

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

A PARCEL OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 7 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00°10'47" WEST, 2638.71 FEET;

THENCE SOUTH 00°10'47" WEST, 99.85 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE LEAVING SAID EAST LINE, NORTH 89°49'13" WEST, 75.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY PER BOOK 490, PAGE 20 RECORDS OF MARICOPA COUNTY, ARIZONA BEING THE POINT OF BEGINNING (POB);

THENCE SOUTH 00°10'47" WEST, 2450.94 FEET ALONG SAID WEST RIGHT-OF-WAY LINE,

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°49'13" WEST, 1781.10 FEET TO THE EAST LINE OF WILDFLOWER RANCH UNIT VIII AS RECORDED IN BOOK 510, PAGE 12 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°00'15" EAST, 2521.56 FEET ALONG SAID EAST LINE TO THE SOUTH
RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°42'17" EAST, 161.83 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A QUIT CLAIM DEED PER DOCKET NO. 6896, PAGE 521 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°17'43" WEST, 50.00 FEET ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF SAID PARCEL;

THENCE LEAVING SAID WEST LINE, SOUTH 89°42'17" EAST, 125.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE EAST LINE OF SAID PARCEL;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°17'43" EAST, 28.00 FEET ALONG SAID EAST LINE TO THE AFORESAID SOUTH RIGHT-OF-WAY OF VAN BUREN STREET;

THENCE THE FOLLOWING FOUR COURSES ALONG SAID SOUTH
RIGHT-OF-WAY;

THENCE SOUTH 89°42'17" EAST, 1227.05 FEET ALONG SAID SOUTH RIGHT-OF-WAY;

THENCE SOUTH 00°10'47" WEST, 10.00 FEET;

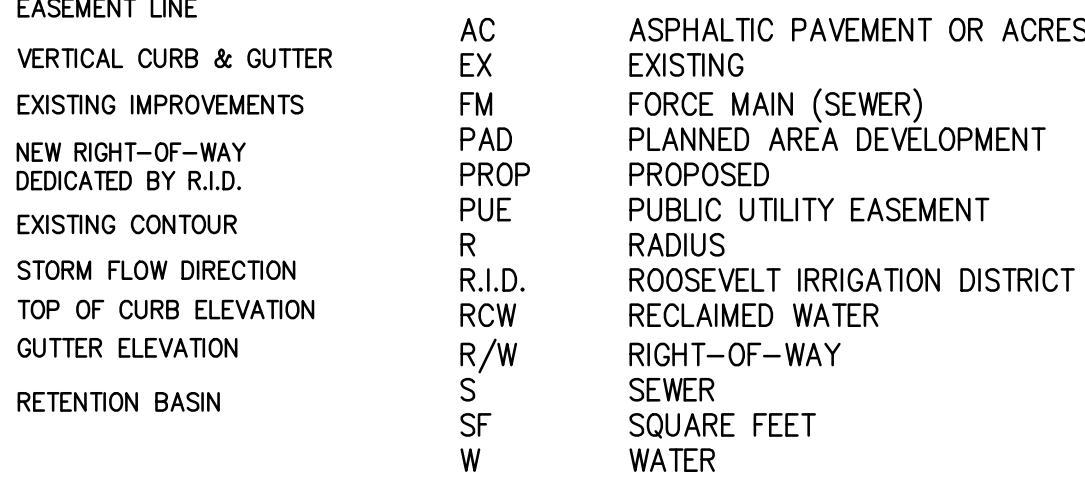
THENCE SOUTH 89°42'17" EAST, 240.00 FEET;

THENCE SOUTH 44°45'45" EAST, 49.55 FEET TO THE AFORESAID WEST RIGHT-OF-WAY OF ESTRELLA PARKWAY BEING THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 4,454,996.49 SQ.FT., OR 102.273 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAY.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OF ANY OTHER LAND DIVISION RESTRICTIONS.

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK
CABLE TV	COX COMMUNICATIONS
NATURAL GAS	SOUTHWEST GAS



ESTRELLA VAN BUREN PROPERTIES, INC.
1203 EAST ALAMEDA DRIVE
TEMPE, ARIZONA 85282
CONTACT: MEL EKSTRAND

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE SUITE 250
PHOENIX, AZ 85016
PHONE: (602)490-0535
CONTACT: DAVID GEORGE
DGEORGE@HILGARTWILSON.COM

LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: MICHAEL BUSCHBACHER
PHONE: (480)994-0994
EMAIL: MBUSCHBACHER@LVADESIGN.COM

MP01	COVER SHEET & SECTION
MP02	PRELIMINARY MASTER PLAT
GD01	CONCEPTUAL GRADING & DRAINAGE PLAN
UT01	PRELIMINARY UTILITY PLAN

S00°10'47"W ALONG THE EAST LINE OF
THE NORTHEAST QUARTER OF SECTION
7, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA.

