

DEDICATION
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

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 9.8," A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "ESTRELLA PARCEL 9.8" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

THAT NNP III--ESTRELLA MOUNTAIN RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF GOODYEAR THE PUBLIC STREETS, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. THAT NNP III--ESTRELLA MOUNTAIN RANCH LLC, A DELAWARE LIMITED LIABILITY COMPANY,AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITTEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A,B,C,D,E,F,G,H,I, INCLUSIVE, AS SHOWN ON THIS PLAT. SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND/OR REPAIRING PUBLIC UTILITIES; IN, OVER, ABOVE, AND UNDER THE PUBLIC UTILITY EASEMENT AREAS AS SHOWN ON THIS PLAT. NO STRUCTURES OR IMPROVEMENTS MAY BE CONSTRUCTED ON, IN, OVER OR UNDER THE PUBLIC UTILITY 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 THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF 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 AND STREETS, DAMAGED DURING THE INSTALLATION AND/OR REPAIR OF THEIR UTILITY FACILITIES.

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, A PERPETUAL, VEHICLE NON ACCESS EASEMENT (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.

TRACTS A THROUGH E ARE HEREBY DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT TABLE PROVIDED HEREIN ON PAGE 2 OF THIS FINAL 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.

OWNER [NNP III--ESTRELLA MOUNTAIN RANCH, LLC] AND ITS SUCCESSORS OR ASSIGNS HEREBY RESERVES THE RIGHT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN NON--POTABLE OR IRRIGATION PIPELINES WITHIN THE PUBLIC UTILITY EASEMENTS, STREETS AND TRACTS FOR THE BENEFIT OF OWNER, ESTRELLA COMMUNITY ASSOCIATION, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND ESTRELLA JOINT COMMITTEE, INC. AND THEIR MEMBERS. SAID RIGHTS SHALL BE SUBJECT TO TERMS OF ANY FUTURE AGREEMENT BETWEEN OWNER AND CITY CONCERNING SAID PUBLIC UTILITY EASEMENTS, STREETS, AND TRACTS. CONSTRUCTION, REPAIR, REPLACEMENT, AND MAINTENANCE OF NON--POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE UNREASONABLY WITHHELD.

IN WITNESS WHEREOF, 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 SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 2016.

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

BY: _____

ITS: _____

ACKNOWLEDGMENT
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

BEFORE ME THIS ____ DAY OF _____, 2016
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF NNP III--ESTRELLA MOUNTAIN RANCH, LLC, AS OWNER, AND ACKNOWLEDGED THAT HE/SHE _____, AS _____, FOR NNP III--ESTRELLA MOUNTAIN RANCH, LLC, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES _____

RATIFICATION & CONSENT
BY THIS RATIFICATION THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ACKNOWLEDGED THE RESPONSIBILITIES DEDICATED HEREON.

NAME: _____
TITLE: _____ DATE: _____

ACKNOWLEDGMENT FOR RATIFICATION
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

BEFORE ME THIS ____ DAY OF _____, 2016
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES _____

APPROVAL
APPROVED BY THE MAYOR AND TOWN COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF _____, 2016

BY: _____ ATTEST: _____
MAYOR CITY CLERK

APPROVED BY: _____ DATE _____
CITY OF GOODYEAR ENGINEER

APPROVED BY: _____ DATE _____
PLANNING MANAGER

FINAL PLAT OF ESTRELLA PARCEL 9.8

BEING A PORTION OF LAND LYING WITHIN THE WEST HALF OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA

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 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, OR RECONSTRUCTING UTILITY FACILITIES.
- 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.
- 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.
 - 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.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, ANY DAMAGED IMPROVEMENT IDENTIFIED BY THE CITY ENGINEERING DEPARTMENT AS A LIFE SAFETY CONCERN SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - 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.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND MEET CITY STANDARDS.
 - 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.
- 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--WAY, AND STREET CENTER MEDIAN LANDSCAPING.
 - 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.
 - 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.
 - 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 ASSURE GOOD NORMAL GROWTH.
 - 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.
 - 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.
 - 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.
- 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. (LOTS 1, 23, 31, 40, 41, 48, 57, 58, 69, 76, 77)
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON PROPERTY.
- 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 NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, EXCEPT 69 KV OR LARGER POWER LINES.
- 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.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
- ANY PRIVATE ROADWAYS MUST BE BROUGHT TO CITY OF GOODYEAR STANDARDS BEFORE THE CITY OF GOODYEAR WILL CONSIDER ACCEPTING RESPONSIBILITY FOR THESE ROADWAYS.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION, WITH THE FOLLOWING EXCEPTIONS: THE LANDSCAPING IN PUBLIC UTILITY & LANDSCAPE EASEMENTS IN THE FRONT OF SINGLE FAMILY RESIDENCES WILL BE MAINTAINED BY THE PROPERTY OWNER PER NOTE 15.
- 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.
- ALL CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE--STORY STRUCTURES. (LOTS 1, 15, 22, 23, 31, 40, 41, 48, 57, 58, 69, 76, AND 77).
- DRIVEWAYS ON CORNER LOTS ARE SUBJECT TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- AT T--INTERSECTIONS (THREE--WAY INTERSECTIONS) THE NON--LIVING SPACE SIDE OF THE HOUSE SHALL BE POSITIONED ON THE LOT IN ORDER TO AVOID HEADLIGHT INTRUSION INTO LIVING AREAS. (LOTS 88, 89, 93, 98, AND 99)

LEGAL DESCRIPTION

A PORTION OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE G.L.O. BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHICH THE G.L.O. BRASS CAP MARKING THE CENTER OF SECTION 27 BEARS S89°46'23"E A DISTANCE OF 2643.15 FEET;

THENCE S89°46'23"E, ALONG THE EAST/WEST MID--SECTION LINE OF SAID SECTION 27 A DISTANCE OF 291.26 FEET TO THE POINT OF BEGINNING;

THENCE N67°22'57"E, A DISTANCE OF 119.34 FEET;

THENCE N60°21'18"E, A DISTANCE OF 1752.36 FEET;

THENCE S10°45'59"W, A DISTANCE OF 1976.96 FEET TO A POINT ON A NON--TANGENT CURVE HAVING A RADIUS OF 1415.00, WHOSE CENTER BEARS N23°52'10"E;

THENCE NORTHWESTERLY ALONG SAID NON--TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°38'52", AN ARC LENGTH OF 262.96 FEET;

THENCE N09°52'53"W, A DISTANCE OF 28.19 FEET;

THENCE N54°41'00"W, A DISTANCE OF 70.00 FEET;

THENCE S80°19'00"W, A DISTANCE OF 28.28 FEET;

THENCE N54°41'00"W, A DISTANCE OF 622.82 FEET;

THENCE N09°41'00"W, A DISTANCE OF 28.28 FEET;

THENCE N55°03'01"W, A DISTANCE OF 70.00 FEET;

THENCE S79°14'29"W, A DISTANCE OF 28.81 FEET TO A POINT ON A NON--TANGENT CURVE HAVING A RADIUS OF 1105.00, WHOSE CENTER BEARS S32°38'51"W;

THENCE NORTHWESTERLY ALONG SAID NON--TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29°44'23", AN ARC LENGTH OF 573.56 FEET;

THENCE N00°55'22"E, A DISTANCE OF 162.45 FEET;

THENCE N67°22'57"E, A DISTANCE OF 207.25 FEET TO A POINT ALONG THE EAST/WEST MID--SECTION LINE OF SECTION 27, AND THE POINT OF BEGINNING.

