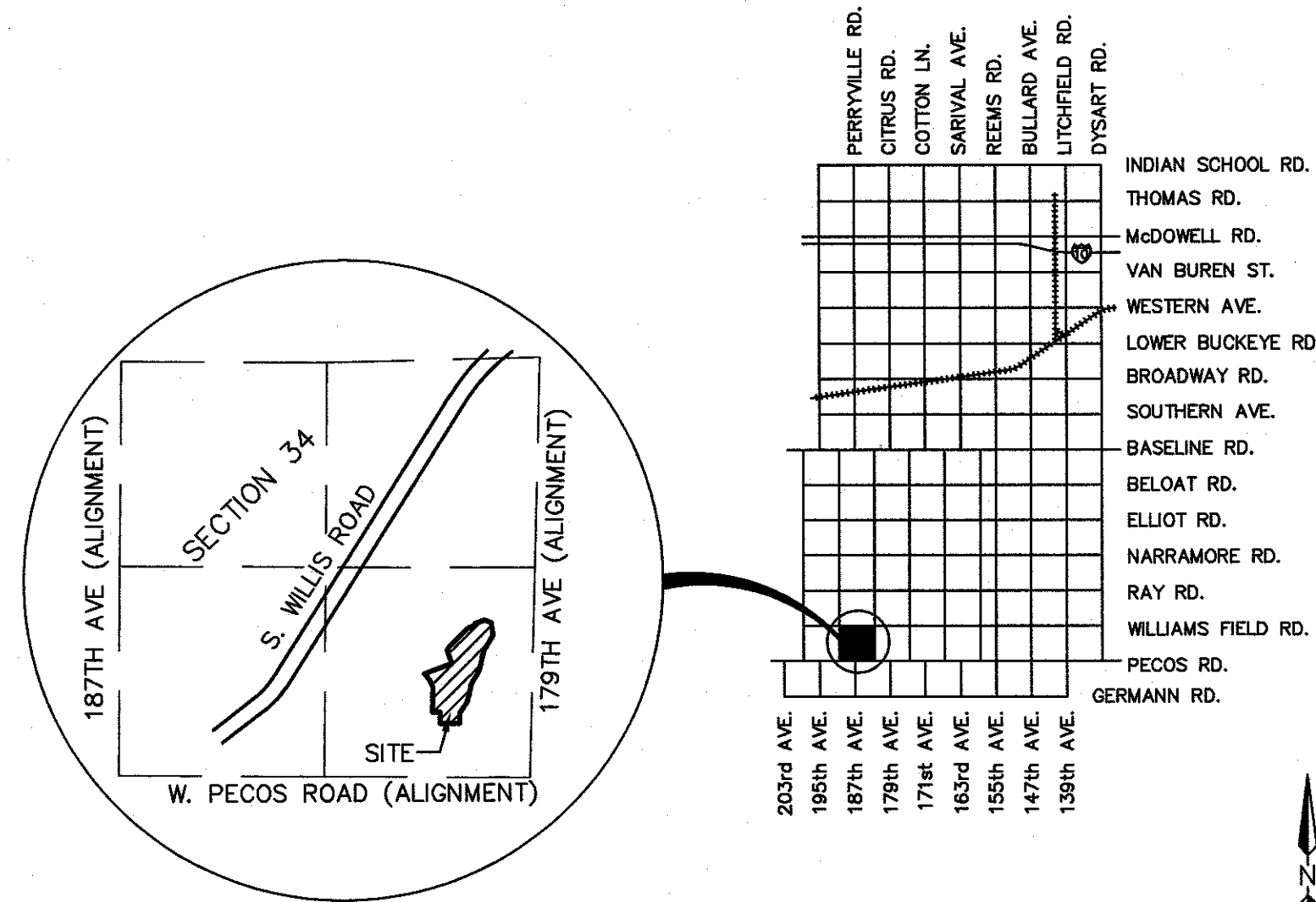


RE-PLAT  
OF  
PARCEL 23 OF CANTAMIA PHASE 2 TRACT 3  
GOODYEAR, ARIZONA  
A RE-PLAT OF LOTS 9-35 AND ADDING LOTS 17A, 28A, AND 35A TO  
PARCEL 23 OF PHASE 2, TRACT 3 AS DEFINED IN THE FINAL PLAT  
FILED IN BOOK 1297, PAGE 26 RECORDS OF MARICOPA COUNTY,  
ARIZONA, BEING A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 34, TOWNSHIP 1 SOUTH,  
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA.