NORTHWEST CORNER OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 1 WEST
FOUND 3" BRASS CAP IN HAND
HOLE, 0.35'± BELOW PAVEMENT AT
THE INTERSECTION OF SARIVAL AVE
AND VAN BUREN STREET
ELEVATION: 996.48
DATUM: NAVD88

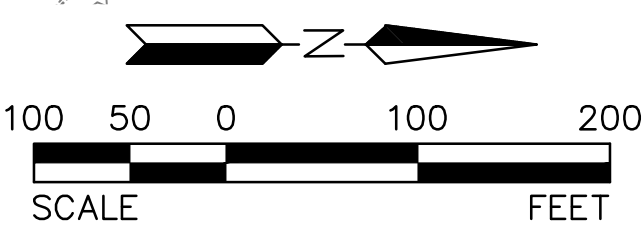
NORTHEAST CORNER OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 1 WEST
FOUND 3" BRASS CAP IN HAND HOLE,
0.7'± BELOW PAVEMENT AT THE
INTERSECTION OF ESTRELLA PARKWAY
AND VAN BUREN STREET
ELEVATION: 992.69
DATUM: NAVD88

ZONING
EXISTING ZONING: PAD

AREA		
TOTAL GROSS=		102.27 AC
PARCEL 1		
GROSS=	826,897 SF	
	18.98 AC	
NET=	800,591 SF	
	18.38 AC	
PARCEL 2		
GROSS=	2,909,096 SF	
	66.78 AC	
NET=	2,889,902 SF	
	66.34 AC	
PARCEL 3		
GROSS=	719,004 SF	
	16.51 AC	
NET=	700,896 SF	
	16.09 AC	
PARCEL 4		
GROSS=	5,912 SF	
	0.14 AC	
NET=	4,541 SF	
	0.10 AC	

AC	ASPHALTIC PAVEMENT OR ACRES
EX	EXISTING
FM	FORCE MAIN (SEWER)
PAD	PLANNED AREA DEVELOPMENT
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R.I.D.	ROOSEVELT IRRIGATION DISTRICT
RCW	RECLAIMED WATER
R/W	RIGHT-OF-WAY
S	SEWER
SF	SQUARE FEET
W	WATER

CITY OF GOODYEAR
APN: 500-09-148A
APO ZONING: PAD =

[illegible]

REGISTERED PROFESSIONAL JEWELER (C.N.T.)
 CERTIFICATE NO.
 23227
 DAVID W.
 GEORGE
 Date Signed 2/23/11
 ARIZONA U.S.A.
 Expires 12/31/2011

PRELIMINARY MASTER PLAN



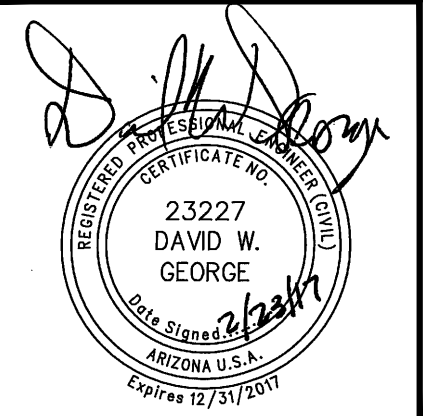
HILGARTWILSON

PROJ NO.: 1365
DATE: FEB 2017
SCALE: AS SHOWN
DRAWN: RVW
DESIGNED: D3
APPROVED: DWG

SHT 2 OF 4

DWG. NO.

MP02

[illegible][illegible]

