

RE-PLAT
OF
PROVINCE AT ESTRELLA MOUNTAIN RANCH - PARCEL 2
GOODYEAR, ARIZONA

A RE-PLAT OF LOTS 32 THROUGH 37, AS DEFINED IN THE FINAL PLAT
FILED IN

BOOK 904, PAGE 09, MARICOPA COUNTY RECORDS, ARIZONA,
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS AVATAR PROPERTIES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS JOSEPH CARL HOMES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY (HEREIN AFTER REFERRED TO AS AV HOMES OF ARIZONA, LLC AN ARIZONA LIMITED LIABILITY COMPANY) AS OWNER HEREBY SUBDIVIDES UNDER THE NAME OF RE-PLAT OF PROVINCE AT ESTRELLA MOUNTAIN RANCH - PARCEL 2, A RE-PLAT OF LOTS 32 THROUGH 37 OF THE FINAL PLAT OF PROVINCE AT ESTRELLA MOUNTAIN RANCH - PARCEL 2, FILED IN BOOK 904, PAGE 9, MARICOPA COUNTY RECORDS, ARIZONA AND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT AND TRACT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID RE-PLAT.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATE TO THE CITY OF GOODYEAR AND CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT ORGINIZATION 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.

AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING THEIR SUCCESSORS AND THEIR ASSIGNS, AS OWNER HEREBY DECLARE TRACT EA WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, SAID TRACT IS DEDICATED TO THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC, AN ARIZONA NON-PROFIT CORPORATION SUBJECT TO THE EASEMENTS HEREIN, FOR THE PURPOSES INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

BY ACCEPTANCE OF THIS PLAT, THE CITY OF GOODYEAR AGREES TO THE VACATION OR ABANDONMENT OF THE VNAE DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED.

IN WITNESS WHEREOF, AV HOMES OF ARIZONA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOTS 32 THROUGH 37, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED TO DO SO.

BY: AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
JOSEPH CARL MULAC III

ITS: MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF AV HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER BE AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

RATIFICATION AND CONSENT

BY THIS RATIFICATION AND CONSENT, CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES AND CONSENTS TO THE OWNERSHIP OF TRACT EA WITHIN PARCEL 2 AS REFLECTED HEREIN, THE DEDICATION OF THE VEHICLE NON-ACCESS EASEMENTS REFLECTED HEREIN AND THE MAINTENANCE RESPONSIBILITIES AND OTHER RESPONSIBILITIES REFERRED TO HEREIN.

CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION

NAME _____

TITLE _____ DATE: _____

ACKNOWLEDGEMENT FOR RATIFICATION

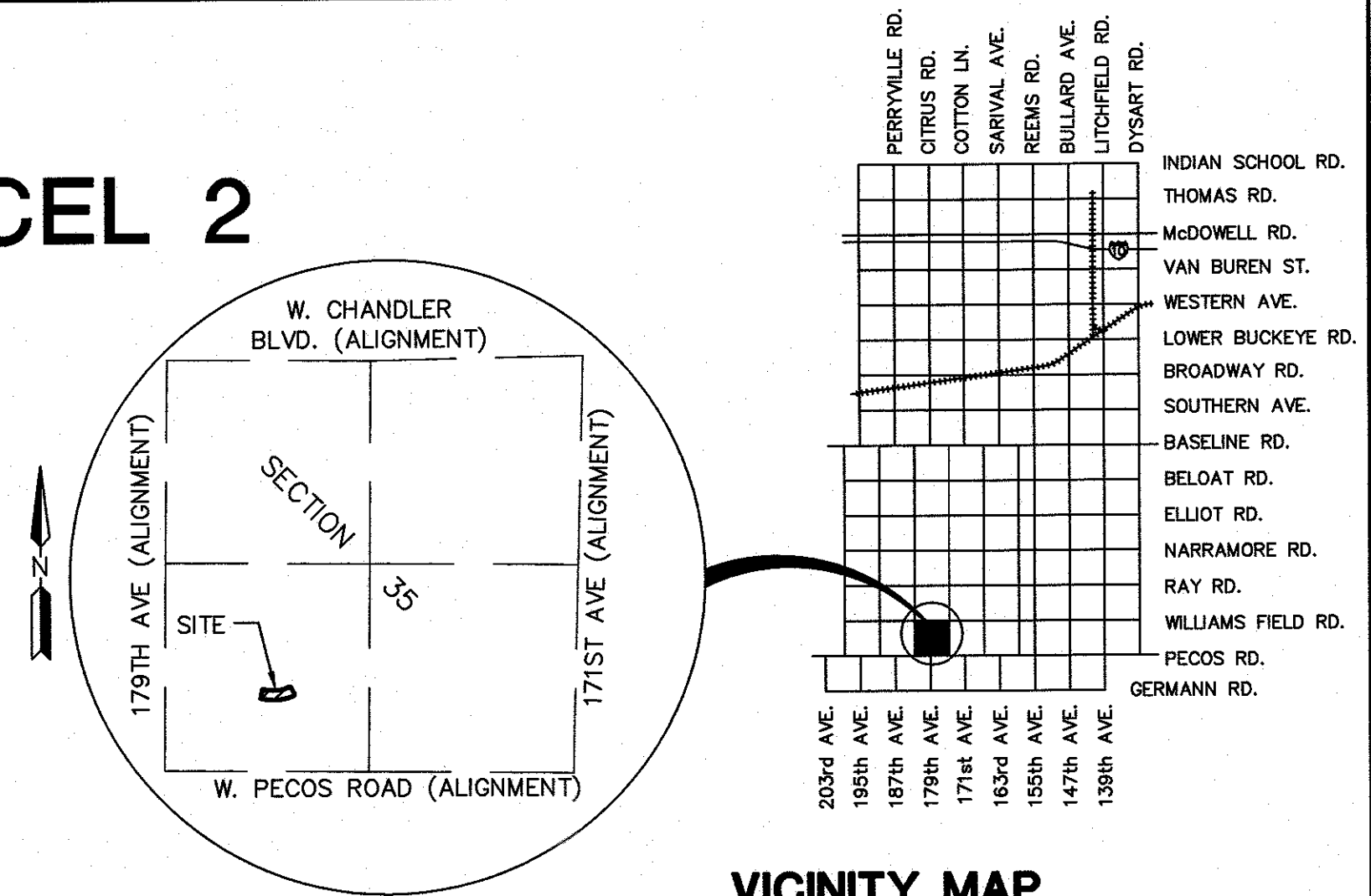
STATE OF ARIZONA

COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2018, BEFORE ME, _____ PERSONALLY APPEARED HIMSELF/HERSELF TO BE THE _____ OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION AND ACKNOWLEDGED THAT HE/SHE AS _____ BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, BY HIMSELF/HERSELF.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL:

BY: _____ DATE: _____



VICINITY MAP

SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 2 WEST
NOT TO SCALE

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

SHEET INDEX

RP01 COVER SHEET AND VICINITY MAP

RP02 TYPICAL LOT DETAIL, LOT TABLE, TRACT TABLE, NOTES & LEGAL DESCRIPTION

RP03 RE-PLAT SHEET

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: ROBERT A. JOHNSTON, RLS

OWNER/DEVELOPER

AV HOMES OF ARIZONA, LLC
8601 NORTH SCOTTSDALE ROAD
SUITE 220
SCOTTSDALE, AZ 85253
(480) 822-6682
CONTACT: BRIAN KONDERIK

OWNER/DEVELOPER

AVATAR PROPERTIES OF ARIZONA LLC
4900 N. SCOTTSDALE ROAD, SUITE 1400
SCOTTSDALE, ARIZONA 85251

OWNER/DEVELOPER

CANTAMIA AT
ESTRELLA COMMUNITY ASSOCIATION INC.,
AN ARIZONA NON-PROFIT CORPORATION
7411 E. JACKRABBIT ROAD
SCOTTSDALE, AZ 85250

LEGAL DESCRIPTION

SEE SHEET 2

BASIS OF BEARING

BASIS OF BEARING IS S88°58'50"E ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2018.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

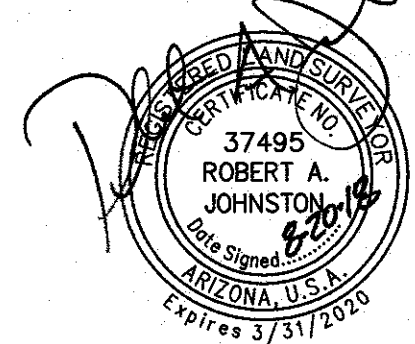
APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA THIS _____ DAY OF _____, 2018.