VICINITY MAP

SECTION 34, 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

SHEET INDEX

RP01	COVER SHEET AND VICINITY MAP
RP02	TYPICAL LOT DETAIL, DEVELOPMENT STANDARDS TABLE, TRACT TABLE, KEY MAP, LEGEND, SECTION DATA AND NOTES
RP03-04	LEGAL DESCRIPTION, RE-PLAT SHEETS

SURVEYOR

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

OWNER/DEVELOPER

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

LEGAL DESCRIPTION

LOTS 9-35 OF PARCEL 23 OF "RE-PLAT OF CANTAMIA PHASE 2 TRACT 3", AS  
RECORDED IN BOOK 1297, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

BASIS OF BEARING IS N89°29'46"W ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 1 SOUTH,  
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN  
THE MONUMENTS AS SHOWN HEREON.

APPROVALS

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

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# 19344  
HILGARTWILSON, LLC  
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.

DECLARATION OF PURPOSE

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS,  
SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF PARCEL 23 OF CANTAMIA  
PHASE 2 TRACT 3, A PORTION OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF GILA AND SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN REPLATTED HEREON AND HEREBY DECLARES THAT  
SAID FINAL REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EXISTING  
EASEMENTS CONSTITUTING THE SAME. EACH LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME  
GIVEN TO EACH RESPECTIVELY ON SAID REPLAT.

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: \_\_\_\_\_  
CHRISTOPHER HAINES

ITS: DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,  
THE UNDERSIGNED OFFICER PERSONALLY APPEARED CHRISTOPHER HAINES WHO  
ACKNOWLEDGED HIMSELF TO BE THE DIVISION PRESIDENT 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

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  
JUNE 4TH, 2014 AND RECORDED AS DOCUMENT NO. 2014-0368202 MCR (THE "DEED OF  
TRUST"), ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN  
THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT.

JPMORGAN CHASE BANK, N.A.,

BY: \_\_\_\_\_  
NAME: JAIME GITLER  
TITLE: VICE PRESIDENT

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

EDU CALCULATION PARCEL 23 OF CANTAMIA PHASE 2 TRACT 3	
NO. OF LOTS ON ORIGINAL PLAT	35
NO. OF LOTS AFTER REPLAT	38
PARCEL AREA	12.55 ACRES
DENSITY - 00 DWELLING	3.03 DU/AC
UNITS/00.00 ACRES = 0.00 DU/AC	
EDU FACTOR (2-4 DU/AC)	1.00
EDU CALCULATION: NO. OF LOTS TIMES EDU FACTOR = EDU'S 38 X 1.00 = 38 EDU'S	
CREDIT FOR EDU'S PREVIOUSLY PROVIDED WITH ORIGINAL PARCEL 23 PLAT = 35 EDU'S	
ADDITIONAL EDU'S PROVIDED WITH THIS PLAT = 3 EDU'S	

