

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 7.5", A PORTION OF SECTIONS 22, 23, 26, & 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 7.5" 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, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, 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, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE PUBLIC UTILITY EASEMENTS ("PUE") IN TRACTS A, C, E, F, G, & H, 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, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL WATERLINE EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACTS C AND F DESIGNATED AS "WATERLINE EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACTS C AND F DESIGNATED AS "WATERLINE EASEMENT" THE WATERLINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING WATERLINES AND APPURTENANCES.

THAT NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL SEWERLINE EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT C DESIGNATED AS "SEWERLINE EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT C DESIGNATED AS "SEWERLINE EASEMENT" THE SEWERLINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWERLINES AND APPURTENANCES.

THAT NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL SIDEWALK EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT F DESIGNATED AS "SIDEWALK EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT F DESIGNATED AS "SIDEWALK EASEMENT" THE SIDEWALK EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SIDEWALKS AND APPURTENANCES.

THAT NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS A, C, AND F 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 REMOVED 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 A, C, AND F.

THAT NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF GOODYEAR AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, 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.

TRACTS A THROUGH H 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.

NNP III-ESTRELLA MOUNTAIN RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, 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, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, 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 _____, 2017.

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

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS ____ DAY OF _____, 2017, _____ 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.

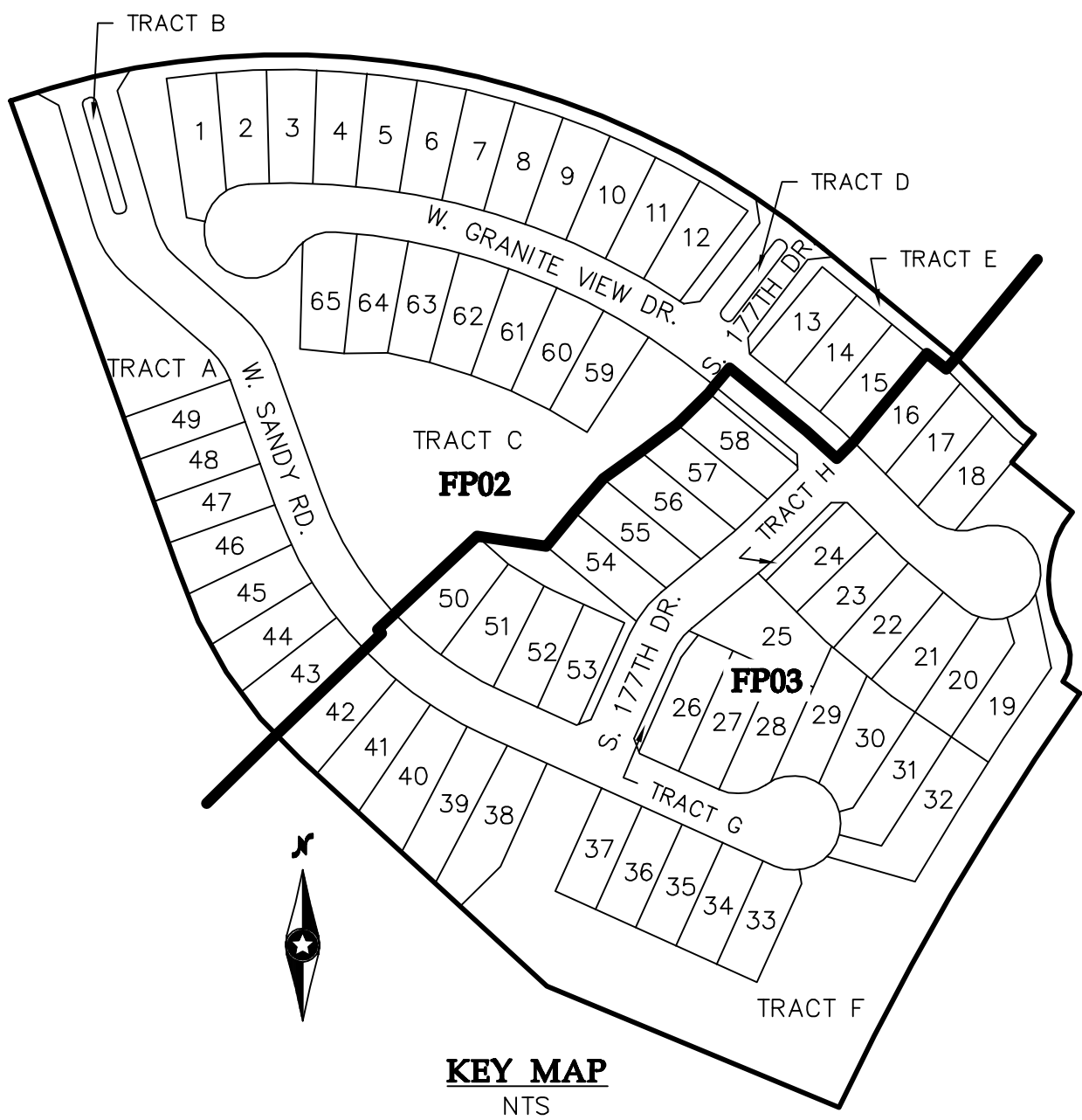
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