CONTAINING 36.30 ACRES, MORE OR LESS.

PROJECT OWNER

NNP III--ESTRELLA MOUNTAIN RANCH, LLC
5090 NORTH 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: (602) 468--0800
MOBILE: (602) 468--1633

LAND SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
CONTACT: JOSHUA S. MOYES
PHONE: (480) 747--6558
FAX: (480) 367--8025

SHEET INDEX

FP01	COVER SHEET, DEDICATION, NOTES, LEGEND
FP02--FP05	FINAL PLAT
FP06	LOT & TRACT AREA TABLE, DETAILS

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEING: S00°13'25"W

AREA SUMMARY

TRACT AREA=	435,137.43 (S.F.)	9.99 (AC.)
LOT AREA=	863,336.77 (S.F.)	19.82 (AC.)
RIGHT--OF--WAY=	282,628.42 (S.F.)	6.49 (AC.)
NET AREA=	1,581,102.62 (S.F.)	36.30 (AC.)

SITE DATA

GROSS AREA (INCL. W. CALISTOGA DR. 1/2 STREET)	38.49 AC.
NET AREA (THIS PLAT BOUNDARY)	36.30 AC.
LOT SIZE (MIN.)	60' x 120'
TOTAL LOTS	106 LOTS
GROSS DENSITY	2.75 DU/AC
OPEN SPACE	9.99 AC
% GROSS DENSITY	25.95%
EXISTING ZONING	PAD--EXECUTIVE RESIDENTIAL

UTILITIES

UTILITY	PROVIDER
WATER, SEWER, AND FIRE	CITY OF GOODYEAR
TELEPHONE	CENTURY LINK
ELECTRICITY	APS
CABLE TV	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
RECLAIMED WATER	PRIVATE

LEGEND & ABBREVIATIONS

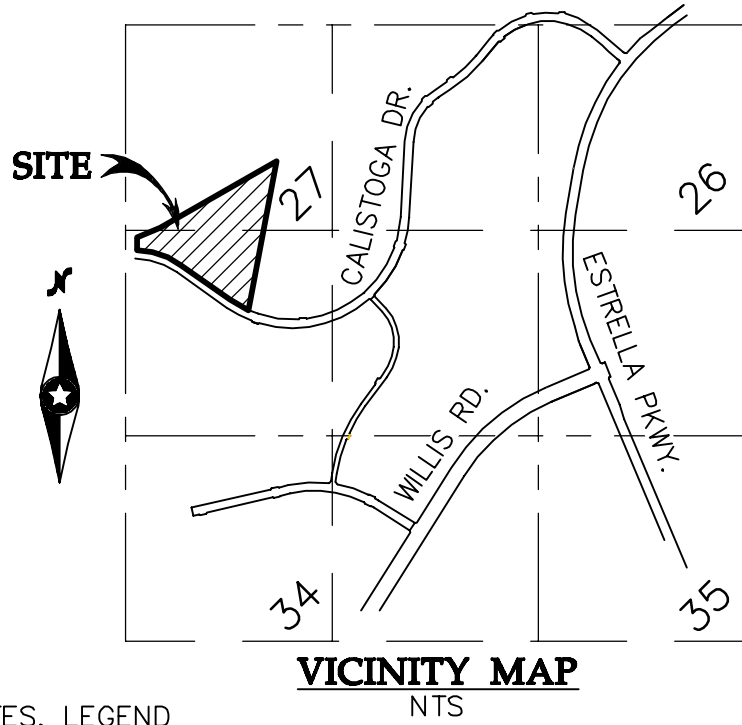
▲	SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 47373 UNLESS OTHERWISE NOTED
◎	EXISTING BRASS CAP
●	SET BRASS CAP FLUSH PER MAG STD. DTL 120--1 TYPE "B"
_____	PARCEL BOUNDARY
_____	RIGHT--OF--WAY LINE
_____	LOT/TRACT LINE
_____	CENTER LINE
-----	EASEMENT LINE
-----	SECTION LINE
-----	MID--SECTION LINE
L1	LINE TABLE NUMBER
C1	CURVE TABLE NUMBER
R/W	RIGHT--OF--WAY
M.C.R.	MARICOPA COUNTY RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON--ACCESS EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
①	33'x33' SIGHT VISIBILITY EASEMENT
*	LOT RESTRICTED TO SINGLE STORY UNIT. SEE NOTE 16 ON DWG. FP01.
**	LOT SUBJECT TO HEADLIGHT INTRUSION. SEE NOTE 18 ON DWG. FP01.

LAND SURVEY CERTIFICATION

I, JOSHUA S. MOYES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT, CONSISTING OF 6 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2015 AND MEETS THE MINIMUM STANDARDS FOR AN ARIZONA LAND BOUNDARY SURVEY; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:
JOSHUA S. MOYES, RLS
RLS# 47373
WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 747--6558

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.



VICINITY MAP

NTS

Westwood

Westwood Professional Services, Inc.
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254

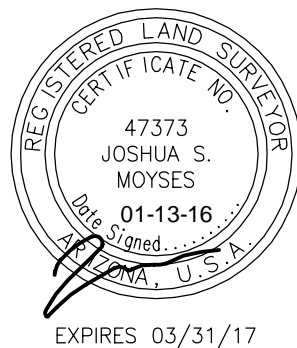
Phone (480) 747-6558
Fax (480) 376-8025

westwoodsps.com

Designed:	WPS
Checked:	JSM
Drawn:	KWD
Project Number:	0003803.00

Prepared for:

**NNP III-ESTRELLA
MOUNTAIN RANCH, LLC**
5090 N. 40TH ST., STE. 210
PHOENIX, ARIZONA 85018



Estrella Parcel 9.8 Final Plat

Goodyear, Arizona

Cover Sheet

Date: 01/13/2016

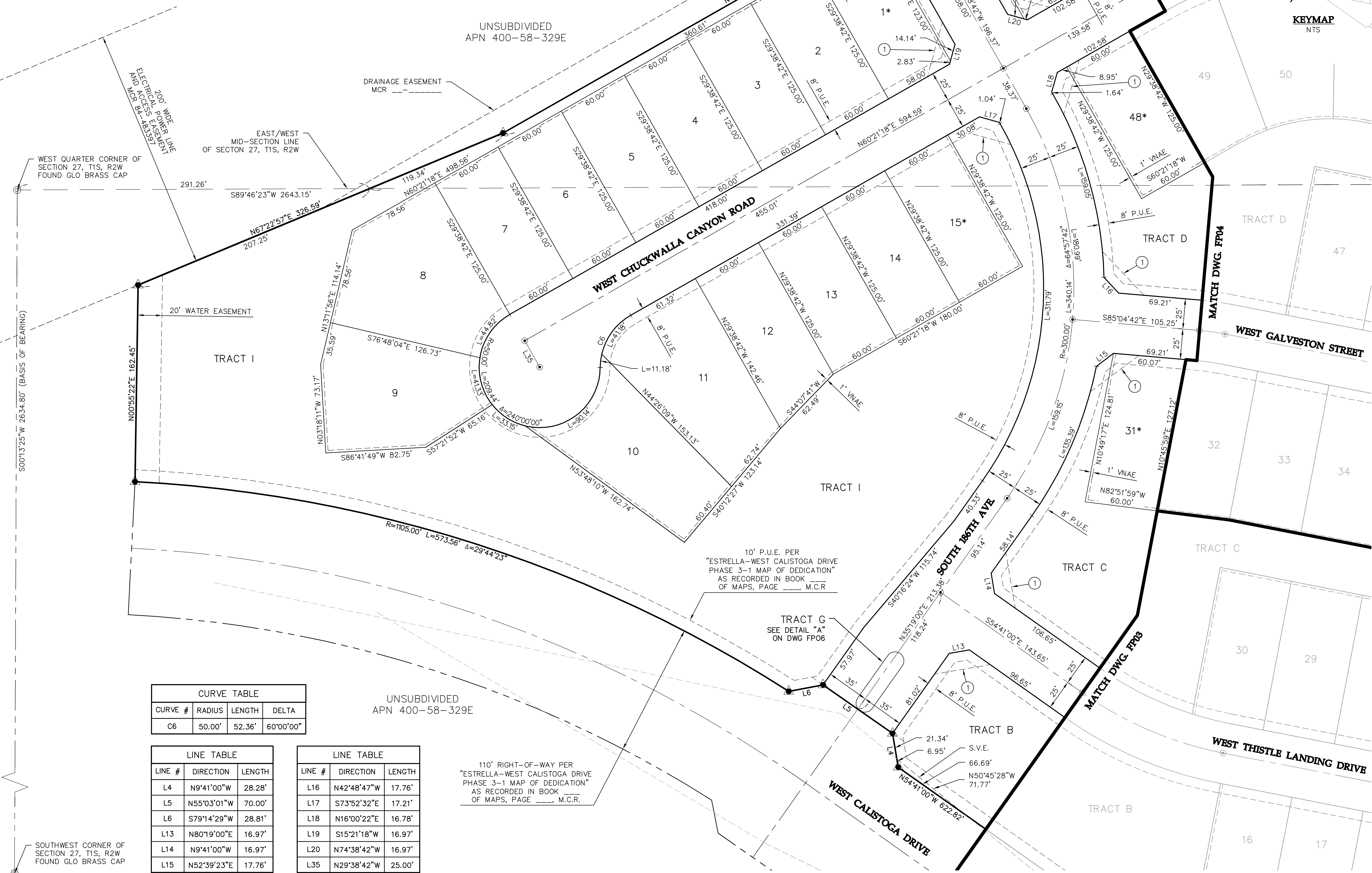
Drawing No: FP01

Sheet No: 1 of 6

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TRACT TABLE			
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	129,470	2.9722	OPEN SPACE, LANDSCAPE, DRAINAGE, RETENTION, WATER EASEMENT, SEWER EASEMENT, EMERGENCY ACCESS EASEMENT
TRACT B	79,138	1.8168	OPEN SPACE, LANDSCAPE, DRAINAGE, RETENTION
TRACT C	48,121	1.1047	OPEN SPACE, LANDSCAPE, DRAINAGE
TRACT D	45,671	1.0485	OPEN SPACE, LANDSCAPE, DRAINAGE
TRACT E	3,863	0.0887	OPEN SPACE, LANDSCAPE, DRAINAGE
TRACT F	6,955	0.1597	OPEN SPACE, LANDSCAPE, DRAINAGE
TRACT G	809	0.0186	OPEN SPACE, LANDSCAPE, DRAINAGE
TRACT H	815	0.0187	OPEN SPACE, LANDSCAPE, DRAINAGE
TRACT I	120,851	2.7744	OPEN SPACE, LANDSCAPE, DRAINAGE, WATER EASEMENT

NOTE:
THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAT SHEETS.



CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C6	50.00'	52.36'	60°00'00"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	N9°41'00"W	28.28'
L5	N55°03'01"W	70.00'
L6	S79°14'29"W	28.81'
L13	N80°19'00"E	16.97'
L14	N9°41'00"W	16.97'
L15	N52°39'23"E	17.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	N42°48'47"W	17.76'
L17	S73°52'32"E	17.21'
L18	N16°00'22"E	16.78'
L19	S15°21'18"W	16.97'
L20	N74°38'42"W	16.97'
L35	N29°38'42"W	25.00'

110' RIGHT-OF-WAY PER
"ESTRELLA-WEST CALISTOGA DRIVE
PHASE 3-1 MAP OF DEDICATION"
AS RECORDED IN BOOK ____
OF MAPS, PAGE ____, M.C.R.

Westwood

Westwood Professional Services, Inc.
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254

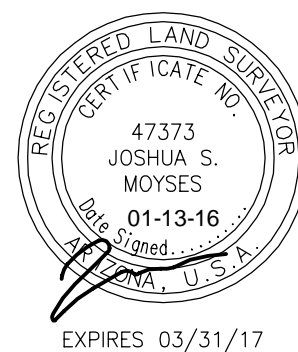
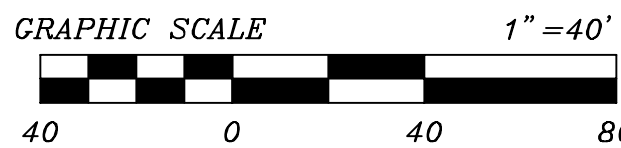
Phone (480) 747-6558
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westwoodps.com

Designed: WPS
Checked: JSM
Drawn: KWD
Project Number: 0003803.00

Prepared for:

NNP III-ESTRELLA
MOUNTAIN RANCH, LLC
5090 N. 40TH ST., STE. 210
PHOENIX, ARIZONA 85018



Estrella Parcel 9.8 Final Plat

Goodyear, Arizona

Final Plat

Date: 01/13/2016

Drawing No: FP02

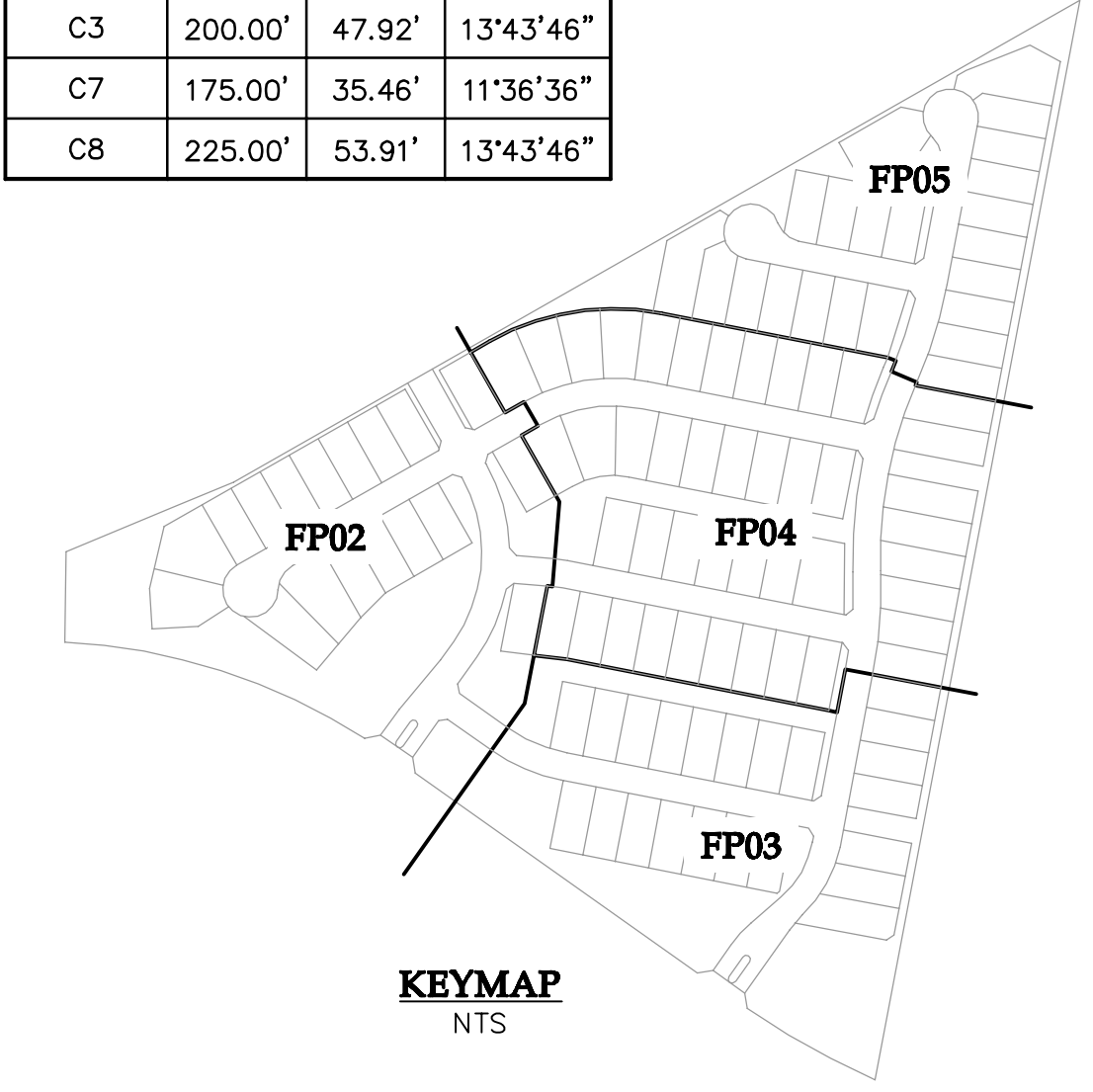
Sheet No: 2 of 6

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N9°52'53"W	28.19'
L2	N54°41'00"W	70.00'
L3	S80°19'00"W	28.28'
L7	S34°06'03"E	17.25'
L8	S55°53'57"W	17.19'
L11	N35°19'00"E	97.09'
L12	N49°02'46"E	28.46'
L21	S55°45'59"W	16.97'
L22	S55°53'57"W	5.64'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C3	200.00'	47.92'	13°43'46"
C7	175.00'	35.46'	11°36'36"
C8	225.00'	53.91'	13°43'46"



Westwood

Westwood Professional Services, Inc.
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254

Phone (480) 747-6558
Fax (480) 376-8025

westwoodps.com

Designed:	WPS
Checked:	JSM
Drawn:	KWD
Project Number:	0003803.00

Prepared for:
NNP III-ESTRELLA MOUNTAIN RANCH, LLC
5090 N. 40TH ST., STE. 210
PHOENIX, ARIZONA 85018

Estrella Parcel 9.8
Final Plat

Goodyear, Arizona

Final Plat

Date: 01/13/2016

Drawing No: FP03

Sheet No: 3 of 6

0003803FP03.dwg



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Scottsdale, AZ 85254

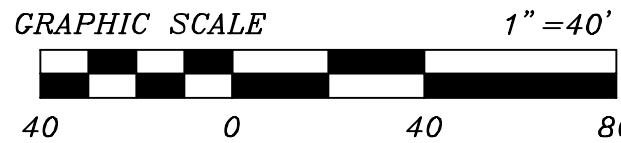
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Fax (480) 376-8025

westwoodps.com

Designed: WPS
Checked: JSM
Drawn: KWD
Project Number: 0003803.00

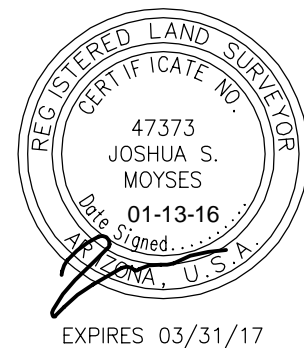
Prepared for:

NNP III-ESTRELLA
MOUNTAIN RANCH, LLC
5090 N. 40TH ST., STE. 210
PHOENIX, ARIZONA 85018



LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	S35°34'09"E	17.44'
L10	N52°11'18"E	15.79'
L29	N33°11'39"W	16.74'
L30	N58°56'22"E	17.81'
L36	N22°46'22"E	20.42'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C4	200.00'	21.33'	6°06'36"



Estrella Parcel 9.8
Final Plat

Goodyear, Arizona

Final Plat

Date: 01/13/2016

Drawing No: FP04

Sheet No: 4 of 6

0003803FP04.dwg

Westwood

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Scottsdale, AZ 85254

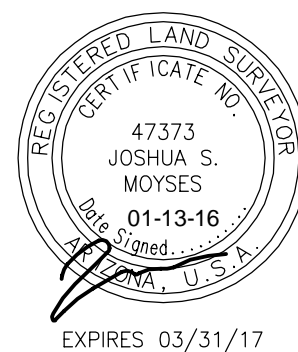
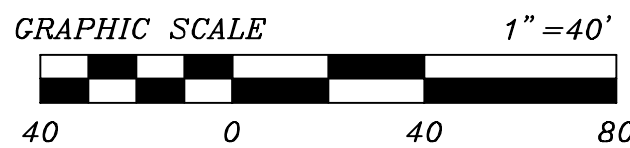
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Designed: WPS
Checked: JSM
Drawn: KWD
Project Number: 0003803.00

Prepared for:

NNP III-ESTRELLA
MOUNTAIN RANCH, LLC
5090 N. 40TH ST., STE. 210
PHOENIX, ARIZONA 85018



Estrella Parcel 9.8
Final Plat

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Date: 01/13/2016

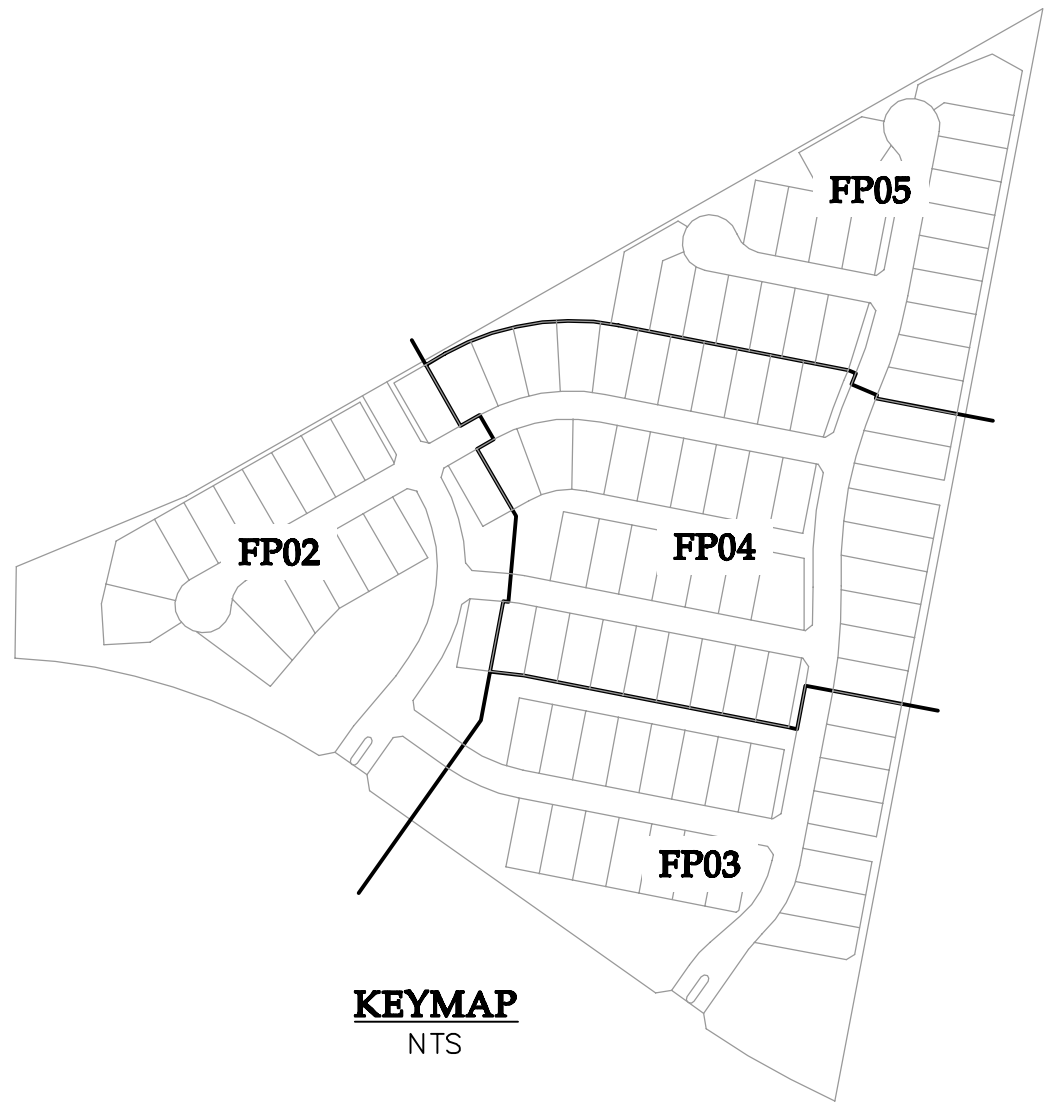
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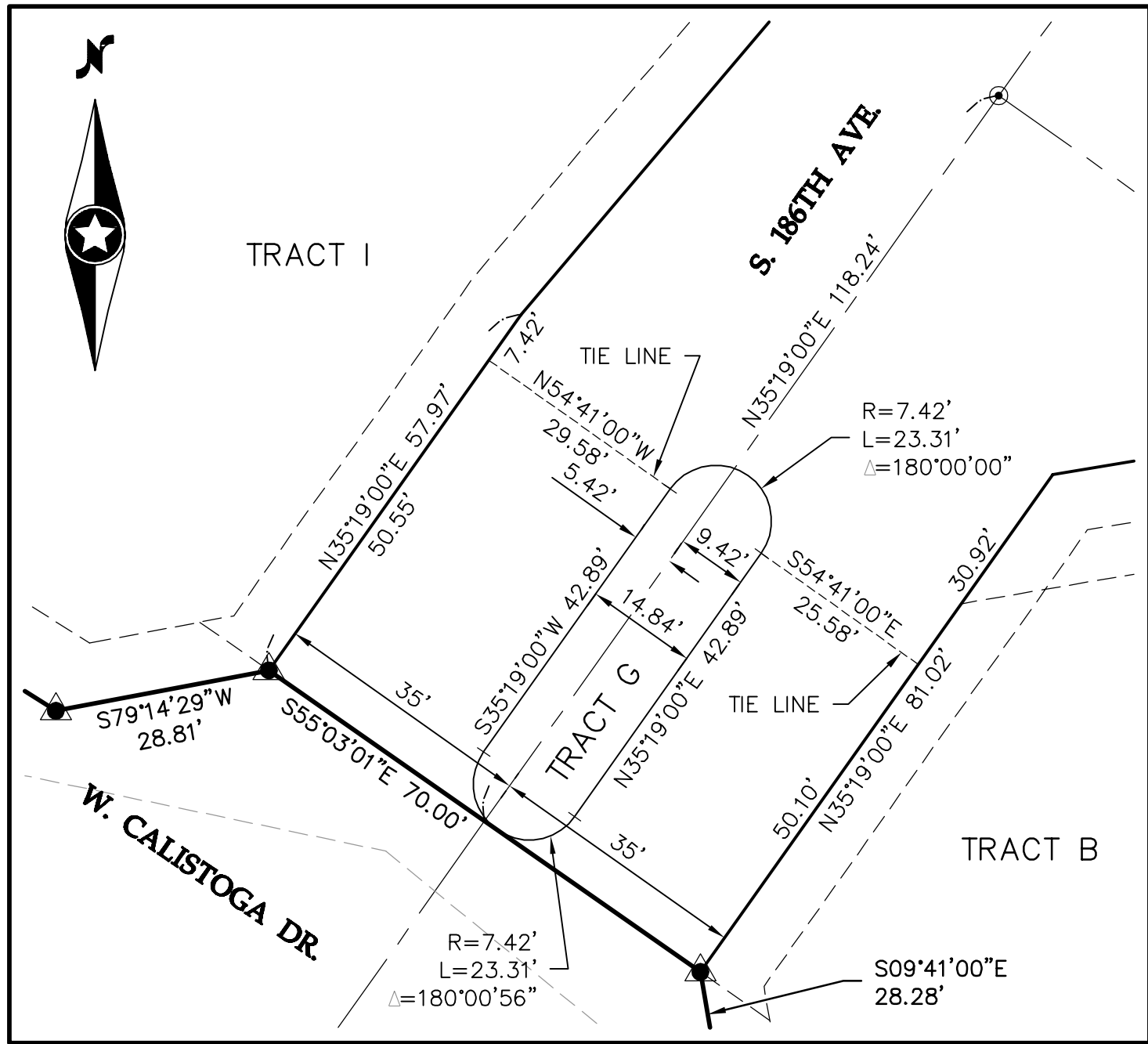
Sheet No: 5 of 6

