COUNTY OF MARICOPA)

KNOW 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 II.G", A PORTION OF THE SOUTHEAST QUARTER OF SECTION I, TOWNSHIP I SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT SAID FINAL PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, AND STREETS CONSTITUTING THE SAME. EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

LEGAL DESCRIPTION

said Section I, a distance of 958.99 feet,

POINT OF BEGINNING;

118.35 feet;

way line of said Estrella Parkway,

31 deg. 03 min. 25 sec. West - 485.96 feet,

feet or 12.559 acres of land, more or less.

ACKNOWLEDGEMENT

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

STATE OF ARIZONA

COUNTY OF MARICOPA)

ON THIS_____DAY OF___

PERSONALLY APPEARED__

IN WITNESS WHEREOF:

MY COMMISSION EXPIRES ___

NOTARY PUBLIC

distance of 182.22 feet,

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of

Section I, Township I South, Range 2 West of the Gila and Salt River Base and Meridian,

COMMENCING at a found U.S.G.L.O. monument dated 1931 for the South Quarter corner of

to the Northwest right—of—way line of Estrella Parkway as shown in the Map of Dedication of

THENCE North 83 deg. 49 min. 20 sec. West departing said Northwest right-of-way line, a

Estrella Phase I recorded in Book 318 of maps, Page 38, MCR, said point being the TRUE

THENCE North 12 deg. 37 min. 21 sec. East, a distance of 28.86 feet;

THENCE North 56 deg. 02 min. 10 sec West, a distance of 66.00 feet,

THENCE North 36 deg. 40 min. 35 sec. West, a distance of 200.58 feet,

THENCE North 55 deg. 53 min. II sec. West, a distance of 268.22 feet,

THENCE North 17 deg. 04 min. 03 sec. East, a distance of 50.05 feet,

THENCE South 75 deg. 00 min. 00 sec. East, a distance of 171.44 feet;

THENCE South 65 deg. 02 min. 29 sec. East, a distance of 201.12 feet,

said Section I, from which a found U.S.G.L.O. monument dated 1913 for the Southeast corner of said Section I bears South 89 deg. 56 min. 47 sec. East (Basis of Bearings). 2391.07 feet;

THENCE South 89 deg. 56 min. 47 sec. East along the South line of the Southeast Quarter of

THENCE North OO deg. O3 min. 13 sec. East departing said South line, a distance of 1072.75 feet

THENCE North 46 deg. 31 min. 05 sec. East, a distance of 308.00 feet to a Point of Curvature of

a circular curve to the left, having a radius of 535.00 feet, a central angle of 24 deg. 37 min. 41

THENCE North 62 deg. 58 min. 14 sec. East non-tangent to said curve, a distance of 29.65 feet,

THENCE North 30 deg. 49 min. 10 sec. West, a distance of 28.71 feet to a Point of Curvature of

42 min. 04 sec., and being subtended by a chord which bears North O5 deg. 53 min. 48 sec. East -

a non-tangent circular curve to the left, having a radius of 535.00 feet, a central angle of 12 deg.

THENCE North 89 deg. 32 min. 46 sec. East radial to said curve, a distance of 105.88 feet,

THENCE South 61 deg. 17 min. 38 sec. East, a distance of 199.61 feet to the Northwest right-of-

THENCE South 28 deg. 42 min. 38 sec. West along said Northwest right-of-way line, a distance

of 410.17 feet to a Point of Curvature of a circular curve to the right, having a radius of 5935.00

feet, a central angle of 4 deg. 41 min. 34 sec., and being subtended by a chord which bears South

____, 2018 BEFORE ME, THE UNDERSIGNED

OF NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY

, WHO ACKNOWLEDGED HIMSELF TO BE

THENCE in a southwesterly direction along said curve to the right and said Northwest right-of-

COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY

EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED

way line, a distance of 486.10 feet to the POINT OF BEGINNING, containing 547,063 square

THENCE in a northerly direction along said curve to the left, a distance of II8.60 feet,

sec., and being subtended by a chord which bears North 34 deg. 12 min. 14 sec. East - 228.20

THENCE in a northeasterly direction along said curve to the left, a distance of 229.96 feet,

Maricopa County, Arizona, and being more completely described as follows, to-wit:

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION, THE STREETS, 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 DECLARES ALL TRACTS 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 TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS HEREIN, FOR THE PURPOSED INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY. 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 AND C 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, AS OWNER HEREBY DEDICATES TO THE CITY OF GOODYEAR FOR USE BY THE CITY AND ITS PERMITEES EXCLUSIVE AND PERPETUAL SEWERLINE EASEMENT UPON, OVER, ACROSS AND UNDER ALL AREAS WITHIN TRACT A DESIGNATED AS "SEWERLINE EASEMENT". THE SEWERLINE EASEMENT IS FOR THE PURPOSES OF INSTALLING, OPERATING, MAINTAINING, REPLACING, AND OR REPAIRING SEWERLINES AND APPURTENANCES.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, COVENANTS TO THE CITY OF GOODYEAR AND AGREES AS FOLLOWS: TRACTS A AND B 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 TO ENFORCE THESE COVENANTS AND THE PARTY SEEKING TO ENFORCE THESE COVENANTS 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 AND B.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER. HEREBY DEDICATES TO THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION. ALL DRAINAGE EASEMENTS ACROSS TRACTS A AND B AND ALL AREAS DESIGNATED HEREON AS "DRAINAGE EASEMENTS". THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ABOVE-GROUND AND BELOW-GROUND PRIVATE DRAINAGE FACILITIES, INCLUDING CATCH BASINS, SCUPPERS, STORM DRAINS, HEADWALLS, RETENTION BASINS, DETENTION BASINS, EROSION CONTROL AREAS, DRYWELLS, AND MECHANICAL FIRST FLUSH SYSTEMS.

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY. AS OWNER. HEREBY DEDICATES TO THE CITY OF GOODYEAR AND THE VILLAGE 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

IN WITNESS WHEREOF:

NNP III - EMR 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED, THEREUNTO DULY AUTHORIZED THIS_____, 2018.

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

FINAL PLAT

"ESTRELLA PARCEL 11.G" GOODYEAR, ARIZONA

BEING A PORTION 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 **DATE PREPARED: MAY 2017**

HOMEOWNER'S ASSOCIATION RATIFICATION

BY THIS RATIFICATION AND CONSENT, THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACTS A, B, AND C REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN, AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

THIS THE_____, 2018

THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION. AN ARIZONA NON-PROFIT CORPORATION

ACKNOWLEDGEMENT

COUNTY OF MARICOPA)

STATE OF ARIZONA

ON THIS_____DAY OF 2018 BEFORE ME. THE UNDERSIGNED. PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE OF THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED

IN WITNESS WHEREOF

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

FLOOD PLAIN

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL O4OI3C2625M, DATED OCTOBER I6, 2OI3, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN I SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM I% ANNUAL CHANCE FLOOD.

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION TOWNSHIP I SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING: SOUTH 89°56'47" EAST (MEASURED)

CALCULATION OF ADJUSTED GROSS AREA		
AREA OF LOCAL STREET ROW	2.03	
PLUS AREA SUBDIVIDED INTO LOTS	5.54	
AREA SUBTOTAL $(2.03 + 5.54 = 7.57)$	7.57	
APPLY 15% OPEN SPACE FACTOR	0.85	
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	8.91	

EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	47
DIVIDED BY ADJUSTED GROSS AREA	8.91
ADJUSTED GROSS DENSITY (47/8.91 = 5.27)	5.27

EDU CALCULATION	
NUMBER OF DWELLING UNITS	47
EQUIVALENT EDU FACTOR FOR 4-6 DU/AC (0.82 PER DU)	0.82
NUMBER OF EDUS REQUIRED FOR PROJECT (47 X 0.82 = 38.54)	38.54

SITE DATA				
DESCRIPTION	SQUARE FEET	ACRES		
GROSS AREA	547,063	12.56		
STREET ROW	88,450	2.03		
NET AREA	458,613	10.53		
LOT SIZE (MIN.)	47′ X 90′			
TOTAL LOTS	47			
AREA SUBDIVIDED INTO LOTS	241, 450	5.54		
GROSS DENSITY	3.74			
OPEN SPACE	217,450	4.99		
% OF GROSS AREA IN O.S.	39.70%			
EXISTING ZONING	P.A.D.			

SURVEYOR'S STATEMENT

LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN. THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LANCE C. DICKSON, R.L.S. #46643 ARIZONA SURVEYING AND MAPPING 2411 W. NORTHERN, SUITE 110 PHOENIX, ARIZONA 85021

JOHN N. ROGERS, R.L.S. #54332

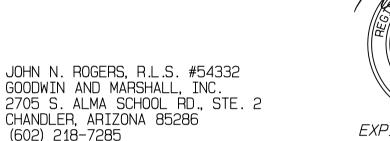
GOODWIN AND MARSHALL, INC.

