

P:\800\848019 Newland - Estrella Parcel 9.1 Pre-Approval\0_PRODUCTION\Cadd\12_Pre-Plat\848019_Pre-Plat_Cover-Det.dwg
Jun 29, 2017 - 9:34am

ESTRELLA PARCEL 9.1 PRELIMINARY PLAT

THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST
QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA
GOODYEAR, ARIZONA

SITE DATA	
DESCRIPTION	QUANTITY
GROSS AREA:	22.91 AC
LOT SIZES:	
MINIMUM:	52' X 104'
TOTAL LOTS:	92 LOTS
GROSS RES. DENSITY:	4.02 DU/AC
OPEN SPACE:	6.33 AC
% GROSS OPEN SPACE:	27%
MAX LOT COVERAGE:	54%
EXISTING ZONING:	P.A.D.-SFD-CL

LEGEND

-----	PROPERTY BOUNDARY
-----	RIGHT OF WAY LINE
-----	CONSTRUCTION CENTER LINE
-----	EASEMENT (ESMT)
-----	BUILDING SETBACK LINE
-----	LOT LINE
▲	PROPERTY CORNER
•	MONUMENT
■	FOUND BCFL
R/W	RIGHT OF WAY
CL	CENTER LINE
PUE	PUBLIC UTILITY ESMT
BSL	BUILDING SETBACK LINE
SVT	SIGHT VISIBILITY TRIANGLE
POB	POINT OF BEGINNING

