

A MINOR LAND DIVISION OF LOT 1, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA

A MINOR LAND DIVISION OF LOT 1, OF MOUNTAIN RANCH MARKETPLACE AT ESTRELLA AS RECORDED IN BOOK 1024 OF MAPS, PAGE 21
, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PARENT PROPERTY LEGAL DESCRIPTION:

LOT 1, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA, AS RECORDED IN BOOK 1024 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11 FROM WHICH THE NORTHWEST CORNER OF SECTION 11 BEARS N 01°14'17" E A DISTANCE OF 2640.11 FEET;
THENCE ALONG THE WEST LINE OF NORTHWEST QUARTER OF SECTION 11, N 01°14'17" E A DISTANCE OF 822.13 FEET;
THENCE S 88°45'43" E A DISTANCE OF 1093.51 FEET, TO THE POINT OF BEGINNING;
THENCE N 74°34'35" E A DISTANCE OF 178.48 FEET;
THENCE N 82°46'38" E A DISTANCE OF 223.60 FEET;
THENCE N 83°05'23" E A DISTANCE OF 189.26 FEET (POINT "A");
THENCE N 67°44'31" E A DISTANCE OF 178.90 FEET;
THENCE N 75°18'44" E A DISTANCE OF 382.02 FEET, TO THE BEGINNING OF A 339.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE 61.43 FEET THROUGH A CENTRAL ANGLE OF 10°22'59";
THENCE N 85°41'43" E A DISTANCE OF 76.44 FEET;
THENCE S 41°05'49" E A DISTANCE OF 196.89 FEET;
THENCE S 53°25'44" W A DISTANCE OF 173.91 FEET;
THENCE S 36°34'16" E A DISTANCE OF 32.00 FEET;
THENCE S 53°25'44" W A DISTANCE OF 23.05 FEET;
THENCE S 35°09'58" E A DISTANCE OF 39.67 FEET;
THENCE S 53°11'40" W A DISTANCE OF 37.98 FEET;
THENCE S 53°11'06" W A DISTANCE OF 132.77 FEET;
THENCE S 15°23'26" E A DISTANCE OF 89.75 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE TO THE LEFT;
THENCE ALONG SAID CURVE 65.55 FEET, THROUGH A CENTRAL ANGLE OF 13°39'23";
THENCE S 60°56'47" W A DISTANCE OF 45.00 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT HAVING A RADIAL BEARING OF S 60°57'11" W;
THENCE ALONG SAID CURVE 109.73 FEET, THROUGH A CENTRAL ANGLE OF 19°38'52" TO THE BEGINNING OF A 1690.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT HAVING A RADIAL BEARING OF S 44°37'25" E;
THENCE ALONG SAID CURVE 131.62 FEET, THROUGH A CENTRAL ANGLE OF 04°27'45";
THENCE S 44°37'32" W A DISTANCE OF 104.77 FEET TO THE BEGINNING OF A 1700.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT HAVING A RADIAL BEARING OF S 52°36'43" E;
THENCE ALONG SAID CURVE 213.79 FEET THROUGH A CENTRAL ANGLE OF 07°12'20";
THENCE S 73°53'36" W A DISTANCE OF 30.17 FEET;
THENCE N 62°02'31" W A DISTANCE OF 104.58 FEET TO THE BEGINNING OF A 945.00 FOOT RADIUS CURVE TO THE LEFT;
THENCE ALONG SAID CURVE 585.35 FEET THROUGH A CENTRAL ANGLE OF 35°29'24";
THENCE N 54°23'48" W A DISTANCE OF 30.33' FEET;
THENCE N 10°37'28" W A DISTANCE OF 234.48 FEET TO THE BEGINNING OF A 680.00 FOOT RADIUS CURVE TO THE LEFT;
THENCE ALONG SAID CURVE 255.15 FEET, THROUGH A CENTRAL ANGLE OF 21°29'56" (POINT "B");
THENCE N 32°07'24" W A DISTANCE OF 144.41 FEET, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