BY: _____
CITY OF ENGINEER

LAND SURVEYOR CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2018; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON
RLS# 37495
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
rjohnston@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

CANTAMIA - PARCEL 2

W. PROVINCE PARKWAY SOUTH
GOODYEAR, ARIZONA

RE-PLAT

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

STATUS:

PROJ. NO: 1018

DATE: AUG 2018

SCALE: NONE

DRAWN: HW

APPROVED: KJP

MUNICIPAL TRACKING NO:

DWG. NO.

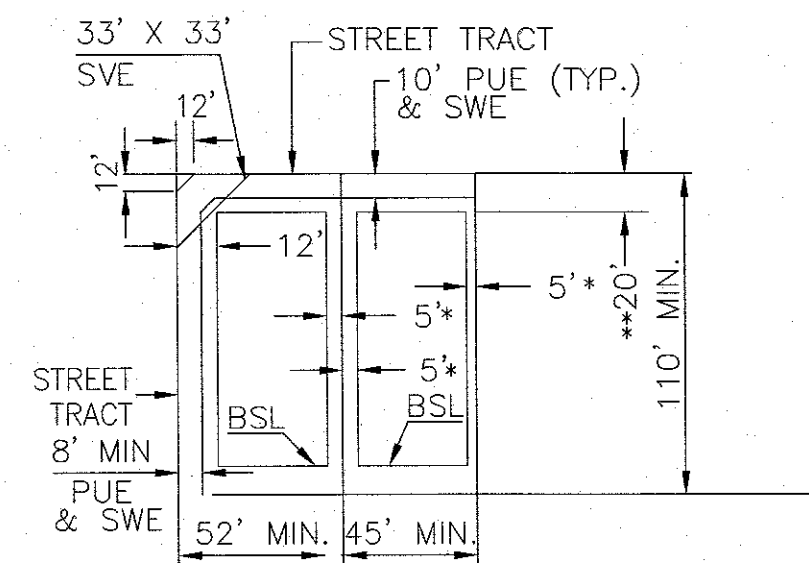
RP01

SHT. 1 OF 3

LOTS 32 THROUGH 37 AS SHOWN ON THE FINAL PLAT OF PROVINCE AT ESTRELLA MOUNTAIN RANCH, AS FILED IN BOOK 904, PAGE 09, MARICOPA COUNTY RECORDS, ARIZONA, BEING SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 09°49'55" EAST, 119.00 FEET ALONG THE WEST LINE OF SAID LOT 37 TO THE POINT OF BEGINNING.

1. 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.
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 STRUCTURE 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. 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.
5. THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE PIPELINE MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON PROPERTY.
6. 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.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
8. 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.
9. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THIS DEVELOPMENT.
10. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC..
11. CORNER LOTS ABUTTING AN ARTERIAL STREET ARE LIMITED TO SINGLE STORY STRUCTURES.
12. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
13. GROSS AREA IS 47,168 S.F. OR 1.0828 ACRES MORE OR LESS.
14. ALL OPEN SPACE AREAS, TRAILS AND OTHER COMMUNITY AMENITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION, INC..
15. NO MORE THAN THREE TWO-STORY HOUSES WILL BE ALLOWED SIDE BY SIDE, AND THREE CONSECUTIVE TWO-STORY HOMES MUST BE FOLLOWED BY A MINIMUM OF TWO SINGLE-STORY HOMES.
16. REAR YARD VIEW FENCING WILL BE PROVIDED ON THE LOTS WHERE PRACTICAL.
17. CANTAMIA IS IN PROXIMITY TO THE PROPOSED LOOP 303 FREEWAY, WILLIS ROAD, AND RAINBOW VALLEY ROAD AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH ROADWAYS.
18. CANTAMIA IS ADJACENT TO LAND DESIGNATED FOR DEVELOPMENT AS COMMERCIAL OR INDUSTRIAL USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.
19. ALL PRIVATE STREETS, SIDEWALKS, SIGNAGE AND STREET LIGHTING SHALL BE CONSTRUCTED AND MAINTAINED BY THE DEVELOPER UNTIL TRANSFERRED TO A DULY INCORPORATED PROPERTY OWNERS ASSOCIATION AND THEREAFTER, MAINTAINED BY SUCH ASSOCIATION.
20. 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 PUBLIC UTILITY EASEMENT (PUE). (RESIDENTIAL SUBDIVISIONS)



- * SETBACKS AS APPROVED IN PAD, CASE 13-210-00005 5'
TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- ** 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR
UNOCCUPIED SIDE ENTRY GARAGE.