BENCHMARKS

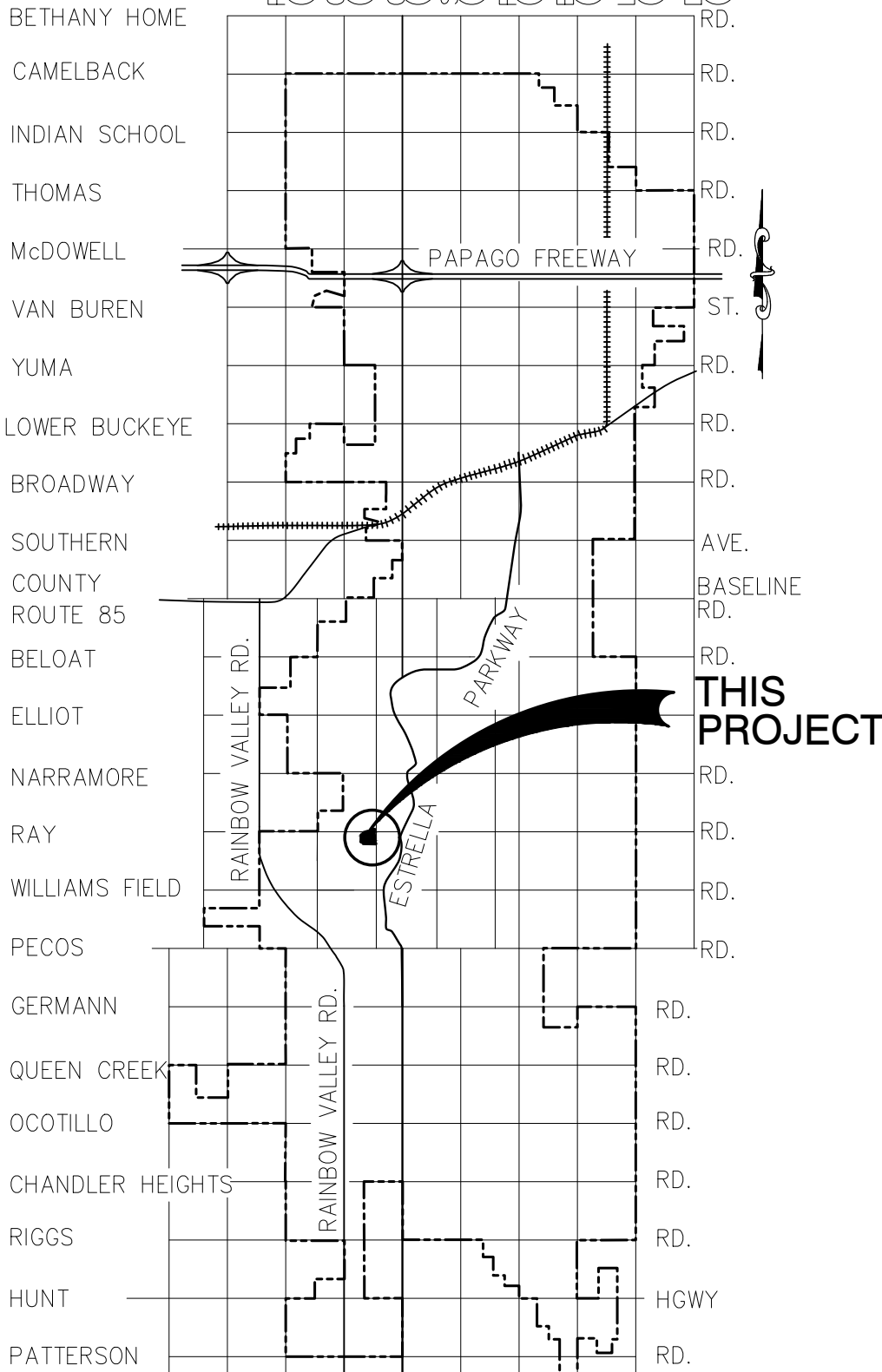
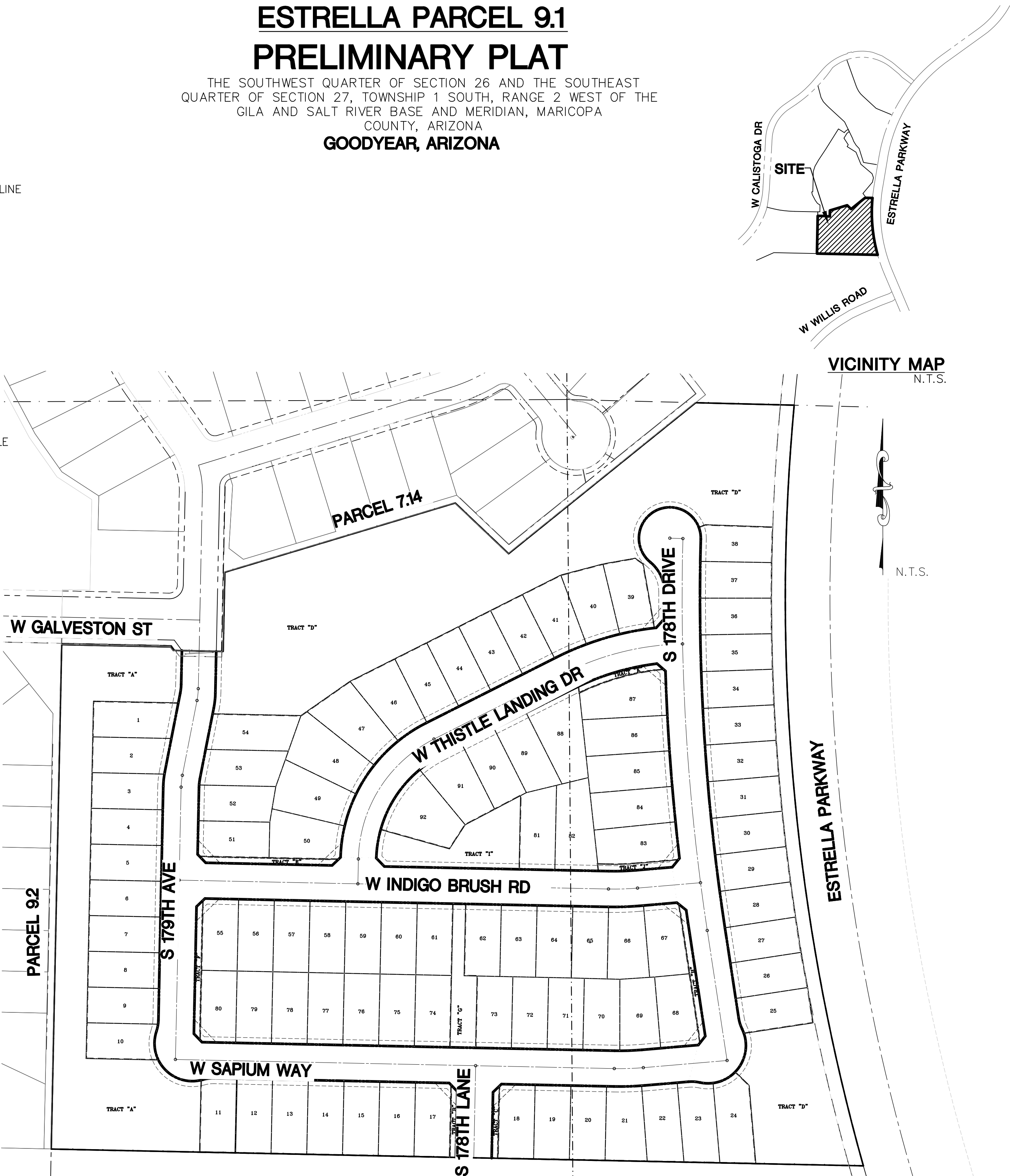
G.L.O. BRASS CAP AT THE NORTHWEST CORNER
OF SECTION 14, T.1S., R.2W.
ELEV=972.77
B.C. FLUSH @ INTERSECTION OF SAN MIGUEL &
ESTRELLA PARKWAY
NGVD29 ELEV=1026.73 USED IN THIS PLAN
NAVD88 ELEV=1028.37
EQUATION = (+) 1.64 FROM NGVD29 TO NAVD88
(CITY OF GOODYEAR DATUM)

