

FINAL PLAT  
OF  
"CHRISTOPHER TODD COMMUNITIES AT ESTRELLA COMMONS"  
A REPLAT OF LOT 5 AS SHOWN ON THE FINAL PLAT OF ESTRELLA  
CROSSROADS - PHASE 2 RECORDED IN BOOK 1098, PAGE 18 MARICOPA  
COUNTY RECORDS AND A PLAT OF A PORTION OF THE SOUTHWEST QUARTER  
OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER'S STATEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTOPHER TODD ESTRELLA COMMONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS PLATTED UNDER THE NAME OF "CHRISTOPHER TODD COMMUNITIES AT ESTRELLA COMMONS", A REPLAT OF LOT 5 AS SHOWN ON THE FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2 RECORDED IN BOOK 1098, PAGE 18 MARICOPA COUNTY RECORDS AND A PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "CHRISTOPHER TODD COMMUNITIES AT ESTRELLA COMMONS", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT CONSTITUTING THE SAME, AND THAT THE LOT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

IN WITNESS WHEREOF:

CHRISTOPHER TODD ESTRELLA COMMONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE HEREUNTO CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO BE ATTESTED

BY: CHRISTOPHER TODD ESTRELLA COMMONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_, OF CHRISTOPHER TODD ESTRELLA COMMONS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT \_\_\_\_\_ AS \_\_\_\_\_ EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

PARENT LEGAL DESCRIPTION

LOT 5 AS SHOWN ON THE FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2 RECORDED AS BOOK 1098, PAGE 18 RECORDS OF MARICOPA COUNTY, ARIZONA AND INCLUDING;  
A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 5 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 5 THEREOF BEARS NORTH 00°27'10" EAST, 2640.84 FEET;  
THENCE NORTH 00°27'10" EAST, 1267.63 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;  
THENCE LEAVING SAID WEST LINE, SOUTH 89°32'50" EAST, 409.98 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°18'04" EAST, 17.73 FEET;  
THENCE NORTH 86°05'28" EAST, 273.86 FEET;  
THENCE SOUTH 89°18'04" EAST, 570.77 FEET;  
THENCE SOUTH 00°33'50" WEST, 46.31 FEET;  
THENCE SOUTH 89°26'10" EAST, 76.73 FEET TO THE WEST LINE OF RANCHO MIRAGE RECORDED AS BOOK 518, PAGE 35 RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE SOUTH 00°27'25" WEST, 1187.13 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF VAN BUREN STREET;

OWNER/DEVELOPER

CHRISTOPHER TODD ESTRELLA COMMONS, LLC  
2600 N. 44TH STREET, SUITE A200  
PHOENIX, ARIZONA 85008  
PHONE: (602) 795-1220

SURVEYOR

HILGARTWILSON, LLC  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, AZ 85016  
PHONE: (602) 490-0535  
CONTACT: KIRK J. PANGUS

SHEET INDEX

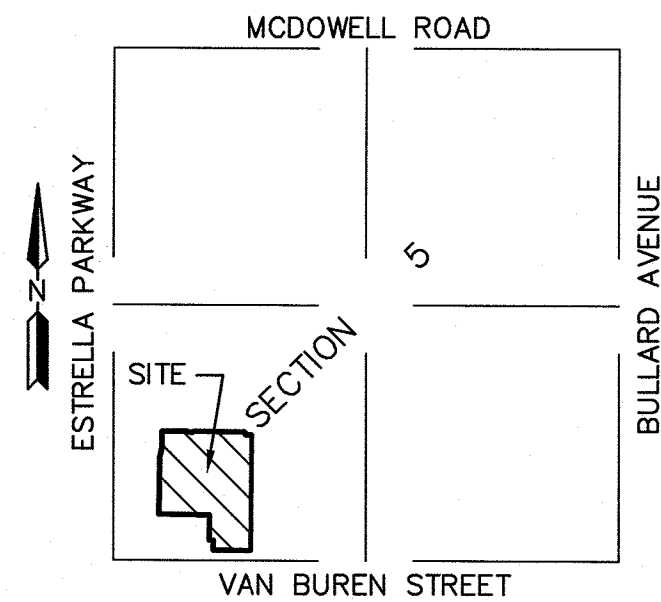
FP01-COVER SHEET  
FP02-FP03-PARENT PARCEL PLAN SHEETS  
FP04-FP05-PARCEL 1 PLAN SHEETS

PARENT LEGAL DESCRIPTION (CONTINUED)