FINAL PLAT
OF
ESTRELLA PARCEL 7.5

BEING A PORTION OF LAND LYING WITHIN OF SECTIONS 22, 23, 26, & 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



NOTES

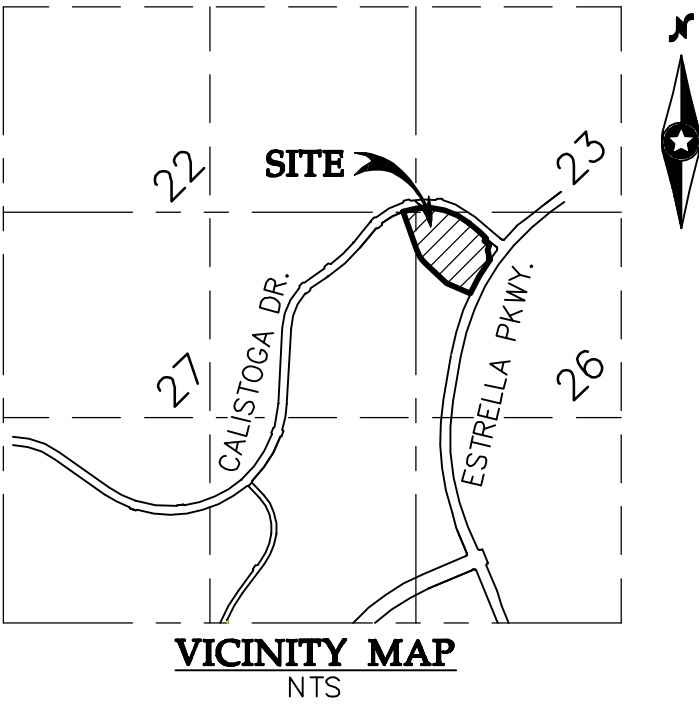
- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER 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, CONSTRUCTING 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.
- 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 12, 13, 24, 26, 53, AND 58)
- 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 12, 13, 19, 24, 26, 32, 53 AND 58).
- DRIVEWAYS ON CORNER LOTS ARE SUBJECT TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 12, 13, 24, 26, 53 AND 58)
- 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 15, 16, AND 37).
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOT 54)

PROJECT OWNER

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

LAND SURVEYOR

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



SHEET INDEX

FP01 COVER SHEET, DEDICATION, NOTES
FP02 LEGEND, TABLES, DETAILS
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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

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEING: S89°45'15"E

RATIFICATION & CONSENT

KNOWN ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, DULY AUTHORIZED OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS MAP OF DEDICATION FOR "ESTRELLA PARCEL 7.5" AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS AND ACCEPTS THE DEDICATIONS, CONVEYANCES AND RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

BEFORE ME THIS ____ DAY OF _____, 2017, _____ 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 _____, 2017

