

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOWN ALL MEN BY THESE PRESENTS:

THAT NNP III – EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ESTRELLA PARCEL 11.B", A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, 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 11.B", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREET CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

NNP III – EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR THE PUBLIC STREETS AND TRACT C, IN FEE, SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

NNP III – EMR 3, 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,B,D,F,H,I,J AND K INCLUSIVE, AND IN LOTS, 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.

NNP III – EMR 3, 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, VEHICLE NON ACCESS EASEMENT (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.

NNP III – EMR 3, 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, B, D, F, AND H 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 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 PROCEEDING 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 ATTORNEY'S FEES. THE AGREEMENTS AND COVENANTS CONTAINED HEREIN SHALL BE COVENANTS RUNNING WITH THE LAND, AND UPON RECORDING SHALL BE BINDING UPON ANY SUBSEQUENT OWNER OF ALL OR A PORTION OF TRACTS A, B, D, F, AND H.

OWNER NNP III – EMR 3, 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 MAINTAINED OF NON-POTABLE OR IRRIGATION PIPELINES SHALL REQUIRE APPROVED CONSTRUCTION PLANS AND PERMITS FROM THE CITY OF GOODYEAR, NOT TO BE REASONABLY WITHHELD.

NNP III – EMR 3, 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 WATER AND SEWER EASEMENTS UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT B DESIGNATED AS "WATER & SEWER EASEMENT" AND NON-EXCLUSIVE ACCESS EASEMENTS UPON, OVER AND ACROSS ALL AREAS WITHIN TRACT B DESIGNATED AS "WATER & SEWER EASEMENT". THE WATER AND SEWER EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWERLINE, WATERLINES AND APPURTENANCES.

NNP III – EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL TRACTS EXCEPT TRACT C WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION AND ARE DEDICATED FOR THE PURPOSED INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN CONSIDERATION OF THE CITY'S AGREEMENT TO ALLOW THE CONSTRUCTION OF A MEDIAN AND INSTALLATION OF LANDSCAPING WITHIN TRACT C, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HEREBY EXPRESSLY AGREES THAT IT SHALL, AT ITS SOLE COST, INSTALL, MAINTAIN AND REPLACE LANDSCAPING WITHIN THE TRACT C, INCLUDING THE PROVISION OF ALL WATER NEEDED FOR THE MAINTENANCE OF SUCH LANDSCAPING. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL OBTAIN ALL PERMITS AS MAY BE REQUIRED BY THE CITY FOR UNDERTAKING WORK WITHIN CITY RIGHT-OF-WAY. THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION EXPRESSLY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, ELECTED OFFICIALS, EMPLOYEES AND AGENTS FOR ALL CLAIMS ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE LANDSCAPING, INCLUDING THE FAILURE TO MAINTAIN SUCH LANDSCAPING, WITHIN THE MEDIAN. EXCEPT AS PROVIDED HEREIN, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR TAKING ACTION TO REMEDY ANY UNSAFE CONDITION IDENTIFIED BY THE CITY WITHIN THREE (3) BUSINESS DAYS AFTER BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE LANDSCAPING WITHIN THE MEDIAN IF THE CITY ENGINEER OR HIS/HER DESIGNEE IN HIS/HER REASONABLE DISCRETION DETERMINES THAT THE SAFETY OF THE PUBLIC REQUIRES THAT THE UNSAFE CONDITION BE REMEDIATED BEFORE THREE (3) BUSINESS DAYS OF ITS DISCOVERY; AND THE CITY SHALL BE ENTITLED TO REMEDY ANY UNSAFE CONDITION RESULTING FROM THE FAILURE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION TO REMEDY THE UNSAFE CONDITION WITHIN THREE (3) BUSINESS DAYS OF BEING NOTIFIED OF SUCH UNSAFE CONDITION BY THE CITY. IN THE EVENT THE CITY EXERCISES ITS RIGHT TO REMEDY UNSAFE CONDITIONS AS PROVIDED HEREIN, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN DOING SO. SHOULD THE HOA FAIL TO MAINTAIN THE LANDSCAPING WITHIN TRACT C AS PROVIDED HEREIN, THE CITY SHALL BE ENTITLED TO REMOVE THE LANDSCAPING AND OR REMOVE THE LANDSCAPING AND MEDIAN, AND THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL REIMBURSE THE CITY FOR THE COSTS INCURRED IN SUCH REMOVAL. IN ANY DISPUTE UNDER THIS AGREEMENT, THE SUCCESSFUL PARTY SHALL BE ENTITLED TO COLLECT ITS REASONABLE ATTORNEYS' FEES, AND OTHER COSTS AS DETERMINED BY A COURT OF COMPETENT JURISDICTION.

IN WITNESS WHEREOF, NNP III – EMR 3, 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 _____, 2018.

