	8.08'	4.05'	N16°32'36"E
C109	55.00'	8°55'09"	8.56'	4.29'	N25°12'51"E
C110	55.00'	40°07'14"	38.51'	20.08'	N32°23'33"E
C111	55.00'	43°36'10"	41.86'	22.00'	N74°15'15"E
C112	55.00'	34°21'56"	32.99'	17.01'	N66°45'42"W
C113	725.00'	3°19'04"	41.98'	21.00'	N43°04'36"W
C114	775.00'	0°10'38"	2.40'	1.20'	N41°30'23"W

LINE	BEARING	LENGTH
L37	N70°59'16"E	18.03'
L38	N77°20'17"E	17.02'
L39	N10°22'07"W	17.59'
L53	N51°23'42"W	44.36'
L62	N28°27'00"E	52.00'
L63	N23°12'10"E	52.22'
L64	N07°11'50"E	55.79'
L86	N59°06'17"W	50.01'
L95	N62°51'02"W	72.55'
L96	N47°21'27"W	59.66'
L102	N54°39'44"W	69.30'
L103	N83°48'32"W	54.33'
L105	N40°16'29"W	97.21'
L107	N66°55'21"W	111.47'
L108	N58°32'45"W	109.18'
L109	N41°25'04"W	284.74'
L110	N41°25'04"W	284.74'
L111	N41°25'04"W	284.74'
L116	N47°21'27"W	10.04'

LINE	BEARING	LENGTH
RB1	N20°09'34"E	750.00'
RB3	N34°30'59"E	750.00'
RB9	N31°42'58"E	775.00'
RB12	N22°46'34"E	725.00'
RB17	N37°11'23"E	775.00'
RB25	N83°23'46"W	50.00'
RB26	N19°38'45"W	50.00'
RB27	N69°14'44"W	55.00'

LEGEND

- (M)

(R)

(C)

PUE

Lxx

Cxx

BK

PG

RB

R/W

SVT33

VNAE

BCHH

MCR

SF

AC

BSL

LSE

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RECORD

CALCULATED

PUBLIC UTILITY EASEMENT

LINE NUMBER

CURVE NUMBER

BOOK

PAGE

RADIAL BEARING

RIGHT OF WAY

SIGHT VISIBILITY TRIANGLE (33' x 33')

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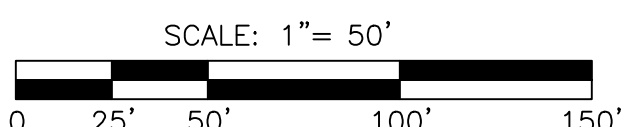
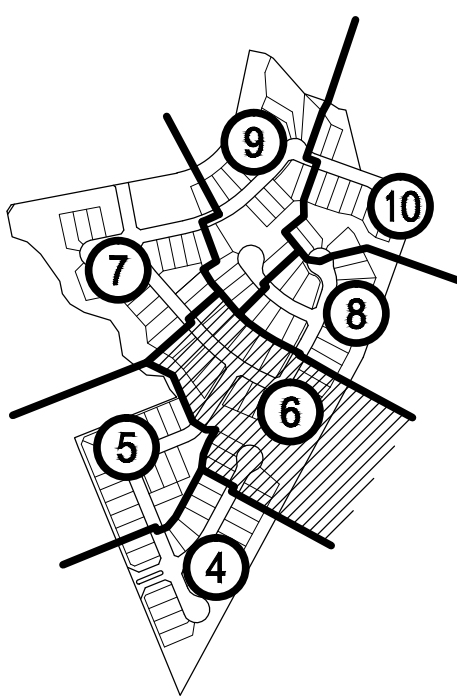
KEY LOTS

INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.