BY: _____ ATTEST: _____
MAYOR CITY CLERK

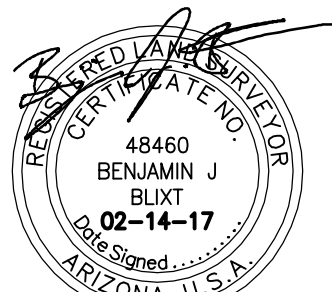
APPROVED BY: _____ DATE _____
CITY OF GOODYEAR ENGINEER

APPROVED BY: _____ DATE _____
PLANNING MANAGER

LAND SURVEY CERTIFICATION

I, BENJAMIN J. BLIXT, 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 APRIL, 2016 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: BENJAMIN J. BLIXT, RLS
RLS# 48460
WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
PHONE: (480) 747-6558



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: BJF

Drawn: KWD

Project Number: 0008508.00

Prepared for:

NNP III-Estrella Mountain Ranch, LLC

5090 North 40th Street, Suite 210
Phoenix, Arizona 85018

Estrella Parcel 7.5
Final Plat

Goodyear, Arizona

Cover Sheet

Date: 02/14/2017

Drawing No: FP01

Sheet No: 1 of 4

0008508FP01.dwg

LEGAL DESCRIPTION

THAT PART OF THE SECTIONS 22, 23, 26 AND 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE G.L.O. BRASS CAP MARKING THE NORTHWEST CORNER OF THE SAID SECTION 26, FROM WHICH THE NORTH ONE-QUARTER CORNER OF SECTION 26 BEARS S89°45'15"E;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 27, N89°43'58"W, A DISTANCE OF 127.41 FEET TO THE POINT BEGINNING;
THENCE N19°39'44"W, A DISTANCE OF 64.14 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF WEST CALISTOGA DRIVE PER BOOK 846, PAGE 36 PER MARICOPA COUNTY RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S19°02'23"E A DISTANCE OF 895.00 FEET;
THENCE EASTERLY ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT, A DISTANCE OF 915.17 FEET AND HAVING A CENTRAL ANGLE OF 58°35'14";
THENCE S50°27'09"E, A DISTANCE OF 183.46 FEET;
THENCE S44°44'31"E, A DISTANCE OF 100.50 FEET;
THENCE S50°27'09"E, A DISTANCE OF 15.72 FEET;
THENCE S39°32'51"W, A DISTANCE OF 37.83 FEET;
THENCE S50°27'09"E, A DISTANCE OF 83.43 FEET, POINT BEING THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S51°07'15"E, A DISTANCE OF 114.29 FEET;
THENCE SOUTHERLY A DISTANCE OF 140.48 FEET ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 70°25'27", TO A POINT OF BEGINNING OF A REVERSE CURVE;
THENCE SOUTHERLY A DISTANCE OF 50.68 FEET TO THE RIGHT HAVING A RADIUS OF 43.67 FEET WITH A CENTRAL ANGLE OF 66°29'16";
THENCE S55°03'27"E, A DISTANCE OF 21.67 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ESTRELLA PARKWAY RECORDED IN BOOK 771, PAGE 9 PER MARICOPA COUNTY RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS BEARS S55°03'28"E, A DISTANCE OF 3,060.00 FEET;
THENCE SOUTHWESTERLY A DISTANCE OF 508.46 FEET ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°31'14" TO THE NORTHEAST CORNER OF FINAL PLAT OF CORONADO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 7.6 RECORDED IN BOOK 853, PAGE 49 PER MARICOPA COUNTY RECORDS;
THE FOLLOWING CALLS WILL BE ALONG THE EASTERLY BOUNDARY OF SAID PLAT:
THENCE LEAVING SAID RIGHT OF WAY N67°28'54"W, A DISTANCE OF 335.26 FEET;
THENCE N47°22'38"W, A DISTANCE OF 354.98 FEET;
THENCE N44°27'44"W, A DISTANCE OF 61.44 FEET;
THENCE N36°39'35"W, A DISTANCE OF 60.90 FEET;
THENCE N28°48'46"W, A DISTANCE OF 60.90 FEET;
THENCE N21°21'55"W, A DISTANCE OF 62.26 FEET;
THENCE N19°39'44"W, A DISTANCE OF 460.87 FEET TO THE POINT OF BEGINNING, CONTAINING 780,993 SQUARE FEET OR 17.93 ACRES, MORE OR LESS

AREA SUMMARY

TRACT AREA=	223,205.80 (S.F.)	5.12 (AC.)
LOT AREA=	408,465.06 (S.F.)	9.38 (AC.)
RIGHT-OF-WAY=	149,322.27 (S.F.)	3.43 (AC.)
GROSS AREA=	780,993.12 (S.F.)	17.93 (AC.)