PARCEL 23 OF CANTAMIA PHASE 2 TRACT 3  
ESTRELLA PARKWAY & WILLIS ROAD  
GOODYEAR, ARIZONA  
RE-PLAT

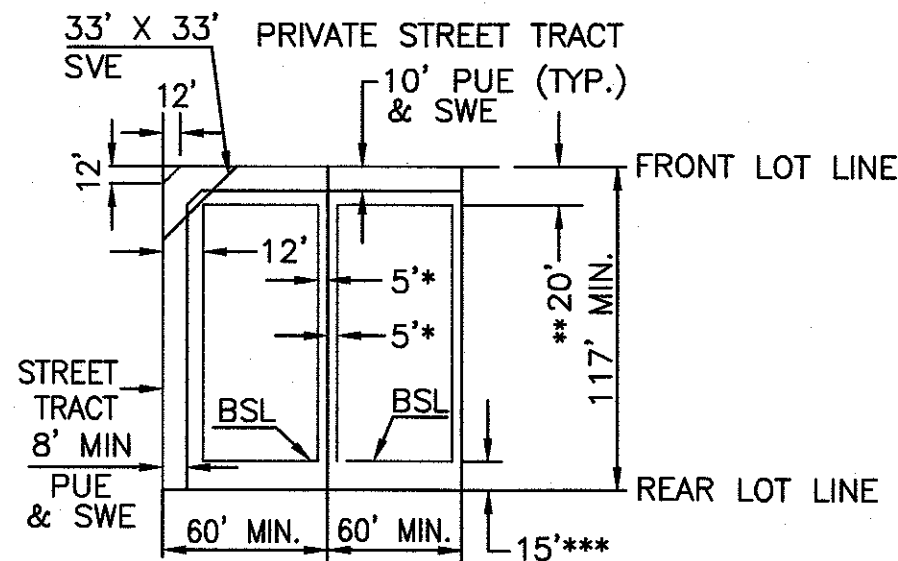
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DRAWN: KM	
APPROVED: KJP	

DWG. NO.