EXPIRES 6/30/2019 (602) 246-9919 JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER

CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA

IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE

SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED



46643

_ANCE C DICKSON

e_c 5/3/2018

Signed.

ROGERS

الايم 5/3/2018 الايم 5/3/2018

Signed.

CHANDLER, ARIZONA 85286 EXPIRES 3/31/2019 (602) 218-7285 A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE"

APPROVALS

<u> </u>	
APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA.	
THISDAY OF, 2018.	
BY: ATTEST:	
MAYOR CLERK	
APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA.	
THISDAY OF, 2018.	

CITY ENGINEER, REBECCA ZOOK

UTILITY SERVICES

WATER	_CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	ARIZONA PUBLIC SERVICE COMPANY
GAS	SOUTHWEST GAS COMPANY
TELEPHONE	CENTURY LINK
SOLID WASTE DISPOSAL	_CITY OF GOODYEAR
POLICE PROTECTION	_CITY OF GOODYEAR
(AND A PRIVATE PATROL)	
FIRE PROTECTION AND	
EMERGENCY SERVICES DISPATCH	- CITY OF GOODYEAR
CABLE TELEVISION	_CENTURY LINK

OWNER/DEVELOPER

PHOENIX, ARIZONA 85018

PHONE: 602-347-6851

CONTACT: PETE TEICHE

5090 N. 40TH STREET, SUITE 210

NNP III-EMR3. LLC

SHEET 1 OF 3

VICINITY MAP

COVER

PLAT

AND NOTES

LOT SUMMARY TABLES

TYPICAL LOT DETAILS,

TRACT SUMMARY TABLE

SHEET INDEX

SHEET I

SHEET 2

SHEET 3

GOODWIN

MARSHALL 2 **CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS**

2705 S. Alma School Road, Ste. 2

PREPARED BY:

Chandler, Arizona 85286 (602) 218-7285



2411 W. Northern, Suite 110 Phoenix, Arizona 85021 (602) 246 - 9919

2. 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.

3. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR 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

4. 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.

A) 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.

B) 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

C) 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.

D) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

E) 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

5. 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. A) 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

B) 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.

C) MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.

D) WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND 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.

E) AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE. HEALTHY, UNDAMAGED. AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

F) 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 UNOBSTRUCTED VIEW EASEMENT WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET, LANDSCAPING WITHIN UNOBSTRUCTED VIEW EASEMENT 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.

7. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

8. 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, LUKE AIR FORCE BASE AND/OR THE PHOENIX-GOODYEAR AIRPORT. THE OWNER DOES RELEASE AND DISCHARGE THE CITY OF GOODYEAR. DEVELOPER, AND HOMEBUILDER 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.

9. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE IO AND THE PROPOSED LOOP 303.

IO. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A

II. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. EXCLUDING POWER LINES 69 KV AND LARGER.

12. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR WITH A CAP. TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

NOTES CONT;

13. THE CITY IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE DEVELOPMENT

14. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.

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

16. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION, THIS INCLUDES LOTS 1, 15, 18, 23, AND 24.

17. 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, THIS INCLUDES LOTS 41 AND 44.

18. VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AREAS, TRAILS, AND OTHER COMMUNITY AMENITIES AND MAINTAIN ALL ARTERIAL AND COLLECTOR ROAD RIGHT-OF-WAY LANDSCAPING EXCEPT FOR ARTERIAL MEDIAN LANDSCAPING

19. SIGNAGE SHALL BE POSTED WITHIN THE SUBDIVISION SALES OFFICE IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZA). 65 LDN AND HIGHER NOISE CONTOURS AND DEPARTURE CORRIDORS AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS AS TWENTY-FOUR INCH BY THIRTY-SIX INCH (24"-26") MAP AT THE MAIN ENTRANCE OF SUCH SALES FACILITIES AND SHALL INCLUDE THE APPROXIMATE LOCATION OF THE HOMES OR APARTMENTS BEING SOLD OR LEASED CLEARLY DEPICTED.

20. NNP III - EMR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER. WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF TRACTS A. B. AND C. INCLUSIVE. UNTIL SUCH TIME AS THE RESPONSIBILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.

21. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY/DETACHED.

22. COMMON AREAS DECLARED ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.

23. NO DETACHED ACCESSORY BUILDING SHALL BE LOCATED CLOSER TO THE STREET SIDE OF A CORNER LOT THAN THE FRONT YARD REQUIRED ON A KEY LOT, EXCEPT SUCH SETBACK NEED NOT BE GREATER THAN ONE-HALF THE WIDTH OF THE CORNER LOT.