NNP III – EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
WILLIAM M. OLSON
ITS SENIOR VICE PRESIDENT

ACKNOWLEDGMENT OF DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____ DAY OF _____, 2018, BY _____, THE _____ OF NNP III EMR 3, LLC, A DELAWARE COMPANY, ON THEIR BEHALF.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT OF RATIFICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS _____ DAY OF _____, 2018, BY _____ OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, ON THEIR BEHALF.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

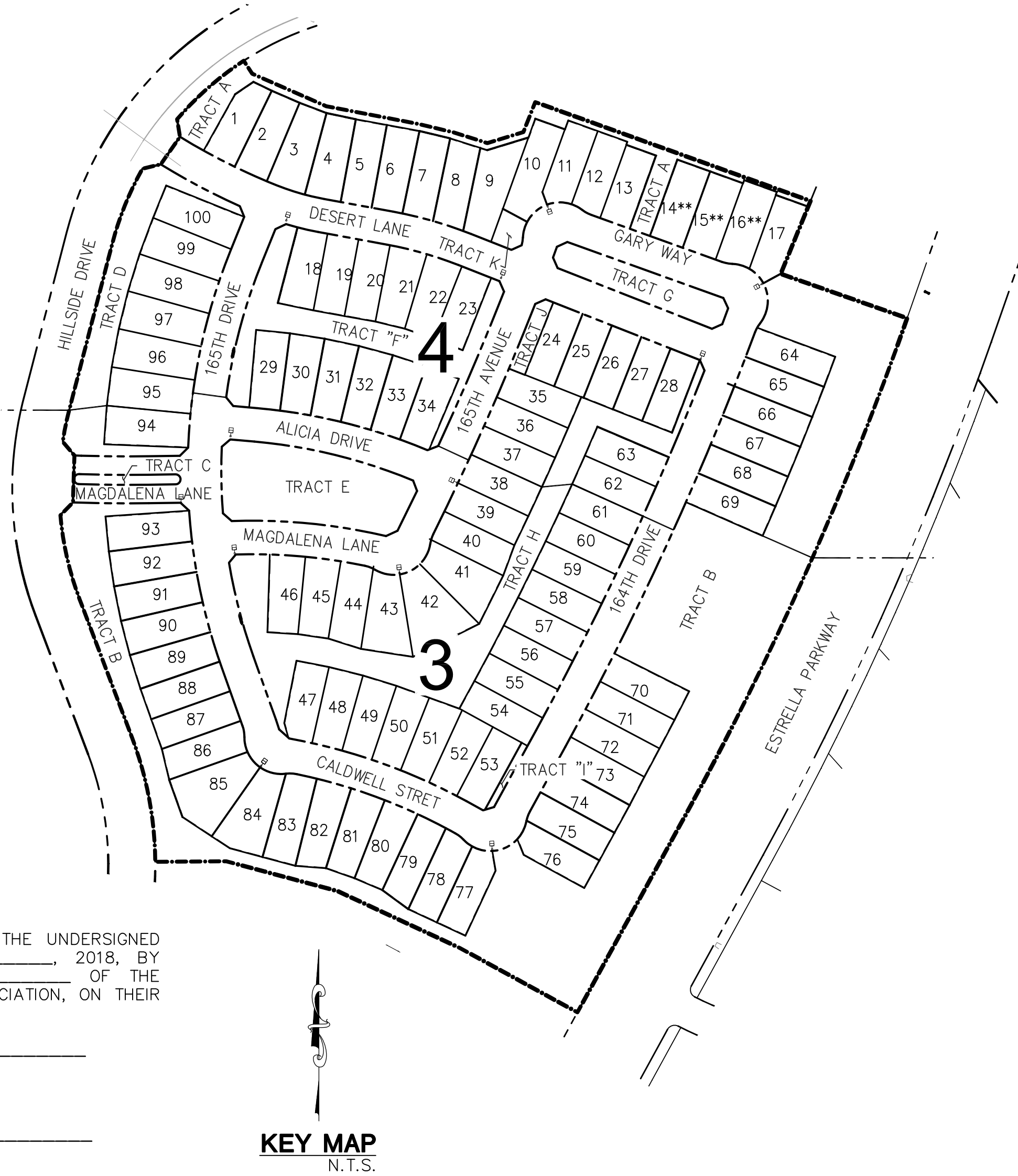
FINAL PLAT
ESTRELLA PARCEL 11.B
GOODYEAR, ARIZONA

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

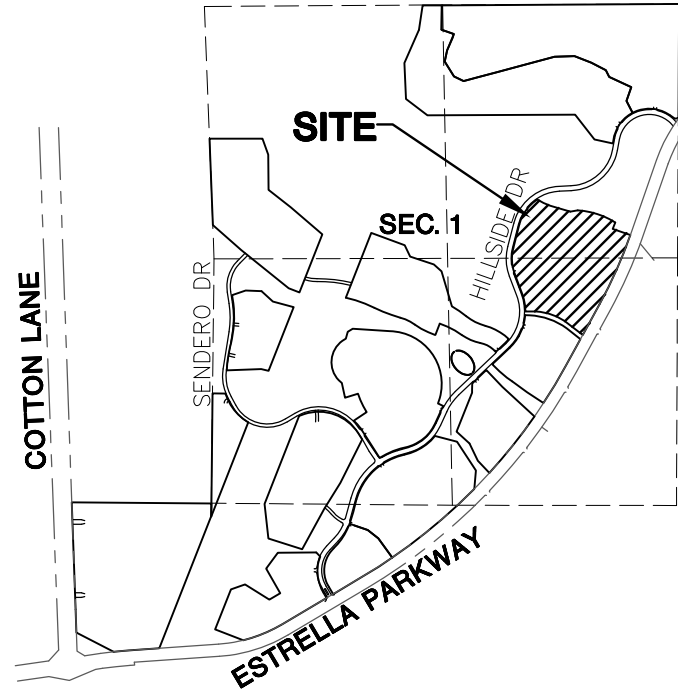
| SITE DATA | | |
|--------------------|---------------------|-------|
| DESCRIPTION | SQUARE FEET | ACRES |
| GROSS AREA | 1,193,432.12 | 27.4 |
| NET AREA | 963,727.00 | 22.12 |
| LOT SIZE (MIN) | 47'x115' & 52'x120' | |
| TOTAL LOTS | 100 | |
| GROSS DENSITY | 3.65 DU/AC | |
| OPEN SPACE | 363,327.00 | 8.3 |
| % OF GROSS DENSITY | 30.29% | |
| EXISTING ZONING | P.A.D. | |

| UTILITY PROVIDERS | |
|-------------------|------------------|
| SEWER | CITY OF GOODYEAR |
| WATER | CITY OF GOODYEAR |
| FIRE | CITY OF GOODYEAR |
| ELECTRIC | APS |
| NATURAL GAS | SOUTHWEST GAS |
| TELEPHONE | CENTURY LINK |
| RECLAIMED WATER | PRIVATE |

| EQUIV DENSITY & EDU CALC | |
|---|-----------|
| GROSS AREA: | 27.4 AC |
| OPEN SPACE: | 8.34 AC |
| NET AREA: | 19.06 AC |
| ADJUSTED NET AREA: (NET X 1.15) | 21.92 AC |
| EQUIV. DENSITY: | 100/21.92 |
| 4.56 DU/AC | |
| EDU CALC – FACTOR OF 0.82 FOR 4-6 DU/AC | |
| 100 x 0.82 = 82 EDU'S | |



VICINITY MAP
N.T.S.



SHEET INDEX

- 1 COVER SHEET
- 2 DETAIL SHEET
- 3-4 PLAT SHEETS

OWNER/DEVELOPER

NNP III-EMR 3, LLC
5090 N. 40TH STREET, SUITE 210
PHOENIX, ARIZONA 85018
PHONE: 602-468-0800
CONTACT: STUART BARNEY, P.E.

CIVIL ENGINEER

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