SITE DATA

GROSS AREA	17.93 AC.
NET AREA	14.50 AC.
LOT SIZE (MIN.)	47' x 120'
TOTAL LOTS	65 LOTS
GROSS DENSITY	3.63 DU/AC
OPEN SPACE	5.12 AC.
% GROSS DENSITY	28.56%
EXISTING ZONING	PAD-SFD-CL

EDU CALCULATION

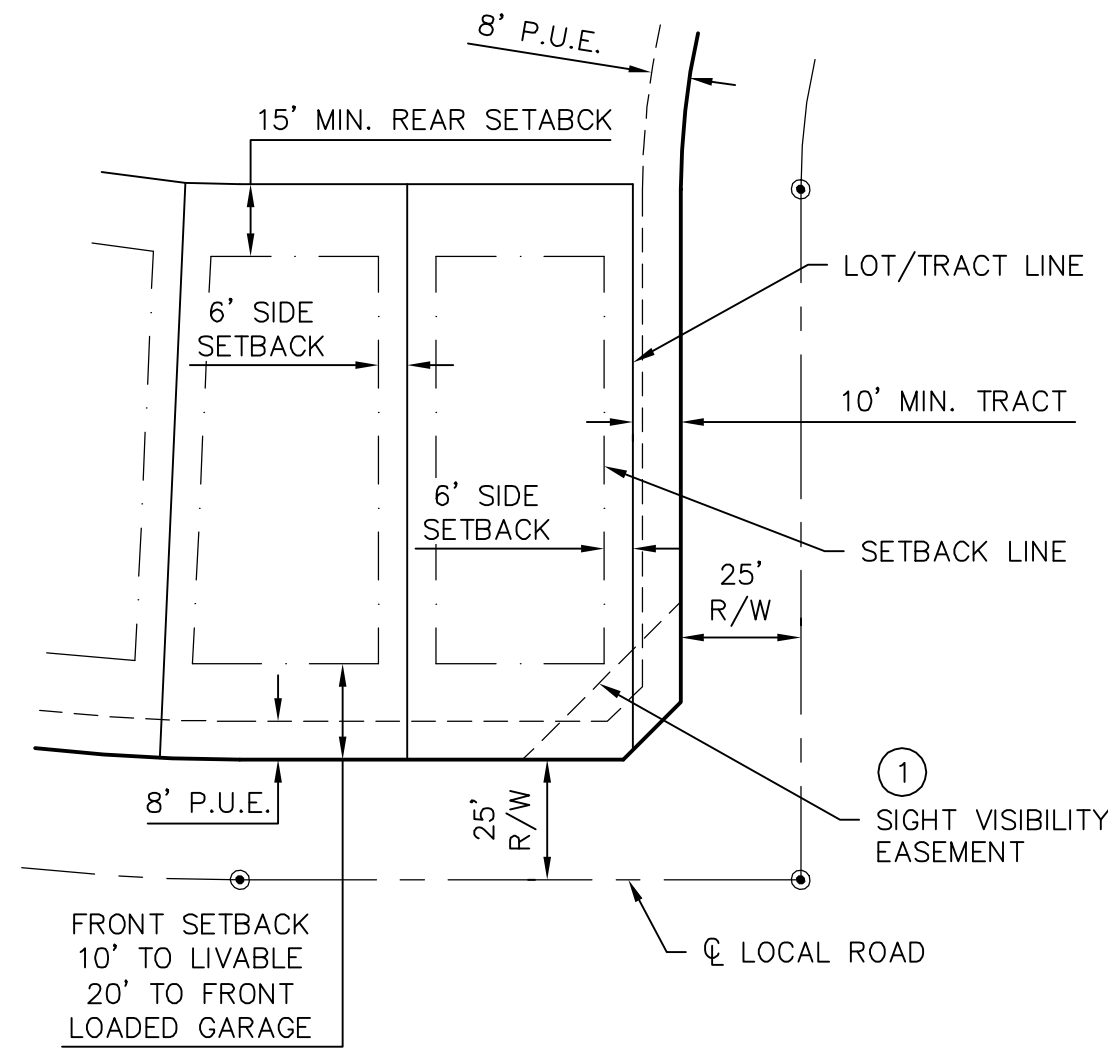
NET AREA FOR EDU CALCULATION - 15.5 ACRES
EQUIVALENT DENSITY FOR EDU CALCULATION - 4.19 DU/AC
FACTOR OF 0.82 FOR 4-6 DU/AC
65 x 0.82 = 53.3 EDU'S