THENCE LEAVING SAID WEST LINE, NORTH 89°26'04" WEST, 336.10 FEET ALONG SAID NORTH RIGHT-OF-WAY BEING THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SECTION 5 TO THE EAST LINE OF THAT CERTAIN PROPERTY ENTITLED "SPECIAL WARRANTY DEED" AS FILE IN DOCUMENT NO. 2017-025674 RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 00°27'11" EAST, 102.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THOSE CERTAIN DOCUMENTS ENTITLED SAID "SPECIAL WARRANTY DEED" RECORDED IN DOCUMENT NO. 2017-025674 AND "SPECIAL WARRANTY DEED" RECORDED AS DOCUMENT NO. 2014-719983 RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE LEAVING SAID EAST LINE, NORTH 89°26'04" WEST, 100.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 7 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2;  
THENCE LEAVING SAID NORTH LINE, NORTH 00°27'11" EAST, 263.39 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF LOT 5 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2;  
THENCE LEAVING SAID EAST LINE AND CONTINUING, NORTH 00°27'11" EAST, 666.40 FEET ALONG THE EAST LINE OF LOT 5 TO THE NORTHEAST CORNER OF SAID LOT 5 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2;  
THENCE LEAVING SAID EAST LINE, NORTH 89°32'49" WEST, 508.42 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHWEST CORNER OF SAID LOT 5 BEING THE EAST LINE OF LOT 4 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2;  
THENCE, LEAVING SAID NORTH LINE, NORTH 13°11'09" EAST, 27.28 FEET ALONG SAID EAST LINE;  
THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00°35'38" EAST, 156.02 FEET TO THE POINT OF BEGINNING.  
EXCEPT THAT PORTION, AS CONVEYED TO THE CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED AUGUST 31, 2007 AS 2007-0979829 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE SOUTHWEST CORNER OF SAID SECTION 5, FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 89 DEGREES 25 MINUTES 58 SECONDS EAST A DISTANCE OF 2,605.23 FEET (AN ASSUMED BEARING);  
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, SOUTH 89 DEGREES 25 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 1,348.00 FEET, TO THE SOUTHWEST CORNER OF FINAL PLAT FOR RANCHO MIRAGE RECORDED IN BOOK 518, PAGE 35, MARICOPA COUNTY RECORDS AND TO THE EAST LINE OF THE WEST 1,348.00 FEET OF SAID SECTION 5;  
THENCE LEAVING SAID SOUTH LINE ALONG THE WEST LINE OF SAID FINAL PLAT FOR RANCHO MIRAGE AND ALONG SAID EAST LINE, NORTH 00 DEGREES 27 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 55.00 FEET, TO THE NORTH LINE OF SOUTH 55.00 FEET OF SAID SECTION 5 AND TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND;  
THENCE LEAVING SAID WEST LINE AND SAID EAST LINE, ALONG SAID NORTH LINE, NORTH 89 DEGREES 25 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 137.95 FEET;  
THENCE LEAVING SAID NORTH LINE, NORTH 00 DEGREES 34 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 8.00 FEET, TO THE NORTH LINE OF THE SOUTH 63.00 FEET OF SAID SECTION 5;  
THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 25 MINUTES 58 SECONDS EAST, FOR A DISTANCE OF 137.94 FEET, TO THE WEST LINE OF SAID FINAL PLAT FOR RANCHO MIRAGE, SAID LINE  
ALSO BEING THE EAST LINE OF THE WEST 1,348.00 FEET OF SAID SECTION 5;  
THENCE LEAVING SAID NORTH LINE, ALONG SAID WEST LINE AND SAID EAST LINE, SOUTH 00 DEGREES 27 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 8.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 1 LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 5 FROM WHICH A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 5 THEREOF BEARS NORTH 00°27'10" EAST, 2640.84 FEET;  
THENCE NORTH 00°27'10" EAST, 1267.63 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;  
THENCE LEAVING SAID WEST LINE, SOUTH 89°32'50" EAST, 409.98 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°18'04" EAST, 17.73 FEET;  
THENCE NORTH 86°05'28" EAST, 273.86 FEET;  
THENCE SOUTH 89°18'04" EAST, 570.77 FEET;  
THENCE SOUTH 00°33'50" WEST, 46.31 FEET;  
THENCE SOUTH 89°26'10" EAST, 76.73 FEET TO THE WEST LINE OF RANCHO MIRAGE RECORDED AS BOOK 518, PAGE 35 RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE SOUTH 00°27'25" WEST, 1179.13 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF VAN BUREN STREET;  
THENCE LEAVING SAID WEST LINE, NORTH 89°26'04" WEST, 137.95 FEET ALONG SAID NORTH RIGHT-OF-WAY BEING THE NORTH LINE OF THE SOUTH 63.00 FEET OF SAID SECTION 5;  
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 00°33'56" WEST, 8.00 FEET;  
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°26'04" WEST, 198.15 FEET, BEING THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SECTION 5 TO THE EAST LINE OF THAT CERTAIN PROPERTY ENTITLED "SPECIAL WARRANTY DEED" AS FILE IN DOCUMENT NO. 2017-025674 RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 00°27'11" EAST, 102.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THOSE CERTAIN DOCUMENTS ENTITLED SAID "SPECIAL WARRANTY DEED" RECORDED IN DOCUMENT NO. 2017-025674 AND "SPECIAL WARRANTY DEED" RECORDED AS DOCUMENT NO. 2014-719983 RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE LEAVING SAID EAST LINE, NORTH 89°26'04" WEST, 100.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 7 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2;  
THENCE LEAVING SAID NORTH LINE, NORTH 00°27'11" WEST, 263.39 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 7 OF AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2;  
THENCE LEAVING SAID EAST LINE, NORTH 89°24'49" EAST, 524.68 FEET ALONG THE NORTH LINE OF LOT 6 AND 7 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2 TO THE EAST LINE OF LOT 2, 3, AND 4 AS SHOWN ON THE AFORESAID FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2;  
THENCE LEAVING SAID NORTH LINE, NORTH 00°28'07" EAST, 593.95 FEET ALONG SAID EAST LINE;  
THENCE CONTINUING ALONG SAID EAST LINE, NORTH 13°11'09" EAST, 100.32 FEET  
THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00°35'38" EAST, 156.02 FEET TO THE POINT OF BEGINNING.