0003803FP05.dwg

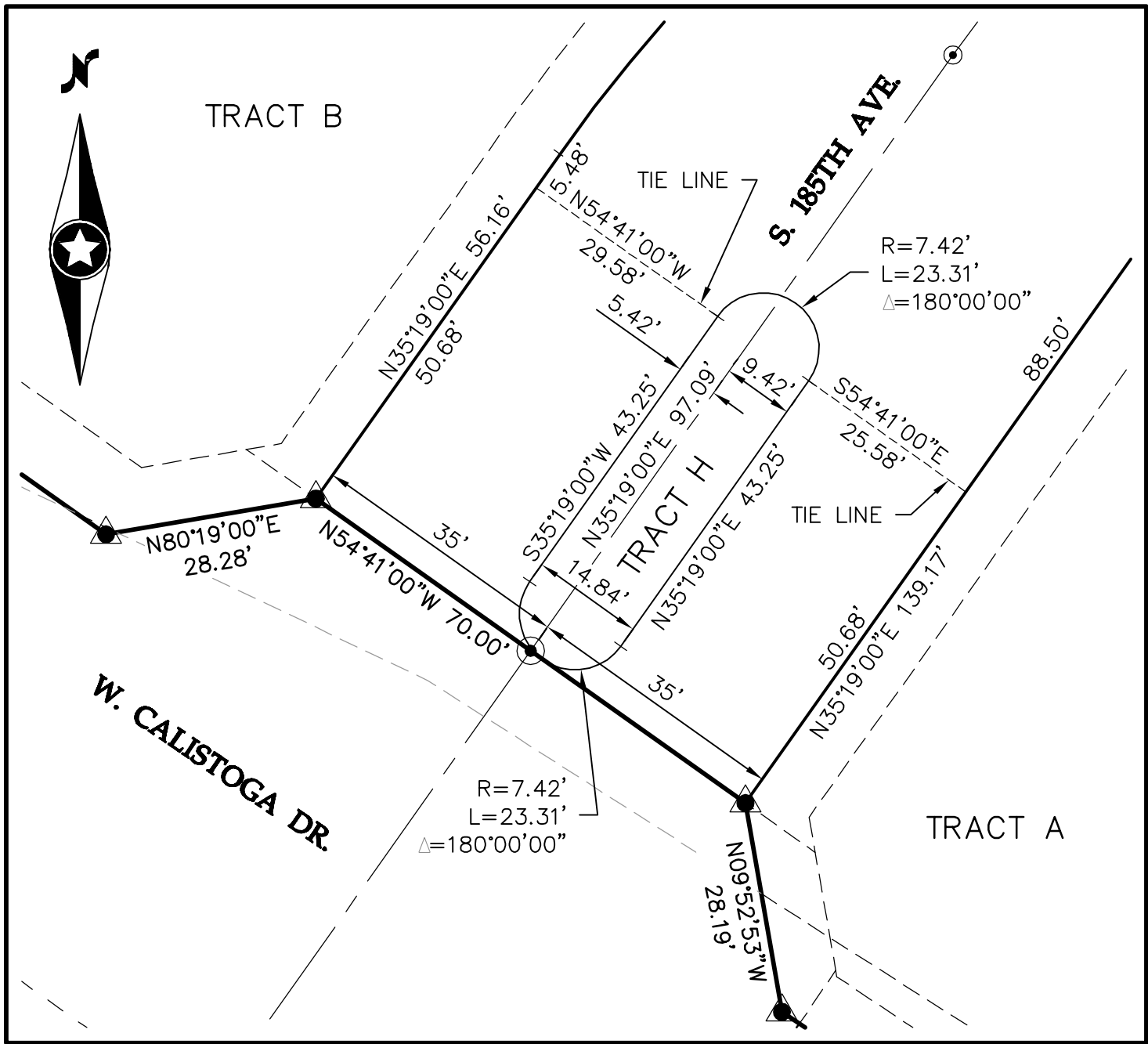
LINE TABLE		
LINE #	DIRECTION	LENGTH
L23	N12°39'40"E	25.09'
L24	N60°21'18"E	18.97'
L25	S53°31'19"W	21.52'
L26	S79°14'01"E	40.56'
L27	S74°22'47"E	36.92'
L28	N66°30'59"E	40.14'
L31	N32°58'20"W	16.67'
L32	N55°53'57"E	16.93'
L33	S79°14'01"E	25.00'
L34	S11°01'54"W	25.00'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	50.00'	52.36'	60°00'00"
C2	50.00'	52.36'	60°00'00"
C5	450.00'	14.33'	1°49'26"

