

## APPLICATION FOR MODIFICATION OF ASSESSMENTS

### **Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) MONTECITO SPECIAL ASSESSMENT DISTRICT ASSESSMENT NUMBER 33 (PARCEL 7.5)**

I William M. Olson, the authorized representative of the owner identified below, request the following modification to the Estrella Mountain Ranch Community Facilities District (City of Goodyear, Arizona) Montecito Special Assessment District.

#### **NNP III ESTRELLA MOUNTAIN RANCH LLC**



William M. Olson, Senior Vice President

7/17/17

Owner or person claiming interest in property

Date

The following have been included:

- A. General description identifying the parcels affected and the assessment values to be modified.
- B. Description of the proposed modification's effect on the ratio of fair market value of each assessment parcel to the amount of the proposed assessment for each parcel effected.
- C. A Status of Ownership in the title report showing all parties having any interest in the affected parcels.
- D. A site map or vicinity map showing the location of the affected parcel(s) in relation to other areas of the city for an area of approximately two (2) to four (4) miles, showing major streets.
- E. A hard copy and an electronic database of the plat reflecting parcel information after the modification and a legal description of the boundary of the parcel, including any differences between the original boundaries of the assessed parcel and the boundaries of the final plat.
- F. Payment of the Base Fees

Base Fee:

\$ 300.00

\$20 x number of new assessments (65)

\$1,300.00

\$5 x number of assessments to be removed (1)

\$ 5.00

\$ Outside Engineering and Legal Fees

\$ TBD

Total Fees:

\$1,605.00

This information will be utilized by the Superintendent of Streets to develop a Petition for Modification of Assessments for consideration by the Board of Directors. Upon review by the Superintendent of Streets, the petition will be returned to you for your approval and signature. Upon receipt of the signed petition, a Resolution for Modification will be scheduled for the next regularly scheduled meeting of the Board of Directors.

**Estrella Mountain Ranch Community Facilities District  
(City of Goodyear, Arizona)  
MONTECITO SPECIAL ASSESSMENT DISTRICT  
ASSESSMENT NUMBER 33 (PARCEL 7.5)**

**ANNUAL SPECIAL ASSESSMENT PAYMENT**

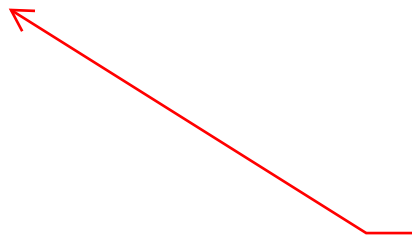
**ORIGINAL ASSESSMENT NUMBER AND AMOUNT**

<b>Number: 33</b>	<b>Amount: \$560,670.00</b>
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**REQUESTED MODIFICATION  
ASSESSMENT NUMBER AND AMOUNT**

<b>Number:</b>	<b>Amount:</b>
<b>33-1 through 33-65</b>	<b>\$8,625.70</b>

033-02-001  
THROUGH  
033-02-065



**APPLICATION FOR MODIFICATION OF ASSESSMENTS**  
**For Estrella Mountain Ranch Community Facilities District No. 1**  
**(City of Goodyear, Arizona)**  
**MONTECITO SPECIAL ASSESSMENT DISTRICT**  
**Assessment Number 033 (PARCEL 7.5)**

I \_\_\_\_\_, the authorized representative of the owner identified below, request the following modification to the Estrella Mountain Ranch Community Facilities District Number 1 (City of Goodyear, Arizona) Montecito Special Assessment District.

**NNP III Estrella Mountain Ranch LLC**

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Owner or person claiming interest in property	date
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The following have been included:

- A. General description identifying the parcels affected and the assessment values to be modified.
- B. Description of the proposed modification's effect on the ratio of fair market value (3:1) of each assessment parcel to the amount of the proposed assessment for each parcel effected.
- C. A Status of Ownership in the title report showing all parties having any interest in the affected parcels.
- D. A site map or vicinity map showing the location of the affected parcel(s) in relation to other areas of the city for an area of approximately two (2) to four (4) miles, showing major streets.
- E. A hard copy and an electronic database (3 ½ inch disk) of the plat reflecting parcel information after the modification and a legal description of the boundary of the parcel.
- F. Payment of the Base Fees

Base Fee:		\$ 300.00
	\$20 x number of new assessments (65)	\$1,300.00
	\$5 x number of assessments to be removed	\$ 5.00
	\$_____ Outside Engineering and Legal Fees.	\$ <u>TBD</u>
Total Fees:		\$ <u>1,605.00</u>

This information will be utilized by the Superintendent to develop a Petition for Modification of Assessments for Community Facilities District Board of Director's action. Upon review by the Superintendent of Streets, the petition will be returned to you for your approval and signature. Upon receipt of the signed petition, a Resolution for Modification will be scheduled for the next regularly scheduled Board of Director" meeting.

**Estrella Mountain Ranch Community Facilities District No. 1  
(City of Goodyear, Arizona)  
MONTECITO SPECIAL ASSESSMENT District  
ASSESSMENT NUMBER 033 (PARCEL 7.5)**

**ANNUAL SPECIAL ASSESSMENT PAYMENT**

**ORIGINAL ASSESSMENT NUMBER AND AMOUNT**

<b>Number:</b>	<b>Amount</b>
<b>33</b>	<b>\$ 560,670.00</b>

**REQUESTED MODIFICATION  
ASSESSMENT NUMBER AND AMOUNT**

<b>Number:</b>	<b>Amount:</b>
<b>033-02-001 THROUGH 033-02-065</b>	<b>\$ 8,625.70 per lot</b>

BEFORE THE BOARD OF DIRECTORS OF  
THE ESTRELLA MOUNTIAN RANCH COMMUNITY FACILITIES DISTRICT # 1  
(CITY OF GOODYEAR, ARIZONA)

**PETITION FOR MODIFICATION OF ASSESSMENTS**

TO THE GOVERNING BODY OF ESTRELLA MOUNTIAN RANCH  
COMMUNITY FACILITIES DISTRICT # 1 (CITY OF GOODYEAR, ARIZONA):

The undersigned hereby certify that they are all people who have an interest in lots subject to assessment within the Estrella Mountain Ranch Community Facilities District #1 (City of Goodyear, Arizona)(the "District"):

(1) That the undersigned hereby request that the following assessment numbers:

<u>Assessment No.</u>	<u>Original Assessment Amount</u>
<b><u>33 (Parcel 7.5)</u></b>	<b><u>\$ 560,670.00</u></b>

(2) be modified in the following manner, to wit:

<u>Assessment No.</u>	<u>Assessments Bear After Modification</u>
<b><u>033-02-001 through 033-02-065</u></b>	<b><u>\$ 8,625.70 each</u></b>

Attached to this petition and marked Exhibit 'A' is a true and correct copy of the description of the property owned by the undersigned.

Attached to this petition and marked Exhibit 'B' is a legal description of the property for each respective assessment set forth above as modified in accordance with this request.

Attached to this petition and marked Exhibit 'C' is a true copy of the amended portion of the assessment diagram with respect of the assessment set forth above.

The undersigned acknowledge that, upon approval by the Board of Directors of the District modify and correct the assessment numbers set forth in Paragraph (1) to read in the manner set forth in Paragraph (2) hereof and direct the Superintendent of Streets of the District to note the modification on his record of Assessment, together with the date the modification is made.

OWNER OR PERSON CLAIMING  
INTEREST IN PROPERTY

ASSESSMENT NO.