VICINITY MAP  
NOT TO SCALE

UTILITY PROVIDERS	
SEWER	GOODYEAR
WATER	GOODYEAR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SW GAS
TELEPHONE	COX AND CENTURY LINK

BASIS OF BEARING

BASIS OF BEARING IS N00°27'10"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

REFERENCE DOCUMENTS

- FINAL PLAT OF ESTRELLA CROSSROADS – PHASE 2 AS RECORDED BOOK 1098 OF MAPS, PAGE 18, OFFICIAL RECORDS OF 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 ARS 45-578 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.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON THE PROPERTY.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- 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.
- 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.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303.
- THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE POA OR HOA.

ENGINEER CERTIFICATION

APPROVED BY THE CITY OF GOODYEAR, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

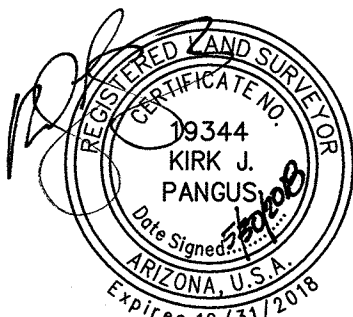
BY: \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CITY CLERK

APPROVED BY: \_\_\_\_\_ CITY OF GOODYEAR ENGINEER (REBECCA ZOOK) \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY 2018; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUS, RLS  
RLS# 19344  
HILGARTWILSON, LLC  
2141 E. HIGHLAND AVENUE, SUITE 250  
PHOENIX, ARIZONA 85016  
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kpangus@hilgartwilson.com



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PROJ. NO.: 1178  
DATE: MAY 2018  
SCALE: AS SHOWN  
DRAWN: DSP  
APPROVED: RAJ

DWG. NO.