CENTERLINE

RIGHT OF WAY LINE

SHEET MATCHLINE



Plot 10 0012 2014-01-18

**ESTRELLA**<sup>TM</sup>

by

Newland COMMUNITIES

**HORROCKS**

**ENGINEERS**

7776 S. Pointe Parkway West  
Suite 100  
Phoenix, Arizona 85044  
Phone: (602) 454-1800  
Fax: (602) 454-1801

ESTRELLA  
PARCELS 12.37, 12.39, 12.40  
FINAL PLAT  
PLAN SHEETS

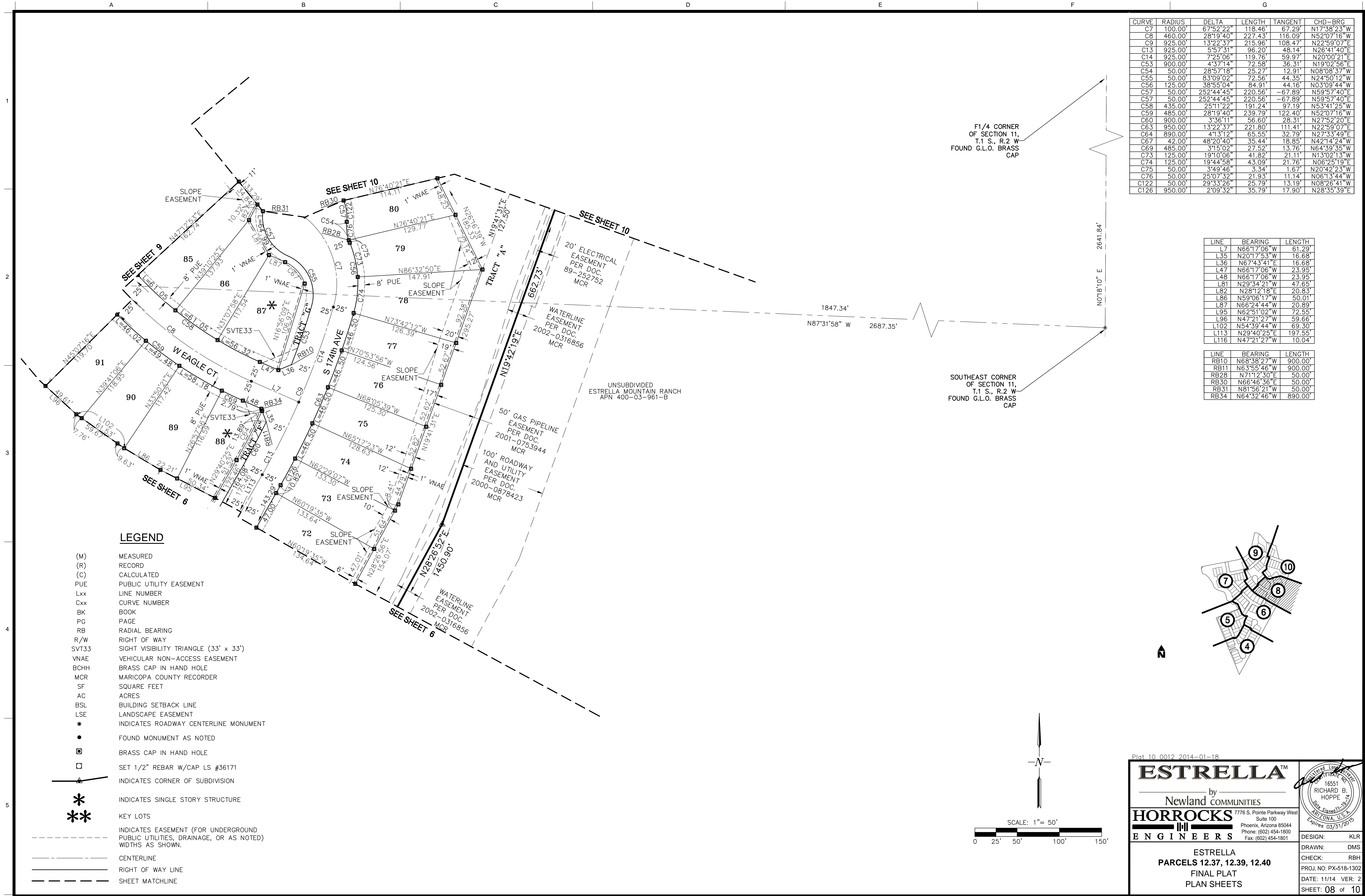
Sealed Long-Term  
Signature  
16551  
RICHARD B.  
HOPPE  
Not Signed  
ARIZONA, U.S.A.  
Expires 03/31/2015