33

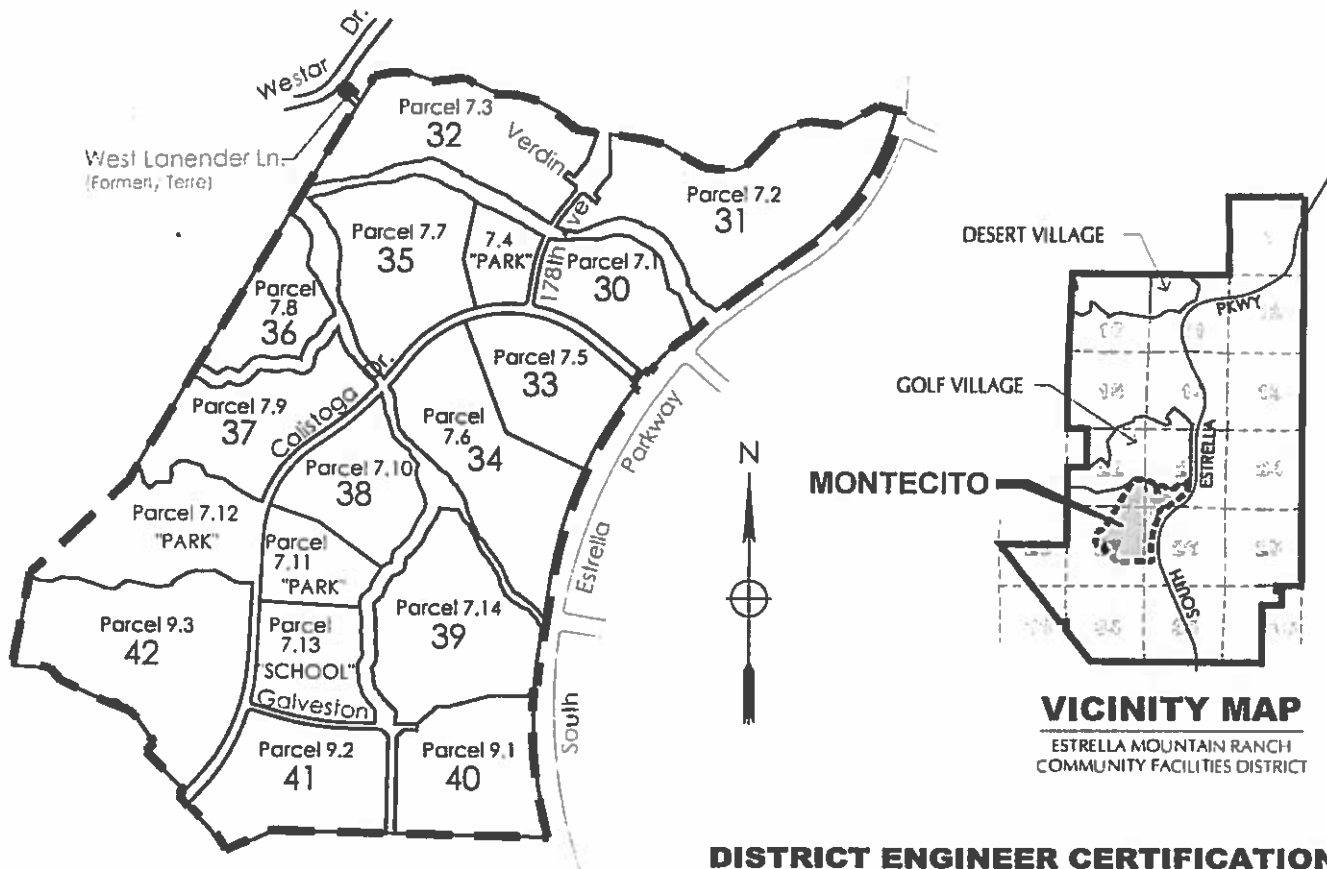
NOTE: all persons claiming an interest in the parcel(s) must execute this petition including mortgage and lien holders.

## **EXHIBIT 'A'**

LEGAL DESCRIPTION FOR ASSESSMENT 33 (PARCEL 7.5)  
TO BE MODIFIED.

# ASSESSMENT DIAGRAM FOR **MONTECITO**

CITY OF GOODYEAR, ARIZONA  
ESTRELLA MOUNTAIN RANCH, COMMUNITY FACILITIES DISTRICT  
SPECIAL ASSESSMENT REVENUE BOND SERIES 2007  
"CORONADO VILLAGE AT ESTRELLA MOUNTAIN RANCH"



## DESCRIPTION

A PORTION OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LEGEND

--- MONTECITO DISTRICT BOUNDARY  
39 ASSESSMENT NUMBER

ASSESSMENT NO.	PARCEL	LOTS	ACREAGE
30	7.1		16.49
031-01-001 thru 126	7.2	126	39.91
032-01-001 thru 086	7.3	86	27.84
	7.4	PARK	7.30
33	7.5		17.93
034-01-001 thru 083	7.6	83	30.28
035-01-001 thru 091	7.7	91	27.75
036-01-001 thru 027	7.8	27	12.13
037-01-001 thru 045	7.9	45	23.28
038-01-001 thru 054	7.10	54	17.44
	7.11	PARK	10.5
	7.12	PARK	21.65
	7.13	SCHOOL	15.03
39	7.14		27.74
40	9.1		22.92
041-01-001 thru 067	9.2	67	25.06
042-01-001 thru 084	9.3	84	41.32

## DISTRICT ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THE PARCEL BOUNDARIES SHOWN ARE DEPICTED ON THIS PLAN WERE SUPPLIED BY RBF CONSULTING AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David P. Gue*  
ENGINEER

1-4-07  
DATE

APPROVED BY RESOLUTION NO. \_\_\_\_\_ AT A MEETING OF THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT, GOODYEAR, ARIZONA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007