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1, SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. BEARING = NORTH 89°30'23" WEST.

RATIFICATION AND CONSENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW 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 PLAT FOR "ESTRELLA PARCEL 11.B " AND RATIFIES, ACKNOWLEDGES, AFFIRMS, APPROVES, CONSENTS, AND ACCEPTS THE DEDICATIONS, CONVEYANCES, AND RESPONSIBILITIES SET FORTH THEREIN.

IN WITNESS WHEREOF, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER
THIS ____ DAY OF _____, 2018.

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

BY: _____

ITS: _____

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, ON THE _____ DAY OF _____, 2018.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

THIS IS TO CERTIFY THAT THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF GOODYEAR, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH ARS 45-576.

CITY ENGINEER (REBECCA ZOOK) _____
DATE

CERTIFICATION

I, DANIEL G. FRANCETIC, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF (4) SHEETS, REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF MAY 2017; THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE BOUNDARY MONUMENTS EXIST AS SHOWN AND ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED; THAT THE CONTROL POINTS AND LOT CORNERS SHALL BE LOCATED AS SHOWN AT THE TIME OF CONSTRUCTION.

SIGNED: _____

DATE: _____

DANIEL G. FRANCETIC, RLS
REGISTERED LAND SURVEYOR #33874
ENTELLUS, INC.
3033 NORTH 44TH STREET, #250
PHOENIX, ARIZONA 85018
PHONE: 602-244-2566
E-MAIL: dfrancetic@entellus.com

DESIGN: EM

DRAFTED: EM

QA/QC: DGF

AS-BUILT #: _____

ENT. PROJ. #: 848,004

SHEET: CVR 1 OF 4

ESTRELLA PARCEL 11.B

GOODYEAR, MARICOPA COUNTY, ARIZONA

FINAL PLAT

Entellus™

3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8847
Website: www.entellus.com

REGISTERED LAND SURVEYOR

33874
DANIEL G. FRANCIC
State of Arizona
Expires 05/30/2020

REVISIONS:

| X | DATE | DESCRIPTION |
|---|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