DESIGN: KLR  
DRAWN: DMS  
CHECK: RBH  
PROJ. NO: PX-518-1302  
DATE: 11/14 VER: 2  
SHEET: 06 of 10





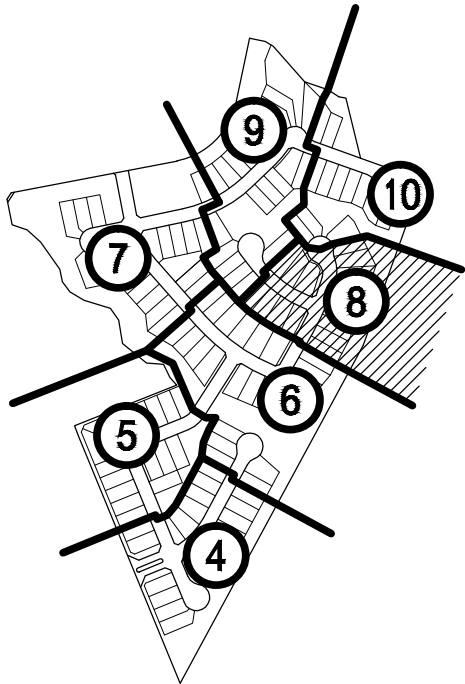




CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRG
C7	100.00'	67°52'22"	118.46'	67.29'	N17°38'23"W
C8	460.00'	28°19'40"	227.43'	116.09'	N52°07'16"W
C9	925.00'	13°22'37"	215.96'	108.47'	N22°59'07"E
C13	925.00'	5°57'31"	96.20'	48.14'	N26°41'40"E
C14	925.00'	7°25'06"	119.76'	59.97'	N20°00'21"E
C53	900.00'	4°37'14"	72.58'	36.31'	N19°02'56"E
C54	50.00'	28°57'18"	25.27'	12.91'	N08°08'37"W
C55	50.00'	83°09'02"	72.56'	44.35'	N24°50'12"W
C56	125.00'	38°55'04"	84.91'	44.16'	N03°09'44"W
C57	50.00'	252°44'45"	220.56'	-67.89'	N59°57'40"E
C57	50.00'	252°44'45"	220.56'	-67.89'	N59°57'40"E
C58	435.00'	25°11'22"	191.24'	97.19'	N53°41'25"W
C59	485.00'	28°19'40"	239.79'	122.40'	N52°07'16"W
C60	900.00'	3°56'11"	56.60'	28.31'	N27°52'20"E
C63	950.00'	13°22'37"	221.80'	111.41'	N22°59'07"E
C64	890.00'	4°13'12"	65.55'	32.79'	N27°33'49"E
C67	42.00'	48°20'40"	35.44'	18.85'	N42°14'24"W
C69	485.00'	3°15'02"	27.52'	13.76'	N64°39'35"W
C73	125.00'	19°10'06"	41.82'	21.11'	N13°02'13"W
C74	125.00'	19°44'58"	43.09'	21.76'	N06°25'19"E
C75	50.00'	3°49'46"	3.34'	1.67'	N20°42'23"W
C76	50.00'	25°07'32"	21.93'	11.14'	N06°13'44"W
C122	50.00'	29°33'26"	25.79'	13.19'	N08°26'41"W
C126	950.00'	2°09'32"	35.79'	17.90'	N28°35'39"E