Diagram illustrating the layout and dimensions of a street tract. The diagram shows a 33' x 33' SVE (Setback Vehicle Enclosure) area. Key dimensions and labels include:

- 33' X 33' SVE
- 12' (width of the SVE area)
- STREET TRACT
- 10' PUE (TYP.) & SWE
- 12' (width of the street tract area)
- 5' (width of the street tract area)
- BSL (Base Street Line)
- STREET TRACT 8' MIN
- PUE & SWE
- 77' MIN (width of the street tract area)
- 70' MIN (width of the street tract area)
- 117' MIN (width of the street tract area)
- **20' MIN (width of the street tract area)

- * SETBACKS AS APPROVED IN PAD, CASE 13-210-00005 5
TYPICAL SIDEYARD SETBACK WITH AGGREGATE 10' MIN.
- ** 12' FRONT SETBACK W/HOUSE FORWARD DESIGN OR
UNOCCUPIED SIDE ENTRY GARAGE.

○	FOUND MONUMENT AS NOTED
⊗	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
_____	BOUNDARY LINE
— — — — —	SECTION LINE
- - - - -	CENTER LINE
=====	PARCEL LINE
PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 32	9431	0.217
LOT 33	5896	0.135
LOT 34	5840	0.134
LOT 35	5840	0.134
LOT 36	5840	0.134
LOT 37A	5794	0.133
LOT 37B	5355	0.123

TRACT TABLE				
TRACT	AREA (ACRES)	USE	OWNER	MAINTENANCE
TRACT EA	0.0492	LANDSCAPE, OPEN SPACE	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION	CANTAMIA AT ESTRELLA COMMUNITY ASSOCIATION