FP01

SHT. 1 OF 5

ESTRELLA COMMONS

ESTRELLA PARKWAY & VAN BUREN STREET

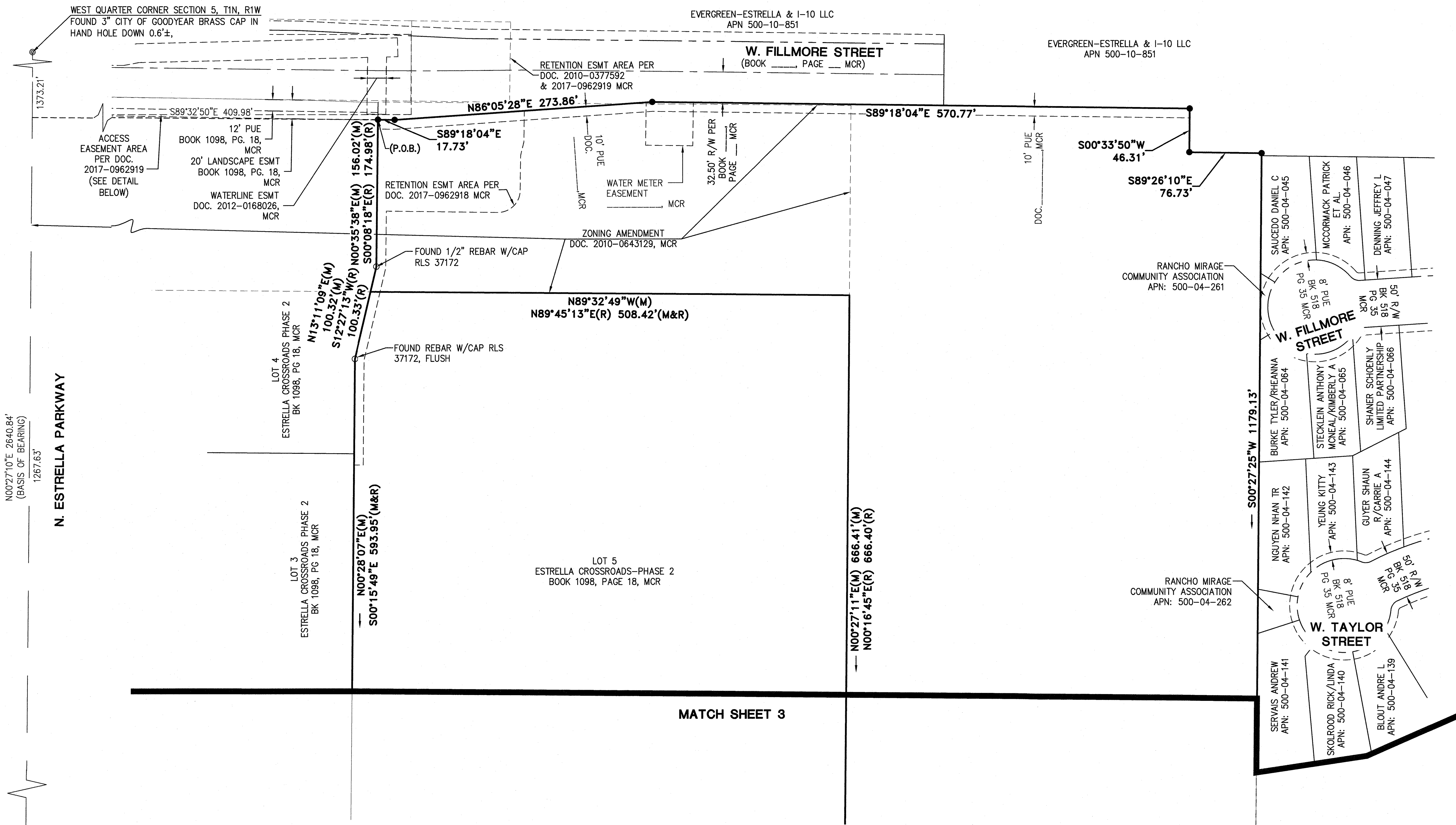
GOODYEAR, ARIZONA

FINAL PLAT

HILGARTWILSON  
ENGINEER | PLANNER | SURVEYOR | MANAGER  
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.388.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com



PARENT PARCEL  
OF  
"CHRISTOPHER TODD COMMUNITIES AT ESTRELLA COMMONS"



LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RECORD
- (M) MEASURED
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

N00°27'10"E 2640.84'  
(BASIS OF BEARING)

1267.63'

N. ESTRELLA PARKWAY

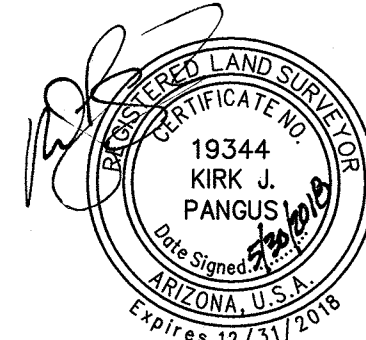
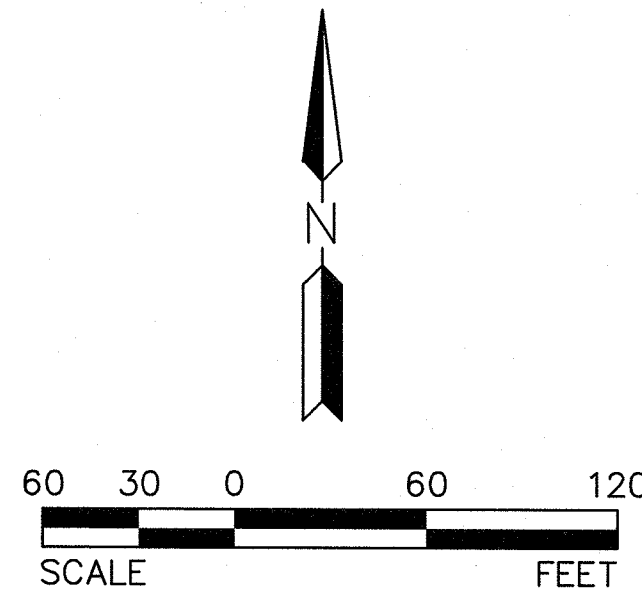
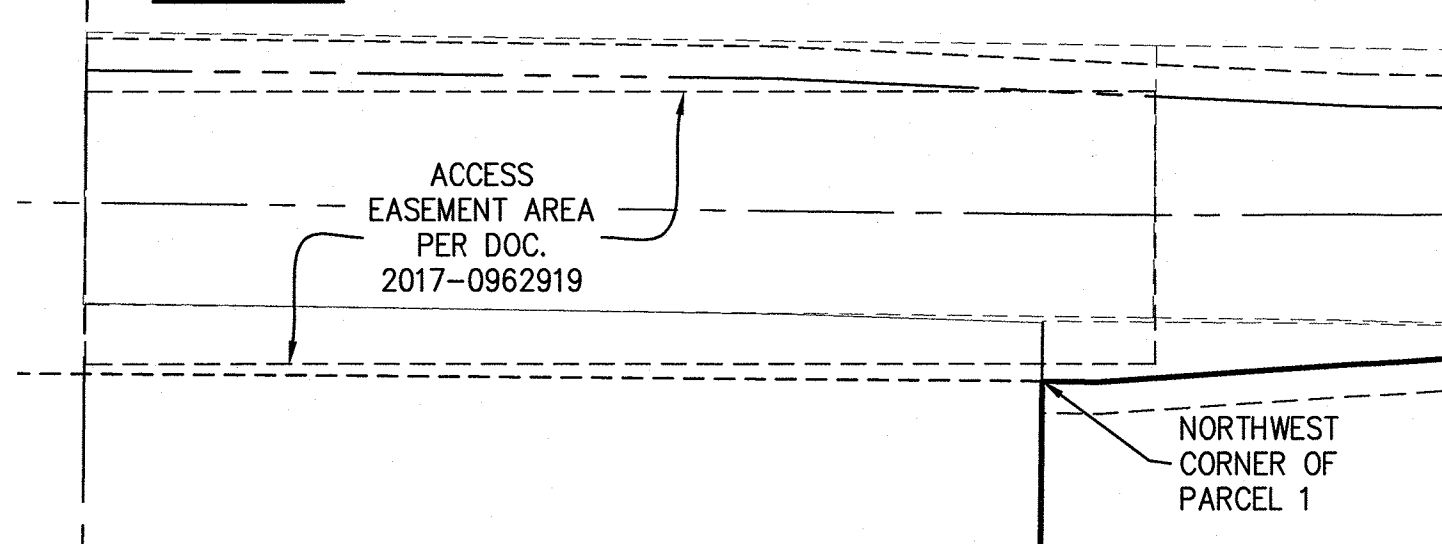
LOT 4  
ESTRELLA CROSSROADS PHASE 2  
BK 1098, PG 18, MCR