LINE	BEARING	LENGTH
L7	N66°17'06"W	61.29'
L35	N20°17'53"W	16.68'
L36	N67°43'41"E	16.68'
L47	N66°17'06"W	23.95'
L48	N66°17'06"W	23.95'
L81	N29°34'21"W	47.65'
L82	N28°12'18"E	20.83'
L86	N59°06'17"W	50.01'
L87	N68°24'44"W	20.89'
L95	N62°51'02"W	72.55'
L96	N47°21'27"W	59.66'
L102	N54°39'44"W	69.30'
L113	N29°40'25"E	197.55'
L116	N47°21'27"W	10.04'

LINE	BEARING	LENGTH
RB10	N68°38'27"W	900.00'
RB11	N63°55'46"W	900.00'
RB28	N71°12'30"E	50.00'
RB30	N66°46'36"E	50.00'
RB31	N81°56'21"W	50.00'
RB34	N64°32'46"W	890.00'



Plot 10 0012 2014-01-18

**ESTRELLA**  
by  
Newland COMMUNITIES  
**HORROCKS**  
**ENGINEERS**

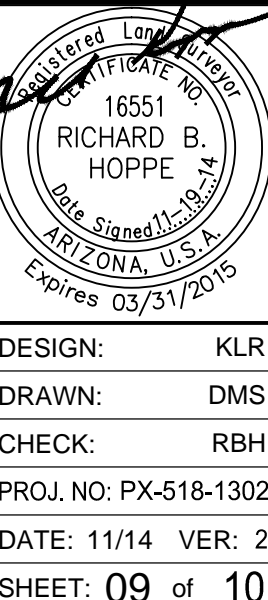
7776 S. Pointe Parkway West  
Suite 100  
Phoenix, Arizona 85044  
Phone: (602) 454-1800  
Fax: (602) 454-1801