EQUIV DENSITY & EDU CALC	
NET AREA:	17.93 AC.
LESS OPEN SPACE ABOVE 15%	
OPEN SPACE	5.12 AC
17.93 x 15%	2.69 AC
	-2.43
ADJUSTED NET AREA:	15.5 AC
EQUIV. DENSITY	65/15.5
	4.19 DU/AC
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	
65 x 0.82 =	53.3 EDU'S

TRACT TABLE			
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	21,822	0.5010	OPEN SPACE, LANDSCAPE, DRAINAGE, P.U.E.
TRACT B	1,857	0.0426	OPEN SPACE, LANDSCAPE
TRACT C	102,078	2.3434	OPEN SPACE, LANDSCAPE, DRAINAGE, RECREATION, WATER & SEWER EASEMENT, P.U.E.
TRACT D	1,514	0.0348	OPEN SPACE, LANDSCAPE
TRACT E	6,336	0.1455	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT F	87,070	1.9989	OPEN SPACE, LANDSCAPE, DRAINAGE, WATER EASEMENT, SIDEWALK EASEMENT, P.U.E.
TRACT G	1,377	0.0316	OPEN SPACE, LANDSCAPE, P.U.E.
TRACT H	1,152	0.0264	OPEN SPACE, LANDSCAPE, P.U.E.

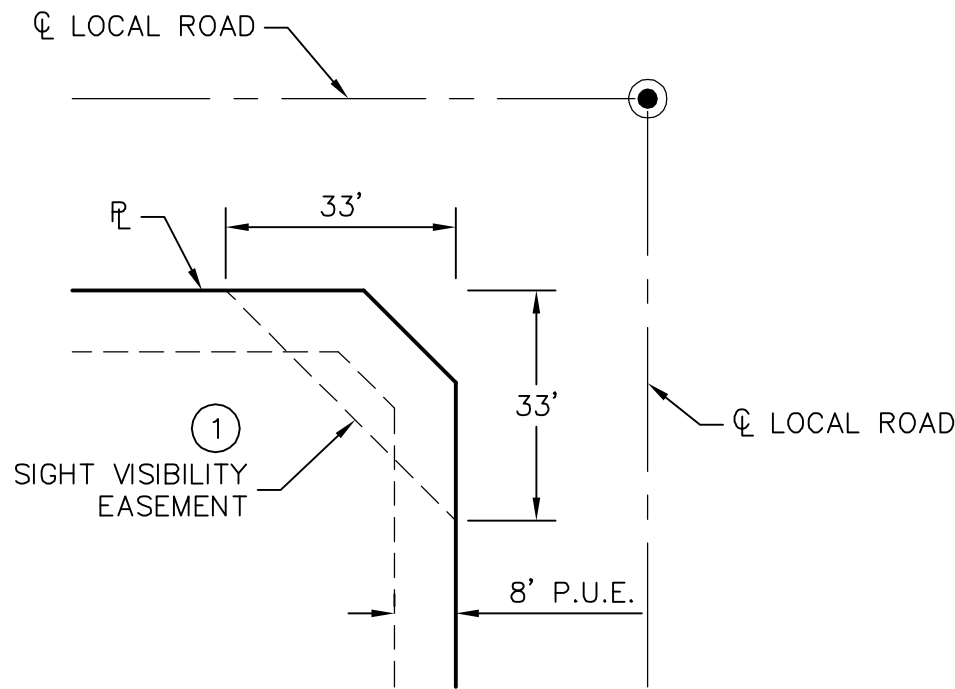
NOTE:

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. 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



TYPICAL LOT SETBACKS

NTS



3' HIGH VISIBILITY RESTRICTION

NTS

NOTE:
DETAIL PERTAINS TO INTERSECTION OF LOCAL ROAD WITH LOCAL ROAD

LEGEND & ABBREVIATIONS

▲	SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 48460 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
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
①	33'x33' SIGHT VISIBILITY EASEMENT
*	LOT RESTRICTED TO SINGLE STORY UNIT. SEE NOTE 15 ON DWG. FP01.
**	LOT SUBJECT TO HEADLIGHT INTRUSION. SEE NOTE 17 ON DWG. FP01.