VERSIONS:

| X | DATE | DESCRIPTION |
|---|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

| LOT AREA TABLE | | |
|----------------|----------|----------|
| LOT # | AREA(SF) | AREA(AC) |
| 1 | 5921.40 | 0.1359 |
| 2 | 6184.03 | 0.1420 |
| 3 | 6529.31 | 0.1499 |
| 4 | 6245.93 | 0.1434 |
| 5 | 5893.41 | 0.1353 |
| 6 | 6020.23 | 0.1382 |
| 7 | 5896.52 | 0.1354 |
| 8 | 5915.03 | 0.1358 |
| 9 | 7703.69 | 0.1769 |
| 10 | 6992.04 | 0.1605 |
| 11 | 5662.52 | 0.1300 |
| 12 | 5599.67 | 0.1286 |
| 13 | 5452.00 | 0.1252 |
| 14 | 6292.00 | 0.1444 |
| 15 | 6292.00 | 0.1444 |
| 16 | 6425.03 | 0.1475 |
| 17 | 5876.64 | 0.1349 |
| 18 | 5802.21 | 0.1332 |
| 19 | 5467.04 | 0.1255 |
| 20 | 5492.86 | 0.1261 |
| 21 | 5902.48 | 0.1355 |
| 22 | 5852.57 | 0.1344 |
| 23 | 5451.98 | 0.1252 |
| 24 | 5452.00 | 0.1252 |
| 25 | 5452.00 | 0.1252 |
| 26 | 5452.00 | 0.1252 |
| 27 | 5452.00 | 0.1252 |
| 28 | 5491.89 | 0.1261 |
| 29 | 5642.34 | 0.1295 |
| 30 | 5708.02 | 0.1310 |
| 31 | 5708.02 | 0.1310 |
| 32 | 5708.02 | 0.1310 |
| 33 | 5708.02 | 0.1310 |
| 34 | 5706.11 | 0.1310 |
| 35 | 5606.99 | 0.1287 |
| 36 | 5502.24 | 0.1263 |
| 37 | 5502.24 | 0.1263 |
| 38 | 5502.24 | 0.1263 |
| 39 | 5502.24 | 0.1263 |
| 40 | 5616.52 | 0.1289 |
| 41 | 7077.57 | 0.1625 |
| 42 | 8519.89 | 0.1956 |
| 43 | 7001.82 | 0.1607 |
| 44 | 5976.80 | 0.1372 |
| 45 | 5766.51 | 0.1324 |
| 46 | 5748.13 | 0.1320 |
| 47 | 5460.21 | 0.1253 |
| 48 | 5700.86 | 0.1309 |
| 49 | 5700.86 | 0.1309 |
| 50 | 5700.86 | 0.1309 |
| 51 | 5776.07 | 0.1326 |
| 52 | 5753.63 | 0.1321 |
| 53 | 5538.25 | 0.1271 |
| 54 | 5474.82 | 0.1257 |
| 55 | 5499.10 | 0.1262 |
| 56 | 5499.10 | 0.1262 |
| 57 | 5499.10 | 0.1262 |
| 58 | 5499.10 | 0.1262 |
| 59 | 5499.10 | 0.1262 |
| 60 | 5499.10 | 0.1262 |
| 61 | 5499.10 | 0.1262 |
| 62 | 5499.10 | 0.1262 |
| 63 | 5499.10 | 0.1262 |
| 64 | 5926.55 | 0.1361 |
| 65 | 5928.12 | 0.1361 |
| 66 | 5929.55 | 0.1361 |
| 67 | 5929.55 | 0.1361 |

| LOT AREA TABLE | | |
|----------------|----------|----------|
| LOT # | AREA(SF) | AREA(AC) |
| 68 | 5928.12 | 0.1361 |
| 69 | 5928.12 | 0.1361 |
| 70 | 5928.12 | 0.1361 |
| 71 | 5928.12 | 0.1361 |
| 72 | 5928.12 | 0.1361 |
| 73 | 5917.50 | 0.1358 |
| 74 | 5921.57 | 0.1359 |
| 75 | 5911.71 | 0.1357 |
| 76 | 5579.54 | 0.1281 |
| 77 | 5829.99 | 0.1338 |
| 78 | 6107.50 | 0.1402 |
| 79 | 6076.54 | 0.1395 |
| 80 | 6156.68 | 0.1413 |
| 81 | 6156.68 | 0.1413 |
| 82 | 6357.24 | 0.1459 |
| 83 | 6435.17 | 0.1477 |
| 84 | 7724.49 | 0.1773 |
| 85 | 8923.57 | 0.2049 |
| 86 | 5857.17 | 0.1345 |
| 87 | 5875.00 | 0.1349 |
| 88 | 5932.87 | 0.1362 |
| 89 | 6154.20 | 0.1413 |
| 90 | 6154.20 | 0.1413 |
| 91 | 6154.20 | 0.1413 |
| 92 | 6154.20 | 0.1413 |
| 93 | 6154.20 | 0.1413 |
| 94 | 6803.71 | 0.1562 |
| 95 | 6795.98 | 0.1560 |
| 96 | 6795.98 | 0.1560 |
| 97 | 6795.98 | 0.1560 |
| 98 | 6795.98 | 0.1560 |
| 99 | 6776.64 | 0.1556 |
| 100 | 6516.04 | 0.1496 |