24. ADJACENT DWELLING UNITS ARE PROHIBITED FROM HAVING IDENTICAL BUILDING ELEVATIONS AND EXTERIOR COLORS.

25. RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.

26. ALL ONSITE AND OFFSITE INFRASTRUCTURE IMPROVEMENTS THAT WILL SERVE THE PROPERTY SHALL BE CONSTRUCTED PURSUANT TO THE APPROVED PLANS IN ONE PHASE

27. TYPICAL SIDE STREET TRACTS ARE IO' WIDE.

28. THIS DEVELOPMENT IS IN PROXIMITY TO A PROPOSED ELEMENTARY SCHOOL SITE AND MAY THEREFORE BE SUBJECT TO POTENTIAL NOISE INTRUSION, TRAFFIC AND ALL OTHER EFFECTS ASSOCIATED WITH SUCH A USE.

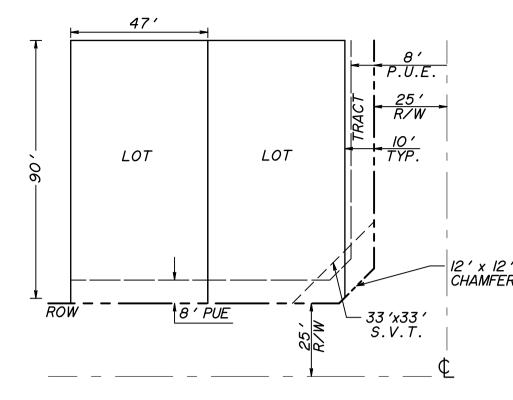
THIS DEVELOPMENT IS IN PROXIMITY TO PROPERTY WITH PERMITTED COMMERCIAL USES AND MAY THEREFORE BE SUBJECT TO POTENTIAL NOISE INTRUSION, TRAFFIC AND ALL OTHER EFFECTS ASSOCIATED WITH SUCH A USE.

30. THE NEAREST FIRE STATION TO THIS SUBDIVISION IS STATION NO. 182, WHICH IS LOCATED AT THE NORTHEAST CORNER OF S. ESTRELLA PARKWAY AND S. 175TH DRIVE. THIS STATION IS LOCATED APPROXIMATELY 2.2 MILES FROM THE SUBDIVISION.

31. THE DEVELOPER SHALL CONSTRUCT OFF-SITE IMPROVEMENTS IN ACCORDANCE WITH ALL APPLICABLE DEVELOPMENT REGULATIONS, AS THE TERM IS DEFINED IN THE DEVELOPMENT AGREEMENT. EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT.

32. EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE DEVELOPMENT AGREEMENT FOR LUCERO. DEVELOPER SHALL CONSTRUCT ALL TRAFFIC SIGNALS WITHIN AND/OR ADJACENT TO THE PROPERTY WHEN SUCH TRAFFIC SIGNALS ARE WARRANTED.

33. THE DEVELOPER SHALL PROVIDE EASEMENTS WITH A WIDTH OF AT LEAST 20 FEET IN AREAS WHERE CITY SEWER AND WATER LINES ARE CONSTRUCTED AND RIGHT-OF-WAY DOES NOT CURRENTLY EXIST. THE SURFACE OF THE EASEMENT SHALL BE IMPROVED WITH AN ALL-WEATHER SURFACE. EASEMENTS SHALL BE DEDICATED BY SEPARATE INSTRUMENT AND ALL DOCUMENTS NEEDED TO PROCESS THE EASEMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO CONSTRUCTION PLAN APPROVAL. CONSTRUCTION PERMITS WILL NOT BE ISSUED FOR ONSITE SEWER CONSTRUCTION UNTIL THE OFF-SITE SEWER LINE CONSTRUCTION PROJECT HAS COMMENCED.



TYPICAL 47' x 90' LOT DETAIL

* SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS AMENDED

TYPICAL LOT SETBACKS

N.T.S.