Westwood

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

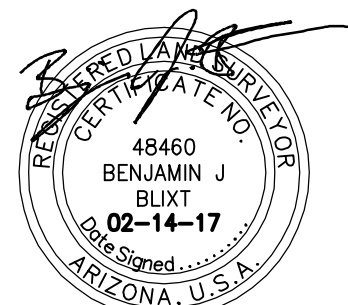
Phone (480) 747-6558
Fax (480) 376-8025

westwoodps.com

Designed:	WPS
Checked:	BJB
Drawn:	KWD
Project Number:	0008508.00

Prepared for:

NNP III-Estrella Mountain
Ranch, LLC
5090 North 40th Street, Suite 210
Phoenix, Arizona 85018



EXPIRES 09/30/17

Estrella Parcel 7.5
Final Plat

Goodyear, Arizona

Cover Sheet

Date: 02/14/2017

Drawing No: FP02

Sheet No: 2 of 4

0008508FP02.dwg

Westwood

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

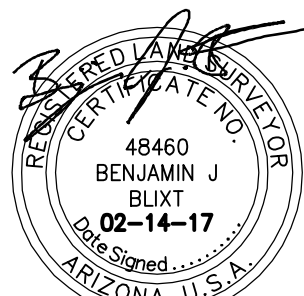
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westwoodps.com

Designed: WPS
Checked: BJB
Drawn: KWD
Project Number: 0008508.00

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Ranch, LLC
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Phoenix, Arizona 85018



EXPIRES 09/30/17

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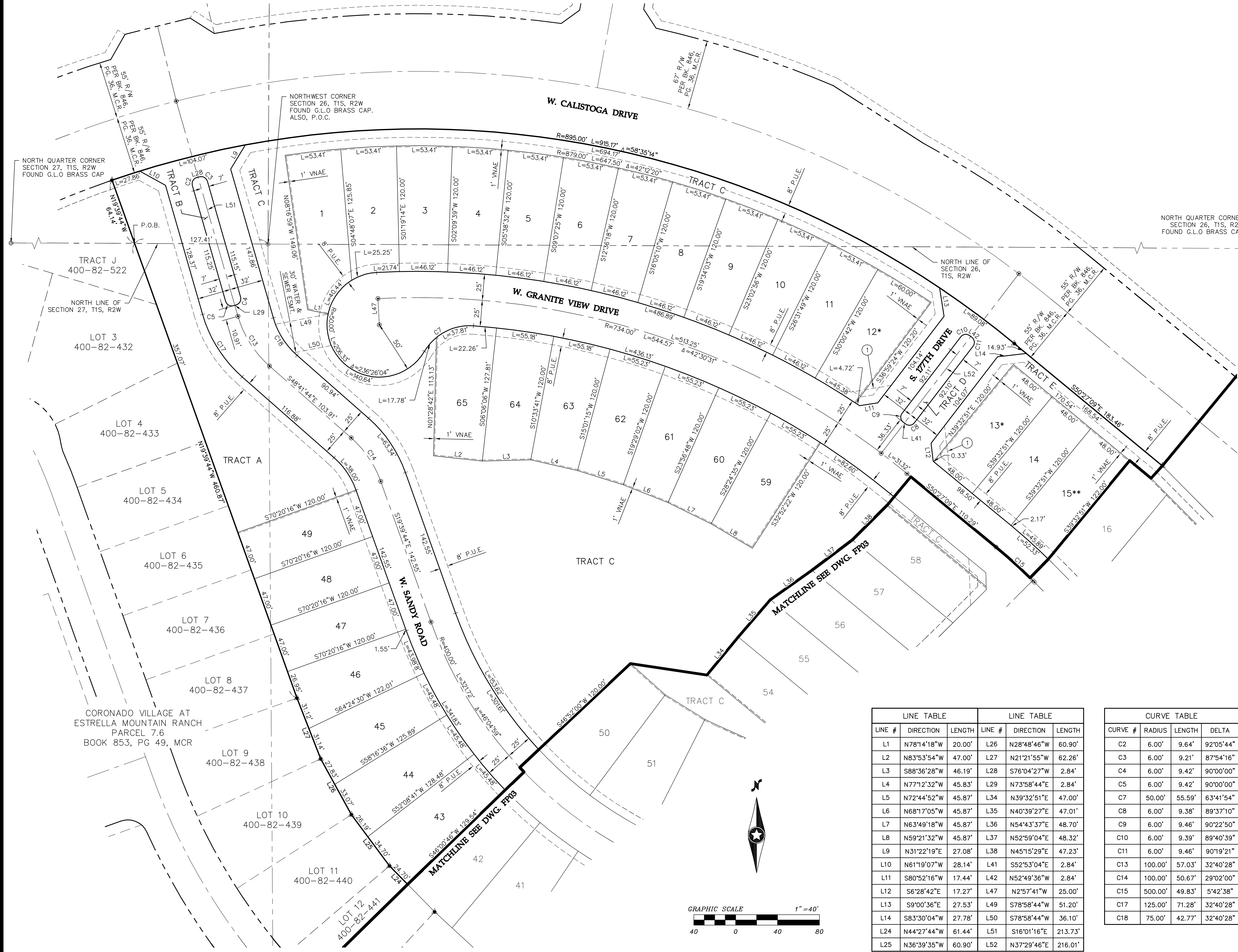
Final Plat