LEGEND

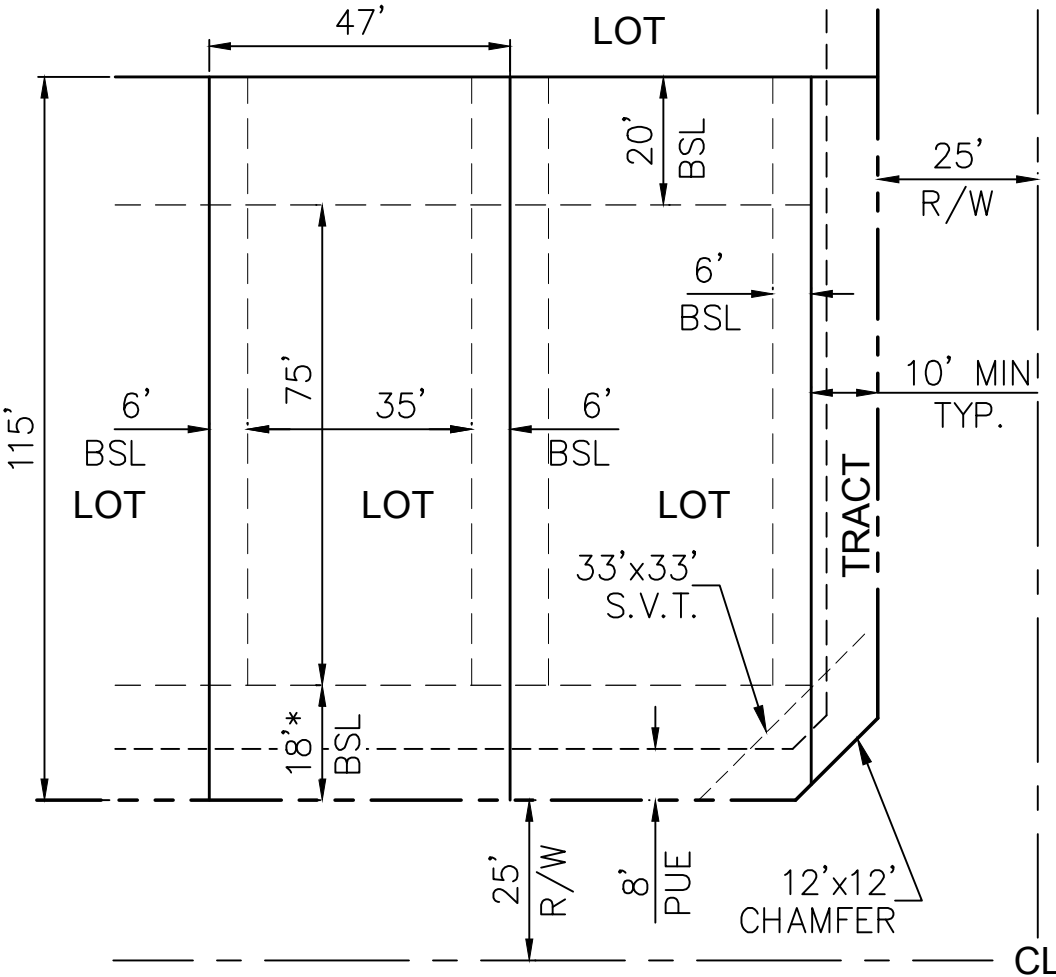
| | |
|-------|------------------------------|
| ----- | PROPERTY BOUNDARY |
| ----- | RIGHT OF WAY LINE |
| ----- | CONSTRUCTION CENTER LINE |
| ----- | EASEMENT (ESMT) |
| ----- | SIGHT LINE TRIANGLE (G-3232) |
| ----- | LOT LINE |
| ▲ | PROPERTY CORNER |
| • | MONUMENT |
| ■ | FOUND BCFL |
| R/W | RIGHT OF WAY |
| CL | CENTER LINE |
| PUE | PUBLIC UTILITY ESMT |
| BSL | BUILDING SETBACK LINE |
| SVT | SIGHT VISIBILITY TRIANGLE |
| POB | POINT OF BEGINNING |
| (NR) | NON-RADIAL LINE |

| TRACT AREA TABLE | | | |
|------------------|-----------|----------|---|
| TRACT | AREA(SF) | AREA(AC) | DESCRIPTION |
| TRACT A | 19331.42 | 0.4438 | OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, TRAILS |
| TRACT B | 194926.64 | 4.4749 | OPEN SPACE, LANDSCAPE, DRAINAGE, PUE, WATER & SEWER EASEMENT, RETENTION |
| *TRACT C | 2309.22 | 0.0530 | OPEN SPACE, LANDSCAPE |
| TRACT D | 24451.29 | 0.5613 | OPEN SPACE, LANDSCAPE, DRAINAGE, PUE |
| TRACT E | 29952.51 | 0.6876 | OPEN SPACE, LANDSCAPE, (NO RETENTION) |
| TRACT F | 26512.28 | 0.6086 | OPEN SPACE, LANDSCAPE, DRAINAGE, PUE |
| TRACT G | 11957.60 | 0.2745 | OPEN SPACE, LANDSCAPE, (NO RETENTION) |
| TRACT H | 47954.91 | 1.1009 | OPEN SPACE, LANDSCAPE, DRAINAGE, PUE |
| TRACT I | 1090.00 | 0.0250 | OPEN SPACE, LANDSCAPE, PUE |
| TRACT J | 2764.26 | 0.0635 | OPEN SPACE, LANDSCAPE, PUE |
| TRACT K | 2045.63 | 0.0470 | OPEN SPACE, LANDSCAPE, PUE |