CURVE TABLE

LINE TABLE

N12 °37 '21 'E

N62 °58 '14 "E

N30 °49 '10 "W

N58 °04 '53"

N12 °55 '33 "W

N58 °04 '53 "W

N58 °04 '53 "W

N46 °11 '18 "W

N46 °11 '18 "W

N01°11'18"W

N43 °48 '42 'E

N43 °48 '42 "E

N83 °48 '42 'E

N56 °11 '18 "W

N56 °11 '18 "W

N59 °37 '09 "W

N59 °37 '09 "W

N14 °27 '49 "W

N75 °13 '30 'E

N16 °17 '22 "W

N61°17'22"W

N61°17'22"W

N56 °48 '20 'E

N73 °49 '49 'E

N76 °45 '46"

DISTANCE

28.86

29.65

28.71

43.18

16.92'

6.13

16.92

6.13

22.51'

60.59

16.97 '

52.96

12.60

18.67

74.87

55.04

70.27

70.27

16.92

16.92

16.97

24.74

49.09

16.00

44.7E

BEARING

	CORVE TIBLE				
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	625.00'	129.74	11 ° 53 '36 "	N52 °08 '06 "W	129.50
C2	50.00'	27.05	31 °00 '10"	N61 °41 '23 "W	26.73
C3	55.00 '	139.09	144 ° 53 '54"	NO4 °44 '31"W	104.88
C4	50.00'	20.85	23 ° 53 '44"	N55 °45 '34 "E	20.70
C5	50.00'	15.49	17 °45 '10 "	N34 °56 '07 "E	15.43
C6	55.00 '	110.88 '	115 ° 30 '20"	S83 °48 '42 "W	93.03'
C7	50.00'	15.49	17 °45 '10 "	N47 °18 '43 "W	15.43
C8	475.00 '	28.44'	3 ° 25 '51"	N57 °54 '13 "W	28.44'
C9	500.00	29.94'	3 ° 25 '51"	N57 °54 '13 "W	29.94'
C10	525.00 '	31.44	3 ° 25 '51"	N57 °54 '13 "W	31.43'
C11	5705.00 '	79.11'	0 °47 '40"	N31 °08 '59 'E	79.11'
C12	50.00'	15.49	17 °45 '10 "	N37 °35 '13 "E	15.43
C13	55.00 '	120.48	125 ° 30 '20 "	N16 °17 '22 "W	97.79'
C14	50.00 '	15.49	17 °45 '10"	N70 °09 '57 "W	15.43
C15	1275.00	130.70	5 ° 52 '24"	N78 °15 '49 "W	130.64
C16	1250.00	127.09	5 °49 '31"	N78 °17 '15 "W	127.03
C17	1225.00	123.48	5 °46 '32"	N78 °18 '45 "W	123.43

TRACT/LOT LINE/-R.O.W. LINE (|) = 33 'X 33' SITE VISIBILITY TRIANGLE TRACT/LOT LINE/-R.O.W. LINE

DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

() = 33 ' X 33 ' UNOBSTRUCTED VIEW EASEMENT

TYPICAL U.V.E. DETAIL FOR LOCAL STREETS

N.T.S.

	UMMARY ABLE		UMMARY ABLE
)T	(SQ. FT.)	LOT	(SQ. FT.)
	4871	25	4886
	4948	26	4956
	4901	27	4949
	4809	28	5072
	4919	29	5087
	7039	30	4822
	7039	31	5275
	5222	32	7291
	4885	33	7039
)	6636	34	4834
	7039	35	4700
)	5211	36	4700
3	4722	37	4700
}	4921	38	4724
)	4751	39	4724
3	4701	40	4724
7	4700	41	4724
}	4777	42	4724
)	5066	43	4724
0	5130	44	4724
I	5085	45	4724
2	4854	46	4724
3	4809	47	4724
4	4864	TOTAL	241, 450

		TRACT SUMMARY TABLE *	
TRACT	AREA	USAGE	MAINTENANCE RESPONSIBILITY
А	78460	L.S., O.S., P.U.E., S.E., D.E.	Н.О.А.
В	119443	D.E., L.S., O.S., P.U.E., P.R.W.	Н.О.А.
С	19260	L.S., O.S., P.U.E.	Н.О.А.
217,163 TOTAL AREA OF TRACTS (SQ. FT.)			

*USES LISTED HEREON MAY NOT BE THE ENTIRE TRACT — REFER TO PLAN SHEETS FOR EXACT LOCATION OF EACH USE/EASEMENT WITHIN THE TRACT.

MAINTENANCE LEGEND

VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

LAND USAGE LEGEND

ACCESS EASEMENT DRAINAGE EASEMENT LANDSCAPE

OPEN SPACE P.U.E. PUBLIC UTILITY EASEMENT CITY OF GOODYEAR SEWER EASEMENT P.R.W. PRIVATE RECLAIMED WATER

SHEET 2 OF 3

46643 LANCE C

DICKSON ر در 5/3/2018 . Ap Signed ... EXPIRES 6/30/2019

54332

ЈОНИ И.

ROGERS

EXPIRES 3/31/2019

% 5/3/2018

Ap Signed

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