DISTRICT CLERK

DATE

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007

SUBMITTED: *David P. Gue*  
SUPERINTENDENT OF STREETS

1-4-07  
DATE

**WILLDAN**  
Serving Public Agencies

ASSESSMENT DIAGRAM FOR

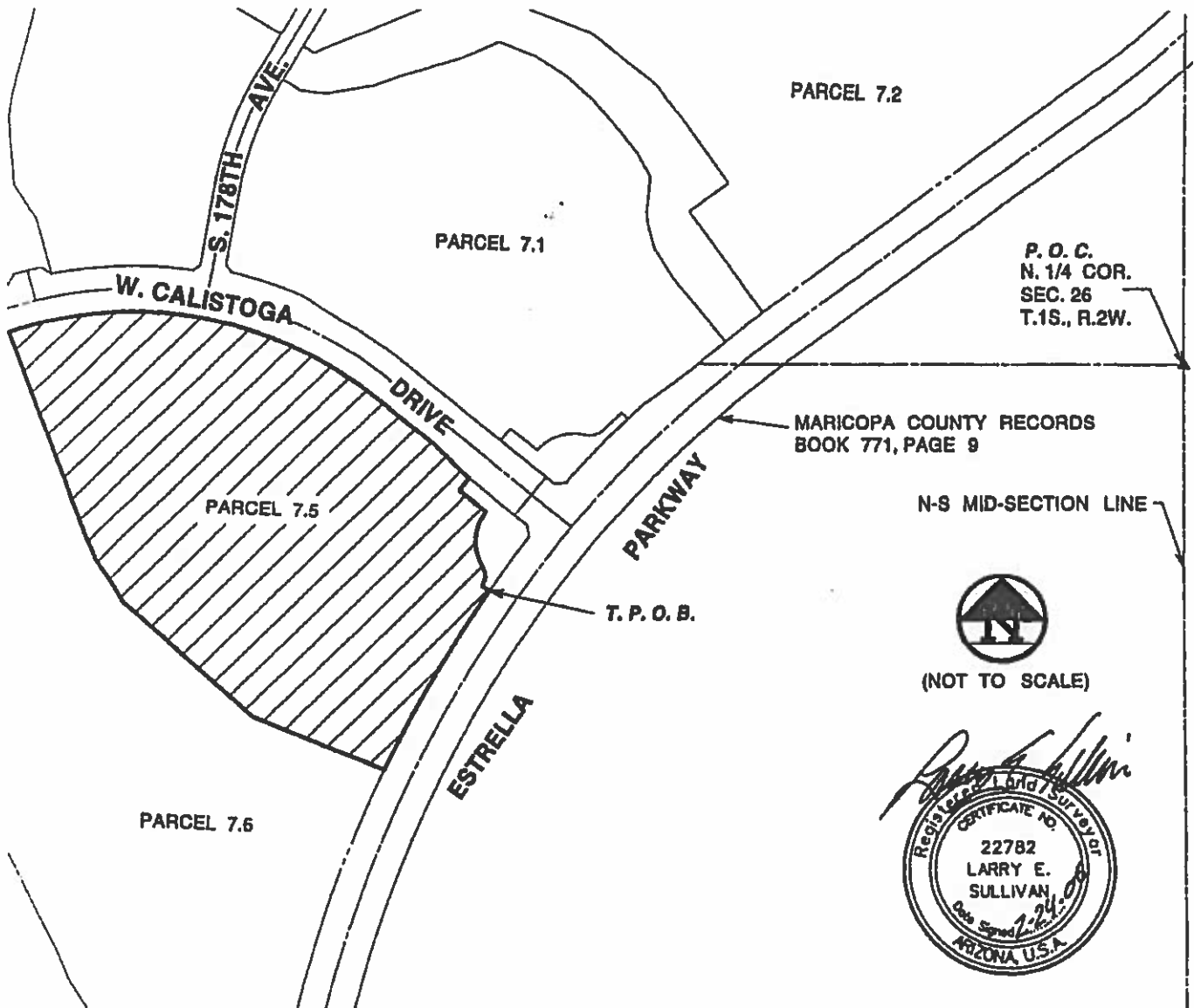
**MONTECITO**

CITY OF GOODYEAR, ARIZONA

ESTRELLA MOUNTAIN RANCH, COMMUNITY FACILITIES DISTRICT

SPECIAL ASSESSMENT REVENUE BOND SERIES 2007

**PARCEL 7.5**



**ASSESSMENT NO.**

**33**



**ASSESSMENT DIAGRAM FOR**  
**MONTECITO**  
**CITY OF GOODYEAR, ARIZONA**  
**ESTRELLA MOUNTAIN RANCH, COMMUNITY FACILITIES DISTRICT**  
**SPECIAL ASSESSMENT REVENUE BOND SERIES 2007**

**PARCEL 7.5**

**LEGAL DESCRIPTION FOR**  
**ESTRELLA MOUNTAIN RANCH**  
**PARCEL 7.5**

That part of Sections 22,23,26 and 27, Township 1 South, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the G.L.O. Brass Cap marking the North Quarter Corner of said Section 26, from which the G.L.O. Brass Cap marking the Northwest Corner of said Section 26 bears North 89°45'15" West (North 89°45'05" West, Record), a distance of 2639.90 feet (2,639.96 feet, Record);

Thence North 89°45'15" West (North 89°45'05" West, Record), a distance of 1,149.08 feet to a point on the Northwestern right-of-way line of Estrella Parkway, as depicted in Estrella Mountain Ranch Parkway Phase 3 Map of Dedication, recorded in Book 771 of Maps, Page 9, Maricopa County Records, said point being on a 3,060.00 foot radius non-tangent curve, whose center bears South 40°53'06" East;

Thence along said Northwestern right-of-way line of Estrella Parkway through the following courses:

Thence Southwesterly, along said curve, through a central angle of 00°29'59", a distance of 26.69 feet;

Thence South 52°49'32" West, a distance of 152.82 feet to a point on a 3,075.00 foot radius non-tangent curve, whose center bears South 44°13'33" East;

Thence Southwesterly, along said curve, through a central angle of 04°49'44", a distance of 259.16 feet;

Thence South 85°09'13" West, a distance of 28.58 feet;  
Thence North 50°27'08" West, a distance of 25.49 feet;  
Thence South 39°32'52" West, a distance of 120.00 feet;  
Thence South 50°27'08" East, a distance of 40.69 feet;

Thence South 06°09'16" East, a distance of 28.63 feet to a point on a 3,060.00 foot radius non-tangent curve, whose center bears South 52°02'39" East;

Thence Southwesterly, along said curve, through a central angle of 03°00'49", a distance of 160.94 feet to the True Point of Beginning;

**ASSESSMENT DIAGRAM FOR**  
**MONTECITO**  
**CITY OF GOODYEAR, ARIZONA**  
**ESTRELLA MOUNTAIN RANCH, COMMUNITY FACILITIES DISTRICT**  
**SPECIAL ASSESSMENT REVENUE BOND SERIES 2007**

**PARCEL 7.5**

Thence Southwesterly, continuing along said curve, through a central angle of  $09^{\circ}31'14''$ , a distance of 508.47 feet;

Thence North  $67^{\circ}28'54''$  West, departing said Northwesterly right-of-way line, a distance of 335.26 feet;

Thence North  $47^{\circ}22'38''$  West, a distance of 354.98 feet;  
Thence North  $44^{\circ}27'44''$  West, a distance of 61.44 feet;  
Thence North  $36^{\circ}39'35''$  West, a distance of 60.90 feet;  
Thence North  $28^{\circ}48'46''$  West, a distance of 60.90 feet;  
Thence North  $21^{\circ}21'55''$  West, a distance of 62.26 feet;

Thence North  $19^{\circ}39'44''$  West, a distance of 525.01 feet to a point on a 895.00 foot radius non-tangent curve, whose center bears South  $19^{\circ}02'23''$  East;

Thence Southeasterly, along said curve, through a central angle of  $58^{\circ}35'14''$ , a distance of 915.18 feet;

Thence South  $50^{\circ}27'09''$  East, a distance of 183.46 feet;  
Thence South  $44^{\circ}44'31''$  East, a distance of 100.50 feet;  
Thence South  $50^{\circ}27'09''$  East, a distance of 15.73 feet;  
Thence South  $39^{\circ}32'51''$  West, a distance of 37.83 feet;

Thence South  $50^{\circ}27'09''$  East, a distance of 83.43 feet to a point on a 114.29 foot radius non-tangent curve, whose center bears South  $51^{\circ}07'15''$  East;

Thence Southerly, along said curve, through a central angle of  $70^{\circ}25'27''$ , a distance of 140.47 feet to the beginning of a tangent reverse curve of 43.67 foot radius, concave Westerly;

Thence Southerly, along said curve, through a central angle of  $66^{\circ}29'16''$ , a distance of 50.67 feet;

Thence South  $55^{\circ}03'27''$  East, a distance of 21.67 feet to the True Point of Beginning.

Containing 17.929 Acres, more or less.



## **EXHIBIT 'B'**

NEW LEGAL FOR ASSESSMENT 33 (PARCEL 7.5)  
PER BOOK 1328, PAGE 49 M.C.R.



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 FIRM 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 ENFORCED 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 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 5<sup>th</sup> DAY OF May, 2017.

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

BY: William M. Olsen

ITS: Senior Vice President

ACKNOWLEDGMENT

STATE OF ARIZONA

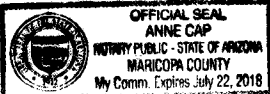
COUNTY OF MARICOPA } SS

BEFORE ME THIS 5<sup>th</sup> DAY OF May, 2017 William M. Olsen PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE Senior Vice President OF NNP III-ESTRELLA MOUNTAIN RANCH, LLC, AS OWNER, AND ACKNOWLEDGED THAT HE/SHE William M. Olsen AS Senior Vice President 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.