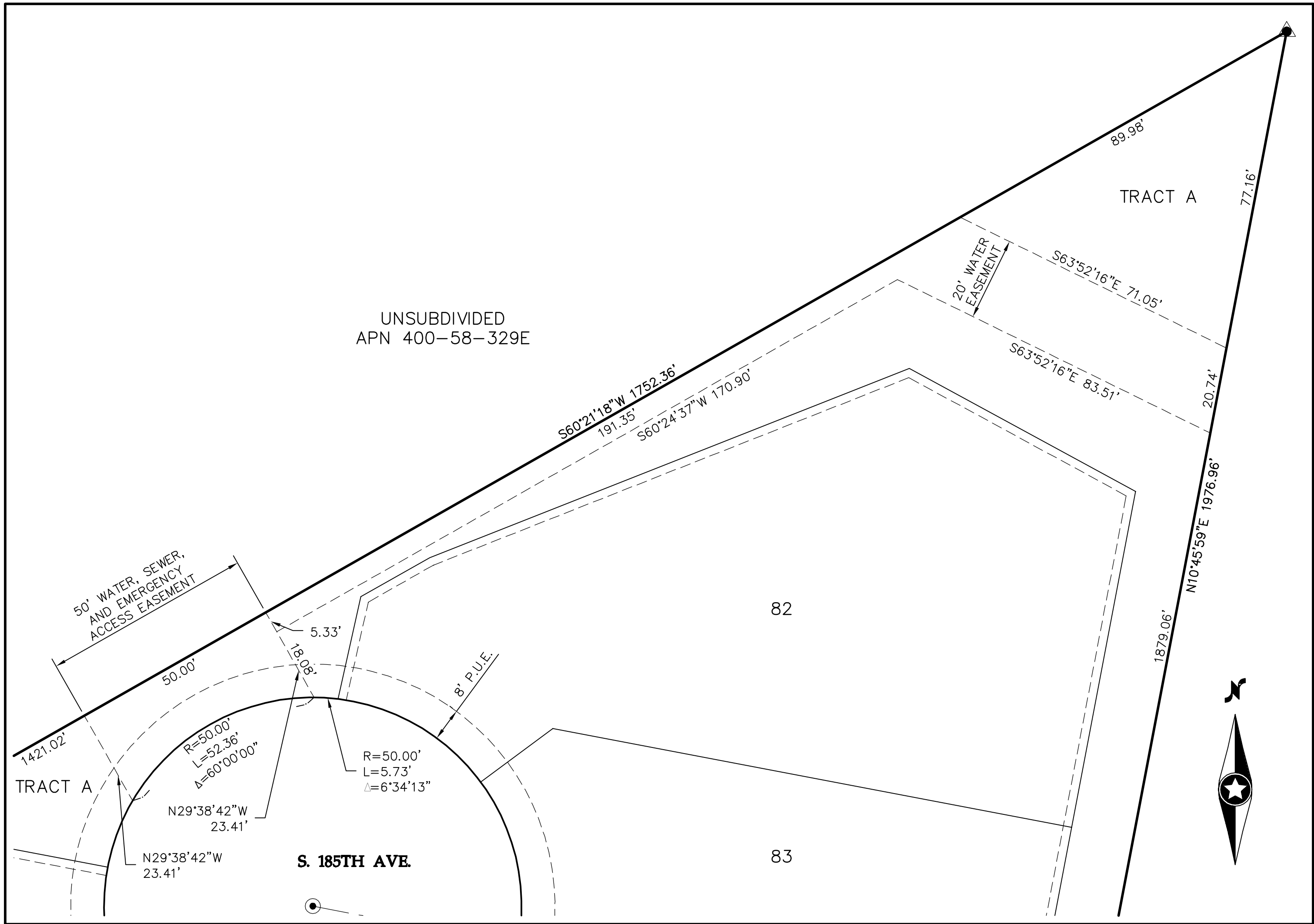




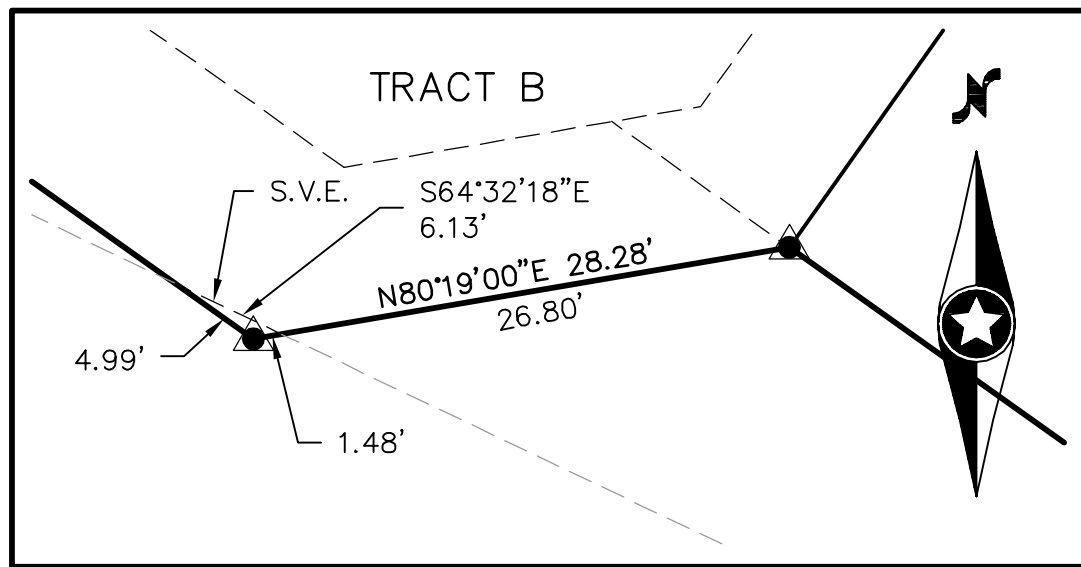
DETAIL "A"
1"=20'



DETAIL "B"
1"=20'

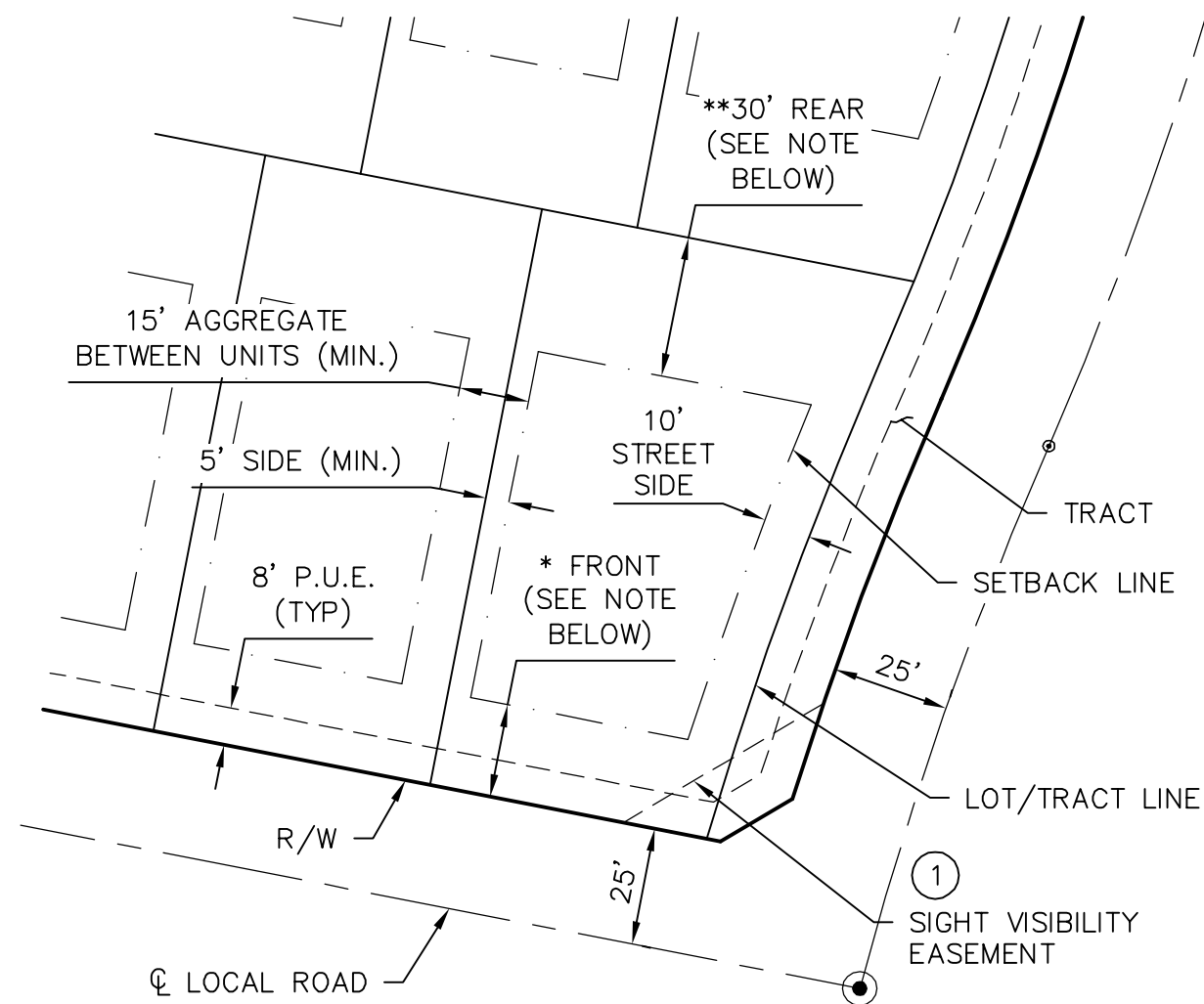


DETAIL "C"
1"=20'