Date: 02/14/2017

Drawing No: FP03

Sheet No: 3 of 4

0008508FP03.dwg



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L15	S1°45'23"E	16.36'	L34	N39°32'51"E	47.00'
L16	N89°44'31"W	16.97'	L35	N40°39'27"E	47.01'
L17	S69°15'17"W	16.97'	L36	N54°43'37"E	48.70'
L18	S20°44'43"E	16.97'	L37	N52°59'04"E	48.32'
L19	S7°18'11"E	15.00'	L38	N45°15'29"E	47.23'
L20	S50°27'09"E	15.73'	L39	N37°36'54"E	30.07'
L21	S39°32'51"W	37.83'	L40	N16°34'18"W	28.11'
L22	S50°25'08"E	16.52'	L43	S75°54'40"W	15.00'
L23	S55°03'27"E	21.67'	L44	N75°18'08"W	46.16'
L24	N44°27'44"W	61.44'	L45	S24°15'17"W	25.00'
L30	S45°03'31"W	59.76'	L46	S39°34'52"W	25.00'
L31	N48°08'44"W	44.56'	L48	S50°27'09"E	26.54'
L32	N58°10'14"W	44.56'	L53	N39°34'52"E	85.54'
L33	N64°27'51"W	11.40'	L54	N39°34'52"E	61.93'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	43.67'	50.68'	66°29'16"
C6	50.00'	55.86'	64°00'37"
C12	50.00'	52.36'	60°00'00"
C15	500.00'	49.83'	5°42'38"
C16	300.00'	29.72'	5°40'37"
C19	100.00'	45.14'	25°51'51"
C20	275.00'	23.33'	4°51'39"



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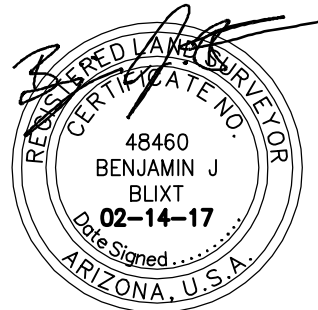
Phone (480) 747-6558
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westwoodps.com

Designed: WPS
Checked: BJB
Drawn: KWD
Project Number: 0008508.00

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Ranch, LLC
5090 North 40th Street, Suite 210
Phoenix, Arizona 85018



EXPIRES 09/30/17

Estrella Parcel 7.5 Final Plat

Goodyear, Arizona

Final Plat

Date: 02/14/2017

Drawing No: FP04

Sheet No: 4 of 4

0008508FP04.dwg