LOT 3  
ESTRELLA CROSSROADS PHASE 2  
BK 1096, PG 16, MCR

LOT 5  
ESTRELLA CROSSROADS-PHASE 2  
BOOK 1098, PAGE 18, MCR

MATCH SHEET 3

DETAIL



SOUTHWEST CORNER  
SECTION 5, T1N, R1W  
FOUND 3" CITY OF GOODYEAR  
BRASS CAP IN HAND HOLE  
DOWN 0.7'± (P.O.C.)

PROJ. NO.: 1178	STATUS:
DATE: MAY 2018	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: DSP	
APPROVED: RAJ	

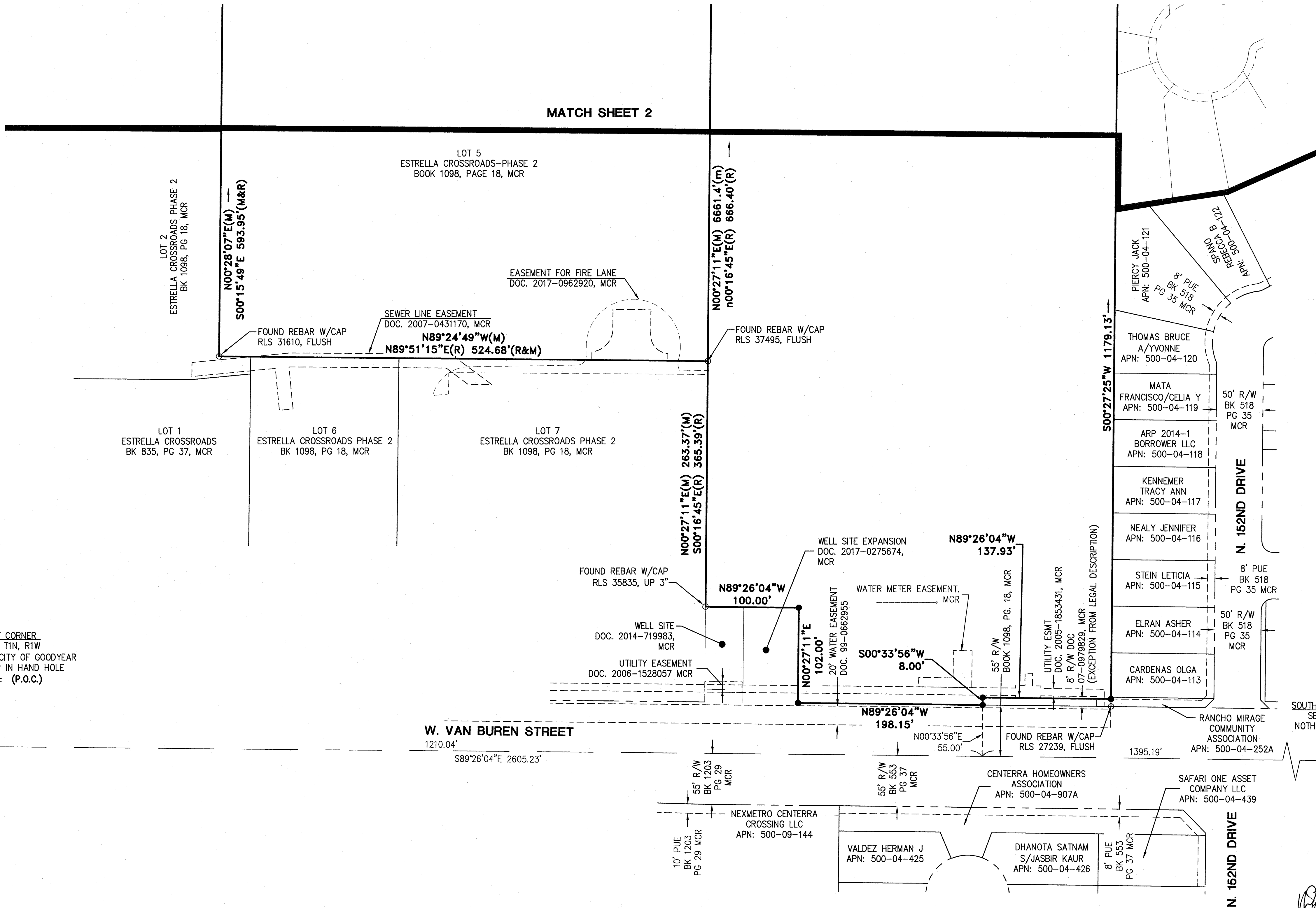
PARENT PARCEL  
OF  
"CHRISTOPHER TODD COMMUNITIES AT ESTRELLA COMMONS"

