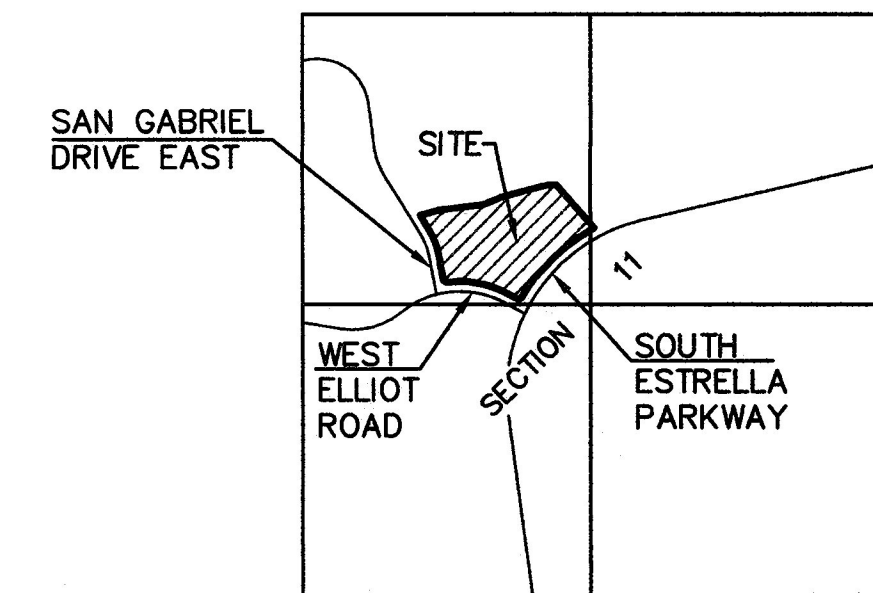


FINAL PLAT  
OF  
"MOUNTAIN RANCH MARKETPLACE AT ESTRELLA"  
A PORTION OF THE NORTH HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE  
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP N.T.S.

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT KDCNC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "MOUNTAIN RANCH MARKETPLACE AT ESTRELLA" A PORTION OF THE NORTH HALF OF SECTION 11 TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN. MARICOPA COUNTY, PHOENIX, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID MOUNTAIN RANCH MARKETPLACE AT ESTRELLA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT SHALL BE KNOWN BY LETTER GIVEN TO EACH ON SAID PLAT. KDCNC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF GOODYEAR, FOR ITS USE AS SUCH, THE EASEMENTS AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES AN EASEMENT FOR CROSS ACCESS ACROSS THE LOTS SHOWN HEREON FOR THE PURPOSE OF INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC.

IN WITNESS WHEREOF:

KDCNC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURES OF THE UNDERSIGNED MEMBER REPRESENTATIVES DULY AUTHORIZED THIS 5<sup>TH</sup> DAY OF MARCH, 2009.

KDCNC, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY

BY: KDC-ESTRELLA & ELLIOT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

ITS MANAGING MEMBER

BY: Jeffrey Allen  
ITS: PRESIDENT

ACKNOWLEDGMENT

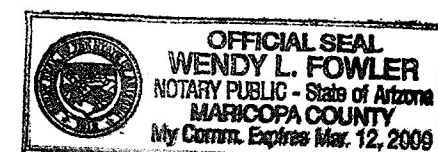
STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

BEFORE ME THIS 5<sup>TH</sup> DAY OF MARCH, 2009,  
JEFFREY ALLEN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE PRESIDENT OF KITCHELL DEVELOPMENT COMPANY, AS MANAGING MEMBER, AND ACKNOWLEDGED THAT HE/SHE HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