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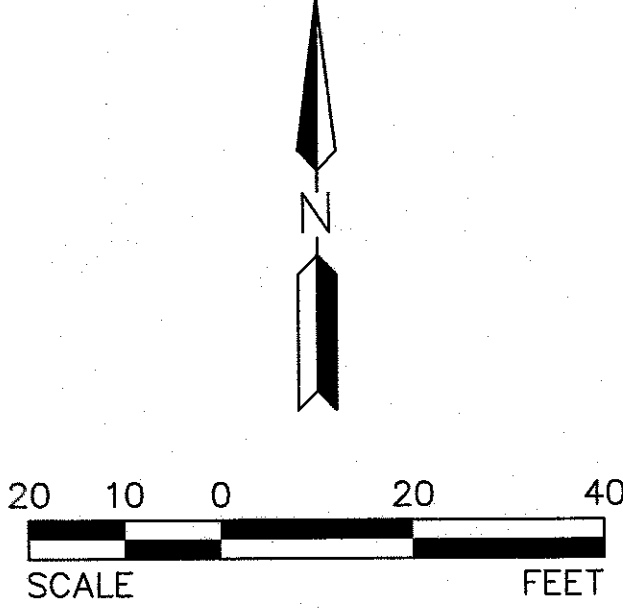
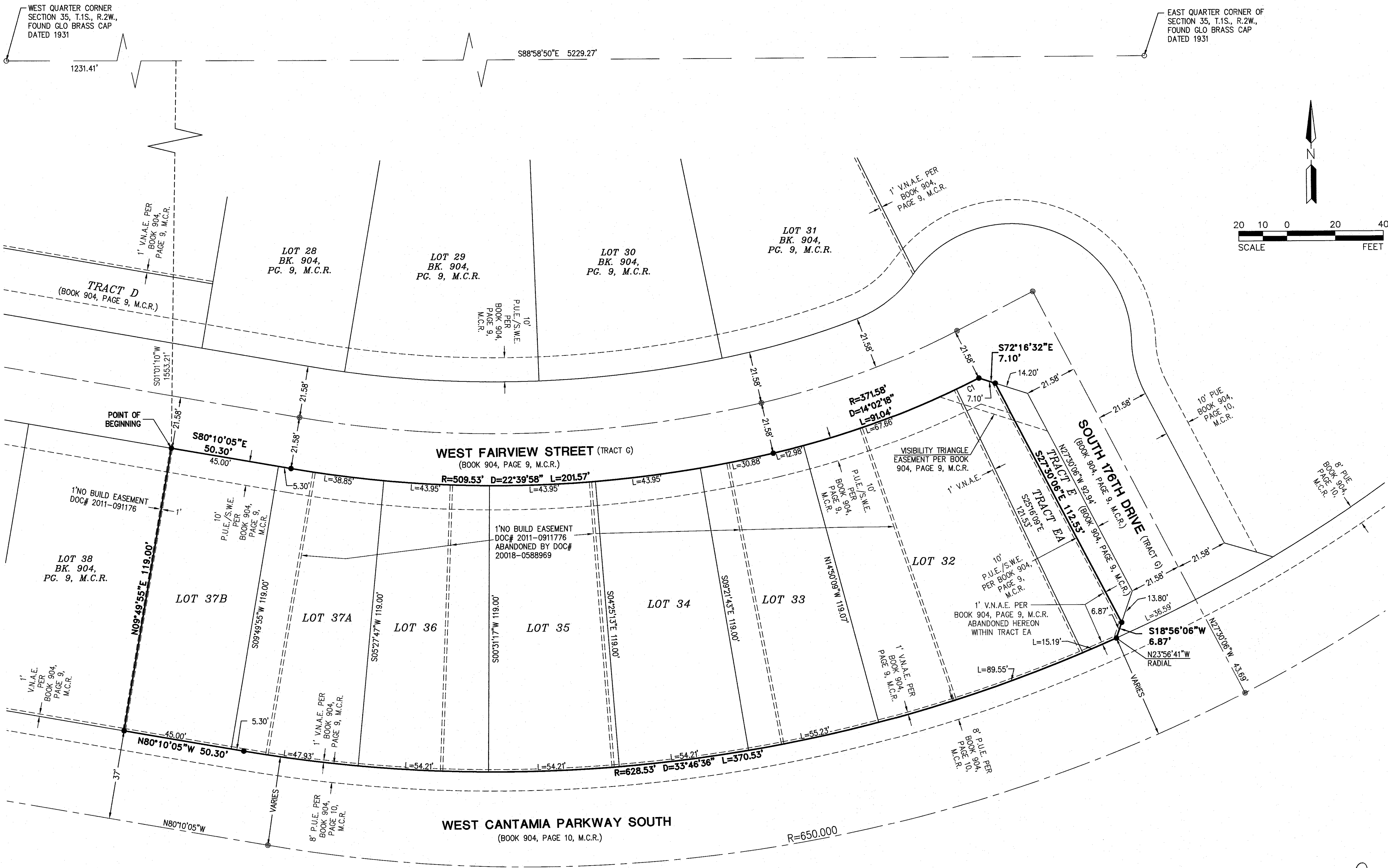
CANTAMIA - PARCEL 2
W. PROVINCE PARKWAY SOUTH
GOODYEAR, ARIZONA
RE - PLAT

DWG. NO.		PROJECT NO. 1018		STATUS:	
RP02		DATE: AUG 2018			
		SCALE: NONE		MUNICIPAL TRACKING NO:	
		DRAWN: HW			
		APPROVED: KJP			

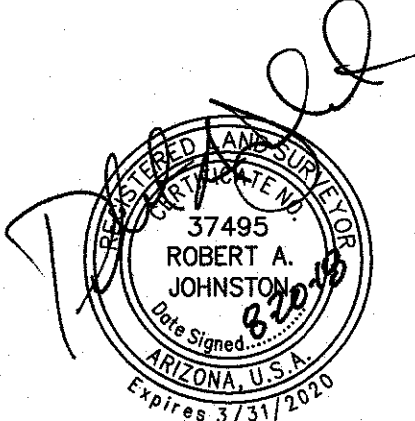
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37495
ROBERT A.
JOHNSTON
Date Signed: 8-20-18
ARIZONA, U.S.A.
Expires 3/31/2020



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	371.58'	1°36'11"	10.40'



CANTAMIA - PARCEL 2
W. PROVINCE PARKWAY SOUTH
GOODYEAR, ARIZONA
RE-PLAT

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PROJ. NO.: 1018	STATUS:
DATE: AUG 2018	
SCALE: AS SHOWN	MUNICIPAL TRACKING NO:
DRAWN: HW	
APPROVED: KJP	

DWG. NO.
RP03
SHT. 3 OF 3