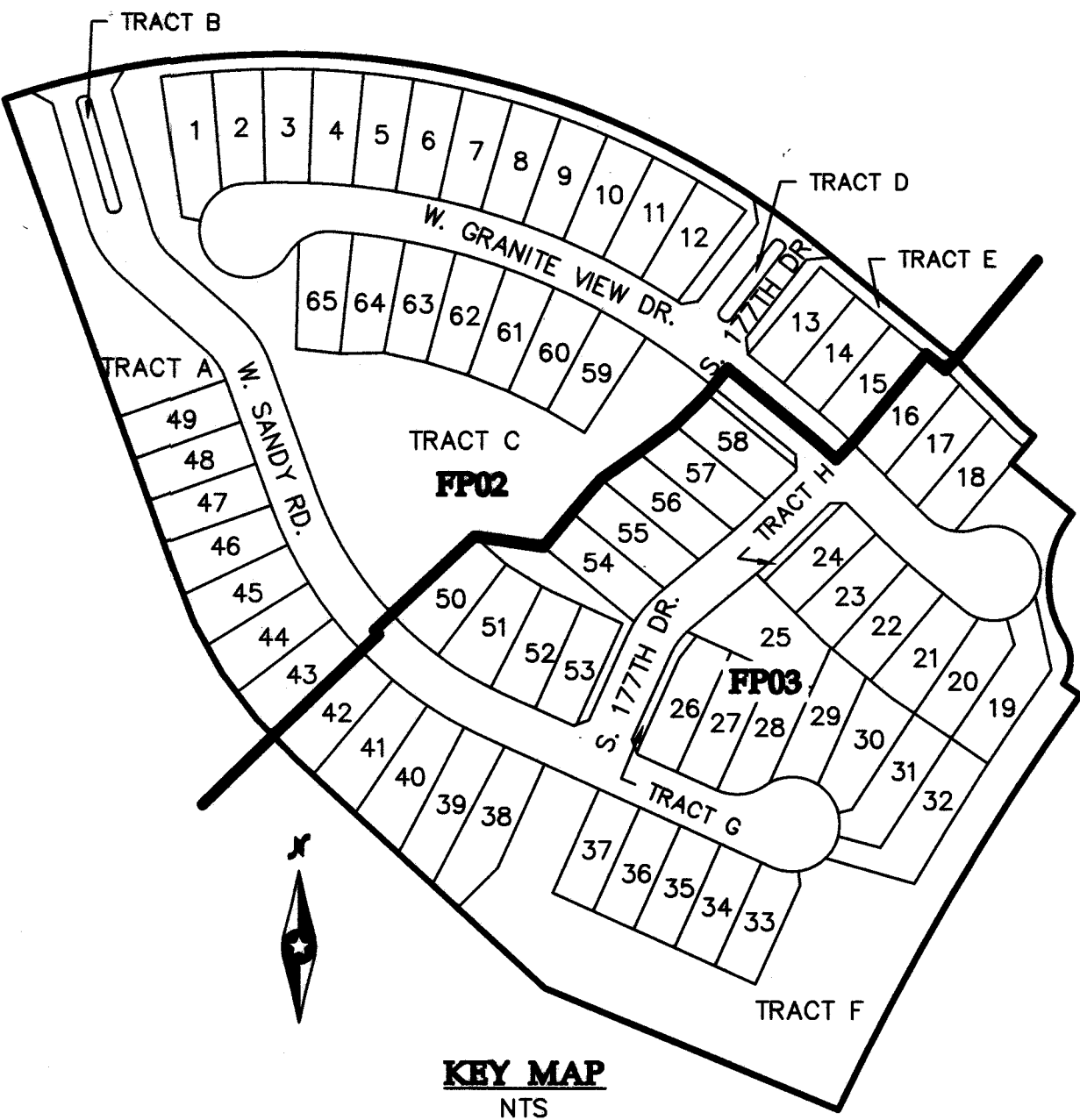
NOTARY PUBLIC Anne Cap DATE 5/5/2017

MY COMMISSION EXPIRES July 22, 2018



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 1/2" 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  
FP03-FP04 FINAL PLAT

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: R. Stuart Barney

TITLE: PRESIDENT

DATE: 5-5-2017

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA

COUNTY OF MARICOPA } SS

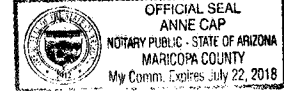
BEFORE ME THIS 5<sup>th</sup> DAY OF May, 2017 R. Stuart Barney PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

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

Anne Cap DATE 5/5/2017

NOTARY PUBLIC

MY COMMISSION EXPIRES July 22, 2018



APPROVAL

APPROVED BY THE MAYOR AND TOWN COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS 9<sup>th</sup> DAY OF May, 2017

BY: George Lee MAYOR

ATTEST: Maureen Scott CITY CLERK

APPROVED BY: Stephen M. Scinto DATE 5/31/17

FOR CITY OF GOODYEAR ENGINEER

APPROVED BY: Christopher D. Ball DATE 05.15.17

PLANNING MANAGER Katie Wilk

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



EXPIRES 09/30/17

Westwood

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westwoodps.com

Designed: WFS

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

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ELECTRONIC RECORDING  
ESTRELLAPARCEL7PTS-4-1-1-M-  
Yos-km

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

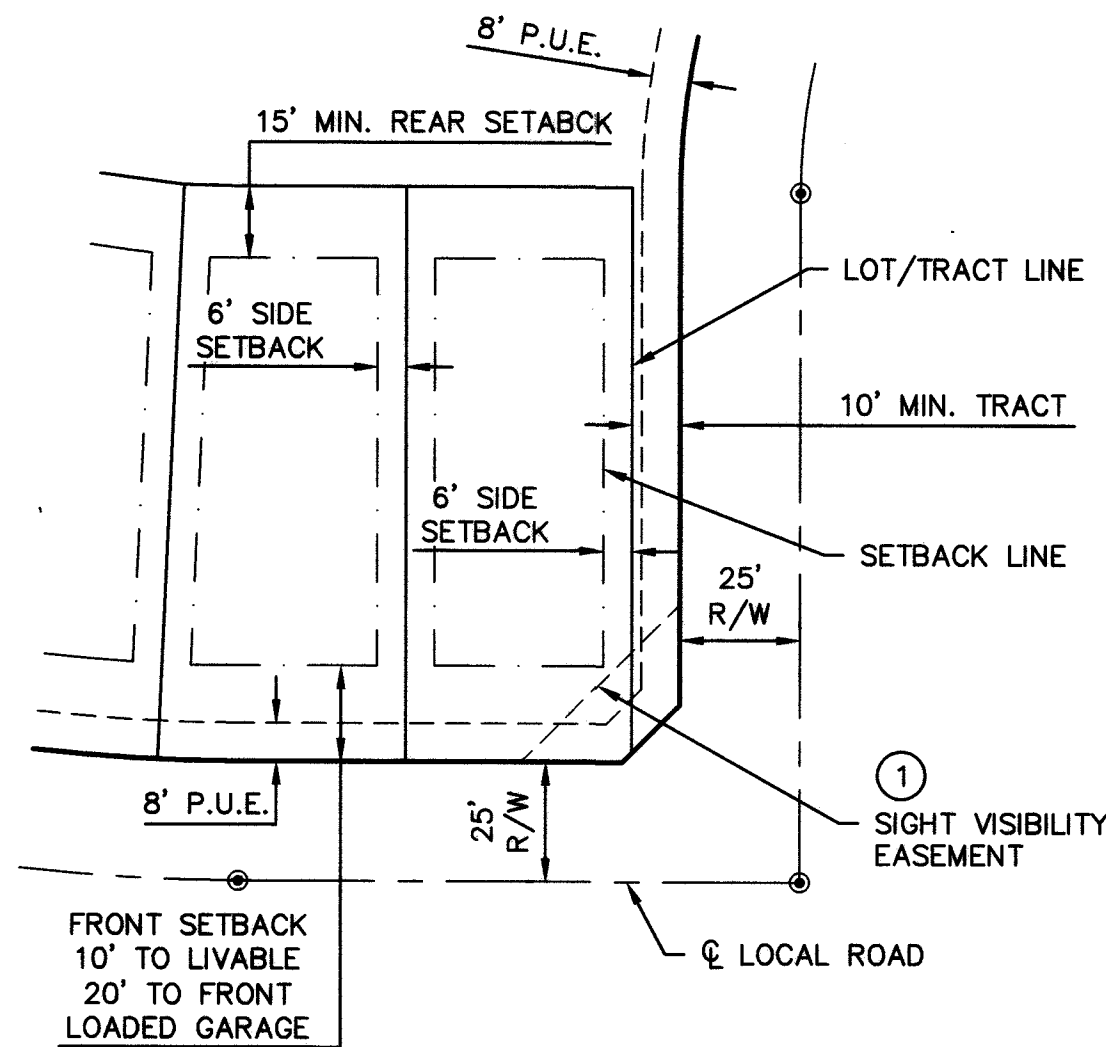
NET AREA FOR EDU CALCULATION - 15.5 ACRES  
EQUIVALENT DENSITY FOR EDU CALCULATION - 4.19 DU/AC  
FACTOR OF 0.82 FOR 4-6 DU/AC  
65 x 0.82 = 53.3 EDU'S

