

ESTRELLA NO. 3.14 (PROPOSED PARCEL "L")

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A G.L.O. BRASS ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 14 FROM WHICH A G.L.O. BRASS CAP ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 14 BEARS SOUTH 88 DEGREES 28 MINUTES 17 SECONDS WEST A DISTANCE OF 2687.53 FEET:

THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, ALONG THE NORTH SOUTH MID-SECTION LINE OF SAID SECTION 14, DISTANCE OF 1693.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY ACCORDING TO ESTRELLA PHASE ONE MAP OF DEDICATION RECORDED IN BOOK 318 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;

THENCE SOUTH 22 DEGREES 18 MINUTES 35 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 371.00 FEET;

THENCE, LEAVING SAID WESTERLY LINE, SOUTH 22 DEGREES 41 MINUTES 39 SECONDS WEST A DISTANCE OF 28.39 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAN MIGUEL ACCORDING TO SAID ESTRELLA PHASE ONE MAP OF DEDICATION;

THENCE SOUTH 67 DEGREES 41 MINUTES 25 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1258.85 FEET BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1340.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 08 DEGREES 07 MINUTES 44 SECONDS AN ARC LENGTH OF 190.11 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE FINAL PLAT FOR SUNCHASE AT ESTRELLA PARCEL - 33 ACCORDING TO BOOK 451 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 14 DEGREES 28 MINUTES 52 SECONDS WEST, ALONG SAID PROLONGATION LINE, A DISTANCE OF 452.46 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL -33;

THENCE NORTH 72 DEGREES 19 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PARCEL -33, A DISTANCE OF 766.11 FEET TO ANGLE POINT THEREON;

THENCE NORTH 22 DEGREES 18 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 45.15 FEET;

THENCE, LEAVING SAID SOUTH LINE, NORTH 67 DEGREES 41 MINUTES 25 SECONDS EAST A DISTANCE OF 643.16 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY;

THENCE SOUTH 22 DEGREES 18 MINUTES 35 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 53.92 FEET TO THE POINT OF BEGINNING.

LOT TABLE	
NO.	AREA (SF)
1	5,519
2	5,000
3	5,000
4	5,000
5	4,865
6	4,902
7	4,960
8	5,000
9	5,000
10	5,000
11	5,000
12	5,000
13	5,000
14	5,000
15	5,000

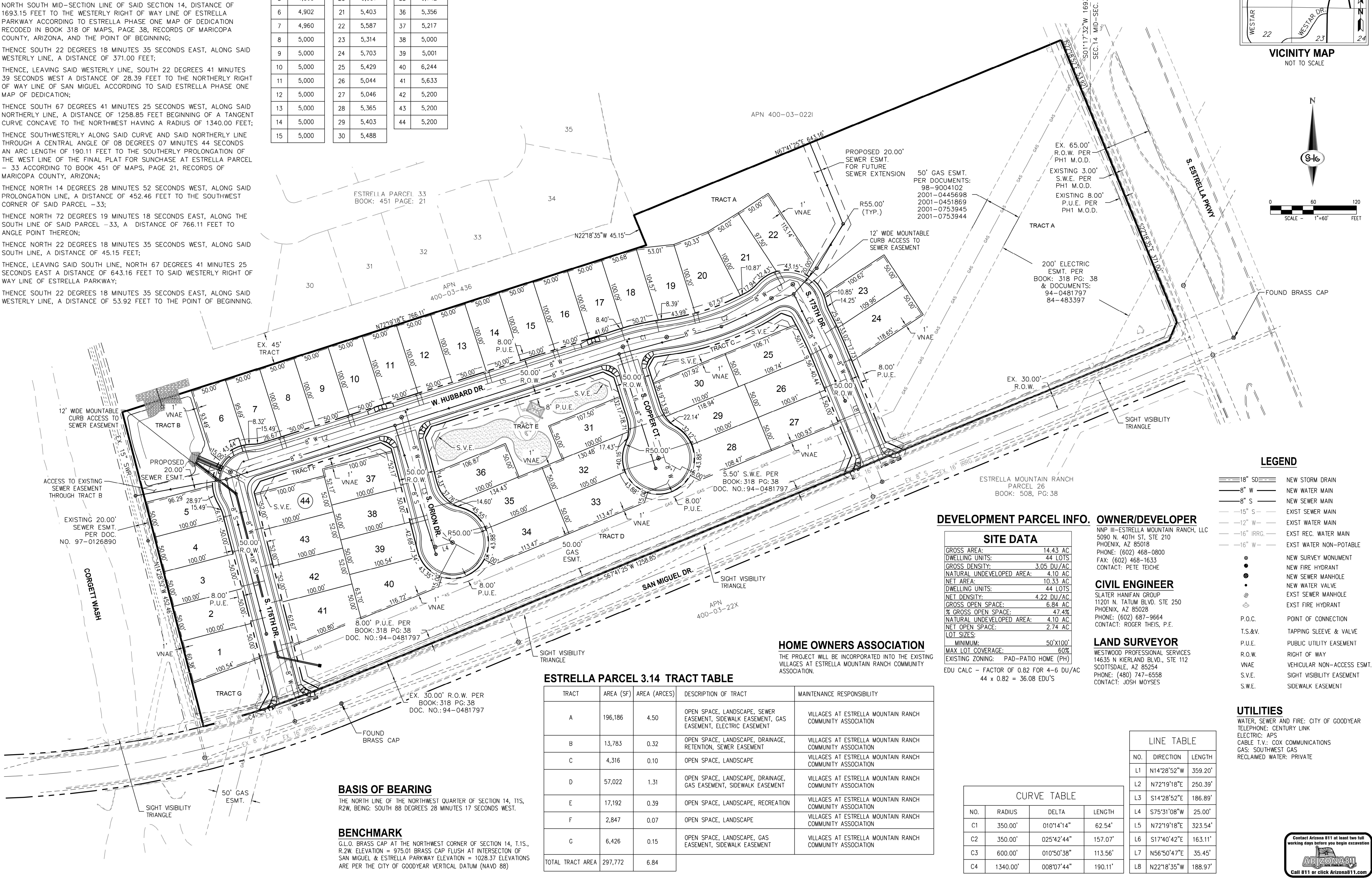
LOT TABLE	
NO.	AREA (SF)
16	5,000
17	5,000
18	5,123
19	5,356
20	5,951
21	5,403
22	5,587
23	5,314
24	5,703
25	5,429
26	5,044
27	5,046
28	5,365
29	5,403
30	5,488

