

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS: THAT AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "MASTER PLAT OF CANTAMIA PHASES 2 AND 3 AND, A RE-PLAT OF A PORTION OF TRACT A AS DEFINED IN THE PLAT OF PROVINCE AT ESTRELLA MOUNTAIN RANCH PARCEL 13 AS FILED IN BOOK 922, PAGE 47, RECORDS OF MARICOPA COUNTY ARIZONA" AND BEING A PORTION OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS "MASTER PLAT OF CANTAMIA PHASES 2 AND 3 AND, A RE-PLAT OF A PORTION OF TRACT A AS DEFINED IN THE PLAT OF PROVINCE AT ESTRELLA MOUNTAIN RANCH PARCEL 13 AS FILED IN BOOK 922, PAGE 47, RECORDS OF MARICOPA COUNTY ARIZONA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR AND ITS PERMITTEES A NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") UPON, OVER, ACROSS AND UNDER ALL AREAS IN THIS PLAT DESIGNATED AS "PUE" AND UPON, OVER, ACROSS AND UNDER TRACTS A1 THROUGH A5 FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING IMPROVEMENTS FOR SEWER, WATER, GAS, ELECTRIC, AND ANY OTHER UTILITY SERVICES ("PUBLIC UTILITY FACILITIES") AND FOR PROVIDING INGRESS AND EGRESS TO THE EASEMENT AREAS FOR SUCH PURPOSES. NO STRUCTURES OR IMPROVEMENTS MAY BE CONSTRUCTED ON, IN, OVER OR UNDER THE PUBLIC UTILITY EASEMENT AREAS IF SUCH IMPROVEMENTS WILL INTERFERE WITH THE USE OF THE EASEMENT AREAS FOR PUBLIC UTILITY FACILITIES, EXCEPT THAT ROADWAYS, SIDEWALKS, AND LANDSCAPING, AS APPROVED BY THE CITY, MAY BE CONSTRUCTED OR INSTALLED ON OR OVER SUCH PUBLIC UTILITY EASEMENT AREAS. PUBLIC UTILITY PROVIDERS SHALL BE AND REMAIN RESPONSIBLE FOR THEIR UTILITY FACILITIES, AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY IMPROVEMENTS INSTALLED AND/OR CONSTRUCTED WITHIN THE PUBLIC UTILITY EASEMENT AREAS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING IMPROVEMENTS STREETS, AND SIDEWALKS DAMAGED DURING THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF THEIR UTILITY FACILITIES.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY: THE CITY OF GOODYEAR, ITS EMPLOYEES, AGENTS AND CONTRACTORS; EMERGENCY SERVICE PROVIDERS; OTHER GOVERNMENTAL AGENCIES; AND THIRD PARTIES PERFORMING ANY PERMITTED WORK WITHIN THE EASEMENTS GRANTED IN THIS PLAT A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACTS, A1 THROUGH A5 FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR CITY OF GOODYEAR AND OTHER GOVERNMENTAL VEHICLES; EMERGENCY VEHICLES; AND SERVICE TYPE VEHICLES, INCLUDING REFUSE COLLECTION VEHICLES.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE AND PERPETUAL WATERLINE EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT 2 DESIGNATED AS "EMERGENCY ACCESS AND WATERLINE EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT 2 DESIGNATED AS "EMERGENCY ACCESS AND WATERLINE EASEMENT" THE WATERLINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING WATERLINES AND APPURTENANCES. THE ACCESS EASEMENT IS TO PROVIDE INGRESS AND EGRESS TO THE EASEMENT AREAS FOR SUCH PURPOSES AND TO PROVIDE INGRESS AND EGRESS FOR EMERGENCY SERVICE VEHICLES. NO STRUCTURES OR IMPROVEMENTS MAY BE CONSTRUCTED UPON, OVER, ACROSS OR UNDER THE WATERLINE EASEMENT AREA IF SUCH IMPROVEMENTS WILL INTERFERE WITH THE USE OF THE EASEMENT AREA FOR WATERLINES, EXCEPT THAT ROADWAYS, SIDEWALKS, AND LANDSCAPING AS APPROVED BY THE CITY MAY BE CONSTRUCTED OR INSTALLED ON OR OVER SUCH WATERLINE EASEMENT AREA. THE CITY SHALL BE AND REMAIN RESPONSIBLE FOR ITS WATERLINES, AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY IMPROVEMENTS INSTALLED AND/OR CONSTRUCTED WITHIN THE WATER EASEMENT AREA, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING IMPROVEMENTS, STREETS, AND SIDEWALKS DAMAGED DURING THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF ITS WATERLINE.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES AN "ACCESS AND UTILITY EASEMENT" UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT 2 DESIGNATED AS "ACCESS AND UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING OPERATING, MAINTAINING, REPAIRING AND REPLACING UTILITY IMPROVEMENTS AND TO PROVIDE INGRESS AND EGRESS TO SUCH EASEMENT AREAS FOR SUCH PURPOSES.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR A PERPETUAL, NON-EXCLUSIVE VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS ALL AREAS IN THIS PLAT DESIGNATED AS "V.N.A.E." FOR THE PURPOSE OF PROHIBITING ALL USE OF MOTOR VEHICLES UPON, OVER AND ACROSS THE PROPERTY.

RESTRICTIVE COVENANTS

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS:

TRACTS 2, A1-A5, 15B, 15I, 16D, 17A, 17B, 17C, 19A, 19B, 19E, AND 19F ARE HEREBY RESERVED FOR THE INSTALLATION OF DRAINAGE FACILITIES AND BASINS FOR THE INCLUSIVE CONVEYANCE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FROM THE PUBLIC RIGHTS-OF-WAY AS REQUIRED BY THE CITY OF GOODYEAR'S ENGINEERING STANDARDS AND DESIGN POLICIES AND GOODYEAR CITY CODE. DRAINAGE FACILITIES SUCH AS CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS AND RETENTION AREAS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AND SHALL PROVIDE STORM WATER CONVEYANCE AND STORAGE AS PRIVATE DRAINAGE FACILITIES AND PRIVATE RETENTION BASINS ADEQUATE TO CONVEY AND STORE DRAINAGE FROM THIS SUBDIVISION AND FROM PUBLIC RIGHTS-OF-WAY AND TO CONVEY DRAINAGE OFF-SITE PER IMPROVEMENT PLANS APPROVED BY AND ON FILE WITH THE CITY OF GOODYEAR. THESE COVENANTS CAN BE ENFORCED OR REMOVED BY THE CITY OF GOODYEAR, AND THE CITY OF GOODYEAR AND ANY PERSON OR PERSONS WHO HAVE BEEN DAMAGED BY THE VIOLATIONS OR ATTEMPTED VIOLATIONS OF ANY OF THESE COVENANTS CAN BRING PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING OR THREATENING TO VIOLATE ANY OF THESE COVENANTS. ANY PERSON OR PERSONS OR THE CITY OF GOODYEAR PROSECUTING ANY PROCEEDINGS AT LAW OR IN EQUITY HEREUNDER SHALL HAVE THE RIGHT TO RECOVER, IN ADDITION TO ANY DAMAGES, THEIR COSTS, INCLUDING COURT COSTS, IN ADDITION TO REASONABLE ATTORNEYS' FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE A COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS 2, A1-A5, A3, 15B, 15I, 16D, 17A, 17 B, 17C, 19A, 19B, 19E, AND/OR 19F.

ALL OTHER EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREON.

AN EASEMENT FOR INGRESS AND EGRESS, FOR AND ON BEHALF OF THE HOMEOWNERS IN CANTAMIA PARCELS 15, 16, 17, AND 19 AND PHASES 2 AND 3, IS HEREBY PROVIDED OVER THE ENTIRETY OF TRACTS A1 THROUGH A5.

ALL TRACTS WITHIN PARCELS 15, 16, 17 AND 19 WITH THE EXCEPTION OF TRACT 19G AND TRACTS A1 THROUGH A5 OF SAID PARCELS ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ARE DEDICATED FOR THE PURPOSED INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. DWELLING UNITS SHALL NOT BE CONSTRUCTED OVER SAID TRACTS.

OWNER HEREBY DEDICATES TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION ALL DRAINAGE EASEMENTS ACROSS TRACTS 2, A1 THROUGH A5, 15B, 15I, 16D, 17A, 17B, 17C, 19A, 19B, 19E AND 19F AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES; INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS AND EROSION CONTROL FACILITIES DOWNSTREAM OF STORM DRAIN OUTLETS.

MASTER PLAT
OF
CANTAMIA PHASES 2 AND 3
GOODYEAR, ARIZONA
AND A RE-PLAT OF A PORTION OF TRACT A AS DEFINED IN PROVINCE AT
ESTRELLA MOUNTAIN RANCH PARCEL 13 RECORDED IN BOOK 922, PAGE 47
RECORDS OF MARICOPA COUNTY, ARIZONA AND A PORTION OF SECTIONS
26, 27, 34 AND 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION CONTINUED

OWNER HEREBY DEDICATES TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION A DRAINAGE AND RETENTION/DETENTION EASEMENT ACROSS TRACTS 15I, 16D, 17A, 19A, 19E, AND 19F. THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RETENTION/DETENTION BASINS, EROSION CONTROL AREAS AND DRYWELLS.

OWNER HEREBY DEDICATES TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION TRACT 16E FOR USE AS A FUTURE WELL SITE, LANDSCAPE, PEDESTRIAN ACCESS AND P.U.E. INCLUDING ALL IMPROVEMENTS AND APPURTENANCES PERTAINING THERETO.

TRACT 19G IS HEREBY RESERVED FOR FUTURE DEVELOPMENT.

THAT, AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER DOES HEREBY DEDICATE TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION, THE PERPETUAL, VEHICLE NON-ACCESS EASEMENTS (V.N.A.E.) UPON, OVER AND ACROSS THE PREVIOUSLY DESCRIBED PREMISES SHOWN HEREIN. THE PURPOSE OF THE V.N.A.E. IS TO PROHIBIT VEHICULAR ACCESS.

TRACT 1 PHASE 3, TRACT 2 PHASE 2 AND TRACT 3 PHASE 2 WILL BE RETAINED AND MAINTAINED BY AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND WILL BE RE-PLATTED AS FUTURE SUBDIVIDED LOTS, STREETS AND TRACTS WITHIN CANTAMIA.

ALL TRACTS WITHIN PARCELS 15, 16, 17 AND 19 EXCEPT 19G AS SHOWN HEREON WILL BE OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION.

IN WITNESS WHEREOF, AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
JOSEPH CARL MULAC III
ITS MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BE AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.
IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF ALL TRACTS WITHIN PARCELS 15, 16, 17 AND 19 REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION

NAME _____

TITLE _____ DATE: _____

ACKNOWLEDGEMENT FOR RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
ON THIS _____ DAY OF _____, 2015, BEFORE ME, _____ PERSONALLY APPEARED HIMSELF/HERSELF TO BE THE _____ OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AND ACKNOWLEDGED THAT HE/SHE AS _____ BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION, BY HIMSELF/HERSELF.