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.

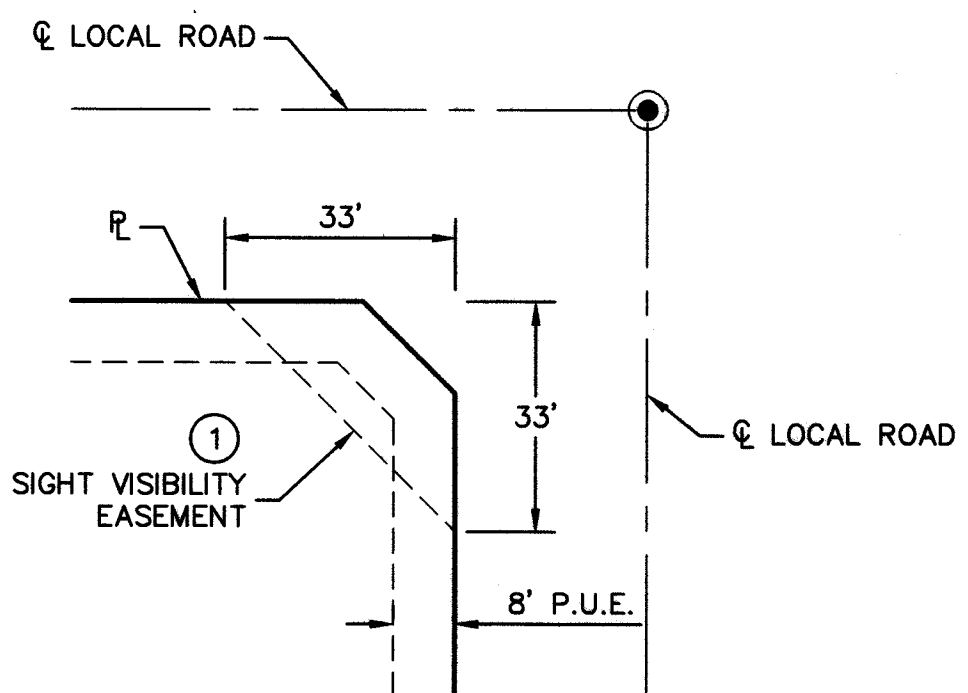
NOTE:

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
-----	LINE TABLE NUMBER
L1	CURVE TABLE NUMBER
C1	RIGHT-OF-WAY
R/W	MARICOPA COUNTY RECORDS
M.C.R.	PUBLIC UTILITY EASEMENT
P.U.E.	VEHICULAR NON-ACCESS EASEMENT
VNAE	SIGHT VISIBILITY EASEMENT
S.V.E.	SIDEWALK EASEMENT
S.W.E.	WATER EASEMENT
W.E.	POINT OF COMMENCEMENT
P.O.C.	POINT OF BEGINNING
P.O.B.	33'x33' SIGHT VISIBILITY EASEMENT
①	LOT RESTRICTED TO SINGLE STORY UNIT. SEE NOTE 15 ON DWG. FP01.
*	LOT SUBJECT TO HEADLIGHT INTRUSION. SEE NOTE 17 ON DWG. FP01.
**	

Westwood

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Designed: WFS

Checked: BJB

Drawn: KWD

Project Number: 0008506.00

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

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ESTRELLAPARCEL7PT5-4-1-1-M-  
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Date: 02/14/2017

Drawing No: FP02

Sheet No: 2 of 4

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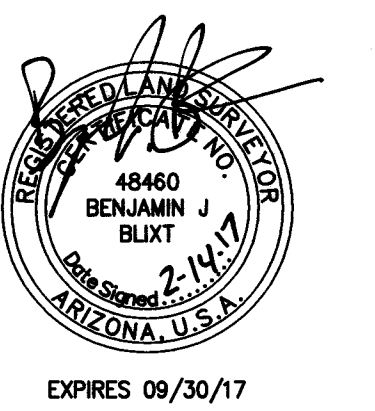
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## Estrella Parcel 7.5 Final Plat