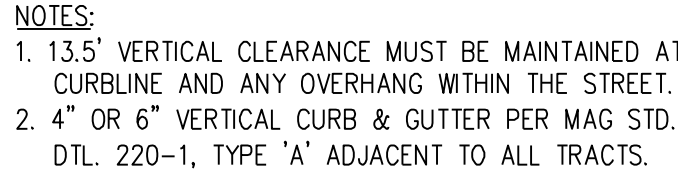
LOT TABLE	
NO.	AREA (SF)
31	5,254
32	5,715
33	5,615
34	5,615
35	5,742
36	5,356
37	5,217
38	5,000
39	5,001
40	6,244
41	5,633
42	5,200
43	5,200
44	5,200

PRELIMINARY PLAT FOR
ESTRELLA PARCEL 3.14

GOODYEAR, ARIZONA

A PORTION OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA





NOT TO SCALE LOOKING NORTH & WEST



NOTE:
NO OBSTRUCTION EXCEEDING 2 FT IN HEIGHT OR TREES WITH BRANCHES LOWER THAN 7 FT HIGH ARE ALLOWED WITHIN THE VISIBILITY TRIANGLE.



DEVELOPMENT STANDARDS:	PARCEL 3.14
DESCRIPTION	QUANTITY
LOT NO.	1-44
NO. OF LOTS	44
MIN. LOT SIZE (SF)	4,865
AVERAGE LOT SIZE (SF)	5,555
MAX. LOT SIZE (SF)	6,244
TOTAL LOT AREA (SF)	231,450
MIN. LOT WIDTH (FT)	50
TYPICAL MIN. LOT DEPTH (FT)	100
MIN. FRONT SETBACK (FT)	10' TO LIVING AREA, 20' TO FRONT LOADED GARAGE
MIN. SIDE SETBACK (FT)	5'
MIN. REAR SETBACK	10'
LOT COVERAGE	60%
MAXIMUM HEIGHT	35' / 2 STORIES
PARKING REQUIRED	TWO OFF STREET ENCLOSED SPACES
EXISTING ZONING	PAD-PATIO HOME (PH)
LAND USE	PATIO HOMES
UNIT TYPE	SINGLE FAMILY DETACHED
NEW/GROSS ACREAGE (ACRES)	14.43
NEW/GROSS DENSITY (D.U./ACRE)	3.05
NET/GROSS TRACT AREA (ACRES)	6.84
NET/GROSS OPEN SPACE	47.4%
SEWER	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
RECLAIMED WATER	PRIVATE

[illegible]

GOODYEAR, AZ

NEWLAND COMMUNITIES

ESTRELLA PARCEL 3.14

PRELIMINARY PLAT

SEC 14

DATE: 6/9/2016

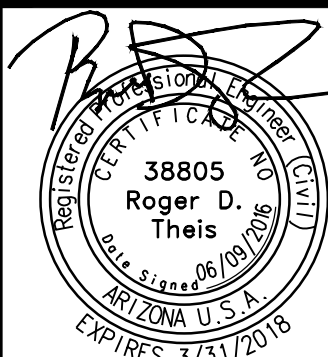
DRAFTER: SB/JV

DESIGNER: JP

CHECKED: RT

PROJECT NO.

NWC1602-000



PP02

SHEET 2 OF 2