IN WITNESS HEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

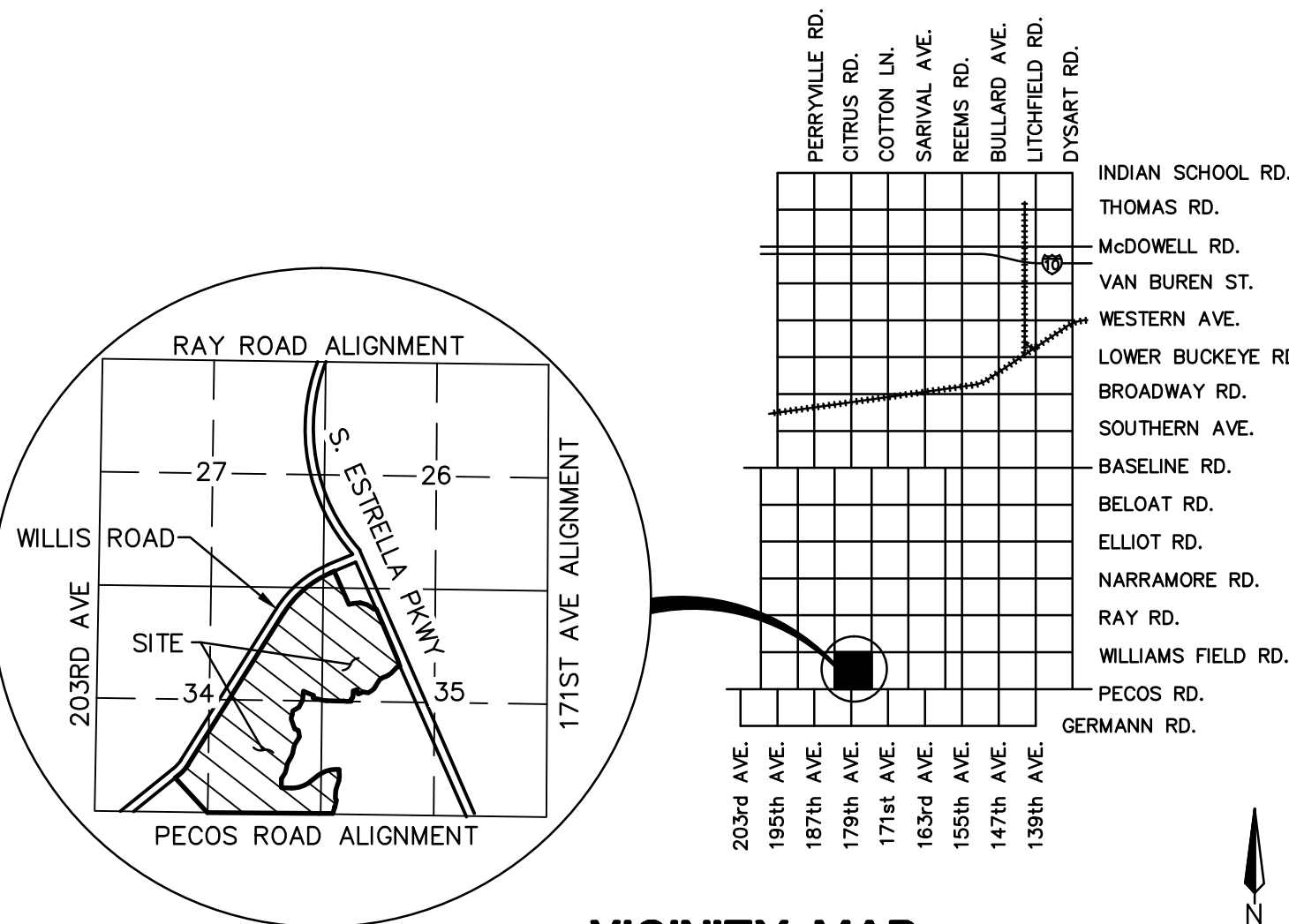
BY: _____ DATE: _____

LENDERS CONSENT AND SUBORDINATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS
THE UNDERSIGNED, JPMORGAN CHASE BANK, N.A., AS ADMINISTRATIVE AGENT AND COLLATERAL AGENT ("AGENT"), BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED _____, 201____ AND RECORDED AT _____ (THE "DEED OF TRUST"),ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY RELEASE FROM THE LIEN OF THE DEED OF TRUST THAT PORTION OF THE PROPERTY CONVEYED AND DEDICATED TO THE CITY HEREIN AS SHOWN ON THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THE FOREGOING RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED ON THIS SUBDIVISION PLAT AND SHALL NOT IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE AGENT.

JPMORGAN CHASE BANK, N.A.,

BY: _____
NAME: JAIME GITLER
TITLE: VICE PRESIDENT



VICINITY MAP

SECTION 26, 27, 34, 35,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
NOT TO SCALE

UTILITY PROVIDERS	
SEWER	GOODYEAR
WATER	GOODYEAR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SW GAS
TELEPHONE	COX AND CENTURY LINK

LENDER ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF JPMORGAN CHASE BANK, N.A.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SURVEYOR

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: 602-490-0535
FAX: 602-325-0161
CONTACT: KIRK J. PANGUS

OWNER/DEVELOPER

AV HOMES OF ARIZONA, LLC,
8601 NORTH SCOTTSDALE ROAD
SUITE 220
SCOTTSDALE, AZ 85253
(480) 822-6682
CONTACT: BRIAN KONDERIK

SHEET INDEX

MP01	COVER SHEET, VICINITY MAP, AND NOTES
MP02	TYPICAL LOT DETAIL, DEVELOPMENT STANDARDS TABLE, SITE DATA TABLE, AND TRACT TABLE
MP03	KEY MAP, LEGEND, LINE AND CURVE TABLES, SECTION DATA, EASEMENT DATA AND BOUNDARY ANNOTATION
MP04	SHEET/PARCEL MATCHLINES, MASTER PLAT NOTES
MP05-MP14	MASTER PLAT SHEETS

BASIS OF BEARING

BASIS OF BEARING IS S88°58'50"E ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA,

APPROVALS

APPROVED BY THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2015.

BY: _____ ATTEST _____
MAYOR CITY CLERK

APPROVED BY: _____ DATE _____
CITY OF GOODYEAR ENGINEER

LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2013; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK J. PANGUS, RLS
RLS# 19344
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
kpangus@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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CANTAMIA PHASES 2 & 3

ESTRELLA PARKWAY & WILLIS ROAD

GOODYEAR, ARIZONA

MASTER PLAT

STATUS:

PROJ. NO: 1018

DATE: NOV 2014

SCALE: 1" = 30'

DRAWN: DSP

APPROVED: KJP

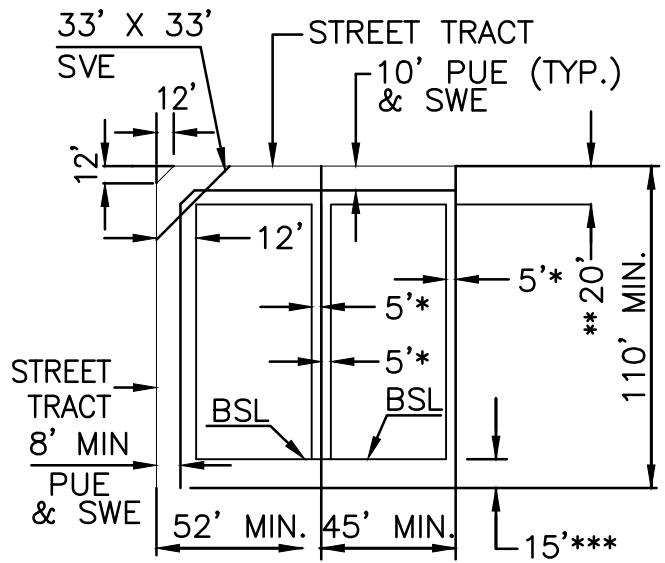
DWG. NO.

MP01

SHT. 1 OF 14

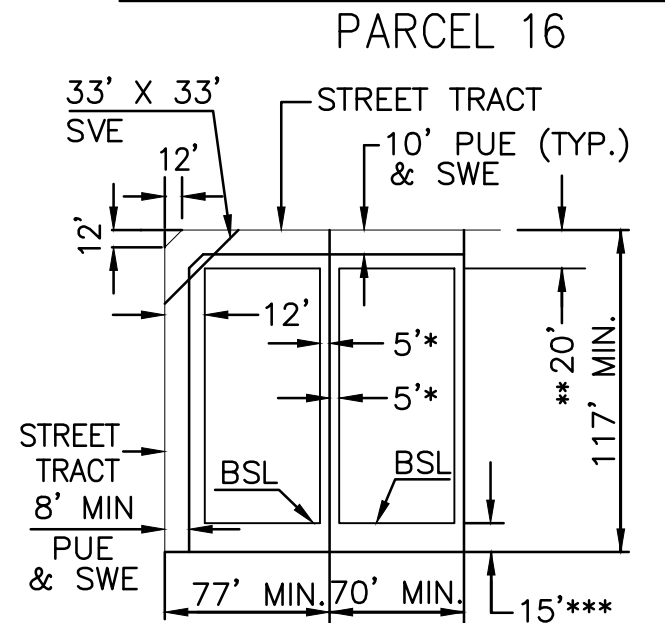
SITE DATA									
	POD 4	POD 4	POD 4	POD 4	POD 4	TRACT A5	PHASE 3	PHASE 2	PHASE 2
	PARCEL 15	PARCEL 16	PARCEL 17	PARCEL 19	TOTAL	CANTAMIA PARKWAY	TRACT 1	TRACT 2	TRACT 3
TOTAL LOTS:	45	45	46	33	169	0	0	0	0
TOTAL TRACTS:	11	7	7	8	33	1	1	1	1
MIN LOT AREA (SQ.FT.):	8190	4950	7020	7020	N/A	N/A	N/A	N/A	N/A
MIN LOT SIZE:	70' X 117'	45' X 110'	60' X 117'	60' X 117'	N/A	N/A	N/A	N/A	N/A
MIN FRONT SETBACK:	20'	20'	20'	20'	20'	N/A	N/A	N/A	N/A
MIN SIDE SETBACK:	5'	5'	5'	5'	5'	N/A	N/A	N/A	N/A
MIN REAR SETBACK:	15'	15'	15'	15'	15'	N/A	N/A	N/A	N/A
DENSITY (DU/AC):	3.3	5.2	3.9	2.5	3.6	N/A	0	0	0
PARCEL AREA (AC):	13.65	8.90	11.84	13.28	47.67	4.53	139.85	88.48	46.17
EXISTING ZONING:	PAD	PAD	PAD	PAD	PAD		PAD	PAD	PAD
OPEN SPACE TRACTS (AC):	1.63	2.50	1.77	5.21	10.95	0	N/A	N/A	N/A
PERCENT OPEN SPACE (NET %):	11.94%	26.18%	14.95%	39.23%	22.97%	0%	N/A	N/A	N/A

NOTE: SITE DATA TABLE IS COMPROMISED OF PARCELS 15, 16, 17 & 19 ONLY.