ESTRELLA  
PARCELS 12.37, 12.39, 12.40  
FINAL PLAT  
PLAN SHEETS

16551  
RICHARD B.  
HOPPE  
Exp. 03/31/2015

DESIGN: KLR  
DRAWN: DMS  
CHECK: RBH  
PROJ. NO: PX-518-1302  
DATE: 11/14 VER: 2  
SHEET: 08 of 10



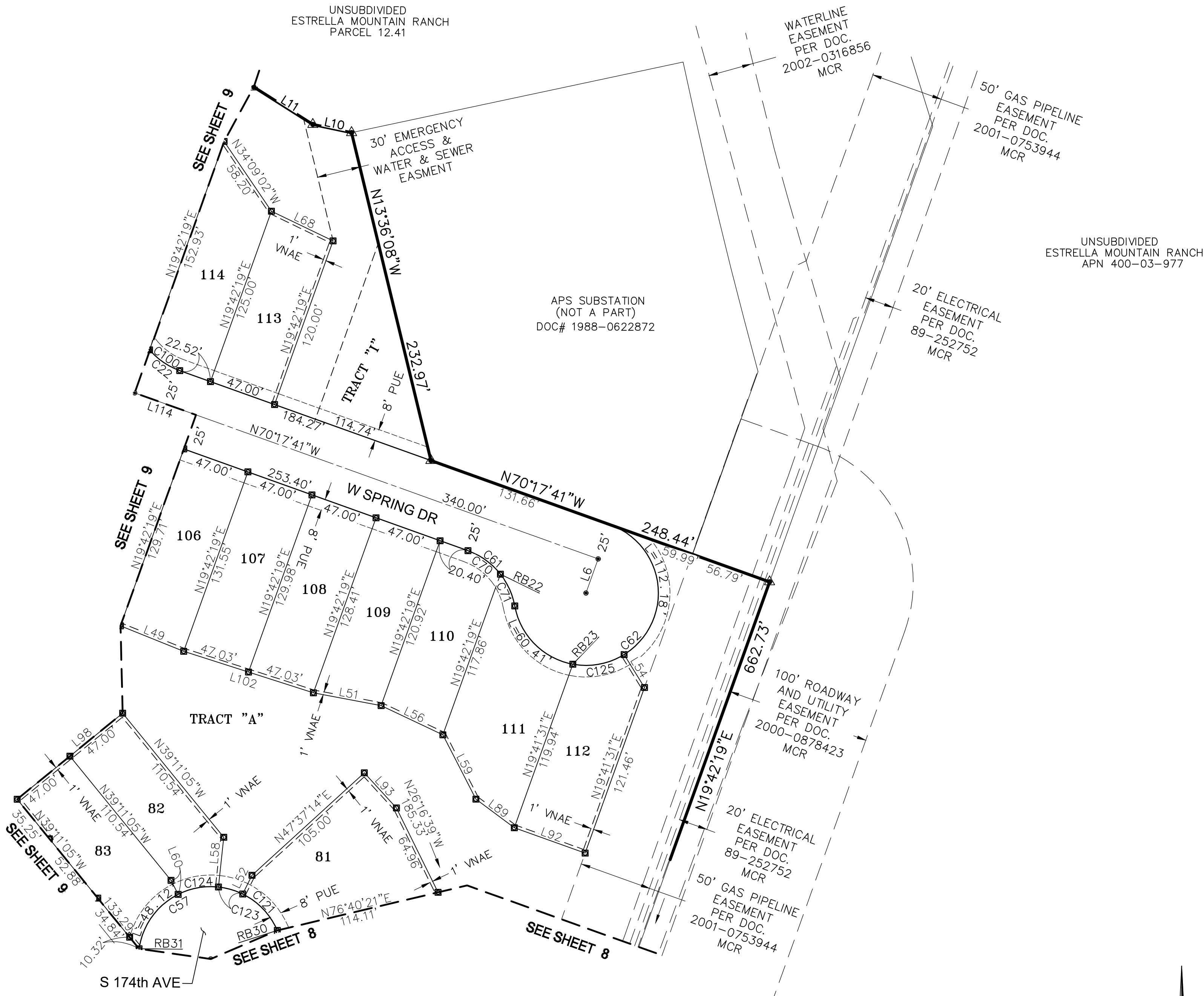




CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHD-BRC
C22	50.00'	47°12'49"	41.20'	21.85'	N46°41'17"W
C57	50.00'	252°44'45"	220.56'	-67.89'	N59°57'40"E
C61	50.00'	60°00'00"	52.36'	28.87'	N40°17'41"W
C62	50.00'	240°00'00"	209.44'	-86.60'	N49°42'19"E
C70	50.00'	32°08'39"	28.05'	14.41'	N54°13'22"W
C71	50.00'	27°51'21"	24.31'	12.40'	N24°13'22"W
C100	50.00'	29°18'43"	25.58'	13.08'	N55°38'20"W
C121	50.00'	40°32'41"	35.38'	18.47'	N43°29'44"W
C123	50.00'	20°07'44"	17.57'	8.87'	N73°49'56"W
C124	50.00'	32°54'07"	28.71'	14.76'	N79°39'08"E
C125	50.00'	42°13'44"	36.85'	19.31'	N79°22'14"E

LINE	BEARING	LENGTH
L6	N19°42'19"E	25.00'
L10	N78°04'09"W	27.34'
L11	N57°40'57"W	48.31'
L49	N68°02'54"W	47.04'
L51	N79°21'02"W	47.59'
L52	N26°13'55"E	14.44'
L54	N31°44'38"W	26.74'
L56	N64°41'28"W	47.23'
L58	N06°06'12"E	34.51'
L59	N27°10'46"W	49.90'
L60	N26°47'55"W	10.87'
L68	N64°13'20"W	47.27'
L89	N53°18'32"W	33.05'
L92	N70°18'29"W	52.00'
L93	N42°22'46"W	32.90'
L98	N50°48'55"E	94.00'
L102	N72°12'42"W	94.00'
L114	N70°17'41"W	340.00'

LINE	BEARING	LENGTH
RB22	N51°50'58"E	50.00'
RB23	N10°29'06"E	50.00'
RB30	N66°46'36"E	50.00'
RB31	N81°56'21"W	50.00'



LEGEND

- (M)