DETAIL "D"
1"=10'

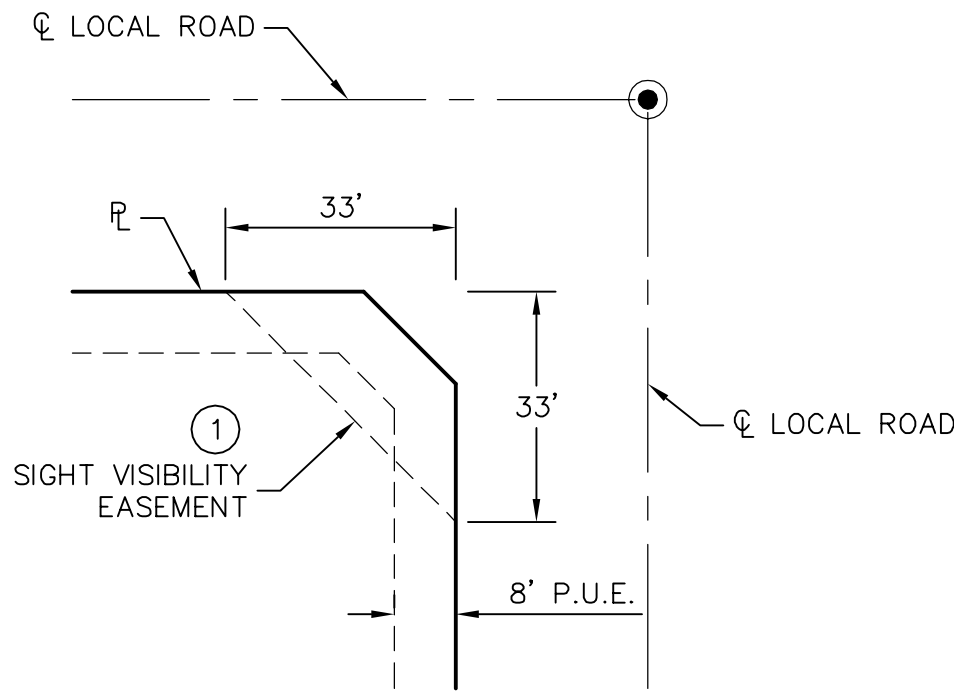
LOT AREA TABLE											
LOT	AREA (SQ.FT.)	AREA (ACRES)	LOT	AREA (SQ.FT.)	AREA (ACRES)	LOT	AREA (SQ.FT.)	AREA (ACRES)	LOT	AREA (SQ.FT.)	AREA (ACRES)
1	7,498	0.1721	28	7,500	0.1722	55	7,500	0.1722	82	13,201	0.3030
2	7,500	0.1722	29	7,500	0.1722	56	7,500	0.1722	83	7,820	0.1795
3	7,500	0.1722	30	7,482	0.1718	57	7,500	0.1722	84	7,500	0.1722
4	7,500	0.1722	31	7,535	0.1730	58	8,622	0.1979	85	7,500	0.1722
5	7,500	0.1722	32	7,603	0.1745	59	7,500	0.1722	86	7,500	0.1722
6	7,500	0.1722	33	7,500	0.1722	60	7,500	0.1722	87	7,500	0.1722
7	7,500	0.1722	34	7,500	0.1722	61	7,500	0.1722	88	7,500	0.1722
8	12,922	0.2967	35	7,500	0.1722	62	7,500	0.1722	89	7,570	0.1738
9	11,151	0.2560	36	7,500	0.1722	63	7,500	0.1722	90	7,875	0.1808
10	10,189	0.2339	37	7,500	0.1722	64	7,887	0.1811	91	8,446	0.1939
11	12,367	0.2839	38	7,500	0.1722	65	8,467	0.1944	92	9,162	0.2103
12	8,024	0.1842	39	7,500	0.1722	66	8,467	0.1944	93	9,657	0.2217
13	7,500	0.1722	40	7,500	0.1722	67	8,467	0.1944	94	9,852	0.2262
14	7,500	0.1722	41	10,435	0.2395	68	10,426	0.2393	95	9,583	0.2200
15	7,500	0.1722	42	7,500	0.1722	69	8,123	0.1865	96	9,032	0.2074
16	7,500	0.1722	43	7,500	0.1722	70	12,417	0.2851	97	8,316	0.1909
17	7,500	0.1722	44	7,500	0.1722	71	8,258	0.1896	98	7,799	0.1790
18	7,536	0.1730	45	7,500	0.1722	72	7,515	0.1725	99	7,543	0.1732
19	7,500	0.1722	46	7,500	0.1722	73	7,500	0.1722	100	7,500	0.1722
20	7,500	0.1722	47	8,125	0.1865	74	7,500	0.1722	101	7,500	0.1722
21	7,500	0.1722	48	7,500	0.1722	75	7,500	0.1722	102	7,500	0.1722
22	7,492	0.1720	49	8,540	0.1961	76	8,395	0.1927	103	7,500	0.1722
23	7,512	0.1724	50	9,886	0.2269	77	7,500	0.1722	104	7,518	0.1726
24	7,500	0.1722	51	8,555	0.1964	78	7,500	0.1722	105	8,020	0.1841
25	7,500	0.1722	52	7,500	0.1722	79	7,500	0.1722	106	9,530	0.2188
26	7,500	0.1722	53	7,500	0.1722	80	7,418	0.1703			
27	7,500	0.1722	54	7,500	0.1722	81	14,544	0.3339			



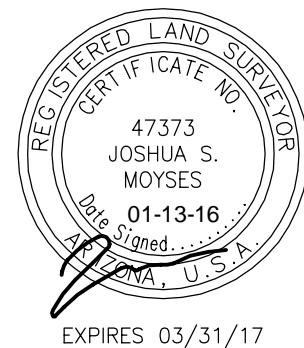
TYPICAL LOT SETBACKS
NTS

NOTE:
* 10' TO LIVING AREA, COVERED FRONT PORCH OR SIDE LOADED GARAGES AND 20' TO FRONT LOADED GARAGES.

** REAR YARD SETBACK MY BE REDUCED TO 20' FOR SINGLE STORY HOMES OR SINGLE STORY COMPONENTS OF 2 STORY HOMES (EG. SINGLE STORY PATIO OR PATIO COVERAGE, SINGLE STORY FAMILY ROOM, ETC.)



3' HIGH VISIBILITY RESTRICTION
NTS
NOTE:
DETAIL PERTAINS TO INTERSECTION OF LOCAL ROAD WITH LOCAL ROAD



Estrella Parcel 9.8 Final Plat

Goodyear, Arizona

Details and Area Table

Date: 01/13/2016

Drawing No: FP06

Sheet No: 6 of 6

0003803FP06.dwg

Westwood

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Checked: JSM

Drawn: KWD

Project Number: 0003803.00

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