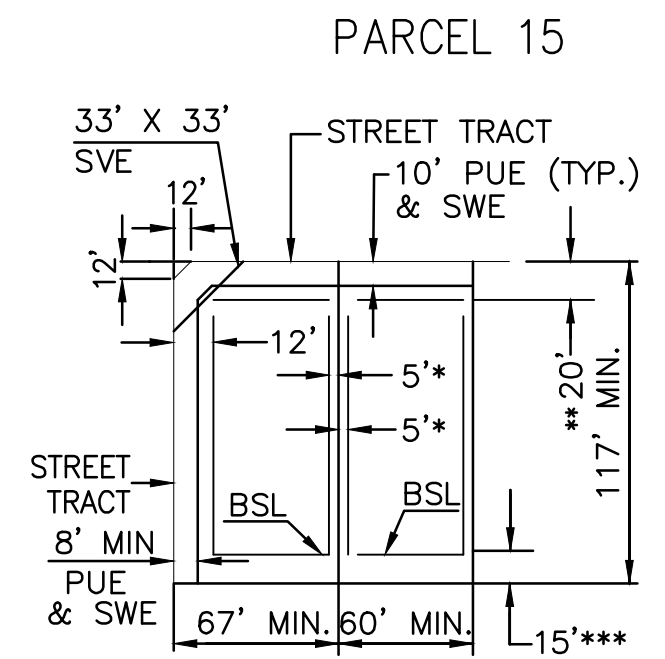
- * SETBACKS AS APPROVED IN PAD, CASE 13-210-00005 5' TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- ** 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE
- *** IN AREAS WHERE 6" ROLL CURB IS USED ON THE FRONTING STREET, THE REAR SETBACK CAN DECREASE A MAXIMUM OF 1.0' TO ALLOW 20.0' FRONT SETBACK FROM BACK OF WALK TO FACE OF GARAGE DOOR.

TYPICAL LOT DETAIL N.T.S.



- * SETBACKS AS APPROVED IN PAD, CASE 13-210-00005 5' TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- ** 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE
- *** IN AREAS WHERE 6" ROLL CURB IS USED ON THE FRONTING STREET, THE REAR SETBACK CAN DECREASE A MAXIMUM OF 1.0' TO ALLOW 20.0' FRONT SETBACK FROM BACK OF WALK TO FACE OF GARAGE DOOR.

TYPICAL LOT DETAIL N.T.S.



- * SETBACKS AS APPROVED IN PAD, CASE 13-210-00005 5' TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- ** 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR UNOCCUPIED SIDE ENTRY GARAGE
- *** IN AREAS WHERE 6" ROLL CURB IS USED ON THE FRONTING STREET, THE REAR SETBACK CAN DECREASE A MAXIMUM OF 1.0' TO ALLOW 20.0' FRONT SETBACK FROM BACK OF WALK TO FACE OF GARAGE DOOR.

TYPICAL LOT DETAIL N.T.S.

PARCEL 17 AND 19

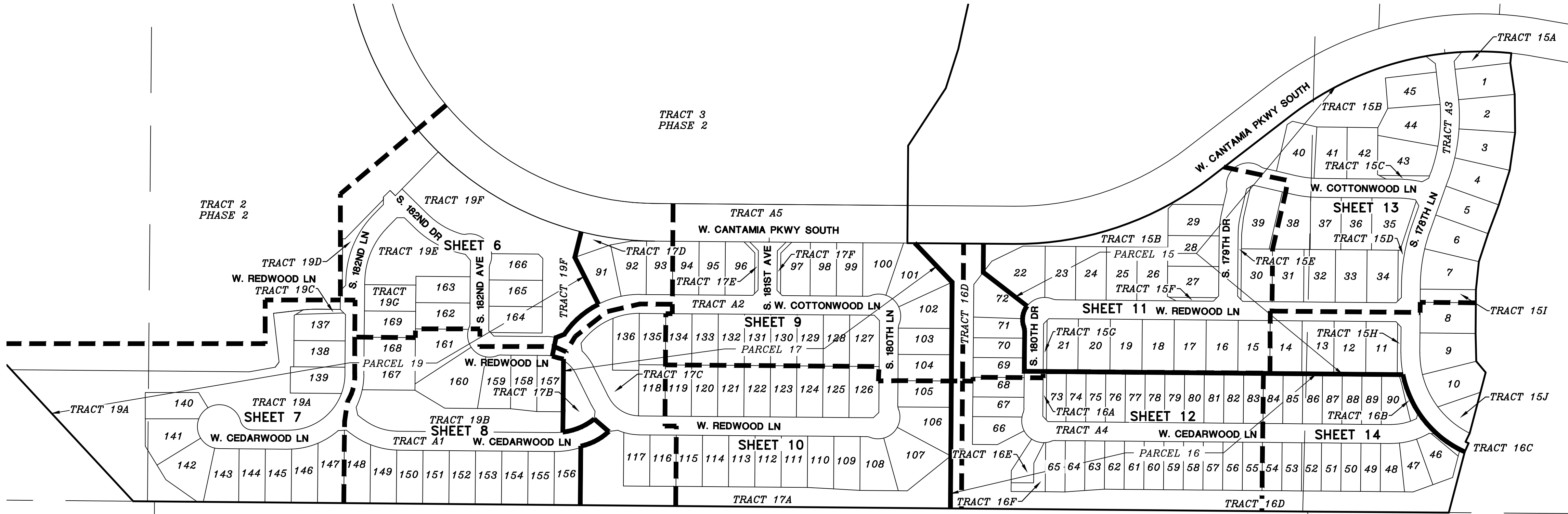
TRACT TABLE			
TRACT	SHEET NO.	AREA (ACRES)	USE
TRACT 1	3	139.3474	FUTURE DEVELOPEMENT, PRIVATE ACCESSWAY & DRAINAGE
TRACT 2	3	88.4767	FUTURE DEVELOPEMENT, PRIVATE ACCESSWAY, DRAINAGE WATERLINE EASEMENT, EMERGENCY VEHICLE INGRESS/EGRESS ACCESS, ACCESS & UTILITY EASEMENT
TRACT 3	3	46.1681	FUTURE DEVELOPEMENT & PRIVATE ACCESSWAY
TRACT 15A	13	0.0915	LANDSCAPE & PEDESTRIAN ACCESS
TRACT 15B	11,13	1.1508	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, & P.U.E.
TRACT 15C	13	0.0223	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 15D	13	0.0479	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 15E	11	0.0472	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 15F	11	0.0178	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 15G	11	0.0207	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 15H	14	0.0228	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 15I	13	0.0875	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, RETENTION, DETENTION & P.U.E.
TRACT 15J	14	0.1033	LANDSCAPE, PEDESTRIAN ACCESS, P.U.E., & V.N.A.E.
TRACT 16A	12	0.0195	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 16B	14	0.0316	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 16C	14	0.0161	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 16D	9,10,11,12,14	2.2809	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, RETENTION, DETENTION & P.U.E.
TRACT 16E	12	0.0924	LANDSCAPE, PEDESTRIAN ACCESS, FUTURE WELL SITE & P.U.E.
TRACT 16F	12	0.0795	LANDSCAPE, OPEN SPACE & P.U.E.
TRACT 17A	10	1.1759	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, RETENTION, DETENTION & P.U.E.
TRACT 17B	8	0.1704	LANDSCAPE, PEDESTRIAN ACCESS & DRAINAGE
TRACT 17C	10	0.3048	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, & P.U.E.
TRACT 17D	6	0.0721	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 17E	9	0.0235	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 17F	9	0.0235	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 19A	7	2.2304	LANDSCAPE, PEDESTRIAN ACCESS, P.U.E., RETENTION, DETENTION & DRAINAGE
TRACT 19B	8	0.6901	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, & P.U.E.
TRACT 19C	7	0.0218	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 19D	6	0.0649	LANDSCAPE, PEDESTRIAN ACCESS, & P.U.E.
TRACT 19E	6	0.5245	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, P.U.E., DETENTION & RETENTION
TRACT 19F	6	1.3584	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, P.U.E., RETENTION, DETENTION & EMERGENCY VEHICLE INGRESS/EGRESS ACCESS
TRACT 19G	6	0.1612	FUTURE DEVELOPMENT AS A RESIDENTIAL LOT
TRACT A1	6,7,8	2.1967	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES
TRACT A2	9,10	2.0266	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES
TRACT A3	11,13,14	2.6541	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES
TRACT A4	12,13,14	1.0371	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES
TRACT A5	5,6,9	4.5322	PRIVATE ACCESS WAY, PUBLIC WATER AND SEWER EASEMENTS, DRAINAGE EASEMENT, REFUSE COLLECTION EASEMENT AND EMERGENCY EQUIPMENT ACCESS EASEMENT FOR SERVICE VEHICLES

* CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGANIZATION AS OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	9,085	0.21	LOT : 44	10,573	0.24	LOT : 87	5,141	0.12	LOT : 130	7,020	0.16
LOT : 2	9,809	0.23	LOT : 45	8,490	0.19	LOT : 88	5,141	0.12	LOT : 131	7,020	0.16
LOT : 3	9,809	0.23	LOT : 46	6,467	0.15	LOT : 89	5,141	0.12	LOT : 132	7,020	0.16
LOT : 4	9,581	0.22	LOT : 47	6,045	0.14	LOT : 90	6,108	0.14	LOT : 133	7,020	0.16
LOT : 5	8,928	0.20	LOT : 48	5,406	0.12	LOT : 91	8,317	0.19	LOT : 134	7,020	0.16
LOT : 6	9,466	0.22	LOT : 49	4,950	0.11	LOT : 92	8,515	0.20	LOT : 135	7,078	0.16
LOT : 7	10,072	0.23	LOT : 50	4,950	0.11	LOT : 93	7,320	0.17	LOT : 136	7,563	0.17
LOT : 8	8,890	0.20	LOT : 51	4,950	0.11	LOT : 94	7,320	0.17	LOT : 137	7,201	0.17
LOT : 9	10,164	0.23	LOT : 52	4,950	0.11	LOT : 95	7,320	0.17	LOT : 138	7,020	0.16
LOT : 10	9,542	0.22	LOT : 53	4,950	0.11	LOT : 96	7,915	0.18	LOT : 139	7,364	0.17
LOT : 11	8,686	0.20	LOT : 54	4,950	0.11	LOT : 97	7,915	0.18	LOT : 140	7,898	0.18
LOT : 12	8,815	0.20	LOT : 55	4,950	0.11	LOT : 98	7,320	0.17	LOT : 141	9,470	0.22
LOT : 13	8,815	0.20	LOT : 56	4,950	0.11	LOT : 99	7,320	0.17	LOT : 142	10,845	0.25
LOT : 14	8,815	0.20	LOT : 57	4,950	0.11	LOT : 100	8,703	0.20	LOT : 143	8,326	0.19
LOT : 15	8,815	0.20	LOT : 58	4,950	0.11	LOT : 101	11,886	0.27	LOT : 144	7,309	0.17
LOT : 16	8,815	0.20	LOT : 59	4,950	0.11	LOT : 102	9,238	0.21	LOT : 145	7,310	0.17
LOT : 17	8,815	0.20	LOT : 60	4,950	0.11	LOT : 103	7,320	0.17	LOT : 146	7,626	0.18
LOT : 18	8,815	0.20	LOT : 61	4,950	0.11	LOT : 104	7,320	0.17	LOT : 147	9,174	0.21
LOT : 19	8,815	0.20	LOT : 62	4,950	0.11	LOT : 105	7,320	0.17	LOT : 148	8,959	0.21
LOT : 20	8,815	0.20	LOT : 63	5,029	0.12	LOT : 106	9,478	0.22	LOT : 149	7,558	0.17
LOT : 21	8,607	0.20	LOT : 64	5,186	0.12	LOT : 107	11,732	0.27	LOT : 150	7,311	0.17
LOT : 22	12,717	0.29	LOT : 65	5,216	0.12	LOT : 108	8,526	0.20	LOT : 151	7,311	0.17
LOT : 23	8,466	0.19	LOT : 66	6,356	0.15	LOT : 109	7,290	0.17	LOT : 152	7,311	0.17
LOT : 24	8,540	0.20	LOT : 67	5,221	0.12	LOT : 110	7,110	0.16	LOT : 153	7,311	0.17
LOT : 25	8,540	0.20	LOT : 68	5,258	0.12	LOT : 111	7,020	0.16	LOT : 154	7,312	0.17
LOT : 26	8,640	0.20	LOT : 69	5,258	0.12	LOT : 112	7,020	0.16	LOT : 155	7,312	0.17
LOT : 27	8,295	0.19	LOT : 70	5,258	0.12	LOT : 113	7,020	0.16	LOT : 156	7,508	0.17
LOT : 28	8,190	0.19	LOT : 71	5,273	0.12	LOT : 114	7,020	0.16	LOT : 157	7,551	0.17
LOT : 29	8,496	0.20	LOT : 72	8,344	0.19	LOT : 115	7,020	0.16	LOT : 158	7,520	0.17
LOT : 30	8,512	0.20	LOT : 73	5,133	0.12	LOT : 116	7,020	0.16	LOT : 159	7,961	0.18
LOT : 31	8,640	0.20	LOT : 74	5,141	0.12	LOT : 117	7,076	0.16	LOT : 160	14,172	0.33
LOT : 32	8,640	0.20	LOT : 75	5,141	0.12	LOT : 118	7,078	0.16	LOT : 161	10,363	0.24
LOT : 33	8,640	0.20	LOT : 76	5,141	0.12	LOT : 119	7,020	0.16	LOT : 162	7,423	0.17
LOT : 34	8,512	0.20	LOT : 77	5,141	0.12	LOT : 120	7,020	0.16	LOT : 163	7,440	0.17
LOT : 35	9,962	0.23	LOT : 78	5,141	0.12	LOT : 121	7,020	0.16	LOT : 164	7,312	0.17
LOT : 36	8,330	0.19	LOT : 79	5,141	0.12	LOT : 122	7,020	0.16	LOT : 165	7,320	0.17
LOT : 37	8,333	0.19	LOT : 80	5,141	0.12	LOT : 123	7,020	0.16	LOT : 166	7,168	0.16
LOT : 38	9,931	0.23	LOT : 81	5,141	0.12	LOT : 124	7,020	0.16	LOT : 167	7,060	0.16
LOT : 39	10,029	0.23	LOT : 82	5,141	0.12	LOT : 125	7,020	0.16	LOT : 168	7,020	0.16
LOT : 40	9,138	0.21	LOT : 83	5,141	0.12	LOT : 126	7,884	0.18	LOT : 169	7,020	0.16
LOT : 41	8,464	0.19	LOT : 84	5,141	0.12	LOT : 127	7,884	0.18			
LOT : 42	8,300	0.19	LOT : 85	5,141	0.12	LOT : 128	7,020	0.16			
LOT : 43	10,373	0.24	LOT : 86	5,141	0.12	LOT : 129	7,020	0.16			



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NOTE

1. SEE SHEETS 5 THROUGH 14 FOR ANNOTATION OF LOTS, TRACTS AND RIGHT-OF-WAY.

LEGEND

○	FOUND REBAR W/CAP, RLS 19344 OR AS NOTED
⊗	FOUND BRASS CAP IN HAND HOLE AS NOTED
⊙	FOUND BRASS CAP FLUSH AS NOTED
●	SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
—	BOUNDARY LINE
---	SECTION LINE
- - -	CENTER LINE
- . - . -	RIGHT OF WAY
- - - - -	PARCEL LINE
- - - - -	SHEET MATCH LINE
- - - - -	PARCEL MATCH LINE
- - - - -	RIGHT-OF-WAY
R/W	PUBLIC UTILITY EASEMENT
P.U.E.	SIGHT VISIBILITY TRIANGLE
S.V.T.	VEHICLE NON-ACCESS EASEMENT
V.N.A.E.	MARICOPA COUNTY RECORDS
M.C.R.	REGISTERED LAND SURVEYOR
RLS	ASSESSOR PARCEL NUMBER
APN	SEWER EASEMENT
S.E.	33X33' SIGHT VISIBILITY TRIANGLE
①	SIGHT VISIBILITY LINE
②	LOT RESTRICTED TO SINGLE STORY
*	KEY LOTS
**	COMPRISED OF PARCELS 15, 16, 17 & 19
POD 4	

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 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.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING; ASPHALT PAVING OR GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER THE 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 EASEMENT.
- ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC..
- 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.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT AT COMPLETION OF CONSTRUCTION ACTIVITIES PER ARIZONA STATUTORY REQUIREMENTS.
- 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.
- NO MORE THAN THREE TWO-STORY HOMES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.

NOTES CONTINUED:

- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- 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 26 & 42)
- REAR YARD VIEW FENCING WILL BE PROVIDED ON THE LOTS WHERE PRACTICAL.
- CANTAMIA IS IN PROXIMITY TO THE PROPOSED LOOP 303 FREEWAY, WILLIS ROAD, AND RAINBOW VALLEY ROAD AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH ROADWAYS.
- CANTAMIA IS ADJACENT TO LAND DESIGNATED FOR DEVELOPMENT AS COMMERCIAL OR INDUSTRIAL USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.
- ALL PRIVATE STREETS, SIDEWALKS, SIGNAGE AND STREET LIGHTING SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER UNTIL TRANSFERRED TO A DULY INCORPORATED PROPERTY OWNERS ASSOCIATION AND THEREAFTER, MAINTAINED BY SUCH ASSOCIATION.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THIS DEVELOPMENT.
- THE STREETS IN TRACTS A1, A2 AND A3 ARE PRIVATE STREETS TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHT OF WAY MEET CURRENT APPLICABLE CITY STANDARDS.
- HOUSES AT TEE INTERSECTIONS SHALL BE ORIENTED IN SUCH A MANNER SO AS TO PREVENT HEADLIGHTS FROM ONCOMING TRAFFIC FROM SHINING ONTO THE LIVABLE PORTION OF THE HOUSE. (LOTS 5, 8, 16 AND 131)
- 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 CITY STAFF DURING THE RESIDENTIAL DESIGN REVIEW PROCESS.

NOTES CONTINUED:

- TWO STORY HOMES SHALL NOT BE PERMITTED ON CORNER LOTS OR WITHIN 35 FT OF ESTRELLA PARKWAY OR WILLIS ROAD. (LOTS 164, 137, 96, 97, 127, 126, 39, 27, 30, 21, 73, 43, 35, 34, 1, 45, 90, 46 AND 11)
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.
- THE PORTIONS OF TRACT A OF PROVINCE AT ESTRELLA MOUNTAIN RANCH PARCEL 13 INCLUDED WITHIN THIS MASTER PLAT BOUNDARY ARE PER THE PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED FILED AS DOCUMENT 2015-0697857, RECORDS OF MARICOPA COUNTY, ARIZONA.
- BY ARTICLES OF MERGER, FILE NO. L-1528844 JCH ESTRELLA, LLC BECAME AV HOMES OF ARIZONA LLC. THE ARTICLES OF MERGER WERE APPROVED ON MAY 23RD, 2014 BY THE ARIZONA CORPORATION COMMISSION.
- GROSS AREA IS 14,213,158.24 S.F. OR 326.2892 ACRES MORE OR LESS



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CANTAMIA PHASES 2 & 3
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA
MASTER PLAT

PROJ. NO.: 1018	STATUS:
DATE: NOV 2014	MUNICIPAL TRACKING NO:
SCALE: 1" = 30'	DRAWN: DSP
APPROVED: KJP	

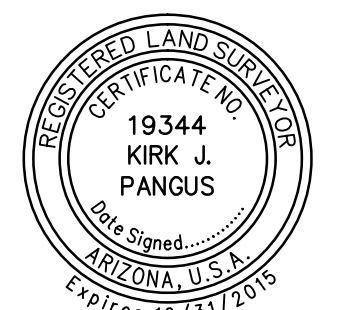
DWG. NO.

MP04

SHT. 4 OF 14

1. SEE SHEET 3 FOR ANNOTATION OF SECTION LINES,
MASTER PLAT BOUNDARY, EXISTING EASEMENTS AND
OPEN SPACE TRACT PARCELS.

○	FOUND REBAR W/ CAP, RLS 19344 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE AS NOTED
⊙	FOUND BRASS CAP FLUSH AS NOTED
●	SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
_____	BOUNDARY LINE
_____	SECTION LINE
- - - - -	CENTER LINE
- - - - -	RIGHT OF WAY
_____	PARCEL LINE
==	SHEET MATCH LINE
	PARCEL 15, 16, 17 & 19 MATCH LINE
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.T.	SIGHT VISIBILITY TRIANGLE
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
S.E.	SEWER EASEMENT
①	33X33' SIGHT VISIBILITY TRIANGLE
②	SIGHT VISIBILITY LINE
*	LOT RESTRICTED TO SINGLE STORY
**	KEY LOTS
POD 4	COMPRISED OF PARCELS 15, 16, 17 & 19



Occupational category	Male	Female	Total
Professional	10.0	10.0	10.0
Managerial	10.0	10.0	10.0
Non-manual	10.0	10.0	10.0
Manual	10.0	10.0	10.0
Unemployed	10.0	10.0	10.0

DWG. NO. MP05 SHT. 5 OF 14	PROJ. NO.: 1018	STATUS:
	DATE: NOV 2014	MUNICIPAL TRACKING NO:
	SCALE: 1" = 30' DRAWN: DSP	APPROVED: KJP
	APPROVED: KJP	

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	28.00'	25°20'23"	12.38'
C4	50.00'	120°00'01"	104.72'
C5	28.00'	20°37'35"	10.08'
C6	28.00'	20°37'35"	10.08'

○	FOUND REBAR W/CAP, RLS 19344 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE AS NOTED
⊙	FOUND BRASS CAP FLUSH AS NOTED
●	SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
_____	BOUNDARY LINE
_____	SECTION LINE
— — — — —	CENTER LINE
— — — — —	RIGHT OF WAY
_____	PARCEL LINE
— — — — —	SHEET MATCH LINE
=====	PARCEL 15, 16, 17 & 19 MATCH LINE
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.T.	SIGHT VISIBILITY TRIANGLE
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
S.E.	SEWER EASEMENT
①	33X33' SIGHT VISIBILITY TRIANGLE
②	SIGHT VISIBILITY LINE
*	LOT RESTRICTED TO SINGLE STORY
**	KEY LOTS
POD 4	COMPRISED OF PARCELS 15, 16, 17 & 19