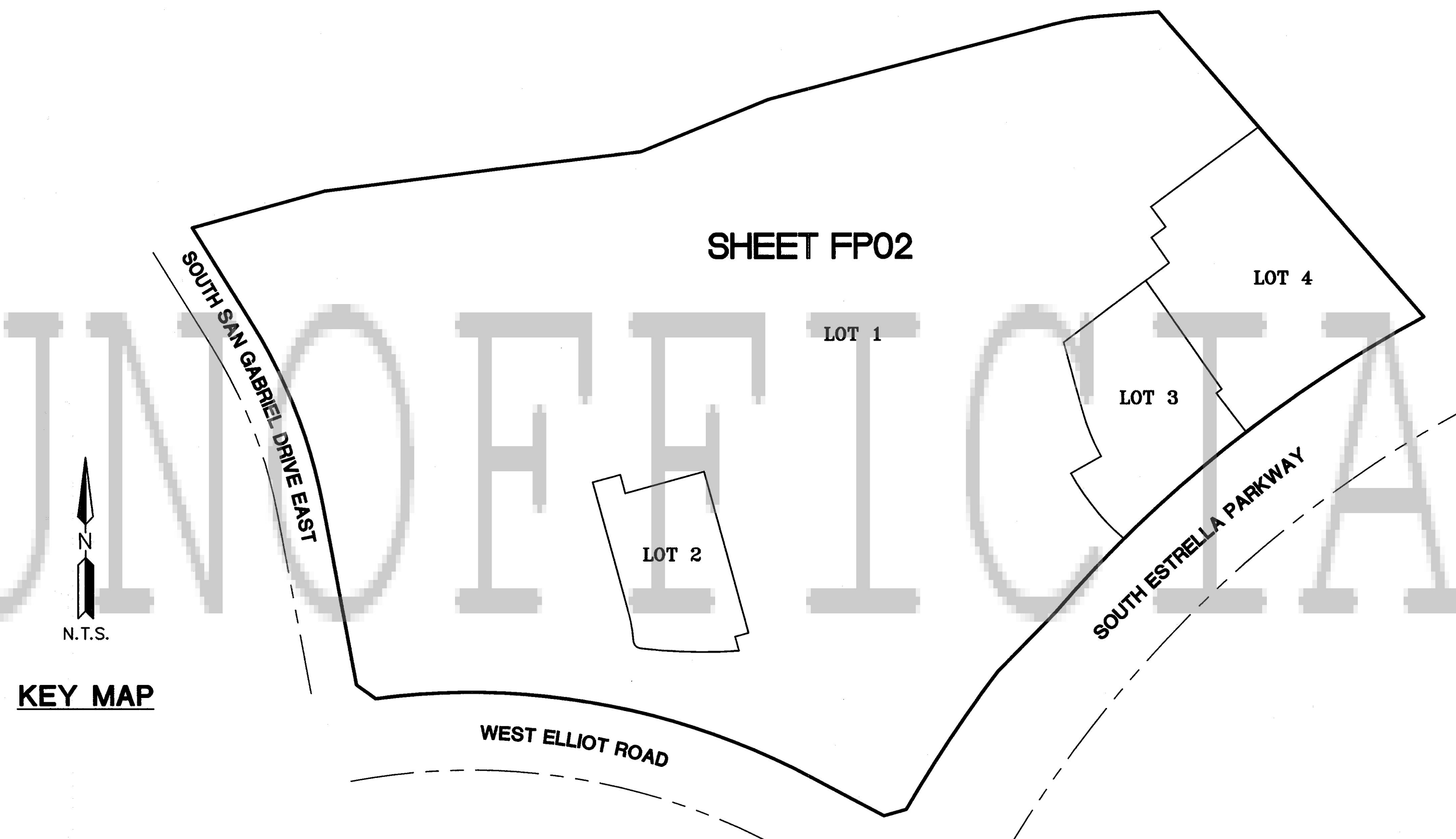
Wendy L. Fowler  
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-12-09