* ALL TRACT AREAS WILL BE OWNED AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, EXCEPT TRACT C, WHICH WILL BE OWNED BY THE CITY AND MAINTAINED BY THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION.
ALL OPEN SPACE IN THIS PARCEL IS "PASSIVE" EXCEPT FOR TRACT E, WHICH IS 60% "PASSIVE" AND 40% "ACTIVE"

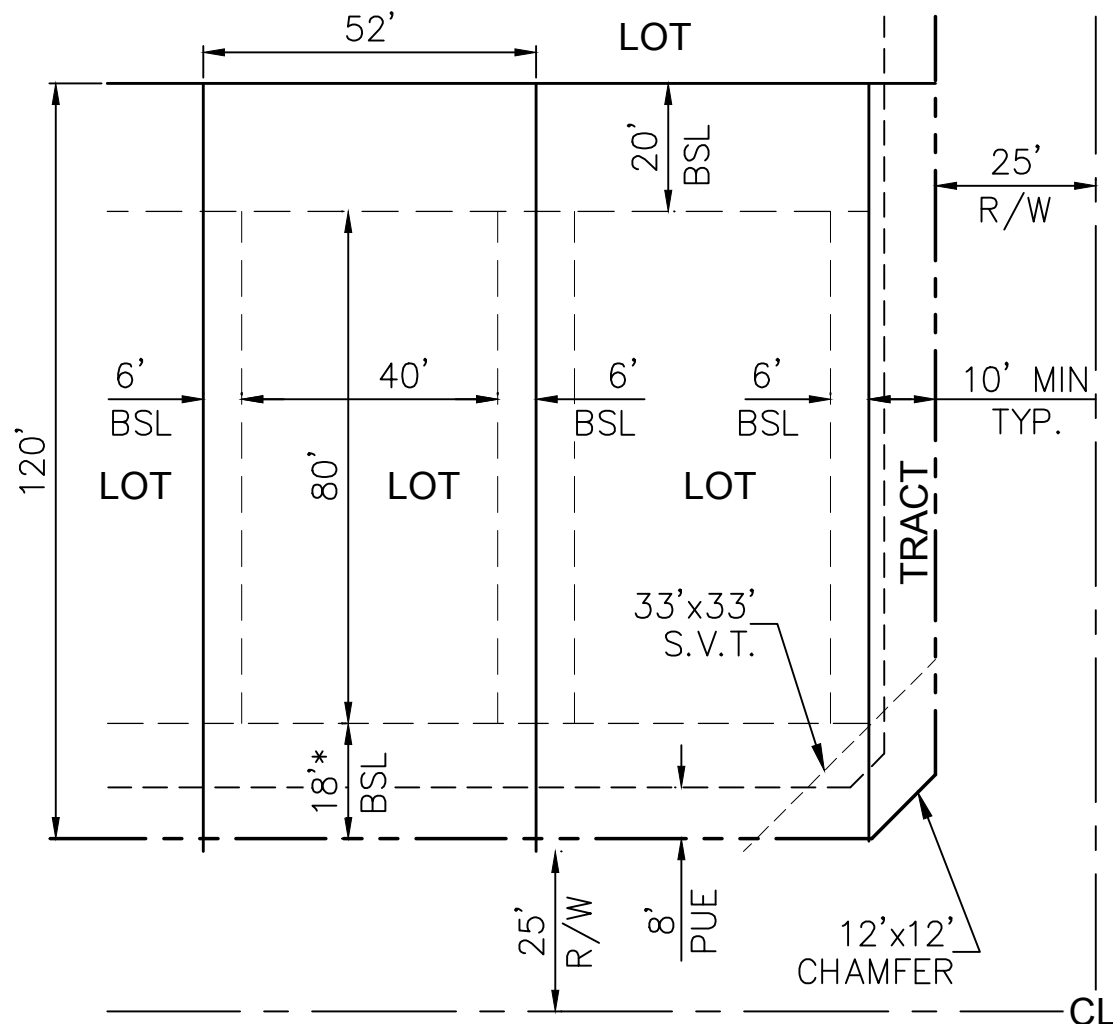
TYPICAL 47' x 115' LOT DETAIL

N.T.S.



TYPICAL 52' x 120' LOT DETAIL

N.T.S.