1. SEE SHEET 3 FOR ANNOTATION OF SECTION LINES, MASTER PLAT BOUNDARY, EXISTING EASEMENTS AND OPEN SPACE TRACT PARCELS.



SEE SHEET 7

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SEE SHEET 7

SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

SEE SHEET 9

LEGEND

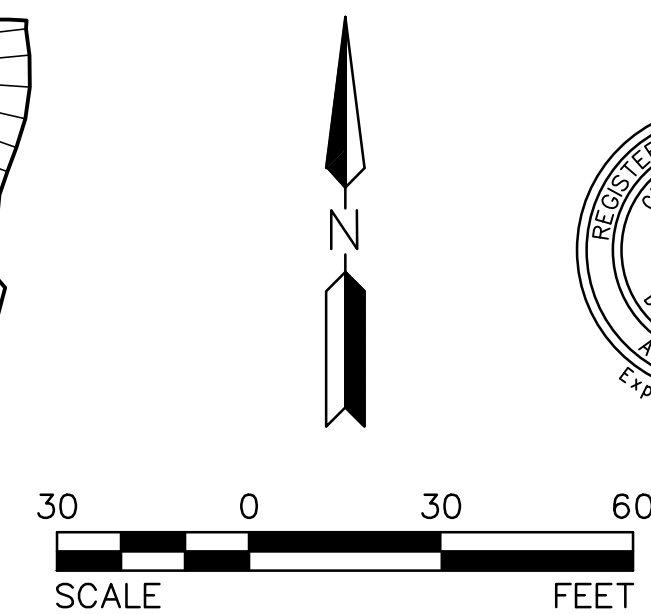
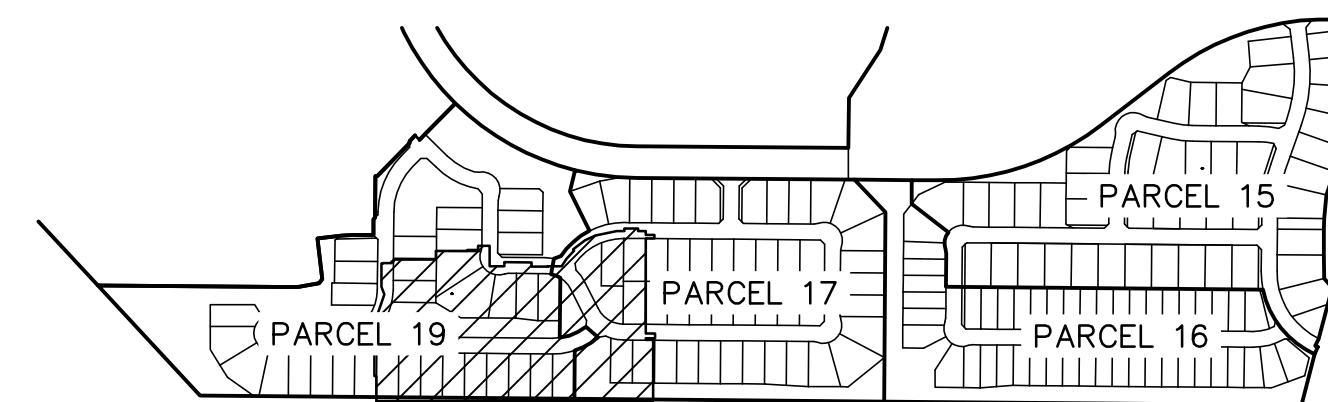
○	FOUND REBAR W/CAP, RLS 19344 OR AS NOTED	S.E.	SEWER EASEMENT
⊗	FOUND BRASS CAP IN HAND HOLE AS NOTED	①	33X33" SIGHT VISIBILITY TRIANGLE
⊙	FOUND BRASS CAP FLUSH AS NOTED	②	SIGHT VISIBILITY LINE
●	SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED	*	LOT RESTRICTED TO SINGLE STORY
---	BOUNDARY LINE	**	KEY LOTS
---	SECTION LINE	POD 4	COMPRISED OF PARCELS 15, 16, 17 & 19
---	CENTER LINE		
---	RIGHT OF WAY		
---	PARCEL LINE		
---	SHEET MATCH LINE		
---	PARCEL 15, 16, 17 & 19 MATCH LINE		
R/W	RIGHT-OF-WAY		
P.U.E.	PUBLIC UTILITY EASEMENT		
S.V.T.	SIGHT VISIBILITY TRIANGLE		
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT		
M.C.R.	MARICOPA COUNTY RECORDS		
RLS	REGISTERED LAND SURVEYOR		
APN	ASSESSOR PARCEL NUMBER		

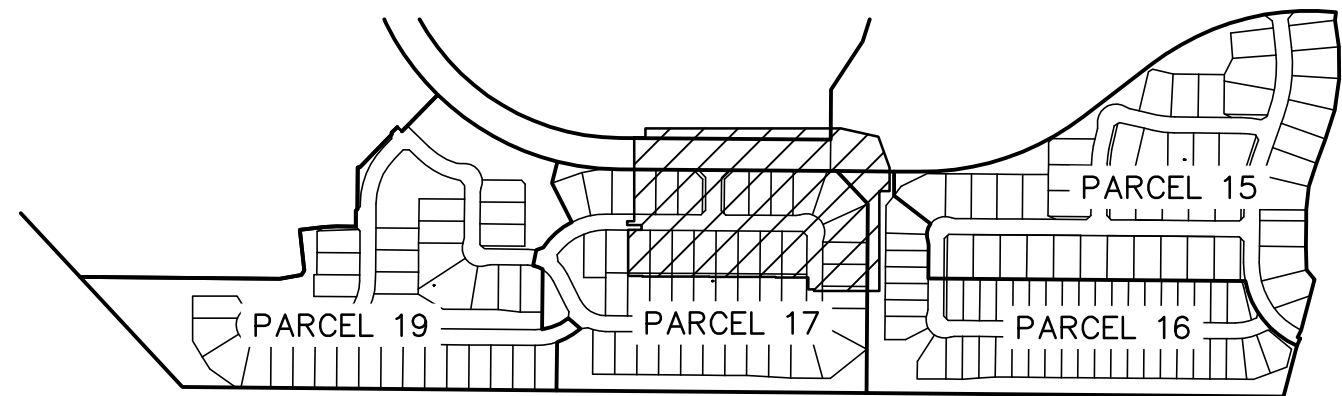
NOTE

1. SEE SHEET 3 FOR ANNOTATION OF SECTION LINES, MASTER PLAT BOUNDARY, EXISTING EASEMENTS AND OPEN SPACE TRACT PARCELS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N86°59'55"E	18.47'
L2	N11°58'53"W	18.48'
L10	S08°06'18"E	18.12'
L11	N82°07'35"E	20.61'
L12	N06°00'14"E	17.63'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C6	28.00'	20°37'35"	10.08'
C7	50.00'	131°15'10"	114.54'
C8	28.00'	20°37'35"	10.08'





SEE SHEET 6

SEE SHEET 8

SEE SHEET 10

SEE SHEET 11

LEGEND

- FOUND REBAR W/CAP, RLS 19344 OR AS NOTED
⊗ FOUND BRASS CAP IN HAND HOLE AS NOTED
⊙ FOUND BRASS CAP FLUSH AS NOTED
● SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
— BOUNDARY LINE
— SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - SHEET MATCH LINE
- - - PARCEL 15, 16, 17 & 19 MATCH LINE
- - - RIGHT-OF-WAY
R/W
P.U.E. PUBLIC UTILITY EASEMENT
S.V.T. SIGHT VISIBILITY TRIANGLE
V.N.A.E. VEHICLE NON-ACCESS EASEMENT
M.C.R. MARICOPA COUNTY RECORDS
RLS REGISTERED LAND SURVEYOR
APN ASSESSOR PARCEL NUMBER
S.E. SEWER EASEMENT
① 33X33' SIGHT VISIBILITY TRIANGLE
② SIGHT VISIBILITY LINE
* LOT RESTRICTED TO SINGLE STORY
** KEY LOTS
POD 4 COMPRISED OF PARCELS 15, 16, 17 & 19

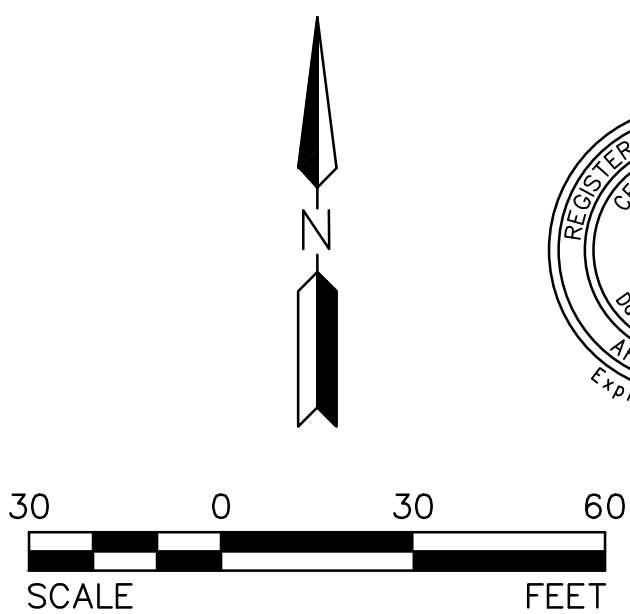
NOTE

1. SEE SHEET 3 FOR ANNOTATION OF SECTION LINES, MASTER PLAT BOUNDARY, EXISTING EASEMENTS AND OPEN SPACE TRACT PARCELS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	S44°33'51"E	16.97'
L15	S44°33'51"E	16.97'
L16	S45°26'09"W	16.97'
L17	N45°26'09"E	28.28'
L18	N44°33'51"W	28.28'