LOT 2, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA, AS RECORDED IN BOOK 1024 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" AS DESCRIBED ABOVE;
THENCE S 11°12'59" E A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING;
THENCE S 15°23'26" E A DISTANCE OF 216.00 FEET;
THENCE S 74°36'34" W A DISTANCE OF 18.00 FEET;
THENCE S 15°23'26" E A DISTANCE OF 18.84 FEET TO THE BEGINNING OF A 700.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 03°49'10" W;
THENCE ALONG SAID CURVE 128.23' FEET THROUGH A CENTRAL ANGLE OF 10°29'46" TO THE BEGINNING OF A 10.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 06°40'36" E;
THENCE ALONG SAID NON-TANGENT CURVE 13.77 FEET THROUGH A CENTRAL ANGLE OF 78°52'37" TO THE BEGINNING OF A 200.00 FOOT RADIUS REVERSE CURVE;
THENCE ALONG SAID CURVE 38.20 FEET THROUGH A CENTRAL ANGLE OF 10 DEGREES 56 MINUTES 39 SECONDS;
THENCE N 15°23'26" W A DISTANCE OF 173.51 FEET;
THENCE N 74°36'34" E A DISTANCE OF 37.00 FEET;
THENCE S 15°16'38" E A DISTANCE OF 24.86 FEET;
THENCE N 74°36'34" E A DISTANCE OF 106.05 FEET, TO THE POINT OF BEGINNING;

NEW LOT 1A LEGAL DESCRIPTION:

A PORTION OF LOT 1, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA, AS RECORDED IN BOOK 1024 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A POINT "B" AS DESCRIBED ABOVE IN THE PARENT PROPERTY LEGAL DESCRIPTIONS;
THENCE THENCE N 81°49'10" E A DISTANCE OF 176.22 FEET, TO THE POINT OF BEGINNING FOR LOT 1B;
THENCE N 79°22'32" E A DISTANCE OF 26.78 FEET;
THENCE S 10°37'28" E A DISTANCE OF 12.57 FEET;
THENCE N 79°22'32" E A DISTANCE OF 66.75 FEET;
THENCE S 10°37'28" E A DISTANCE OF 50.68 FEET;
THENCE N 79°22'32" E A DISTANCE OF 35.50 FEET;
THENCE S 10°37'23" E A DISTANCE OF 153.78 FEET;
THENCE S 79°26'26" W A DISTANCE OF 85.75 FEET;
THENCE N 87°27'35" W A DISTANCE OF 44.45 FEET
THENCE N 10°37'28" W A DISTANCE OF 206.80 FEET, TO THE THE POINT OF BEGINNING..

NOTES

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

2.) SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS 2007-635652 OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED AS 2008-781451 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MINOR LAND DIVISION IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE MERIDIAN, BEING N01°14'17"E PER THE FINAL PLAT OF "MOUNTAIN RANCH MARKETPLACE AT ESTRELLA", AS RECORDED IN BOOK 1024 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA..

NEW LOT 1 LEGAL DESCRIPTION:

LOT 1, MOUNTAIN RANCH MARKETPLACE AT ESTRELLA, AS RECORDED IN BOOK 1024 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S 88°45'43" E A DISTANCE OF 1093.51 FEET, TO THE POINT OF BEGINNING;
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THENCE N 82°46'38" E A DISTANCE OF 223.60 FEET;
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THENCE N 67°44'31" E A DISTANCE OF 178.90 FEET;
THENCE N 75°18'44" E A DISTANCE OF 382.02 FEET, TO THE BEGINNING OF A 339.00 FOOT RADIUS CURVE TO THE RIGHT;
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THENCE N 10°37'28" W A DISTANCE OF 234.48 FEET TO THE BEGINNING OF A 680.00 FOOT RADIUS CURVE TO THE LEFT;
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EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

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THENCE S 10°37'23" E A DISTANCE OF 153.78 FEET;
THENCE S 79°26'26" W A DISTANCE OF 85.75 FEET;
THENCE N 87°27'35" W A DISTANCE OF 44.45 FEET
THENCE N 10°37'28" W A DISTANCE OF 206.80 FEET, TO THE THE POINT OF BEGINNING..