WEST QUARTER CORNER SECTION 5, T1N, R1W  
FOUND 3" CITY OF GOODYEAR BRASS CAP IN  
HAND HOLE DOWN 0.6'±.

N00°27'10"E 2640.84'  
(BASIS OF BEARING)

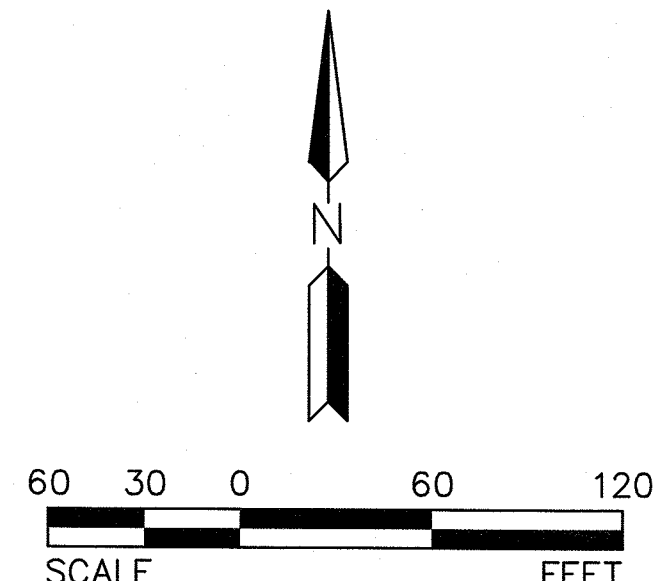
N. ESTRELLA PARKWAY

SOUTHWEST CORNER  
SECTION 5, T1N, R1W  
FOUND 3" CITY OF GOODYEAR  
BRASS CAP IN HAND HOLE  
DOWN 0.7'± (P.O.C.)



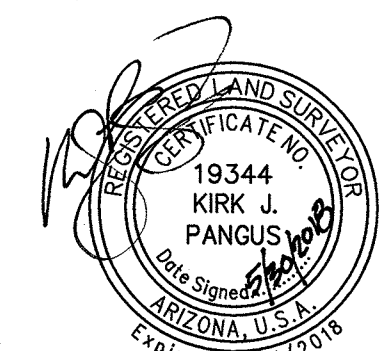
LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
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- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