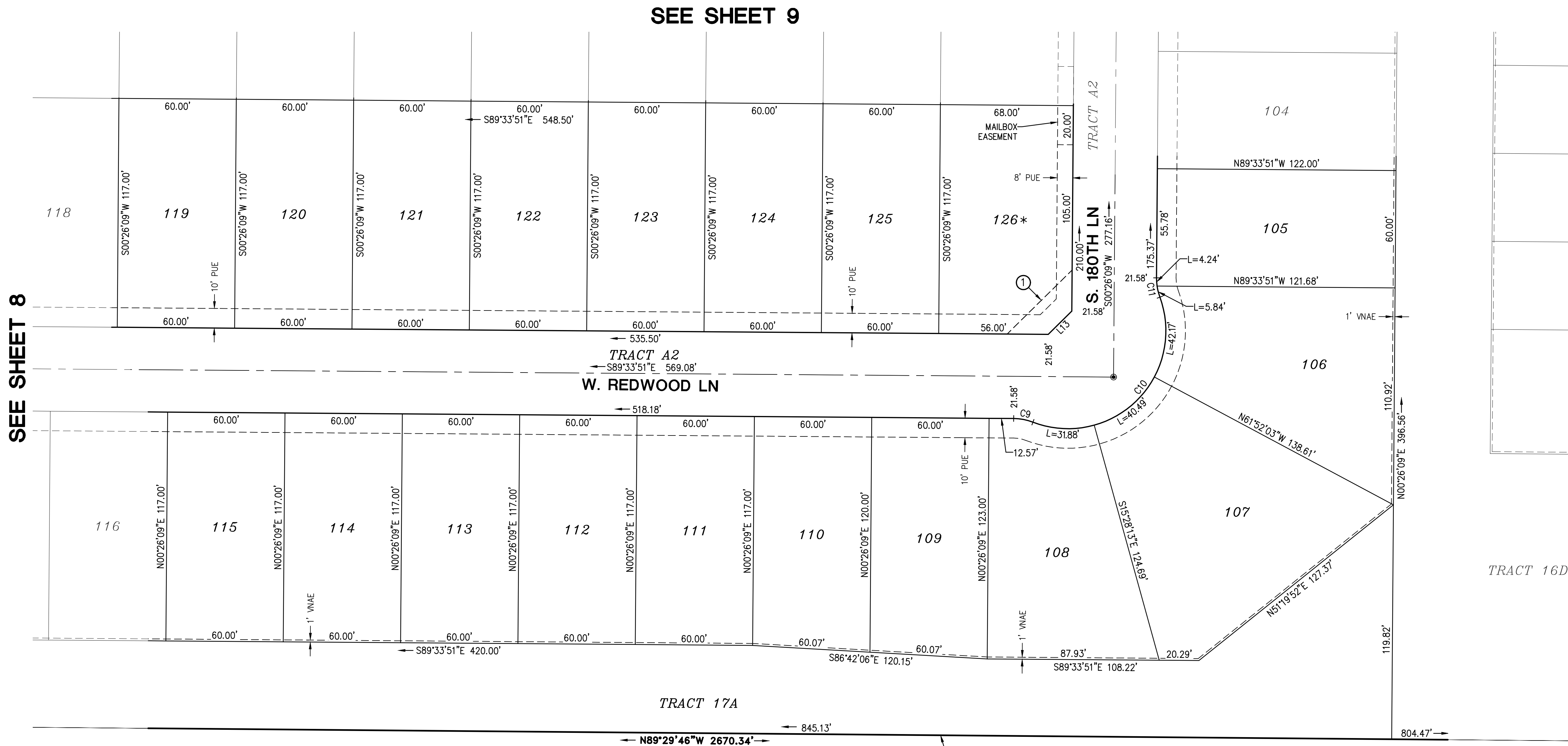
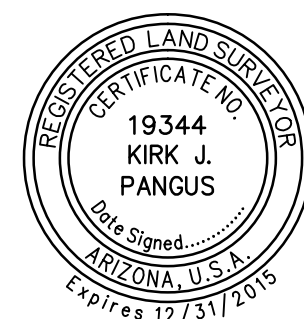
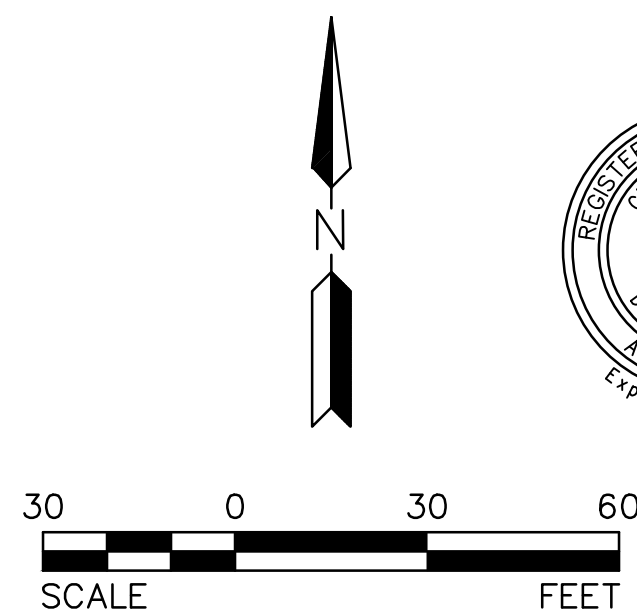
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C12	28.00'	20°37'35"	10.08'
C13	50.00'	131°15'10"	114.54'
C14	28.00'	20°37'35"	10.08'

SEE SHEET 10



PROVINCE AT ESTRELLA
MOUNTAIN RANCH PARCEL 1
BOOK 904, PAGE 10 M.C.R.
W. CANTAMIA PKWY SOUTH

PROJ. NO.: 1018	STATUS:
DATE: NOV 2014	MUNICIPAL TRACKING NO:
SCALE: 1" = 30'	DRAWN: DSP
APPROVED: KJP	



LEGEND

- | | |
|----------|---|
| ○ | FOUND REBAR W/CAP, RLS 19344 OR AS NOTED |
| ⊗ | FOUND BRASS CAP IN HAND HOLE AS NOTED |
| ⊙ | FOUND BRASS CAP FLUSH AS NOTED |
| ● | SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED |
| --- | BOUNDARY LINE |
| --- | SECTION LINE |
| --- | CENTER LINE |
| --- | RIGHT OF WAY |
| --- | PARCEL LINE |
| --- | SHEET MATCH LINE |
| --- | PARCEL 15, 16, 17 & 19 MATCH LINE |
| --- | RIGHT-OF-WAY |
| R/W | R/W |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| S.V.T. | SIGHT VISIBILITY TRIANGLE |
| V.N.A.E. | VEHICLE NON-ACCESS EASEMENT |
| M.C.R. | MARICOPA COUNTY RECORDS |
| RLS | REGISTERED LAND SURVEYOR |
| APN | ASSESSOR PARCEL NUMBER |
| S.E. | SEWER EASEMENT |
| ① | 33X33' SIGHT VISIBILITY TRIANGLE |
| ② | SIGHT VISIBILITY LINE |
| * | LOT RESTRICTED TO SINGLE STORY |
| ** | KEY LOTS |
| POD 4 | COMPRISED OF PARCELS 15, 16, 17 & 19 |

NOTE

1. SEE SHEET 3 FOR ANNOTATION OF SECTION LINES, MASTER PLAT BOUNDARY, EXISTING EASEMENTS AND OPEN SPACE TRACT PARCELS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N45°26'09"E	16.97'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C9	28.00'	20°37'35"	10.08'
C10	50.00'	131°15'10"	114.54'
C11	28.00'	20°37'35"	10.08'

SEE SHEET 9

SEE SHEET 11

LEGEND

○	FOUND REBAR W/CAP, RLS 19344 OR AS NOTED
⊠	FOUND BRASS CAP IN HAND HOLE AS NOTED
⊙	FOUND BRASS CAP FLUSH AS NOTED
●	SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	RIGHT OF WAY
---	PARCEL LINE
---	SHEET MATCH LINE
---	PARCEL 15, 16, 17 & 19 MATCH LINE
---	RIGHT-OF-WAY
---	PUBLIC UTILITY EASEMENT
---	SIGHT VISIBILITY TRIANGLE
---	VEHICLE NON-ACCESS EASEMENT
---	MARICOPA COUNTY RECORDS
---	REGISTERED LAND SURVEYOR
---	ASSESSOR PARCEL NUMBER
---	SEWER EASEMENT
---	33X33' SIGHT VISIBILITY TRIANGLE
---	SIGHT VISIBILITY LINE
---	LOT RESTRICTED TO SINGLE STORY
---	KEY LOTS
---	COMPRISED OF PARCELS 15, 16, 17 & 19

NOTE

1. SEE SHEET 3 FOR ANNOTATION OF SECTION LINES, MASTER PLAT BOUNDARY, EXISTING EASEMENTS AND OPEN SPACE TRACT PARCELS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	N45°29'58"E	16.97'
L21	N45°29'58"E	16.97'
L22	S44°30'02"E	16.97'
L23	N58°03'39"E	16.97'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C18	28.00'	20°37'35"	10.08'
C19	50.00'	131°15'10"	114.54'
C20	28.00'	20°37'35"	10.08'
C22	28.00'	20°37'35"	10.08'

W. CANTAMIA PKWY SOUTH
PROVINCE AT ESTRELLA
MOUNTAIN RANCH PARCEL 1
BOOK 904, PAGE 10 M.C.R.
L=480.44' R=724.00' D=58°01'16"