Goodyear, Arizona

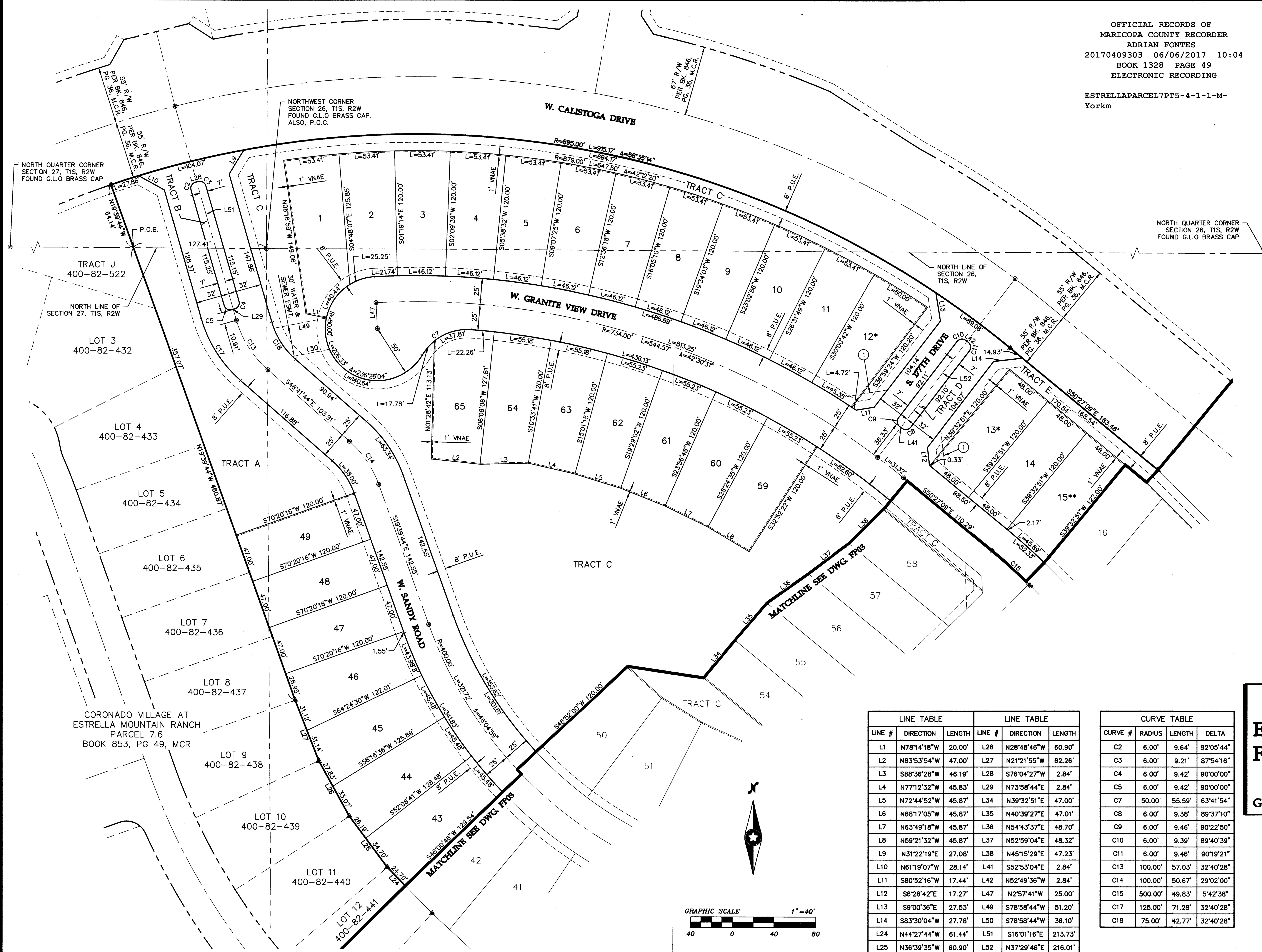
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Drawing No: FP03

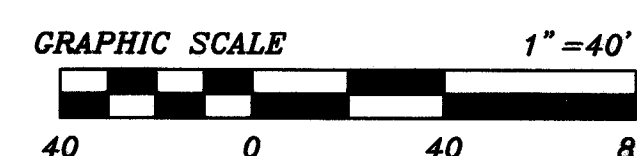
Sheet No: 3 of 4

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LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N78°14'18"W	20.00'	L26	N28°48'46"W	60.90'
L2	N83°53'54"W	47.00'	L27	N21°21'55"W	62.26'
L3	S88°36'28"W	46.19'	L28	S76°04'27"W	2.84'
L4	N77°12'32"W	45.83'	L29	N73°58'44"E	2.84'
L5	N72°44'52"W	45.87'	L34	N39°32'51"E	47.00'
L6	N68°17'05"W	45.87'	L35	N40°39'27"E	47.01'
L7	N63°49'18"W	45.87'	L36	N54°43'37"E	48.70'
L8	N59°21'32"W	45.87'	L37	N52°59'04"E	48.32'
L9	N31°22'19"E	27.08'	L38	N45°15'29"E	47.23'
L10	N61°19'07"W	28.14'	L41	S52°53'04"E	2.84'
L11	S80°52'16"W	17.44'	L42	N52°49'36"W	2.84'
L12	S6°28'42"E	17.27'	L47	N2°57'41"W	25.00'
L13	S9°00'36"E	27.53'	L49	S78°58'44"W	51.20'
L14	S83°30'04"W	27.78'	L50	S78°58'44"W	36.10'
L24	N44°27'44"W	61.44'	L51	S16°01'16"E	213.73'
L25	N36°39'35"W	60.90'	L52	N37°29'46"E	216.01'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C2	6.00'	9.64'	92°05'44"
C3	6.00'	9.21'	87°54'16"
C4	6.00'	9.42'	90°00'00"
C5	6.00'	9.42'	90°00'00"
C7	50.00'	55.59'	63°41'54"
C8	6.00'	9.38'	89°37'10"
C9	6.00'	9.46'	90°22'50"
C10	6.00'	9.39'	89°40'39"
C11	6.00'	9.46'	90°19'21"
C13	100.00'	57.03'	32°40'28"
C14	100.00'	50.67'	29°02'00"
C15	500.00'	49.83'	5°42'38"
C17	125.00'	71.28'	32°40'28"
C18	75.00'	42.77'	32°40'28"





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	S71°8'11"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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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



## Estrella Parcel 7.5 Final Plat

Goodyear, Arizona

Final Plat

Date: 02/14/2017  
Drawing No: FP04  
Sheet No: 4 of 4

0008508FP04.dwg



## **EXHIBIT 'C'**

GOODYEAR COMMUNITY FACILITIES GENERAL DISTRICT NUMBER 1  
(CITY OF GOODYEAR, ARIZONA)  
SPECIAL ASSESSMENT BOND SERIES 2007  
MONTECITO SPECIAL ASSESSMENT DISTRICT  
ANNUAL SPECIAL ASSESSMENT PAYMENT

### **ORIGINAL ASSESSMENT NUMBER AND AMOUNT**

**Number:**

**Amount:**

**33**

**\$ 560,670.00**

### **REQUESTED MODIFICATION ASSESSMENT NUMBER AND AMOUNT**

**Number:**

**Amount:**

**033-02-001 through 033-02-065**

**\$ 8,625.00 each**



ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT #1  
SPECIAL ASSESSMENT REVENUE BOND SERIES 2007  
MONTICETO SPECIAL ASSESSMENTS

ASSESSMENT NUMBER	APN	Lot	STREET NAME				ASSESSMENT
33-02-001	40056697	1	17806	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-002	40056698	2	17802	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-003	40056699	3	17798	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-004	40056700	4	17794	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-005	40056701	5	17790	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-006	40056702	6	17786	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-007	40056703	7	17782	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-008	40056704	8	17778	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-009	40056705	9	17774	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-010	40056706	10	17770	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-011	40056707	11	17766	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-012	40056708	12	17762	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-013	40056709	13	17742	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-014	40056710	14	17738	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-015	40056711	15	17734	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-016	40056712	16	17730	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-017	40056713	17	17726	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-018	40056714	18	17722	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-019	40056715	19	17709	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-020	40056716	20	17713	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-021	40056717	21	17717	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-022	40056718	22	17721	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-023	40056719	23	17725	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-024	40056720	24	17729	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-025	40056721	25	14153	S	177TH	DR	\$ 8,625.70
33-02-026	40056722	26	17736	W	SANDY	RD	\$ 8,625.70
33-02-027	40056723	27	17732	W	SANDY	RD	\$ 8,625.70
33-02-028	40056724	28	17728	W	SANDY	RD	\$ 8,625.70
33-02-029	40056725	29	17724	W	SANDY	RD	\$ 8,625.70
33-02-030	40056726	30	17720	W	SANDY	RD	\$ 8,625.70
33-02-031	40056727	31	17716	W	SANDY	RD	\$ 8,625.70
33-02-032	40056728	32	17712	W	SANDY	RD	\$ 8,625.70
33-02-033	40056729	33	17723	W	SANDY	RD	\$ 8,625.70
33-02-034	40056730	34	17727	W	SANDY	RD	\$ 8,625.70
33-02-035	40056731	35	17731	W	SANDY	RD	\$ 8,625.70
33-02-036	40056732	36	17735	W	SANDY	RD	\$ 8,625.70
33-02-037	40056733	37	17739	W	SANDY	RD	\$ 8,625.70
33-02-038	40056734	38	17781	W	SANDY	RD	\$ 8,625.70
33-02-039	40056735	39	17785	W	SANDY	RD	\$ 8,625.70
33-02-040	40056736	40	17789	W	SANDY	RD	\$ 8,625.70
33-02-041	40056737	41	17793	W	SANDY	RD	\$ 8,625.70
33-02-042	40056738	42	17797	W	SANDY	RD	\$ 8,625.70
33-02-043	40056739	43	17801	W	SANDY	RD	\$ 8,625.70
33-02-044	40056740	44	17805	W	SANDY	RD	\$ 8,625.70
33-02-045	40056741	45	17809	W	SANDY	RD	\$ 8,625.70
33-02-046	40056742	46	17813	W	SANDY	RD	\$ 8,625.70
33-02-047	40056743	47	17817	W	SANDY	RD	\$ 8,625.70
33-02-048	40056744	48	17821	W	SANDY	RD	\$ 8,625.70
33-02-049	40056745	49	17825	W	SANDY	RD	\$ 8,625.70
33-02-050	40056746	50	17796	W	SANDY	RD	\$ 8,625.70
33-02-051	40056747	51	17788	W	SANDY	RD	\$ 8,625.70
33-02-052	40056748	52	17784	W	SANDY	RD	\$ 8,625.70
33-02-053	40056749	53	17780	W	SANDY	RD	\$ 8,625.70
33-02-054	40056750	54	14158	S	177TH	DR	\$ 8,625.70