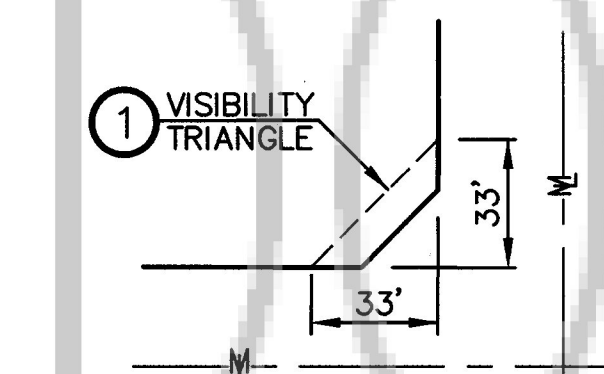


LEGEND

- ▲ CORNER OF THIS PLAT, FOUND 1/2" REBAR W/CAP RLS 32222 UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
- C5 CURVE TABLE NUMBER
- L12 LINE TABLE NUMBER
- PUE PUBLIC UTILITY EASEMENT
- RB RADIAL BEARING
- ① 33'x33' SIGHT VISIBILITY TRIANGLE
- BOUNDARY LINE
- - - LOT/TRACT LINE
- - - EASEMENT LINE
- - - CENTER LINE
- - - SECTION LINE



KEY MAP



TYPICAL SIGHT  
VISIBILITY TRIANGLE  
N.T.S.

OWNER

KDCNC, LLC  
C/O KITCHELL DEVELOPMENT COMPANY  
SUITE 100  
PHOENIX, AZ 85016  
PHONE: (480) 391-6000  
FAX: (480) 391-6100  
CONTACT: ROBERT SCHRAMM

ENGINEER

CMX  
16165 NORTH 83RD AVENUE, SUITE 201  
PEORIA, AZ 85382  
PHONE: 623-466-6040  
FAX: 623-466-6041  
CONTACT: DEAN PEHRSON, P.E.

BASIS OF BEARING

BASIS OF BEARING IS NORTH 01°14'17"  
EAST ALONG THE WEST LINE OF THE  
NORTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 1 SOUTH, RANGE 2 WEST.

APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA.  
THIS 25 DAY OF February, 2009

BY: Jim Marshall MAYOR ATTEST: Lynne Huchell CITY CLERK

APPROVAL:

APPROVED BY THE ENGINEER OF THE CITY OF GOODYEAR, ARIZONA,  
THIS 18<sup>th</sup> DAY OF March, 2009

BY: David J. Ramsey  
CITY ENGINEER

SHEET INDEX

COVER SHEET FP01  
FINAL PLAT FP02-FP05

AREA

AREA = 958320 SQ. FT.  
= 22.0000 ACRES

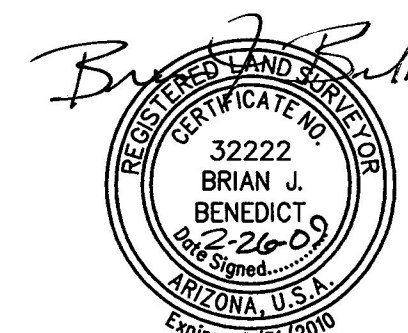
LOT AREA TABLE

LOT	AREA (SQ.FT.)	AREA (ACRES)
1	807598.69	18.54
2	32124.39	0.74
3	43606.64	1.00
4	74990.28	1.72

CERTIFICATION

THIS IS TO CERTIFY (AS DEFINED AND LIMITED BY A.R.S. 32-151) THAT THE SURVEY AND PLAT OF THE PREMISES DESCRIBED HEREON WERE MADE UNDER MY DIRECTION AND THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS AND THE FOUND MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: BRIAN J. BENEDICT  
RLS# 32222  
CMX  
7740 NORTH 16TH STREET  
SUITE 100  
PHOENIX, ARIZONA 85020  
PHONE: (602) 567-1900



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.