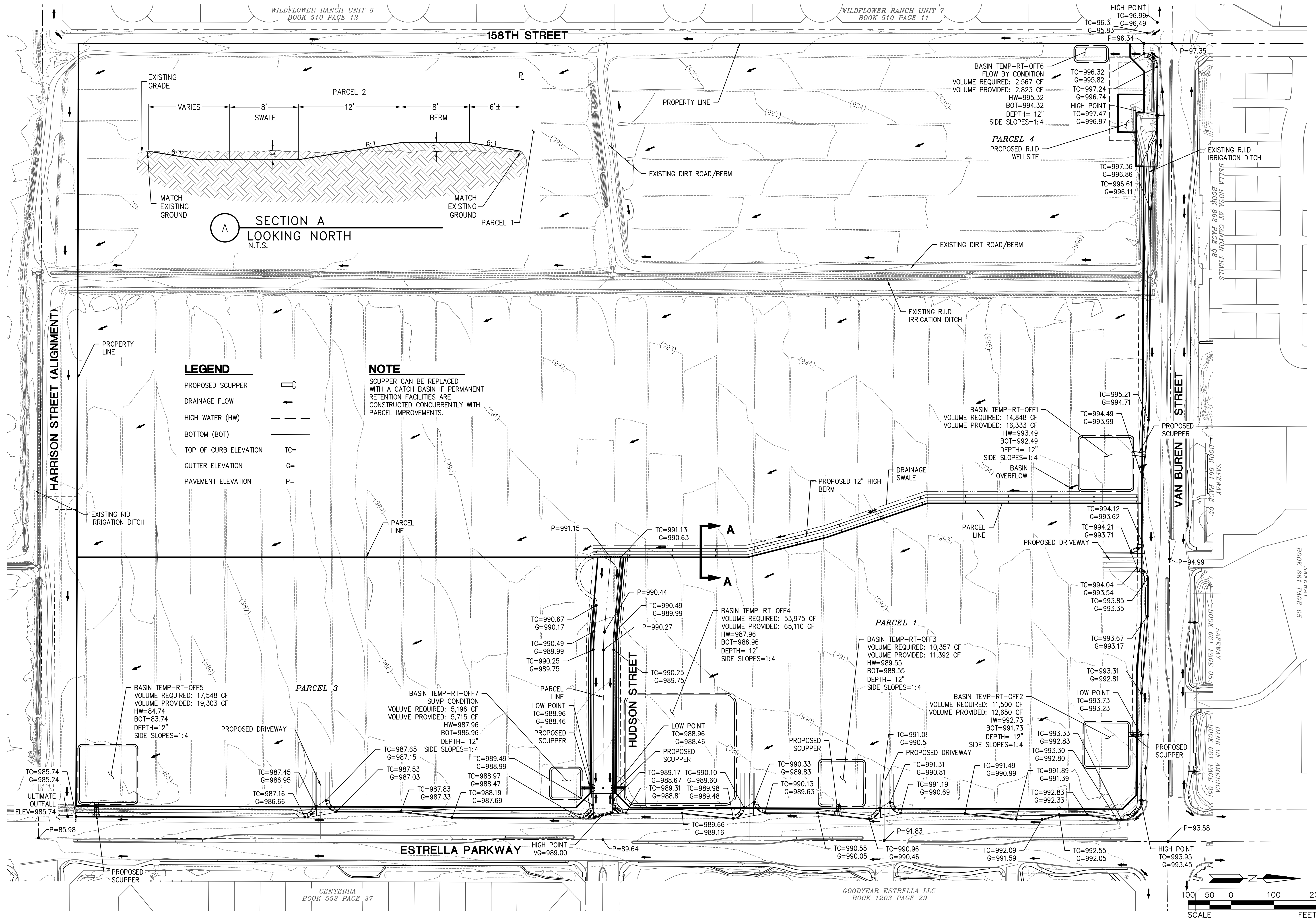
PRELIMINARY UTILITY PLAN

PROJ NO.:	1365
DATE:	FEB 2017
SCALE:	AS SHOWN
DRAWN:	RVW
DESIGNED:	D3
APPROVED:	DWG

SHT. 3 OF 4

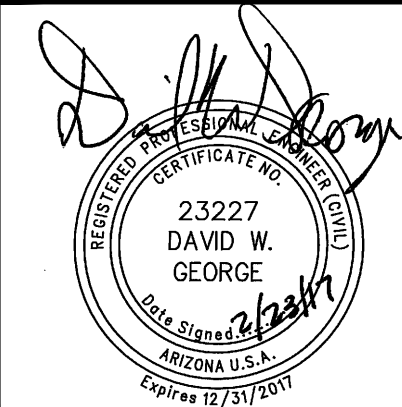
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REV:

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PHOENIX, AZ 85016
www.hilgartwilson.com



HUDSON COMMONS

ESTRELLA PARKWAY & VAN BUREN ROAD
GOODYEAR, ARIZONA

PRELIMINARY GRADING & DRAINAGE PLAN

HILGARTWILSON
PROJ NO.: 1365
DATE: FEB 2017
SCALE: AS SHOWN
DRAWN: RW
DESIGNED: D3
APPROVED: DWG
DWG. NO.
GD01
SHT. 4 OF 4