SOUTH QUARTER CORNER  
SECTION 5, T1N, R1W  
NOTHING FOUND OR SET

FOUND 3"  
CITY OF GOODYEAR  
BRASS CAP FLUSH  
7.97'± SOUTH



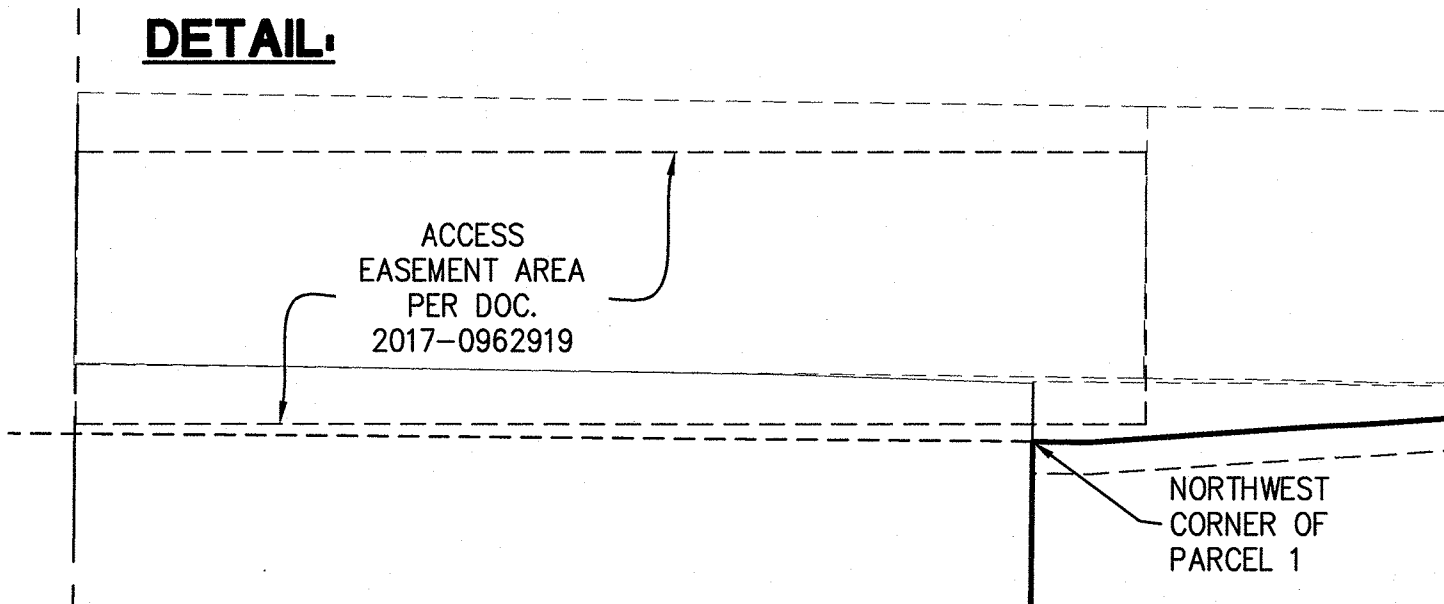
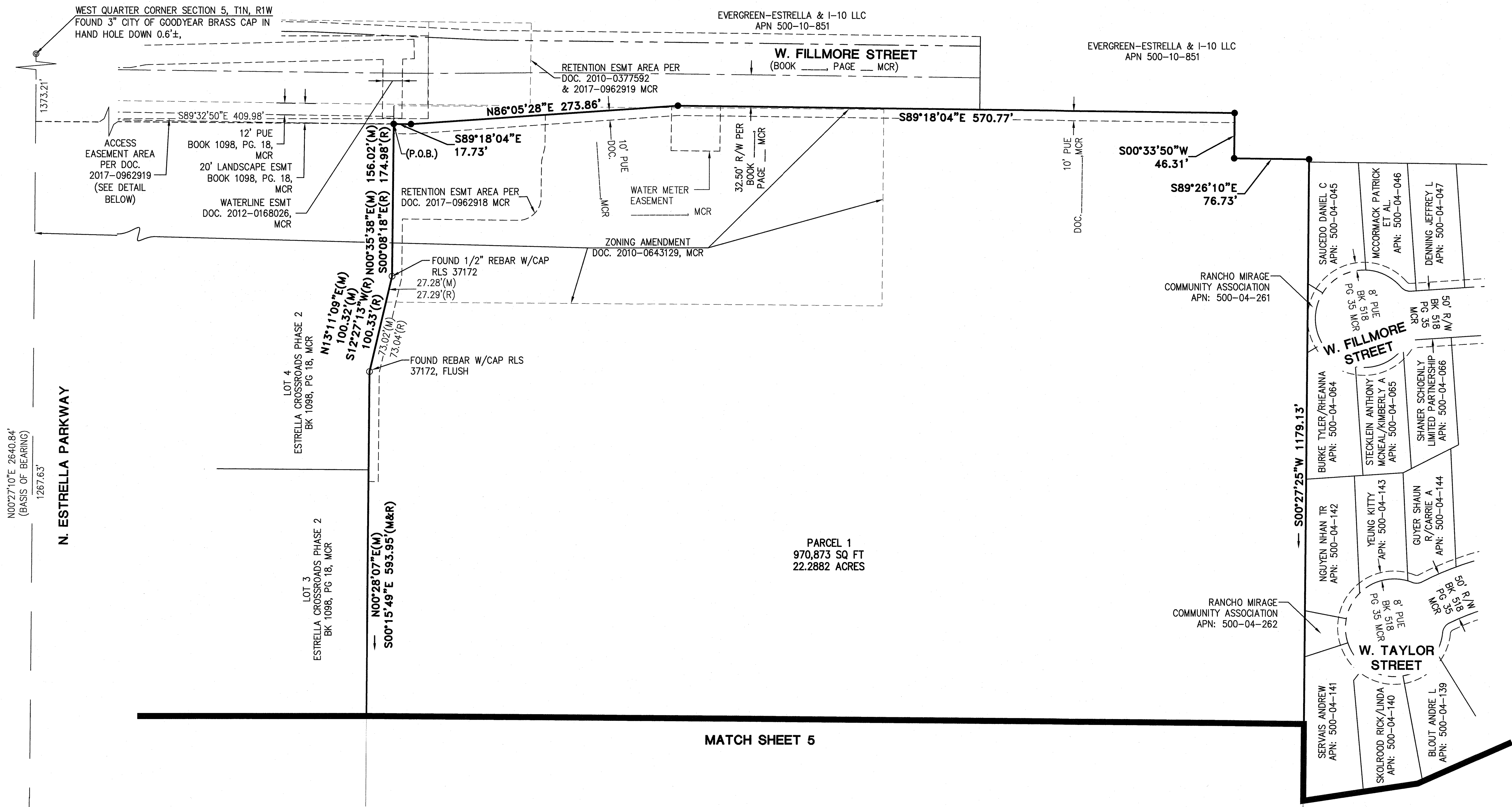
**HILGARTWILSON**  
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2441 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