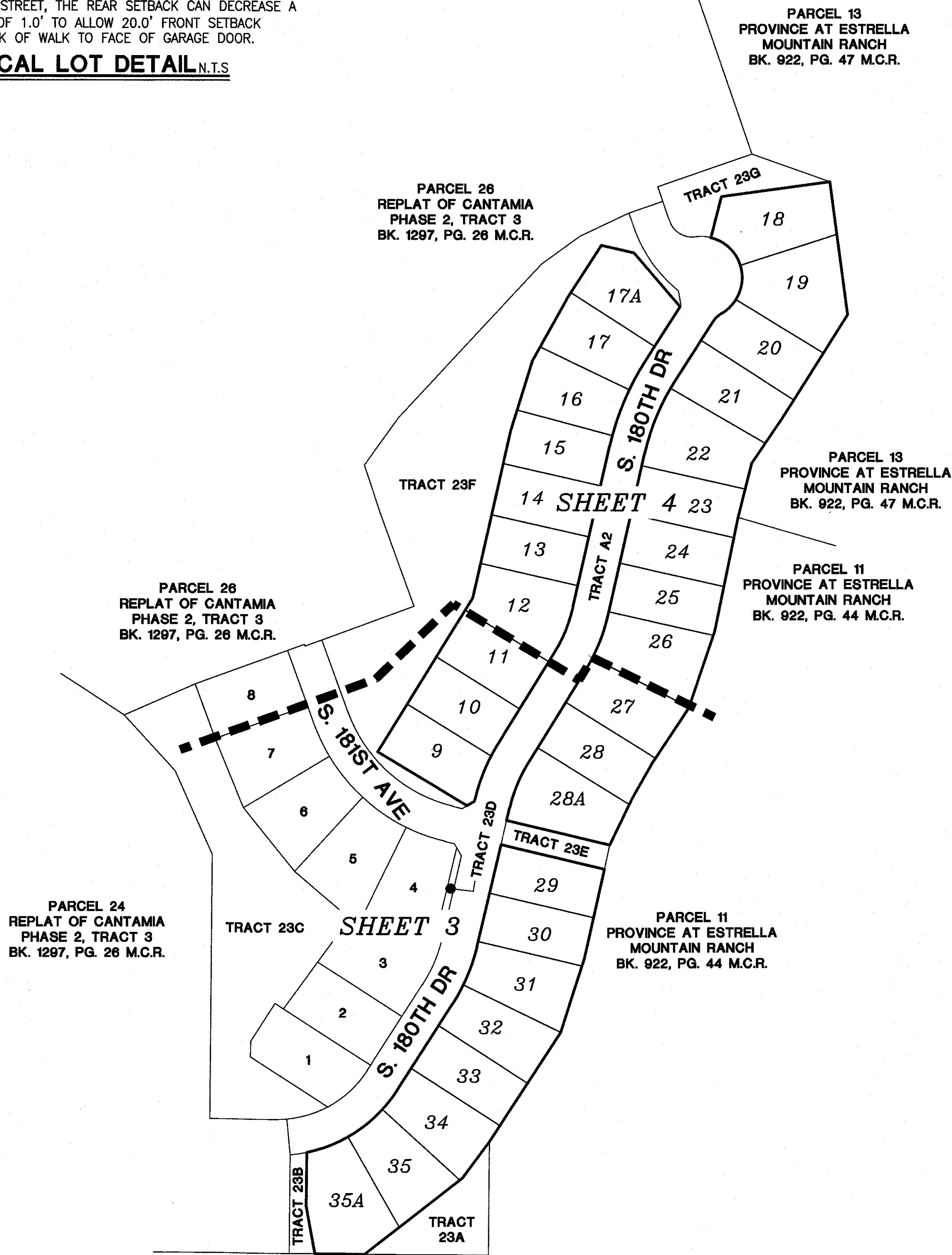
RP01

SHT. 1 OF 4



- \* 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.



EAST QUARTER CORNER OF SECTION 34, T1S, R2W, T1S, R2W, FOUND 1" GLO IRON PIPE, DOWN 1.5±

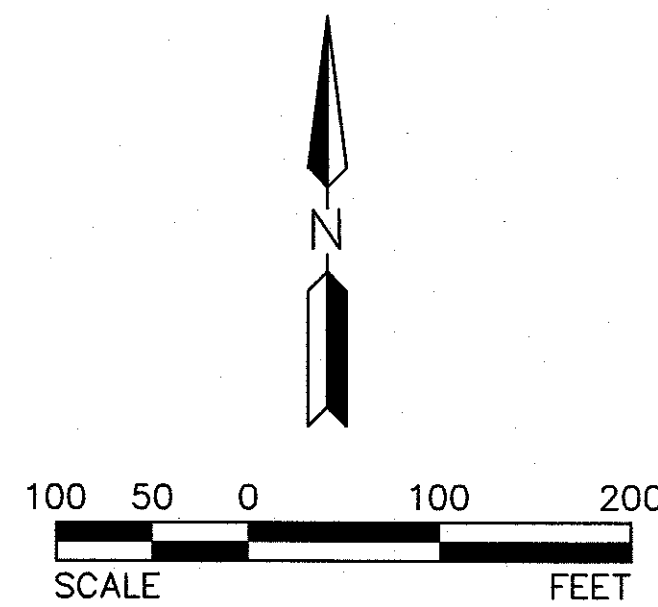
SITE DATA	
	POD 5
	PARCEL 23
TOTAL LOTS:	38
TOTAL TRACTS:	8
MIN LOT AREA (SQ.FT.):	7216
MIN LOT SIZE:	60' X 117'
MIN FRONT SETBACK:	20'
MIN SIDE SETBACK:	5'
MIN REAR SETBACK:	15'
DENSITY (DU/AC):	3.0
PARCEL AREA (AC):	12.55
EXISTING ZONING:	PAD
OPEN SPACE TRACTS (AC):	3.22
PERCENT OPEN SPACE (NET %):	25.58%

#### TABLES

LOT TABLE			LOT TABLE		
LOT #	AREA (SQ.FT)	AREA (ACRES)	LOT #	AREA (SQ.FT)	AREA (ACRES)
9	8276	0.19	27	8717	0.20
10	7848	0.18	28	8209	0.19
11	7845	0.18	28A	9755	0.22
12	9426	0.22	29	7700	0.18
13	7216	0.17	30	7740	0.18
14	7576	0.17	31	8896	0.20
15	7745	0.18	32	8363	0.19
16	8345	0.19	33	7771	0.18
17	8062	0.19	34	8951	0.21
17A	8513	0.20	35	8945	0.21
18	10349	0.24	35A	10888	0.25
19	11990	0.28			
20	8454	0.19			
21	8718	0.20			
22	10359	0.24			
23	7641	0.18			
24	7690	0.18			
25	7765	0.18			
26	9560	0.22			