(R)

(C)

PUE

Lxx

Cxx

BK

PG

RB

R/W

SVT33

VNAE

BCHH

MCR

SF

AC

BSL

LSE

●

●

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- MEASURED

RECORD

CALCULATED

PUBLIC UTILITY EASEMENT

LINE NUMBER

CURVE NUMBER

BOOK

PAGE

RADIAL BEARING

RIGHT OF WAY

SIGHT VISIBILITY TRIANGLE (33' x 33')

VEHICULAR NON-ACCESS EASEMENT

BRASS CAP IN HAND HOLE

MARICOPA COUNTY RECORDER

SQUARE FEET

ACRES

BUILDING SETBACK LINE

LANDSCAPE EASEMENT

INDICATES ROADWAY CENTERLINE MONUMENT

FOUND MONUMENT AS NOTED

BRASS CAP IN HAND HOLE

SET 1/2" REBAR W/CAP LS #36171

INDICATES CORNER OF SUBDIVISION

INDICATES SINGLE STORY STRUCTURE

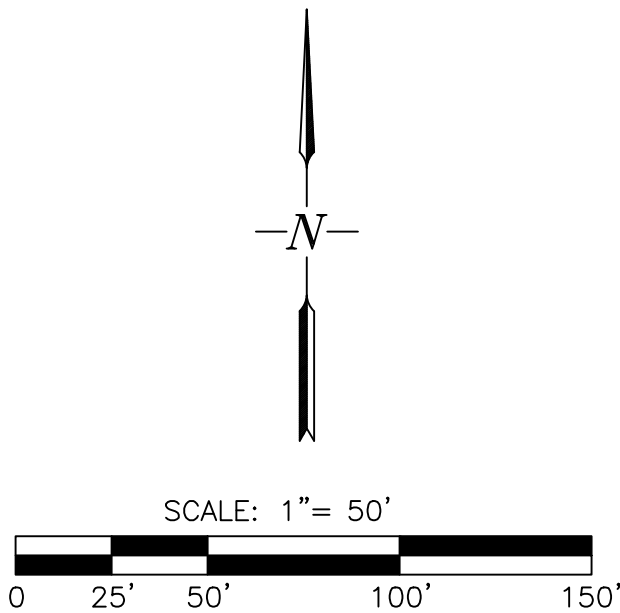
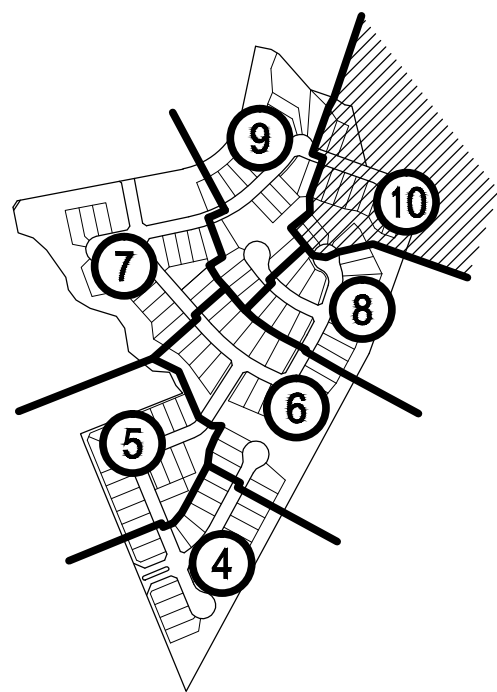
KEY LOTS

INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITIES, DRAINAGE, OR AS NOTED) WIDTHS AS SHOWN.

CENTERLINE

RIGHT OF WAY LINE

SHEET MATCHLINE



Plot 10 0012 2014-01-18

**ESTRELLA**  
by  
Newland COMMUNITIES  
**HORROCKS**  
**ENGINEERS**

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ESTRELLA  
PARCELS 12.37, 12.39, 12.40  
FINAL PLAT  
PLAN SHEETS

DESIGN: KLR  
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