COUNTY RECORDER

PHOENIX OFFICE  
7740 N. 16TH ST. STE 100  
PHOENIX, ARIZONA 85020  
PH (602) 567-1900  
FAX (602) 567-1901

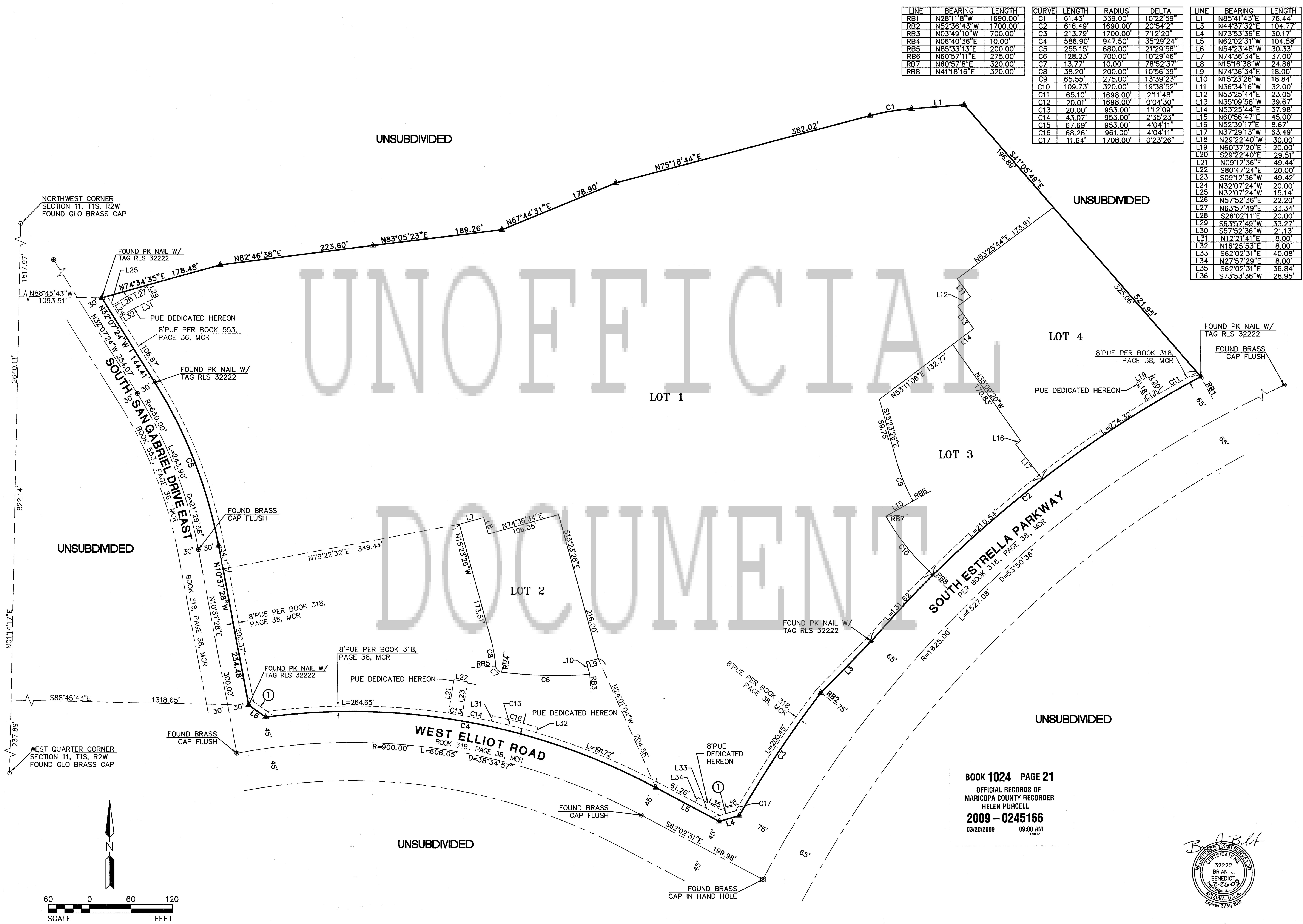
CMX  
ARIZONA · FLORIDA · MARYLAND · NEVADA · NEW JERSEY  
NEW YORK · PENNSYLVANIA · TEXAS