APPROVALS:

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA

THIS 28th DAY OF OCT., 2016,

CITY ENGINEER

APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF GOODYEAR, ARIZONA

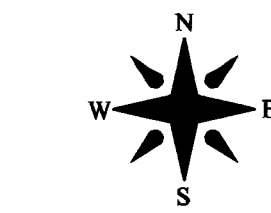
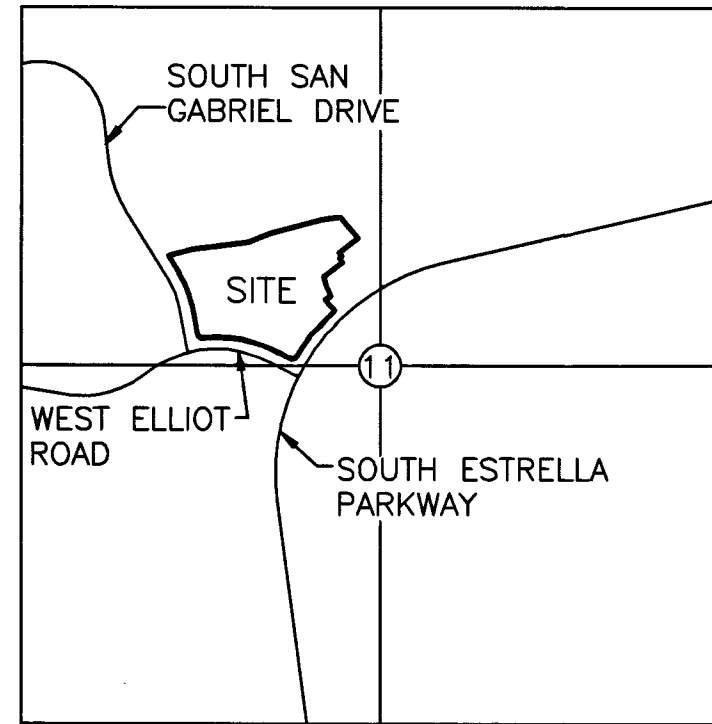
THIS 28th DAY OF October, 2016,

DEVELOPMENT SERVICES DIRECTOR

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20160812487 11/03/2016 12:29
BOOK 1296 PAGE 11
ELECTRONIC RECORDING

Lt1MtnRanchMktp1ace-2-1-1-M-
Palumboa

15-85000007



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

KDCNC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
C/O KITCHELL DEVELOPMENT
SUITE 100
PHOENIX, ARIZONA 85016
PHONE: 480-391-6000
CONTACT: ROBERT SCHRAMM

REFERENCE DOCUMENTS

FINAL PLAT OF "MOUNTAIN RANCH MARKETPLACE AT ESTRELLA", AS RECORDED IN BOOK 1024 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA..
ALTA/ACSM LAND TITLE SURVEY PREPARED BY ATWELL HICKS, DATED 5-4-2010, JOB NO. 1000775.

LENDER'S CONSENT

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS MINOR LAND DIVISION. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT ON BEHALF OF THE LENDER.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

BY: Patrick W. Barnes
AUTHORIZED REPRESENTATIVE

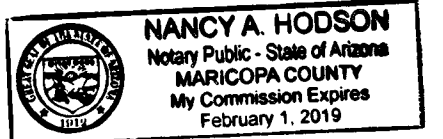
ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 2016,
BY Patrick W. Barnes AS Senior VP OF Bank of America, NA

BY: Nancy A. Hodson
NOTARY PUBLIC

02/01/2019
MY COMMISSION EXPIRES



RATIFICATION:

I, Jeffrey W. Allen, THE President, OF KDCNC, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, DO HEREBY RATIFY AND APPROVE THIS MINOR LAND DIVISION ON BEHALF OF THE COMPANY.

ACKNOWLEDGMENT:

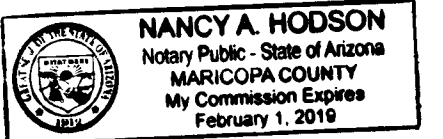
STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS 14th DAY OF October, 2016, Jeffrey W. Allen, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President, OF KDCNC, LLC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT HE/SHE AS SUCH, EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