ASSESSMENT NUMBER	APN	Lot	STREET NAME				ASSESSMENT
33-02-055	40056751	55	14154	S	177TH	DR	\$ 8,625.70
33-02-056	40056752	56	14150	S	177TH	DR	\$ 8,625.70
33-02-057	40056753	57	14146	S	177TH	DR	\$ 8,625.70
33-02-058	40056754	58	14142	S	177TH	DR	\$ 8,625.70
33-02-059	40056755	59	17763	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-060	40056756	60	17767	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-061	40056757	61	17771	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-062	40056758	62	17775	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-063	40056759	63	17783	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-064	40056760	64	17789	W	GRANITE VIEW	DR	\$ 8,625.70
33-02-065	40056761	65	17793	W	GRANITE VIEW	DR	\$ 8,625.70
	40056762	A					
	40056763	B					
	40056764	C					
	40056765	D					
	40056766	E					
	40056767	F					
	40056768	G					
	40056769	H					
							\$ 560,670.50

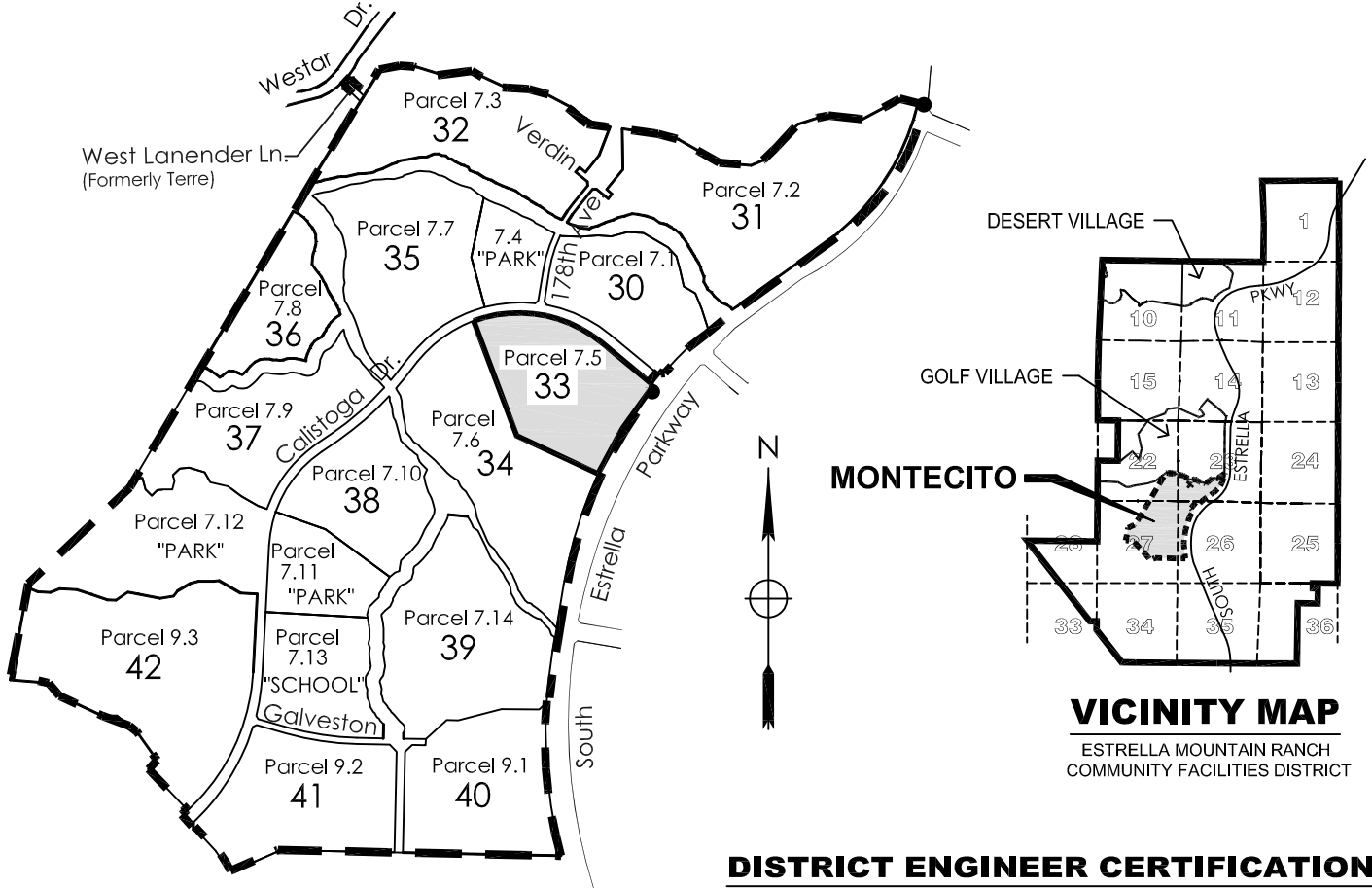
# ASSESSMENT DIAGRAM

For  
Estrella Mountain Ranch Community Facilities District No. 1  
(City of Goodyear, Arizona)

## MONTECITO SPECIAL ASSESSMENT DISTRICT

ASSESSMENT NUMBER 033 (PARCEL 7.5)

"Coronado Village at Estrella Mountain Ranch Parcel 7.5"  
Book 1328, Page 49 (MCR)



### DESCRIPTION

A PORTION OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

### LEGEND

--- MONTECITO DISTRICT BOUNDARY  
39 ASSESSMENT NUMBER

ASSESSMENT NO.	PARCEL	LOTS	ACREAGE
30	7.1		16.49
031-01-001 thru 126	7.2	126	39.91
032-01-001 thru 086	7.3	86	27.84
	7.4	PARK	7.30
33	7.5		17.93
034-01-001 thru 083	7.6	83	30.28
035-01-001 thru 091	7.7	91	27.75
036-01-001 thru 027	7.8	27	12.13
037-01-001 thru 045	7.9	45	23.28
038-01-001 thru 054	7.10	54	17.44
	7.11	PARK	10.5
	7.12	PARK	21.65
	7.13	SCHOOL	15.00
39	7.14		27.74
40	9.1		22.92
041-01-001 thru 067	9.2	67	25.06
042-01-001 thru 084	9.3	84	41.32
033-02-001 thru 065	7.5	65	-