BASIS OF BEARINGS

SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 27 OF THE GILA AND
SALT RIVER BASE, AND MERIDIAN, MARICOPA COUNTY, ARIZONA
BASIS OF BEARING=S 88°50'56" W

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED AS PARCEL NO. 10 IN DOCUMENT # 2005-0643150 OF THE
MARICOPA COUNTY RECORDER LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST
QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN IN
MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE GENERAL LAND OFFICE (GLO) BRASS CAP FOUND AT THE SECTION CORNER COMMON TO
SECTIONS 26, 27, 34, AND 35, FROM WHICH THE GLO BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF
SAID SECTION 27 BEARS SOUTH 88 DEGREES 50 MINUTES 56 SECONDS WEST A DISTANCE OF 2,730.94 FEET,
SAID LINE BEING THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 27 AND THE BASIS OF
BEARINGS OF THIS DESCRIPTION;
THENCE ALONG THE SECTION LINE COMMON TO SAID SECTION 26 AND 27, NORTH 00 DEGREE 25 MINUTES 50
SECONDS WEST A DISTANCE OF 1,514.90 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 49 MINUTES 01 SECONDS WEST A DISTANCE OF 758.80 FEET TO A POINT ON THE
EAST PROPERTY LINE OF "CORONADO VILLAGE AT ESTRELLA MOUNTAIN RANCH PARCEL 9.2" AS FOUND IN BOOK
856 OF MAPS, PAGE 29 OF THE MARICOPA COUNTY RECORDER;
THENCE ALONG SAID EAST PROPERTY LINE, NORTH 01 DEGREE 11 MINUTES 15 SECONDS EAST A DISTANCE OF
734.00 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF "MONTECITO VILLAGE AT ESTRELLA MOUNTAIN
RANCH PARCEL 7.14" AS FOUND IN BOOK 1053 OF MAPS, PAGE 50 OF THE MARICOPA COUNTY RECORDER;
THENCE ALONG SAID SOUTH PROPERTY LINE, SOUTH 88 DEGREES 48 MINUTES 44 SECONDS EAST A DISTANCE
OF 158.65 FEET TO A POINT;
THENCE CONTINUING ALONG SAID SOUTH PROPERTY LINE, SOUTH 36 DEGREES 25 MINUTES 44 SECONDS EAST
A DISTANCE OF 6.33 FEET TO A POINT;
THENCE CONTINUING ALONG SAID SOUTH PROPERTY LINE, SOUTH 88 DEGREES 50 MINUTES 11 SECONDS EAST A
DISTANCE OF 72.62 FEET TO A POINT;
THENCE CONTINUING ALONG SAID SOUTH PROPERTY LINE, NORTH 01 DEGREE 09 MINUTES 49 SECONDS EAST A
DISTANCE OF 115.17 FEET TO A POINT;
THENCE CONTINUING ALONG SAID SOUTH PROPERTY LINE, NORTH 73 DEGREES 15 MINUTES 57 SECONDS EAST
A DISTANCE OF 350.02 FEET TO A POINT;
THENCE CONTINUING ALONG SAID SOUTH PROPERTY LINE, SOUTH 46 DEGREES 28 MINUTES 51 SECONDS EAST
A DISTANCE OF 107.06 FEET TO A POINT;
THENCE CONTINUING ALONG SAID SOUTH PROPERTY LINE, NORTH 51 DEGREES 06 MINUTES 19 SECONDS EAST A
DISTANCE OF 349.76 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 26;
THENCE ALONG SAID EAST-WEST MID-SECTION LINE, SOUTH 88 DEGREES 34 MINUTES 22 SECONDS EAST A
DISTANCE OF 143.24 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY AS DEFINED
ON "ESTRELLA PARKWAY PHASE 3 MAP OF DEDICATION" FOUND IN BOOK 771 OF MAPS, PAGE 9 OF THE
MARICOPA COUNTY RECORDER, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO LEFT BEING CONCAVE
EASTERLY AND HAVING A RADIUS OF 3060.00 FEET BEARING SOUTH 84 DEGREES 44 MINUTES 06 SECONDS
EAST;
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 20
DEGREES 55 MINUTES 20 SECONDS AN ARC DISTANCE OF 1117.40 FEET TO A POINT;
THENCE NORTH 88 DEGREES 49 MINUTES 01 SECONDS WEST A DISTANCE OF 422.86 FEET TO THE POINT OF
BEGINNING.
SAID PARCEL CONTAINING 997,986 SQUARE FEET OR 22.911 ACRES, MORE OR LESS.



LOCATION MAP
N.T.S.

OWNER/DEVELOPER

NNP III-EMR3, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-347-6851
CONTACT: PETE TEICHE

CIVIL ENGINEER

ENTELLUS, INC
3033 N. 44TH STREET, STE 250
PHOENIX, AZ 85018
PHONE: 602-244-2566
CONTACT: MICHAEL R. GLEASON, P.E.

LAND SURVEYOR

STRATEGIC SURVEY
1102 W. SOUTHERN AVE, STE 4
TEMPE, AZ 85282
PHONE: 480-865-4399
CONTACT: JOSH MOYSES

SHEET INDEX

1	COVER SHEET
2	DETAIL SHEET
3	PRE-PLAT PLAN SHEET

HOME OWNERS ASSOCIATION

THE VILLAGES AT ESTRELLA MOUNTAIN
RANCH COMMUNITY ASSOCIATION, INC. IS
RESPONSIBLE FOR THE OPERATION AND
MAINTENANCE OF ALL TRACTS AND
AMENITIES AS RECORDED AND DESCRIBED IN
THE "DECLARATION OF PROTECTIVE
COVENANTS AND RESTRICTIONS FOR THE
VILLAGES AT ESTRELLA MOUNTAIN RANCH",
PER DOCKET NUMBER 97-0584915, AS
RECORDED IN THE RECORDER'S OFFICE OF
MARICOPA COUNTY, ARIZONA.



DESIGN:	EM
DRAFTED:	MM
AS-BUILT #:	MG
ENT. PROJ. #:	848019
SHEET:	PP 1 OF 3

ESTRELLA PARCEL 9.1
GOODYEAR, MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT

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2	6/29/17	SECOND SUBMITTAL TO CITY OF GOODYEAR

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