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

BY: Nancy A. Hodson
NOTARY PUBLIC

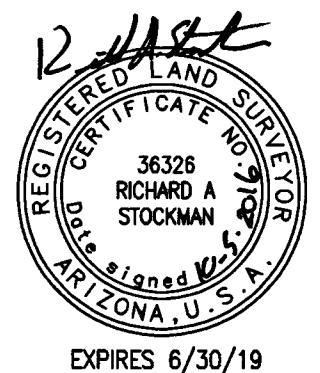
02/01/2019
MY COMMISSION EXPIRES



LAND SURVEYOR'S CERTIFICATE

I, RICHARD A. STOCKMAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP, CONSISTING OF TWO PAGES, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER, 2015, THAT THIS SURVEY IS TRUE AND ACCURATE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R. A. Stockman 10/15/2015 DATE
RICHARD A. STOCKMAN
10801 N. 24TH AVENUE, SUITE 109
PHOENIX, ARIZONA 85029
PH: 602-368-8644
ARIZONA REGISTERED LAND SURVEYOR #36326



S&W

LAND
SURVEYING
SERVICES

10801 N. 24TH AVE, SUITE 109
PHOENIX, ARIZONA 85029
PHONE: 602-368-8644
FAX: 602-368-9085
WWW.SWLANDSURVEYING.COM

MLD TACO BELL AT MOUNTAIN RANCH

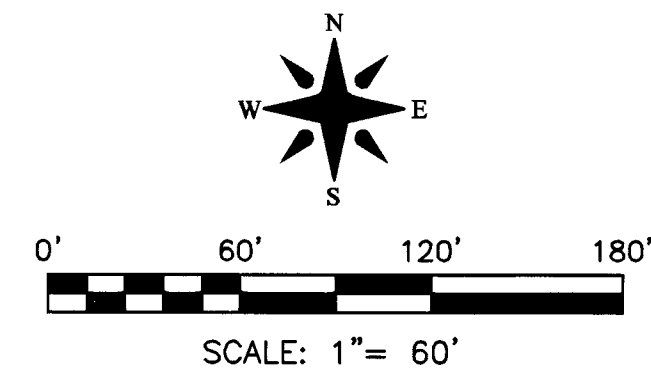
SHEET: 1 OF 2

DATE PREPARED: 10-31-2015

LINE	BEARING	DISTANCE
L1	N 85°41'43" E	76.44'
L2	S 36°34'16" E	32.00'
L3	S 53°25'44" W	23.05'
L4	S 35°09'58" E	39.67'
L5	S 53°11'40" W	37.98'
L6	S 60°56'47" W	45.00'
L7	S 44°37'32" W	104.77'
L8	S 73°53'36" W	30.17'
L9	N 62°02'31" W	104.58'
L10	N 54°23'48" W	30.33'
L11	S 74°36'34" W	18.00'
L12	S 15°23'26" E	18.84'
L13	N 74°36'34" E	37.00'
L14	S 15°16'38" E	24.86'
L15	N 79°22'32" E	26.78'
L16	S 10°37'28" E	12.57'
L17	N 79°22'32" E	66.75'
L18	S 10°37'28" E	50.68'
L19	N 79°22'32" E	35.50'
L20	S 10°37'23" E	153.78'
L21	S 79°26'26" W	85.75'
L22	N 87°27'35" W	44.45'
L23	N 10°37'28" W	206.80'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	61.43'	339.00'	10°22'59"
C2	65.55'	275.00'	13°39'23"
C3	109.73'	320.00'	19°38'52"
C4	131.62'	1690.00'	04°27'45"
C5	213.79'	1700.00'	07°12'20"
C6	585.35'	945.00'	35°29'24"
C7	255.15'	680.00'	21°29'56"
C8	128.23'	700.00'	10°29'46"
C9	13.77'	10.00'	78°52'37"
C10	38.20'	200.00'	10°56'39"

CURVE	RADIAL BEARING	LINE	DISTANCE
RB1	S 60°57'11" W		275.00'
RB2	S 60°57'11" W		320.00'
RB3	S 44°37'25" E		1690.00'
RB4	S 52°36'43" E		1700.00'
RB5	N 06°40'36" E		700.00'
RB6	N 03°49'10" W		718.75'



APN: 400-03-985H
OWNER: ESTRELLA JOINT COMMITTEE, INC.
DEED NO.: 2010-0899978

ESTRELLA PARCEL 45
APN: 400-03-987
OWNER: NNP III ESTRELLA MOUNTAIN RANCH LLC/NNP III EMR 4
MCR NO.: BOOK 1024, PAGE 19

UE PER DEED NO.
20090843723 MCR.