- 10' FRONT YARD SETBACKS ARE PERMITTED FOR SIDE ENTRY GARAGES.
- DETACHED SINGLE FAMILY DWELLINGS ON ADJACENT LOTS SHALL HAVE FRONT YARD SETBACKS VARY BY AT LEAST THREE FEET. MINIMUM FRONT YARD SETBACK OF 18' IS PERMITTED TO ACCOMMODATE THE 3' BUILDING SETBACK DIFFERENTIAL. BUILDING SETBACK SHOULD BE 18'-21' TO FACE OF GARAGE. SIDEWALKS NOT TO BE BLOCKED.
- ARCHITECTURAL FEATURES LIKE BAY WINDOW MAY ENCR OACH 5' INTO THE FRONT YARD SETBACK, BUT NO CLOSER THAN 10' TO THE PROPERTY LINE.
- FRONT PORCHES MAY ENCR OACH 10' INTO THE FRONT YARD SETBACK AND 2' INTO THE SIDE YARD SETBACK.
- REAR PATIO COVERS MAY ENCR OACH 10' INTO THE REAR BUILDING SETBACK. (FOR 47'x90' LOTS, ONLY 5' ALLOWED).
- ARCHITECTURAL FEATURES LIKE BAY WINDOWS BAY ENCR OACH 5' INTO THE REAR SETBACK AND 2' INTO THE SIDE YARD SETBACK.
- A 20' MINIMUM DEPTH BETWEEN THE BACK OF SIDEWALK AND FACE OF THE GARAGE (FRONT FACING) SHALL BE MAINTAINED.
- WHEN A SIDE YARD TRACT WITH A MINIMUM WIDTH OF 10 FEET IS INCORPORATED BETWEEN THE SIDE OF A LOT AND ADJACENT STREET RIGHT-OF-WAY, THE MINIMUM INTERNAL SIDE YARD SETBACK CAN BE USED BETWEEN THE HOME AND SIDE YARD PROPERTY LINE.

LEGAL DESCRIPTION

THAT PORTION OF A PARCEL OF LAND DESCRIBED IN DOCUMENT # 2007-0568161 OF THE MARICOPA COUNTY RECORDER LYING WITHIN THE EAST HALF OF SECTION 1, 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 SOUTH QUARTER CORNER OF SAID SECTION 1, FROM WHICH THE GLO BRASS CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 89 DEGREES 30 MINUTES 23 SECONDS WEST A DISTANCE OF 2,571.59 FEET, SAID LINE BEING THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 AND THE BASIS OF BEARINGS OF THIS DESCRIPTION; THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 1, NORTH 01 DEGREE 06 MINUTES 57 SECONDS WEST A DISTANCE OF 2,634.01 FEET TO THE CENTER OF SAID SECTION 1;
THENCE ALONG THE EAST-WEST MID-SECTION LINE, NORTH 89 DEGREES 52 MINUTES 35 SECONDS EAST A DISTANCE OF 708.23 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 01 DEGREE 48 MINUTES 15 SECONDS EAST A DISTANCE OF 42.85 FEET TO A POINT;
THENCE NORTH 40 DEGREES 25 MINUTES 17 SECONDS WEST A DISTANCE OF 26.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 465.00 FEET BEARING SOUTH 81 DEGREES 24 MINUTES 53 SECONDS EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 55 MINUTES 10 SECONDS AN ARC DISTANCE OF 48.04 FEET TO A POINT;
THENCE NORTH 14 DEGREES 30 MINUTES 17 SECONDS EAST A DISTANCE OF 256.16 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 465.00;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 55 MINUTES 13 SECONDS AN ARC DISTANCE OF 121.09 FEET TO A POINT;
THENCE NORTH 76 DEGREES 28 MINUTES 03 SECONDS EAST A DISTANCE OF 27.88 FEET TO A POINT;
THENCE NORTH 34 DEGREES 58 MINUTES 16 SECONDS EAST A DISTANCE OF 50.09 FEET TO A POINT;
THENCE NORTH 09 DEGREES 17 MINUTES 13 SECONDS WEST A DISTANCE OF 26.46 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 465.00 FEET BEARING SOUTH 49 DEGREES 28 MINUTES 39 SECONDS EAST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 52 SECONDS AN ARC DISTANCE OF 132.68 FEET TO A POINT;
THENCE SOUTH 33 DEGREES 07 MINUTES 47 SECONDS EAST A DISTANCE OF 23.21 FEET TO A POINT;
THENCE SOUTH 66 DEGREES 18 MINUTES 20 SECONDS EAST A DISTANCE OF 120.36 FEET TO A POINT;
THENCE SOUTH 79 DEGREES 05 MINUTES 28 SECONDS EAST A DISTANCE OF 139.32 FEET TO A POINT;
THENCE SOUTH 76 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 55.28 FEET TO A POINT;
THENCE NORTH 73 DEGREES 01 MINUTE 03 SECONDS EAST A DISTANCE OF 56.20 FEET TO A POINT;
THENCE NORTH 21 DEGREES 29 MINUTES 28 SECONDS EAST A DISTANCE OF 48.05 FEET TO A POINT;
THENCE SOUTH 70 DEGREES 13 MINUTES 39 SECONDS EAST A DISTANCE OF 435.93 FEET TO A POINT ON THE WEST PROPERTY LINE OF A PARCEL OF LAND DESCRIBED AS PARCEL "B" IN DOCUMENT # 2010-0899977 OF THE MARICOPA COUNTY RECORDER;
THENCE ALONG SAID WEST PROPERTY LINE, SOUTH 22 DEGREES 14 MINUTES 17 SECONDS WEST A DISTANCE OF 117.31 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE ALONG THE SOUTH PROPERTY LINE OF SAID PARCEL, SOUTH 70 DEGREES 40 MINUTES 55 SECONDS EAST A DISTANCE OF 199.65 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4,935.00 FEET BEARING NORTH 70 DEGREES 40 MINUTES 55 SECONDS WEST, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY AS DEFINED IN THE "ESTRELLA PHASE ONE MAP OF DEDICATION" FOUND IN BOOK 318 OF MAPS, PAGE 38 OF THE MARICOPA COUNTY RECORDER;
THENCE ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 23 MINUTES 17 SECONDS AN ARC DISTANCE OF 808.61 FEET TO A POINT;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 28 DEGREES 42 MINUTES 22 SECONDS WEST A DISTANCE OF 338.63 FEET TO A POINT;
THENCE NORTH 61 DEGREES 17 MINUTES 38 SECONDS WEST A DISTANCE OF 199.81 FEET TO A POINT;
THENCE NORTH 65 DEGREES 02 MINUTES 29 SECONDS WEST A DISTANCE OF 201.12 FEET TO A POINT;
THENCE NORTH 75 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 171.44 FEET TO A POINT;
THENCE SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST A DISTANCE OF 105.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 535.00 FEET BEARING SOUTH 89 DEGREES 32 MINUTES 46 SECONDS WEST;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 16 MINUTES 55 SECONDS AN ARC DISTANCE OF 189.38 FEET TO A POINT;
THENCE NORTH 20 DEGREES 44 MINUTES 09 SECONDS WEST A DISTANCE OF 221.35 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 465.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 45 MINUTES 32 SECONDS AN ARC DISTANCE OF 127.90 FEET TO A POINT;
THENCE NORTH 44 DEGREES 01 MINUTE 47 SECONDS EAST A DISTANCE OF 26.88 FEET TO A POINT;
THENCE NORTH 01 DEGREE 48 MINUTES 15 SECONDS EAST A DISTANCE OF 27.15 FEET TO A POINT THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 1,193,432 SQUARE FEET, OR 27.397 ACRES, MORE OR LESS.