SEE SHEET 9

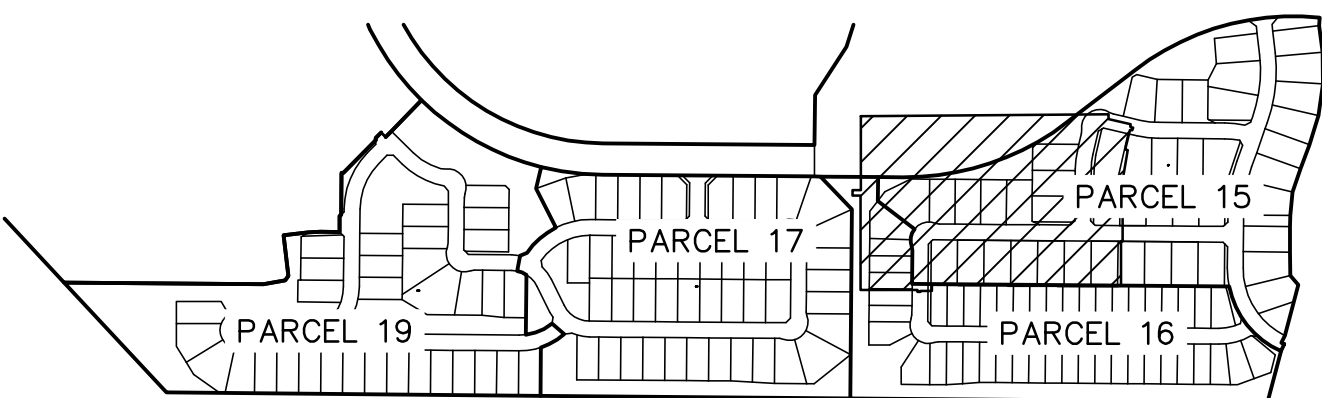
SEE SHEET 10

SEE SHEET 12

SEE SHEET 13

SEE SHEET 13

SEE SHEET 14



PROJ. NO.: 1018	STATUS:
DATE: NOV 2014	
SCALE: 1" = 30'	MUNICIPAL TRACKING NO:
DRAWN: DSP	
APPROVED: KJP	

LEGEND

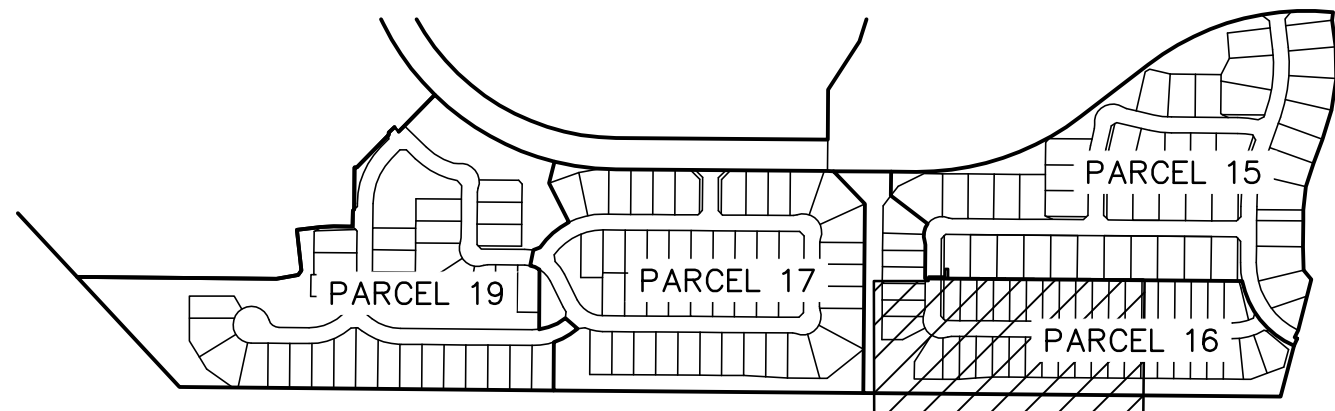
- FOUND REBAR W/CAP, RLS 19344 OR AS NOTED
⊗ FOUND BRASS CAP IN HAND HOLE AS NOTED
⊙ FOUND BRASS CAP FLUSH AS NOTED
● SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
--- BOUNDARY LINE
--- SECTION LINE
--- CENTER LINE
--- RIGHT OF WAY
--- PARCEL LINE
--- SHEET MATCH LINE
R/W R/W
P.U.E. PUBLIC UTILITY EASEMENT
S.V.T. SIGHT VISIBILITY TRIANGLE
V.N.A.E. VEHICLE NON-ACCESS EASEMENT
M.C.R. MARICOPA COUNTY RECORDS
R.L.S. REGISTERED LAND SURVEYOR
A.P.N. ASSESSOR PARCEL NUMBER
S.E. SEWER EASEMENT
① 33X33' SIGHT VISIBILITY TRIANGLE
② SIGHT VISIBILITY LINE
* LOT RESTRICTED TO SINGLE STORY
** KEY LOTS
POD 4 COMPRISED OF PARCELS 15, 16, 17 & 19

NOTE

1. SEE SHEET 3 FOR ANNOTATION OF SECTION LINES, MASTER PLAT BOUNDARY, EXISTING EASEMENTS AND OPEN SPACE TRACT PARCELS.

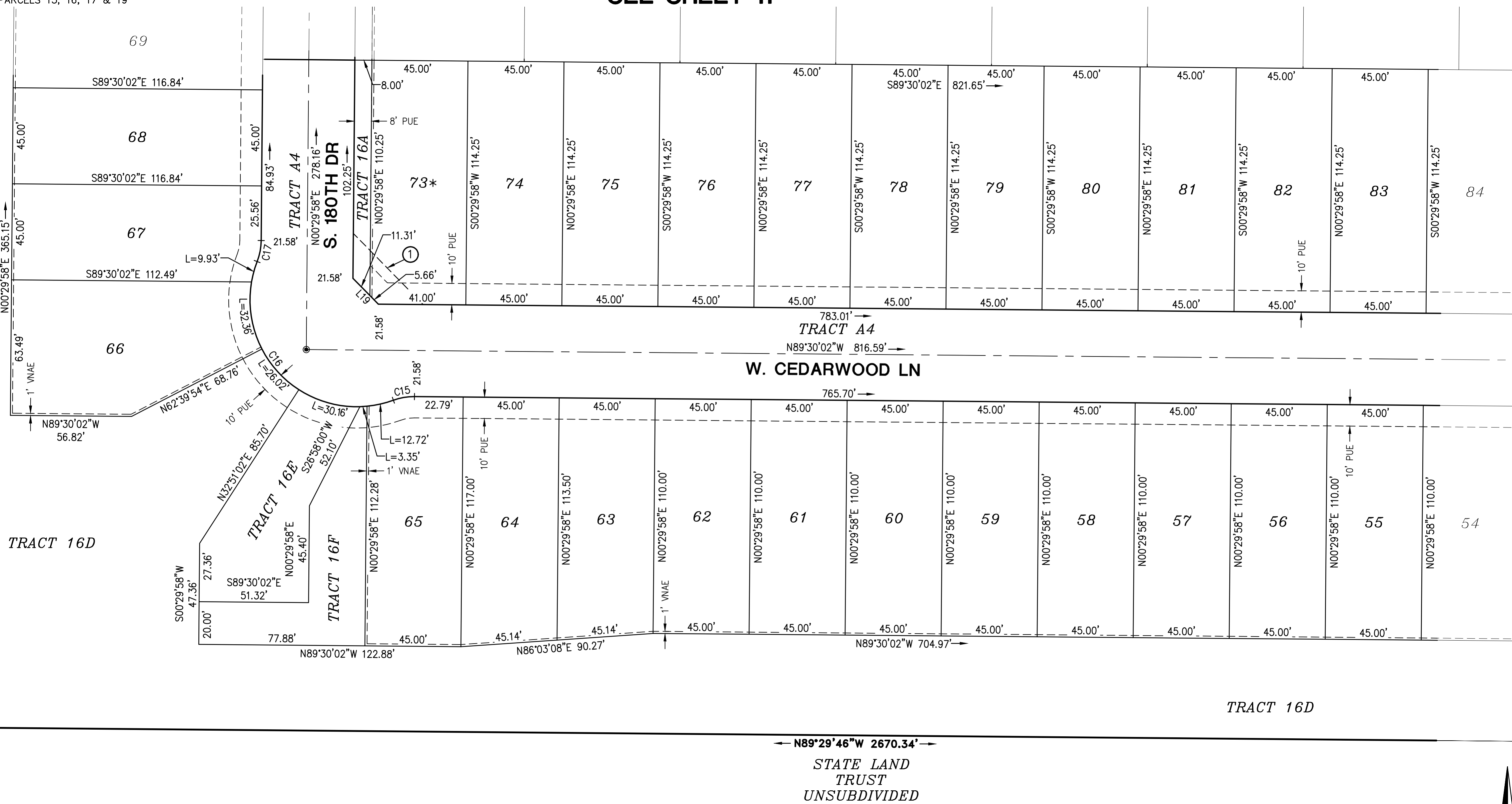
LINE TABLE		
LINE #	DIRECTION	LENGTH
L19	S44°30'02"E	16.97'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C15	28.00'	20°37'35"	10.08'
C16	50.00'	131°15'10"	114.54'
C17	28.00'	20°37'35"	10.08'



SEE SHEET 11

SEE SHEET 10



SEE SHEET 14



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PHOENIX, AZ 85016
www.hilgartwilson.com

CANTAMIA PHASES 2 & 3
ESTRELLA PARKWAY & WILLIS ROAD
GOODYEAR, ARIZONA
MASTER PLAT

PROJ. NO.: 1018	STATUS:
DATE: NOV 2014	MUNICIPAL TRACKING NO:
SCALE: 1" = 30'	DRAWN: DSP
APPROVED: KJP	

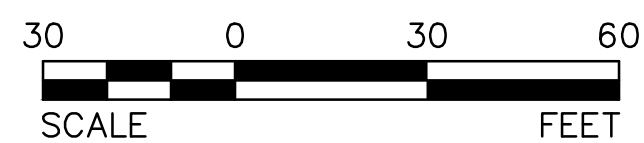
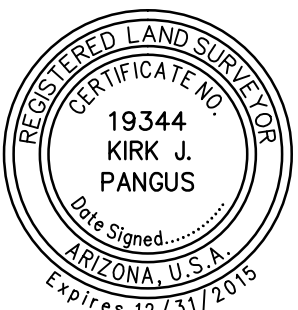
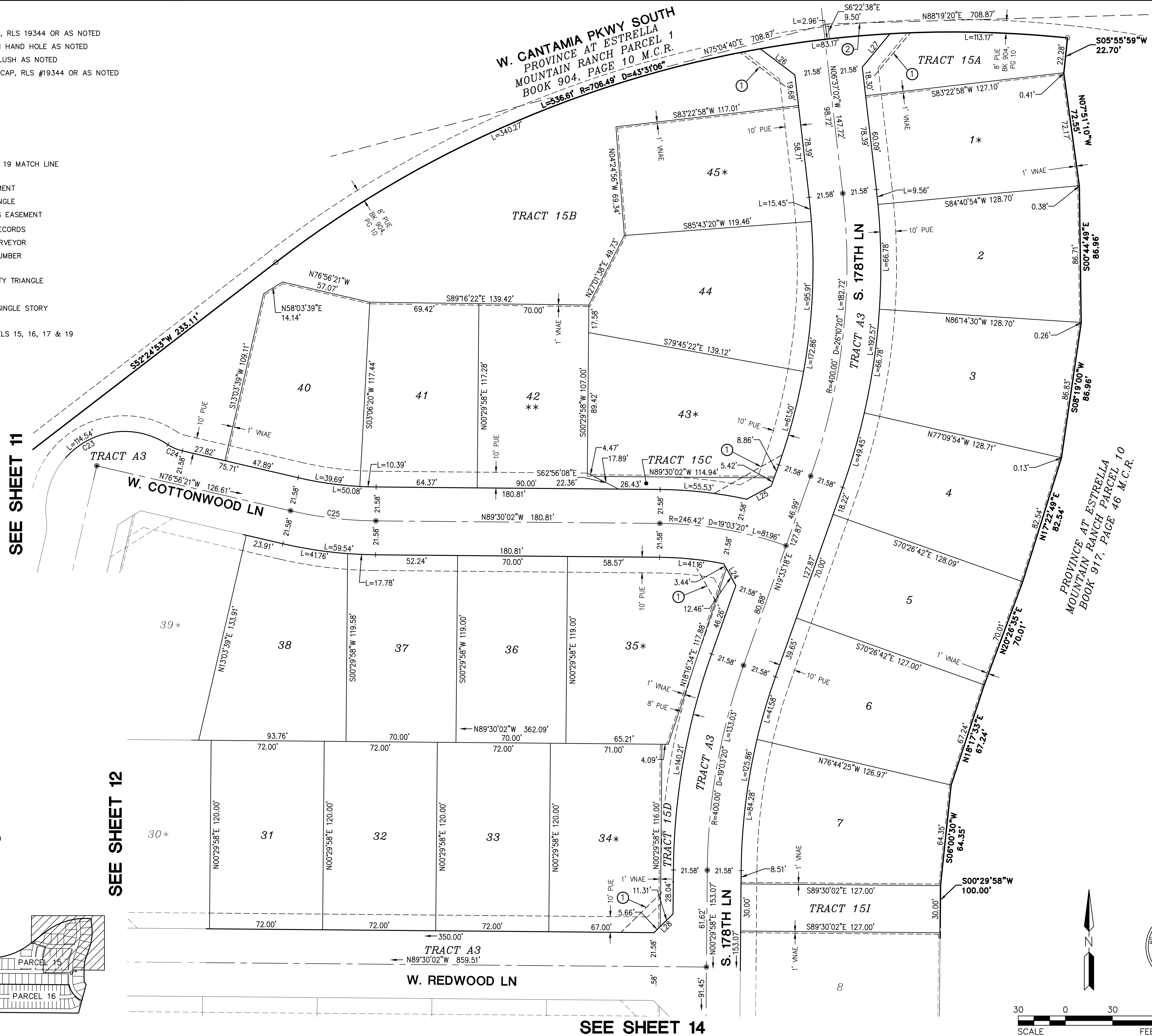
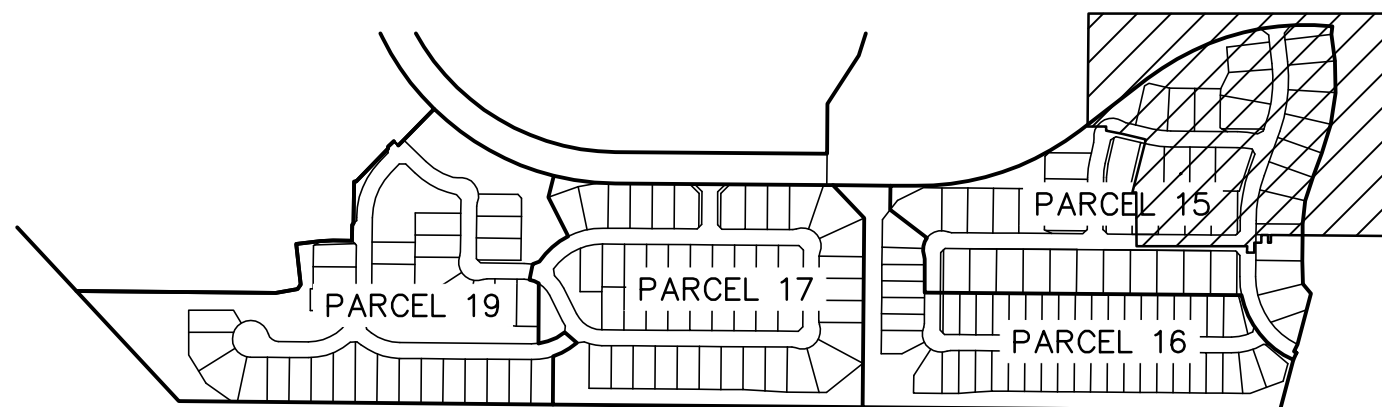
DWG. NO.
MP12
SHT. 12 OF 14