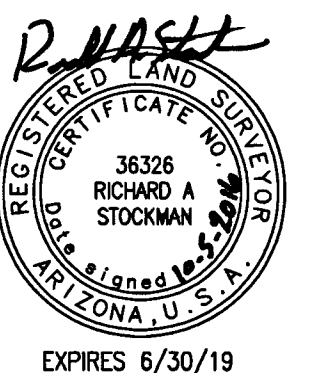
LOT 4,
MOUNTAIN RANCH MARKETPLACE
AT ESTRELLA
MCR: BOOK 1024, PAGE 21
OWNER: BOCCI RICHARD A

LOT 3
MOUNTAIN RANCH MARKETPLACE
AT ESTRELLA
MCR: BOOK 1024, PAGE 21
OWNER: KDCNC, LLC

ESTRELLA PARCEL 42 MLD
OWNER: NNP III - EMR 4, LLC
MCR NO.: BOOK 1024, PAGE 20

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20160812487 11/03/2016 12:29
BOOK 1296 PAGE 11
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Lt1MtnRanchMktplace-2-1-1-M-
Palumboa



S&W

**LAND
SURVEYING
SERVICES**

10801 N. 24TH AVE, SUITE 109
PHOENIX, ARIZONA 85029
PHONE: 602-368-8644
FAX: 602-368-9085
WWW.SWLANDSURVEYING.COM

MLD TACO BELL AT MOUNTAIN RANCH

SHEET: 2 OF 2

DATE PREPARED: 10-31-2015

LOT INFORMATION TABLE

LOT	AREA	OWNERSHIP	MAINTENANCE RESPONSIBILITY
1	782,906.97 S.F.	KDCNC, LLC	KDCNC, LLC
1A	24,691.74 S.F.	KDCNC, LLC	KDCNC, LLC
2	32,124.39 S.F.	KDCNC, LLC	KDCNC, LLC

LEGEND

- △ - FOUND GLO BRASS CAP
- - FOUND BRASS CAP IN HANDHOLE
- - FOUND BRASS CAP FLUSH
- - SET MONUMENT WITH CAP/TAG INSCRIBED RLS 36326.
- RB1 - RADIAL BEARING
- C1 - CURVE TABLE DATA
- L1 - LINE TABLE DATA
- PUE - PUBLIC UTILITY EASEMENT
- UE - UTILITY EASEMENT
- SVT - SIGHT VISIBILITY TRIANGLE
- MCR - MARICOPA COUNTY RECORDS
- R/W - RIGHT-OF-WAY
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- - BOUNDARY LINE
- - LOT LINE
- - PUBLIC UTILITY EASEMENT
- - UTILITY EASEMENT
- - CENTERLINE
- - SECTION LINE
- - TIE LINE

NORTHWEST CORNER
SECTION 11, T1S., R2W.,
FOUND GLO BRASS CAP

ELLIOT CROSSING MLD
APN: 400-78-250
OWNER: NNP III - EMR 4, LLC
MCR NO.: BOOK 1191, PAGE 25

BASIS OF BEARINGS N 01°14'17" E 2640.11'

1817.98'

584.24'

237.89'

P.O.C.
WEST QUARTER CORNER
SECTION 11, T1S., R2W.,
FOUND GLO BRASS CAP

P.O.B. LOT 1, 1A

PUE PER BOOK 1024
OF MAPS, PAGE 21, MCR.

UE PER DEED NO.
20090843723 MCR.

8' PUE PER BOOK 318
OF MAPS, PAGE 38, MCR.

POINT "B"
P.O.C.
UE PER DEED NO.
20090843723 MCR.

8' PUE PER BOOK 318
OF MAPS, PAGE 38, MCR.

PUE PER BOOK 1024
OF MAPS, PAGE 21, MCR.

8' PUE PER BOOK 318
OF MAPS, PAGE 38, MCR.

UE PER DEED NO.
20090843723 MCR.

8' SVT PER BOOK 1024
OF MAPS, PAGE 21, MCR.

L=606.05' R=900.00' Δ=38°34'57"
WEST ELLIOT ROAD
BOOK 318 OF MAPS, PAGE 38, MCR

APN: 400-03-019P
OWNER: ESTRELLA COMMUNITY ASSOCIATION
DEED NO.: 1994-0474760