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. 45-676 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED 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 AND NO VEGETATION SHALL BE PLANTED OR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY 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 DRAINAGE 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, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF 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 SHALL 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.
- LANDSCAPED AREAS 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. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS 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, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING INSECT AND PEST CONTROL, RESEEDING, REPLACEMENT AND ALL OTHER MEASURES TO ENSURE GOOD NORMAL GROWTH.
 - WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND IS AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2 INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREAS SHALL BE ALIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.
- STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF 3 FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 7 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
- THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORM WATER MANAGEMENT ON A PROPERTY.
- THIS DEVELOPMENT 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. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR, DEVELOPER, AND HOMEOWNER FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE FROM THE OPERATION OF SUCH AIRCRAFT NEAR AND OVER THE AREA.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. (EXCEPTIONS WILL BE NOTED).
- ALL LOT CORNERS SHALL BE MONUMENTED WITH HALF-INCH 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 OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S OR PROPERTY OWNER'S ASSOCIATION.
- 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 1, 18, 23, 24, 28, 29, 34, 46, 47, 53, 93, 94, AND 100). NOTED WITH AN "A".
- DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE. (LOTS 35 AND 54). NOTED WITH A "B".
- DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION. (LOTS 1, 18, 23, 24, 28, 29, 34, 47, 53, 93, 94, AND 100). NOTED WITH A "C".
- 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. (3, 11, 17, 39, 43, 65, 77, 92, 93, AND 94). NOTED WITH AN "D".
- VERTICAL CONTRACTOR TO INSTALL SEWER BACKFLOW PREVENTER IN LOTS: 3,5,6,7,9,14,15,16,17,19,20,21,23,25,26,27,28,43,49,50,68,69,81,86,87,88,90,92,95,96.

DESIGN: EM

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QA/QC: DGF

AS-BUILT #:

ENT. PROJ #: 848,004

SHEET: DTL 2 OF 4

ESTRELLA PARCEL 11.B

GOODYEAR, MARICOPA COUNTY, ARIZONA

FINAL PLAT

Entellus™

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LAND SURVEYOR

REGISTERED

33874

DANIEL C. FRANCIS

06/20/2020

REVISIONS:

| X | DATE | DESCRIPTION |
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| A | | |

VERSIONS:


| X | DATE | DESCRIPTION |
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| CURVE TABLE | | | | |
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| # | LENGTH | RADIUS | TANGENT | DELTA |
| C10 | 15.32' | 50.00' | 7.72' | 17'33"35" |
| C11 | 15.49' | 50.00' | 7.81' | 17'45"10" |
| C12 | 25.25' | 4679.00' | 12.63' | 0'18"33" |
| C13 | 15.49' | 50.00' | 7.81' | 17'45"10" |
| C14 | 11.56' | 50.00' | 5.81' | 13'14"53" |
| C15 | 17.12' | 4408.00' | 8.56' | 0'13"21" |

FINAL PLAT

| REVISIONS: | |
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| DATE | DESCRIPTION |

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