MOUNTAIN RANCH MARKETPLACE AT ESTRELLA  
ESTRELLA PARKWAY AND ELLIOT ROAD  
GOODYEAR, ARIZONA  
FINAL PLAT

CMX PROJ: 7006.2805 DATE: FEB. 2009 SCALE: AS SHOWN  
DESIGNED: CMX DRAWN: MC APPROVED: BJB  
REV.  
DWG. NO. **FP01**  
SHT: 1 OF 2



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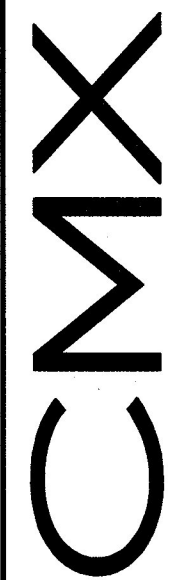


LINE	BEARING	LENGTH
RB1	N28°11'8"W	1690.00'
RB2	N52°36'43"W	1700.00'
RB3	N03°49'10"W	700.00'
RB4	N06°40'36"E	10.00'
RB5	N85°33'13"E	200.00'
RB6	N60°57'11"E	275.00'
RB7	N60°57'8"E	320.00'
RB8	N41°18'16"E	320.00'

CURVE	LENGTH	RADIUS	DELTA
C1	61.43'	339.00'	10°22'59"
C2	616.49'	1690.00'	20°54'2"
C3	213.79'	1700.00'	71°2'20"
C4	586.90'	947.50'	35°29'24"
C5	255.15'	680.00'	21°29'56"
C6	128.23'	700.00'	10°29'46"
C7	13.77'	10.00'	78°52'37"
C8	38.20'	200.00'	10°56'39"
C9	65.55'	275.00'	13°39'23"
C10	109.73'	320.00'	19°38'52"
C11	65.10'	1698.00'	21°11'48"
C12	20.01'	1698.00'	0°04'30"
C13	20.00'	953.00'	112°09"
C14	43.07'	953.00'	2°35'23"
C15	67.69'	953.00'	4°04'11"
C16	68.26'	961.00'	4°04'11"
C17	11.64'	1708.00'	0°23'26"

LINE	BEARING	LENGTH
L1	N85°41'43"E	76.44'
L2	N44°37'32"E	104.77'
L3	N73°53'36"E	30.17'
L5	N62°02'31"W	104.58'
L6	N54°23'48"W	30.33'
L7	N74°36'34"E	37.00'
L8	N15°16'38"W	24.86'
L9	N74°36'34"E	18.00'
L10	N15°23'26"W	18.84'
L11	N36°34'16"W	32.00'
L12	N53°25'44"E	23.05'
L13	N35°09'58"W	39.67'
L14	N53°25'44"E	37.98'
L15	N60°56'47"E	45.00'
L16	N52°39'17"E	8.67'
L17	N37°29'13"W	63.49'
L18	N29°22'43"W	30.00'
L19	N60°37'20"E	20.00'
L20	S29°22'43"E	29.51'
L21	N09°12'36"E	49.44'
L22	S80°47'24"E	20.00'
L23	S09°12'36"W	20.00'
L24	N32°07'24"W	20.42'
L25	N32°07'24"W	15.14'
L26	N57°52'36"E	22.20'
L27	N63°57'49"E	33.34'
L28	S26°02'11"E	20.00'
L29	S63°57'49"W	33.27'
L30	S57°52'36"W	21.13'
L31	N12°21'41"E	8.00'
L32	N16°25'53"E	8.00'
L33	S62°02'31"E	40.08'
L34	N27°57'29"E	8.00'
L35	S62°02'31"E	36.84'
L36	S73°53'36"W	28.95'

PHOENIX OFFICE  
7740 N. 16TH ST. STE 100  
PHOENIX, ARIZONA 85020  
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**MOUNTAIN RANCH MARKETPLACE AT ESTRELLA**  
ESTRELLA PARKWAY AND ELLIOT ROAD  
GOODYEAR, ARIZONA

# FINAL PLAT

CMX PROJ: 7006.280S	DATE: FEB. 2009	SCALE: AS SHOWN
DESIGNED: CMX	DRAWN: MC	APPROVED: BJB
REV.		

FP02