	FOUND REBAR W/CAP, RLS 19344 OR AS NOTED
☒	FOUND BRASS CAP IN HAND HOLE AS NOTED
⊙	FOUND BRASS CAP FLUSH AS NOTED
●	SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
_____	BOUNDARY LINE
_____	SECTION LINE
— — — — —	CENTER LINE
- - - - -	RIGHT OF WAY
_____	PARCEL LINE
— — — — —	SHEET MATCH LINE
_____	PARCEL 15, 16, 17 & 19 MATCH LINE
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
S.V.T.	SIGHT VISIBILITY TRIANGLE
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
S.E.	SEWER EASEMENT
①	33X33' SIGHT VISIBILITY TRIANGLE
②	SIGHT VISIBILITY LINE
*	LOT RESTRICTED TO SINGLE STORY
**	KEY LOTS
POD 4	COMPRISED OF PARCELS 15, 16, 17 & 19

LINE TABLE		
LINE #	DIRECTION	LENGTH
L24	S28°57'48"E	15.90'
L25	S61°36'16"W	17.82'
L26	N52°53'53"W	27.65'
L27	N39°39'48"E	27.65'
L28	N45°29'58"E	16.97'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C23	50.00'	131°15'10"	114.54'
C24	28.00'	20°37'35"	10.08'
C25	250.00'	12°33'41"	54.81'

1. SEE SHEET 3 FOR ANNOTATION OF SECTION LINES,
MASTER PLAT BOUNDARY, EXISTING EASEMENTS AND
OPEN SPACE TRACT PARCELS.



PROJ. NO.: 1018	STATUS:
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SCALE: 1" = 30'	
DRAWN: DSP	
APPROVED: KJP	

DWG. NO.

MP13

SHT. 13 OF 14

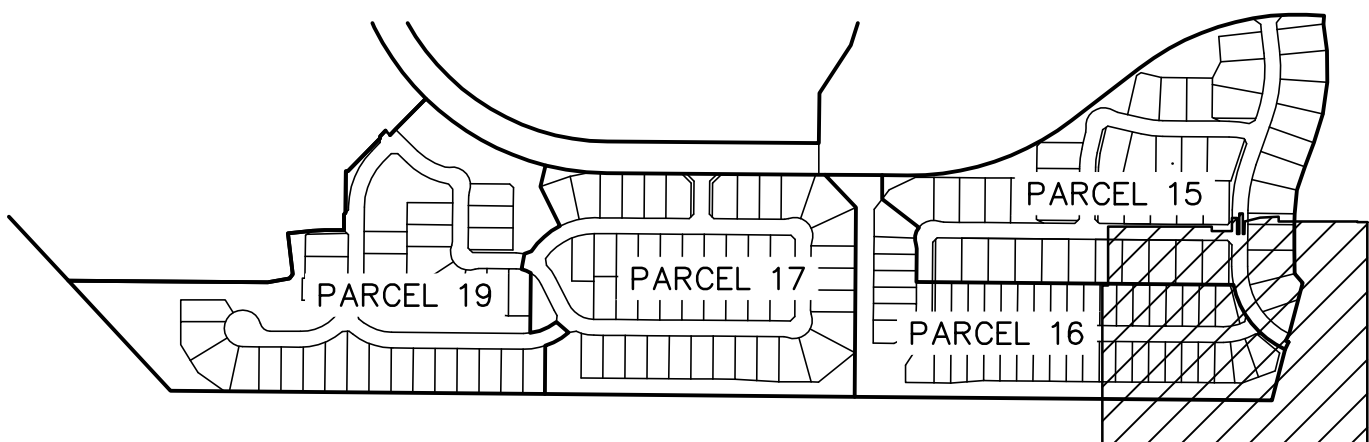
LEGEND

- FOUND REBAR W/CAP, RLS 19344 OR AS NOTED
⊠ FOUND BRASS CAP IN HAND HOLE AS NOTED
⊙ FOUND BRASS CAP FLUSH AS NOTED
● SET 1/2" REBAR W/ CAP, RLS #19344 OR AS NOTED
— BOUNDARY LINE
— SECTION LINE
— CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - SHEET MATCH LINE
- - - PARCEL 15, 16, 17 & 19 MATCH LINE
- - - RIGHT-OF-WAY
R/W
P.U.E. PUBLIC UTILITY EASEMENT
S.V.T. SIGHT VISIBILITY TRIANGLE
V.N.A.E. VEHICLE NON-ACCESS EASEMENT
M.C.R. MARICOPA COUNTY RECORDS
RLS REGISTERED LAND SURVEYOR
APN ASSESSOR PARCEL NUMBER
S.E. SEWER EASEMENT
① 33X33' SIGHT VISIBILITY TRIANGLE
② SIGHT VISIBILITY LINE
* LOT RESTRICTED TO SINGLE STORY
** KEY LOTS
POD 4 COMPRISED OF PARCELS 15, 16, 17 & 19

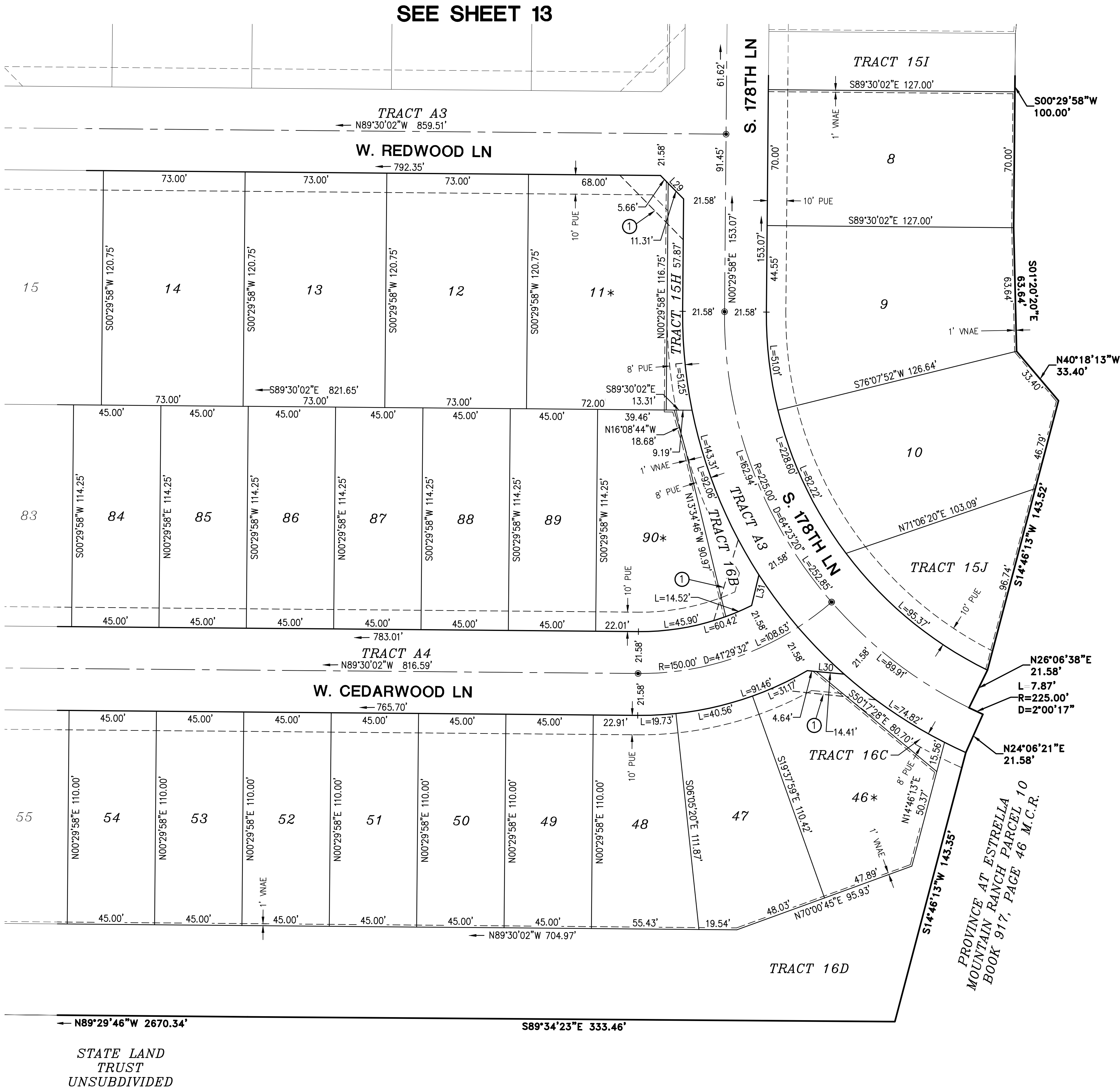
LINE TABLE		
LINE #	DIRECTION	LENGTH
L29	S44°30'02"E	16.97'
L30	S84°34'48"E	19.05'
L31	N13°20'05"E	16.21'

NOTE

1. SEE SHEET 3 FOR ANNOTATION OF SECTION LINES, MASTER PLAT BOUNDARY, EXISTING EASEMENTS AND OPEN SPACE TRACT PARCELS.



SEE SHEET 12



PROJ. NO.: 1018	STATUS:
DATE: NOV 2014	MUNICIPAL TRACKING NO:
SCALE: 1" = 30'	DRAWN: DSP
APPROVED: KJP	