#### 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, 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.
- 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, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- 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 HOUSES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
- 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 CORNER LOTS AND ALL LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE STORY STRUCTURES. (LOTS 4, 9 & 17A).
- 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 EXCEPTION OF TRACT 23B SEWER EASEMENT.
- GROSS AREA IS 259313.14 S.F. OR 5.9530 ACRES MORE OR LESS



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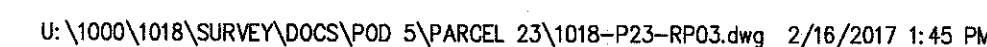
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**RP02**

SHT. 2 OF 4

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LEGEND

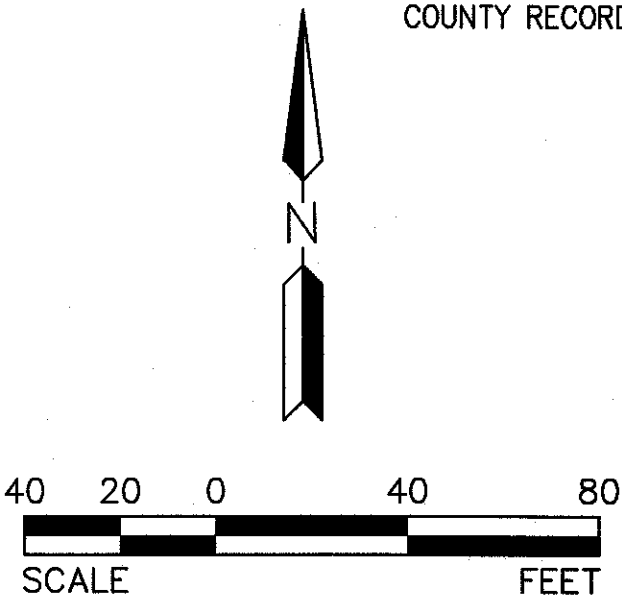
- FOUND 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED  
□ FOUND BRASS CAP IN HAND HOLE AS NOTED  
● (PROPOSED) BRASS CAP FLUSH PER MAG STANDARD DETAIL 120-2 TYPE "D"  
● SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED  
--- BOUNDARY LINE  
--- SECTION LINE  
--- CENTER LINE  
--- PARCEL LINE  
PUE PUBLIC UTILITY EASEMENT  
S.V.T. SIGHT VISIBILITY TRIANGLE  
VNAE VEHICLE NON-ACCESS EASEMENT  
M.C.R. MARICOPA COUNTY RECORDS  
RLS REGISTERED LAND SURVEYOR  
BK BOOK  
PG PAGE  
① 33X33" SIGHT VISIBILITY TRIANGLE  
\* LOT RESTRICTED TO SINGLE STORY

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	S32°45'49"W	77.37'

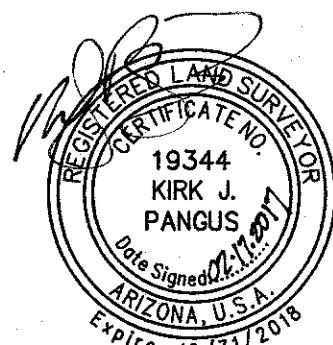
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	221.58'	18°58'01"	73.35'
C4	278.42'	19°59'39"	97.16'
C5	28.00'	27°18'35"	13.35'
C6	50.00'	135°40'26"	118.40'
C7	321.58'	19°59'39"	112.22'
C8	178.42'	18°58'01"	59.06'

SEE SHEET 03

SEE SHEET 03



NOTE: THE 10' P.U.E. & 1' V.N.A.E. AS SHOWN HEREON ARE PER THE RE-PLAT FILED AS BOOK 1297, PAGE 26, MARICOPA COUNTY RECORDS, ARIZONA.



PARCEL 23 OF CANTAMIA PHASE 2 TRACT 3

ESTRELLA PARKWAY & WILLIS ROAD

GOODYEAR, ARIZONA

RE-PLAT

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