**ESTRELLA COMMONS**  
ESTRELLA PARKWAY & VAN BUREN STREET  
GOODYEAR, ARIZONA  
**FINAL PLAT**

PROJ. NO.: 1178	STATUS:
DATE: MAY 2018	
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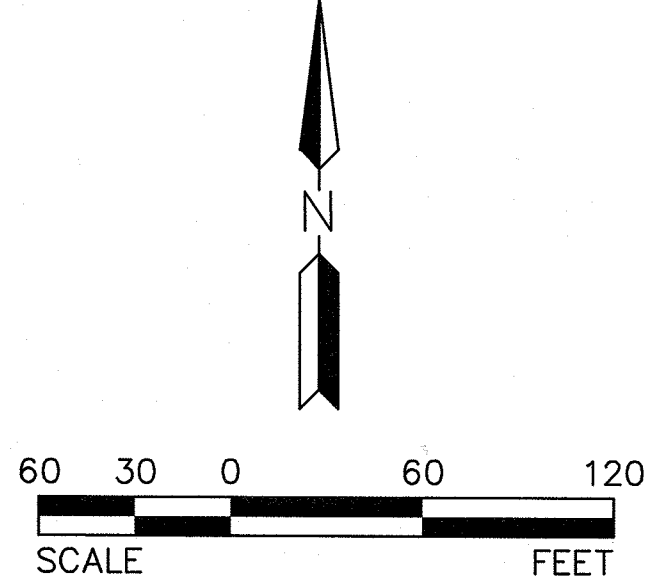
DWG. NO.  
**FP03**  
SHT. 3 OF 5

PARCEL 1  
OF  
"CHRISTOPHER TODD COMMUNITIES AT ESTRELLA COMMONS"



**LEGEND**

○	FOUND MONUMENT AS NOTED
⊗	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
●	FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
---	BOUNDARY LINE
---	SECTION LINE
---	CENTER LINE
---	RIGHT OF WAY LINE
---	PARCEL LINE
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RECORD
(M)	MEASURED
M.C.R.	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



N00°27'10"E 2640.84'  
(BASIS OF BEARING)

N. ESTRELLA PARKWAY

LOT 4  
ESTRELLA CROSSROADS PHASE 2  
BK 1098, PG 18, MCR

LOT 3  
ESTRELLA CROSSROADS PHASE 2  
BK 1098, PG 18, MCR

MATCH SHEET 5

PARCEL 1  
970,873 SQ FT  
22.2882 ACRES

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PROJ. NO.: 1178	STATUS:
DATE: MAY 2018	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: DSP
APPROVED: RAJ	

DWG. NO.  
**FP04**  
SHT. 4 OF 5

**ESTRELLA COMMONS**  
ESTRELLA PARKWAY & VAN BUREN STREET  
GOODYEAR, ARIZONA  
**FINAL PLAT**

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016  
P: 602.490.0535 | F: 602.368.2436  
www.hilgartwilson.com



PARCEL 1  
OF  
"CHRISTOPHER TODD COMMUNITIES AT ESTRELLA COMMONS"

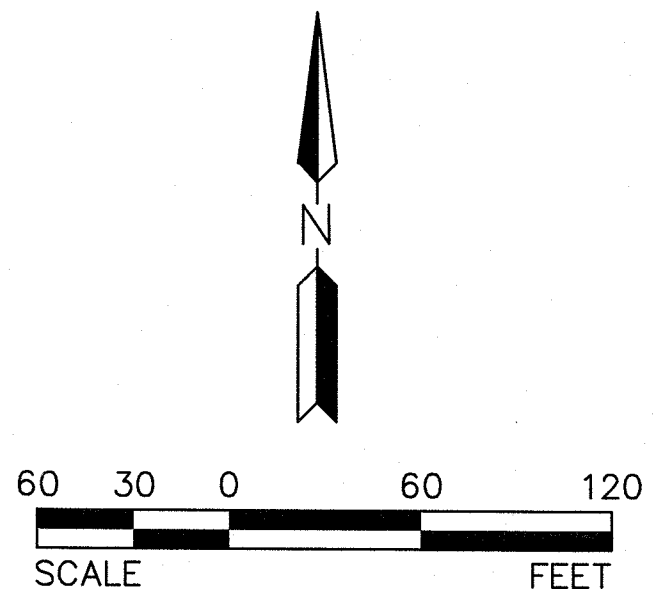
WEST QUARTER CORNER SECTION 5, T1N, R1W  
FOUND 3" CITY OF GOODYEAR BRASS CAP IN  
HAND HOLE DOWN 0.6'±,

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- FOUND 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- R/W RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RECORD
- (M) MEASURED
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

MATCH SHEET 4

PARCEL 1  
970,873 SQ FT  
22.2882 ACRES



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FP05	
SHT. 5 OF 5	