NOTE: Lot Layout Shown On Sheets 2 and 3

### DISTRICT ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THE PARCEL BOUNDARIES SHOWN ARE DEPICTED ON THIS PLAN WERE SUPPLIED BY WESTWOOD PROFESSIONAL SERVICES INC. AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ENGINEER

DATE

APPROVED BY RESOLUTION NO. \_\_\_\_\_ AT A MEETING OF THE BOARD OF DIRECTORS OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT, GOODYEAR, ARIZONA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

DISTRICT CLERK

DATE

SIGNED: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

SUBMITTED:

SUPERINTENDENT OF STREETS

DATE



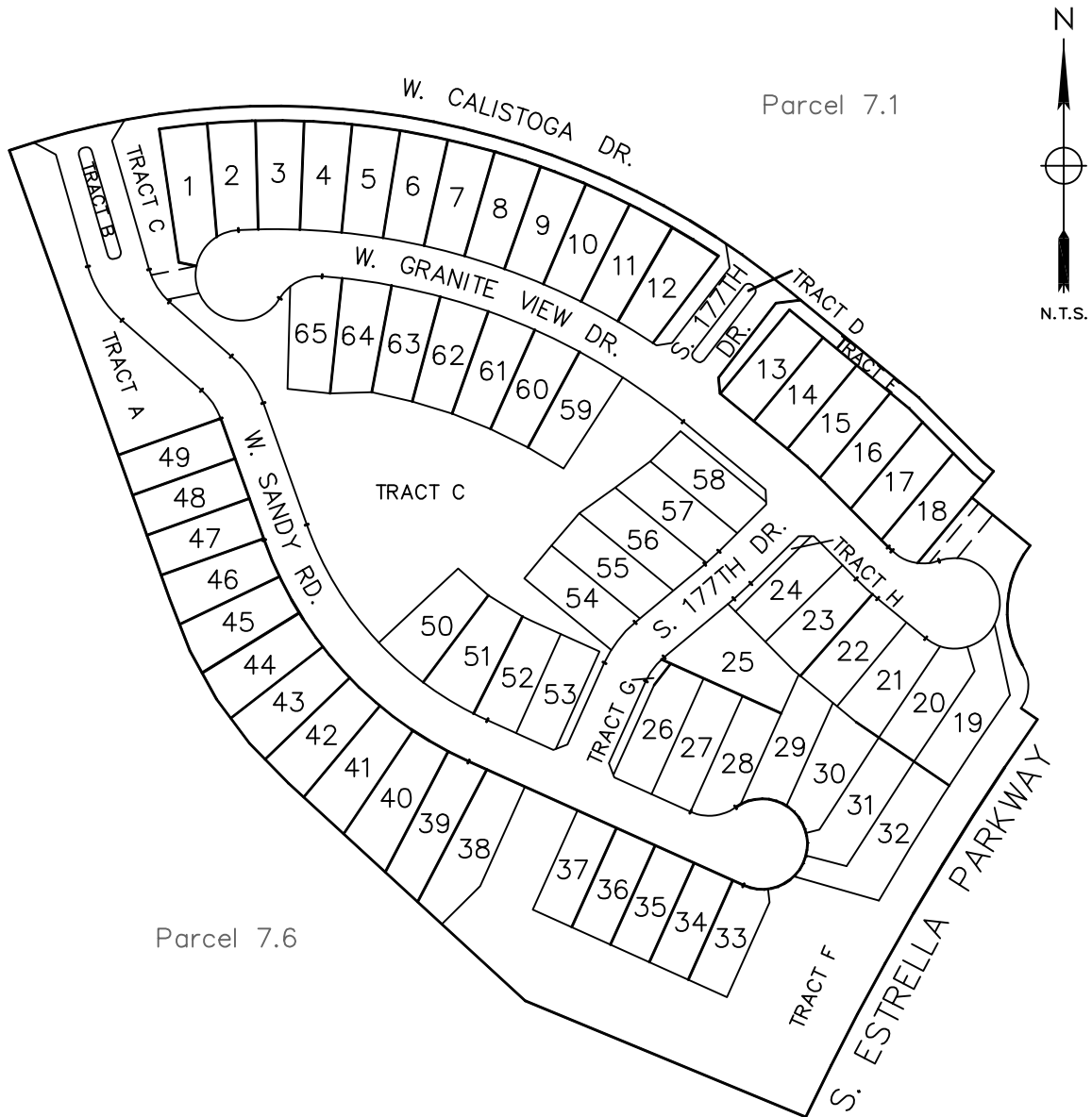
# ASSESSMENT DIAGRAM

For  
Estrella Mountain Ranch Community Facilities District No. 1  
(City of Goodyear, Arizona)

## MONTECITO SPECIAL ASSESSMENT DISTRICT

ASSESSMENT NUMBER 033 (PARCEL 7.5)

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Book 1328, Page 49 (MCR)



**ASSESSMENT NO.**  
**033-02-001 through 033-02-065**

# ASSESSMENT DIAGRAM

For  
Estrella Mountain Ranch Community Facilities District No. 1  
(City of Goodyear, Arizona)

## MONTECITO SPECIAL ASSESSMENT DISTRICT

ASSESSMENT NUMBER 033 (PARCEL 7.5)

"Coronado Village at Estrella Mountain Ranch Parcel 7.5"  
Book 1328, Page 49 (MCR)

LOT NO.	ASSESSMENT NO.	LOT AREA (SF)
1	003-02-001	7,037
2	003-02-002	6,018
3	003-02-003	5,972
4	003-02-004	5,972
5	003-02-005	5,972
6	003-02-006	5,972
7	003-02-007	5,972
8	003-02-008	5,972
9	003-02-009	5,972
10	003-02-010	5,972
11	003-02-011	5,972
12	003-02-012	6,323
13	003-02-013	5,760
14	003-02-014	5,760
15	003-02-015	5,790
16	003-02-016	5,947
17	003-02-017	5,986
18	003-02-018	5,761
19	003-02-019	7,309
20	003-02-020	6,030
21	003-02-021	6,189
22	003-02-022	6,071
23	003-02-023	6,012
24	003-02-024	5,528
25	003-02-025	8,621
26	003-02-026	6,485
27	003-02-027	6,589
28	003-02-028	6,179
29	003-02-029	6,385
30	003-02-030	6,705
31	003-02-031	6,954
32	003-02-032	8,743
33	003-02-033	5,710

LOT NO.	ASSESSMENT NO.	LOT AREA (SF)
34	003-02-034	5,640
35	003-02-035	5,640
36	003-02-036	5,640
37	003-02-037	5,640
38	003-02-038	8,224
39	003-02-039	7,385
40	003-02-040	7,600
41	003-02-041	7,030
42	003-02-042	6,825
43	003-02-043	6,785
44	003-02-044	6,678
45	003-02-045	6,485
46	003-02-046	6,249
47	003-02-047	5,640
48	003-02-048	5,640
49	003-02-049	5,640
50	003-02-050	6,643
51	003-02-051	6,643
52	003-02-052	5,882
53	003-02-053	5,638
54	003-02-054	5,829
55	003-02-055	6,130
56	003-02-056	6,221
57	003-02-057	6,004
58	003-02-058	5,852
59	003-02-059	6,080
60	003-02-060	6,080
61	003-02-061	6,080
62	003-02-062	6,080
63	003-02-063	6,075
64	003-02-064	6,254
65	003-02-065	6,483

**ASSESSMENT NO.**  
**033-02-001 through 033-02-065**